

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

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

Date: October 17, 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: 2029, 2033, and part of 2101 West Broadway

Contact Person and Phone: Jimmy Loyd, 673-5026

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: [Jimmy Loyd](#)

Phone #: [673-5026](#)

Form Initiated Date: [9/19/2013](#)

Complete by Date: [9/26/2013](#)

1. Address: [2029-2033 West Broadway Avenue and 60ftx125 ft \(approximately 7500 sq ft\) of most westren end of 2101. \(Directly next to 2033\)](#)
2. Property Identification Number (PIN): [1602924220177,1602924220178,1602924220195](#)
3. Lot Size: [5,535 plus 7500 of 2101](#)
4. Current Use: [vacant](#)
5. Current Zoning: [C1/Neighborhood Commercial District\(99\)/ PO/Pedestrian Oriented Overlay Dist\(99](#)
6. Proposed future use (include attachments as necessary): [expansion of the adjacent Capri Theater, owned by PCYC. Expansion will include uses that support the theater \(e.g., dressing rooms, green room, dance studio, etc\)](#)
7. List addresses of adjacent parcels owned by CPED/City: [2101 West Broadway Ave, 2114 23rd Ave, 2106 23rd Ave](#)
8. Project Coordinator comments: [Properties were formally owned by Holding Forth the Word of Life church and were foreclosed. The City has been assembling adjacent properties for future redevelopment \(see map\). Future redevelopment will increase density by removing the surface parking lot from West Broadway and adding multi family housing. Additional commercial uses may include complementay retail/arts/entertainment. Redevelopment will be consistent with the vision articulated in the West Broadway Alive plan \(this block is featured in that plan as a case study\). This block is anchored by the Capri Theater/PCYC school and the Five Points/aka Delisi building currently being redeveloped by Catalyst Community Parnters and home to radio station KMOJ.](#)

PROJECT COORDINATOR: EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Section II. Zoning Review

9. Lot is Buildable for **any** structure Non-Buildable for **any** structure
Explain: [See comments below](#)
10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?
Yes No If yes, what applications? [Site Plan Review for new construction, a subdivision application and rezoning may also be necessary](#)
11. Comments: [Jim,](#)
12. [The zoning and plat map for the area reveals that 2101 WB is composed of 8 platted lots and a parcel that appears to have been a vacated alley. Your comments \(75' of 2101 parcel...\) suggest the project will involve a lot division or tax parcel split. A rezoning may be required to achieve the desired lot density as the collective parcel includes split zoning. The project involves 13,000 square feet of land, 5500 sf in the C1 district \(8 units\) and 7500 in the C3A district \(19units\). The commercial zoning does allow a mixed use development with a range of commercial uses.](#)

Completed by: [Robert Clarksen](#) Date: [9/26/2013](#)

ZONING STAFF: EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Section III. Community Planning Review

13. List adopted small area plan(s) in effect for parcel: [This site is within the study area of the West Broadway Alive Plan.](#)

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14. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The Minneapolis Plan for Sustainable Growth designates West Broadway as a Commercial Corridor and the Penn-Broadway area as a Neighborhood Commercial Node. Further, the West Broadway Alive plan shows this area as appropriate for mixed-use and as a "neighborhood center, transit village, and entertainment area."](#)

15. Is future land use proposed in item 6 consistent with future land use plans?

Yes No If no, why not? _____

16. 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 [The City does own adjacent properties, but they will be combined for a separate development that will coordinate with the Capri Theater expansion.](#)

17. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes No If Yes, what type of development? [Neighborhood center, transit village, and entertainment area.](#)

Comments: [The land sale is in conformance with the goals of the comprehensive plan and the West Broadway Alive Plan.](#)

Completed by: [Jim Voll](#)

Date: [10/2/2013](#)

COMMUNITY PLANNER:

EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Planning Director Review

by: [Jack Byers, Planning Manager](#)

Date: [10/3/2013](#)

PLANNING DIRECTOR:

EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Residential Finance

by: _____ Date: _____

Comments: _____

Residential & Real Estate Development

by: [Elfric Porte](#)

Date: [10/3/2013](#)

Comments: [R-RED support the development as proposed.](#)

Business Development Staff Comments

by: [Kristin Guild](#)

Date: [10/04/2013](#)

Comments: [This proposed land sale was initiated by the Business Development division. This proposed sale is consistent with years of planning and strategy development for the redevelopment of the Penn-West Broadway intersection.](#)

Economic Development Director Review

by: _____ Date: _____

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*

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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: _____

Date: _____

EMAIL COMPLETED FORM TO SUSAN.SCHEMPF@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

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2029, 2033, and 2101 West Broadway

FILE NUMBER

N/A