

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

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

Date: June 18, 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: 1704 – 33rd Ave N

Contact Person and Phone: Casey Dziejewczynski, 673-5070

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: [Casey Dziejewczynski](#), Phone #: [5070](#)

Form Initiated Date: [5/26/2015](#)

1. Address: [1704 33rd Ave N](#), Property Identification Number (PIN): [0902924240148](#)
2. Lot Size: [126' x 129'](#) Square Footage: [16,112](#)
3. Current Use: [vacant fire station](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [community gym on ground floor, private yoga studio and private offices on second floor](#)
5. List addresses of adjacent parcels owned by CPED/City: [n/a](#)
6. Project Coordinator comments: [CPED issued an RFP for the subject property in January 2015, in May 2015 the City Council awarded exclusive negotiating rights to the nonprofit org, Fighting Chance, to redevelop the building. Per previous discussions with City Planning and Zoning staff, the proposed use requires a rezoning to C1. Fighting Chance has already submitted the rezoning application, which is scheduled to go to Planning Commission on June 15th.](#)

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? [Rezoning. Possible parking variance, depending on final plans.](#)
 9. Comments: _____
- Completed by: [CAV](#) Date: [5/28/2015](#)

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 and the parcel specifically as public and institutional.](#)
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: [While the comprehensive plan shows the site as public and institutional, this is a reflection of the historic use of the building, not necessarily an indication of the future land use. The surrounding area is designated as Urban Neighborhood. The Urban Neighborhood land use category is predominantly residential, but can have some neighborhood serving commercial. An adaptive reuse of this building can be in conformance with the comprehensive plan.](#)

Completed by: [Jim Voll](#) Date: [5/28/2015](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [6/5/2015](#)

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Andrea Brennan](#) Date: [6/9/2015](#) Comments: [RF supports this land sale review.](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [6/5/2015](#) Comments: [R-RED supports the disposition strategy as proposed.](#)

Business Development by: [Kristin Guild](#) Date: [6/5/2015](#) Comments: [Business Development initiated this land sale review and supports the proposed sale.](#)

Section V. Manager of Initiating Project Coordinator

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

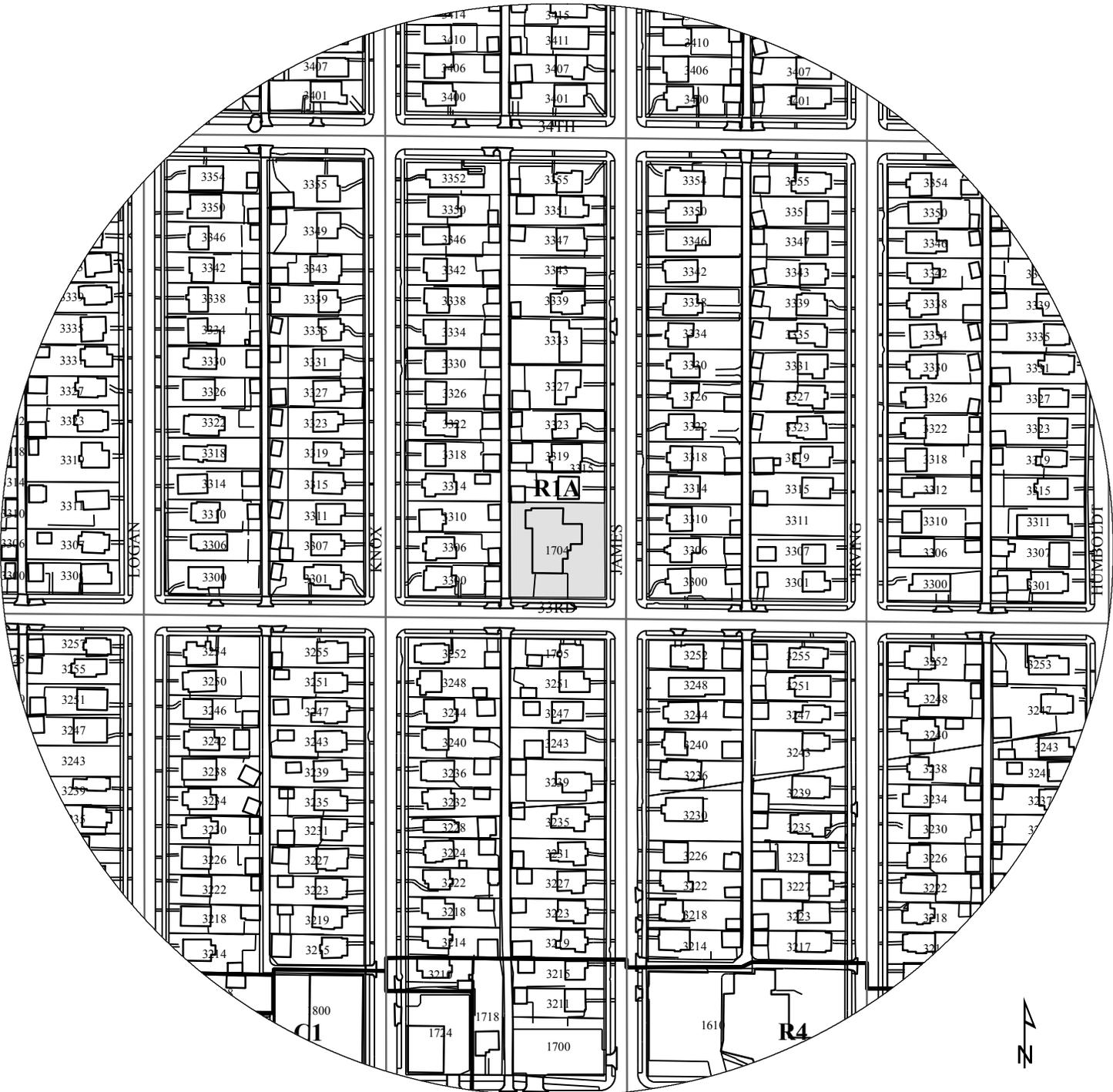
Reason for **HOLD** status: _____

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1704 - 33rd Avenue North

FILE NUMBER

N/A