

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

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

Date: May 9, 2005

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.”

Applicant: City of Minneapolis CPED Department

Location of Properties: 3406 Emerson Avenue North
1219, 1223 Humboldt Avenue North
2439 Ilion Avenue North
2115, 2505 Irving Avenue North
2021, 2025, 2526 James Avenue North
3547 Upton Avenue North

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Proposal Description: These lots are all proposed to be sold to developers for the construction of infill single family housing.

Conformance with Existing Zoning: The zoning of property and lot dimensions are as follows.

	Zoning	Lot Width	Lot Area
3406 Emerson	R2B	40	5040
1219 Humboldt	R2B	46	5774
1223 Humboldt	R2B	45	5858
2439 Ilion	R2B	37	5166
2115 Irving	R1A	43	5700
2505 Irving	R1A	47	5875
2021 James	R2B	45	5625

2025 James	R2B	45	5625
2526 James	R1A	46	5560
3547 Upton	R1A	60	7654
2006 25th	R2B	45.5	5625

Single family housing is appropriate in both the R2B and R1A zoning districts. The subject lots are conforming to the requirements of the zoning code for both minimum lot width and minimum lot area, with one exception. The width of the lot at 2439 Ilion is slightly below the 40 feet required in the zoning code. The construction of a single family home on this property is permitted, however, without a variance per section 531.100 of the city’s Zoning Code. This provision allows the construction of a single family home on any lot of record if it can meet the minimum setbacks required by the zoning code.

The developments will be required to meet the requirements of the site plan review ordinance, which was modified by the City Council in April, 2005.

Conformance with Comprehensive Plan: None of the properties are in areas that have a specific designation in The Minneapolis Plan. The properties are zoned R1A and R2B, which support construction of single family structures. The proposed houses and garages are situated appropriately on the lots. The houses present front facades that would add value to the surrounding properties.

The window area on all sides of the buildings appears to be sufficient to informally contribute to the public safety of the community, with two exceptions. In the case of 3406 Emerson Avenue North and 1223 Humboldt Avenue North, the window area appears to be sufficient facing the front, rear and south sides of the lot. Window area appears inadequate on the north side elevation. In the case of 1223 Humboldt there are no windows on the ground floor of the north façade. Windows are important in Minneapolis communities for providing informal surveillance of activity on streets, rear yards and neighboring properties. Policy 9.8 of the Minneapolis plan states that “Minneapolis will maintain and strengthen the character of the city’s various residential areas.” One of the implementation steps associated with this policy states, “Infill development standards must reflect the setbacks, orientation, pattern, materials, height and scale of surrounding one and two family dwellings.” Policy 9.16 states, “Minneapolis will encourage new development to use human scale design features and incorporate sunlight, privacy, and view elements into building and site designs.” Based on these comprehensive plan policies, I would suggest that the developers for these two sites be asked to incorporate one or more additional windows into the north façades of the houses.

APPLICABLE POLICIES FROM the Minneapolis Plan:

4.9 Minneapolis will grow by increasing its supply of housing

Implementation step: Support the development of infill housing on vacant lots. Use partnerships and incentives to reduce city subsidy level and duration of vacation.

4.11 Minneapolis will improve the availability of housing options for all its residents

Implementation step: Provide and maintain areas that are predominantly developed with single and two family structures.

Findings:

The sale of all of these lots for single family homes as proposed is consistent with the Minneapolis Plan.

RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:

The City Planning Department recommends that the City Planning Commission approve the sale of public land for construction of single family homes at 3406 Emerson Avenue North, 1219 and 1223 Humboldt Avenue North, 2439 Ilion Avenue North, 2115 and 2505 Irving Avenue North, 2021, 2025 and 2526 James Avenue North, and 3547 Upton Avenue North.

Attachments:

Site plans

Building elevations

Maps