

**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: 3637 Emerson Ave N

Contact Person and Phone: Earl Pettiford, 673-5231

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: Earl Pettiford
Phone #: 5231
Form Initiated Date: 8/6/2012
Complete by Date: 9/30/2012
1. Address: 3637 Emerson Avenue North
 2. Property Identification Number (PIN): 0402924430174
 3. Lot Size: 40X126
 4. Current Use: Vacant Land
 5. Current Zoning: R2B
 6. Proposed future use (include attachments as necessary): Single family house development
 7. List addresses of adjacent parcels owned by CPED/City: none
 8. Project Coordinator comments: CPED will advertise this site for development proposals

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: This parcel exceeds the minimum lot width and area for the R2B Two Family District. A single family dwelling is a permitted use.
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, an application for administrative site plan review for a new single family home will be required.

11. Comments: _____

Completed by: Jacob Steen Date: 8/13/2012

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: 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 and the area as Urban Neighborhood.
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. A single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.

Completed by: Jim Voll Date: 8/27/2012

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

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Planning Director Review by: [Jason Wittenberg](#) Date: [8/29/2012](#)

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

Multi-Family Housing Staff Comments by: [Wes Butler](#) Date: [8/30/2012](#)
Comments: [MF agrees with this sale](#)

Single-Family Housing Staff Comments by: [Elfric Porte](#) Date: [9/5/2012](#)
Comments: [Single Family concurs with the development as proposed](#)

Real Estate Development Services Staff Comments by: [Darrell Washington](#) Date: [9/3/2012](#)
Comments: [Proposed land sale appears in conformance with real estate policies.](#)

Business Development Staff Comments by: [Kristin Guild](#) Date: [9/3/2012](#)
Comments: [Business Development concurs with marketing these properties for sale for single family residential redevelopment as proposed.](#)

Economic Development Director Review by: [Cathy Polasky](#) Date: [9/5/2012](#)

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: [9/5/2012](#)

EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

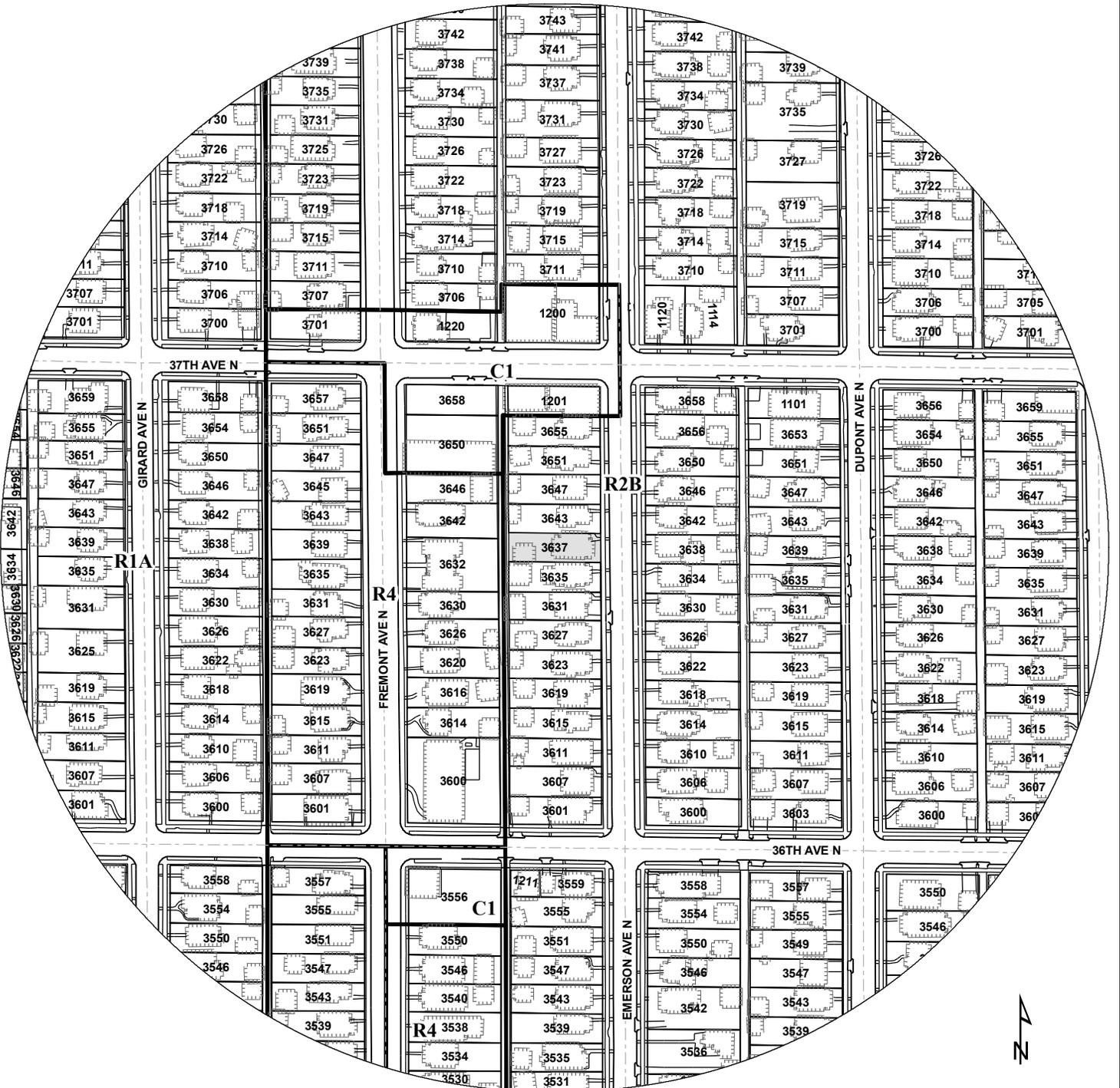
Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

Public Land Sale

4th

NAME OF APPLICANT

WARD



Address

3637 Emerson Avenue North

FILE NUMBER

N/A