

Minneapolis Community Development Agency

Request for City Council Action

Date: December 2, 2003

To: Council Member Lisa Goodman, Community Development Committee
Council Member Barbara Johnson, Ways and Means/Budget Committee

Refer to: MCDA Board of Commissioners

Prepared by: Edith Johnson, Project Coordinator Phone 612-673-5262

Approved by: Lee Sheehy, MCDA Executive Director
Chuck Lutz, MCDA Deputy Executive Director _____

Subject: Land Sale - Public Hearing
Harrison Urban Renewal Project

<u>PARCEL</u>	<u>ADDRESS</u>
XPH-286B	1719 Glenwood Ave N

Purchaser: William McGaughey
1702 Glenwood Ave N
Minneapolis, MN 55405

Previous Directives:

The MCDA acquired this property on January 2, 1997. On September 16, 2003, the Board approved the sale of Parcel XPH-286A (40' x 138' = 5,520) square feet to Prima Land for the development of a single-family home.

Ward: 5

Neighborhood Group Notification:

The Harrison Neighborhood Association reviewed this proposal and recommended it be approved.

Consistency With *Building a City That Works*:

This sideyard sale is consistent with *Building a City That Works*, Goal 2, which ensures that an array of housing choices exists to meet the needs of our current residents and attracts new residents to the city.

Crown Roller Mill,
105 Fifth Ave. S., Suite 200
Minneapolis, MN 55401-2534
Telephone: (612) 673-5095
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www.mcda.org

Comprehensive Plan Compliance:

This sideyard usage is consistent with the Comprehensive Plan as shown on the Land Use Map and in conformance with the Harrison Urban Renewal Project relating to this community.

Zoning Code Compliance: R2B

Impact on MCDA Budget: (Check those that apply)

- No financial impact
- Action requires an appropriation increase to the MCDA Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):

Living Wage / Business Subsidy: Not applicable.

Job Linkage: Not applicable.

Affirmative Action Compliance: Not applicable.

RECOMMENDATION:

City Council Recommendation: The Executive Director recommends that the City Council adopt the attached Resolution for the proposed lot division that approves the lot division and waives the requirement for a subdivision plat.

MCDA Board Recommendation: The Deputy Executive Director recommends the sale of Parcel XPH-286B to William McGaughey contingent upon the proposed lot division being approved by the City Council.

Background/Supporting Information:

PROPOSED DEVELOPMENT:

The lot size is 292 total square feet. The buyer proposes to purchase the parcel for sideyard usage, but may build a fence in the future.

LAND DISPOSITION POLICY:

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

FINANCING: Cash

OFFERING PROCEDURE:

Negotiated. The sales price reflects the appraised reuse value of these parcels.

COMMENTS:

On September 16, 2003 the Board approved the sale of Parcel XPH-286A (40' x 138' = 5,520 square feet) to Prima Land for the development of a single-family home. The sale was contingent upon approval of the lot split and sale of the remaining two feet (Parcel XPH-286B) to the adjacent property owner. William McGaughey owns, but does not occupy the duplex located at 1715 Glenwood Ave N. His current lot size is 38' x 145', when combined with our lot, his revised lot dimensions will be 40' x 145' = 5,800 square feet.

RECOMMENDATION:

City Council Recommendation: The Executive Director recommends that the City Council adopt the attached Resolution for the proposed lot division that approves the lot division and waives the requirement for a subdivision plat.

MCDA Board Recommendation: The Deputy Executive Director recommends the sale of Parcel XPH-286B to William McGaughey contingent upon the proposed lot division being approved by the City Council.

Minneapolis Community Development Agency

Approving the subdivision of a lot at 1719 Glenwood Avenue North.

WHEREAS, the Minneapolis Community Development Agency (MCDA) has requested that a parcel of land located at 1719 Glenwood Avenue North and legally described as:

The North 138 feet of the East 42 ½ feet of that part of Lot 15 lying North of 3rd Avenue North, Auditor's Subdivision of. 26, Hennepin County.

be subdivided as follows:

Parcel A:

The North 138 feet of the East 42.5 feet of that part of Lot 15 lying North of 3rd Avenue North, Auditor's Subdivision No. 26, Hennepin County, Minnesota, EXCEPT the East 2.0 feet thereof.

Parcel B:

The East 2.0 feet of the North 138 feet of the East 42.5 feet of that part of Lot 15 lying North of 3rd Avenue North, Auditor's Subdivision No. 26, Hennepin County, Minnesota.

WHEREAS, the MCDA intends to convey the subdivided Parcel B listed above to the owner of the adjacent property at 1715 Glenwood Avenue North described as follows:

The North 145 feet of Lot 16, Auditor's Subdivision No. 26, Hennepin County, Minnesota.

WHEREAS, the proposed subdivision conforms with Minnesota Statutes Section 462.358 and Land Subdivision Regulations adopted by the Minneapolis City Council on July 14, 1995; and

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WHEREAS, pursuant to due notice thereof published in Finance and Commerce on November 21, 2003, a public hearing on said subdivision and proposed sale was duly held in a joint meeting of the Community Development Committee of the City Council and the Operating Committee of the MCDA at 1:30 p.m., December 2, 2003, in Room 319, Minneapolis City Hall, 350 South 5th Street, in the City of Minneapolis, County of Hennepin, State of Minnesota;

NOW, THEREFORE, BE IT RESOLVED, by The City Council of The City of Minneapolis:

That the division of the above described property be approved and the requirement of a subdivision plat be waived.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be attached to the deeds conveying the subdivided parcels.

