

**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: Sharrin Miller-Bassi Phone #: 5019 Date: REVISED 6/17/08 REVIEW TO BE COMPLETED BY: AS SOON AS POSSIBLE

1. Address: 4556 4th Avenue So. and 328 East 46th St. Property Identification Number (PIN): 10-028-24-44-0131, 10-028-24-44-0131
2. Lot Size: 5,160 s.f., 5,160 s.f.
3. Current Use: green space
4. Current Zoning: C1, R1A
5. Proposed future use (include attachments as necessary): green space or surface parking lot
6. List addresses of adjacent parcels owned by CPED/City:
none
7. Project Coordinator comments: Both sites have poor soils and are unsuitable for construction. It is proposed that the sites be sold AS IS with conservation easements. While selling these properties for development would be preferable, the lots have such poor soil conditions that development is not financially feasible. The proposed sale would provide land for either open space or parking for the adjacent commercial property at 4544 Fourth Avenue South, which is currently vacant and for sale by the owner, Crisis Nursery. The Crisis Nursery property has been on the market for approximately one year. Crisis Nursery has submitted an offer to purchase 4556 4th Avenue South and 328 East 46th Street to improve the marketability of the commercial building.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

8. Lot is Buildable Non-Buildable for any structure. Explain: 4556 4th Avenue South - This lot is buildable for a variety of uses including offices, retail, and residential. 328 East 46th St. - This lot is conforming to lot size and zoned appropriately for a single family residential structure.
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? 4556 4th Avenue South - This lot could be used as a park/greenspace, however, to use the property for surface parking it would require, at minimum, a conditional use permit. 328 East 46th St. - The property is too small to be used as a park (per minimum lot area requirements), however, it could be used as parking serving institutional and public uses with a conditional use permit.

10. Comments: _____

Completed by: JKS Date: 5/19/2008

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

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

None

12. Future land use/designation(s) identified in *The Minneapolis Plan* and other adopted plans: None

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13. Is future land use proposed in item 5 consistent with future land use plans?

Yes No If no, why not? The sale of this land for continued use as green space would be consistent with the comprehensive plan. However, conversion of the green space to surface parking would not. While zoning regulations may allow a parking lot under certain conditions, urban design policy discourages parking lots between the street and the front of a building. The adjacent group home technically faces 4th Ave, but its most visible frontage is along busy 46th Street.

14. Does the City own adjacent parcels that could be combined with this parcel to create a larger development (see item 6).

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: Comprehensive plan policies point toward development of infill housing on sites like these. However, if practical considerations such as poor soils preclude development, green space is also consistent with the comprehensive plan.

Completed by: Paul Mogush Date: 6/11/2008

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Planning Director Review - by: Barbara Sporlein Date: 6/12/2008

PLANNING DIRECTOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US, NANCY.THURBER@CI.MINNEAPOLIS.MN.US, AND THE PROJECT COORDINATOR.

Multi-Family Housing Staff Comments – by: Wesley Butler Date: 6/18/2008

Comments: This parcel is too small for a multifamily development and is not adjacent to city owned property or a proposed development.

Single Family Housing Staff Comments – by: Elfric Porte, II. Date: 6/18/2008

Comments: Single Family Housing does not have an interest in this property.

Real Estate Development Services Staff Comments – by: Connie Fournier Date: 6/19/2008

Comments: REDS agrees with the sale and the proposed use as described by Business Development.

Business Development Staff Comments – by: Kristin Guild Date: 6/18/2008

Comments: This property is in Business Development's inventory. We believe that the sale to an adjacent commercial property for open space or (screened) parking is the best outcome given the extremely poor soil conditions.

Economic Development Director Review - by: Cathy Polasky Date: 6/20/2008

PLEASE CHECK ONE BOX:

PROCEED to market the property as proposed

(Project Coordinator: Contact Community Planner at the time land sale is to occur for presentation to Planning Commission)

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HOLD this property for further discussion
(Project Coordinator: Route a new form following staff discussion)

Housing Director Review - by: Tom Streitz Date: 6/23/2008

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US,

Template Revised 4/2/2008
