

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

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

Date: June 26, 2014

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: 3414 25th Street E

Contact Person and Phone: Edie Oates, 673-5229

Planning Staff and Phone: Paul Mogush, 673-2074

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 for use as a single-family home is **consistent** with the City’s Comprehensive Plan.

Attachments:

- Map of parcel
- Early Review Worksheet

**City of Minneapolis, CPED - Public Land Sale and Acquisition Form – Single Family,
Scattered Site**

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: [Eddie Oliveto-Oates](#), Phone #: [5229](#)

Form Initiated Date: [5/20/2014](#)

1. Address: [3414 25th Street E](#), Property Identification Number (PIN): [31-029-23-24-0012](#)
2. Lot Size: [Irregular](#) x _____' Square Footage [7985](#)
3. Current Use: [Vacant Industrial](#). Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Conversion to owner occupied single family](#)
5. List addresses of adjacent parcels owned by CPED/City: [None](#)
6. Project Coordinator comments: [The developer is interested in rehabilitating the existing structure as his personal residence.](#)

Section II. Zoning Review

7. Lot is: Buildable for **any** structure Non-Buildable for **any** structure
Explain: _____
 8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?
Yes No If yes, what applications? [It is unclear, as CPED staff has not had the opportunity to review a formal development proposal, plan or other document as of this date, but remodeling the property for single family use is consistent with current zoning regulations.](#)
 9. Comments: [Should such plan/development proposal be prepared, refer it to Robert Clarksen in Zoning.](#)
- Completed by: [Robert Clarksen](#) Date: [5/21/2014](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [None](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [Urban Neighborhood](#)
12. Is future land use proposed in item 4 consistent with future land use plans?
Yes No If no, why not? _____
13. 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 _____
14. Is parcel identified in adopted plans as a catalyst/essential site for future development?
Yes No If Yes, what type of development? _____

Comments: _____

Completed by: [Paul Mogush](#) Date: [5/30/2014](#)

Manager, Community Planning, Public Art and Research, by: [Jack Byers](#) Date: [6/6/2014](#)

Section IV. Decision to Market

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): _____

Manager, R-RED by: [Elfric Porte](#) Date: [6/6/2014](#)