

**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: Edie Oliveto-Oate
Phone #: 612-673-5229
Form Initiated Date: 9/5/2012
Complete by Date:

1. Address: 3101 6th Street North
2. Property Identification Number (PIN): 10-029-24-32-0053
3. Lot Size: 58 x 165 - 9,580 sq ft
4. Current Use: Vacant Land
5. Current Zoning: R4
6. Proposed future use (include attachments as necessary): Proposed Single Family Housing Development
7. List addresses of adjacent parcels owned by CPED/City: 3107 6th Street North
8. Project Coordinator comments: This project will be developed under the Green Homes North project.
PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section II. Zoning Review

9. Lot is Buildable for any structure Non-Buildable for any structure
Explain: The subject property is zoned (R4) for Multiple Family Residential development. See item #11 below.
10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?
Yes No If yes, what applications? Depending on the nature of the proposed development, an administrative application for a new 1-4 unit dwelling would be required. If the project includes 5 or more dwelling units, a site plan review application (which requires a hearing before the Planning Commission) would be required, and other land use applications may also be necessary.
11. Comments: Note that by definition, this property may be considered a reverse corner lot given the orientation of the two parcels to the rear at 616 and 620 31st Avenue North (see MinneAtlas). If so, a variance may be required for an increased setback along the south side of the subject property. The 616-20 31st Avenue parcels are unusually small, but appear to be separate platted lots. Both are owned by CPED. My recommendation is that these two parcels should be joined with the subject property and a 4th parcel to the north of the subject site at 3107 6th Street to allow for the collective development of the four lots described herein, which would sum to roughly 21,000 square feet of land. A site this size could allow for a multiple family residential structure containing at least 15 dwellings as a conditional use. A separate land sale is being processed for 3101 6th Street.

Completed by: RDC Date: 9/13/2012
ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: This area is within the study area of the Lowry Avenue Strategic Plan.
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth shows Lowry Avenue as a Community Corridor and the area to the south as Urban Neighborhood. The Lowry Avenue Strategic Plan further designates this area as appropriate for medium density. However, this site is part of the Hawthorne EcoVillage which has a plan for this lot to be a single-family home. The small lots to the west owned by CPED will be used for a

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community garden. The sale of this lot for single-family residential can be considered in conformance with the goals of the comprehensive plan and small area plan as the character of the street frontage on 31st Avenue is mainly single-family homes. In addition, the R4 zoning allows single-family homes. The larger parcel to the north, owned by the City, is planned for medium density residential and this land sale will not prevent that development.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes No If no, why not? _____

15. 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 Yes, but see #13

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes No If Yes, what type of development? See #13

Comments: A single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan and the vision of the EcoVillage plans.

Completed by: Jim Voll Date: 9/19/2012

COMMUNITY PLANNER: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Planning Director Review

by: Jason Wittenberg Date: 9/20/2012

PLANNING DIRECTOR:

EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Multi-Family Housing Staff Comments

by: Wes Butler

Date: 9/21/2012

Comments: MF concurs with this proposal

Single-Family Housing Staff Comments

by: Elfric Porte

Date: 9/21/2012

Comments: Single Family concurs with this proposal

Real Estate Development Services Staff Comments by: N/A Date: _____

Comments: See Single Family comments

Business Development Staff Comments

by: Kristin Guild

Date: 9/21/2012

Comments: Business Development concurs with the sales as proposed

Economic Development Director Review

by: Cathy Polasky

Date: 9/24/2012

PLEASE CHECK ONE BOX:

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

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Director's Notes (reason for HOLD status): _____

Housing Director Review

by: Tom Streitz

Date: 9/24/2012

EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

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10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?
Yes No If yes, what applications? Depending on the nature of the proposed development, an administrative application for a new 1-4 unit dwelling would be required. If the project includes 5 or more dwelling units, a site plan review application (which requires a hearing before the Planning Commission) would be required, and other land use applications may also be necessary.

11. Comments: A separate land sale is underway for 3101 6th Street. The potential to develop this property in conjunction with 3101 6th Street exists, as this property is under common ownership by CPED. Further, two additional contiguous parcels owned by CPED at 616-20 31st Avenue North (see MinneAtlas) could be added to such a development. My recommendation is that the subject property, the adjacent parcel to the south at 3101 6th Street North, and the two lots CPED owns on 31st Avenue could be combined for development purposes as a unified site consisting of the four lots and roughly 21,000 square feet of land, as described herein. A site this size could allow for a multiple family residential structure containing at least 15 dwellings as a conditional use.

Completed by: RDC Date: 9/13/2012

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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Completed by: Jim Voll Date: 9/19/2012

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