

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

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

**Date:** April 11, 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:** 2611 James Ave N

**Contact Person and Phone:** Edith Johnson, 673-5262

**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 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: Edith Johnson

Phone #: 612-673-5262

Form Initiated Date: 3/15/2013

Complete by Date: 3/29/2013

1. Address: 2611 James Ave N

2. Property Identification Number (PIN): 0902924340051

3. Lot Size: 42 x 86 - 3,629 sq ft

4. Current Use: Single Family

5. Current Zoning: R1A

6. Proposed future use (include attachments as necessary): Single Family

7. List addresses of adjacent parcels owned by CPED/City: None

8. Project Coordinator comments: CPED will purchase this property from Hennepin County. The intent is to split 1708 26<sup>th</sup> Ave North to allow alley access to both 2611 James and 2607 James

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: The property is currently an undersized lot of record.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes  No

If yes, what applications? As provided in 531.100 (a), a variance to setbacks may be required due to the current size of the lot. Administrative Site Plan Review for a 1-4 unit dwelling is required.

11. Comments: \_\_\_\_\_

Completed by: Robert Clarksen Date: 3/25/2013

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 this 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 The City owns the landlocked parcel to the west at 1708 26<sup>th</sup> Avenue North and the intent is to split 1708 26<sup>th</sup> Avenue North and combine with both 2607 James and 2611 James to make them standard-sized lots with alley access.

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes  No

If Yes, what type of development? This site is adjacent to the 25th and James Avenue Cluster and would support single-family development.

Comments: Re-establishing a standard-sized lots for single-family homes is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.

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

Completed by: [Jim Voll](#)

Date: [3/21/13](#)

COMMUNITY PLANNER:

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

Planning Director Review

by: [Jack Byers](#)

Date: [3/25/2013](#)

PLANNING DIRECTOR:

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

Residential Policy and Finance

by: [Wes Butler](#)

Date: [3/26/2013](#)

Comments: [RF has no concerns regarding this.](#)

Residential & Real Estate Development

by: [Elfric Porte](#)

Date: [3/26/2013](#)

Comments: [RRED supports the disposition as proposed](#)

Business Development Staff Comments

by: [Kristin Guild](#)

Date: [3/26/2013](#)

Comments: [Business Development supports the sale as proposed.](#)

Economic Development Director Review

by: [Cathy Polasky](#)

Date: [3/26/2013](#)

**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: [3/27/2013](#)

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.

