

**Minneapolis Community Planning and Economic Development Department
Planning Division Report**

**Public Land Sale/Purchase
in the City of Minneapolis**

Date: February 7, 2013

Authority for Review:

State Law: Chapter 462-356 (Subd.2). “. . . no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan.”

Address or Location: 2803 Polk St NE

Contact Person and Phone: Earl Pettiford, 673-5231

Planning Staff and Phone: Haila Maze, 673-2098

Conformance of Proposed Land Purchase with Approved Plans and Zoning Regulations:

This is a review of the proposed sale of CPED-owned property—which was the subject of an early review process. The early review process states the proposed use of the property upon purchase on a worksheet. The worksheet is routed to staff who comment on the conformance of the proposed land purchase to the city’s comprehensive plans, any relevant area plans, and the city’s zoning requirements. The worksheet analysis for the subject property is attached.

Findings:

The sale of this property for a single family home as proposed is **consistent** with the City’s Comprehensive Plan.

Attachments:

Early Review Worksheet
Map of parcel

**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 S. Pettiford
Phone #: 5231
Form Initiated Date: 1/18/2013
Complete by Date: 2/1/2013
1. Address: 2803 Polk Street NE
 2. Property Identification Number (PIN): 1202924220046
 3. Lot Size: 47X100
 4. Current Use: Vacant Land
 5. Current Zoning: R2B
 6. Proposed future use (include attachments as necessary): Single house development
 7. List addresses of adjacent parcels owned by CPED/City: None
 8. Project Coordinator comments: We have advertised this parcel for proposals and have a proposal to build a single family house for owner occupancy.

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section II. Zoning Review

9. Lot is Buildable for **any** structure Non-Buildable for **any** structure
Explain:
10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?
Yes No If yes, what applications? Administrative Site Plan Review for a 1-4 Unit dwelling
11. Comments: R2B zone requires 5000 SF minimum lot area for a new Single Family. As property is a "lot of record" per 531.100 (a), a Single Family Dwelling is a permitted use. New construction is subject to the required yards (setbacks) and all other requirements applicable to the R2B zone, except lot area/width.

Completed by: Robert Clarksen Date: 1/18/2013

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: Audubon Park Neighborhood Master Plan
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The site is identified as urban neighborhood in the comprehensive plan. In the Audubon Park plan, it is shown as medium density residential.
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: Haila Maze Date: 1/18/2013

COMMUNITY PLANNER: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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

Planning Director Review by: [Jack Byers](#) Date: [1/22/2013](#)

PLANNING DIRECTOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Multi-Family Housing Staff Comments by: [Wes Butler](#) Date: [1/23/2013](#)
Comments: [Residential Finance concurs with this development](#)

Single-Family Housing Staff Comments by: [Elfric Porte](#) Date: [1/23/2013](#)
Comments: [R-RED Supports the proposed development.](#)

Real Estate Development Services Staff Comments by: _____ Date: _____
Comments: [See Single Family Housing Comments](#)

Business Development Staff Comments by: [Kristin Guild](#) Date: [1/23/2013](#)
Comments: [Business Development supports the sale for new housing construction as proposed.](#)

Economic Development Director Review by: [Cathy Polasky](#) Date: [1/23/2013](#)

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*

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: [1/23/2013](#)

EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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.

2803 Polk St NE

