

**City of Minneapolis  
CPED - Public Land Sale**

**Section I. Property Information**

**PROJECT COORDINATORS COMPLETE SECTION I.  
ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY.**

Submitted by: Bill Koncak Phone #: 673-5233 Date: 7/2/2008 REVIEW TO BE COMPLETED BY: [REDACTED]

1. Address: 2723 Polk Street NE Property Identification Number (PIN): 12-029-24-22-0138
2. Lot Size: 46' x 182' sq. ft.
3. Current Use: Duplex to be demolished
4. Current Zoning: R2B
5. Proposed future use (include attachments as necessary): Single Family residential!
6. List addresses of adjacent parcels owned by CPED/City:  
None
7. Project Coordinator comments: Existing structure has foundational problems and will be demolished.

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: The lot size is larger than a standard Minneapolis lot.
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? An application for an "Administrative Site Plan Review Application for Single and Two Family Dwellings and Multiple Family Dwellings Having 3 or 4 Dwelling Units" would be required for the construction of a new single family dwelling.
10. Comments: \_\_\_\_\_

Completed by: Jacob Steen Date: 7/9/2008

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:  
Audubon Park Neighborhood Master Plan
12. Future land use/designation(s) identified in *The Minneapolis Plan* and other adopted plans: In the Audubon Park plan, the parcel is guided for low density urban neighborhood. The proposed use, single family detached, is considered an appropriate use within this designation. The parcel has no specific land use feature designation in The Minneapolis Plan.
13. Is future land use proposed in item 5 consistent with future land use plans?  
Yes  No  If no, why not? \_\_\_\_\_
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? \_\_\_\_\_

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Comments: \_\_\_\_\_

Completed by: Halla Maze Date: 7/14/2008

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

*Planning Director Review - by: Barbara Sporlein Date: 7/15/2008*

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: 7/15/2008

Comments: This property is too small for multi-family development and is not adjacent to other city owned land that could be incorporated into a larger site.

Single Family Housing Staff Comments – by: Elfric Porte, II Date: 7/17/2008

Comments: The development of a single family house is supported

Real Estate Development Services Staff Comments – by: Connie Fournier Date: 7/18/2008

Comments: REDS agrees with the single family use.

Business Development Staff Comments – by: Kristin Guild Date: 7/17/2008

Comments: Business Development does not require this property for economic development purposes.

*Economic Development Director Review - by: Cathy Polasky Date: 7/23/2008*

**PLEASE CHECK ONE BOX:**

**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: 7/24/2008*

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