

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

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

Date: September 15, 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: 3501 Morgan Ave N, 3331 Girard Ave N

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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
3501 Morgan	R1A	40	5128
3331 Girard	R1A	45	5715

Single family housing is appropriate in both the R1A zoning district. The subject lots conform to the requirements of the zoning code for both minimum lot width and minimum lot area. The developments will be required to meet the requirements of the site plan review ordinance for single family homes, as 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, although they are not far from good transit access along Lowry Avenue, which is designated a community corridor in The Minneapolis Plan. 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 contribute to the public safety of the community.

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.

Recommended finding:

The sale of the properties at 3501 Morgan Ave N and 3331 Girard Ave N for single family homes as proposed is consistent with the Minneapolis Plan.

Attachments:

Site plans

Building elevations

Maps