

Request for City Council Action

Date: March 25, 2002

To: Council Member Lisa Goodman, Community Development Committee
Commissioner Lisa Goodman, MCDA Operating Committee

Prepared by Nancy Pray for Edie Oliveto-Oates, Project Coordinator, Phone
612-673-5228

Approved by Chuck Lutz, MCDA Interim Executive Director _____

Subject: Lot Division & Land Sale – Public Hearing
Model City Urban Renewal Project

<u>Parcel</u>	<u>Address</u>
254-3A, B & C	2807 15 th Ave S

Purchaser: 254-3A Olav Skjeldestad & Sarah Skjeldestad
1703 2nd Ave S. #4
Minneapolis, MN 55403

254-3B Long Vue & Ker Y. Vue
2801 15th Ave S.
Minneapolis, MN 55407

254-3C Fortino Martinez Vazquez & Teresa P. Hernandez
1509 E. 28th St.
Minneapolis, MN 55407

SALE PRICE: 254-3A \$250.00
254-3B \$100.00
254-3C \$50.00

Previous Directives: This property was acquired by the MCDA on February 19, 1996.

Ward: 6

Neighborhood Group Notification: The Midtown Phillips Housing Task Force reviewed this proposal on May 14, 2001 and recommended it be approved.

Consistency with *Building a City That Works*: This sideyard sale is consistent with *Building a City That Works*, Goal 2, which ensures that an array of housing

choices exists to meet the needs of our current residents and attracts new residents to the city.

Comprehensive Plan Compliance: This sideyard usage is consistent with the Comprehensive Plan as shown on the Land Use Map and in conformance with the New Housing Program relating to this community.

Zoning Code Compliance: It complies, zoned R2B.

Impact on MCDA Budget: The sale of this parcel will eliminate additional and future property management expenditures.

Living Wage / Business Subsidy: Not applicable.

Job Linkage: Not applicable.

Affirmative Action Compliance: A formal review and approval of a written affirmative action plan is not required for sideyard sales.

RECOMMENDATION:

City Council Recommendation: The Interim Executive Director recommends that the City Council adopt the attached Resolution for the proposed lot division that approves the lot division and waives the requirement for a subdivision plat.

MCDA Board Recommendation: The Interim Executive Director recommends the sale of Parcel A to Olav Skjeldestad and Sarah Skjeldestad; Parcel B to Long Vue and Ker Y. Vue; and Parcel C to Fortino Martinez Vazque and Teresa P. Hernandez. This land sale is contingent upon the proposed lot division of 2807 15th Avenue South being approved by the City Council.

PROPOSED DEVELOPMENT:

The subject parcel is 32' x 122' = 3,904 square feet. MCDA proposes to divide the South 20.2 feet of 2807 15th Ave S (Parcel A) and combine it as sideyard with a duplex located at 2811 15th Ave S. that is owner occupied by Olav and Sara Skjeldestad. Their lot is currently substandard in size at 32' x 122' = 3,904 square feet. This will create a new lot size of 52' x 122' = 6,344 square feet.

The remaining North 12.2' x 122' = 1,488 square feet will be divided. The West 12.2' x 83' (Parcel B) will be combined as sideyard with a double bungalow located at 2801 15th Ave S. which is owner occupied by Long Vue and Ker Y. Vue. Their lot is currently substandard in size at 65' x 83' = 5,395 square feet. This will create a new lot size of 77' x 83' = 6,391 square feet. The East 2.2' x 40' (Parcel C) will be combined as sideyard with a single family dwelling, owner

occupied by Fortino Martinez Vazquez and Teresa P. Hernandez whose lot is substandard in size at 40' x 65' = 2,600 square feet. This will create a new lot size of 40' x 77' = 3,080 square feet. Staff has discussed this lot division with the Planning Department and a replat is not required.

LAND DISPOSITION POLICY: This parcel is not a buildable lot as defined by MCDA policy and can be sold as a sideyard.

OFFERING PROCEDURE: Negotiated. The sales price reflects the appraised reuse value of this parcel.

COMMENTS: Parcels 254-3A, B and C will be combined for use as sideyard.

CITY COUNCIL RECOMMENDATION: The Interim Executive Director, Charles T. Lutz, recommends that the Minneapolis City Council adopt the attached Resolution for the proposed lot division that approves the lot division and waives the requirement for a subdivision plat.

MCDA BOARD RECOMMENDATION: The Interim Executive Director, Charles T. Lutz, recommends the sale of Parcel A to Olav Skjeldestad and Sarah Skjeldestad, Parcel B to Long Vue and Ker Y. Vue and Parcel C to Fortino Martinez Vazque and Teresa P. Hernandez. The land sale is contingent upon the proposed lot division of 2807 15th Avenue South being approved by the City Council.

Approving the subdivision of a lot at 2807 15th Avenue South.

WHEREAS, the Minneapolis Community Development Agency (MCDA) has requested that a parcel of land located at **2807 15th Avenue South** and legally described as:

Lot 3, Pulsifer's Subdivision of Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) in Block One (1), Merriam and Shaw's Addition to Minneapolis.

be subdivided as follows:

254-3A: The South 20.20 feet of Lot 3, Pulsifer's Subdivision of Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) in Block One (1), Merriam and Shaw's Addition to Minneapolis.

254-3B: That part of the West 82.5 feet of Lot 3 lying North of the South 20.20 feet, thereof, Pulsifer's Subdivision of Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) in Block One (1), Merriam and Shaw's Addition to Minneapolis.

254-3C: That part of Lot 3 lying East of the West 82.50 feet and lying North of the South 20.20 feet, thereof, Pulsifer's Subdivision of Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) in Block One (1), Merriam and Shaw's Addition to Minneapolis.

WHEREAS, the MCDA intends to convey the subdivided parcels listed above to the owners of the adjacent properties with the following parcels:

2811 15th Avenue South (MC 254-3A)

Lot 4, Pulsifer's Subdivision, of Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) in Block One (1), Merriam and Shaw's Addition to Minneapolis.

2803 15th Avenue South (MC 254-3B)

The West 82 and 5/10 feet of Lots 1 and 2, Pulsifer's Subdivision, of Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) in Block One (1), Merriam and Shaw's Addition to Minneapolis.

1509 28th Street East (MC 254-3C)

The East 40 feet of Lots 1 and 2, Pulsifer's Subdivision, of Lots Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) in Block One (1), Merriam and Shaw's Addition to Minneapolis.

WHEREAS, the proposed subdivision conforms with Minnesota Statutes Section 462.358 and Land Subdivision Regulations adopted by the Minneapolis City Council on July 14, 1995; and

WHEREAS, pursuant to due notice thereof published in Finance and Commerce on March 15, 2002 a public hearing on said subdivision and proposed sale was duly held in a joint meeting of the Community Development Committee of the City Council and the Operating Committee of the MCDA at 1:30 p.m., March 25, 2002, in the City of Minneapolis, County of Hennepin, State of Minnesota;

NOW, THEREFORE, BE IT RESOLVED, by The City Council of The City of Minneapolis:

That the division of the above described property be approved and the requirement of a subdivision plat be waived.

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be attached to the deeds conveying the subdivided parcels.