

**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: 3506 Colfax Avenue North

Contact Person and Phone: Roxanne Kimball, 673-2794

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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 #: [612-673-2794](#)

Form Initiated Date: [1/15/2016](#)

1. Address: [3506 Colfax Ave. N.](#), Property Identification Number (PIN): [0902924110017](#)
2. Lot Size: [46' x 125'](#) Square Footage [5774](#)
3. Current Use: [vacant single family house](#). Current Zoning: [R2B](#)
4. Proposed future use (include attachments as necessary): [Proposed future use is rehabilitation as a single family home for either owner occupancy or rental.](#)
5. List addresses of adjacent parcels owned by CPED/City: [None.](#)
6. Project Coordinator comments: [This property is intended for marketing and sale through the Vacant Housing Recycling Program for a complete rehabilitation in compliance with the program's rehab standards. If a suitable rehabilitation proposal is not received after marketing for six months, demolition would be considered and the vacant lot would be marketed for residential new construction.](#)

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: [Administrative site plan review would be required for new construction.](#)
- Completed by: [CAV](#) Date: [1/25/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no small area plans in effect at 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.](#)
- Completed by: [Rattana Sengsoulichanh](#) Date: [1/22/2016](#)
Manager, Community Planning, Public Art and Research, by: [Jack Byers](#) Date: [1/28/2016](#)

Section IV. Decision to Market

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*

**City of Minneapolis, CPED - Public Land Sale and Acquisition Form – Single Family,
Scattered Site**

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): _____

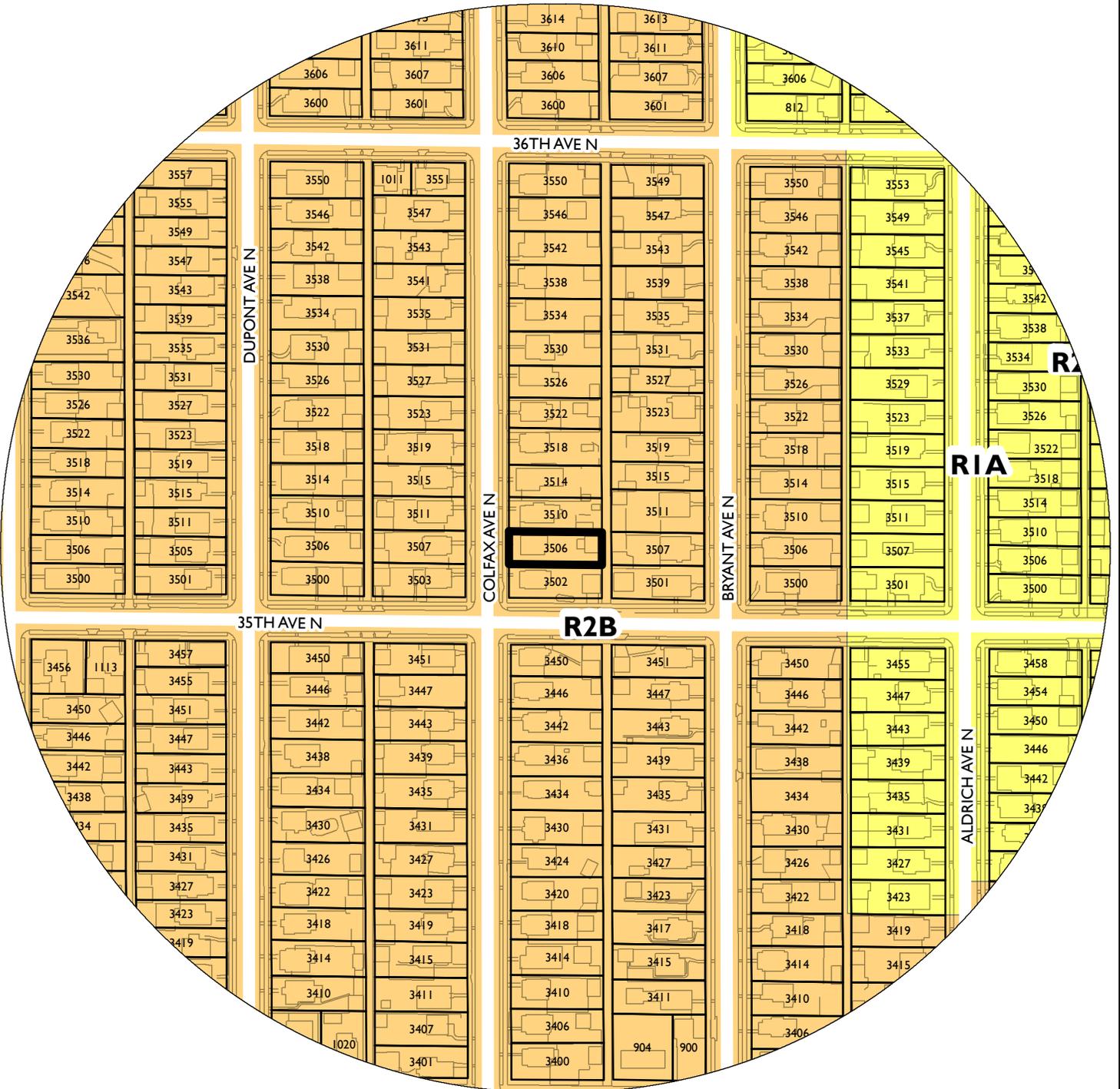
Manager, R-RED by: [Elfric Porte](#) Date: [1/28/2016](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3506 Colfax Avenue North

FILE NUMBER

N/A

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

**Public Land Sale/Purchase
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Address or Location: 4826 Girard Avenue North

Contact Person and Phone: Roxanne Kimball, 673-2794

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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 #: [612-673-2794](#)

Form Initiated Date: [1/15/2016](#)

1. Address: [4826 Girard Ave. N.](#), Property Identification Number (PIN): [1211821320071](#)
2. Lot Size: [50' x 130'](#) Square Footage [6506](#)
3. Current Use: [vacant single family house](#). Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Proposed future use is rehabilitation as a single family home for either owner occupancy or rental.](#)
5. List addresses of adjacent parcels owned by CPED/City: [None.](#)
6. Project Coordinator comments: [This property is intended for marketing and sale through the Vacant Housing Recycling Program for a complete rehabilitation in compliance with the program's rehab standards. If a suitable rehabilitation proposal is not received after marketing for six months, demolition would be considered and the vacant lot would be marketed for residential new construction.](#)

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: [Administrative site plan review would be required for new construction.](#)
- Completed by: [CAV](#) Date: [1/25/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no small area plans in effect at 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.](#)
- Completed by: [Rattana Sengsoulichanh](#) Date: [1/22/2016](#)
Manager, Community Planning, Public Art and Research, by: [Jack Byers](#) Date: [1/28/2016](#)

Section IV. Decision to Market

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*

**City of Minneapolis, CPED - Public Land Sale and Acquisition Form – Single Family,
Scattered Site**

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): _____

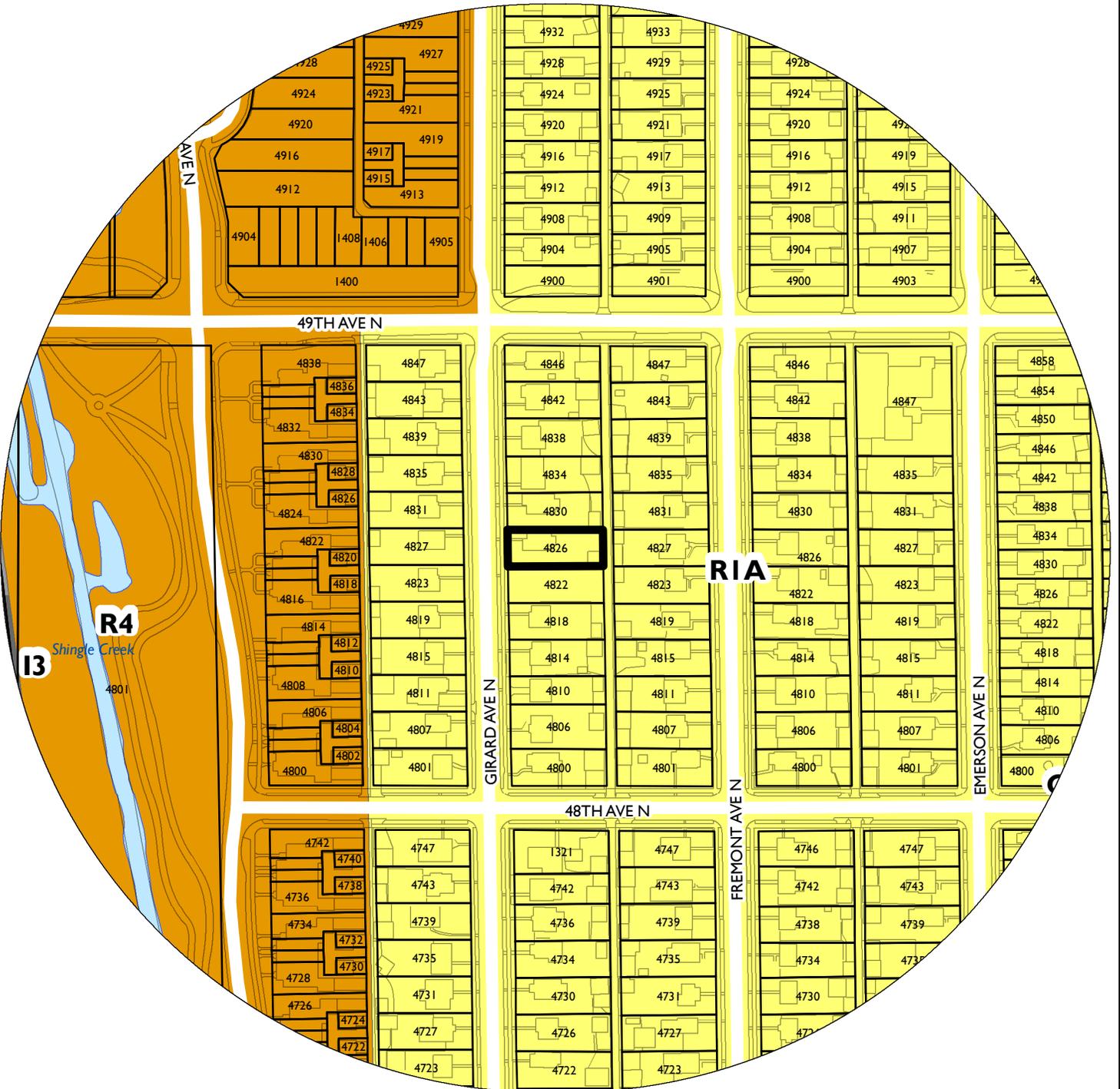
Manager, R-RED by: [Elfric Porte](#) Date: [1/28/2016](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

4826 Girard Avenue North

FILE NUMBER

N/A

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

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

Date: February 11, 2016

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Address or Location: 2008 Glenwood Avenue North

Contact Person and Phone: Roxanne Kimball, 673-2794

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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 #: 612-673-2794

Form Initiated Date: 1/15/2016

1. Address: 2008 Glenwood Ave. N., Property Identification Number (PIN): 2102924320211
2. Lot Size: 63' x 122' Square Footage 7579
3. Current Use: vacant single family house. Current Zoning: R2B
4. Proposed future use (include attachments as necessary): Proposed future use is rehabilitation as a single family home for owner occupancy.
5. List addresses of adjacent parcels owned by CPED/City: None.
6. Project Coordinator comments: This property is intended for marketing and sale through the Vacant Housing Recycling Program for a complete rehabilitation in compliance with the program's rehab standards. If a suitable rehabilitation proposal is not received after marketing for six months, demolition would be considered and the vacant lot would be marketed for residential new construction.

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: Administrative site plan review would be required for new construction.
- Completed by: CAV Date: 1/25/2016

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: This parcel is within the area of the Draft Bottineau LRT Station Area Plan. The plan shows the lot as medium-density residential.
 11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates Glenwood as a Community Corridor.
 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 comprehensive plan.
- Completed by: Rattana Sengsoulichanh Date: 1/22/2016
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 1/28/2016

Section IV. Decision to Market

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*

**City of Minneapolis, CPED - Public Land Sale and Acquisition Form – Single Family,
Scattered Site**

HOLD this property for discussion at next available Director's Meeting

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

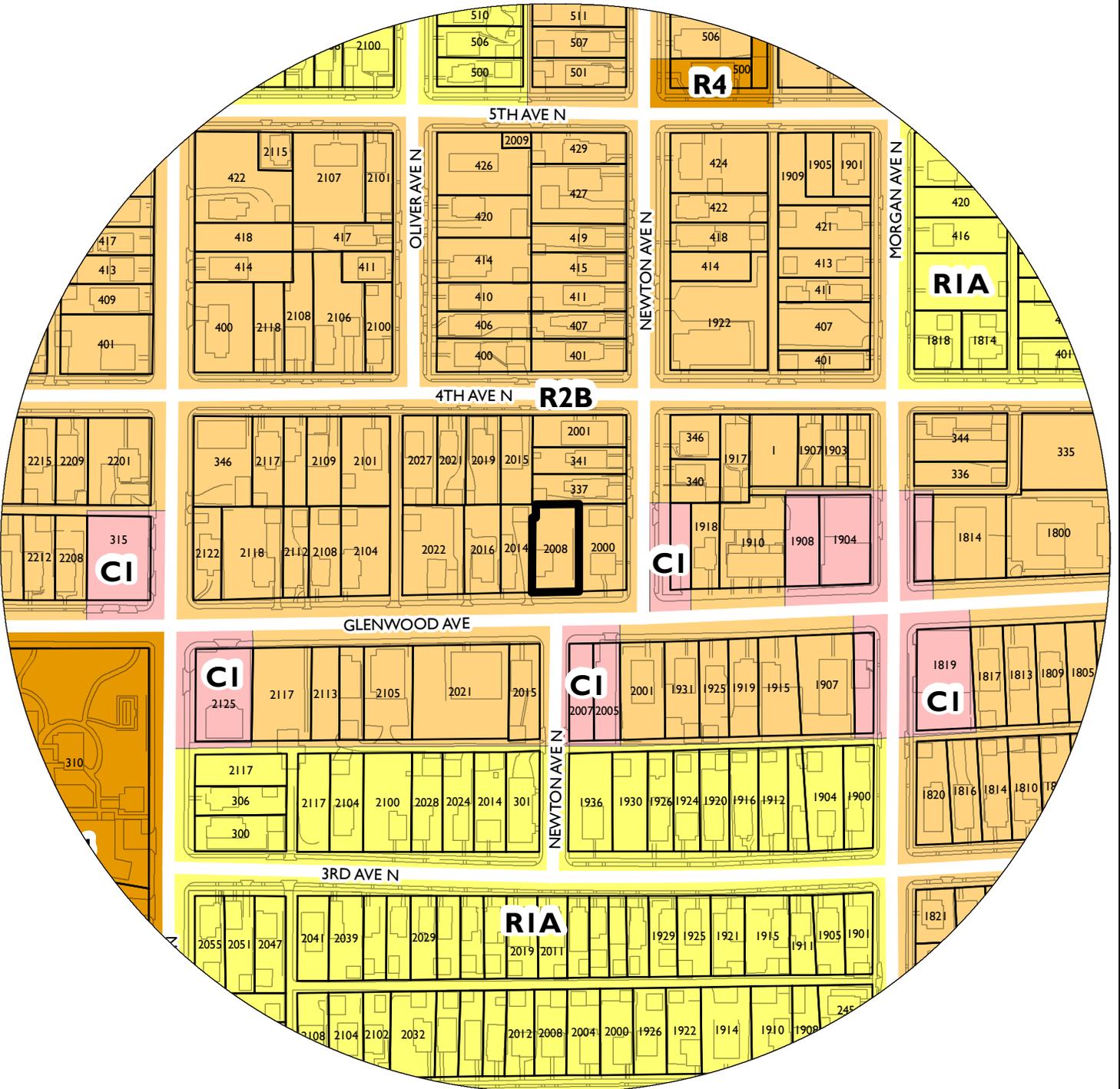
Manager, R-RED by: [Elfric Porte](#) Date: [1/28/2016](#)

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2008 Glenwood Avenue North

FILE NUMBER

N/A

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

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

Date: February 11, 2016

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Address or Location: 4318 James Avenue North

Contact Person and Phone: Roxanne Kimball, 673-2794

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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

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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 #: [612-673-2794](#)

Form Initiated Date: [1/15/2016](#)

1. Address: [4318 James Ave. N.](#), Property Identification Number (PIN): [0402924210129](#)
2. Lot Size: [40' x 128'](#) Square Footage [5120](#)
3. Current Use: [vacant single family house](#). Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Proposed future use is rehabilitation as a single family home for either owner occupancy or rental.](#)
5. List addresses of adjacent parcels owned by CPED/City: [None.](#)
6. Project Coordinator comments: [This property is intended for marketing and sale through the Vacant Housing Recycling Program for a complete rehabilitation in compliance with the program's rehab standards. If a suitable rehabilitation proposal is not received after marketing for six months, demolition would be considered and the vacant lot would be marketed for residential new construction.](#)

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: [Administrative site plan review would be required for new construction.](#)
- Completed by: [CAV](#) Date: [1/25/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no small area plans in effect at 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.](#)
- Completed by: [Rattana Sengsoulichanh](#) Date: [1/22/2016](#)
Manager, Community Planning, Public Art and Research, by: [Jack Byers](#) Date: [1/28/2016](#)

Section IV. Decision to Market

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*

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Scattered Site**

HOLD this property for discussion at next available Director's Meeting

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

Manager, R-RED by: [Elfric Porte](#) Date: [1/28/2016](#)

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Address or Location: 3726 Logan Avenue North

Contact Person and Phone: Roxanne Kimball, 673-2794

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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

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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 #: [612-673-2794](#)

Form Initiated Date: [1/15/2016](#)

1. Address: [3726 Logan Ave. N.](#), Property Identification Number (PIN): [0402924340027](#)
2. Lot Size: [40' x 126'](#) Square Footage [5040](#)
3. Current Use: [vacant single family house](#). Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Proposed future use is rehabilitation as a single family home for either owner occupancy or rental.](#)
5. List addresses of adjacent parcels owned by CPED/City: [None](#)
6. Project Coordinator comments: [This property is intended for marketing and sale through the Vacant Housing Recycling Program for a complete rehabilitation in compliance with the program's rehab standards. If a suitable rehabilitation proposal is not received after marketing for six months, demolition would be considered and the vacant lot would be marketed for residential new construction.](#)

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- Completed by: [Rattana Sengsoulichanh](#) Date: [1/22/2016](#)
Manager, Community Planning, Public Art and Research, by: [Jack Byers](#) Date: [1/28/2016](#)

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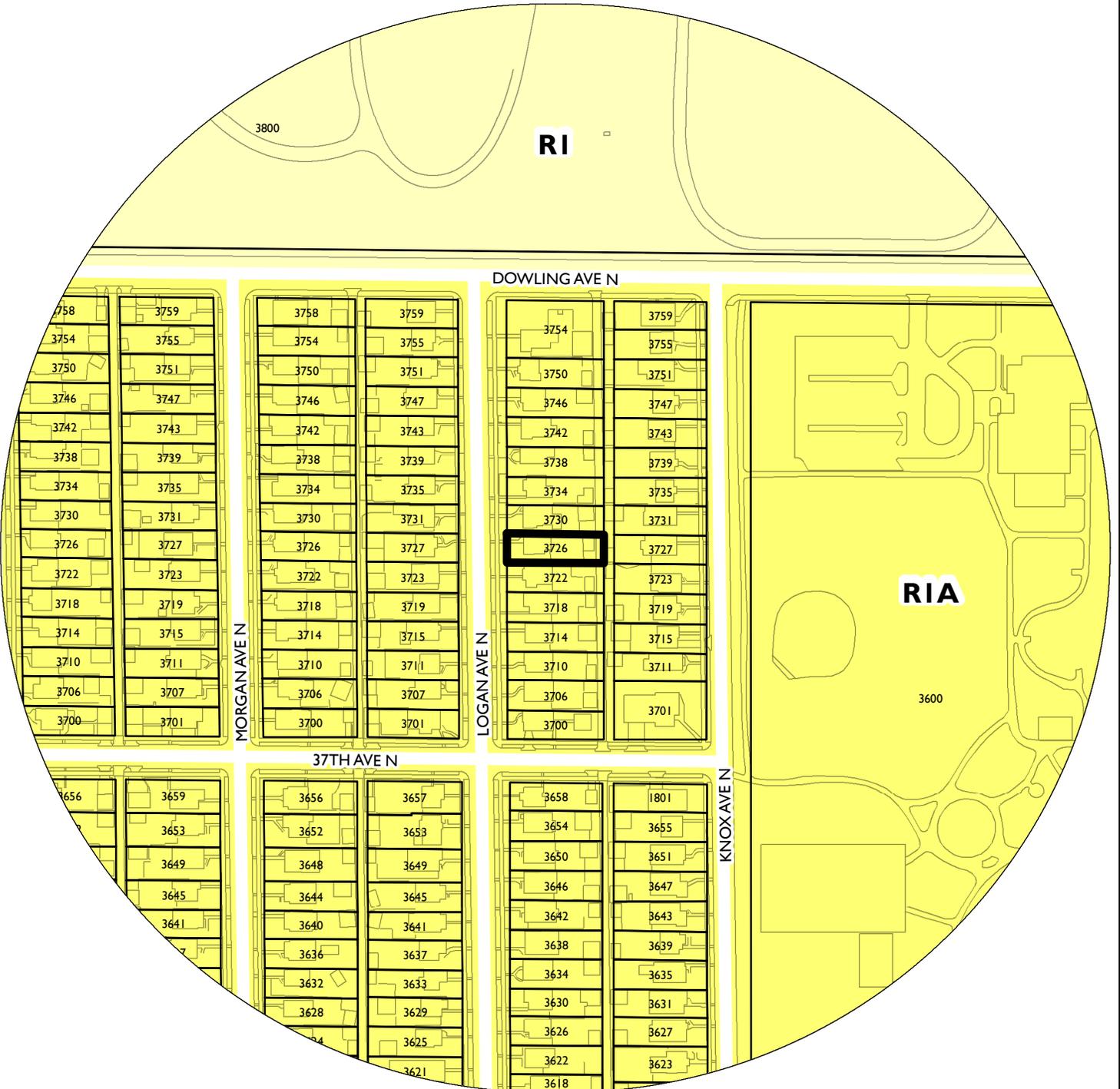
Manager, R-RED by: [Elfric Porte](#) Date: [1/28/2016](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3726 Logan Avenue North

FILE NUMBER

N/A

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Address or Location: 3746 Logan Avenue North

Contact Person and Phone: Roxanne Kimball, 673-2794

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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Early Review Worksheet
Map of parcel

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Section I. Property Information

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Submitted by: [Roxanne Young Kimball](#), Phone #: [612-673-2794](#)

Form Initiated Date: [1/15/2016](#)

1. Address: [3746 Logan Ave. N.](#), Property Identification Number (PIN): [0402924340011](#)
2. Lot Size: [40' x 126'](#) Square Footage [5040](#)
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 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: [Administrative site plan review would be required for new construction.](#)
- Completed by: [CAV](#) Date: [01/25/16](#)

Section III. Community Planning Review

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- Completed by: [Rattana Sengsoulichanh](#) Date: [1/22/2016](#)
Manager, Community Planning, Public Art and Research, by: [Jack Byers](#) Date: [1/28/2016](#)

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PROCEED to market the property as proposed

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Scattered Site**

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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): _____

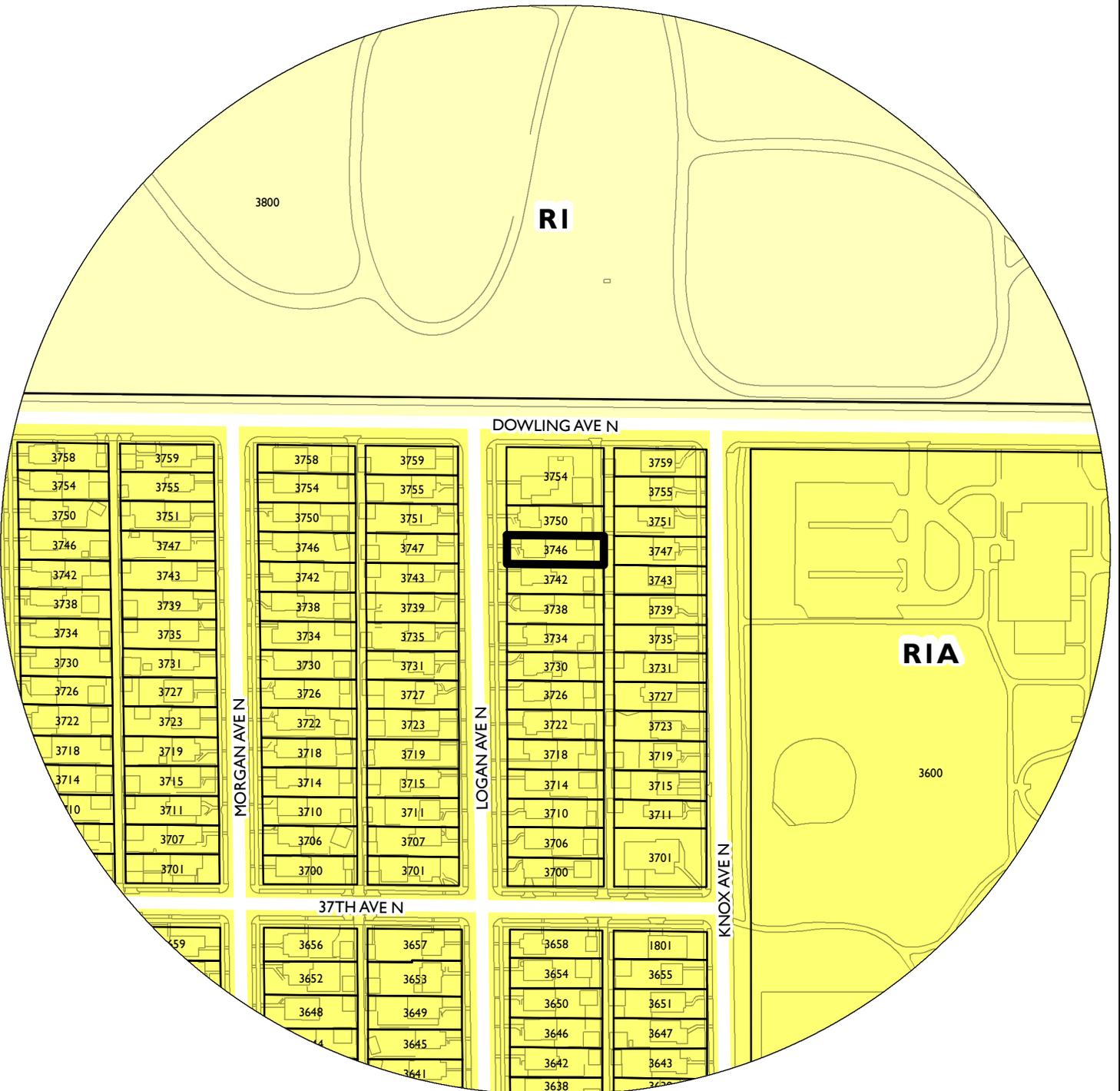
Manager, R-RED by: [Elfric Porte](#) Date: [1/28/2016](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3746 Logan Avenue North

FILE NUMBER

N/A

**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: 3449 Lyndale Avenue North

Contact Person and Phone: Roxanne Kimball, 673-2794

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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 #: 612-673-2794

Form Initiated Date: 1/15/2016

1. Address: 3449 Lyndale Ave. N., Property Identification Number (PIN): 0902924110141
2. Lot Size: 40' x 124' Square Footage 4977
3. Current Use: vacant single family house. Current Zoning: R1A
4. Proposed future use (include attachments as necessary): Proposed future use is rehabilitation as a single family home for either owner occupancy or rental.
5. List addresses of adjacent parcels owned by CPED/City: None
6. Project Coordinator comments: This property is intended for marketing and sale through the Vacant Housing Recycling Program for a complete rehabilitation in compliance with the program's rehab standards. If a suitable rehabilitation proposal is not received after marketing for six months, demolition would be considered and the vacant lot would be marketed for residential new construction.

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: Administrative site plan review would be required for new construction.
- Completed by: CAV Date: 1/25/2016

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect at this parcel.
 11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates Lyndale Avenue as a Community Corridor and 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.
- Completed by: Rattana Sengsoulichanh Date: 1/22/2016
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 1/28/2016

Section IV. Decision to Market

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*

**City of Minneapolis, CPED - Public Land Sale and Acquisition Form – Single Family,
Scattered Site**

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): _____

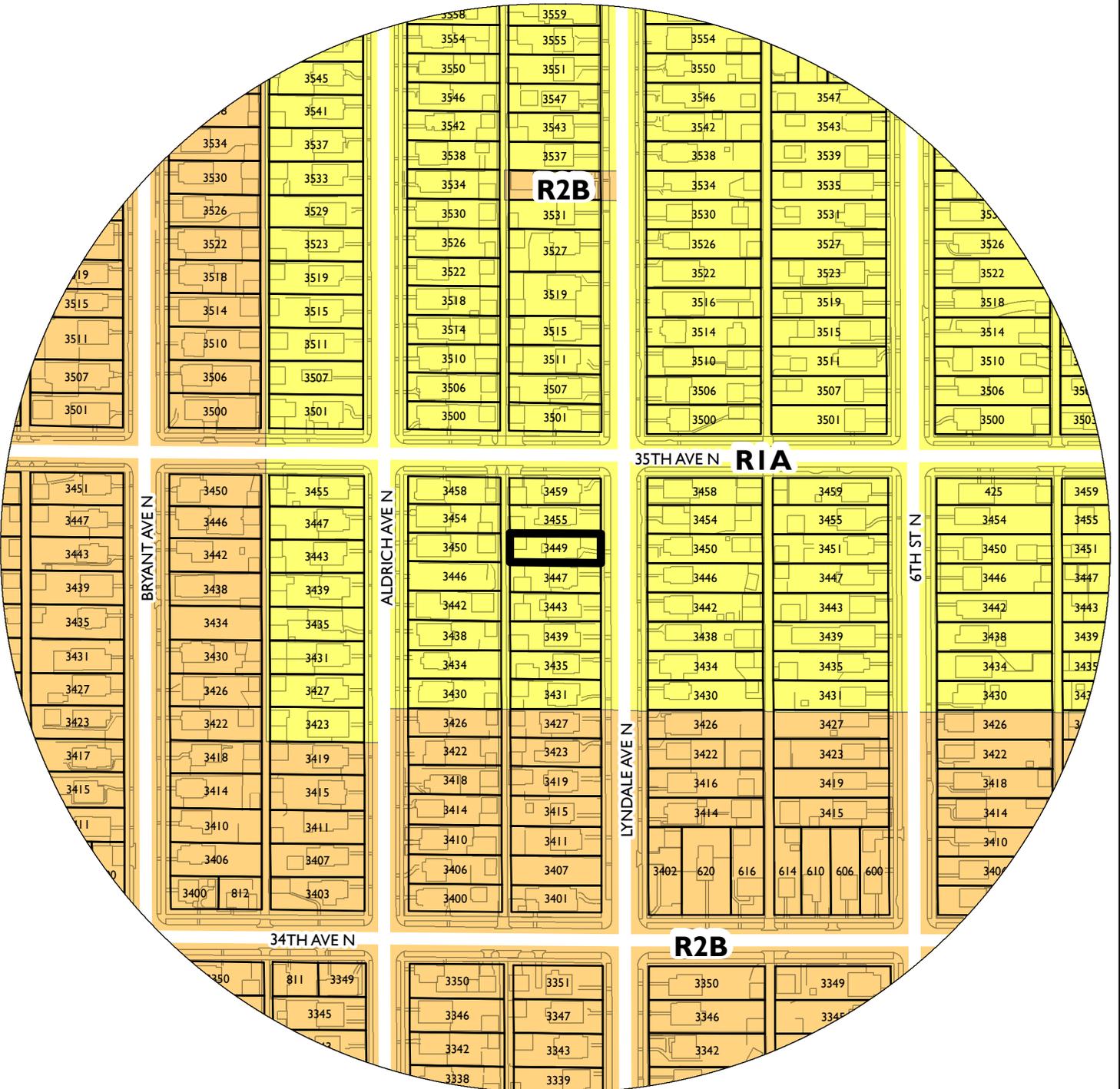
Manager, R-RED by: [Elfric Porte](#) Date: [1/28/2016](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3449 Lyndale Avenue North

FILE NUMBER

N/A

**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: 3822 Lyndale Avenue North

Contact Person and Phone: Roxanne Kimball, 673-2794

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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 #: 612-673-2794

Form Initiated Date: 1/15/2016

1. Address: 3822 Lyndale Ave. N., Property Identification Number (PIN): 0302924320079
2. Lot Size: 40' x 157' Square Footage 6280
3. Current Use: vacant single family house. Current Zoning: R2B
4. Proposed future use (include attachments as necessary): Proposed future use is rehabilitation as a single family home for either owner occupancy or rental.
5. List addresses of adjacent parcels owned by CPED/City: None
6. Project Coordinator comments: This property is intended for marketing and sale through the Vacant Housing Recycling Program for a complete rehabilitation in compliance with the program's rehab standards. If a suitable rehabilitation proposal is not received after marketing for six months, demolition would be considered and the vacant lot would be marketed for residential new construction.

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: Administrative site plan review would be required for new construction.
- Completed by: CAV Date: 1/25/2016

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect at this parcel.
 11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates Lyndale Avenue as a Community Corridor and 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.
- Completed by: Rattana Sengsoulichanh Date: 1/22/2016
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 1/28/2016

Section IV. Decision to Market

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*

**City of Minneapolis, CPED - Public Land Sale and Acquisition Form – Single Family,
Scattered Site**

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): _____

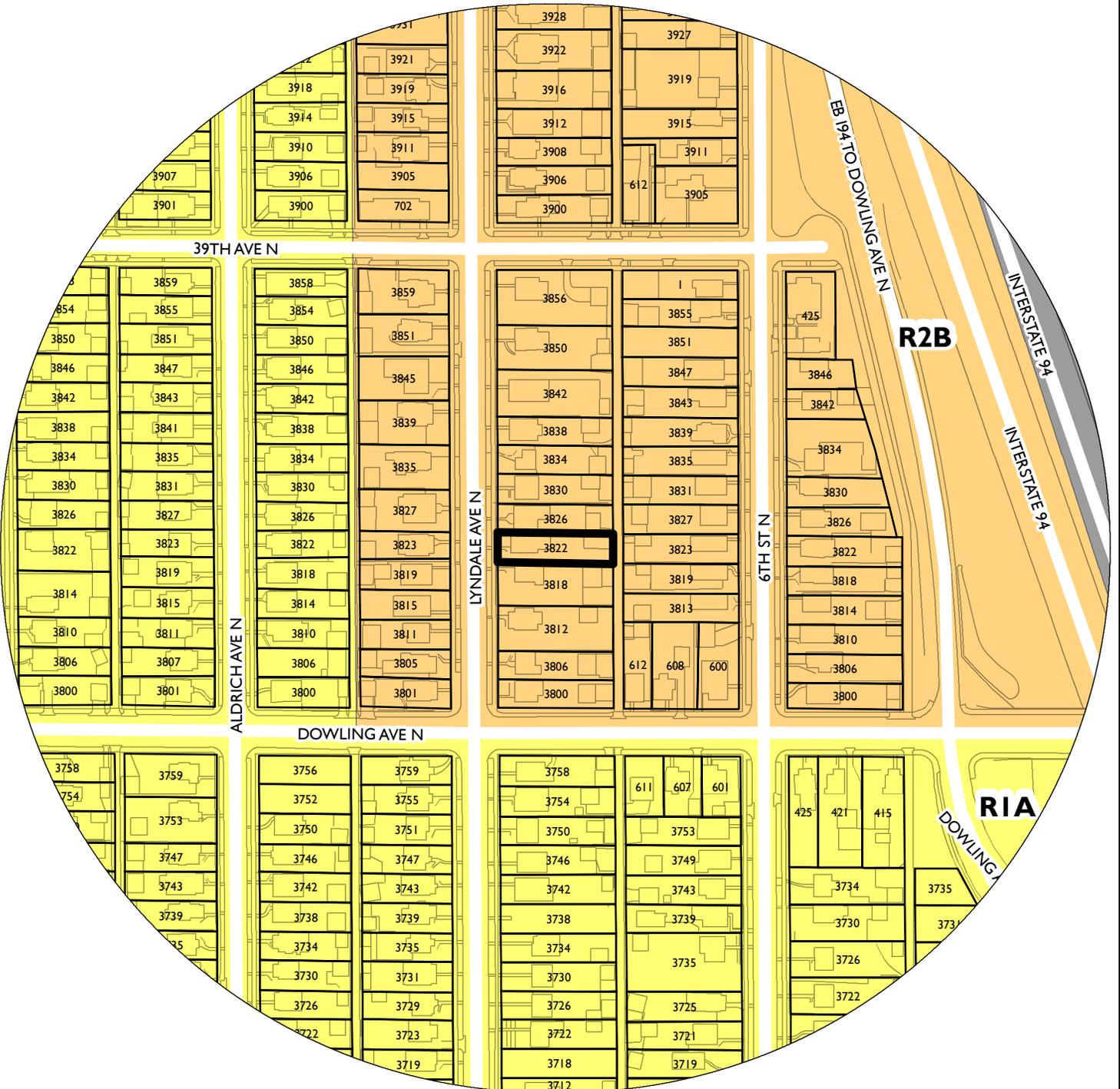
Manager, R-RED by: [Elfric Porte](#) Date: [1/28/2016](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3822 Lyndale Avenue North

FILE NUMBER

N/A

**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: 3338 Upton Avenue North

Contact Person and Phone: Roxanne Kimball, 673-2794

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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 #: [612-673-2794](#)

Form Initiated Date: [1/15/2016](#)

1. Address: [3338 Upton Ave. N.](#), Property Identification Number (PIN): [0802924130049](#)
2. Lot Size: [40' x 127'](#) Square Footage [5108](#)
3. Current Use: [vacant single family house](#). Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Proposed future use is rehabilitation as a single family home for either owner occupancy or rental.](#)
5. List addresses of adjacent parcels owned by CPED/City: [None](#)
6. Project Coordinator comments: [This property is intended for marketing and sale through the Vacant Housing Recycling Program for a complete rehabilitation in compliance with the program's rehab standards. If a suitable rehabilitation proposal is not received after marketing for six months, demolition would be considered and the vacant lot would be marketed for residential new construction.](#)

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: [Administrative site plan review would be required for new construction.](#)
- Completed by: [CAV](#) Date: [1/25/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [There are no small area plans in effect at 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.](#)
- Completed by: [Rattana Sengsoulichanh](#) Date: [1/22/2016](#)
Manager, Community Planning, Public Art and Research, by: [Jack Byers](#) Date: [1/28/2016](#)

Section IV. Decision to Market

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*

**City of Minneapolis, CPED - Public Land Sale and Acquisition Form – Single Family,
Scattered Site**

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): _____

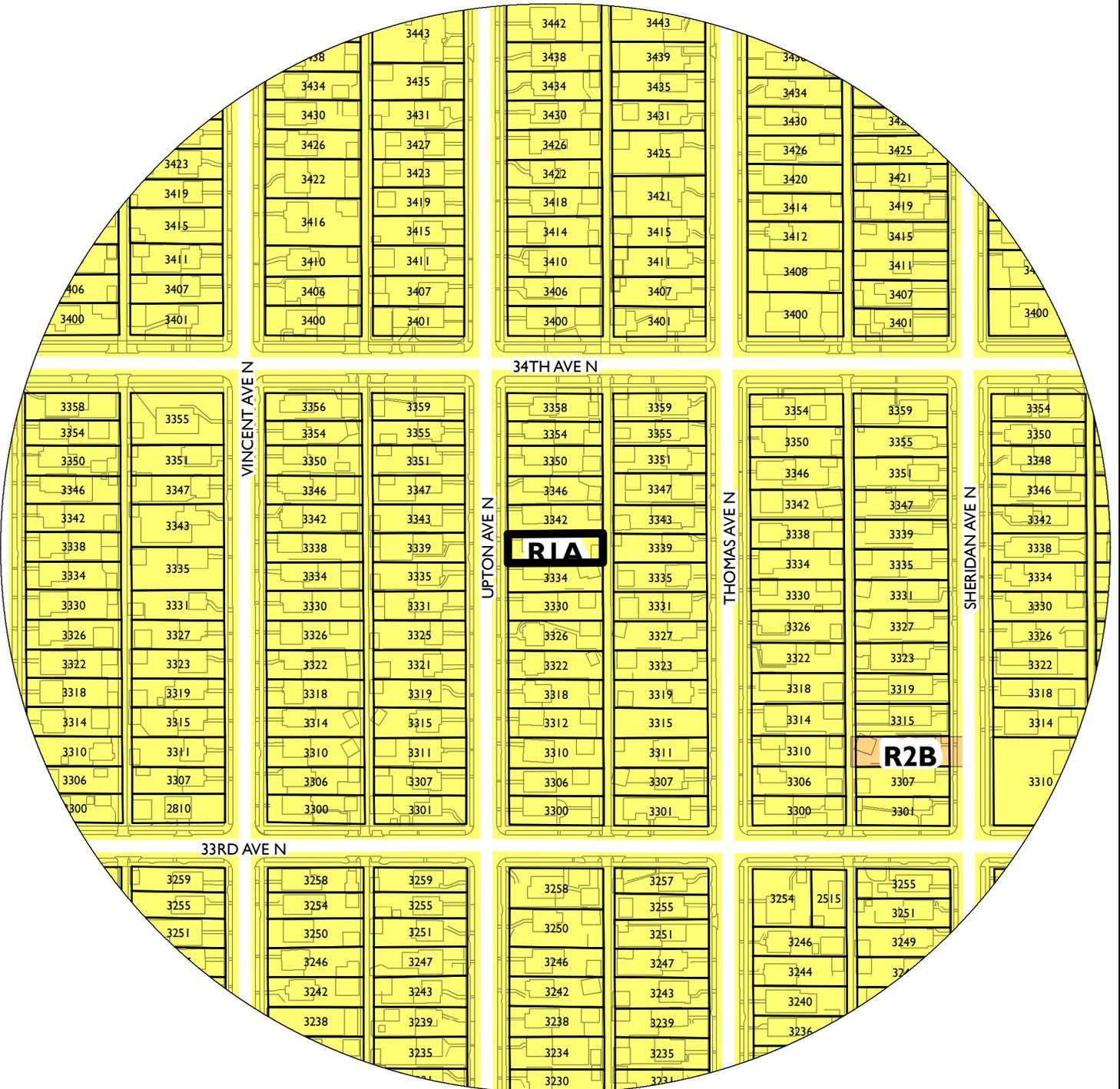
Manager, R-RED by: [Elfric Porte](#) Date: [1/28/2016](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3338 Upton Avenue North

FILE NUMBER

N/A