

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

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

Date: May 23, 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: 3018 4th St 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: [4/12/2013](#)
Complete by Date: [4/30/2013](#)
1. Address: [3018 4th St N](#)
2. Property Identification Number (PIN): [10-029-24-32-0090](#)
3. Lot Size: [55 x 165 9,075 sq ft](#)
4. Current Use: [Vacant Land](#)
5. Current Zoning: [R2B](#)
6. Proposed future use (include attachments as necessary): [Single Family Housing Development](#)
7. List addresses of adjacent parcels owned by CPED/City: [3020 4th St N](#)
8. Project Coordinator comments:

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: [The Housing Development referenced in #6 is assumed to be a 1 or 2 family.](#)
Completed by: [Robert Clarksen](#) Date: [4/22/2013](#)
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: [This lot is within the study area of the Lowry Avenue Strategic Plan, which shows this area as Urban Neighborhood.](#)
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 [CPED does own the parcel to the north at 3020 4th Street North, but this area is mainly single-family homes.](#)
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?
Yes No If Yes, what type of development? _____
Comments: [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: [4/25/2013](#)
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: [5/10/2013](#)

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

Residential Policy and Finance by: [Wes Butler](#) Date: [5/10/2013](#)
Comments: [RF concurs with these items](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [5/10/2013](#)
Comments: [R-RED supports the disposition as proposed.](#)

Business Development Staff Comments by: [Kristin Guild](#) Date: [5/12/2013](#)
Comments: [Business Development supports the sale as proposed.](#)

Economic Development Director Review by: [Cathy Polasky](#) Date: [5/13/2013](#)

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): [Consider the possibility that since CPED owns two adjacent parcels, these could be combined to create a housing higher density that might accomodate great population that in one, or two sperate single family houses. -Jack](#)

Housing Director Review by: [Tom Streitz](#) Date: [5/13/2013](#)

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.

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

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

Date: May 23, 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: 3020 4th St 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: [4/12/2013](#)
Complete by Date: [4/30/2013](#)
1. Address: [3020 4th St N](#)
2. Property Identification Number (PIN): [10-029-24-32-0194](#)
3. Lot Size: [55 x 125 6,875 sq ft](#)
4. Current Use: [Vacant Land](#)
5. Current Zoning: [R2B](#)
6. Proposed future use (include attachments as necessary): [Single Family Housing Development](#)
7. List addresses of adjacent parcels owned by CPED/City: [3018 4th St N and 329 31st Ave N](#)
8. Project Coordinator comments: [3020 4th & 3022 4th were combined as 3020 4th Ave N](#)

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: [In process pending discussion w/ Staff](#)
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.](#)
11. Comments: [The Housing Development referenced in #6 is assumed to be a 1 or 2 family.](#)

Completed by: [Robert Clarksen](#) Date: _____

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: [This lot is within the study area of the Lowry Avenue Strategic Plan, which shows this area as Urban Neighborhood.](#)
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 [CPED does own the parcel to the south at 3018 4th Street North, but this area is mainly single-family homes.](#)
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?
Yes No If Yes, what type of development? _____

Comments: [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: [4/25/2013](#)

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: [5/10/2013](#)

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

Residential Policy and Finance by: [Wes Butler](#) Date: [5/10/2013](#)

Comments: [RF concurs with these items](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [5/10/2013](#)

Comments: [R-RED supports the disposition as proposed.](#)

Business Development Staff Comments by: [Kristin Guild](#) Date: [5/12/2013](#)

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

Economic Development Director Review by: [Cathy Polasky](#) Date: [5/13/2013](#)

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): [Consider the possibility that since CPED owns two adjacent parcels, these could be combined to create a housing higher density that might accomodate great population that in one, or two sperate single family houses. -Jack](#)

Housing Director Review by: [Tom Streitz](#) Date: [5/13/2013](#)

EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

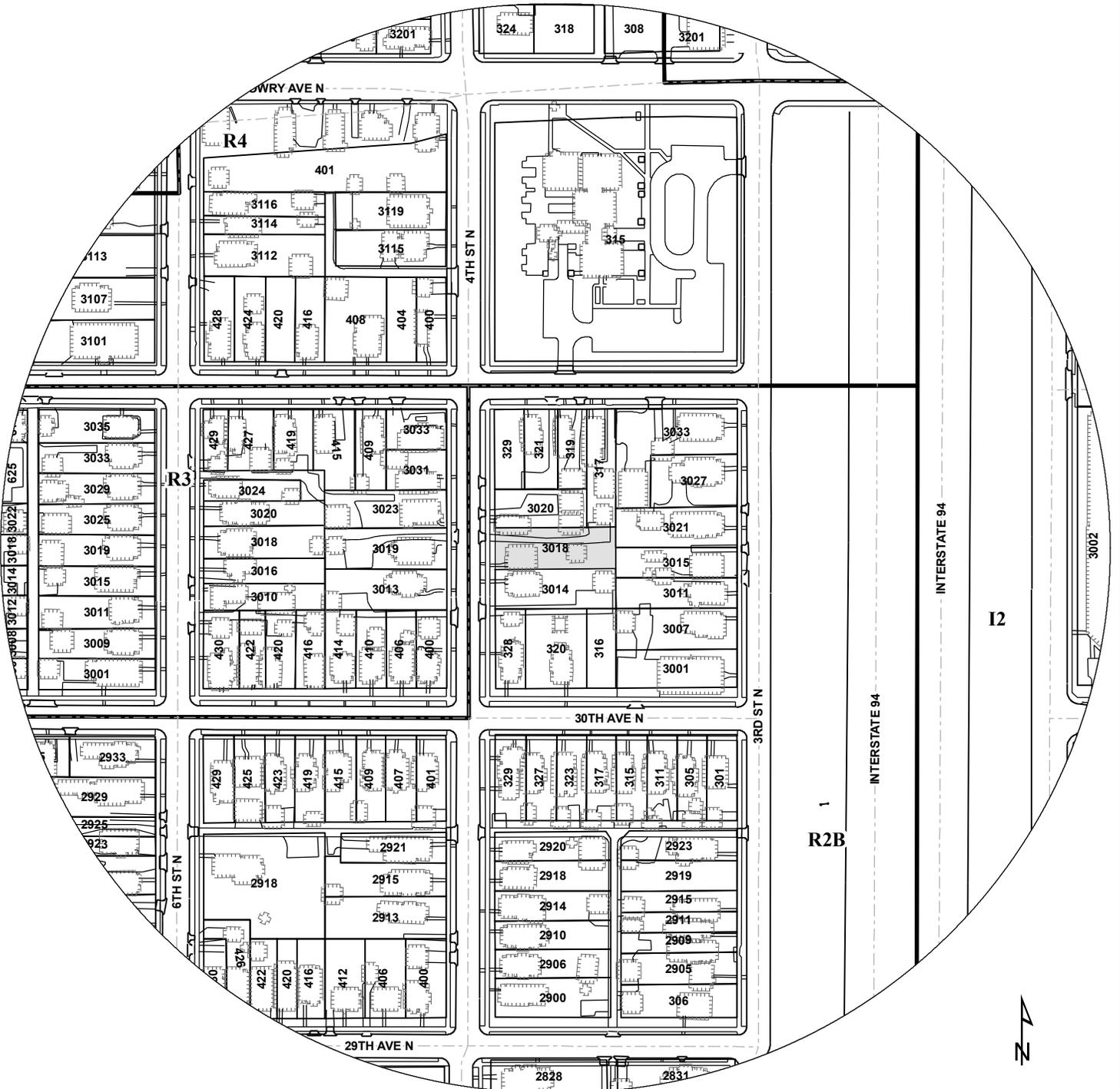
Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

Public Land Sale

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3018 & 3020 4th Street North

FILE NUMBER

N/A