

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

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

Date: May 12, 2016

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: 1919 Monroe Street Northeast

Contact Person and Phone: Earl Pettiford, 673-5231

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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 – 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: [Earl S. Pettiford](#), Phone #: [5231](#)

Form Initiated Date: [3/11/2016](#)

1. Address: [1919 Monroe St. NE](#), Property Identification Number (PIN): [11-029-24-44-0032](#)
2. Lot Size: [43' x 166'](#) Square Footage [7,138](#)
3. Current Use: [vacant land](#). Current Zoning: [R2B](#)
4. Proposed future use (include attachments as necessary): [Single family or duplex house development.](#)
5. List addresses of adjacent parcels owned by CPED/City: [none](#)
6. Project Coordinator comments: [This parcel has been advertised and we have a proposal for duplex 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? [Administrative Site Plan Review for new 1-4 dwelling units](#)
 9. Comments: [Lot area variance would be required to construct duplex on this property](#)
- Completed by: [AJB](#) Date: [3/11/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [The parcel is located within the Holland Neighborhood Small Area Plan. The plan shows the parcel as medium-density residential.](#)
 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: [While the Urban Neighborhood category of the Minneapolis Plan for Sustainable Growth allows single-family homes and duplexes, additional guidance of the Holland Neighborhood Small Area Plan recommends medium-density housing.](#)
- Completed by: [Rattana Sengsoulichanh](#) Date: [3/15/2016](#)
Manager, Community Planning, Public Art and Research, by: [Jack Byers](#) Date: [4-20-16](#)

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*

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

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): _____

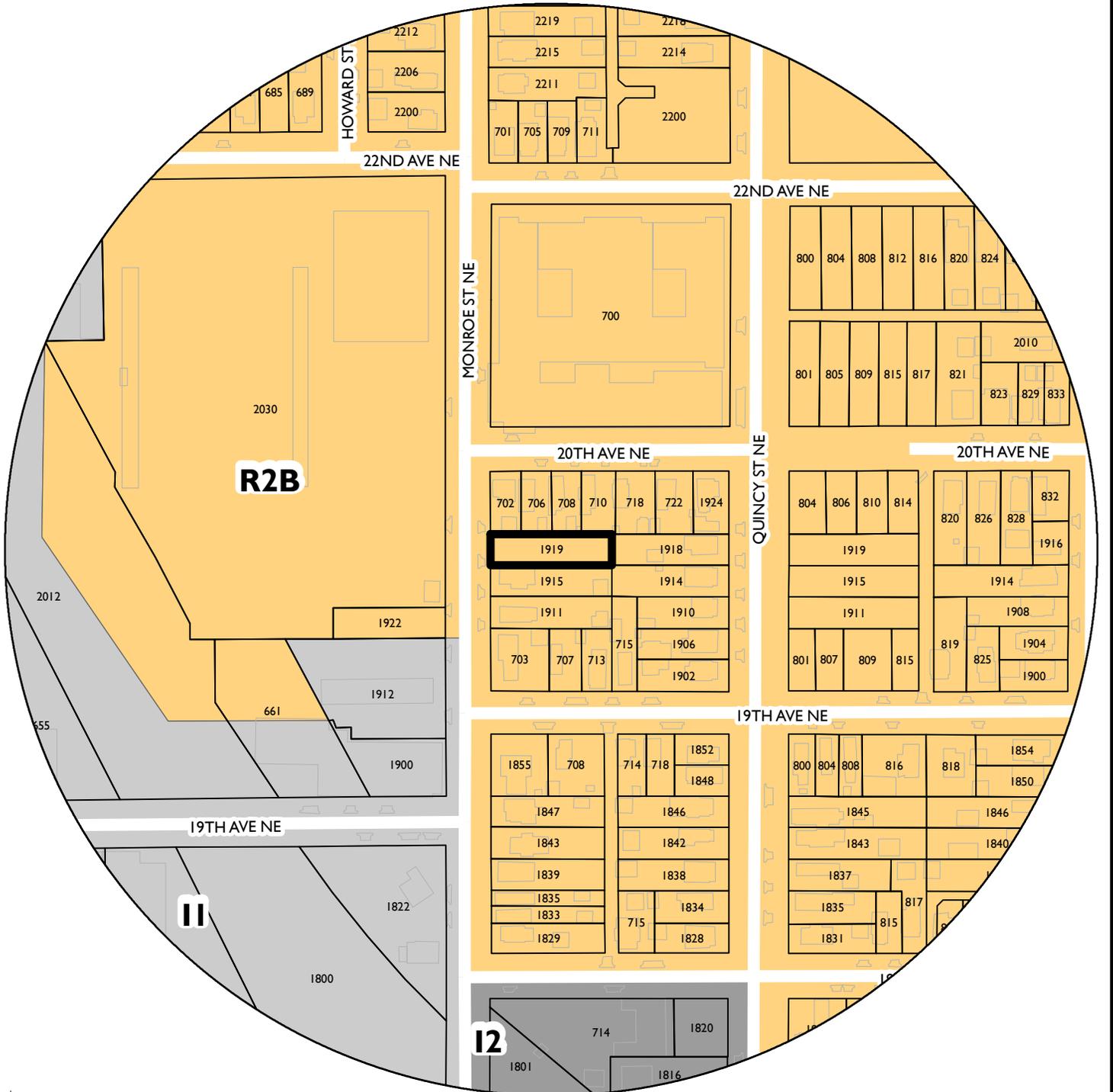
Manager, R-RED by: [Elfric Porte](#) Date: [4/22/2016](#)

Public Land Sale

1st

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1919 Monroe Street Northeast

FILE NUMBER

N/A

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Address or Location: 2426 Elliot Avenue South

Contact Person and Phone: Earl Pettiford, 673-5231

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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

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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: [Earl S. Pettiford](#), Phone #: [5231](#)

Form Initiated Date: [3/30/2016](#)

1. Address: [2426 Elliot Ave. South](#), Property Identification Number (PIN): [35-029--24-24-0174](#)
2. Lot Size: [47' x 125'](#) Square Footage [5,875](#)
3. Current Use: [vacant land](#). Current Zoning: [R2B](#)
4. Proposed future use (include attachments as necessary): [Single Family house development](#)
5. List addresses of adjacent parcels owned by CPED/City: [none](#)
6. Project Coordinator comments: [This parcel has been advertised for development proposals.](#)

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? [Administrative Site Plan Review for new 1-4 Unit Dwellings](#)
 9. Comments: _____
- Completed by: [Alyssa Brandt](#) Date: [4/14/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [The parcel is located within the Chicago Avenue Corridor Plan.](#)
 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: [The construction of a single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.](#)
- Completed by: [Rattana Sengsoulichanh](#) Date: [4/15/2016](#)
- Manager, Community Planning, Public Art and Research, by: [Jack Byers](#) Date: [4/20/2016](#)

Section IV. Decision to Market

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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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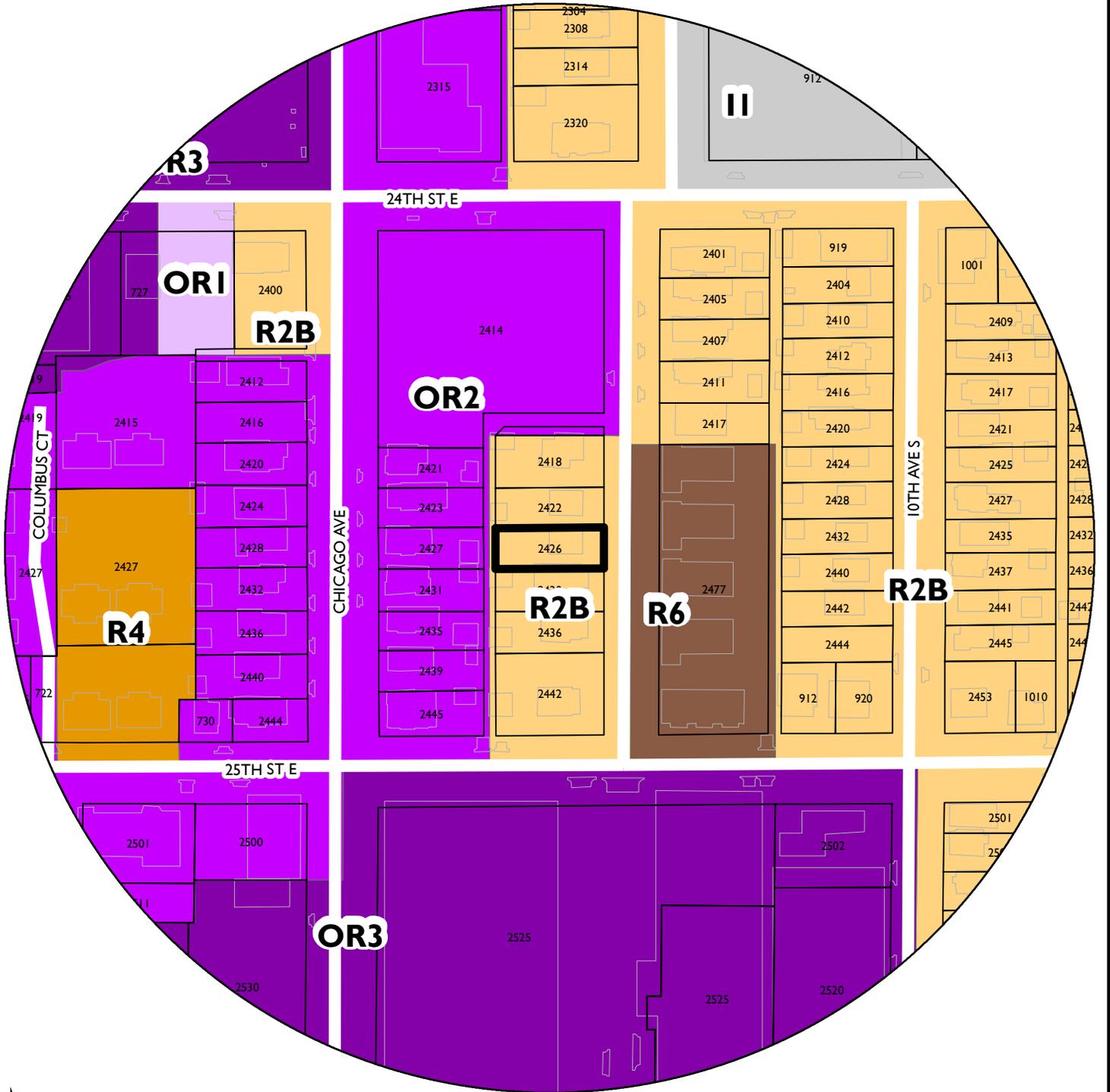
Manager, R-RED by: [Elfric Porte](#) Date: [4/21/2016](#)

Public Land Sale

9th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
2426 Elliot Avenue South

FILE NUMBER
N/A