

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

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

Date: February 11, 2016

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: 2934 Queen Avenue North

Contact Person and Phone: Roxanne Kimball, 673-2794

Planning Staff and Phone: Jim Voll, 673-3887

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 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 – 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: Roxanne Young Kimball, Phone #: x2794

Form Initiated Date: 4/7/2015

1. Address: 2934 Queen Ave N, Property Identification Number (PIN): 08-029-24-41-0110
2. Lot Size: 40' x 127' Square Footage 5098
3. Current Use: Single Family. Current Zoning: R1A
4. Proposed future use (include attachments as necessary): Single family home
5. List addresses of adjacent parcels owned by CPED/City: none
6. Project Coordinator comments: This vacant building was acquired by the City of Minneapolis from Hennepin County through the tax forfeiture sales process. It is a 2 Bedroom 1 Bath single family home constructed in 1922, with 1056 finished square feet. It was registered as a vacant building in January 2008. Staff intention is to market the property for sale for its appraised value and require that code items are addressed prior to occupancy.

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? _____
 9. Comments: _____
- Completed by: CAV Date: 4/13/2015

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.
 11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates this area as 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: Rehabilitation of a single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.
This property was considered for retention to package with available adjacent properties to eventually create a larger multi-family development along Penn Avenue North. After consultation between LRP and Housing, we agreed that ultimately, rehabilitation is the best direction for this particular parcel and structure. JByers.
- Completed by: Jim Voll Date: 4/17/2015
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 10/8/2015

Section IV. Decision to Market

PROCEED to market the property as proposed

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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

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

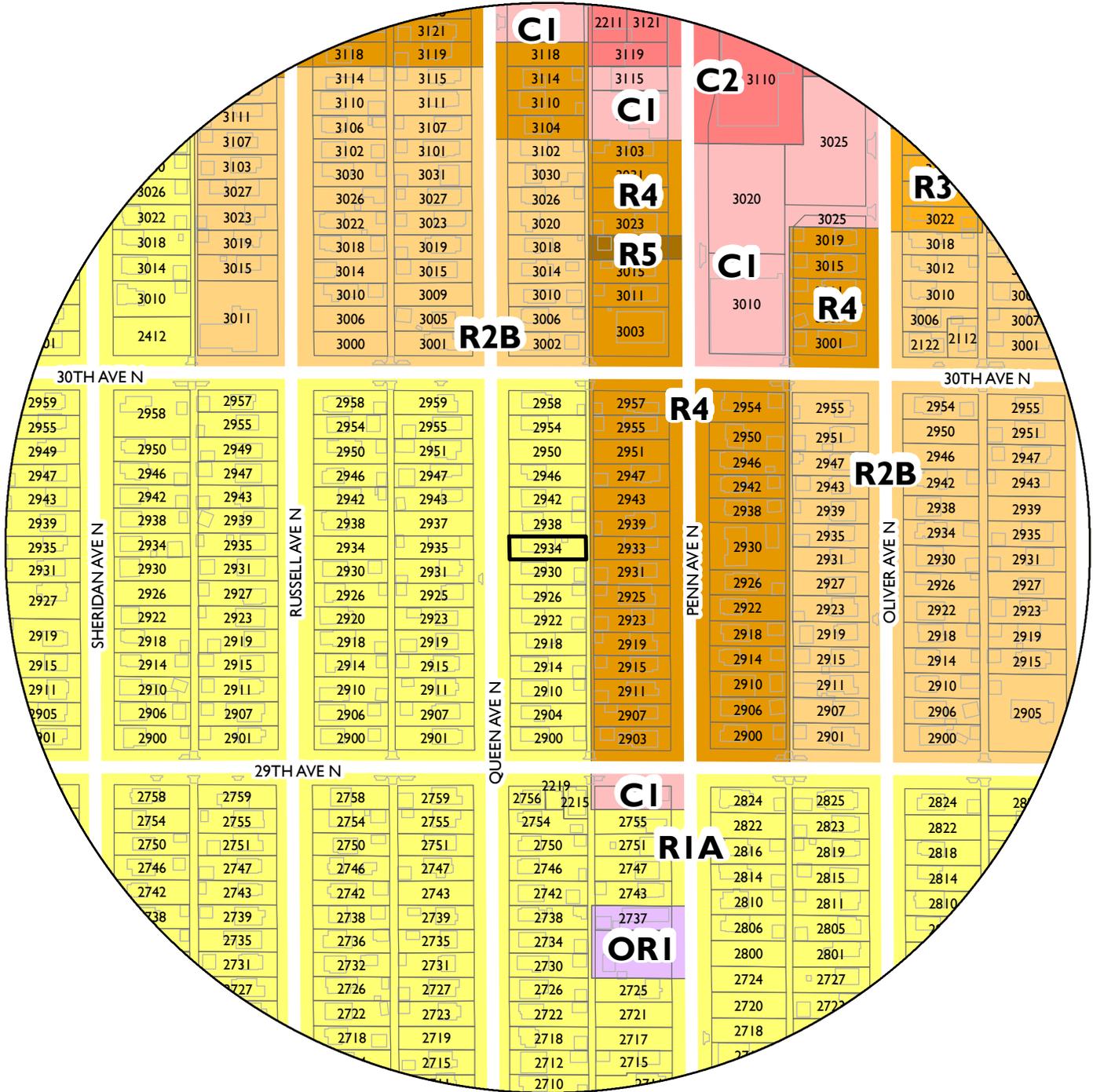
Manager, R-RED by: [Elfric Porte](#) Date: [10/9/2015](#)

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2934 Queen Avenue North

FILE NUMBER

N/A