



# CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #1  
 September 15, 2014  
 Vac-1635

## LAND USE APPLICATION SUMMARY

**Property Location:** Associated with the property located at 416 Cedar Avenue.  
**Project Name:** Cedar Cultural Center Plaza  
**Prepared By:** [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594  
**Applicant:** The Cedar Cultural Center, Inc.  
**Project Contact:** The Cedar Cultural Center, Inc., Attn: Karl Yeager  
**Request:** Petition to vacate a portion of a street/sidewalk easement abutting the Cedar Cultural Center, located at 416 Cedar Avenue, in the west right-of-way of the 400 block of Cedar Avenue (see attached map).

**Required Application:**

<b>Vacation</b>	Petition to vacate a portion of a street/sidewalk easement abutting The Cedar Cultural Center, located at 416 Cedar Avenue, in the west right-of-way of the 400 block of Cedar Avenue. The easement was acquired by the City of Minneapolis in 1973 with the creation of the transit bay (see attached map).
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## SITE DATA

<b>Legal Description</b>	<p>Part of the following easement for sidewalk purposes is to be vacated:</p> <p>Easement in favor of the City of Minneapolis for sidewalk purposes dated July 25th, 1973 and recorded as document numbers 1097179 (T), 4059543 (A) and 4063712 (A) and described as follows:</p> <p>That part of Block 3, Atwater’s Addition to the Town of Minneapolis and part of vacated 5th Street South and 17th Avenue South and part of Auditor’s Subdivision of Block 13, of Atwater’s Addition to the Town of Minneapolis described as follows: Beginning at a point in the West line of Cedar Avenue, distant 380 feet North of the most southerly corner of said Auditor’s Subdivision of Block 13, of Atwater’s Addition to Minneapolis; thence North along the West line of Cedar Avenue 210 feet; thence at a right angle West 5 feet; thence at a right angle South 210 feet; thence at a right angle 5 feet to point of beginning.</p>
<b>Existing Zoning</b>	C3A District PO and UA Overlay Districts
<b>Lot Area</b>	Not applicable
<b>Ward(s)</b>	6
<b>Neighborhood(s)</b>	West Bank Community Coalition
<b>Designated Future Land Use</b>	Mixed Use
<b>Land Use Features</b>	Located within the Cedar-Riverside Activity Center and along Cedar Avenue a

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

	designated Commercial Corridor and a half block from Riverside Avenue, also a designated Commercial Corridor. Further, the site is located within the Cedar-Riverside Transit Station Area (TSA) and within close proximity to the University of Minnesota which is a designated Growth Center.
<b>Small Area Plan(s)</b>	<a href="#">Cedar Riverside Small Area Plan; and Franklin-Cedar Riverside Area Master Plan</a>

## BACKGROUND

The applicant proposes to vacate a portion of an existing street/sidewalk easement abutting The Cedar Cultural Center, located at 416 Cedar Avenue that was attained by the City of Minneapolis in 1973 with the creation of the transit bay. The City of Minneapolis and Hennepin County are currently partnering to improve the pedestrian space along Cedar Avenue in the West Bank neighborhood. Project elements include the following:

- Reconstruct sidewalks from 3rd Street S to 7th Street S - replacing curbs on the west side of the street to expand sidewalk space;
- Save the existing trees whenever possible, but plant new trees as needed;
- Replace tree grates;
- Install pedestrian lighting;
- Reconfigure Cedar Avenue from a 4-lane to a 3-lane roadway, adding parking to the west side of the street.

Until the reconstruction is complete, Public Works has requested that the vacation request be delayed to ensure the accuracy of the legal description of the area that is proposed to be vacated. In addition, the applicant has submitted an administrative plaza application for the abutting property, The Cedar Cultural Center. The approval of the application will be contingent on the proposed plaza's compliance with Chapter 535 standards and no work would be permitted in the area proposed for vacation until the vacation application has been fully approved by the City.

## 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 adopt the above findings and continue Vacation File -1635, to the October 14, 2014, meeting.