

**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 #: 612-673-5231

Form Initiated Date: 10/16/2012

Complete by Date:                     

1. Address: 1522 Hillside

2. Property Identification Number (PIN): 16 029 24 24 0052

3. Lot Size: 60 x 149 8,960 sq ft

4. Current Use: Two Family

5. Current Zoning: R2B

6. Proposed future use (include attachments as necessary): Single Family Structure

7. List addresses of adjacent parcels owned by CPED/City: None

8. Project Coordinator comments: I believe the structure was last occupied as a 8 unit building but the site has lost grandparent rights and must be rehabbed to be conforming. We are in receipt of a concept proposal to retrofit this structure to a single family dwelling which I believe would confirm with the R2B zoning with the lot having 8,960 square feet

PROJECT COORDINATOR: EMAIL FORM TO [ARLENE.ROBINSON@MINNEAPOLISMN.GOV](mailto:ARLENE.ROBINSON@MINNEAPOLISMN.GOV)

**Section II. Zoning Review**

9. Lot is Buildable for **any** structure  Non-Buildable for **any** structure

Explain: A single family dwelling is a permitted use in the R2B zone.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes  No  If yes, what applications?                     

11. Comments: The project consists of the conversion of an existing structure to a single family. The property is subject to compliance with regulations of the R2B district, such as an exterior alteration to the existing structure. Upon review of the proposed development, a variance may be required if the project included an addition that could not comply with setback requirements.

Completed by: Robert Clarksen Date: 10/19/2012

ZONING STAFF: EMAIL FORM TO [ARLENE.ROBINSON@MINNEAPOLISMN.GOV](mailto:ARLENE.ROBINSON@MINNEAPOLISMN.GOV)

**Section III. Community Planning Review**

12. List adopted small area plan(s) in effect for parcel: The Minneapolis Plan for Sustainable Growth designates this area as Urban Neighborhood.

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: There are no small area plans in effect for this parcel.

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 The city owns 1530 Hillside adjacent to the northwest, but it will remain a separate single-family lot.

16. 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: A single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.

Completed by: Jim Voll Date: 10/19/2012

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

Planning Director Review	by: <u>Jason Wittenberg</u> Date: <u>10/19/2012</u>
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PLANNING DIRECTOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Multi-Family Housing Staff Comments by: Elfric for Wes Butler Date: 10/19/2012

Comments: Multi-Family Concur

Single-Family Housing Staff Comments by: Elfric Porte Date: 10/18/2012

Comments: I support the development as proposed

Real Estate Development Services Staff Comments by: \_\_\_\_\_ Date: 10/19/2012

Comments: See Single Family Housing Comments

Business Development Staff Comments by: Kristin Guild Date: 10/19/2012

Comments: Business Development supports the disposition as proposed.

Economic Development Director Review	by: <u>Cathy Polasky</u> Date: <u>10/19/2012</u>
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**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

Director's Notes (reason for **HOLD** status): \_\_\_\_\_

Housing Director Review	by: <u>Tom Streitz</u> Date: <u>10/19/2012</u>
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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.