

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

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

Date: July 18, 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: 619 26th 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: 4/12/2013
Complete by Date: 4/30/2013
1. Address: 619 26th Ave N
 2. Property Identification Number (PIN): 15-029-24-22-0154
 3. Lot Size: 38 x 129 4,902 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: 617 & 621 26th Ave N
 8. Project Coordinator comments: Neighborhood requests the City to convert the three parcels to two and market for housing development

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: The property has been a duplex in the past. A single family would be permitted per 531.100, but not a duplex.
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. The conversion of the three lots to two seems to imply a subdivision would also be required to adjust parcel boundaries.
11. Comments: _____
Completed by: Robb Clarksen Date: 4-22-13

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 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 However, CPED also owns 617 and 621 26th Ave North and will take all three parcels and recombine into two parcels.
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

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Address or Location: 621 26th 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:

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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: [621 26th Ave N](#)
2. Property Identification Number (PIN): [15-029-24-22-0155](#)
3. Lot Size: [40 x 129 5.031 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: [617 & 619 26th Ave N](#)
8. Project Coordinator comments: [Neighborhood requests the City to convert the three parcels to two and market for housing development](#)

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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Explain: [The property has been used as a duplex in the past. A single family would be permitted per 531.100, but not a duplex.](#)
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11. Comments: _____
Completed by: [Robert Clarksen](#) Date: [4/22/2013](#)
ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section III. Community Planning Review

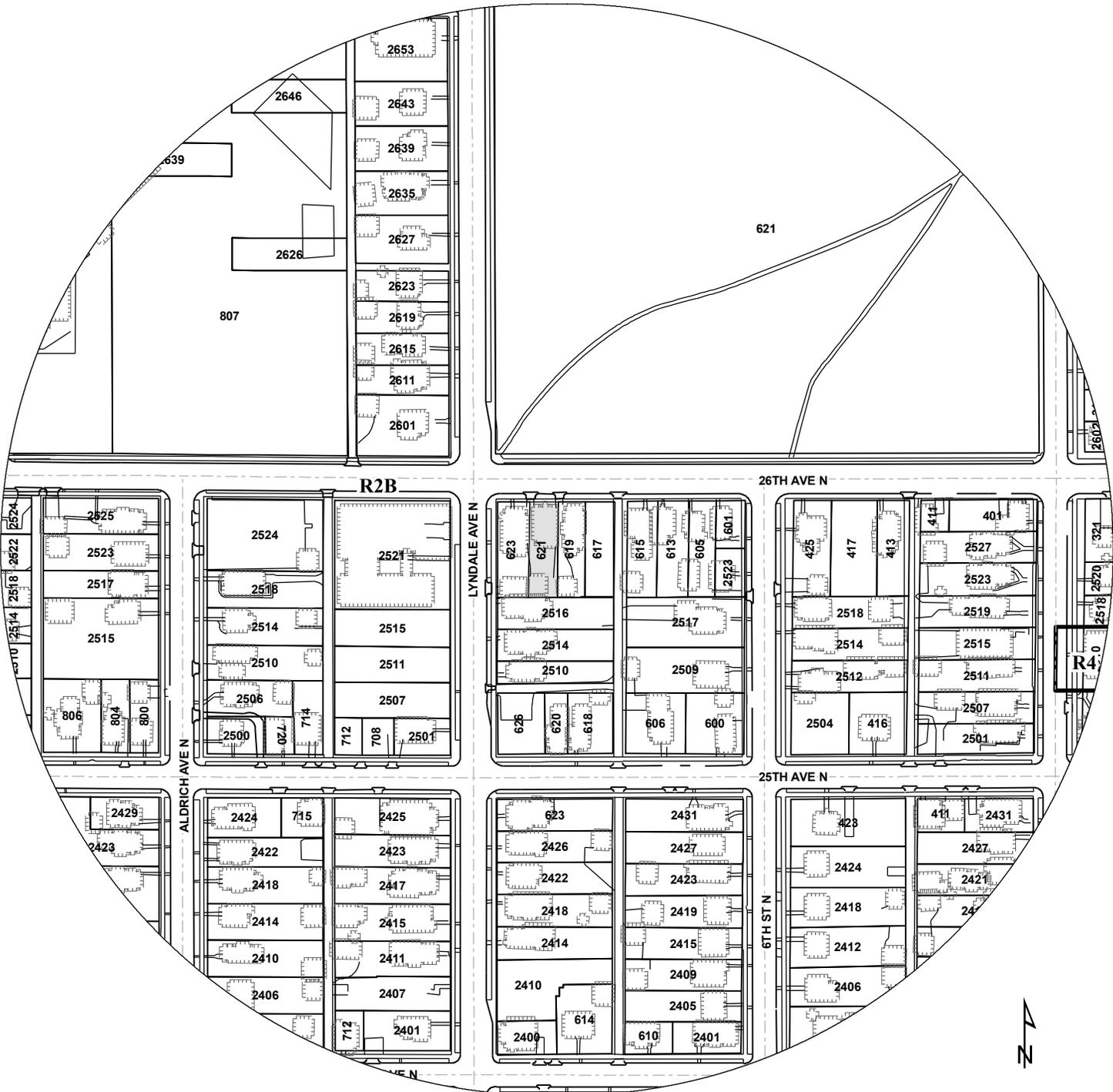
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Comments: [A single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.](#)
Completed by: [Jim Voll](#) Date: [4/25/2013](#)

Public Land Sale

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

619 & 621 26th Avenue North

FILE NUMBER

N/A