

**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: Earl Pettiford

Phone #: 673-5231

Form Initiated Date: 1/14/2011

Complete by Date: 1/21/2011

1. Address: Multiple Addresses: 2514, 2516 and 2518 14th Ave S
2. Property Identification Number (PIN): Multiple: 35-029-24-13-0169; 35-029-24-13-0170; 35-029-24-13-0171
3. Lot Size: 2514-16 14th Ave. S. (58' X 127') and 2518 14th Ave. S. (29' X 127')
4. Current Use: 2514-16 (single family detached unit) and 2518 14th Ave. S. (Vacant Land)
5. Current Zoning: R2B
6. Proposed future use (include attachments as necessary): Increase the size of the 2518 14th Avenue South to make it a developable parcel by reducing 2516 by five feet. The housing unit on 2514-16 14th will be sold to a non-profit developer for rehab.
7. List addresses of adjacent parcels owned by CPED/City: _____
8. Project Coordinator comments: The City of Minneapolis has acquired the adjacent property at 2514 14th Avenue South. This property consists of two tax parcels (2514 and 2516) which comprise the site that a single family house was built upon approximately 12 years ago. The two parcels were sold for the development with a plan of combining them to form one tax parcel. Unfortunately, that plan did not succeed. The failure fueled 2516 14th Avenue South going forfeit for taxes and the owner also failed to make mortgage payments, resulting in the other tax parcel (2514) going into foreclosure. CPED will have control over all three tax parcels (2514, 2516 and 2518). The current plan is to carve off five feet of the 2516 parcel and combine it with 2518 14th Avenue South, making it approximately 34' X 127'. The resulting parcels (2514-16) will be sold to the Powderhorn Residents Group for renovation and resale to an owner occupant. 2518 will be marketed for redevelopment of a single family housing unit. Attached is a survey for 2518, illustrating the adjacent parcel at 2516 and the location of the improvements. This request is to determine if it is prudent to take land from 2516 and add it to 2518 14th Avenue attempting to make 2518 a buildable parcel. Please also advise of the likelihood of an approval for variances, if applicable.

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: Single-family dwellings are a permitted use in the R2B zoning district. The minimum lot area for a SFD is 5,000 square feet; the minimum lot width is 40 feet. This parcel is nonconforming as to lot area and lot width, but a single family home may be built per the lot of record exception in 531.100.
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, administrative site plan review will be required. A variance will be required, if the proposal moves forward as described above in #8, for the 2514/2516 property to allow a bay window in the required side yard (see further comment below).
11. Comments: It is recommended that the proposal is modified to take only three (3) feet from the 2416 parcel due to the existing bay window; this will create a 32 foot wide parcel at 2418, that will accommodate a SFD that meets the minimum width and side yard setbacks and allows reasonable use of both properties without any variances.

Completed by: Aly Pennucci Date: 1/25/2011

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

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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 - Existing zoning is guiding land use policy.
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: Paul Mogush Date: 1/25/2011

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

Planning Director Review

by: Barbara Sporlein Date: 1/25/2011

PLANNING DIRECTOR:

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Multi-Family Housing Staff Comments

by: Wes Butler Date: 1/26/2011

Comments: Too small for Multi-Family.

Single-Family Housing Staff Comments

by: Elfric Porte Date: 1/26/2011

Comments: I concur with the amendment proposed by CPED Planning, as it suggests there will not be any variances required and two buildable parcels will be created.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 1/26/2011

Comments: Proposed development conforms to approved real estate policies.

Business Development Staff Comments

by: Kristin Guild Date: 1/28/2011

Comments: This property is not appropriate for commercial development or use. Business Development supports the proposal to slightly increase the residential density in this area and bring single family properties back into use.

Economic Development Director Review

by: Cathy Polasky Date: 1/30/2011

PLEASE CHECK ONE BOX:

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*

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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: 2/2/2011

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.