

**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: Roxanne Young Kimball, Phone #: 612-673-2794

Form Initiated Date: 8/5/2014

1. Address: 1508 25th St E, Property Identification Number (PIN): 35-029-24-13-0114
2. Lot Size: 29' x 87' Square Footage 2523 sq ft
3. Current Use: Vacant land. Current Zoning: R2B/Two Family District
4. Proposed future use (include attachments as necessary): Divide 1508 25th St E into three sections; one to be combined with an adjacent CPED owned property at 2445 15th Ave S and the remaining two sections to be sold to adjacent property owners at 2443 15th Ave S and 1504 25th St E; which will return these parcels to their original plat dimensions. CPED's intent is to divide the combined lot at 2445 15th Ave S and sell to the adjacent properties at 2443 15th Ave S and 2447 15th Ave S. See the attached map for a clear depiction of intent. Sale of the lots for sideyard is dependent on all three adjacent owners agreeing to purchase of the divided parcels.
5. List addresses of adjacent parcels owned by CPED/City: 2445 15th Ave S
6. Project Coordinator comments: The City Council approved division of both 2445 15th Ave S and 1508 25th St E to sell as sideyards as described above on 10/10/97. Despite negotiations with the owners of the adjacent parcels, the sale did not happen and adjacent owners changed. In 2006, CPED sought to sell the properties again. The Midtown Phillips Neighborhood Association approved the lot combination and division recommendation as outlined above on 9/11/06 and the planning commission approved the division as outlined above on 11/17/08. The sale did not happen and adjacent owners changed again.

Section II. Zoning Review

7. Lot is: Buildable for any structure Non-Buildable for any structure

Explain: City records indicate a dwelling existed on this property in 1948. It is unclear when it was removed, so this is a buildable lot of record. For practical purposes, the lot does not meet minimum size requirements and would require several variances prior to development as is.

8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?
Yes No If yes, what applications? The development review process for this will consist of a 1) Subdivision and 2) Lot combination application, and possibly other reviews.
9. Comments: The future use of this property is understood to be "sideyards" for the adjacent houses along 15th Avenue South.

Completed by: Robert Clarksen Date: 9/2/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: None
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: 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: _____

Completed by: Paul Mogush Date: 9/10/2014

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

Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 9/11/2014

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*

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: 9/11/2014