

Minneapolis City Planning Department Report

Public Land Sale/Purchase in the City of Minneapolis

Date: January 10, 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 Property: 2027 James Avenue North

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Planning Staff and Phone: Thomas Leighton, 673-3853

Proposal Description: The property is about 45 feet in width and 5,625 square feet in area. CPED staff is inviting comments on the sale of this property to Ramdan Homes for the purpose of constructing a single family modular home. Building elevations were submitted.

Conformance with Existing Zoning: Construction of a single family home at this location is in conformance with existing zoning. The lot width and area meet the minimum requirement for the zoning district.

Conformance with Comprehensive Plan: The property is on the back side of a block that fronts on West Broadway, which is designated as a commercial corridor in The Minneapolis Plan. The property is zoned R2B, which supports construction of a single family or two-family structure. The proposed house and garage are situated appropriately on the lot. The house presents a front facade that would add value to the surrounding properties. The window area appears to be sufficient facing the front and rear of the lot. Window area appears inadequate on the “Left” elevation. Windows are important on this side of the house for providing morning light, as well as for reasons of public safety. 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 builder is asked to incorporate windows into the left (southeast) side of the proposed house.

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 2027 James Ave N and proposed redevelopment as a single family home is consistent with the Minneapolis Plan.

RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:

The City Planning Department recommends that the City Planning Commission approve the public land sale.

Attachments:

- CPED, Single Family Housing Division, documents
- Survey/site plan
- Building elevations
- Map