

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

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

**Date:** March 28, 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:** 2810 Emerson Ave N

**Contact Person and Phone:** Edie Oliveto-Oates, 673-5229

**Planning Staff and Phone:** Jim Voll, 673-3887

**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 either supportive housing or multi-family housing development 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: [Edie Oliveto-Oates](#)  
Phone #: [612-673-5229](#)  
Form Initiated Date: [2/12/2013](#)  
Complete by Date: [2/28/2013](#)  
1. Address: [2810 Emerson Ave N](#)  
2. Property Identification Number (PIN): [0902924430010](#)  
3. Lot Size: [43 x 127 5,334 sq ft](#)  
4. Current Use: [Duplex](#)  
5. Current Zoning: [R2B](#)  
6. Proposed future use (include attachments as necessary): [The property will be rehabilitate for affordable rental housing.](#)  
7. List addresses of adjacent parcels owned by CPED/City: [City owners 2807 & 2811 Emerson.](#)  
8. Project Coordinator comments: [UHW will include this property as part of the Rental Reclaim 5 project.](#)  
PROJECT COORDINATOR: EMAIL FORM TO [ARLENE.ROBINSON@MINNEAPOLISMN.GOV](mailto: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? \_\_\_\_\_  
11. Comments: [Rehabbed use assumed to be duplex. The remodel should simply require a building permit unless there are exterior alterations/additions that affect setbacks](#)  
Completed by: [Robert Clarksen](#) Date: [2/19/2013](#)  
ZONING STAFF: EMAIL FORM TO [ARLENE.ROBINSON@MINNEAPOLISMN.GOV](mailto:ARLENE.ROBINSON@MINNEAPOLISMN.GOV)

**Section III. Community Planning Review**

12. List adopted small area plan(s) in effect for parcel: [There are no small area plans in effect for this parcel.](#)  
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The Minneapolis Plan for Sustainable Growth designates Emerson Avenue as a Community Corridor.](#)  
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: [While this part of Emerson Avenue is a Community Corridor, which can support multi-family development, this area is predominantly single-family homes. Rehabilitation of a two-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.](#)  
Completed by: [Jim Voll](#) Date: [2/23/2013](#)  
COMMUNITY PLANNER: EMAIL FORM TO [ARLENE.ROBINSON@MINNEAPOLISMN.GOV](mailto:ARLENE.ROBINSON@MINNEAPOLISMN.GOV)

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

Planning Director Review by: [Jack Byers](#) Date: [3/4/2013](#)

PLANNING DIRECTOR: EMAIL FORM TO [ARLENE.ROBINSON@MINNEAPOLISMN.GOV](mailto:ARLENE.ROBINSON@MINNEAPOLISMN.GOV)

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Residential Policy and Finance by: [Wes Butler](#) Date: [3/5/2013](#)  
Comments: [Residential Finance concurs](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [3/5/2013](#)  
Comments: [R-REDS support the disposition strategy as proposed](#)

Business Development Staff Comments by: [Kristin Guild](#) Date: [3/6/2013](#)  
Comments: [Business Development supports the sale for redevelopment and reactivation proposed.](#)

Economic Development Director Review by: [Cathy Polasky](#) Date: [3/6/2013](#)

**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: [3/6/2013](#)

EMAIL COMPLETED FORM TO [ARLENE.ROBINSON@MINNEAPOLISMN.GOV](mailto:ARLENE.ROBINSON@MINNEAPOLISMN.GOV)

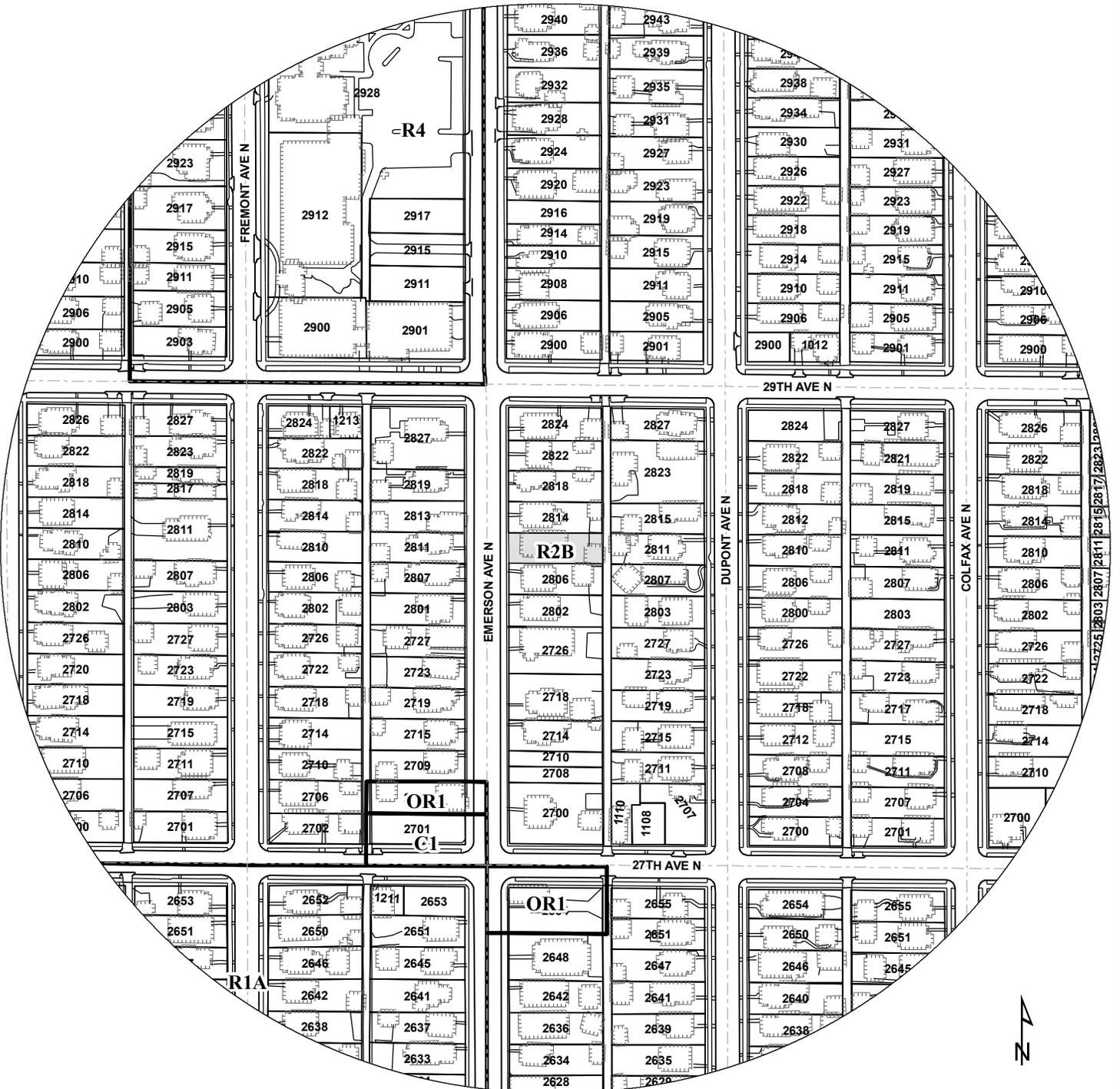
Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

# Public Land Sale

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**2810 Emerson Avenue North**

FILE NUMBER

**N/A**