

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

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

**Date:** June 10, 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:** 2726 Stevens Ave S

**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 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: [Edite Oliveto-Oates](#)  
Phone #: [612-673-5229](#)  
Form Initiated Date: [4/5/2013](#)  
Complete by Date: [4/19/2013](#)
1. Address: [2726 Stevens Ave S](#)
  2. Property Identification Number (PIN): [34-029-24-42-0157](#)
  3. Lot Size: [37 x 126 = approximately 4,677 sq. ft.](#)
  4. Current Use: [Vacant Land](#)
  5. Current Zoning: [R2B](#)
  6. Proposed future use (include attachments as necessary): [Single Family Housing](#)
  7. List addresses of adjacent parcels owned by CPED/City: [2728 Stevens Ave. S.](#)
  8. Project Coordinator comments: [MCAD is donating two houses \(currently on Stevens about a block away\) to the Whittier Neighborhood that will be moved and rehab to two City-owned properties--2726 and 2728 Stevens](#)

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? [Administrative Site Plan review is required to construct new or relocate an existing dwelling.](#)
11. Comments: [The construction/relocation of a single family dwelling is a permitted use on an existing lot of record provided setbacks are met. Alternatively, a variance will be required.](#)

Completed by: [Robert Clarksen](#) Date: [4/10/2013](#)

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: [None adopted for this site](#)
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [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: [The removal of this home from its current site in the Washburn Fair Oaks District will trigger Heritage Preservation Review and likely a certificate of appopriateness application. Please coordinate with Land use, design and preservation staff.](#)

Completed by: [Brian Schaffer](#) Date: [4/16/2013](#)



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Map of parcel

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Phone #: [612-673-5229](#)  
Form Initiated Date: [4/5/2013](#)  
Complete by Date: [4/19/2013](#)
1. Address: [2728 Stevens Ave S](#)
  2. Property Identification Number (PIN): [34-029-24-42-0158](#)
  3. Lot Size: [41 x 126 = approximately 5,129 sq ft](#)
  4. Current Use: [Vacant Land](#)
  5. Current Zoning: [R2B](#)
  6. Proposed future use (include attachments as necessary): [Single Family Housing](#)
  7. List addresses of adjacent parcels owned by CPED/City: [2726 Stevens Avenue South](#)
  8. Project Coordinator comments: [MCAD is donating two houses \(currently on Stevens about a block away\) to the Whittier Neighborhood that will be moved and rehab to two City-owned properties--2726 and 2728 Stevens](#)

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

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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 to construct \(or relocate\) a single family dwelling](#)
11. Comments: \_\_\_\_\_

Completed by: [Robert Clarksen](#) Date: [4/11/2013](#)

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: [None](#)
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [Urban Neighborhood](#)
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Yes  No  If Yes, what type of development? \_\_\_\_\_
- Comments: [The removal of this home from its current site in the Washburn Fair Oaks District will trigger Heritage Preservation Review and likely a certificate of appopriateness application. Please coordinate with Land use, design and preservation staff.](#)

Completed by: [Brian Schaffer](#) Date: [4/16/2013](#)

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: [4/19/2013](#)

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: [4/22/2013](#)

Comments: [RF concurs with this proposal.](#)

Residential & Real Estate Development

by: [Elfric Porte](#)

Date: [4/22/2013](#)

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

Business Development Staff Comments

by: [Kristin Guild](#)

Date: [4/22/2013](#)

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

Economic Development Director Review

by: [Cathy Polasky](#)

Date: [4/22/2013](#)

**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 Streit](#)

Date: [4/22/2013](#)

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

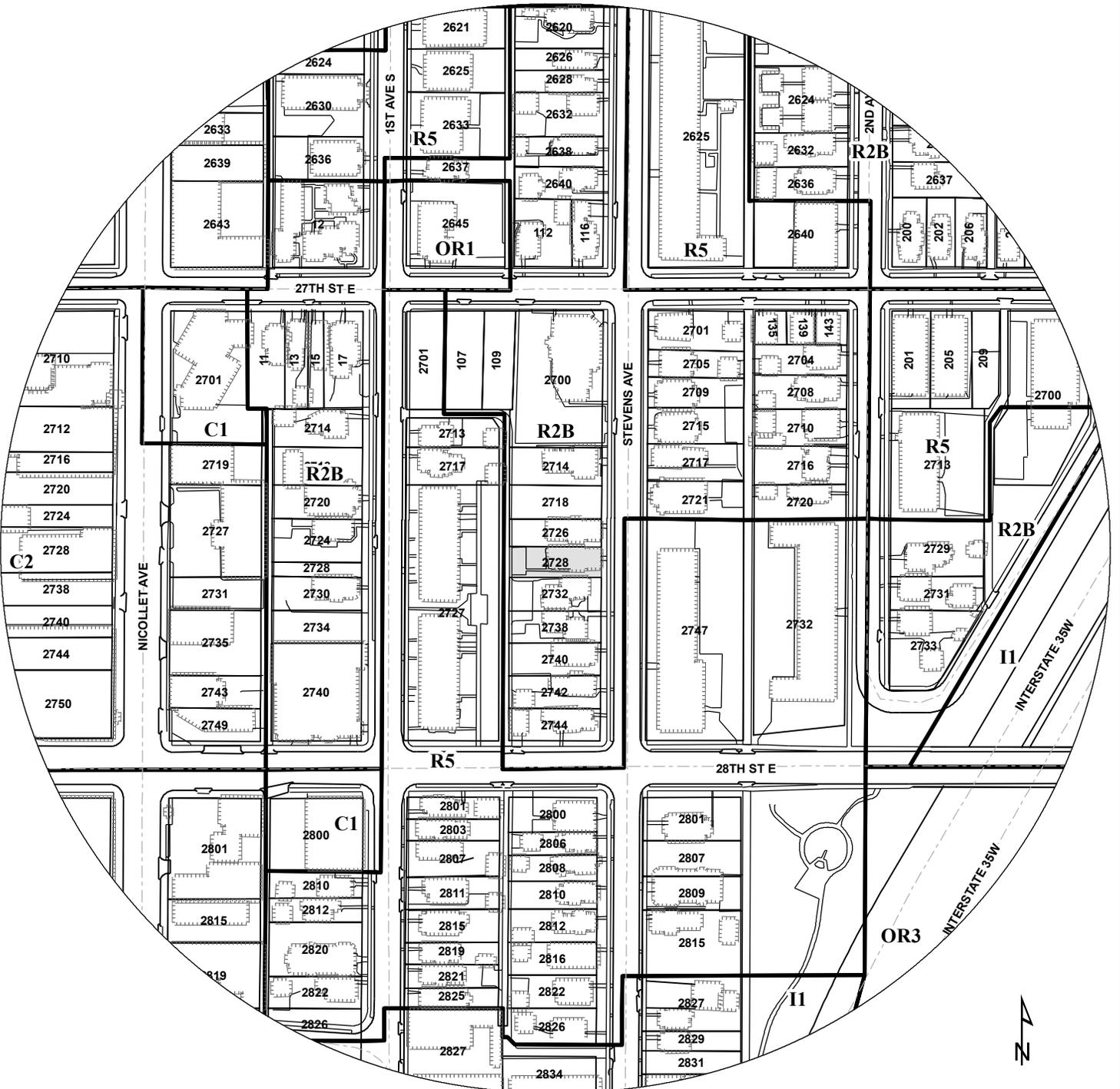
Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

Public Land Sale

6th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2726 and 2728 Stevens Ave S

FILE NUMBER

N/A