

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

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

Date: January 15, 2015

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: 2915 4th Street North

Contact Person and Phone: Cherie Shoquist, 673-5078

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 – 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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 2915 4th St N, Property Identification Number (PIN): 10-029-24-32-0159
2. Lot Size: 45' x 85' Square Footage 7,425
3. Current Use: Vacant Land / Residential. Current Zoning: R2B
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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? _____
 9. Comments: _____
- Completed by: CAV Date: 12/2/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
 11. 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.
 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: 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: 12/8/2014
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/22/2014

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*

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

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: [12/22/2014](#)

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
2915 - 4th Street North

FILE NUMBER
N/A

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

**Public Land Sale/Purchase
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Address or Location: 2945 Bryant Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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.

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Map of parcel

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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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 2945 Bryant Ave N, Property Identification Number (PIN): 09-029-24-41-0061
2. Lot Size: 40' x 126' Square Footage 5,040
3. Current Use: Vacant Land / Residential. Current Zoning: R2B
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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Yes No If yes, explain possible development scenarios _____
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- Completed by: Jim Voll Date: 12/8/2014
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/22/2014

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Director's Notes (reason for **HOLD** status): _____

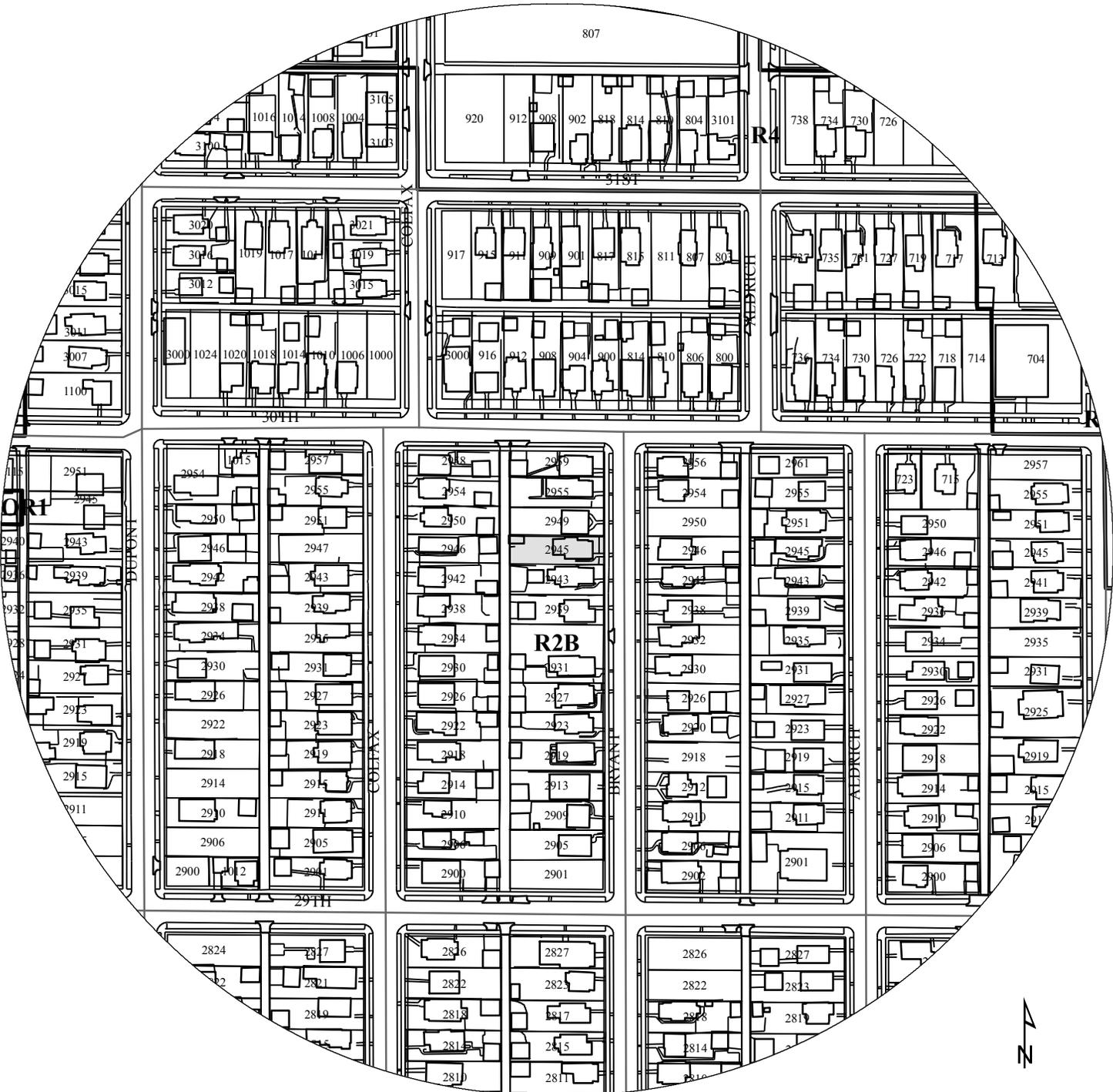
Manager, R-RED by: [Elfric Porte](#) Date: [12/22/2014](#)

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2945 Bryant Avenue North

FILE NUMBER

N/A

**Minneapolis Community Planning and Economic Development Department
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Address or Location: 3607 Bryant Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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.

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The sale of this property as proposed is **consistent** with the City’s Comprehensive Plan.

Attachments:

Early Review Worksheet
Map of parcel

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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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 3607 Bryant Ave N, Property Identification Number (PIN): 04-029-24-44-0143
2. Lot Size: 40' x 125' Square Footage 5,395
3. Current Use: Vacant Land / Residential. Current Zoning: R2B
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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? _____
 9. Comments: _____
- Completed by: CAV Date: 12/2/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
 11. 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.
 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: 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: 12/8/2014
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/11/2014

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*

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

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Director's Notes (reason for **HOLD** status): _____

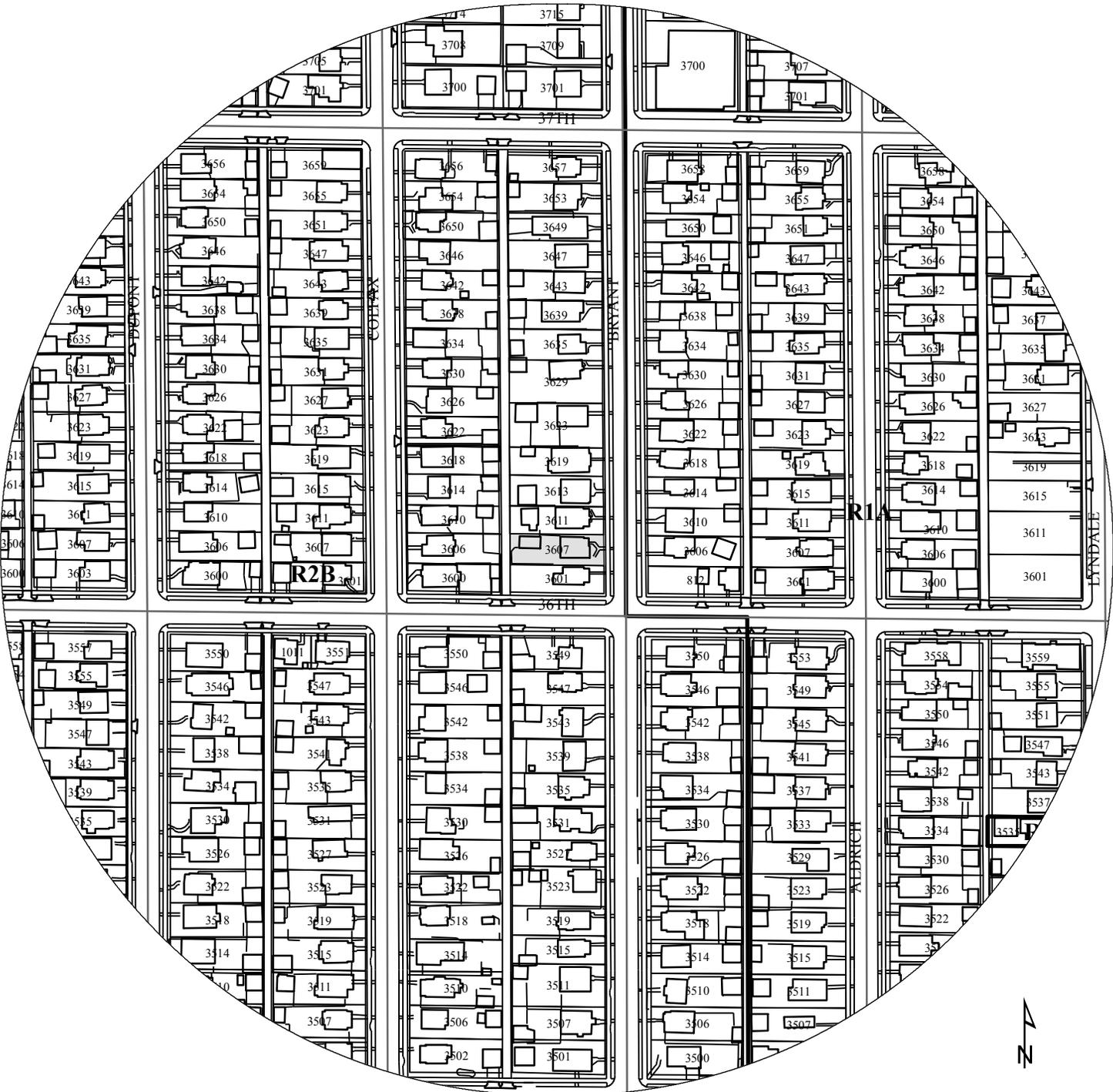
Manager, R-RED by: [Elfric Porte](#) Date: [12/11/2014](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3607 Bryant Avenue North

FILE NUMBER

N/A

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

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

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Address or Location: 2627 Dupont Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 12/9/2014

1. Address: 2627 DuPont Ave N, Property Identification Number (PIN): 09-029-24-43-0044
2. Lot Size: 43' x 127' Square Footage 5,342
3. Current Use: Vacant Land / Residential. Current Zoning: R2B
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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? _____
 9. Comments: _____
- Completed by: CAV Date: 12/2/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
 11. 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.
 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: 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: 12/2/2014
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/22/2014

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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Scattered Site**

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Director's Notes (reason for **HOLD** status): _____

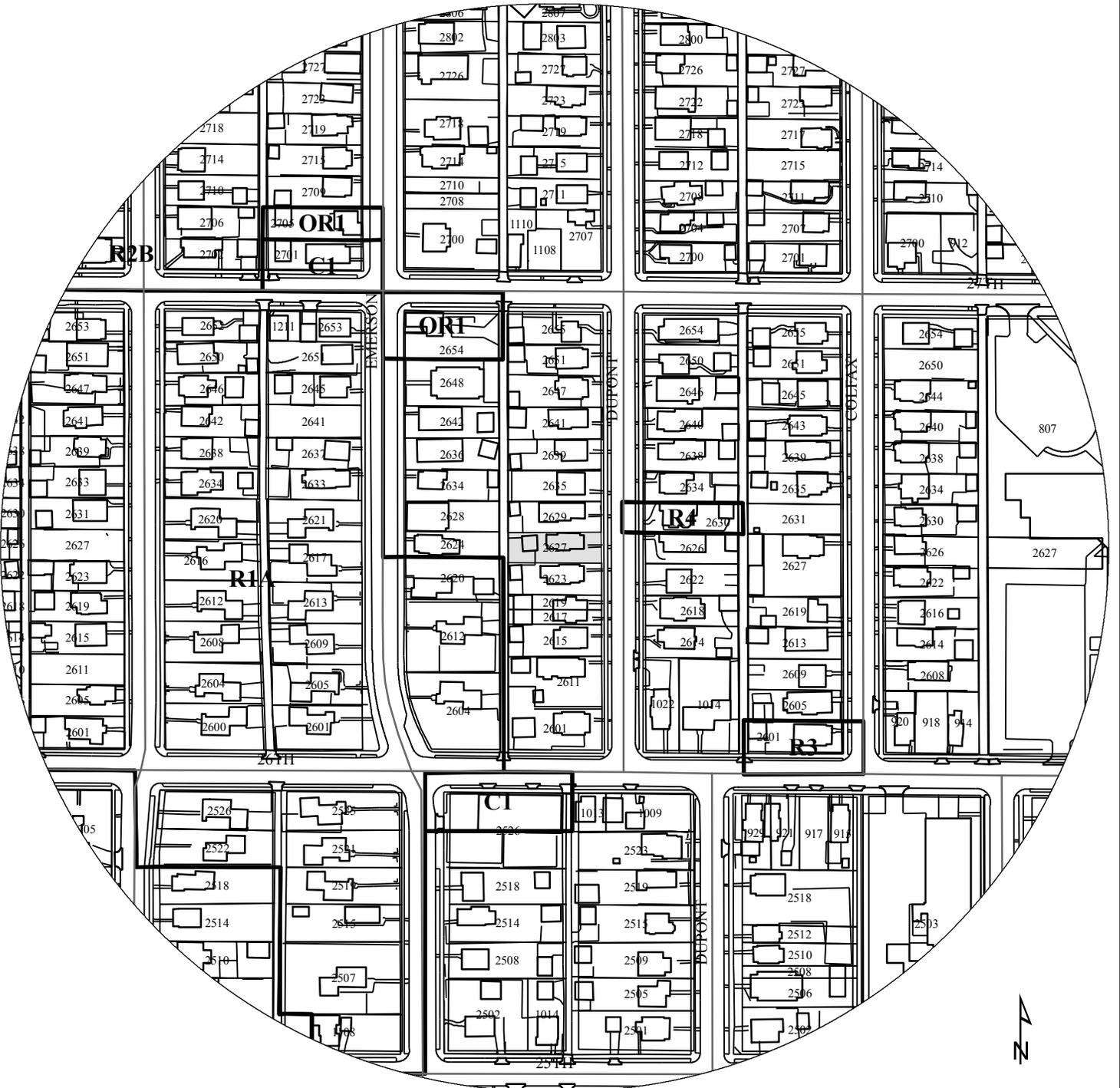
Manager, R-RED by: [Elfric Porte](#) Date: [12/22/2014](#)

Public Land Sale

5th

NAME OF APPLICANT

WARD



200 100 0 200 400

PROPERTY ADDRESS

2627 Dupont Avenue North

FILE NUMBER

N/A

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

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

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Address or Location: 3519 Dupont Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

Planning Staff and Phone: Jim Voll, 673-3887

Conformance of Proposed Land Purchase with Approved Plans and Zoning Regulations:

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Findings:

The sale of this property as proposed is **consistent** with the City’s Comprehensive Plan.

Attachments:

Early Review Worksheet
Map of parcel

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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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 3519 Dupont Ave N, Property Identification Number (PIN): 09-029-24-12-0129
2. Lot Size: 45' x 125' Square Footage 5,715
3. Current Use: Vacant Land / Residential. Current Zoning: R2B
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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? _____
 9. Comments: _____
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Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
 11. 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.
 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: 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: 12/8/2014
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/11/2014

Section IV. Decision to Market

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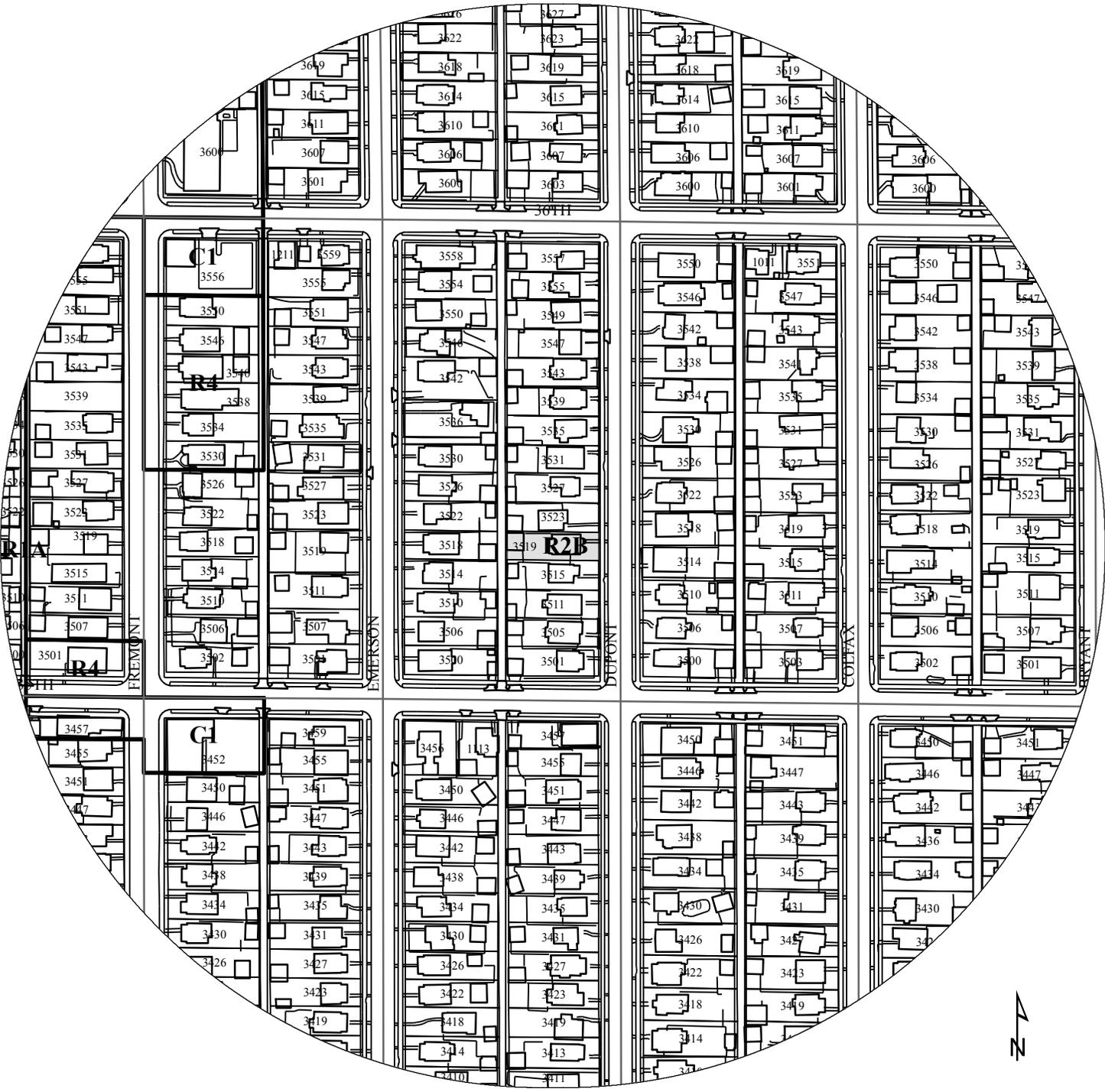
Manager, R-RED by: [Elfric Porte](#) Date: [12/11/2014](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3519 Dupont Avenue North

FILE NUMBER

N/A

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Address or Location: 3539 Fremont Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

Planning Staff and Phone: Jim Voll, 673-3887

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Map of parcel

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Submitted by: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 3539 Fremont Ave N, Property Identification Number (PIN): 09-029-24-12-0006
2. Lot Size: 40' x 126' Square Footage 5,072
3. Current Use: Vacant Land / Residential. Current Zoning: R2B
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5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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Yes No If yes, what applications? _____
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Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
 11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates Fremont Avenue as a Community Corridor and this area as 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: A single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.
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- Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/11/2014

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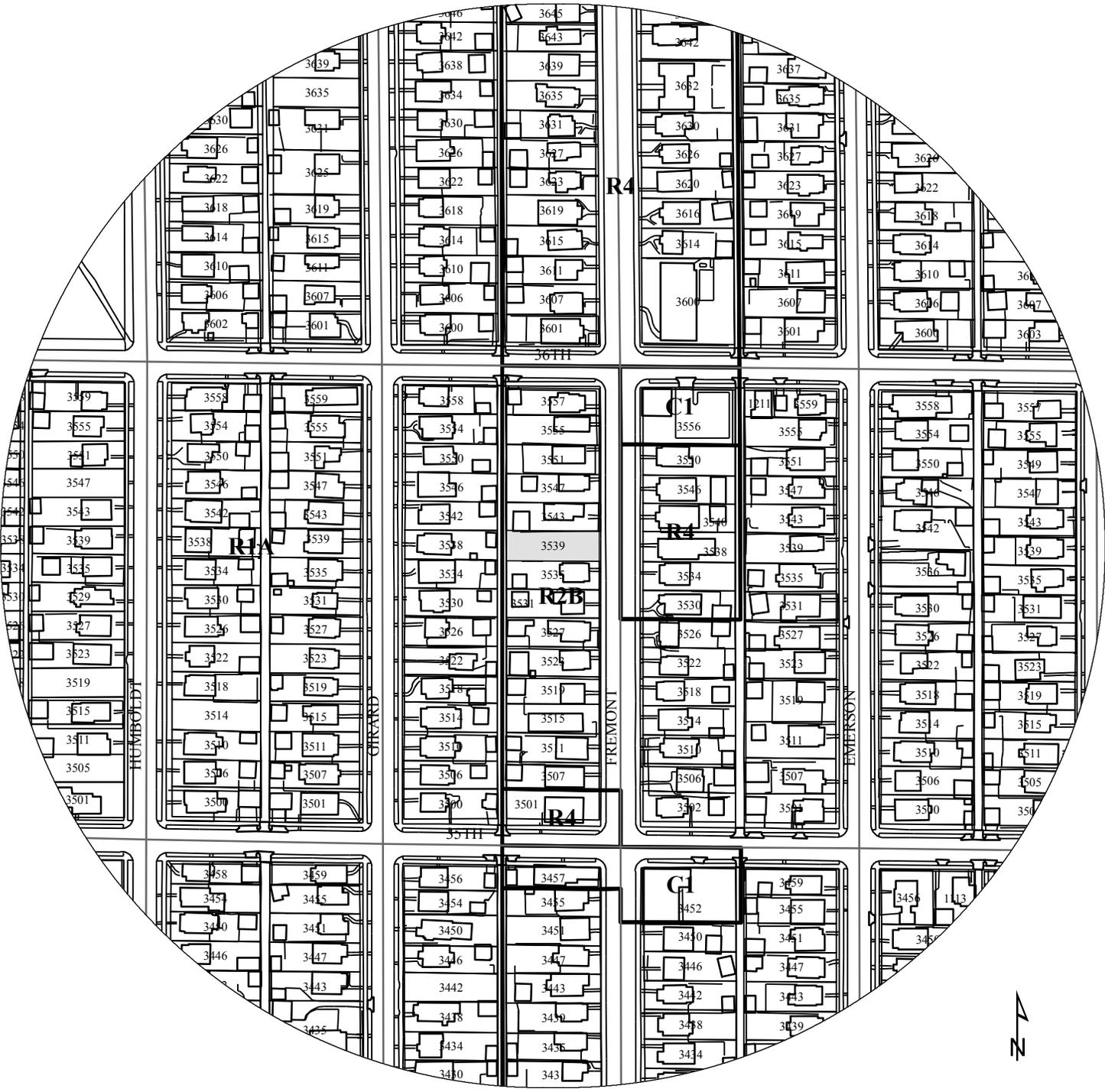
Manager, R-RED by: [Elfric Porte](#) Date: [12/11/2014](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3539 Fremont Avenue North

FILE NUMBER

N/A

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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: 2719 Irving Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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 – 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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 2719 Irving Ave N, Property Identification Number (PIN): 09-029-24-34-0038
2. Lot Size: 40' x 126' Square Footage 5,047
3. Current Use: Vacant Land / Residential. Current Zoning: R1A
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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? _____
 9. Comments: _____
- Completed by: CAV Date: 12/2/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
 11. 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.
 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: 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: 12/8/2014
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/22/2014

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*

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

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): _____

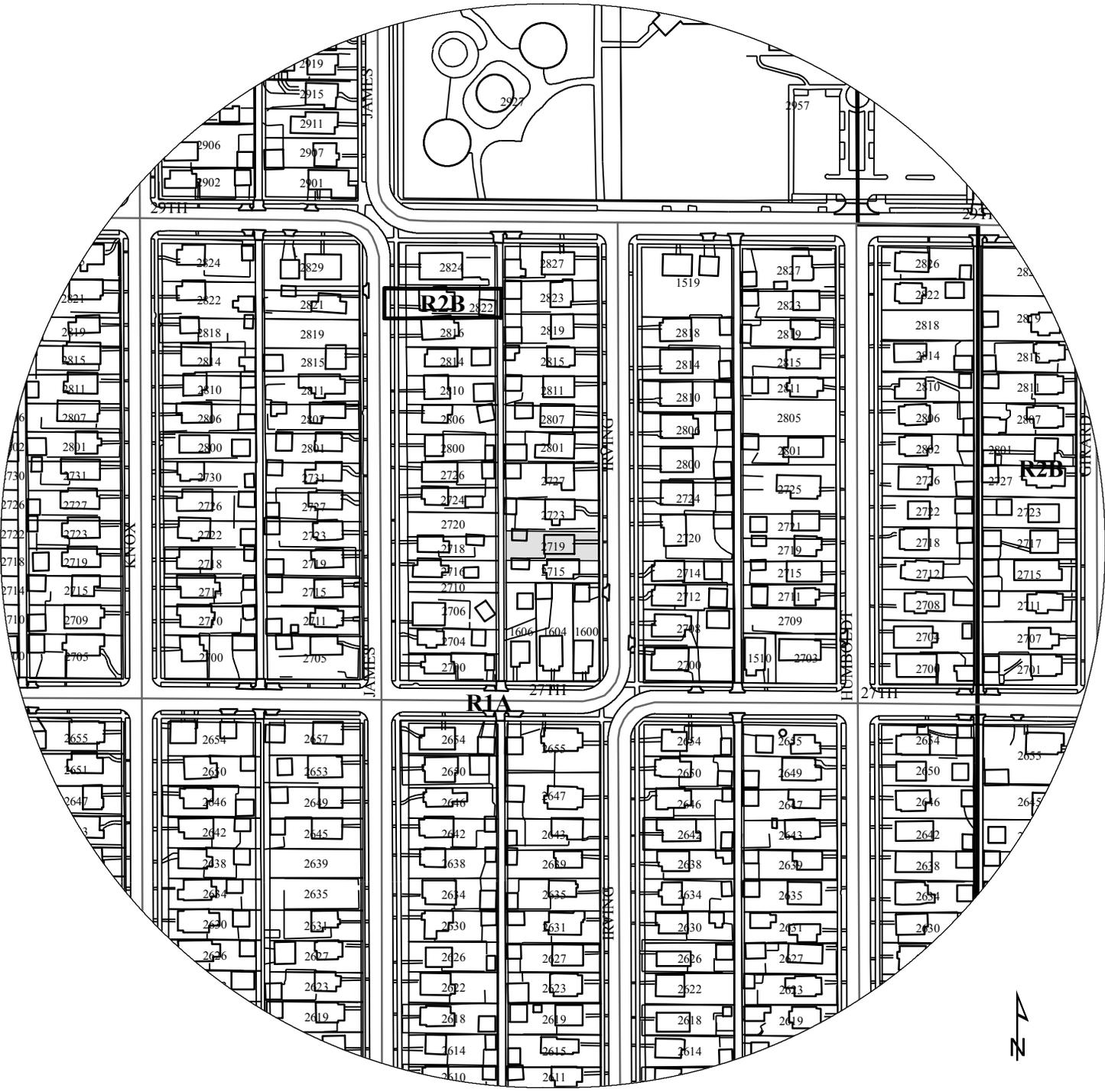
Manager, R-RED by: [Elfric Porte](#) Date: [12/22/2014](#)

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2719 Irving Avenue North

FILE NUMBER

N/A

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

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

Date: January 15, 2015

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: 2517 James Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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 – 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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 2715 James Ave N, Property Identification Number (PIN): 16-029-24-21-0037
2. Lot Size: 50' x 135' Square Footage 6,710
3. Current Use: Vacant Land / Residential. Current Zoning: R1A
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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? _____
 9. Comments: _____
- Completed by: CAV Date: 12/2/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
 11. 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.
 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: 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: 12/2/2014
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/22/2014

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*

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

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): _____

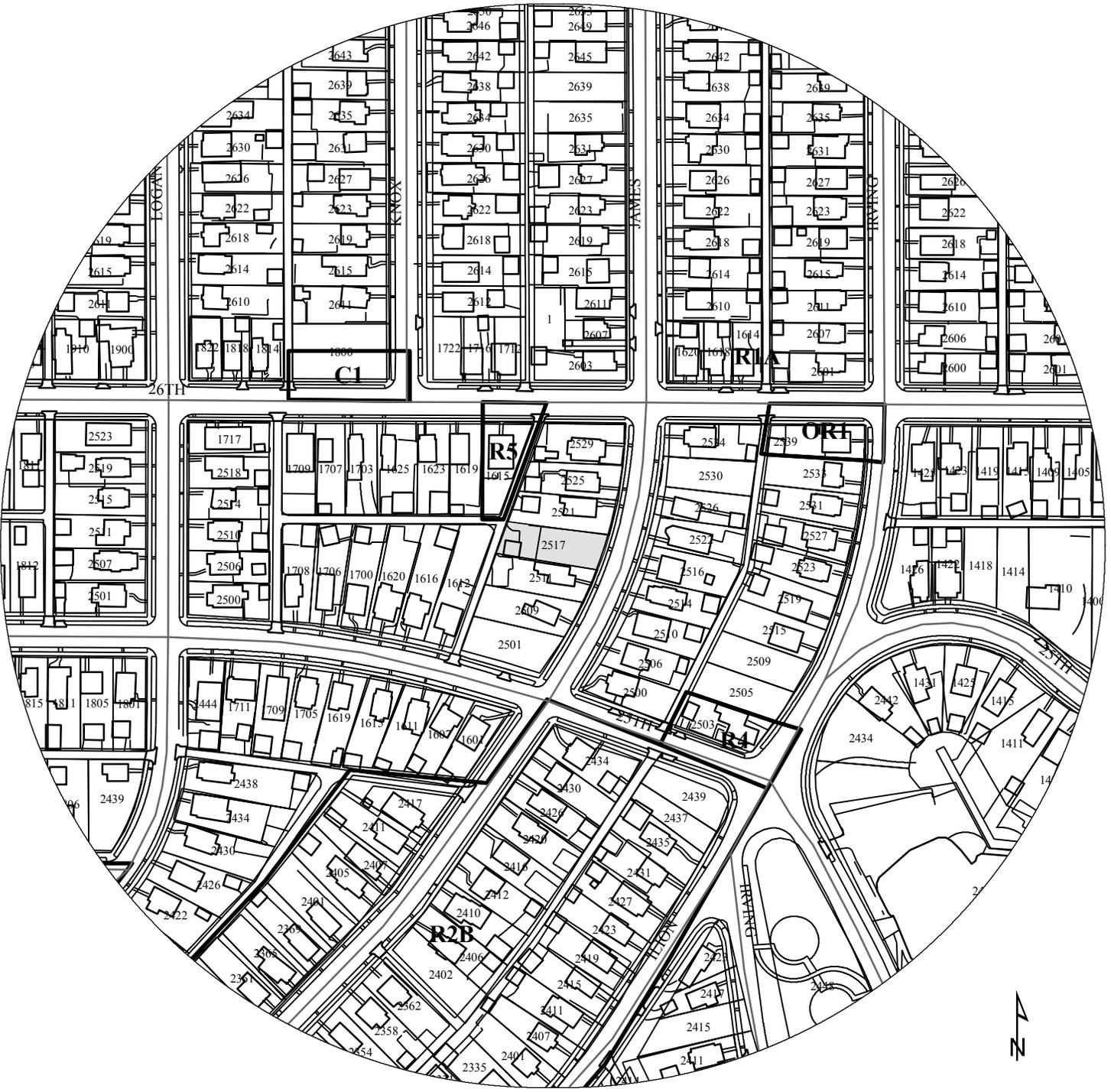
Manager, R-RED by: [Elfric Porte](#) Date: [12/22/2014](#)

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2517 James Avenue North

FILE NUMBER

N/A

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

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

Date: January 15, 2015

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: 2958 Knox Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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 – 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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 2958 Knox Ave N, Property Identification Number (PIN): 09-029-24-31-0202
2. Lot Size: 57' x 128' Square Footage 7,250
3. Current Use: Vacant Land / Residential. Current Zoning: R1A
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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? _____
 9. Comments: _____
- Completed by: CAV Date: 12/2/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
 11. 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.
 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: 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: 12/8/2014
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/22/2014

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*

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

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): _____

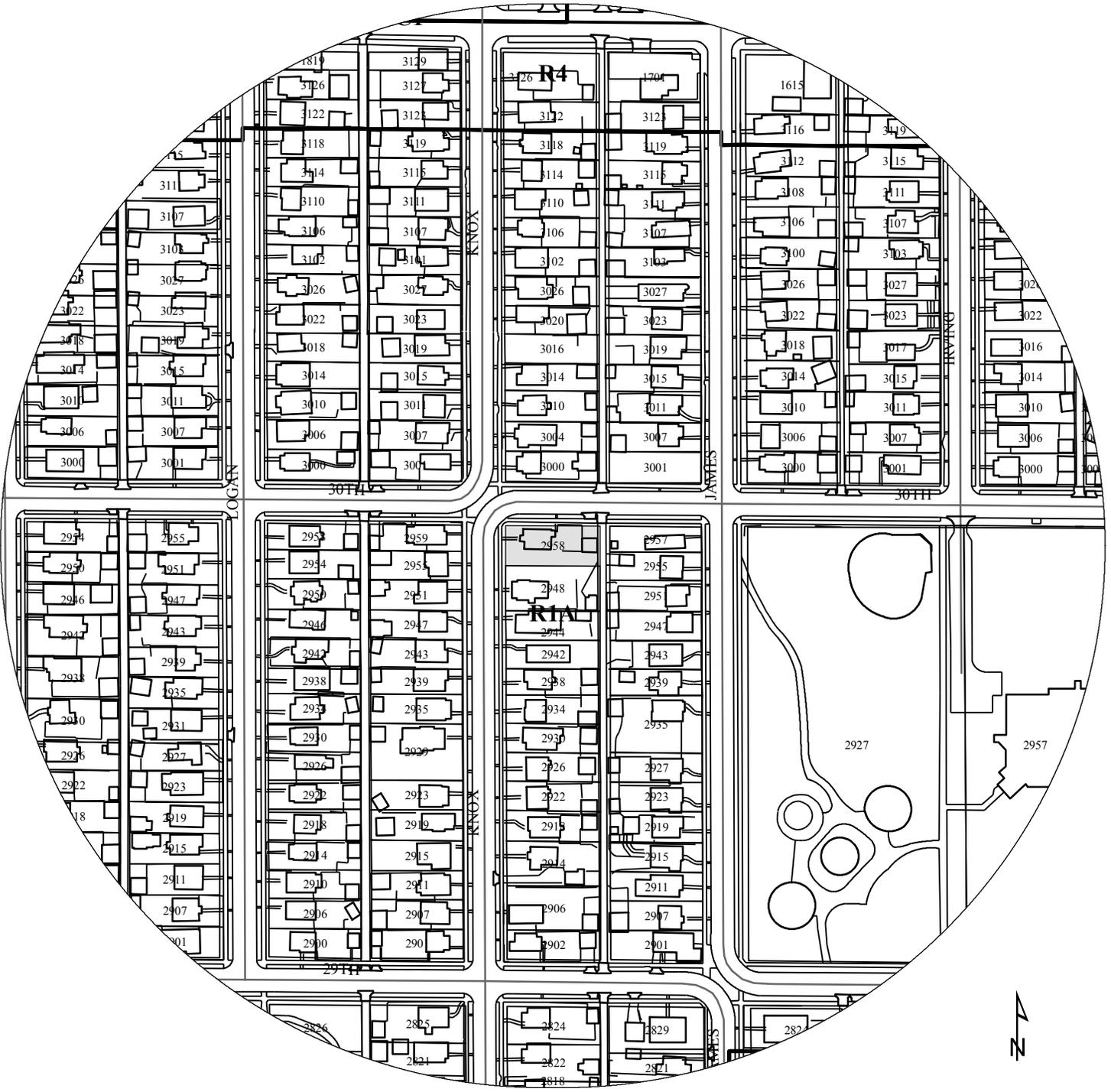
Manager, R-RED by: [Elfric Porte](#) Date: [12/22/2014](#)

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2958 Knox Avenue North

FILE NUMBER

N/A

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

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

Date: January 15, 2015

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: 3011 Knox Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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 – 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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 3011 Knox Ave N, Property Identification Number (PIN): 09-029-24-31-0116
2. Lot Size: 40' x 126' Square Footage 5,048
3. Current Use: Vacant Land / Residential. Current Zoning: R1A
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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? _____
 9. Comments: _____
- Completed by: CAV Date: 12/2/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
 11. 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.
 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: 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: 12/8/2014
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/22/2014

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*

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

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): _____

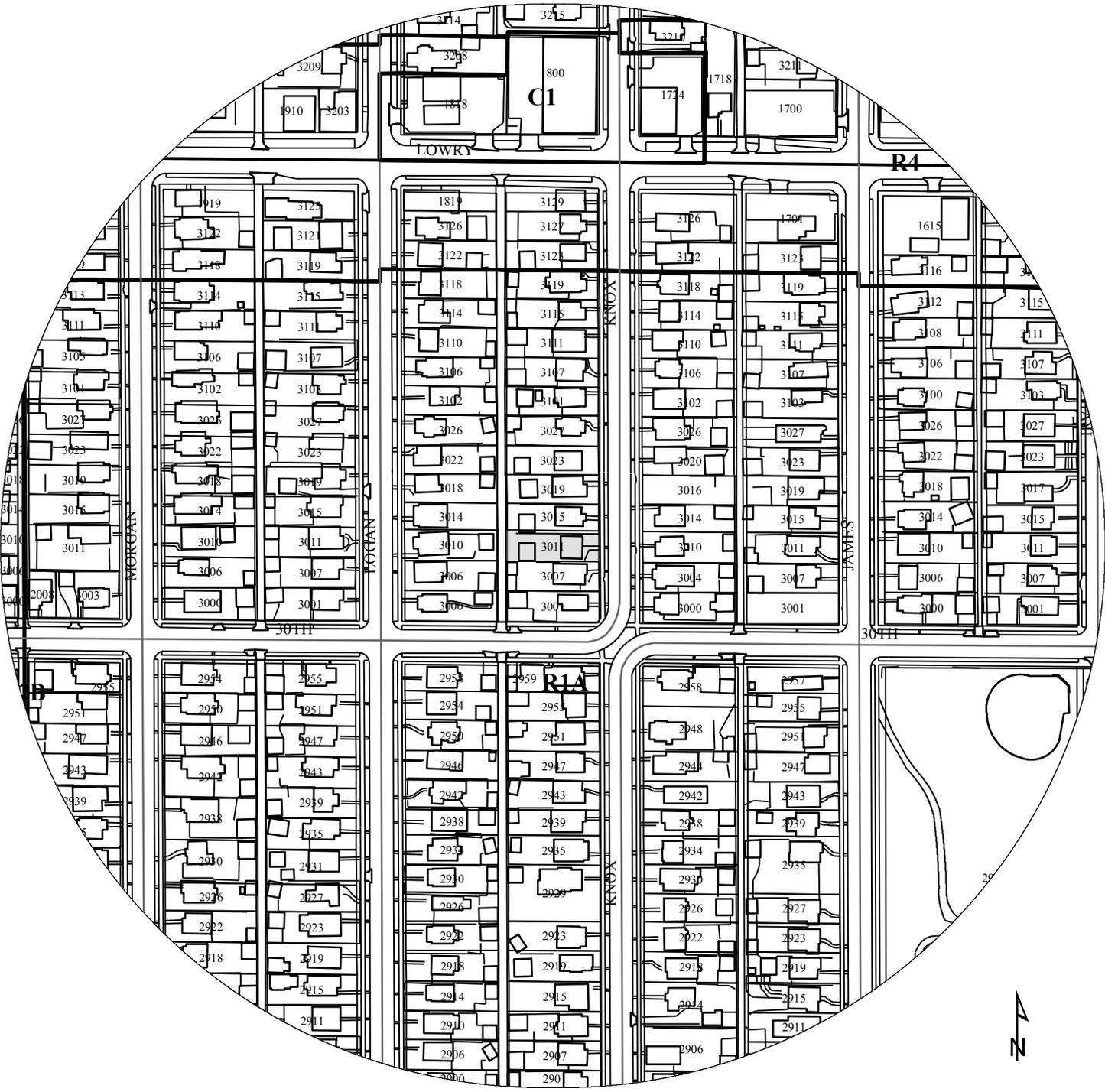
Manager, R-RED by: [Elfric Porte](#) Date: [12/22/2014](#)

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3011 Knox Avenue North

FILE NUMBER

N/A

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

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

Date: January 15, 2015

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: 3100 Newton Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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 – 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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 3100 Newton Ave N, Property Identification Number (PIN): 09-029-24-32-0146
2. Lot Size: 41' x 127' Square Footage 5,242
3. Current Use: Vacant Land / Residential. Current Zoning: R2B
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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? _____
 9. Comments: _____
- Completed by: CAV Date: 12/2/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: This lot is within the study area of the Lowry Avenue Strategic Plan.
 11. 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 and the Lowry Avenue Strategic Plan designates it as low-density residential.
 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: 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: 12/8/2014
- Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/22/2014

Section IV. Decision to Market

PROCEED to market the property as proposed

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

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): _____

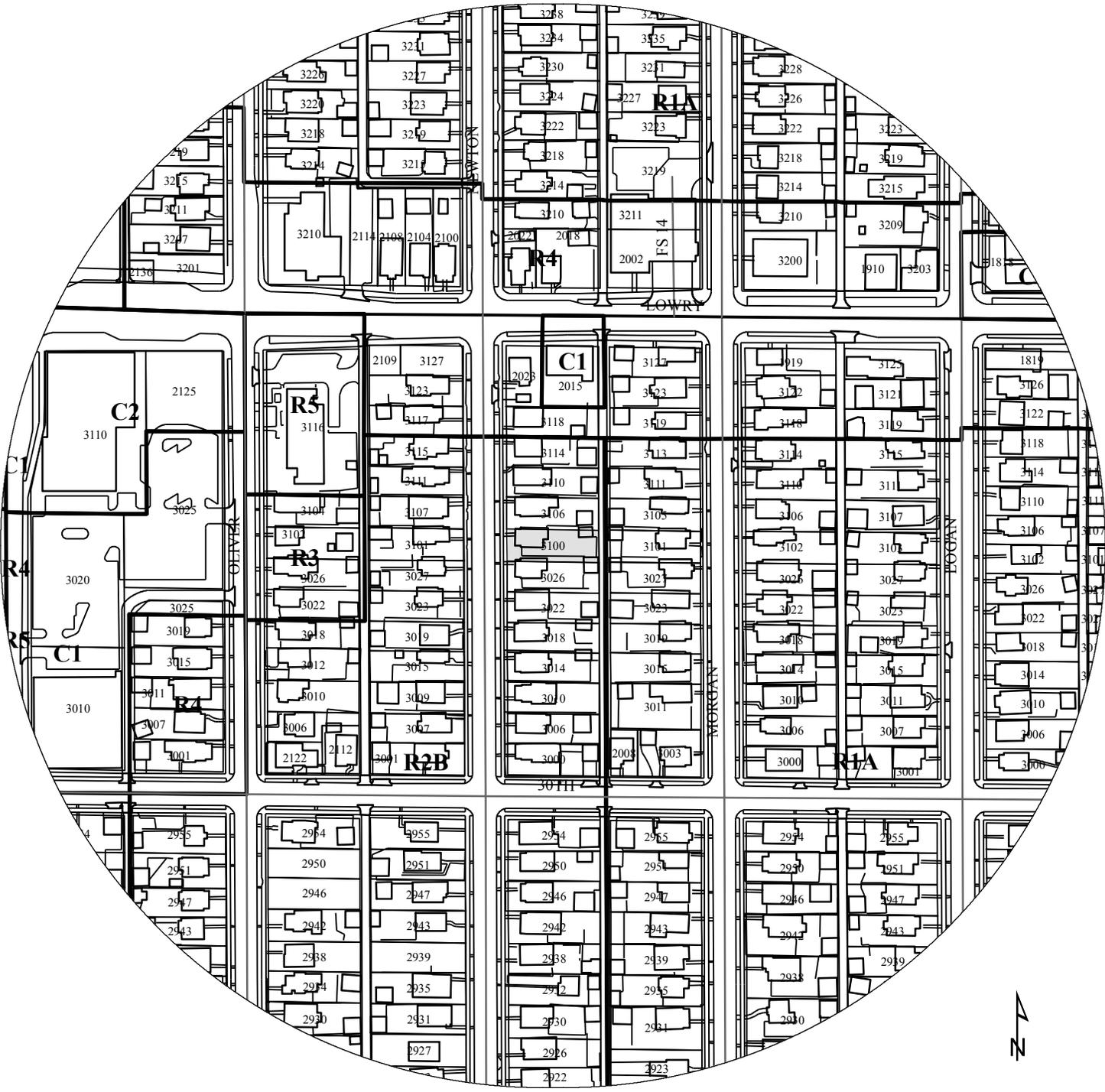
Manager, R-RED by: [Elfric Porte](#) Date: [12/22/2014](#)

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3100 Newton Avenue North

FILE NUMBER

N/A

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

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

Date: January 15, 2015

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: 2027 Russell Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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 – 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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 2027 Russell Ave N, Property Identification Number (PIN): 17-029-24-14-0069
2. Lot Size: 40' x 128' Square Footage 5,120
3. Current Use: Vacant Land / Residential. Current Zoning: R1A
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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? _____
 9. Comments: _____
- Completed by: CAV Date: 12/2/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
 11. 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.
 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: 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: 12/2/2014
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/22/2014

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*

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

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): _____

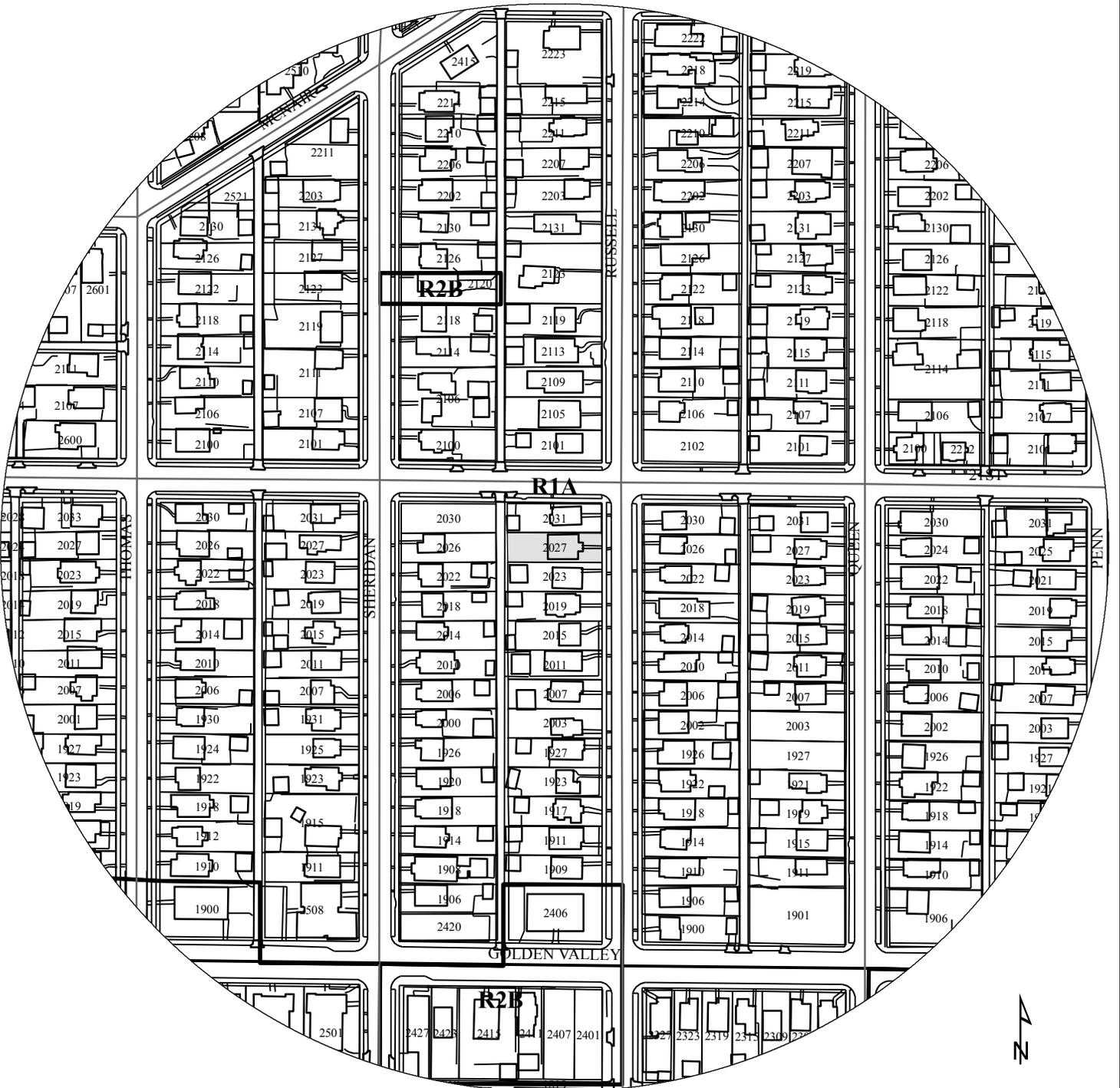
Manager, R-RED by: [Elfric Porte](#) Date: [12/22/2014](#)

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2027 Russell Avenue North

FILE NUMBER

N/A

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

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

Date: January 15, 2015

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: 3115 Sheridan Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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 – 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: Cherie Shoquist, Phone #: 612 673 5078

Form Initiated Date: 11/14/2014

1. Address: 3115 Sheridan Ave N, Property Identification Number (PIN): 09-029-24-34-0038
2. Lot Size: 42' x 127' Square Footage 5,395
3. Current Use: Vacant Land / Residential. Current Zoning: R1A
4. Proposed future use (include attachments as necessary): Single Family Housing Development
5. List addresses of adjacent parcels owned by CPED/City: NA
6. Project Coordinator comments: A Green Homes North home is proposed to be newly constructed on this City owned vacant lot. Green Homes North is an initiative of the City of Minneapolis and several partners which will build 100 energy efficient homes over five years to revitalize neighborhoods in North Minneapolis. Building new, green, energy efficient and sustainable housing on available City owned vacant lots will build area market value, add a boost to the Northside housing market, and increase confidence of current owners.

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? _____
 9. Comments: _____
- Completed by: CAV Date: 12/2/2014

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: This lot is within the study area of the Lowry Avenue Strategic Plan.
 11. 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 and the Lowry Avenue Strategic Plan designates it as low-density residential.
 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: 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: 12/8/2014
- Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 12/22/2014

Section IV. Decision to Market

PROCEED to market the property as proposed

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

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): _____

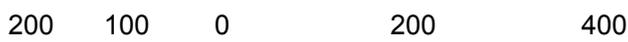
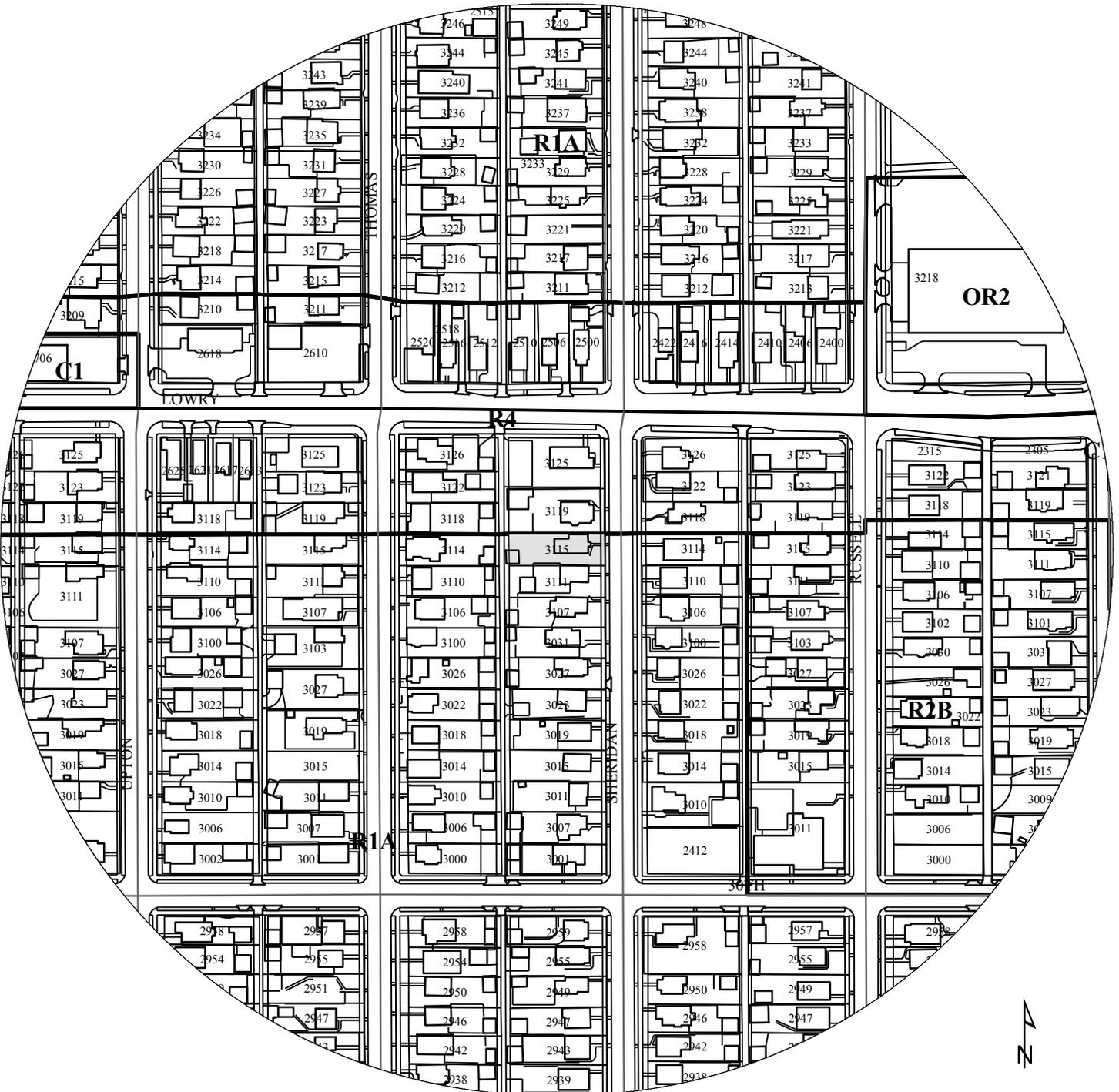
Manager, R-RED by: [Elfric Porte](#) Date: [12/22/2014](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3115 Sheridan Avenue North

FILE NUMBER

N/A