

**City of Minneapolis
CPED - Public Land Sale and Acquisition Form**

Planning Director Review by: Barbara Sporlein Date: 12/16/2009

PLANNING DIRECTOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Multi-Family Housing Staff Comments by: Wes Butler Date: 12/16/2009

Comments: No comment.

Single-Family Housing Staff Comments by: Elfric Porte Date: 12/17/2009

Comments: Single Family supports the disposition strategy as proposed.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 12/17/2009

Comments: No comments.

Business Development Staff Comments by: Kristin Guild Date: 1/5/2010

Comments: Business Development does not require this property for economic development purposes and supports the needs of this growing, community-oriented church for parking. This block is identified long term for multifamily housing, with a good commercial redevelopment site (including one parcel owned by the church adjacent to the former Burger King/Bean Scene parcel fronting West Broadway. In early discussions, the church was willing to negotiate an agreement to sell the parking property when the area is ripe for development in exchange for the acquisition of this parcel. Whether that type of agreement remains possible or not, some acknowledgement of the redevelopment potential of the block and the church's willingness to accommodate that future development should remain a goal in the sale of this property.

Economic Development Director Review by: Cathy Polasky Date: 1/10/2010

PLEASE CHECK ONE BOX:

PROCEED to market the property as proposed

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

HOLD this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Housing Director Review by: Tom Streitz Date: 1/12/2010

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

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

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Completed by: Tom Leighton

Date: 12/16/2009

COMMUNITY PLANNER:

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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: Edith Johnson

Phone #: 673-5262

Form Initiated Date: 12/15/2009

Complete by Date: XXXXXXXXXX

1. Address: 2516 Queen Avenue North

2. Property Identification Number (PIN): 17-029-24-11-0163

3. Lot Size: 40x128 = 5,120 SF

4. Current Use: Vacant Land

5. Current Zoning: R5

6. Proposed future use (include attachments as necessary): Additional parking for church.

7. List addresses of adjacent parcels owned by CPED/City: N/A

8. Project Coordinator comments: Church wishes to acquire parcel for additional parking. Church has worked with City/CPED for over one year to obtain conditional use permit, etc. Church owns most properties in 25th block of Queen Avenue North.

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

Section II. Zoning Review

9. Lot is Buildable for any structure Non-Buildable for any structure

Explain: A parking facility is a conditional use in the R5 multiple family residence district with a minimum lot area of 5000 square feet.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes No If yes, what applications? At minimum, a conditional use permit is required to allow a parking facility serving an insittituional use and site plan review is required.

11. Comments: Applications for: a conditional use permit, several variances and site plan review were approved at the October 26, 2009 meeting of the City Planning Commission (BZZ 4572).

Completed by: Aly Pennucci Date: 12/15/2009

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

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: West Broadway Alive

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Multifamily housing

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes No If no, why not? It was determined to be consistent w/ the West Broadway Alive plan per October 26 CPC actions related to the establishment of the parking lot for the nearby church.

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes No If yes, explain possible development scenarios _____

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes No If Yes, what type of development? Multifamily housing

Comments: This property is the only one of the 20 or so acquired by the church that is in city ownership.