

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: Tiffany Glasper
Phone #: 612 673 5221
Form Initiated Date: 2/3/2014
Complete by Date: 3/15/2014
1. Address: 2201, 2213, 2217, 2221 Golden Valley Road & 1823 Penn Avenue North
 2. Property Identification Number (PIN): 17-029-24-41-0005, 17-029-24-41-0004, 17-029-24-41-0003, 17-029-24-41-0002, 17-029-24-41-0001
 3. Lot Size: 33,773 total square feet
 4. Current Use: 1823 Penn, 2201 Golden Valley Road, 2213-2217 Golden Valley Road are Vacant Land. 2221 Golden Valley Road contains a vacant, boarded and blighted structure that will be demolished as part of the redevelopment project. The City of Minneapolis currently owns the properties at 2201 Golden Valley Road and 1823 Penn Avenue North. The developer owns the other three properties.
 5. Current Zoning: C1
 6. Proposed future use (include attachments as necessary): New Construction of 45 units of rental housing with amenities and community space on first floor. Development will also include green space, pocket park and underground parking. Project scheduled to close in the late summer of 2014 and begin construction immediately thereafter.
 7. List addresses of adjacent parcels owned by CPED/City: 2200 Golden Valley Road, 1915 Penn Avenue North
 8. Project Coordinator comments: Project is part of a larger redevelopment strategy at this node.
- PROJECT COORDINATOR: EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Section II. Zoning Review

9. Lot is Buildable for **any** structure Non-Buildable for **any** structure
Explain: _____
10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?
Yes No If yes, what applications? Site Plan Review is required for the development of a new mixed use structure. The project is subject to maximum Floor Area Ratio of 1.7 per 548.240. Additional applications may be required upon review of concept development plan.
11. Comments: Proposed lot density of 755 sq ft per unit.
- Completed by: Robert Clarksen Date: 2/3/2014
ZONING STAFF: EMAIL FORM TO SUSAN.SCHEMPF@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. However, this site is within the area of the Penn Avenue Community Works/Penn Avenue small area plan currently underway.
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates Penn Avenue North as a Community Corridor and the 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? _____

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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 _____

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

Yes No If Yes, what type of development? _____

Comments: The future land use map in The Minneapolis Plan for Sustainable Growth designates Penn Avenue North as a Community Corridor which supports medium density residential (20-50 dwelling units per acre). The proposed 45-unit development would be at the low end of the high-density category, with 58 dwelling units per acre, but still within the amount allowed by the C1 District. Multi-family with first floor commercial is in conformance with the goals of the comprehensive plan at a major intersection on a Community Corridor.

Completed by: Jim Voll

Date: 2/3/2014

COMMUNITY PLANNER:

EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Planning Director Review

by: Jack Byers Date: 2/6/2014

PLANNING DIRECTOR:

EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Section IV. Manager's Comment

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: Wes Butler Date: 2/7/2014 Comments: Residential finance agrees with these land sales.

Residential & Real Estate Development by: Elfric Porte Date: 2/7/2014 Comments: R&RED support the development as proposed.

Business Development by: _____ Date: _____ Comments: _____

Section V. Manager of Initiating Project Coordinator

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

Reason for **HOLD** status: _____

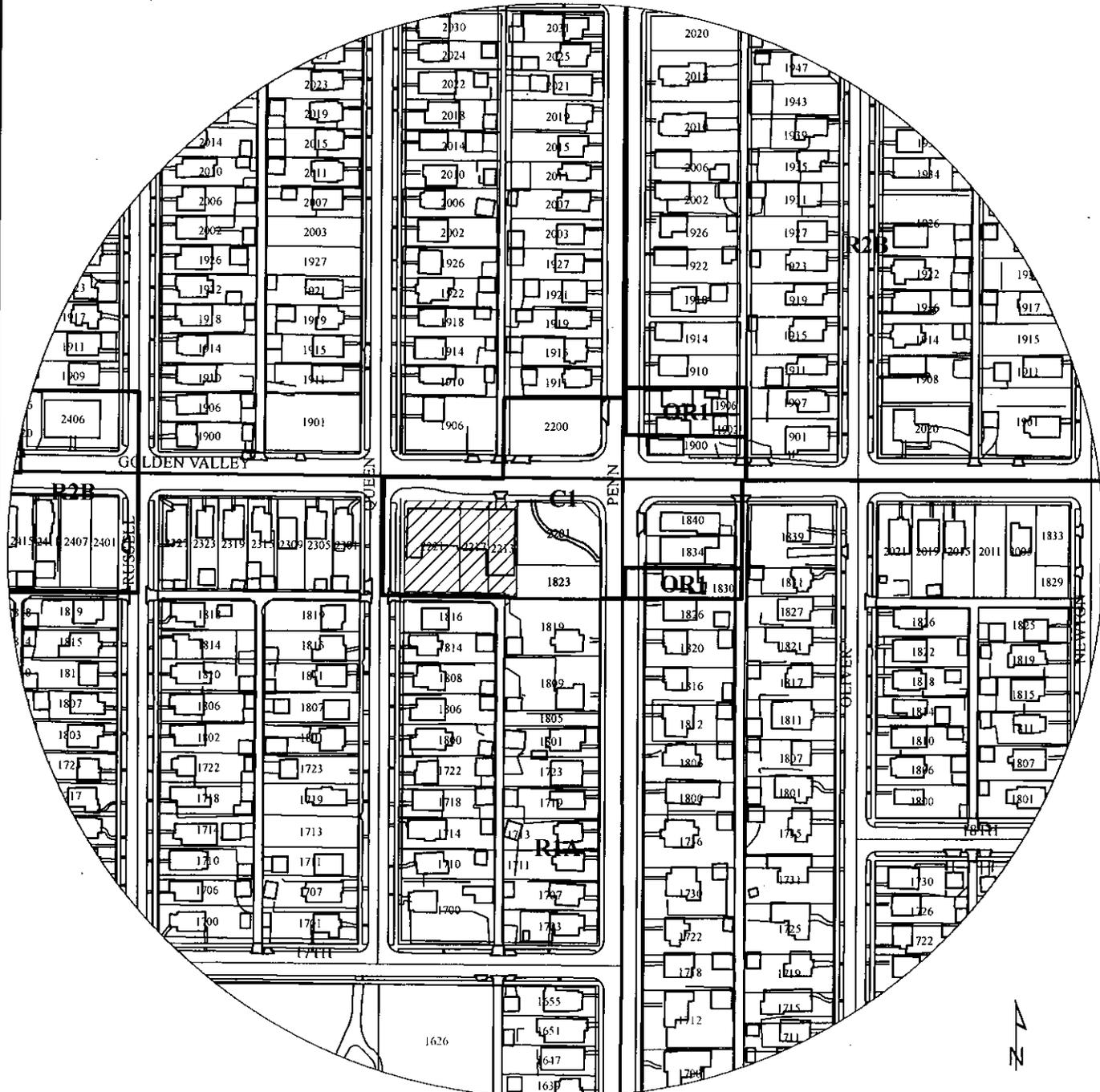
Community Development Committee.

Public Land Sale

5th

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

2201 Golden Valley Road and 1823 Penn Avenue North

FILE NUMBER

N/A