

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

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: Tiffany Glasper

Phone #: 673-5221

Form Initiated Date: 12/16/2009

Complete by Date: 1/8/2010

1. Address: Multiple (9): 1115 Humboldt Ave N, 1205 Humboldt Ave N, 1042 Irving Ave N, 1205-1207 Irving Ave N, 1111-1115 James Ave N, 1216 James Ave N, 1419-1421 11th Ave N, 1425-1427 11th Ave N 1012-1014 Irving Ave N,
2. Property Identification Number (PIN): 21-029-24-21-0025, 21-029-24-21-0032, 21-029-24-21-0153, 21-029-24-21-0219, 21-029-24-21-0200, 21-029-24-21-0039, 21-029-24-21-0227, 21-029-24-21-0205, 21-029-24-24-0008
3. Lot Size: 13,627 sq. ft., 5,938 sq. ft., 5,950 sq. ft., 5,124 sq. ft., 8,007 sq. ft., 5,292 sq. ft., 21, 288 sq. ft., 21, 288 sq. ft., 4,600 sq. ft
4. Current Use: SFAD
5. Current Zoning: All Zoned R2B
6. Proposed future use (include attachments as necessary): No Change
7. List addresses of adjacent parcels owned by CPED/City: None
8. Project Coordinator comments: The City is foreclosing on this Lovell Square affordable housing project. The buildings in the project will be sold to Urban Homeworks who will rehab all units and place them back in service.

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: The subject properties are buildable for single family dwellings as they exceed the minimum lot area (5000 sf) or are a lot of record for the R2B two family district. In the R2B district, a two-family dwelling is a permitted use with a minimum lot area of 5,000 sq. ft. if it existed on January 1, 1995 or a minimum lot area of 10,000 sq. ft. if established after January 1, 1995.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?
Yes No If yes, what applications? _____

11. Comments: Multiple family dwellings with 3 or more units are not permitted in the R2B two-family residence district. Several of the subject sites are nonconforming multiple family dwellings with 3 or more units (see attached table). If any additions or expansions are proposed for the nonconforming properties, an application for an Expansion of a Nonconforming use will be required. Per 531.40(1), following one year of discontinued use, the use is deemed to be abandoned and may not thereafter be reestablished or resumed. Any subsequent use of the land or structure shall conform to the requirements of the district in which it is located. A property owner may rebut the presumption of abandonment by submitting a land use application for a certificate of nonconforming use.

Land Sale Form - Multiple Property Analysis				
	Lot Size	Zoning	Ref DU	Use Status
1115 Humboldt Avenue N	13,627	R2B	6	Nonconforming
1205 Humboldt Avenue N	5,938	R2B	4	Nonconforming
1042 Irving Avenue N	5,950	R2B	2	Conforming

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1207 Irving Avenue N	5,124	R2B	1	Conforming
1111-1115 James Avenue N	8,007	R2B	3	Nonconforming
1216 James Avenue N	5,292	R2B	2	Conforming
1419-1421 11th Avenue N	20,250	R2B	2du/2struct.	Nonconforming
1425-1427 11th Avenue N				
1012-1014 Irving Avenue N	4,600	R2B	2	Conforming

Completed by: Aly Pennucci Date: 12/1/2009

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: None
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: Urban Neighborhood
14. Is future land use proposed in item 6 consistent with future land use plans?
 Yes No If no, why not? _____
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? _____

Comments: _____

Completed by: Tom Leighton Date: 12/28/2009

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

Planning Director Review by: Barbara Sporlein Date: 12/29/2009

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

Multi-Family Housing Staff Comments by: Wes Butler Date: 1/20/2010

Comments: MF approves of this sale.

Single-Family Housing Staff Comments by: Elfric Porte Date: 1/20/2010

Comments: Single Family Housing supports the proposed development strategy.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 1/20/2010

Comments: No comments - development activity conforms with policies.

Business Development Staff Comments by: Kristen Guild Date: 1/20/2010

Comments: Business Development does not require these properties for economic development purposes.

Economic Development Director Review by: Cathy Polasky Date: 1/20/2010

PLEASE CHECK ONE BOX:

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PROCEED to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

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

Director's Notes (reason for **HOLD** status): _____

Housing Director Review

by: Tom Streitz Date: 1/22/2010

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.