

**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: 901 45th 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.

Background:

Community Planning and Economic Development Department proposes to sell this property to a developer, which is currently vacant land, with the intention of constructing a townhome development. This property was acquired by the City from the Minneapolis Parks and Recreation Board in 2009 as part of a land exchange for the development of a local park. This property is no longer being used or maintained as park land.

Attachments:

- Early Review Worksheet
- Map of parcel
- Community Support Letter

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: [901 45th Ave N](#), Property Identification Number (PIN): [1311821210024](#)
2. Lot Size: [300' x 100'](#) Square Footage: [30,000](#)
3. Current Use: [vacant land](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Townhome development](#)
5. List addresses of adjacent parcels owned by CPED/City: [none](#)
6. Project Coordinator comments: [This tract of land was acquired in a land exchange with the MPLS Park Board for land used to expand Molitor Field. This site has been advertised for 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? [Rezoning, site plan review, possible variances.](#)
9. Comments: [Townhome development not permitted under current \(R1A\) zoning.](#)

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 Parks and Open Space. The surrounding area is designated 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 property has been transferred by the Park Board to CPED and is no longer used for parks. The Park Board is no longer interested in maintaining this parcel as a park. The construction of a townhome development is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan, but is not under the current designation of the Parks and Open Space category.](#)

Completed by: [Rattana Sengsoulichanh](#) Date: [5/16/2016](#)

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

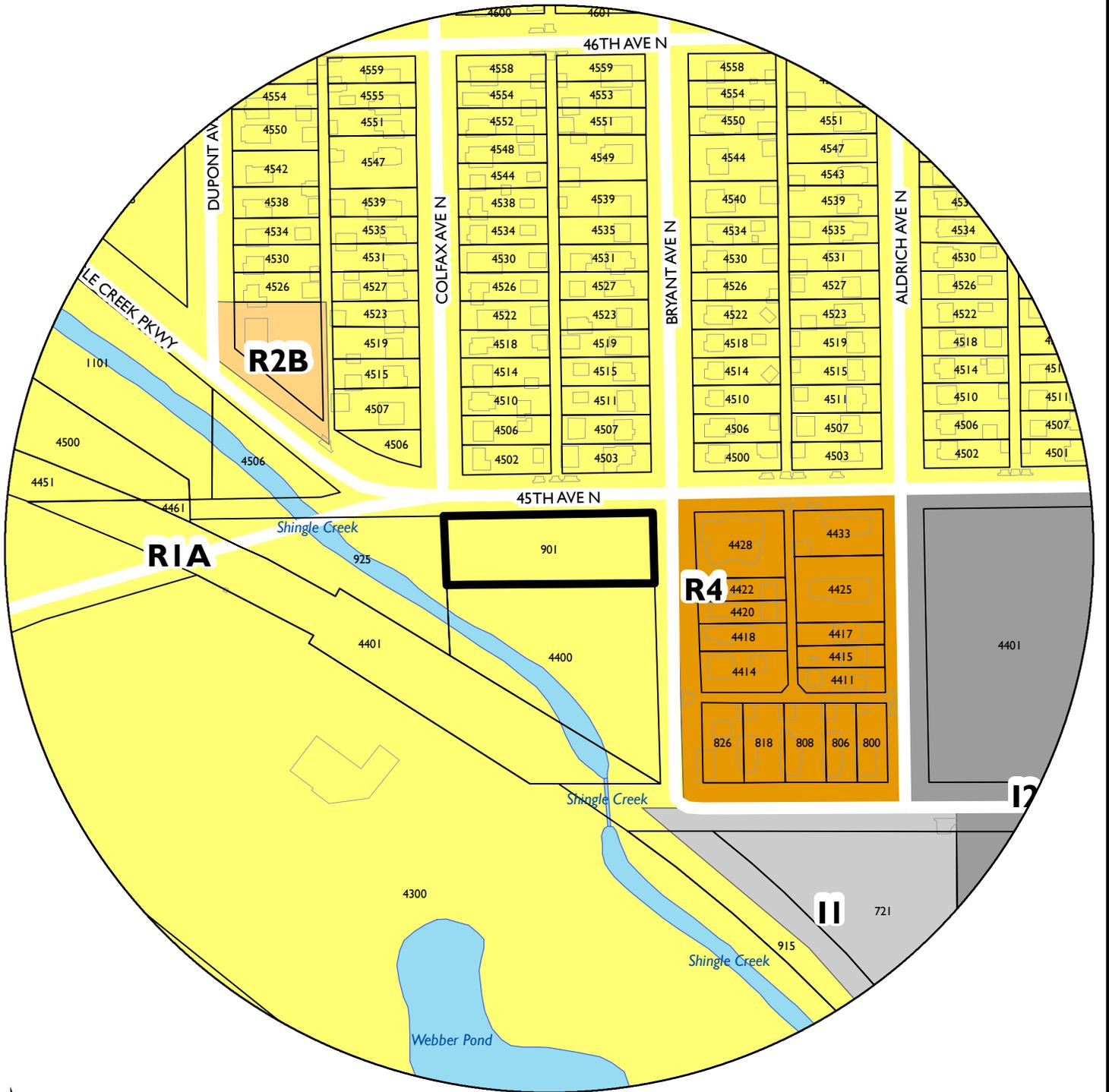
Reason for **HOLD** status: _____

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

901 45th Avenue North

FILE NUMBER

N/A



Lind-Bohanon Neighborhood Association

PO Box 29525

Minneapolis, MN 55429

info@lindbohanon.org

612-588-7641

May 10th, 2016

To: Elfric Porte, Earl Pettiford, City of Minneapolis Department of Planning and Economic Development
Crown Roller Mill
105 Fifth Avenue South #200
Minneapolis, MN 55401

RE: Property at 901 45th Ave N.

The Lind-Bohanon Neighborhood Association (LBNA) voted on May 5th, 2016 to formally approve the designs presented to us by Alissa Pier and Miranda Walker for the potential development at 901 45th Ave N. Our board felt that the row house design would be an excellent addition to the neighborhood and fits well with the character of the area. We appreciate the time Alissa and Miranda took to present this material to us, and we look forward to seeing the project progress. Please feel free to contact LBNA with any further questions as well as updates on the status of the project.

Sincerely,

Cody Olson
Neighborhood Coordinator