



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: May 3, 2005

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Nancy Pray, Project Coordinator, Phone 612-673-5228

Presenter in Committee: Tiffany Glasper, Senior Project Coordinator

Approved by: Chuck Lutz, Deputy CPED Director _____
Elizabeth Ryan, Director, Housing Policy _____
& Development

Subject: Land Sale – Public Hearing
Vacant Housing Recycling Program

RECOMMENDATION: Adopt the attached Resolution for the proposed lot division that approves the lot division and waives the requirement for a subdivision plat. Approve the land sale of 2710 James Avenue North, Parcel 42-13A for \$170.00 to Patricia M. Richberg and Parcel 42-13B to Yia Her for \$170.00, subject to the following conditions;

- 1) land sale closing must occur on or before 30 days from date of approval; and
- 2) payment of holding costs of \$150.00 per month from the date of approval to the date of closing if land sale closing does not occur on or before 30 days from date of approval. The sale conditions may be waived or amended with the approval of the CPED Director.

Previous Directives: CPED acquired 2710 James Avenue North on April 28, 1995.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain): Eliminate property management costs.
Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: 3

Neighborhood Notification: Jordan Area Community Council reviewed this proposal and recommended it be approved.

City Goals: Preserve and enhance our natural and historic environment and promote a clean, sustainable Minneapolis.

Comprehensive Plan: The land sale was reviewed by the Planning Commission for consistency with the Comprehensive Plan on March 28, 2005.

Zoning Code: R2B

Living Wage/Job Linkage: N/A

Other:

Background/Supporting Information

<u>PARCEL</u>	<u>ADDRESS</u>	<u>SALE PRICE</u>
JOR 42-13A & B	2710 James Avenue North	\$170.00 (ea.)

<u>PURCHASER</u>	<u>PARCEL</u>
Patricia Michael Richberg 2716 James Avenue North Minneapolis, MN 55411	JOR 42-13A

Yia Her 7940 Ewing Avenue North Brooklyn Park, MN 55443	JOR 42-13B
---	------------

PROPOSED DEVELOPMENT:

The subject parcel is 27' x 126' or 3,402 total square feet. The northern 13.5' x 126' or 1,701 square feet (Parcel 42-13A) will be combined as sideyard to the single family dwelling located at 2716 James Avenue North that is owner-occupied by Patricia M. Richberg. Her lot is currently 31' x 126' or 3,906 square feet. This will create a new lot of 44.5' x 126' or 5,607 square feet.

The southern 13.5 feet (Parcel 42-13B) will be combined as sideyard to the single family dwelling located at 2706 James Avenue North that is owned but not occupied by Yia Her.

His lot is currently 40' x 126' or 5,040 square feet. This will create a new lot of 53.5' x 126' or 6,741 square feet.

LAND DISPOSITION POLICY:

This property is a non-buildable lot as defined by City policy and is being sold for sideyard.

FINANCING: Cash

OFFERING PROCEDURE:

The sales price reflects the appraised value of this parcel.

COMMENTS:

Patricia Richberg proposes to seed/sod the parcel for use as sideyard. Yia Her plans to seed/sod and landscape the parcel for use as sideyard and possibly build a fence in the future.

Upon receipt of these offers, staff forwarded the requests to the Jordan Area Community Council for review. We have received recommendation from the neighborhood that lends support to the division and land sale of 2710 James Ave North as sideyard to each adjoining property owner. Staff concurs and recommends the sale of each parcel for \$170.00

2710 James Avenue North (JOR 42-13A)

The North half of the following described property: That part of Lot F in Babbit's Out-Lots described as follows: Commencing at a point on West line 97 1/2 feet North from the Southwesterly corner; thence East on a line parallel with the South line of said lot 165.15 feet; thence at right angles North 67 1/2 feet; thence at right angles West 165.15 feet to West line; thence South at right angles on West line 67 1/2 feet to place of beginning; EXCEPT the South 40 feet thereof.

2710 James Avenue North (JOR 42-13B)

The South half of the following described property: That part of Lot F in Babbit's Out-Lots described as follows: Commencing at a point on West line 97 1/2 feet North from the Southwesterly corner; thence East on a line parallel with the South line of said lot 165.15 feet; thence at right angles North 67 1/2 feet; thence at right angles West 165.15 feet to West line; thence South at right angles on West line 67 1/2 feet to place of beginning; EXCEPT the South 40 feet thereof.

Address: 2710 James Avenue North
 Parcel: JOR 42-13A & B
 Purchaser: Patricia Richberg (JOR 42-13A)
 Yia Her (JOR 42-13B)
 Sq. Footage: 3,402
 Zoning: R2B

WARD 3

