Minneapolis Community Planning and Economic Development Department
Planning Division Report

Public Land Sale/Purchase
in the City of Minneapolis

Date: June 27, 2013

Authority for Review:
State Law: Chapter 462-356 (Subd.2). ". . . no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan."

Address or Location: 3009 Queen Ave N

Contact Person and Phone: Earl Pettiford, 673-5231

Planning Staff and Phone: Jim Voll, 673-3887

Conformance of Proposed Land Purchase with Approved Plans and Zoning Regulations:
This is a review of the proposed sale of CPED-owned property—which was the subject of an early review process. The early review process states the proposed use of the property upon purchase on a worksheet. The worksheet is routed to staff who comment on the conformance of the proposed land purchase to the city's comprehensive plans, any relevant area plans, and the city's zoning requirements. The worksheet analysis for the subject property is attached.

Findings:
The sale of this property as proposed is **consistent** with the City's Comprehensive Plan.

Attachments:
Early Review Worksheet
Map of parcel

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

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: Earl Pettiford
Phone #: 612-673-5231
Form Initiated Date: 11/17/2011
Complete by Date: 6/24/2012

1. Address: 3009 Queen Ave N
2. Property Identification Number (PIN): 0802924410128
3. Lot Size: 40.0 x 126.4
4. Current Use: VLND
5. Current Zoning: R2B
6. Proposed future use (include attachments as necessary): Single Family House
7. List addresses of adjacent parcels owned by CPED/City: None
8. Project Coordinator comments: We propose to offer this lot for private offers for Single Family House Development

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section II. Zoning Review

9. Lot is Buildable for **any** structure ☒ Non-Buildable for **any** structure ☐
   Explain: SF Housing development is allowed
10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?
    Yes ☒ No ☐ If yes, what applications? At minimum, administrative site plan review will be required.
11. Comments: _____

Completed by: Tom Leighton Date: 5/30/2012

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: This area is within the study area of the Lowry Avenue Strategic Plan.
13. 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.
14. Is future land use proposed in item 6 consistent with future land use plans?
    Yes ☒ No ☐ If no, why not? _____
15. 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 _____
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?
    Yes ☐ No ☒ If Yes, what type of development? _____

Comments: A single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.

Completed by: Jim Voll Date: 7/6/2012

COMMUNITY PLANNER: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Planning Director Review	by: Jason Wittenberg	Date: 7/30/2012

PLANNING DIRECTOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Multi-Family Housing Staff Comments by: Wesley Butler Date: 7/31/2012
Comments: MF housing concurs

Single-Family Housing Staff Comments by: Elfric Porte Date: 7/31/2012
Comments: Single Family concurs with the proposed.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 8/8/2012
Comments: Proposal appears consistent with approved real estate policies..

Business Development Staff Comments by: Kristin Guild Date: 8/13/2012
Comments: Business Development supports the sale offering strategy proposed.

Economic Development Director Review	by: Cathy Polasky	Date: 8/17/2012

PLEASE CHECK ONE BOX:

☒ **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*

☐ **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): _____

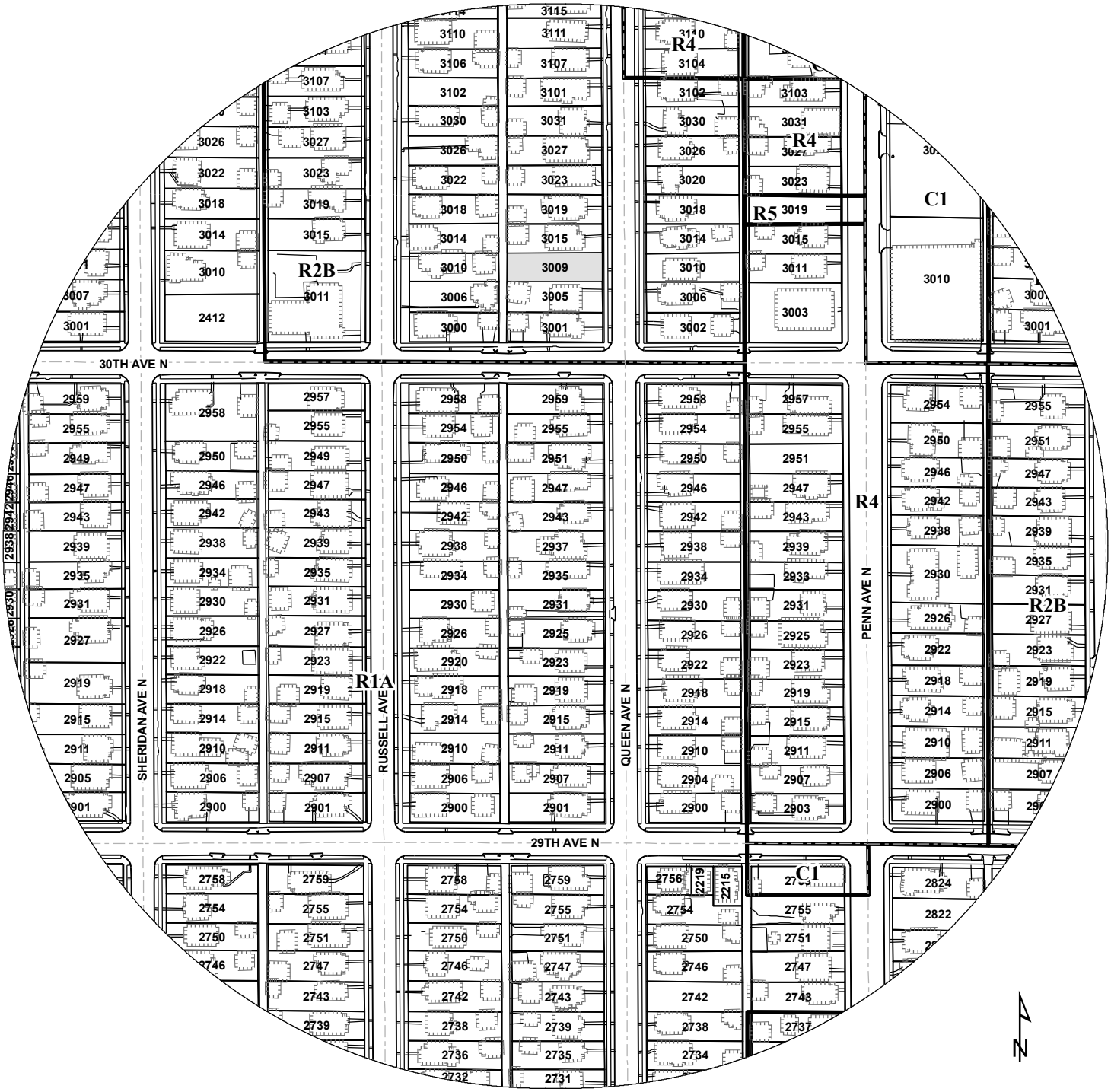
Housing Director Review	by: Tom Streitz	Date: 8/13/2012

EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan ***must*** be attached to the staff report that is submitted to the Community Development Committee.

Public Land Sale **4th**

NAME OF APPLICANT WARD



200 100 0 200

PROPERTY ADDRESS

3009 Queen Avenue North

FILE NUMBER

N/A