



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

Date: January 18, 2005

To: Council Member Lisa Goodman, Community Development Cmte

Prepared by: Rosanne Jones, Phone 612-673-5042
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**Presenter in
Committee:** Elizabeth Ryan, Director, Housing Policy

Approved by: Chuck Lutz, Deputy CPED Director _____
Elizabeth Ryan, Director, Housing Policy _____
& Development

Subject: Report on under-sized parcels in CPED's inventory

RECOMMENDATION: Receive and File

Previous Directives: None

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: City Wide

Neighborhood Notification: N/A

City Goals: Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth.

Comprehensive Plan: N/A

Zoning Code: N/A

Living Wage/Job Linkage: N/A

COMMENTS:

In 2004, CPED's non buildable inventory consisted of 90 parcels. On November 22, 2002, the Zoning Dept amended the width variance on a buildable lot from 20% to 30%. As a result of these changes, staff re-evaluated and transferred 39 parcels to the buildable inventory list, leaving 51 parcels. Staff has made a concerted effort to dispose of the remaining unbuildable splinter parcels (sideyards) in its inventory.

In our efforts to accomplish this, we have contacted all adjoining property owners of the remaining parcels. Of the owners that have been contacted, 2 have closed, 2 have been approved by the board and offers have been received and are being processed on 14 others. The following outlines the lots by ward and the action taken by staff to date.

With these pending offers, and the ones that have been approved, we anticipate reducing our sideyard inventory to 33 by the end of first quarter 2005. This constitutes a 33% reduction.

SIDEYARDS:

Ward	Address	Size	Action
1	946 ½ 26 th Av NE	35x33	Exploring the combination of this with CPED lot at 946 26 th Av NE; letters sent to Planning 11/5/04 & 11/24/04.
1	754 Van Buren	20x129	May be right of way. Sent email to Public Works on 8/10/04; letters to Planning on 11/5/04 & 11/24/04.
1	755 Jackson	20x129	Sent email to Public Works 8/10/04; letters to Planning on 11/5/04 & 11/24/04.
2	2109 23 rd Av S	13x157	Have an offer to purchase from adjacent lot owners; but she has concerns about effect on assessed value of her lot.
3	815 23 rd Av N	67x41	Letter sent to adjacent land owner 6/3/04; no response
3	416 33 rd Av N	31x87	Lot Division/Land Sale scheduled for CD Committee Meeting on 2/1/05
3	1509 Hillside Av N	44x43	Letters sent to adjacent land owner 6/2/04 & 11/05/04; no response
3	2710 James Av N	27x126	Offers to Purchase are being processed by staff; waiting for survey
3	2316 Lyndale Av N	40x68	Offered to neighborhood for garden/assemblage; Neighborhood RFP
3	2316 Aldrich Av N	12x157	Land Sale will be scheduled for a CD Committee Meeting in 2/2005

SIDEYARDS (continued):

Ward	Address	Size	Action
3	1015 25 th Av N	47x44	Letter sent to adjacent land owner 6/10/04; sent follow letter 11/24/04 & phone message
3	2524 California NE	20x120	Sent email to Public Works 6/10/04; Letter to Planning 11/5/04 and 11/24/04.
3	3308 6 th St N	25x157	No alley access; letter to Planning 11/4/04 & 11/24/04
3	2645 Lyndale	14x126	Letter sent to adjacent land owner 8/27/04 & 12/1/04; no response
3	2305 Bryant Av N	10x114	Land Sale will be scheduled for a CD Committee meeting in 2/2005
3	2208 James Av N	25x150	Land Sale will be scheduled for a CD Committee Meeting in 2/2005
3	2004 James Av N	1x122	Land Sale will be scheduled for a CD Committee Meeting in 2/2005
4	2921 Morgan Av N	14x128	Land Sale will be scheduled for a CD Committee Meeting in 2/2005
5	1011 3 rd St N	12x50	Adjacent to vacant commercial site – waiting on Reuse Value Opinion
5	2324 McNair	20x120	Land Sale will be scheduled for a CD Committee Meeting in 2/2005
5	1213 Newton Av N	12x125	Letters sent to adjacent land owners on 8/10/04 & 12/1/04; no response
5	1622 Emerson Av N	47x59	Waiting for offer to purchase signature
5	1829 Newton Av N	43x45	Communicating with Hennepin County to possibly combine this with their adjacent parcel. Intended reuse is housing development
5	3917 13 th Av S	10x126	Land Sale will be scheduled for a CD Committee Meeting in 2/2005
5	2017 2 nd Av N	Irreg	Appears we sold to the City in 1969; need to verify and have tax records changed
6	1508 E 25 th St	29x87	Divide into 3 parcels; combine 1 with our adjacent lot 2445 15 th Ave S and offer the other 2 to adjoining property owners
6	1512 23 rd St E	24x133	We will combine with adjacent lot we are purchasing from Hennepin County.
6	1611 25 th St E	28x52	New adjacent lot owner; mailed letter 11/2/04; no response
6	2427 14 th Av S	14x127	Land sale approved on 12/14/04 – awaiting closing
6	2638 14 th Av S	15x127	Mailed letters to adjacent owner 7/16/04 & 11/19/04; no response
6	2427 15 th Av S	11x127	Neighborhood does not want us to sell to adjacent owner at 2429 15 th S

SIDEYARDS (continued):

Ward	Address	Size	Action
6	2445 ½ 11 th Av S	14x127	Land sale approved on 12/14/04—awaiting closing
6	2507 ½ 12 th Av S	7x127	Mailed letters to adjacent owner 7/30/04 & 11/19/04; no response
6	2719 18 th Av S	21x123	Adjoining land owner is interested, but financially unable to purchase the parcel at this time
6	2714 14 th Av S	16x127	Negotiating sale with MPHA
6	1315 ½ E. 25 th St.	25x29	Land Sale will be scheduled for a CD Committee Meeting in 2/2005
6	2412 13 th Av S	15x127	Land Sale will be scheduled for a CD Committee Meeting in 2/2005
6	2301 16 th Av S	2x123	Mailed letter to adjacent owners 8/26/04; no response
8	411 35 th St E	33x42	Mailed letter to adjacent owner 11/5/04; no response
8	615 36 th St E	19x85	Land Sale scheduled for CD Committee Meeting in 2/2005
8	3503 1 st Av S	18x130	Offer to purchase is being reviewed
9	1534 33 rd St E	26x42	Adjacent property is distressed and tax delinquent. Will continue to monitor.
9	3633 28 th Av S	5x126	Mailed letters to adjacent owners 7/1/04 & 11/19/04; no response
9	3014 18 th Av S	21x122	Discussing sale to PRG
9	3435 26 th Av S	5x127	Land Sale to be scheduled for a CD Committee Meeting in 2/2005
9	4249 34 th Av S	Irreg.	Berm (Outlot A, Hiawatha Place) Sent email to Public Works on 1/3/05
9	3504 45 th St E	Irreg.	Sent letter to adjacent owner 8/26/04; no response
12	4322 34 th Av S	5x140	Land Sale to be scheduled for a CD Committee Meeting in 2/2005
12	4216 34 th Av S	5x141	Land Sale to be scheduled for a CD Committee Meeting in 2/2005

TOTAL 49