

**City of Minneapolis, CPED - Public Land Sale and Acquisition Form – Single Family,
Scattered Site**

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I., ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING
PROPERTY PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Edie Oliveto-Oates, Phone #: 612.673.5229

Form Initiated Date: 1/12/2015

1. Address: 4238 Thomas Ave N, Property Identification Number (PIN): 05-029-24-11-0100
2. Lot Size: 40' x 126' Square Footage 5,066
3. Current Use: Residential Structure. Current Zoning: R1A
4. Proposed future use (include attachments as necessary): Rehabilitated Residential Housing
5. List addresses of adjacent parcels owned by CPED/City: Not Applicable
6. Project Coordinator comments: The subject tax-forfeited property is being sold for rehabilitation and will be used for housing after the rehab is completed.

Section II. Zoning Review

7. Lot is: Buildable for **any** structure Non-Buildable for **any** structure
Explain: _____
8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?
Yes No If yes, what applications? Possibly- may require Certificate of Non-Conforming Use to remain a duplex if it has been vacant for more than 1 year.
9. Comments: Non-conforming duplex. May have lost rights. Conversion to single-family dwelling encouraged.

Completed by: CAV Date: 1/15/2015

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates this area as Urban Neighborhood.
12. Is future land use proposed in item 4 consistent with future land use plans?
Yes No If no, why not? _____
13. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?
Yes No If yes, explain possible development scenarios _____
14. Is parcel identified in adopted plans as a catalyst/essential site for future development?
Yes No If Yes, what type of development? _____

Comments: Rehabilitation of a two-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.

Completed by: Jim Voll Date: 1/15/2015

Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 1/23/2015

Section IV. Decision to Market

PROCEED to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

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HOLD this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Manager, R-RED by: <u>Elfric Porte</u> Date: <u>1/26/2015</u>
