

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

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

Date: November 5, 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: MnDOT land at southeast corner of 27th Ave NE and University Ave NE

Contact Person and Phone: Rebecca Law, 673-5064

Planning Staff and Phone: Haila Maze, 673-2098

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

This is a review of the proposed purchase of 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: [Rebecca Law](#), Phone #: [x5064](#)

Form Initiated Date: [10/23/2015](#)

Address: Vacant land adjacent to 340 27th Ave NE and adjacent to the SE corner of the intersection of 27th Ave NE and University Ave NE. This land is owned by MNDOT and does not have an assigned address. ([See attached map](#))

1. Property Identification Number (PIN): [none assigned](#)
2. Lot Size: 200 x 125 Area:
3. Current Use: [Vacant land](#) Current Zoning: [Unknown](#)
4. Proposed future use (include attachments as necessary): [Assemblage with the adjacent City owned property at 340 27th Ave NE for development of an East Side maintenance facility.](#)
5. List addresses of adjacent parcels owned by CPED/City: 340 27th Ave NE
6. Project Coordinator comments: [PLEASE RUSH YOUR REVIEW OF THIS FORM AND PROVIDE YOUR COMMENTS TO HAILA MAZE BY 10/27. THANK YOU!](#)

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? [Conditional Use Permit for Street and Equipment Maintenance Facility.](#)
9. Comments:

Completed by: [CAV](#) Date: [10/27/15](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [Holland Neighborhood Small Area Plan](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [Transitional Industrial](#)
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 [The intent of this acquisition is to combine with the adjacent City-owned site for a larger development project.](#)
14. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes No If Yes, what type of development?

Comments: [The proposed use appears to be consistent with the Comprehensive Plan and adopted small area plan.1](#)

Completed by: [Haila Maze](#) Date: [10/27/15](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [10-28-15](#)

Section IV. Manager's Comments

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

Residential Finance by: Jon Clevenger Date: 10/28/2015 Comments: Residential Finance supports the strategy as proposed

Residential & Real Estate Development by: Elfric Porte Date: 10/27/2015 Comments: RRED supports the strategy as proposed

Business Development by: □□□□ Date: □□□□ Comments: □□□□

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: □□□□

East Side Storage and Maintenance Facility



To Be Acquired

City Owned Property

To Be Acquired