

**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: Rebecca Parrell

Phone #: x 5018

Form Initiated Date: 3/7/2011

Complete by Date: ██████

1. Address: 2644 Minnehaha Avenue

2. Property Identification Number (PIN): 36-029-24-31-0030

3. Lot Size: 82 x 442

4. Current Use: vacant

5. Current Zoning: I1

6. Proposed future use (include attachments as necessary): Planned for rezoning to I2 for outdoor storage in the near-term and industrial development in the long-term maybe 3 to 8 years out by Wood From the Hood (see Jim Voll for details)

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

8. Project Coordinator comments: We are planning a direct sale to one partner of the adjacent parcel's LLC ownership entity (2620 Minnehaha Avenue)

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

Section II. Zoning Review

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

Explain: This property is platted as an outlot and does not have frontage on a public street; an outlot is any lot created that will not be developed for any use other than open space, private or public park or common area within a condominium plat. A buildable lot must have frontage on a public street or an easement to access a public street.

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

Yes No If yes, what applications? At minimum, a zoning amendment and a subdivision application to replat the lot, that includes an access easement or some other way to access the site, will be required.

11. Comments: _____

Completed by: Aly Pennucci Date: 3/9/2011

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

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: Hiawatha/Lake Station Area Master Plan, Seward Longfellow Greenway Area Land Use and Pre-development Study, Industrial Land Use and Employment Policy Plan

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Light/Medium Industrial

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 _____

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

Yes

No

If Yes, what type of development? _____

Comments: _____

Completed by: Paul Mogush Date: 3/21/2011

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

Planning Director Review

by: Barbara Sporlein Date: 3/21/2011

PLANNING DIRECTOR:

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

Multi-Family Housing Staff Comments

by: Wes Butler Date: 3/21/2011

Comments: MF is supportive of the proposal as submitted.

Single-Family Housing Staff Comments

by: Elfric Porte, II Date: 3/21/2011

Comments: Single Family does not have an interest in this site and supports the plan as proposed.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 3/22/2011

Comments: The proposed land sale and development appears consistent with approved real estate disposition policies.

Business Development Staff Comments

by: Kristin Guild Date: 3/21/2011

Comments: Business Development initiated this sale of a sliver outlot parcel to an adjacent property owner to facilitate the expansion of Wood from the Hood, a wood product manufacturer that creates value-added consumer products from urban trees removed due to age or disease.

Economic Development Director Review

by: Cathy Polasky Date: 3/22/2011

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: Chuck Lutz Date: 3/23/2011

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

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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.