Minneapolis Community Planning and Economic Development Department
Planning Division Report

Public Land Sale/Purchase
in the City of Minneapolis

Date: August 20, 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: 2422 16th Ave S

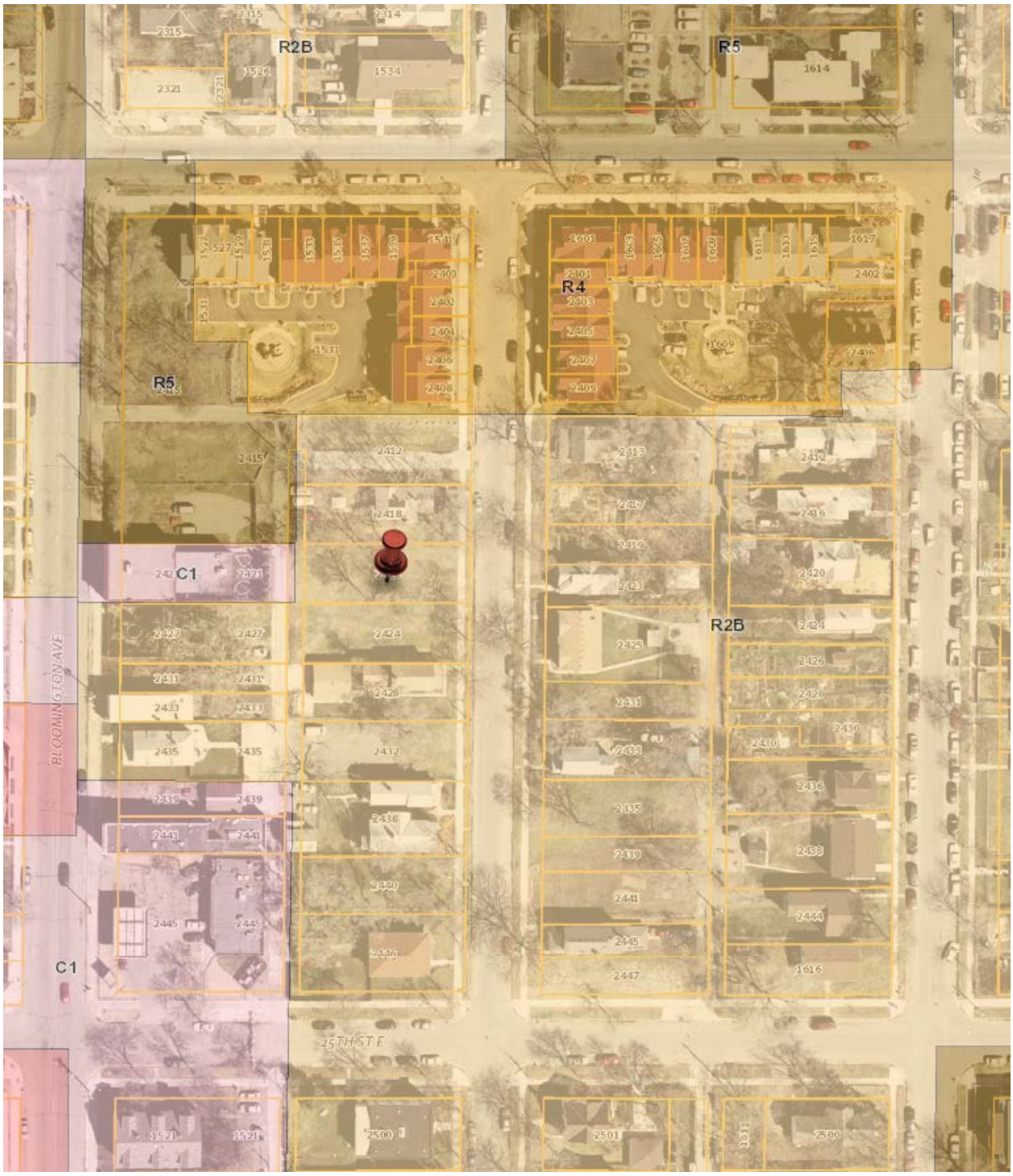
Contact Person and Phone: Earl Pettiford, 673-5231

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 development of a single-family home is **consistent** with the City's Comprehensive Plan.

Attachments:
Map of parcel
Early Review Worksheet


R2B
R5
R4
R5
C1
R2B
C1
BLOOMINGTON AVE
25TH ST E

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: Earl Pettiford, Phone #:612.673.5231

Form Initiated Date: 5/29/2015

1. Address: 2422 16th Avenue South, Property Identification Number (PIN): 3502924140075
2. Lot Size: 44' x 123' Square Footage 5,434
3. Current Use: vacant land. 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: None
6. Project Coordinator comments: We have received a proposal from a developer to develop this parcel.

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? Administrative site plan review for new single-family dwellnig.
9. Comments: _____

Completed by: CAV Date: 6/2/2015

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: 6/17/2015

Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 6/25/2015

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*

☐ **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

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

Manager, R-RED by: Elfric Porte	Date: 6/25/2015	