

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

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

Date: December 10, 2015

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: 3110 Lyndale Avenue North, 3116 Lyndale Avenue North, 617 Lowry Avenue North, 3117 - 6th Street North, and 3113 - 6th Street North

Contact Person and Phone: Tiffany Glasper, 673-5221

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: [TIFFANY GLASPER](#), Phone #: [673-5221](#)

Form Initiated Date: [11/10/2015](#)

1. Address: [3110 Lyndale Avenue North, 3116 Lyndale Avenue North, 617 Lowry Avenue North, 3117 6th Street North, 3113 6th Street North](#), Property Identification Number (PIN): [10-029-24-32-0161, 10-029-24-32-0059, 10-029-24-32-0193, 10-029-24-32-0050, 10-029-24-32-0051](#)
2. Lot Size: [345' x 232'](#) Square Footage: [80,043 TOTAL](#)
3. Current Use: [VLND](#) Current Zoning: [OR2](#)
4. Proposed future use (include attachments as necessary): [These five City-owned parcels will be sold to Project for Pride in Living for the purposes of higher density housing redevelopment. Project for Pride in Living proposes to construct a four-story building containing 71 units and underground parking along with two stand along town home units containing two units each. The site plan includes public art, bike racks, integrated transit stop and landscaping.](#)
5. List addresses of adjacent parcels owned by CPED/City: [None Adjacent. Several in Vicinity.](#)
6. Project Coordinator comments: _____

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, CUP for PUD, preliminary/final plat.](#)
 9. Comments: [These applications, along with rezoning 4 of the parcels, have already gone through process \(BZZ-7159\).](#)
- Completed by: [CAV](#) Date: [11/10/2015](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [Lowry Avenue Strategic Plan](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The Minneapolis Plan for Sustainable Growth designates Lyndale and Lowry Avenues as Community Corridors.](#)
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: [As noted above the City Planning Commission approved this development as in conformance with the comprehensive plan in June of 2015 \(BZZ-7159\).](#)

Completed by: [Jim Voll](#) Date: [11/16/2015](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [11/16/2015](#)

Section IV. Manager's Comments

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

Residential Finance by: [Jon Clevenger](#) Date: [11/17/2015](#) Comments: [Residential Finance is supportive of the strategy as proposed](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [11/17/2015](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [11/17/2015](#) Comments: [Business Development is fine with this land sale](#)

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: _____

