



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #2
 September 15, 2014
 Vac-1636

LAND USE APPLICATION SUMMARY

Property Location: East 3 feet of the West 122 feet of Lots 1-15, B.F. Nelson’s Addition, bounded by Broadway St. NE, Jackson St. NE, Quincy St. NE, Monroe St. NE and 15th St. NE (adjacent to the east property lines of 1100-1112 Quincy Street NE)

Project Name: Vacation 1636

Prepared By: [Shanna Sether](#), Senior City Planner, (612) 673-2307

Applicant: Special School District No. 1

Project Contact: Amy Moore

Request: To vacate 3 feet by 122 feet of Quincy Street NE to allow for an existing parking lot encroachment.

Required Applications:

Vacation	Of vacate 3 feet of an existing street easement for Quincy Street NE, adjacent to the east property lines of 1100 – 1112 Quincy Street NE.
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SITE DATA

Legal Description	The East 3.00 feet of the West 122.00 feet of Lots 1 through 15, B.F. NELSON’S ADDITION TO MINNEAPOLIS, according to the recorded plat thereof
Existing Zoning	II Light Industrial District IL Industrial Living Overlay District
Lot Area	366 square feet / .01 acres
Ward(s)	1, adjacent to 3
Neighborhood(s)	Logan Park Neighborhood Association, adjacent to St. Anthony East Neighborhood Association
Designated Future Land Use	Transitional Industrial
Land Use Features	Community Corridor (Broadway Street NE)
Small Area Plan(s)	Not applicable

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 properties located at 1100-1112 Quincy Street NE are used as a surface parking lot for 807 Broadway Street NE. These properties were formerly used for the Minneapolis Public Schools Headquarters. This use was relocated to 1250 West Broadway in 2012.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The area adjacent to the proposed street vacation is a parking surface parking lot, which will serve the future tenants of 807 Broadway Street NE. The west side of Quincy Street NE does not have a public sidewalk and there are no plans, at this time, to widen the street or provide any additional street improvements.

PROJECT DESCRIPTION. The properties at 1100 – 1112 Quincy Street NE and 807 Broadway were subject to a Request for Proposal initiated by Community Planning and Economic Development Department (CPED) with an agreement with MPS to work for the school district, managing the marketing and evaluating potential redevelopment offers. Hillcrest Development, LLLP was selected to take ownership of the site. Upon review of the title, the future owners identified a street easement for Quincy Street NE; 3 feet of the easement is over the existing parking lot at 1100-1112 Quincy Street NE. Sixty-one parking stalls are located within the existing street easement. The applicant is proposing to vacate 3 feet of the street easement to alleviate any encumbrances on the property.

ANALYSIS

VACATION

RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS. Minneapolis Public Works has reviewed the vacation petition and recommends approval. Staff has received comments from CenterPoint Energy and MCI Communications Services, Inc. stating that they have no interest in the vacation area. Xcel Energy, the Minneapolis Fire Department and Century Link have approved the petition.

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 they can be vacated if any easements requested above are granted by the petitioner.

RECOMMENDATIONS

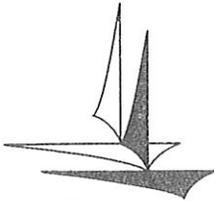
Recommendation of the Department of Community Planning and Economic Development for the Vacation:

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 of the East 3 feet of the West 122 feet of Lots 1-15, B.F. Nelson's Addition, bounded by Broadway St. NE, Jackson St. NE, Quincy St. NE, Monroe St. NE and 15th St. NE.

ATTACHMENTS

1. Responses from Public Works and the utilities
2. Zoning map
3. Site survey (if applicable)
4. Legal description and map of the area to be vacated
5. Aerial photos

August 13, 2014



Minneapolis
City of Lakes

**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

Shanna Sether
CPED-Planning
250 4th St. So., Room 100
Minneapolis, MN 55415

RE: Vacating part of Lots 1-15, B. F. Nelson's Addition, along Quincy St.
NE. (Vacation 1636)

Dear Ms. Sether:

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

The area to be vacated is legally described as follows:

The East 3.00 feet of the West 122.00 feet of Lots 1-15, B. F. Nelson's Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Elwood". The signature is written in a cursive style with a large, sweeping initial "D".

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

Cc: Dennis Morris



Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement

Petitioner: Special School District No. 1
Address: 1250 West Broadway Ave.
Contact Person: Amy Moore (612) 668-0486 Deputy Gen. Council

Vacation File No.

1636

Page 1 of 3

Description of Easement to be vacated: Vacating the East 3 feet of the West 122 feet of Lots 1-15, B. F. Nelson's Addition, bounded by Broadway St. NE, Jackson St. NE, Quincy St. NE, Monroe St. NE, and 15th St. NE.

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency

Centerpointenergy

Phone: 612-321-5381

e-Mail: Charles.Mayers@centerpointenergy.com

Approve petition

Deny petition (provide explanation)

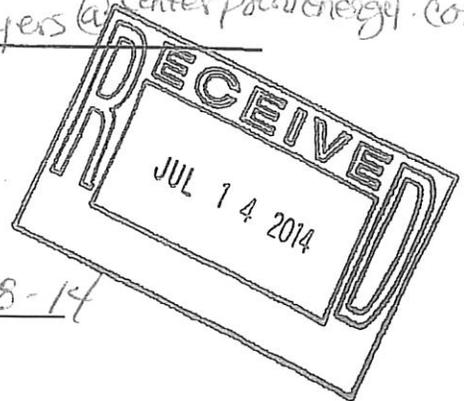
Reserve Easements (provide description)

By:

Chuck Mayers

Date

7-28-14



Comments:

No Interest in Vacation area, We are
Just south in Road Right of Way

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Review and Comment

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Name of Reviewing Agency Chris Berglund - Xcel Energy

Phone: 612-330-6471

e-Mail: christopher.d.berglund@xcelenergy.com

Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By: Chris Berglund
Digitally signed by Chris Berglund
DN: cn=Chris Berglund, o=Transmission,
ou=Siting and Land Rights,
email=christopher.d.berglund@xcelenergy.
com, c=US
Date: 2014.07.25 12:58:03 -05'00'

Date 7-25-14



Comments:

**Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement**

Petitioner: Special School District No. 1
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Vacation File No.
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Name of Reviewing Agency MIDNEAPOLIS FIRE DEPT

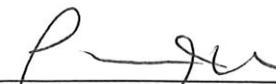
Phone: 612-673-3270

e-Mail: PERRY.EDWERT@MINNEAPOLIS.MN.GOV

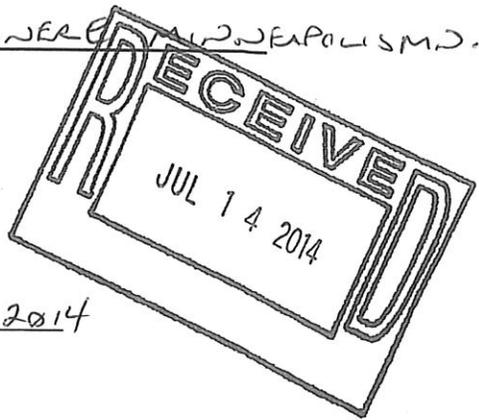
Approve petition

Deny petition (provide explanation)

Reserve Easements (provide description)

By: 
FIRE MARSHAL

Date 7-21-2014



Comments:

APPROVED



OSP National Support /
Investigations
2400 North Glenville
Richardson, TX 75082

MCI Communications Services, Inc.

07/17/2014

**CITY OF MINNEAPOLIS
PLANNING AND DEVELOPMENT
SHANNA SETHER
250 S. 4TH STREET, ROOM 300
MINNEAPOLIS, MN 55415**

**RE: VACATION FILE NO. 1636 – EASEMENT VACATION REQUEST
– AREA BOUNDED BY BROADWAY STREET NE, JACKSON STREET NE,
QUINCY STREET NE, MONROE STREET NE AND 15TH STREET NE–
MINNEAPOLIS, HENNEPIN COUNTY, MN.**

Verizon Business ID: 5515-2014

Dear Sir or Madam:

MCI has been notified by your office regarding the above referenced project.

For your records, in reviewing the area in question, it has been determined that MCI does not have facilities within your project area.

You should address correspondence concerning any future projects to the attention of **OSP National Support/Investigations** at the above address.

If you need further assistance with this project, please do not hesitate to call me.

Sincerely,


JOHN BACHELDER
OSP National Support / Investigations
972-729-6322

Petition to Vacate City Of Minneapolis Street, Alley or Utility Easement

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 Contact Person: Amy Moore (612) 668-0486 Deputy Gen. Council

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FAX = 612-673-2526

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Name of Reviewing Agency CENTURY LINK

Phone: 651-714-7520 e-Mail: THOMAS.FRANKFURTH@

Approve petition CENTURYLINK.COM

Deny petition (provide explanation)

Reserve Easements (provide description)

By: *Tom Adford* Date 7-16-14

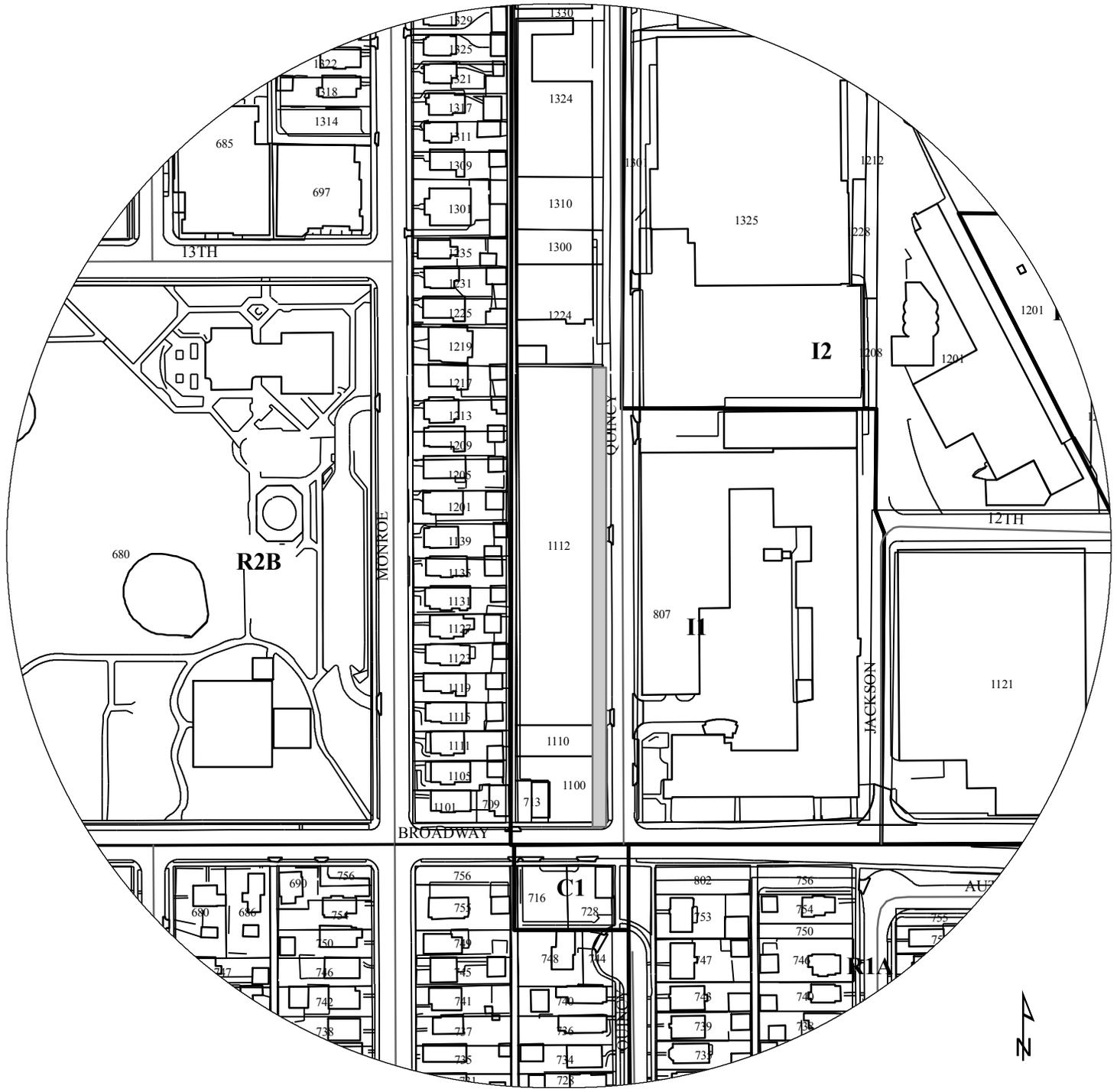
Comments:

Special School District No. 1

1st

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

In the vicinity of 1100 – 1112 Quincy Street NE.

FILE NUMBER

VAC-1636

DESCRIPTION SKETCH FOR: HILLCREST DEVELOPMENT, LLLP

PROPOSED PROPERTY DESCRIPTION

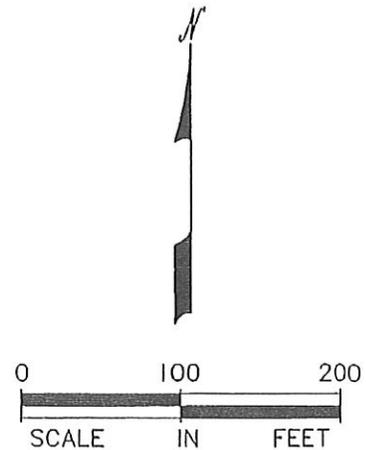
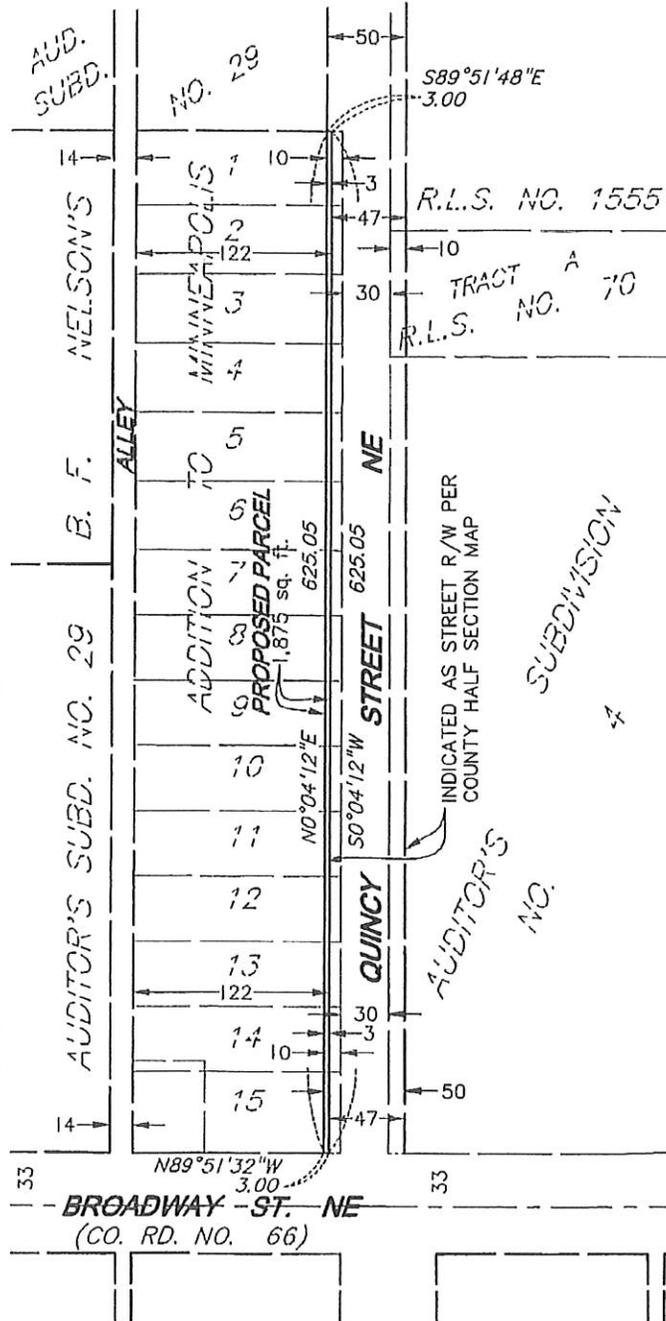
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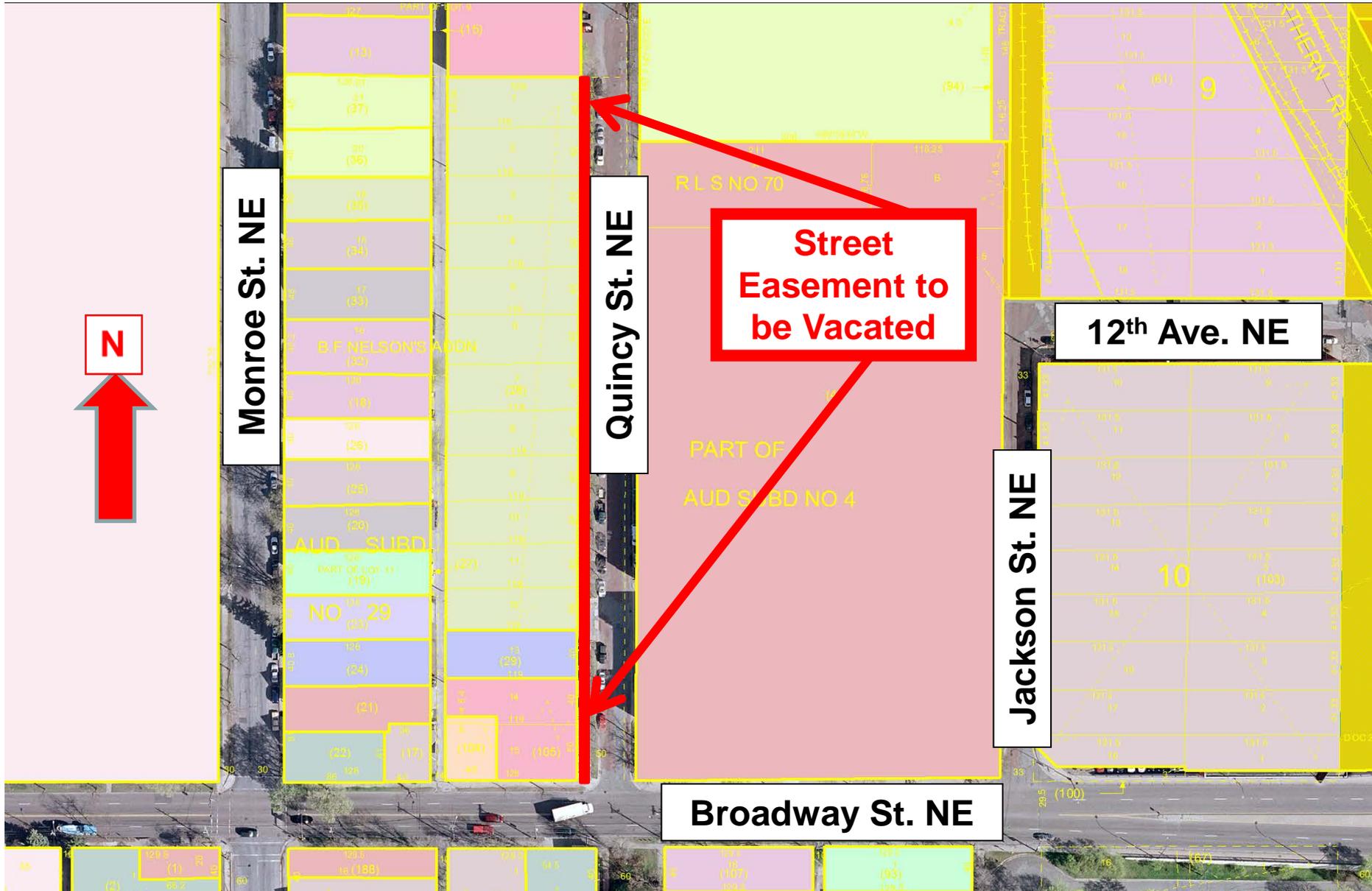
I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 11th day of March, 2014

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890





N

Monroe St. NE

Quincy St. NE

Street Easement to be Vacated

12th Ave. NE

Jackson St. NE

Broadway St. NE



N

Monroe St. NE

Quincy St. NE

Street Easement to be Vacated

12th Ave. NE

Jackson St. NE

Broadway St. NE