

**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: 2807 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 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: [5/29/2012](#)
Complete by Date: [6/24/2012](#)
1. Address: [2807 Emerson Ave N](#)
 2. Property Identification Number (PIN): [0902924430092](#)
 3. Lot Size: [42.6 x 127.3](#)
 4. Current Use: [VLND](#)
 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: [Will advertise for 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: [SF Housing development is allowed](#)
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

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 [CPED owns the lot to the north at 2811 Emerson Avenue North. If the two parcels were combined one duplex could be constructed or one single-family home could be built on each lot.](#)
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 two and 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: [7/6/2012](#)

