

City of Minneapolis
CPED - Public Land Sale

APRIL 2009
REVISED FINAL
VERSION

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 Date: 9/23/08 REVIEW TO BE COMPLETED BY: 10/7/08

1. Address: 4900 Hiawatha Ave (Revised) Property Identification Number (PIN): 18-028-23-14-0017
2. Lot Size: irregular; approx 3,750 sq. ft.
3. Current Use: Vacant land
4. Current Zoning: R1
5. Proposed future use (include attachments as necessary): The owner of the adjacent parcel at 4916 Hiawatha Ave has submitted a written request to buy the City's parcel for use as his sideyard.
6. List addresses of adjacent parcels owned by CPED/City:
None
7. Project Coordinator comments: I have attached a preliminary survey of this parcel and the surveyor notes numerous encroachments by structures belonging to the owner of the adjacent parcel. This coupled with the irregularly shaped parcels, make for a challenged parcel to develop.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

8. Lot is Buildable Non-Buildable for **any** structure. Explain: This parcel is nonconforming as to lot area and width, but a single family home may be built per the lot of record exception in 531.100. Setback variances would likely be necessary to fit a SFD on the property.
9. Will any land use applications (rezoning, variances, etc) be required to achieve the **proposed** future use noted in item 5? Yes No If yes, what applications? _____
10. Comments: If the property is used as a side yard, the applicant must combine the two lots with Hennepin County in accordance with 531.100(b) of the Minneapolis zoning code: Required merger of common ownership lots. Notwithstanding the provisions of subdivision (a), if in a group of two (2) or more contiguous lots or parcels of land owned or controlled by the same person, any individual lot or parcel is nonconforming as to lot width or lot area, such individual lot or parcel shall not be sold or developed as a separate parcel of land, but shall be combined with adjacent lots or parcels under the same ownership or control so that the combination of lots or parcels will equal one (1) or more parcels of land each meeting the full lot width and lot area requirements of this zoning ordinance, and Chapter 598 of the Minneapolis Code of Ordinances, Land Subdivision Regulations.

Completed by: Aly Pennucci Date: 9/26/2008

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

11. Adopted small area plan(s) in effect for parcel – please list:
Nokomis East Station Area Plan
12. Future land use/designation(s) identified in *The Minneapolis Plan* and other adopted plans: Single, two-family, or 2-3 story multifamily residential
13. Is future land use proposed in item 5 consistent with future land use plans?

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Yes No If no, why not? Proposed use in item 5 above is a sideyard. Given the policies of the adopted station area plan and the site's proximity to the 50th Street LRT station, housing of some type would ideally be built on this site. It appears from the Zoning comments above that at least a single family home would be feasible from a regulatory standpoint. That said, the project coordinator comments above suggest that practical considerations such as parcel shape and encroachments make development infeasible. In that case, the property will remain undeveloped and may be available for assembly with other parcels for a larger development in the long-term future.

14. Does the City own adjacent parcels that could be combined with this parcel to create a larger development (see item 6).

Yes No If yes, explain development scenario possible by combining City-owned parcels. _____

15. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes No

If Yes, what type of development? This property is not singled out as a catalytic site, but the policies of the comprehensive plan and station area plan point toward infill housing and housing intensification.

Comments: _____

Completed by: Paul Mogush Date: 10/2/2008

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Planning Director Review - by: Barbara Sporlein Date: 10/2/2008

PLANNING DIRECTOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US,
NANCY.THURBER@CI.MINNEAPOLIS.MN.US, AND THE PROJECT COORDINATOR.

Multi-Family Housing Staff Comments – by: Wes Butler Date: 10/6/2008

Comments: This parcel is too small for MF development.

Single Family Housing Staff Comments – by: Elfric Porte, II. Date: 4/14/2009

Comments: Based on the encroachments and the parcel being irregularly shaped, disposition as a side yard is appropriate. Disposition for sale as a single family home to Habitat for Humanity for \$1.00 was explored and developer expressed a non-interest due to size and complexity.

Real Estate Development Services Staff Comments – by: Darrell Washington Date: 10/15/2008

Comments: I agree that the parcel should be sold as a side yard to adjacent owner.

Business Development Staff Comments – by: Kristen Guild Date: 11/4/2008

Comments: Based upon the policy considerations identified in the zoning and planning analyses, Business Development concurs with Planning that the property should not be sold as a sideyard, but rather retained in the City development parcel inventory as a future development parcel. When market timing is appropriate, the parcel has significant potential to be developed as a single family infill development site within a two minute walk of an LRT station.

Economic Development Director Review - by: Cathy Polasky Date: 4/20/09

PLEASE CHECK ONE BOX:

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PROCEED to market the property as proposed

(Project Coordinator: Contact Community Planner at the time land sale is to occur for presentation to Planning Commission)

HOLD this property for further discussion

(Project Coordinator: Route a new form following staff discussion)

Housing Director Review - by: Tom Streitz Date: 4/20/2009

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US.

Template Revised 4/2/2008