

**City of Minneapolis, CPED - Public Land Sale and Acquisition Form – Single Family,  
Scattered Site**

**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: Eddie Oliveto-Oates, Phone #: 5229

Form Initiated Date: 6/4/2014

1. Address: 3532 Chicago, Property Identification Number (PIN): 02-028-24-32-0126
2. Lot Size: 42' x 122' Square Footage 5,127
3. Current Use: Vacant residential. Current Zoning: R2B
4. Proposed future use (include attachments as necessary): Move of an existing house at 3821 3<sup>rd</sup> Ave. to be rehabilitated and sold to an owner occupant.
5. List addresses of adjacent parcels owned by CPED/City: None
6. Project Coordinator comments: The house move will facilitate the development of a grocery store at 38<sup>th</sup> & Clinton and save the existing home.

**Section II. Zoning Review**

7. Lot is: Buildable for **any** structure  Non-Buildable for **any** structure   
Explain: \_\_\_\_\_
  8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?  
Yes  No  If yes, what applications? Administrative Site Plan Review is required to move or construct a new Single Family Dwelling on property in the R2B zone.
  9. Comments: \_\_\_\_\_
- Completed by: Robert Clarksen Date: 6/9/2014

**Section III. Community Planning Review**

10. List adopted small area plan(s) in effect for parcel: 38<sup>th</sup> and Chicago Small Area/Corridor Framework Plan
  11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Outside focus area in 38<sup>th</sup> and Chicago Plan; The Minneapolis Plan: Property is on Chicago Ave, a designated Community Corridor. Parcel-specific guidance is Urban Neighborhood.
  12. Is future land use proposed in item 4 consistent with future land use plans?  
Yes  No  If no, why not? \_\_\_\_\_
  13. 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 \_\_\_\_\_
  14. Is parcel identified in adopted plans as a catalyst/essential site for future development?  
Yes  No  If Yes, what type of development? \_\_\_\_\_
- Comments: If larger site assembly were possible, multifamily housing would be a better policy fit on a Community Corridor. However, this is one single-family parcel on a block of existing single-family homes. Moving an existing house here is consistent with the comprehensive plan.
- Completed by: PM Date: 6/9/2014  
Manager, Community Planning, Public Art and Research, by: KM Date: 6/10/2014

**Section IV. Decision to Market**

**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*

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**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): \_\_\_\_\_

Manager, R-RED by: [Elfric Porte](#) Date: [6/10/2014](#)