



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

Date: April 3, 2007

To: Council Member Lisa Goodman, Chair, Community Development
Committee

Subject: Modification of the development requirements for 1120 25th
Avenue North, parcel 94-9 10A&B.

Recommendation: Staff seeks City Council approval of amending the
development agreement to permit an alternate parking surface.

Previous Directives: On September 22, 2006, the City Council authorized
the lot division and sale of the resulting parcels to the adjacent property
owners as two rear yard parcels.

Prepared by: Earl S. Pettiford, Senior Project Coordinator (Phone: 673.5231)

Approved by: Charles T. Lutz, CPED Deputy Director _____

Elizabeth Ryan, CPED Director Housing _____

Policy & Development

Presenters in Committee: Earl S. Pettiford, Senior Project Coordinator

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: The neighborhood reviewed the original proposal and recommended it be approved. This proposed change is in keeping with the neighborhood's recommendation.
- City Goals: A SAFE PLACE TO CALL HOME In five years all Minneapolis residents will have a better quality of life and access to housing and services; residents will live in a healthy environment and benefit from healthy lifestyles; the city's infrastructure will be well-maintained and people will feel safe in the city.
- Zoning Code R2B

Supporting Information

On September 22, 2006, the City Council approved the lot division and sale of 1120 25th Avenue North as side yards to the two adjacent property owners—Mr. Thomas Fernandez and Mr. James Bromenschenkel. The sale was contingent upon each party constructing a concrete parking pad to a specification that would allow for the construction of a double car garage in the future. Both parties had proposed to create off-street parking to serve their duplex properties.

Mr. Bromenschenkel, after securing and reviewing his bids of the costs to comply, has declined to sign a redevelopment contract. He has informed staff that his low bid was \$7,500 and that he has reviewed the costs with his business accountant and been advised that the value of his property will not support the proposed improvement. He stated that his rent for a two-bedroom unit at \$650/month is at the maximum for market rents in the neighborhood. He added that he has struggled to secure responsible tenants, even at this seemingly moderate rent. Without the ability to elevate rents to amortize the cost of the improvement or to have value rise proportionally with the costs of the improvement he will not purchase this rear yard parcel.

Based on the concerns, Mr. Bromenschenkel suggests that he would endeavor to purchase the rear yard if the redevelopment contract terms were softened to provide for a bituminous parking pad which would cost in the range of \$1,500 to \$2,000. This surface would not accommodate a future garage, a condition of the sale, but would permit structured off street parking. This will allow for better parking for residents of both duplexes which are on a snow emergency route. Additionally, the refuse removal containers are now placed on Fremont Avenue North in front of the residences for pick up and with this sale the refuse handling will be moved to the rear of the properties, at the alley line.

In light of the stated circumstances, staff recommends that authorization be granted to amend both redevelopment contracts requirement to a double-car bituminous parking surface.