

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

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

**Date:** June 27, 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:** 901 45<sup>th</sup> 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 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 #: 612-673-5231  
Form Initiated Date: 11/17/2011  
Complete by Date: 6/24/2012
1. Address: 901 45<sup>th</sup> Ave N
  2. Property Identification Number (PIN): 1311821210024
  3. Lot Size: 300.0 x 100.0
  4. Current Use: VLND
  5. Current Zoning: FP/R1A/SH
  6. Proposed future use (include attachments as necessary): Residential
  7. List addresses of adjacent parcels owned by CPED/City: None
  8. Project Coordinator comments: To Invite proposals for five + single family homes on this site as detached townhomes.

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: SF Housing development is allowed. Townhome development would require a rezoning. A subdivision may open up other options.
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, administrative site plan review will be required.
11. Comments: \_\_\_\_\_  
Completed by: Tom Leighton Date: 5/30/2012

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 Parks and Open Space. The surrounding area is designated 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 Surrounding land is owned by the Park Board, but they do not want the property for park expansion and recently sold it to CPED as part of a land swap.
16. Is parcel identified in adopted plans as a catalyst/essential site for future development?  
Yes  No  If Yes, what type of development? \_\_\_\_\_

**City of Minneapolis**  
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Comments: [The property has been transferred by the Park Board to CPED and is no longer used for parks. The surrounding area is designated Urban Neighborhood and the zoning allows single-family homes, so single-family development would be in conformance with comprehensive plan.](#)

Completed by: [Jim Voll](#) Date: [8/5/2012](#)

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

Planning Director Review by: [Jason Wittenberg](#) Date: [8/17/2012](#)

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

Multi-Family Housing Staff Comments by: [Wes Butler](#) Date: [8/21/2012](#)

Comments: [This one is fine with MF housing](#)

Single-Family Housing Staff Comments by: [Elfric Porte](#) Date: [8/20/2012](#)

Comments: [SF supports the development strategy as proposed](#)

Real Estate Development Services Staff Comments by: [Darrell Washington](#) Date: [8/20/2012](#)

Comments: [Proposal conforms with real estate procedures](#)

Business Development Staff Comments by: [Kristin Guild](#) Date: [8/22/2012](#)

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

Economic Development Director Review by: [Kathy Polasky](#) Date: [8/22/2012](#)

**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: [8/27/2012](#)

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

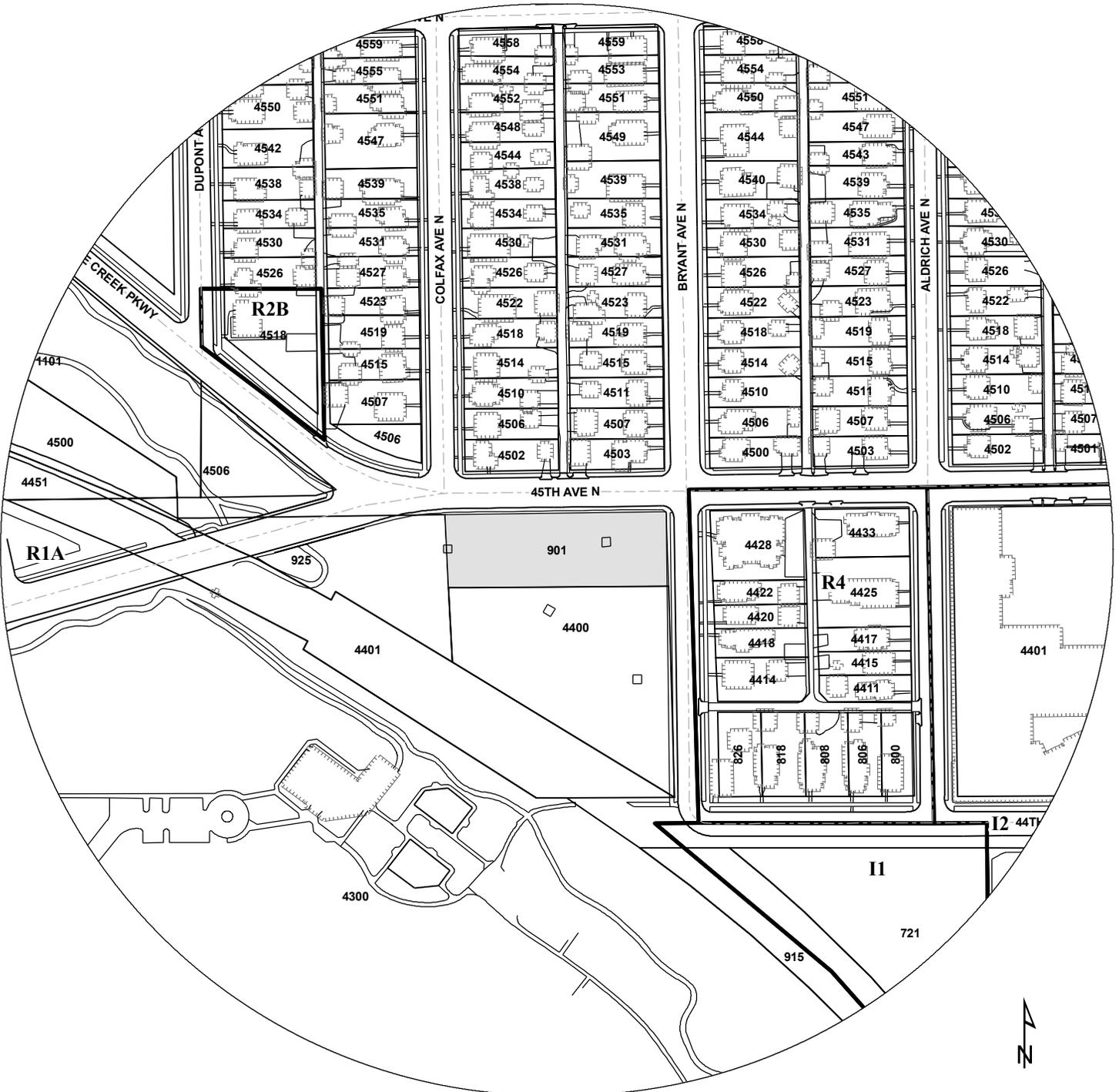
Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

# Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

901 - 45th Avenue North

FILE NUMBER

N/A