

**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: 2806 Park Ave S

Contact Person and Phone: Earl Pettiford, 673-5231

Planning Staff and Phone: Joe Bernard, 673-2422

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.

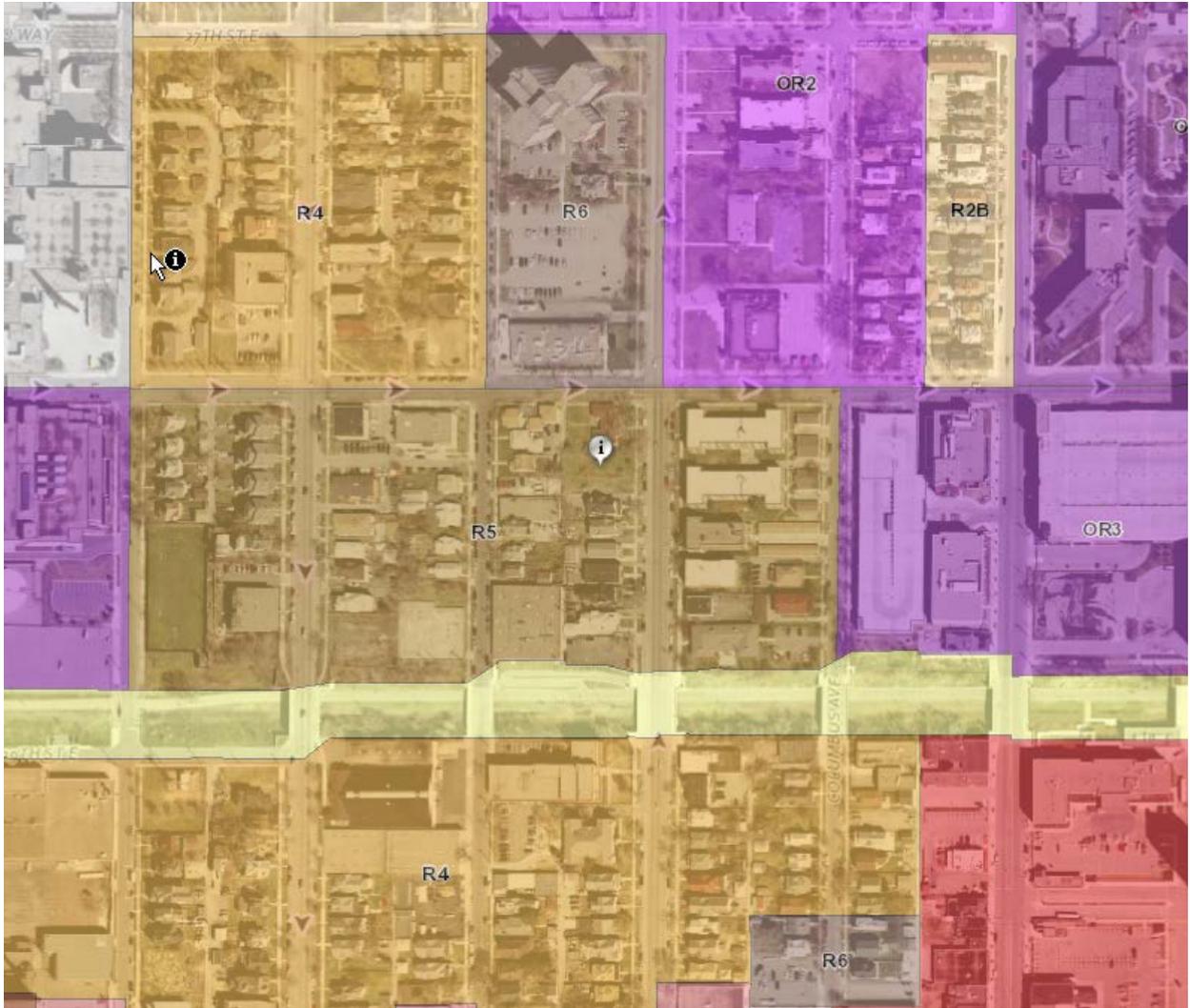
Findings:

The sale of this property for multi-family development is **consistent** with the City’s Comprehensive Plan.

Attachments:

- Map of parcel
- Early Review Worksheet

Minneapolis City Planning Department Report



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 #: 5231

Form Initiated Date: 11/5/2015

1. Address: 2806 Park Ave S., Property Identification Number (PIN): 3502924330010
2. Lot Size: 48' x 134' Square Footage: 6,432
3. Current Use: vacant land Current Zoning: R-5
4. Proposed future use (include attachments as necessary): multi unit residential
5. List addresses of adjacent parcels owned by CPED/City: none
6. Project Coordinator comments: I have had several people inquire about purchasing this parcel for 3 + unit development.

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, potentially others depending on specific development proposal.
9. Comments: _____

Completed by: CAV Date: 11/10/2015

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: Phillips West Master Land Use Plan, Midtown Greenway Land Use and Development Plan
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Urban Neighborhood, Medium & High-Density Redevelopment, High Density Housing
12. Is future land use proposed in item 4 consistent with future land use plans? Yes No If no, why not? Multi-unit residential would be consistent with future land use plans, although this partly depends on the scale of proposed development. Plans for this area envision redevelopment projects that encompass more than one individual property.
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 2810 Park Ave S is also a vacant parcel, although owned by a private party. An ideal redevelopment scenario would include utilization of these two parcels together.
14. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes No If Yes, what type of development? _____

Comments: _____

Completed by: JB Date: 11/13/2015

Manager, Community Planning, Public Art and Research by: _____ Date: _____

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: [11/16/2015](#) Comments: [Residential Finance is supportive of the strategy as proposed](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [11/16/2015](#) 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 property transaction](#)

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: _____