

**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: 2406 McNair Avenue North

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 #: x5262

Form Initiated Date: 5/20/2013

Complete by Date: 6/15/2013

1. Address: 2406 McNair Avenue

2. Property Identification Number (PIN): 17-029-24-11-0244

3. Lot Size: 12,050 sq. ft. (irregular)

4. Current Use: Vacant Land

5. Current Zoning: R1A

6. Proposed future use (include attachments as necessary): Sell to adjacent owners at 2327 Walton Place North the rear section of 2406 McNair Avenue N for extension of yard space, alleviation of foot traffic and installation of a fence for children's play area.

7. List addresses of adjacent parcels owned by CPED/City: 2410 McNair Avenue (a portion of the parcel is being considered for a split in this process).

8. Project Coordinator comments: If sale/lot split is approved, 2406 McNair and 2410 Mc Nair Avenue will be combined and marketed 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: Depending on how the 2406 parcel is split, sufficient area for a buildable lot will appear to remain along McNair.

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, it appears a subdivision application (to create the Walton PI side yard) and an administrative site plan review for a 1-4 unit dwelling is required. The new construction (at 2406) must meet all setbacks and a minimum lot size of 5000 square feet for use as a single family.

11. Comments: Staff has considered the existing aerial photo and arrangement of lots on this block for reference. Given the information provided, it is unclear whether other land use applications may be required to facilitate the use in items 6 and 8. Staff needs to review a more specific development plan to determine the nature of those additional applications.

Completed by: Robb Clarksen Date: 6-3-13

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?

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Yes No If yes, explain possible development scenarios [CPED owns 2410 McNair, but this area is zoned for 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: [While the sale of the northerly part of the lot for a side yard, with the remainder for a single-family home, is in conformance with the comprehensive plan, the actual lot split has to be reviewed for compliance with the zoning code and subdivision ordinance; approval of a land sale does not approve a split that is not in conformance with those regulations.](#)

Completed by: [Jim Voll](#) Date: [6/4/13](#)

COMMUNITY PLANNER: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Planning Director Review by: [Kjersti Monson](#) Date: [6/5/2013](#)

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

Residential Policy and Finance by: [Wes Butler](#) Date: [6/6/2013](#)

Comments: [RF agrees with this transaction](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [6/6/2013](#)

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

Business Development Staff Comments by: [Kristin Guild](#) Date: [6/6/2013](#)

Comments: [Given the large square footage of these assembled parcels at 2106 and 2110 McNair and their proximity to the Penn-West Broadway 5 points intersection, Business Development urges careful consideration by Housing management before approving these parcels for sale as side yards.](#)

Economic Development Director Review by: [Cathy Polasky](#) Date: [6/7/2013](#)

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 Streitz](#) Date: [6/25/2013](#)

EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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Address or Location: 2410 McNair Avenue North

Contact Person and Phone: Edith Johnson, 673-5262

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Submitted by: [Edith Johnson](#)

Phone #: [x5262](#)

Form Initiated Date: [5/20/2013](#)

Complete by Date: [6/15/2013](#)

1. Address: [2410 McNair Ave N](#)

2. Property Identification Number (PIN): [17-029-24-11-0243](#)

3. Lot Size: [105x166x197 \(irregular\)](#)

4. Current Use: [Vacant Land](#)

5. Current Zoning: [R1A](#)

6. Proposed future use (include attachments as necessary): [Sell to adjacent property owners at 2327 Walton Place North a small triangular rear section of 2410 McNair Avenue for extension of yard space, alleviation of foot traffic and installation of a fence for children's play area.](#)

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

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Explain: [Depending on how the 2410 parcel is split, sufficient area for a buildable lot will appear to remain along McNair.](#)

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Yes No If yes, what applications? [At minimum, it appears a subdivision application \(to create the Walton PI side yard\) and an administrative site plan review for a 1-4 unit dwelling is required. The new construction \(at 2410\) must meet all setbacks and a minimum lot size of 5000 square feet for use as a single family.](#)

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Completed by: [Robert Clarksen](#) Date: [6/3/2013](#)

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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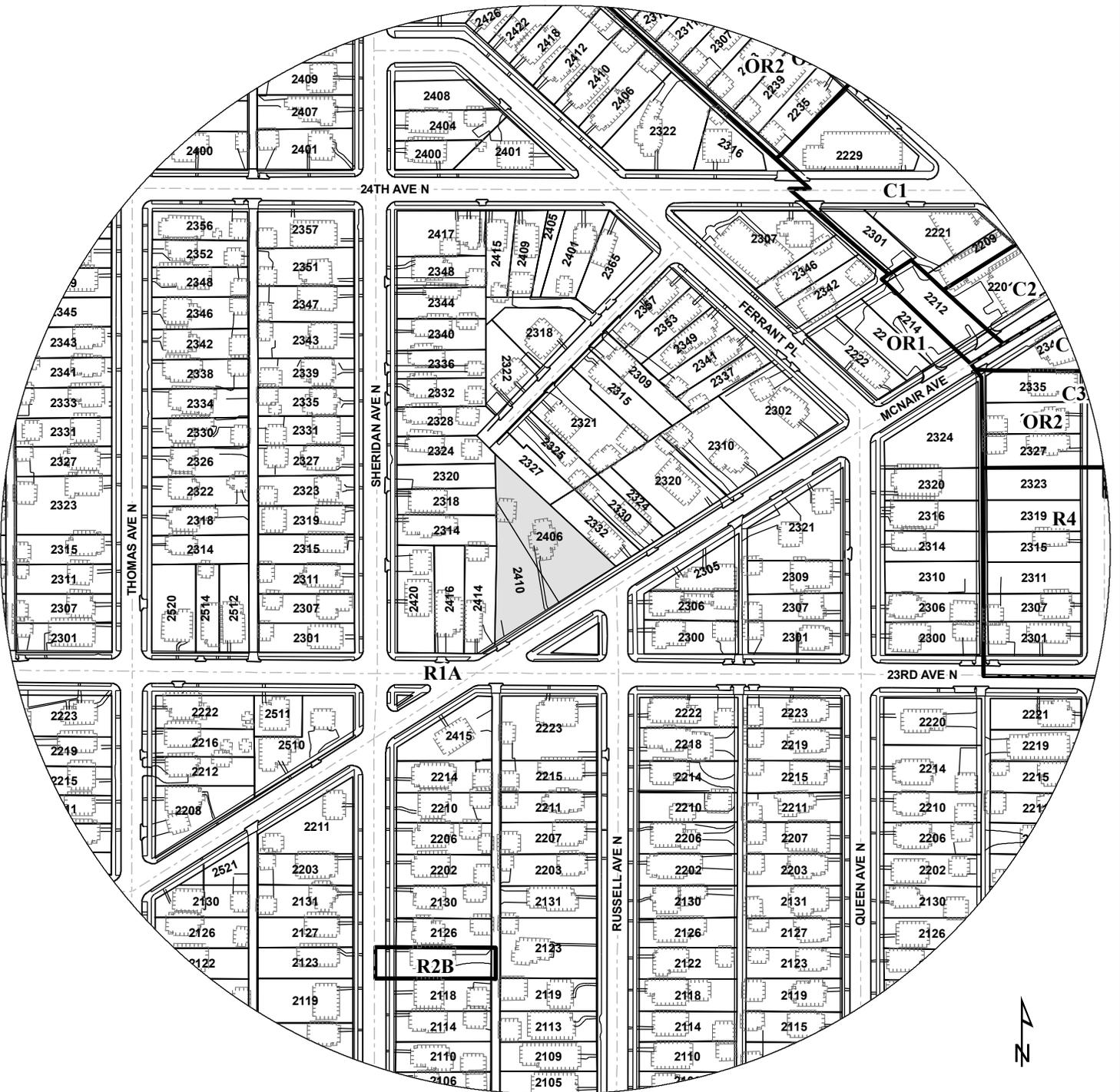
EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2406 & 2410 McNair Avenue North

FILE NUMBER

N/A