

Department of Community Planning and Economic Development – Planning Division
Vacations of Drainage and Utility Easements
Vac-1462a, Vac-1462b

Date: September 19, 2005

Applicant: City of Minneapolis

Address of Property: 1462a is an east-west drainage and utility easement in the area bounded by Banneker Avenue on the north, 11th Avenue on the south, and Humboldt Avenue North on the west. 1462b is a north-south drainage and utility easement in the block bounded by Van White Memorial Boulevard, 11th Avenue North, and Fremont Avenue North.

Project Name: Heritage Park

Contact Person and Phone: Gary Findell, (651) 587-4825

Planning Staff and Phone: Tom Leighton, (612) 673-3853

Date Application Deemed Complete: July 23, 2005

Ward: 5 **Neighborhood Organization:** Northside Residents Redevelopment Council

Existing Zoning: R4

Proposed Zoning: Not applicable for this application

Zoning Plate Number: 12, 13

Legal Description: 1462a: The south 5.00 feet of Outlot E and the north 5.00 feet of Outlot F lying adjacent to the common line of said Outlot E and Outlot F as dedicated in the recorded plat of CITY OF MINNEAPOLIS HERITAGE PARK PLAT2, Hennepin County, Minnesota. 1462b: The east 10.00 feet of Outlot A as dedicated in the recorded plat of CITY OF MINNEAPOLIS HERITAGE PARK PLAT 2, Hennepin County, Minnesota. And the west 10.00 feet of Outlot D as dedicated in the recorded plat of CITY OF MINNEAPOLIS HERITAGE PARK, Hennepin County, Minnesota.

Proposed Use: Single family and multiple family development in the second ownership phase of Heritage Park

Concurrent Review: none

Development Plan: The development plan is attached.

Background: This part of Heritage Park was platted recently for single family and multiple family development (PL-167, HERITAGE PARK HOUSING ADDITION 2). New block and alley layouts provide easements for utility supply to development lots. The drainage and utility easements to be vacated remain from prior to the recent plat, and would constrain development of the newly defined lots.

Responses from Utilities and Affected Property Owners: Of the utilities that have responded, None have requested the retention of an easement.

Findings: Given that new drainage and utility easements have been platted around the perimeter of each of the subject blocks, the Public Works Department and the Community Planning and Economic Development Department – Planning Division find that the area proposed for the vacation is not needed for any public purpose and it is not part of a public transportation corridor.

RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the vacation of drainage and utility easement (Vac-1462a):

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application to vacate the drainage and utility easement.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the vacation of drainage and utility easement (Vac-1462b):

The Community Planning and Economic Development Department – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **approve** the application to vacate the drainage and utility easement.