



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1
 February 9, 2015
 Vac-1637

LAND USE APPLICATION SUMMARY

Property Location: Petition to vacate two abandoned storm sewer easements located in the Target Field Station development, granted in documents 5292628 and 5607197 (see attached map).

Project Name: Not applicable.

Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594

Applicant: Hennepin County

Project Contact: Hennepin County, Attn: J. Michael Noonan, (612) 348-8537

Request: To vacate two abandoned storm sewer easements.

Required Applications:

Vacation	To eliminate two abandoned storm sewer easements located in the Target Field Station development, granted in documents 5292628 and 5607197.
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SITE DATA

Legal Description	The areas to be vacated are described as two storm sewer easements as recorded as Document No. 5292628 and Document No. 5607197, located in Tracts A and B, Registered Land Survey 1828, on file at the Hennepin County Register of Titles, filed August 5, 2014, the RLS having been filed as R. T. Document No. 5189916.
Existing Zoning	B4N (Downtown Neighborhood) District DP (Downtown Parking) Overlay District
Lot Area	Not applicable.
Ward(s)	5; adjacent to 7
Neighborhood(s)	North Loop Neighborhood Association
Designated Future Land Use	Public and Institutional
Land Use Features	The site is located within a designated Transit Station Area (TSA), and is further located adjacent to the Downtown Growth Center.
Small Area Plan(s)	North Loop Small Area Plan ; and Downtown East/North Loop Master Plan

Date Application Deemed Complete	Not applicable	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	Not applicable	End of 120-Day Decision Period	Not applicable

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The location of the subject easements is on property owned by Hennepin County. A portion of the site is occupied by the Hennepin County Energy Recovery Center (HERC) and the other portion of the site is occupied by Target Field Station.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The properties surrounding the site are a mixture of uses that include commercial, office, residential and industrial uses. The zoning in the neighborhood primarily consists of industrial and downtown zoning classifications.

PROJECT DESCRIPTION. The applicant proposes to vacate two abandoned storm sewer easements located in the Target Field Station development, granted in documents 5292628 and 5607197.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZZ-5502 & RLS-65	Rezoning, CUP, Site Plan Review and Registered Land Survey	A new multi-modal transportation hub that includes outdoor open space with an amphitheater, a principal parking facility an office building for HERC and a commercial building.	Approved in 2012.
Vac-1626	Vacation	Vacation of right-of-way - part of 6 th Ave. N and part of 5 th St. N.	Approved in 2013.
Vac-1627	Vacation	Vacation of right-of-way- part of the southwest ½ of 5 th St. N. between 6 th Ave. N. and the Burlington Northern Railroad bridge	Approved in 2013.

ANALYSIS

VACATION

RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS. Minneapolis Public Works has reviewed the vacation petition and recommends approval subject to the provision that the existing storm sewer infrastructure within the easements to be vacated shall become the property of the abutting owner/user. In addition, the existing storm sewer infrastructure within the 6th Ave. N. right-of-way that is a continuation of the above mentioned storm sewer and receives storm water runoff solely from the abutting owner’s property, shall become the property of the abutting owner/user to a point where it connects with the public storm sewer main that receives storm water runoff from other parcels and/or right-of-way.

No other concerns were expressed or easements requested by any of the other referral agencies.

FINDINGS. The Department of Public Works and the Department of Community Planning and Economic Development find that the area proposed for vacation is not needed for any public purpose, and it is not part of a public transportation corridor, and that the easements can be vacated.

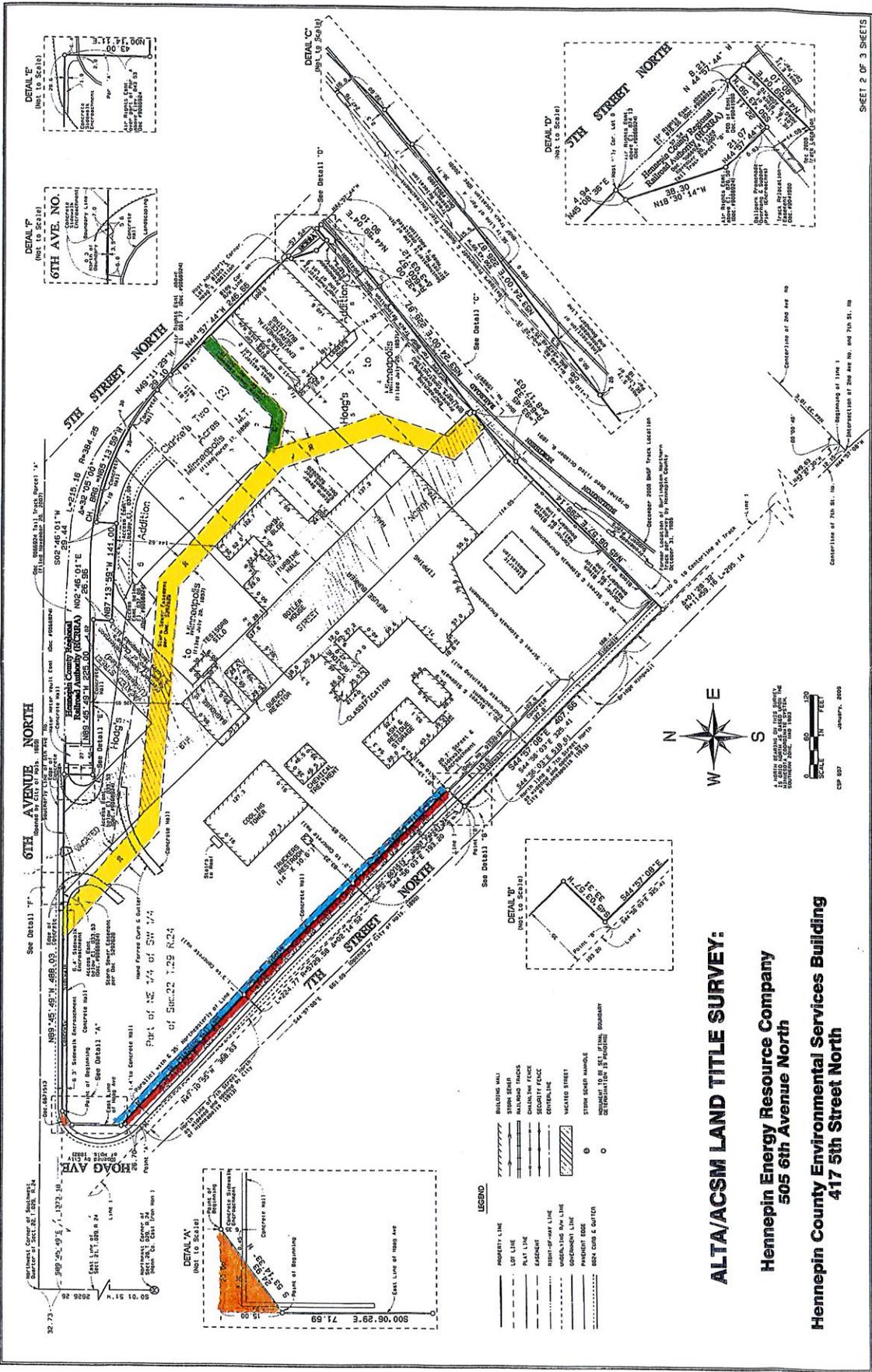
RECOMMENDATIONS

Recommendation of the Department of Community Planning and Economic Development for the Vacation:

The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt the above findings and **approve** the vacation application to vacate two abandoned storm sewer easements located in the Target Field Station development, granted in documents 5292628 and 5607197.

ATTACHMENTS

1. Map of the area to be vacated
2. Response from Public Works
3. Resolution



ALTA/ACSM LAND TITLE SURVEY:
Hennepin Energy Resource Company
505 6th Avenue North
Hennepin County Environmental Services Building
417 5th Street North



January 16, 2015

**Department of
Public Works**

Steven A Kotke, P.E.
City Engineer
Director

350 South 5th Street - Room 203
Minneapolis MN 55415

Office 612 673-3000
Fax 612 673-3565
TTY 612 673-2157

Becca Farrar
CPED-Planning
250 4th St. So., Room 100
Minneapolis, MN 55415

RE: Vacating storm sewer easements in the Interchange development --
(Vacation 1637)

Dear Ms. Farrar:

Public Works staff has reviewed this vacation petition and recommends Approval of said petition.

The areas to be vacated are described as two storm sewer easements as recorded as Document No. 5292628 and Document No. 5607197, located in Tracts A and B, Registered Land Survey 1828, on file at the Hennepin County Register of Titles, filed August 5, 2014, the RLS having been filed as R. T. Document No. 5189916.

As a condition of Public Works approval, the vacation resolution shall contain the following statement:

The existing storm sewer infrastructure within the easements to be vacated shall become the property of the abutting owner/user. In addition, the existing storm sewer infrastructure within the 6th Ave. N. right-of-way that is a continuation of the above mentioned storm sewer and receives storm water runoff solely from the abutting owner's property, shall become the property of the abutting owner/user to a point where it connects with the public storm sewer main that receives storm water runoff from other parcels and/or right-of-way.

Sincerely,

Don Elwood, P.E.
Director, Transportation Planning & Engineering

Cc: Dennis Morris



Bender

Vacating two abandoned storm sewer easements located in the Target Field Station development, granted in documents 5292628 and 5607197 (Vacation 1637)

Resolved by The City Council of The City of Minneapolis:

That all that part of the two storm sewer easements as recorded as Document No. 5292628 and Document No. 5607197, located in Tracts A and B, Registered Land Survey 1828, on file at the Hennepin County Register of Titles, filed August 5, 2014, the RLS having been filed as R. T. Document No. 5189916, is hereby vacated. The existing storm sewer infrastructure within the easements to be vacated shall become the property of the abutting owner/user. In addition, the existing storm sewer infrastructure within the 6th Ave. N. right-of-way that is a continuation of the above mentioned storm sewer and receives storm water runoff solely from the abutting owner's property, shall become the property of the abutting owner/user to a point where it connects with the public storm sewer main that receives storm water runoff from other parcels and/or right-of-way.