

**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: Amy Geisler Phone #: 612-673-5266 Date: 1/20/2009 REVIEW TO BE COMPLETED BY:  
ASAP

1. Address: 2115 Snelling Ave Property Identification Number (PIN): 36-029-24-22-0023  
1912 22<sup>nd</sup> St E: 36-029-24-22-0022; 2200 Minnehaha Avenue; 36-029-24-22-0052;  
2304 Snelling Avenue; 36-029-24-22-0050 (portion)
2. Lot Size: same parcel order as above: 21,143 sq ft, 1,195 sq ft, 4,40 sq ft, and 54,250 sq ft (portion TBD)
3. Current Use: Industrial
4. Current Zoning: I2/IL/PO
5. Proposed future use (include attachments as necessary): Redevelopment to mixed-use TOD, primarily housing
6. List addresses of adjacent parcels owned by CPED/City:  
NA
7. Project Coordinator comments: We are anticipating bringing a land sale report to Council in March or April, which would cover both acquisition and disposition of the parcels identified on the attached map. I've identified some address discrepancies between City and County records, so go by the PIN if it's in question. Please also note that 2304 Snelling Ave is one large tax parcel, and we are proposing to acquire only a portion, and the exact boundary is TBD. We are working with Jim Voll on this issue.

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: \_\_\_\_\_
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? At minimum a site plan review and a conditional use permit for the number of residential units will be required. A rezoning may be needed to increase the density.
10. Comments: 2304 Snelling Ave needs to show how they will meet the parking requirement prior to the sale.

Completed by: Aly Pennucci Date 1/27/2009

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:  
Franklin-Cedar/Riverside Transit Oriented Development Master Plan
12. Future land use/designation(s) identified in *The Minneapolis Plan* and other adopted plans: The Franklin LRT Station Area is designated as a Transit Station Area in the Minneapolis plan. The 2008 update to the comprehensive plan also designates an Activity Center in the area, the boundary of which immediately abuts this site to the north. The Franklin-Cedar/Riverside Transit Oriented Development Master Plan does not offer specific future land use guidance for these parcels.
13. Is future land use proposed in item 5 consistent with future land use plans?

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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)

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: Policies of The Minneapolis Plan clearly support redevelopment of this site into high-density transit-oriented development given its proximity (700 feet) to the Franklin Avenue LRT station. The 2007 Franklin LRT Station Area Rezoning Study resulted in the application of the Industrial Living Overlay District on this site to allow a multi-year transition from industrial uses to housing, with the acknowledgement that light industrial uses may remain for some time as the site redevelops.

Completed by: Paul Mogush Date: 2/4/2009

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

Planning Director Review - by: Barbara Sporlein Date: 2/17/2009

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: Wes Butler Date: 2/24/2009

Comments: These sites are being acquired for the Bystrom project and are essential to the redevelopment of the area.

Single Family Housing Staff Comments – by: Elfric Porte, II Date: 2/24/2009

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

Real Estate Development Services Staff Comments – by: Darrell Washington Date: 2/24/2009

Comments: REDS have no additional comments.

Business Development Staff Comments – by: Kristen Guild Date: 3/6/2009

Comments: Business Development is strongly supportive of this property acquisition and sale for higher density, transit-oriented development.

Economic Development Director Review - by: Cathy Polasky Date: 3/9/2009

**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)

**HOLD** this property for further discussion

(Project Coordinator: Route a new form following staff discussion)

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*Housing Director Review - by: Tom Streitz Date: 3/9/2009*

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

*Template Revised 4/2/2008*