City of Minneapolis
CPED - Public Land Sale

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: Earl Pettiford Phone #: 673-5231 Date: 6/17/2009 REVIEW TO BE COMPLETED BY: ____

1. Address: 620 20th Av S and 624 20th Av S Property Identification Number (PIN): 25-029-24-32-0515 and 25-029-24-32-0298
2. Lot Size: 55 x 66 = 3,630 sq. ft. for each.
3. Current Use: Vacant land with PRD
4. Current Zoning: R4
5. Proposed future use (include attachments as necessary): Three or four unit townhouse building or condominiums.
6. List addresses of adjacent parcels owned by CPED/City:

   None
7. Project Coordinator comments: The Cedar Riverside Housing Committee is interested in CPED inviting proposals for townhouse/condo development of family housing containing 3 or more bedrooms in each unit. They/we would like the maximum number of units defined.

PROJECT COORDINATOR: EMAIL FORM TO PAUL.MOGUSH@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

8. Lot is ☒ Buildable ☐ Non-Buildable for **any** structure. Explain: In in the R4 Multiple Family District the minimum lot area per dwelling unit is 1250 sq. ft., therefore the maximum density as of right on a 7260 sq. ft. lot is 5 dwelling units.
9. Will any land use applications (rezoning, variances, etc) be required to achieve the **proposed** future use noted in item 5? Yes ☒ No ☐ If yes, what applications? The subject lots are both substandard and must be combined per 531.100 of the Minneapolis Zoning Code which requires the merger of common ownership lots. This parcel was originally developed as part of a Conditional Use Permit for a Planned Unit Development (C-1066). Any redevelopment of the parcel would require an amendment of the CUP per chapter 527 of the Minneapolis Code of Ordinances.
10. Comments: _____

Completed by: Jake Steen Date: 6/29/2009

ZONING STAFF: EMAIL FORM TO PAUL.MOGUSH@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

11. Adopted small area plan(s) in effect for parcel – please list:

    Cedar Riverside Small Area Plan
12. Future land use/designation(s) identified in *The Minneapolis Plan* and other adopted plans: Urban neighborhood in The Minneapolis Plan; medium density residential in the Cedar Riverside Small Area Plan
13. Is future land use proposed in item 5 consistent with future land use plans?

    Yes ☒ No ☐ If no, why not? _____
14. Does the City own adjacent parcels that could be combined with this parcel to create a larger development (see item 6).

City of Minneapolis
CPED - Public Land Sale

Yes ☐ No ☒ If yes, explain development scenario possible by combining City-owned parcels. _____

15. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes ☐ No ☒

If Yes, what type of development? _____

Comments: *The proposed use is consistent with policies in both plans cited above.*

Completed by: Haila Maze Date: 7/2/2009

COMMUNITY PLANNER: EMAIL FORM TO PAUL.MOGUSH@CI.MINNEAPOLIS.MN.US

Planning Director Review - by: Barbara Sporlein Date: 7/6/2009

PLANNING DIRECTOR: EMAIL FORM TO PAUL.MOGUSH@CI.MINNEAPOLIS.MN.US, EDEN.SPENCER@CI.MINNEAPOLIS.MN.US, AND THE PROJECT COORDINATOR.

Multi-Family Housing Staff Comments – by: *Wes Butler* Date: *7/6/2009*
Comments: *These parcels are too small for Multi-family.*

Single Family Housing Staff Comments – by: *Elfric Porte, II.* Date: *7/6/2009*
Comments: *The development of a housing units that maximizes the space is encouraged.*

Real Estate Development Services Staff Comments – by: *Darrell Washington* Date: *8/26/2009*
Comments: *Proposed actions appear appropriate and supportive of City's goals and strategies.*

Business Development Staff Comments – by: *Kristin Guild* Date: *9/21/2009*
Comments: *Business Development does not require this property for economic development purposes and supports the same for housing redevelopment.*

PLEASE CHECK ONE BOX:

☒ Lot is suitable for proposed use.
Proceed to market property as proposed.
(Contact Community Planner at the time land sale is to occur for presentation to Planning Commission)

☐ Lot is unbuildable for proposed use

or

☐ There may be other potential redevelopment opportunities that should be explored

Contact your Director

Economic Development Director Review - by: CAP Date: 9/21/2009

Housing Director Review - by: C. Lutz Date: 9/28/09

City of Minneapolis
CPED - Public Land Sale

EMAIL COMPLETED FORM TO PAUL.MOGUSH@CI.MINNEAPOLIS.MN.US,

Template Revised 12/11/2006