



Public Hearing Vacation Request, SAV #23-03

Petitioner: Bona Brothers Automotive Services

November 13, 2023

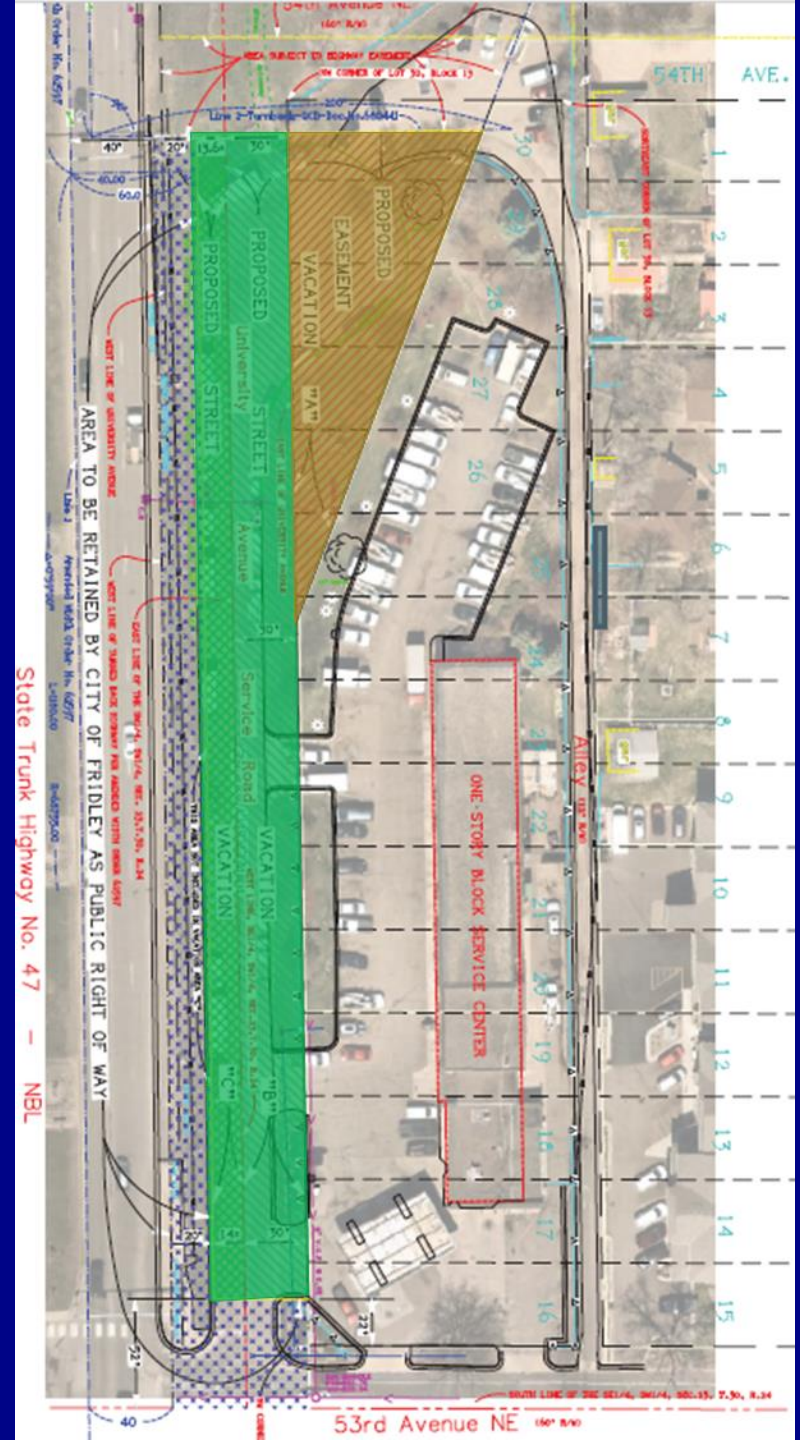


Request

The petitioner is requesting to vacate:

1. A portion of the University Ave Service Drive - **green**
2. A Highway Easement (City easement over land owned by Bona) – **brown**

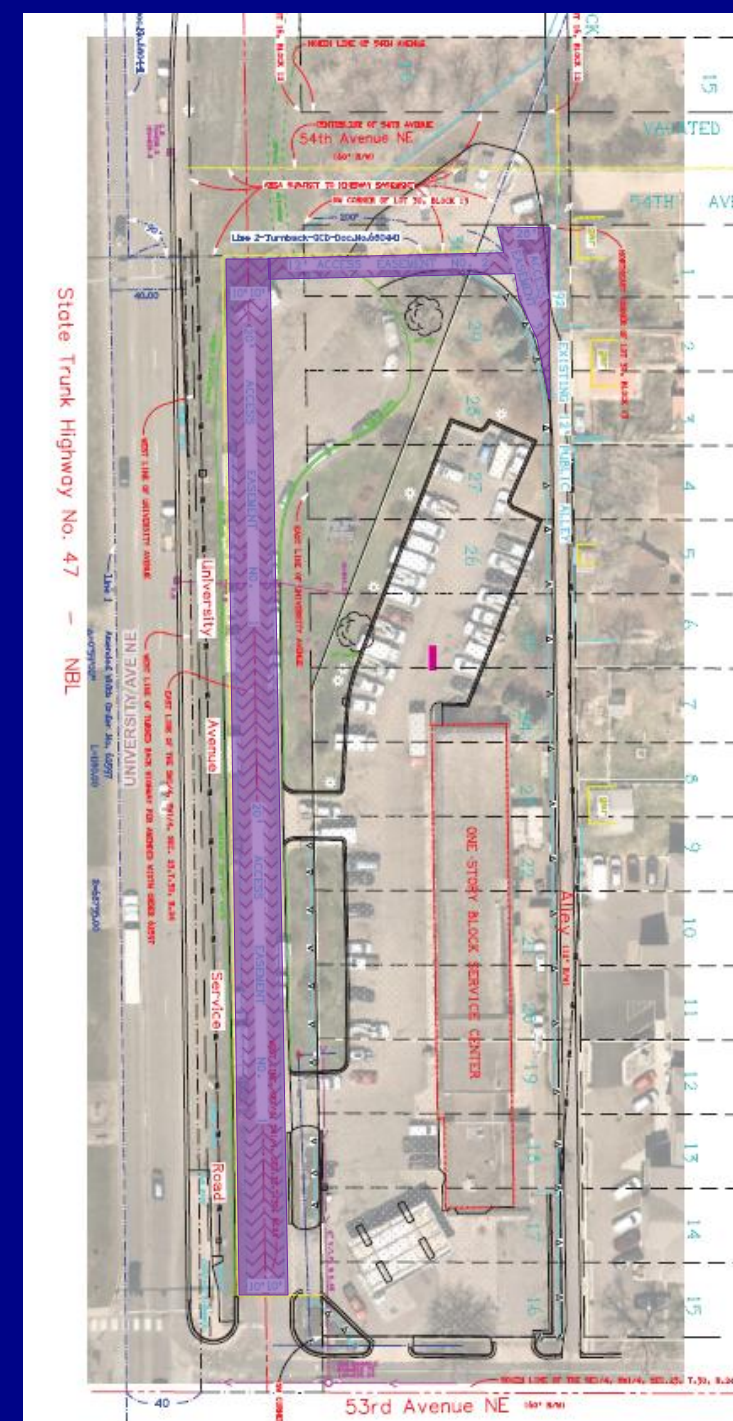
Rest of the area retained by the City and MnDOT



Analysis

The area highlighted in purple will be retained as a public access easement.

Access of vehicles from the alley through the vacated Service Drive can continue.



History

The petitioner submitted a similar request in 2013, and at that time MnDOT wouldn't approve the request.

Over the last year staff has been working with the petitioner, MnDOT, and Metro Transit to find a solution that would benefit all – the proposal in front of you tonight does that and has been approved by all parties.

Analysis

- Bona Brothers Automotive has been successful in this location and would like the additional land area for vehicle parking.
- In addition to repaving the Service Drive and redefining the location of parking stalls the petitioner is hoping to install a wrought iron fence when the MnDOT fence used to be – we heard from MnDOT today that they wouldn't approve that material, so the petitioner is planning to have additional conversations with them.

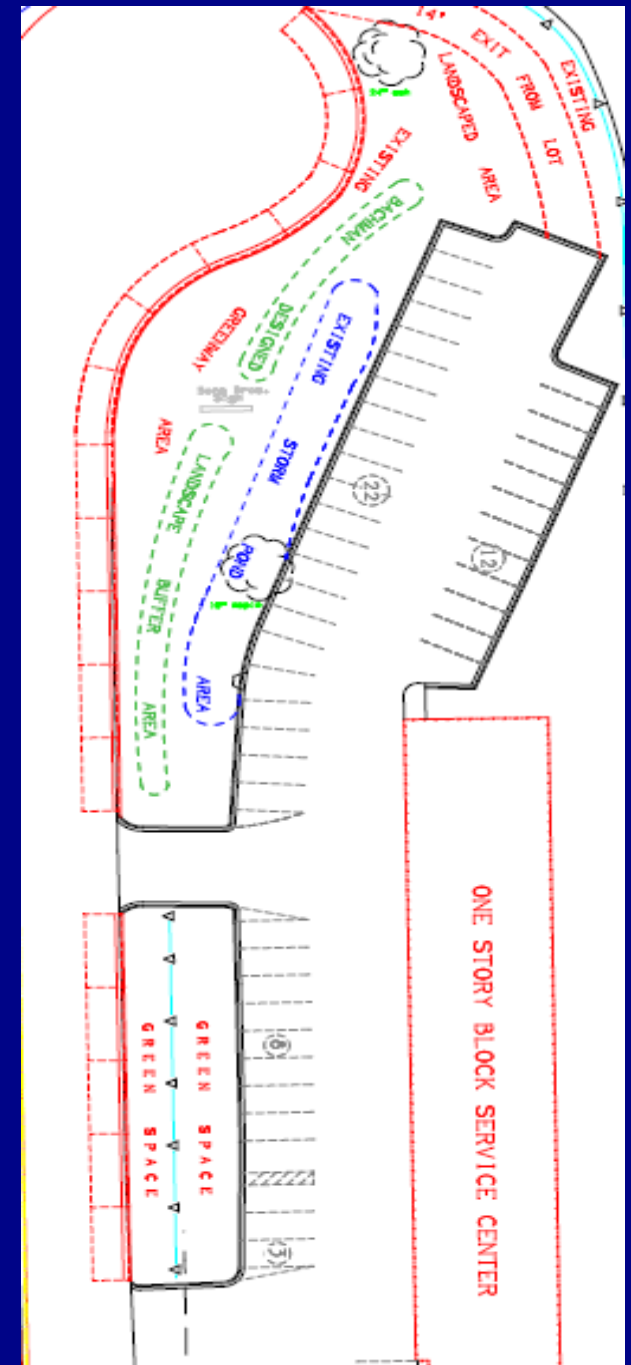


Analysis

The petitioner also plans to redesign the existing green space and storm pond, to provide additional screening of parked vehicles.

Vehicles along the curb of the vacated right-of-way will be limited to passenger vehicles.

Larger vehicles will need to be parked in the existing parking lot



Neighborhood Comments

- Staff heard from one neighboring property owner at 5330 4th Street who doesn't have a problem with the vacation request, provided access is retained.
- She did have concerns about the condition of the surface of the alley and that Bona Bros. gates off the access from the alley to the Service Drive at night and on the weekends.
 - Staff spoke with Public Works and alleys such as the one behind Bona Brothers aren't on a schedule to be resurfaced. The City would need to receive a petitioner from the neighborhood to have it repaved - and then that work would be assessed to the neighbors.
 - Staff spoke with Brian Bona –he understand that the access can't be gated off and will stop doing that.

Staff Recommendation

Staff recommends that the Council hold a public hearing for SAV #23-03.

City staff then recommends approval of Resolution No. 2023-134.

