

**Minneapolis Community Planning and Economic Development Department
Planning Division Report**

**Public Land Sale/Purchase
in the City of Minneapolis**

Date: October 16, 2014

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: 3354 Penn Avenue North

Contact Person and Phone: Casey Dziejewczynski, 673-5070

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 for development 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: [Casey Dzieweczynski](#), Phone #: [x5070](#)

Form Initiated Date: [3/6/2014](#)

1. Address: [3354 Penn Ave N](#), Property Identification Number (PIN): [0902924230108](#)
2. Lot Size: [117.76' x 127.2'](#) Square Footage: [14,977](#)
3. Current Use: [vacant](#) Current Zoning: [C1](#)
4. Proposed future use (include attachments as necessary): [day care facility; see attached draft 3D renderings and site plan](#)
5. List addresses of adjacent parcels owned by CPED/City: [none immediately adjacent, CPED owns a vacant parcel across the street - 3400 Penn Ave N](#)
6. Project Coordinator comments: [New Horizons Academy is proposing a new child care center at this vacant CPED owned lot. The facility would be 9,000 sq. ft., 2 stories and include a rooftop play area. The initial site plan includes 10 parking spaces on the east side of the lot. The company is unsure if this site provides adequate parking, if not they may explore a shared parking solution.](#)

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? [Site plan review is required for new nonresidential structures in excess of 1000 SF. A 9000 SF childcare center requires 18 parking spaces per zoning code, meaning a variance or shared parking agreement would also be required. The site would be subject to residential setbacks along the front, south, and rear property line due to the adjacent residential zone/uses. It is unclear from the sketches whether the building is oriented toward the front lot line as viewed from Penn Avenue North.](#)
 9. Comments: [I can provide more info as further details become available about the project concept.](#)
- Completed by: [Robert Clarksen](#) Date: [3/7/2014](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no adopted small area plans in effect for this parcel. There currently is a small area plan planning process underway for Penn Avenue.](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The Minneapolis Plan for Sustainable Growth designates Penn Avenue as a Community Corridor and the 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: [This site is zoned C1 Commercial. Community Corridors allow smaller scale commercial uses at nodes or at commercially zoned intersections.](#)

Completed by: [Jim Voll](#) Date: [3/10/2014](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [3/11/2014](#)

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Wes Butler](#) Date: [3/11/2014](#) Comments: [CPED Residential Finance supports this action.](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [3/12/2014](#) Comments: [R-RED supports the development as proposed.](#)

Business Development by: [Kristin Guild](#) Date: [3/11/2014](#) Comments: [Business Development initiated this land sale review and supports the sale of this property for a new child care facility.](#)

Section V. Manager of Initiating Project Coordinator

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

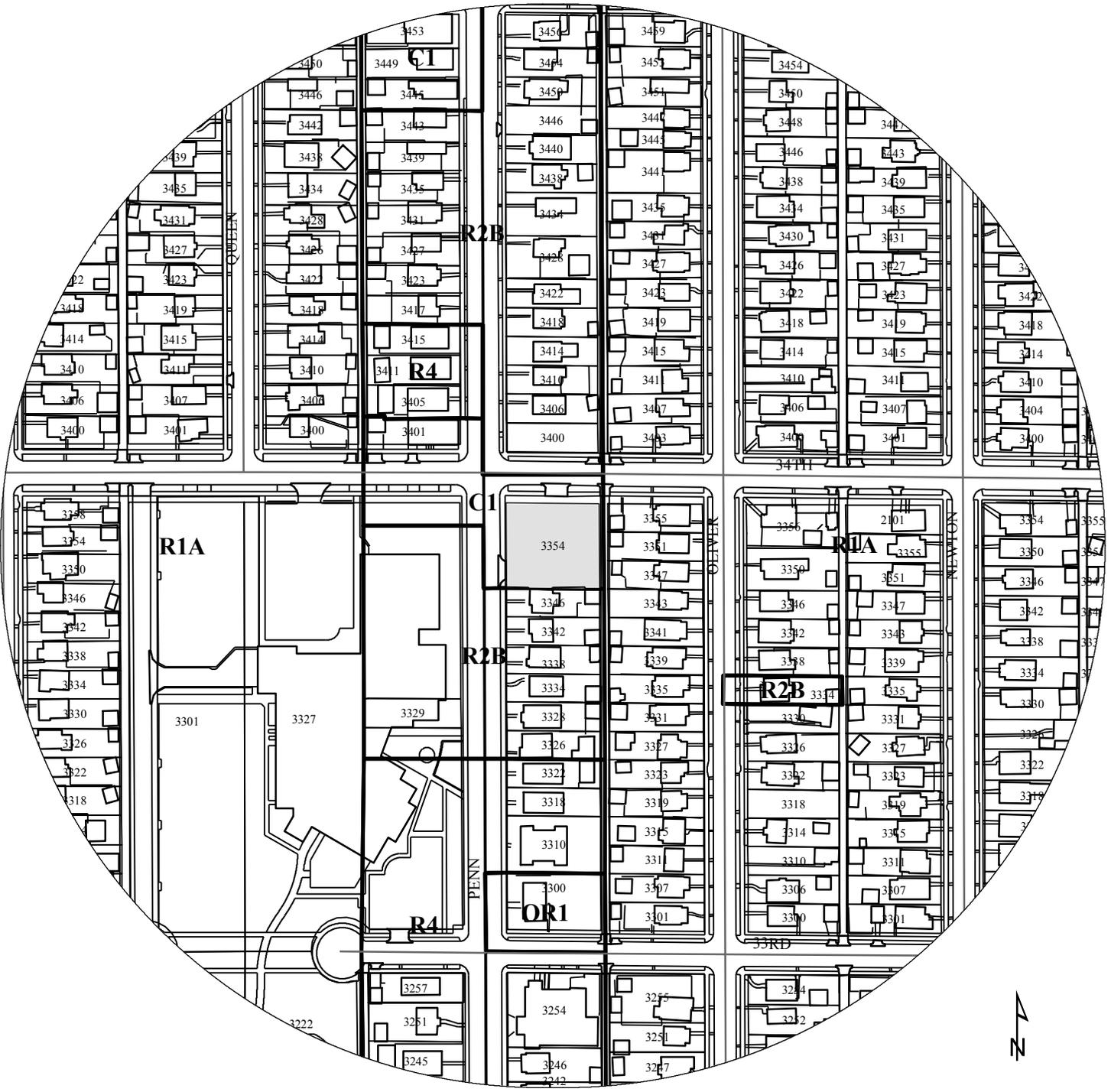
Reason for **HOLD** status: _____

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3354 Penn Avenue North

FILE NUMBER

N/A