

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

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

Date: June 16, 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: 1730 Newton Avenue North

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

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: [5/11/2016](#)

1. Address: [1730 Newton Ave. N.](#), Property Identification Number (PIN): [1602924320144](#)
2. Lot Size: [50' x 125'](#) Square Footage: [6,200](#)
3. Current Use: [vacant land](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [New home development](#)
5. List addresses of adjacent parcels owned by CPED/City: [none](#)
6. Project Coordinator comments: [This property is advertised for new home development and an offer has been received.](#)

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 SFD.](#)
9. Comments: _____

Completed by: [CAV](#) Date: [5/13/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no small area plans in effect at this parcel.](#)
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: [5/13/2016](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [5/24/2016](#)

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: [Andrea Brennan](#) Date: [5/24/2016](#) Comments: [Residential Finance is in agreement with the proposed land sale proposals for these parcels.](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [5/24/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [5/24/2016](#) Comments: [Business Development is fine with the sale of these properties.](#)

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

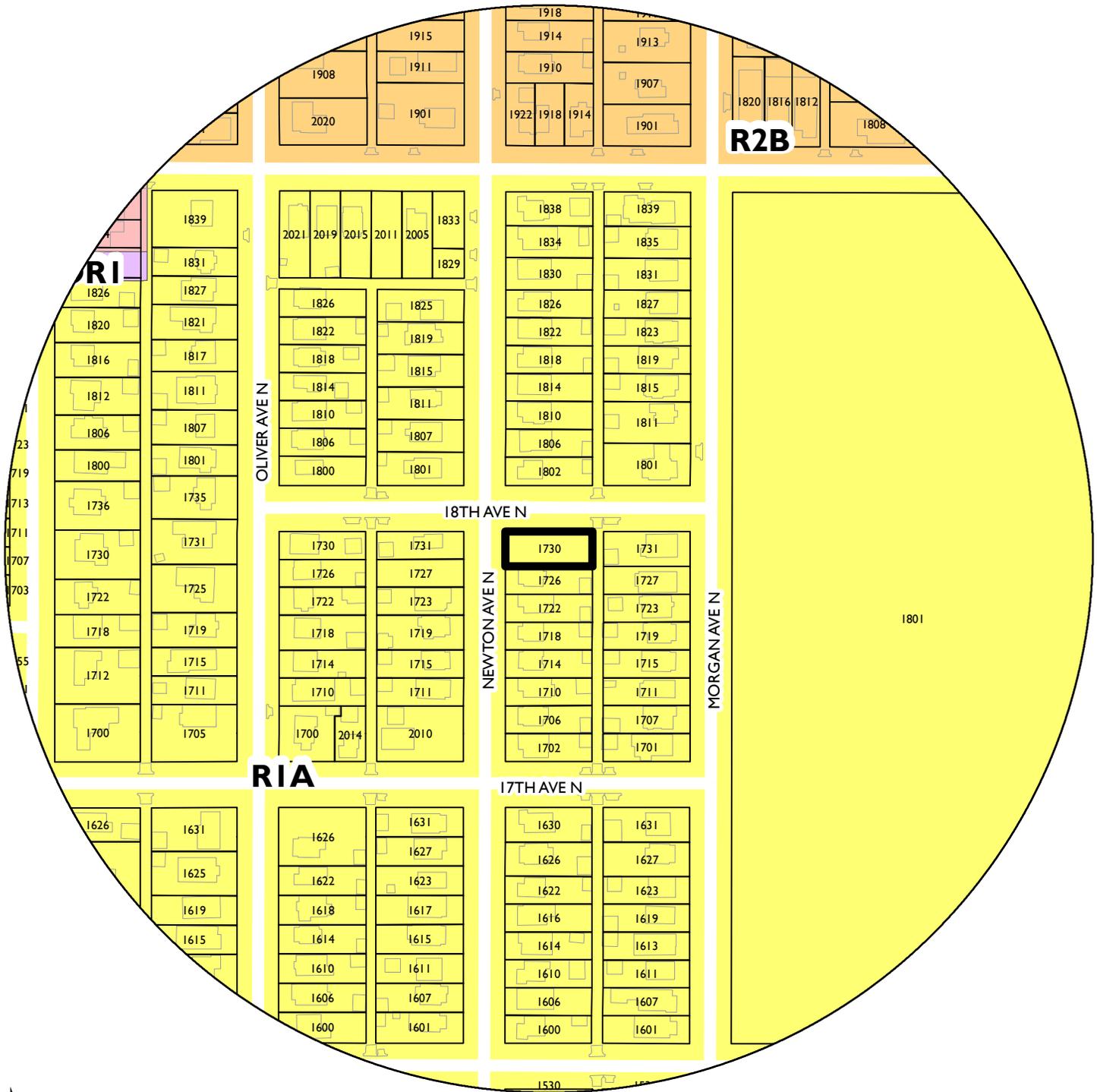
Reason for **HOLD** status: _____

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1730 Newton Avenue North

FILE NUMBER

N/A

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

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

Date: June 16, 2016

Authority for Review:

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Address or Location: 2023 Queen Avenue North

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

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: [5/11/2016](#)

1. Address: [2023 Queen Ave. N.](#), Property Identification Number (PIN): [1702924140040](#)
2. Lot Size: [40' x 128'](#) Square Footage: [5,120](#)
3. Current Use: [vacant land](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Single home development](#)
5. List addresses of adjacent parcels owned by CPED/City: [2027 Queen Ave N](#)
6. Project Coordinator comments: [This parcel has been advertised for single home 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 SFD.](#)
9. Comments: _____

Completed by: [CAV](#) Date: [5/13/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no small area plans in effect at this parcel.](#)
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 [No, but the adjacent property at 2027 Queen is owned by the City.](#)
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: [5/13/2016](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [5/24/2016](#)

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: [Andrea Brennan](#) Date: [5/24/2016](#) Comments: [Residential Finance is in agreement with the proposed land sale proposals for these parcels.](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [5/24/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [5/24/2016](#) Comments: [Business Development is fine with the sale of these properties.](#)

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

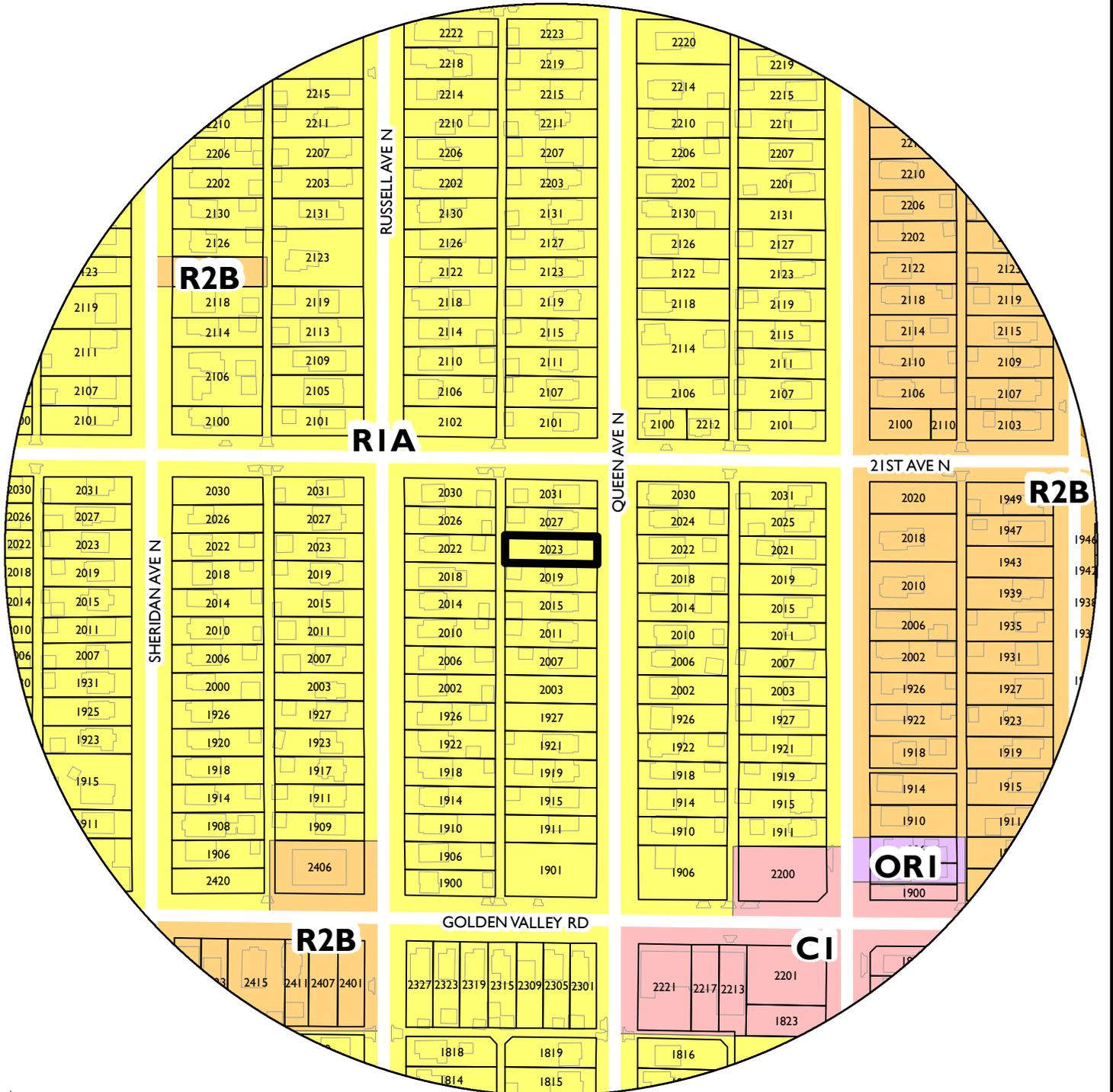
Reason for **HOLD** status: _____

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2023 Queen Avenue North

FILE NUMBER

N/A

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

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

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Address or Location: 1505 California 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

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: [5/11/2016](#)

1. Address: [1505 California Street NE](#), Property Identification Number (PIN): [1502924110068](#)
2. Lot Size: [50' x 100'](#) Square Footage: [5,000](#)
3. Current Use: [vacant land](#) Current Zoning: [R2B](#)
4. Proposed future use (include attachments as necessary): [new home development](#)
5. List addresses of adjacent parcels owned by CPED/City: [none](#)
6. Project Coordinator comments: [This parcel has been advertised for development and I have received multiple calls.](#)

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 SFD.](#)
9. Comments: _____

Completed by: [CAV](#) Date: [5/13/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no small area plans in effect at this parcel.](#)
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: [5/13/2016](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [5/24/2016](#)

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: [Andrea Brennan](#) Date: [5/24/2016](#) Comments: [Residential Finance is in agreement with the proposed land sale proposals for these parcels.](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [5/24/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [5/24/2016](#) Comments: [Business Development is fine with the sale of these properties.](#)

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

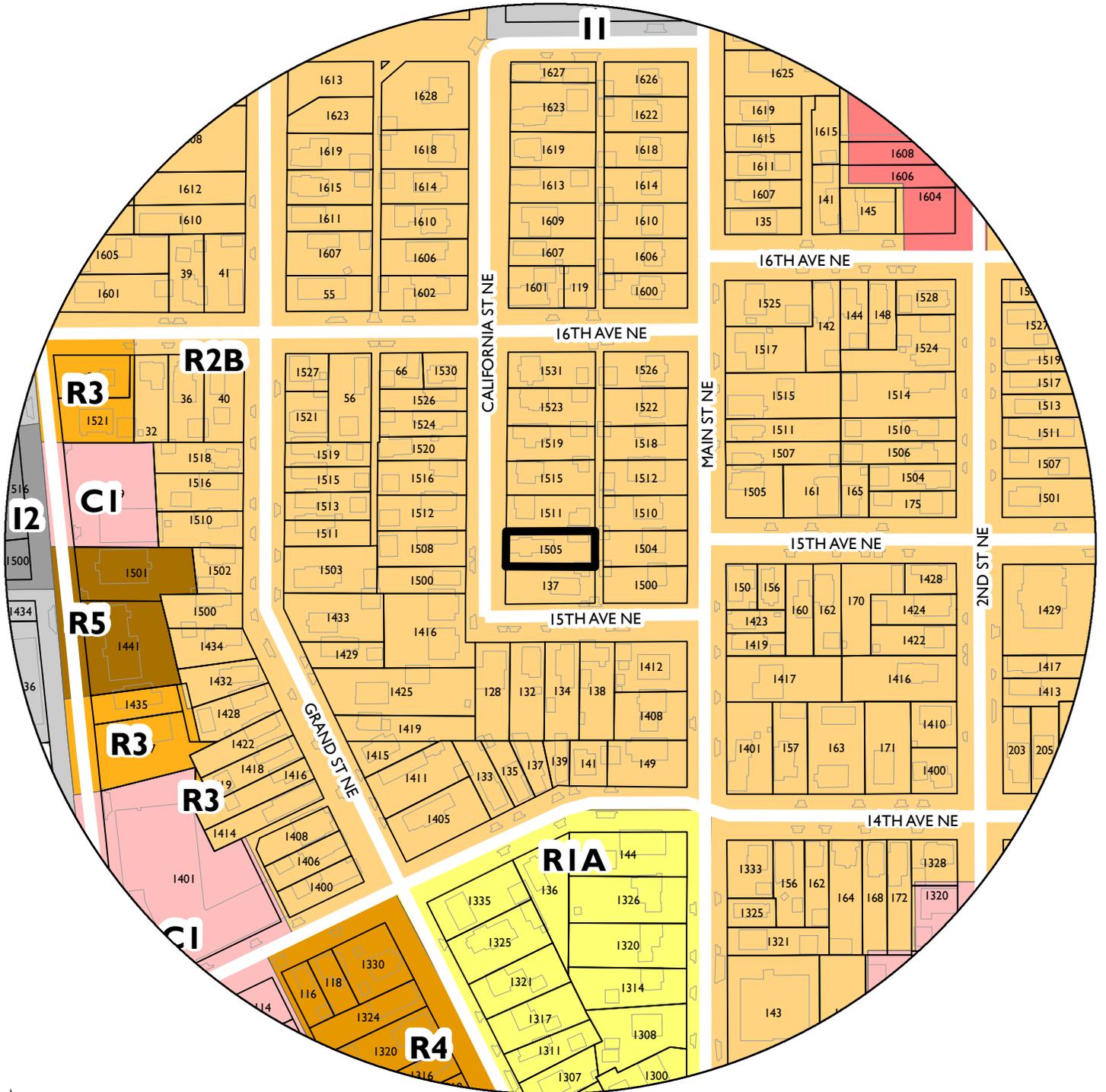
Reason for **HOLD** status: _____

Public Land Sale

1st

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1505 California Street Northeast

FILE NUMBER

N/A

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

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

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Address or Location: 2632 Polk 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: 2/1/2016

1. Address: 2632 Polk St. NE, Property Identification Number (PIN): 12-029-24-23-0093
2. Lot Size: 46' x 177' Square Footage 8,142
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: The parcel is currently advertised for proposals for single family house 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 SFD.
 9. Comments: _____
- Completed by: CAV Date: 3/2/2016

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: The parcel is within the Central Avenue Small Area Plan and the Audubon Park Neighborhood Master Plan, which both shows the lot as medium-density housing.
 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, additional guidance of the Central Avenue Small Area Plan and the Audubon Park Neighborhood Master Plan recommends medium-density housing.
- Completed by: Rattana Sengsoulichanh Date: 3/4/2016
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 5/24/2016

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: [5/24/2016](#)

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

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

Date: June 16, 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: 2008 Washington 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

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: [4/14/2016](#)

1. Address: [2008 Washington Street NE](#), Property Identification Number (PIN): [11-029-24-43-0003](#)
2. Lot Size: [55' x 100'](#) Square Footage: [5,500](#)
3. Current Use: [Vacant Land](#) Current Zoning: [R2B](#)
4. Proposed future use (include attachments as necessary): [Single Family Home](#)
5. List addresses of adjacent parcels owned by CPED/City: [none](#)
6. Project Coordinator comments: [This parcel is average size at 5,500 Sq.Ft. but it lacks alley access presenting some challenges in creating off street parking. I have an offer to buy for development of a single family home..](#)

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 for new SFD.](#)
9. Comments: _____

Completed by: [CAV](#) Date: [5/18/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no small area plans in effect at this parcel.](#)
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: [5/18/2016](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [5/24/2016](#)

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: [Andrea Brennan](#) Date: [5/24/2016](#) Comments: [Residential Finance is in agreement with the proposed land sale proposals for these parcels.](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [5/24/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [5/24/2016](#) Comments: [Business Development is fine with the sale of these properties.](#)

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

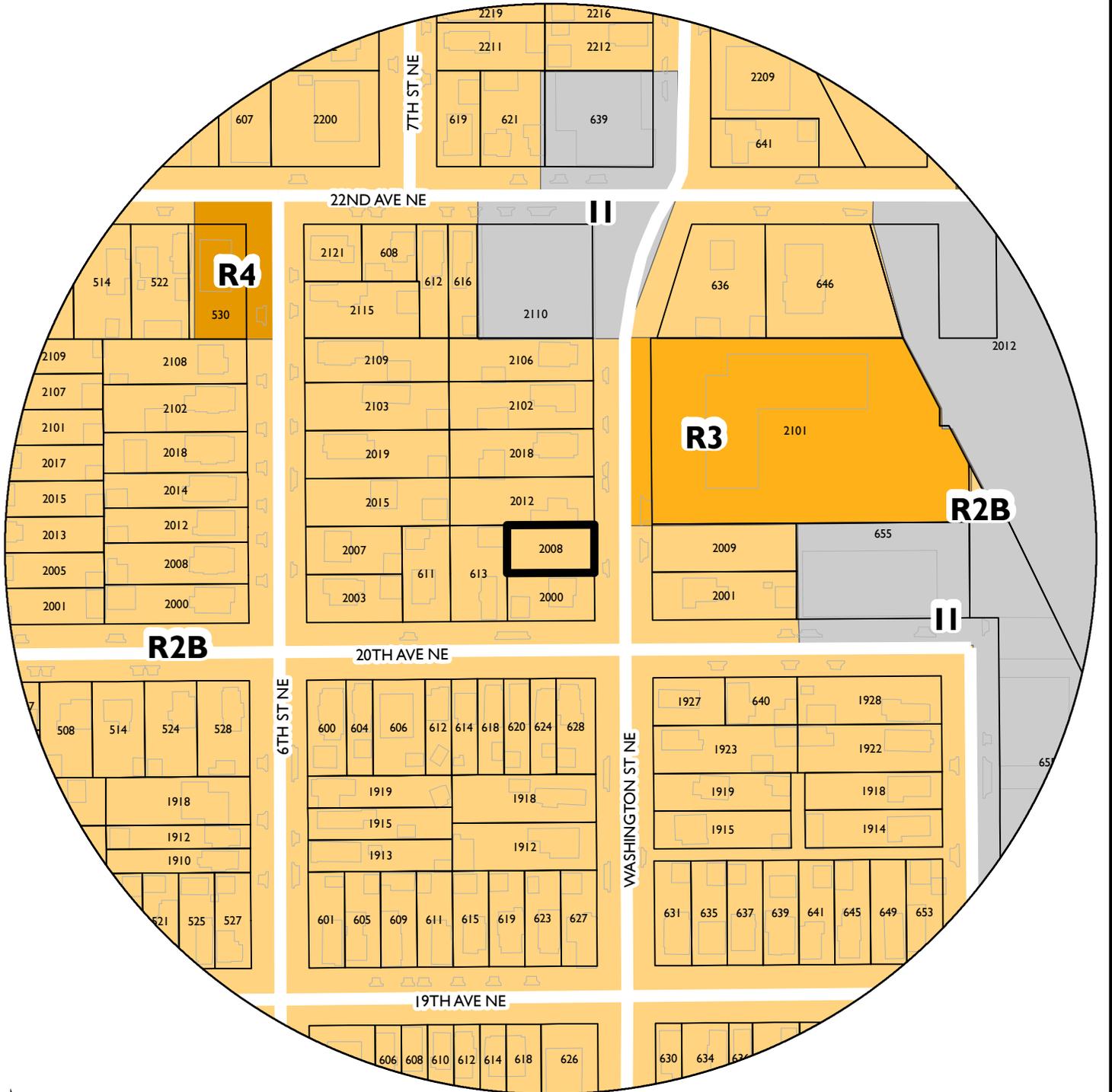
Reason for **HOLD** status: _____

Public Land Sale

1st

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2008 Washington Street Northeast

FILE NUMBER

N/A