

**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: Edith Johnson

Phone #: x5262

Form Initiated Date: 5/20/2013

Complete by Date: XXXXXXXXXX

1. Address: 2406 McNair Avenue

2. Property Identification Number (PIN): 17-029-24-11-0244

3. Lot Size: 12,050 sq. ft. (irregular)

4. Current Use: Vacant Land

5. Current Zoning: R1A

6. Proposed future use (include attachments as necessary): Sell to adjacent owners at 2327 Walton Place North the rear section of 2406 McNair Avenue N for extension of yard space, alleviation of foot traffic and installation of a fence for children's play area.

7. List addresses of adjacent parcels owned by CPED/City: 2410 McNair Avenue (a portion of the parcel is being considered for a split in this process).

8. Project Coordinator comments: If sale/lot split is approved, 2406 McNair and 2410 Mc Nair Avenue will b combined and marketed for housing development.

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: Depending on how the 2406 parcel is split, sufficient area for a buildable lot will appear to remain along McNair.

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, it appears a subdivision application (to create the Walton PI side yard) and an administrative site plan review for a 1-4 unit dwelling is required. The new construction (at 2406) must meet all setbacks and a minimum lot size of 5000 square feet for use as a single family.

11. Comments: Staff has considered the existing aerial photo and arrangement of lots on this block for reference. Given the information provided, it is unclear whether other land use applications may be required to facilitate the use in items 6 and 8. Staff needs to review a more specific development plan to determine the nature of those additional applications.

Completed by: Robb Clarksen Date: 6-3-13

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: There are no small area plans in effect for this parcel.

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates this area as Urban Neighborhood.

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?

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Yes No If yes, explain possible development scenarios CPED owns 2410 McNair, but this area is zoned for single-family homes.

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

Yes No If Yes, what type of development? _____

Comments: While the sale of the northerly part of the lot for a side yard, with the remainder for a single-family home, is in conformance with the comprehensive plan, the actual lot split has to be reviewed for compliance with the zoning code and subdivision ordinance; approval of a land sale does not approve a split that is not in conformance with those regulations.

Completed by: Jim Voll

Date: 6/4/13

COMMUNITY PLANNER:

EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Planning Director Review	by: <u>Kjersti Monson</u>	Date: <u>6/5/2013</u>
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PLANNING DIRECTOR:

EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Residential Policy and Finance

by: Wes Butler

Date: 6/6/2013

Comments: RF agrees with this transaction

Residential & Real Estate Development

by: Elfric Porte

Date: 6/6/2013

Comments: R-RED supports the strategy as proposed

Business Development Staff Comments

by: Kristin Guild

Date: 6/6/2013

Comments: Given the large square footage of these assembled parcels at 2106 and 2110 McNair and their proximity to the Penn-West Broadway 5 points intersection, Business Development urges careful consideration by Housing management before approving these parcels for sale as side yards.

Economic Development Director Review	by: <u>Cathy Polasky</u>	Date: <u>6/7/2013</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>6/25/2013</u>
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EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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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.

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Submitted by: Edith Johnson

Phone #: x5262

Form Initiated Date: 5/20/2013

Complete by Date:

1. Address: 2410 McNair Ave N

2. Property Identification Number (PIN): 17-029-24-11-0243

3. Lot Size: 105x166x197 (irregular)

4. Current Use: Vacant Land

5. Current Zoning: R1A

6. Proposed future use (include attachments as necessary): Sell to adjacent property owners at 2327 Walton Place North a small triangular rear section of 2410 McNair Avenue for extension of yard space, alleviation of foot traffic and installation of a fence for children's play area.

7. List addresses of adjacent parcels owned by CPED/City: 2406 McNair Ave (a portion of the parcel is being considered for a split in the process).

8. Project Coordinator comments: If sale/lot split is approved, 2410 McNair and 2406 McNair Avenue North will be combined and marketed for housing development.

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section II. Zoning Review

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Explain: Depending on how the 2410 parcel is split, sufficient area for a buildable lot will appear to remain along McNair.

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Completed by: Robert Clarksen Date: 6/3/2013

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

Section III. Community Planning Review

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Completed by: Jim Voll Date: 6/4/2013

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

Planning Director Review by: Kjersti Monson Date: 6/5/2013

PLANNING DIRECTOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Residential Policy and Finance by: Wes Butler Date: 6/6/2013

Comments: RF agrees with this transaction

Residential & Real Estate Development by: Elfric Porte Date: 6/6/2013

Comments: R-RED supports the strategy as proposed

Business Development Staff Comments by: Kristin Guild Date: 6/6/2013

Comments: Given the large square footage of these assembled parcels at 2106 and 2110 McNair and their proximity to the Penn-West Broadway 5 points intersection, Business Development urges careful consideration by Housing management before approving these parcels for sale as side yards.

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