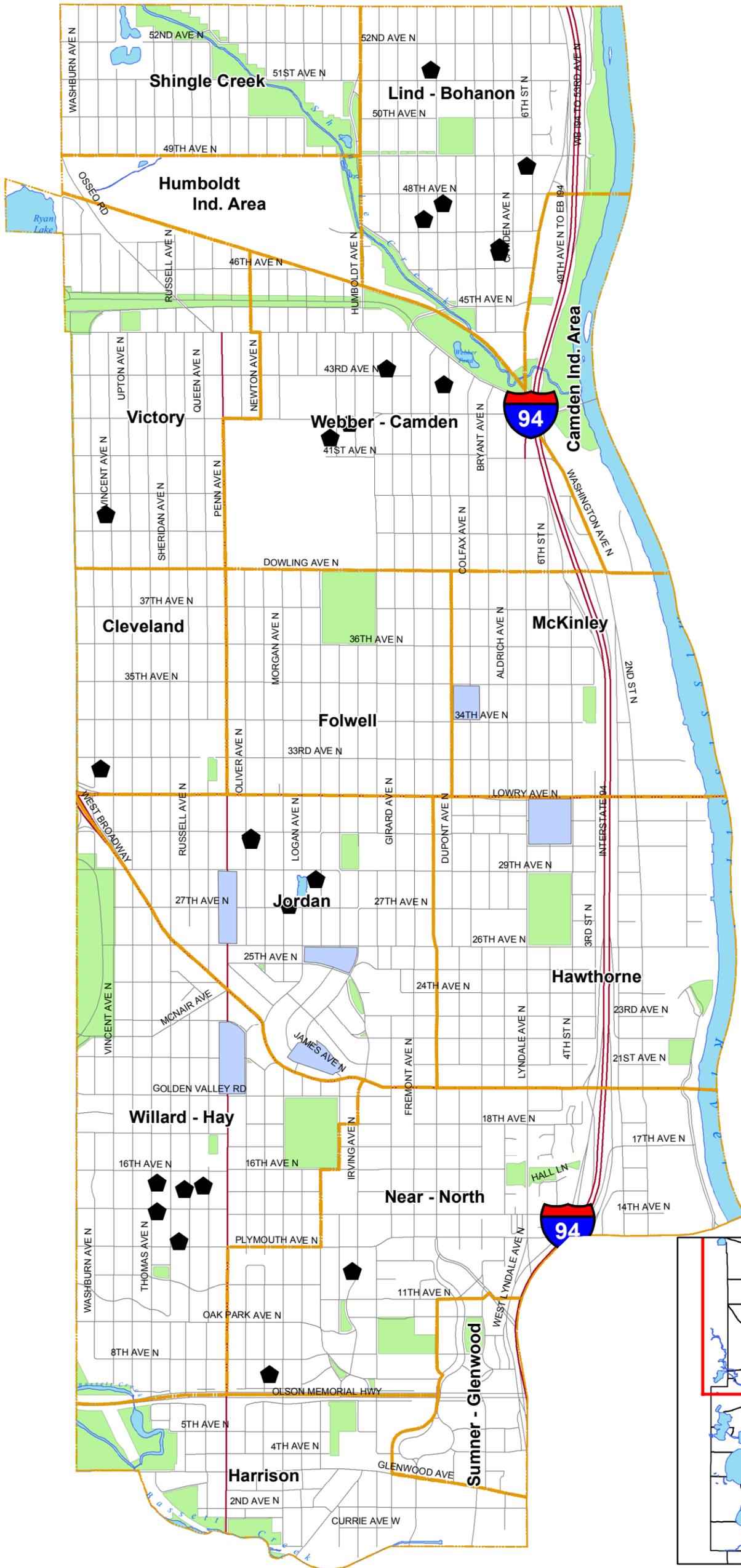
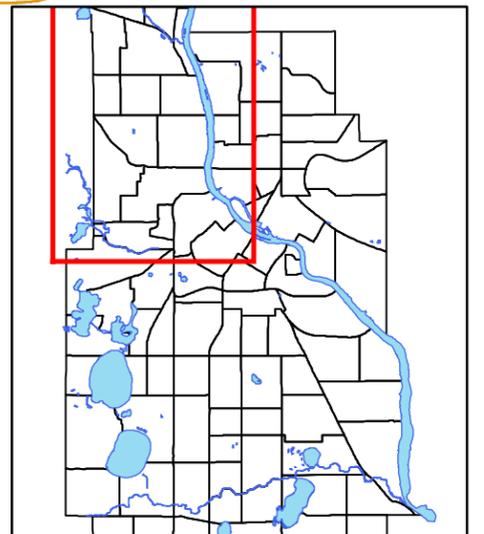


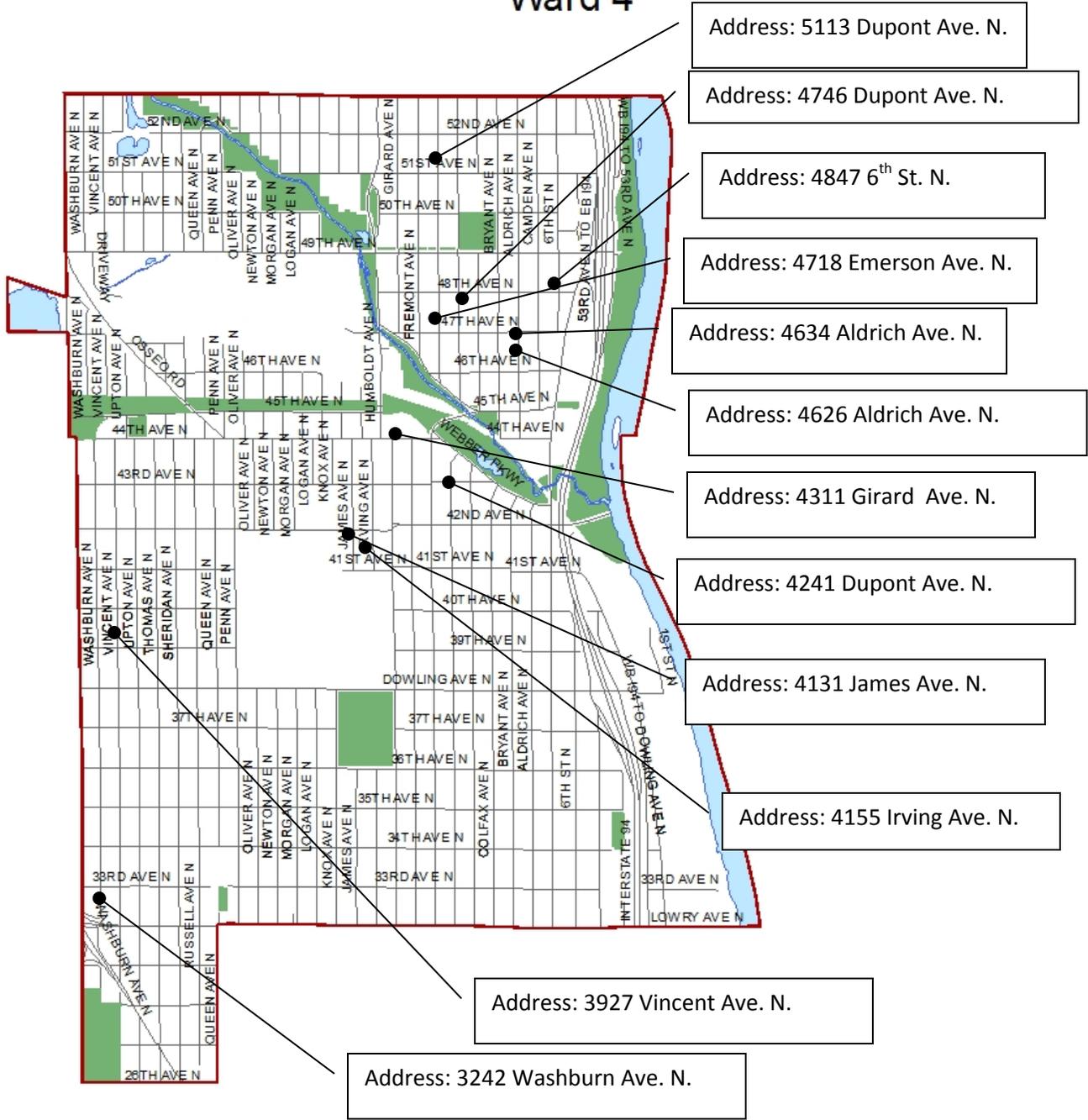
Green Homes North Round 5 Proposed Project Locations



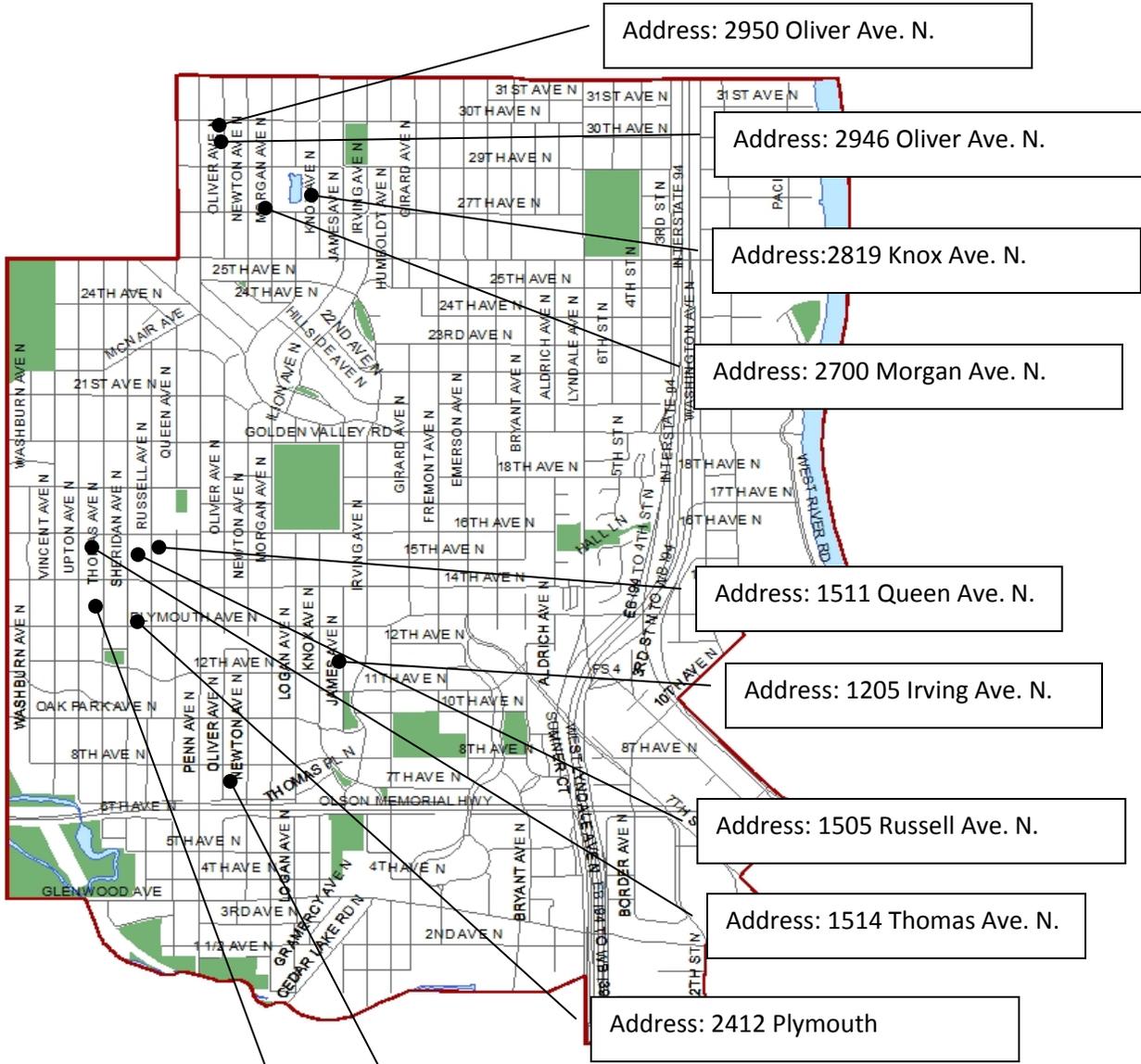
- 4131 James Ave N
- 3242 Washburn Ave N
- 1505 Russell Ave N
- 2700 Morgan Ave N
- 2819 Knox Ave N
- 2946 Oliver Ave N
- 2950 Oliver Ave N
- 3927 Vincent Ave N
- 4626 Aldrich Ave N
- 4634 Aldrich Ave N
- 4718 Emerson Ave N
- 4746 Dupont Ave N
- 5113 Dupont Ave N
- 706 Newton Ave N
- 1511 Queen Ave N
- 4155 Irving Ave N
- 4241 Dupont Ave N
- 4311 Girard Ave N
- 4847 6th Street N
- 1205 Irving Ave N
- 1352 Thomas Ave N
- 1514 Thomas Ave N
- 2412 Plymouth Ave N



Ward 4



Ward 5



**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: 4847 6th Street North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [4847 6th St N](#), Property Identification Number (PIN): [12-118-21-42-0083](#)

2. Lot Size: [64' x 118'](#) Square Footage: [7582](#)

3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)

4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)

5. List addresses of adjacent parcels owned by CPED/City: [NA](#)

6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)

9. Comments: _____

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: [The construction 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. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

Reason for **HOLD** status: _____

**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: 4634 Aldrich Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [4634 Aldrich Ave N](#), Property Identification Number (PIN): [12-118-21-34-0023](#)
2. Lot Size: [40' x 126'](#) Square Footage: [5078](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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: [The construction 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. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

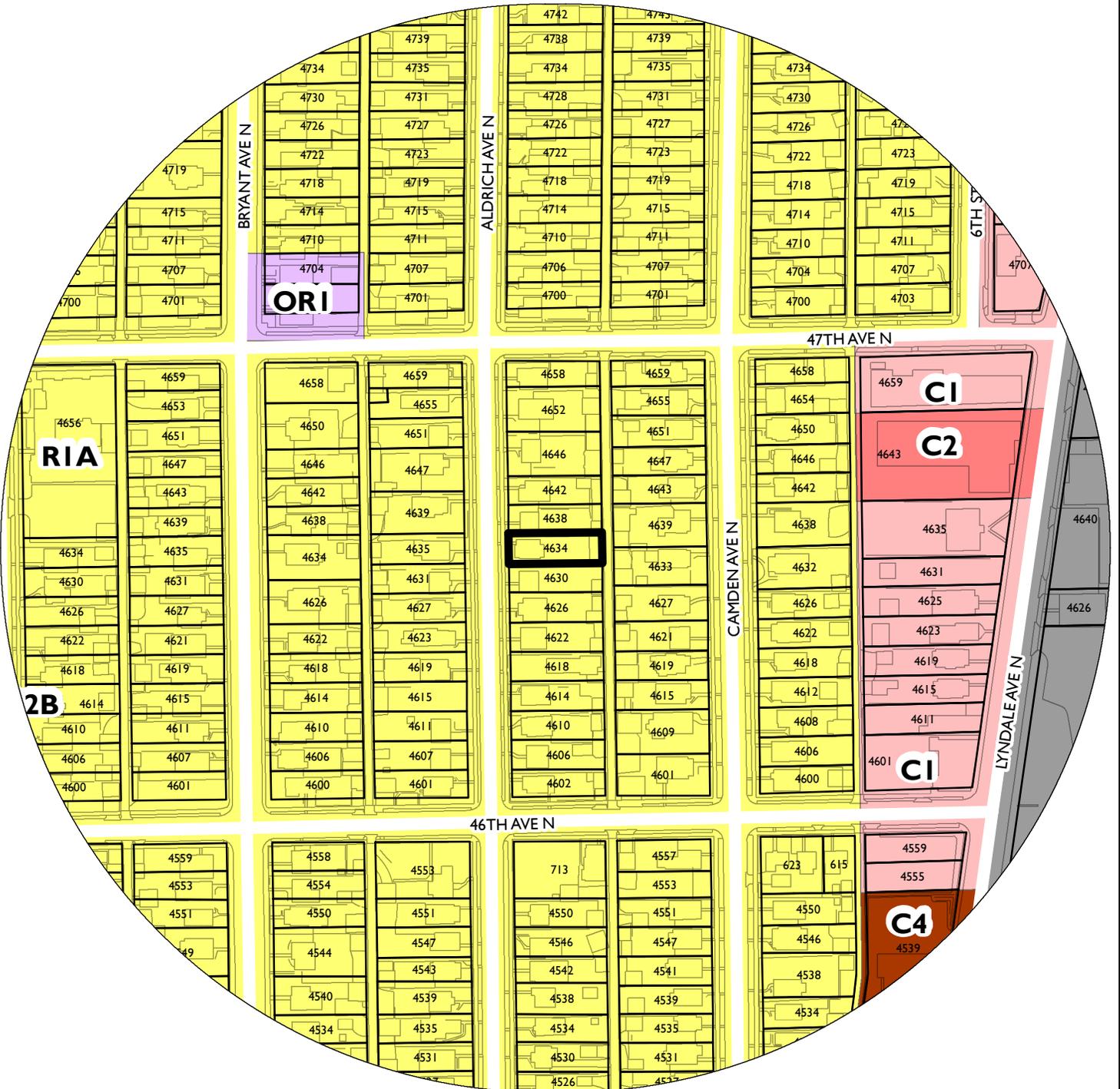
Reason for **HOLD** status: _____

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

4634 Aldrich 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: 4241 Dupont Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [4241 Dupont Ave N](#), Property Identification Number (PIN): [04-029-24-12-0046](#)
2. Lot Size: [50' x 128'](#) Square Footage: [6400](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R2B/SH](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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: [The construction 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: [1/25/2016](#)

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

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

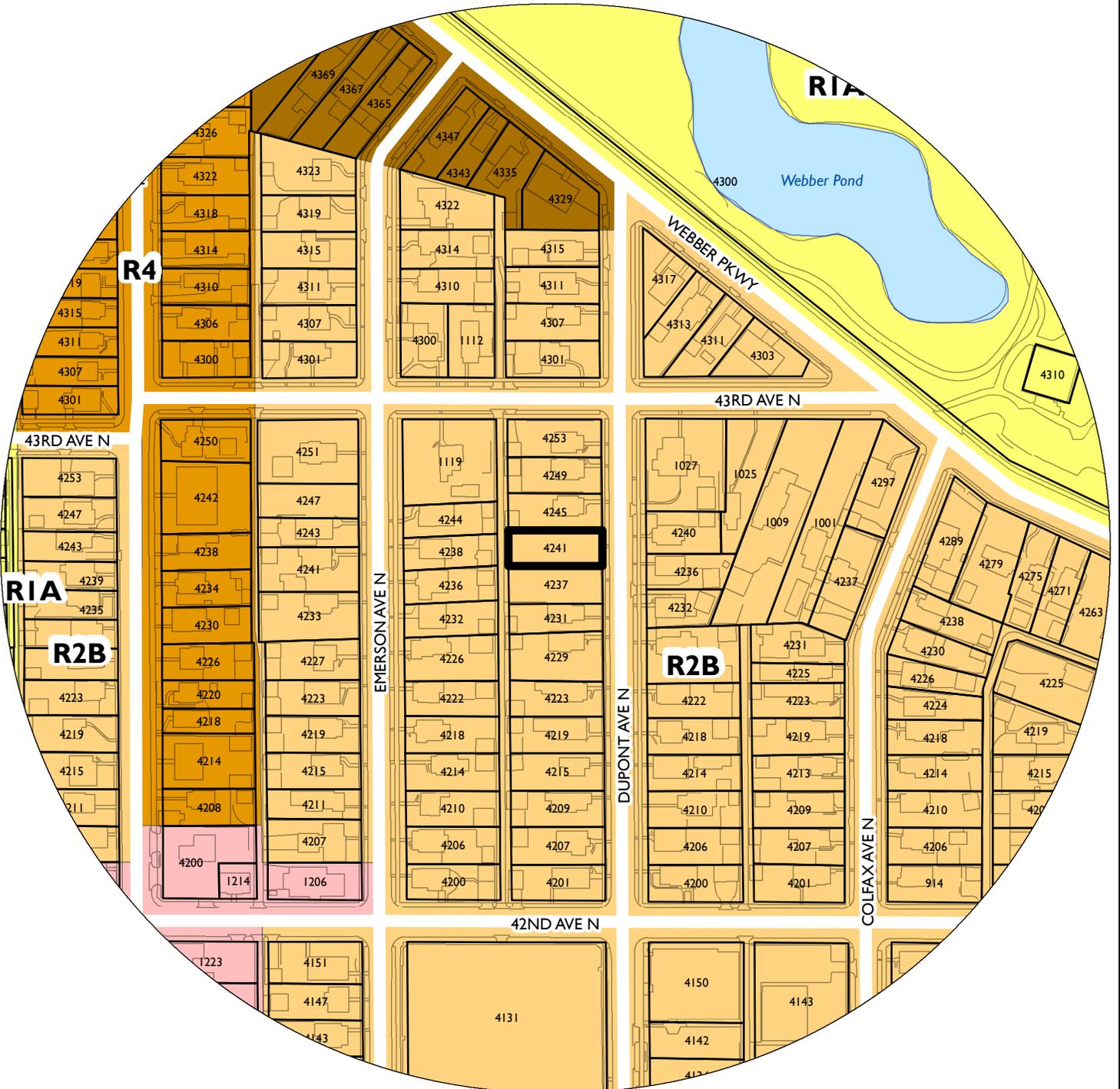
Reason for **HOLD** status: _____

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

4241 Dupont 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: 4746 Dupont Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [4746 Dupont Ave N](#), Property Identification Number (PIN): [12-118-21-31-0116](#)
2. Lot Size: [46' x 128'](#) Square Footage: [5138](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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: [The construction 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. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

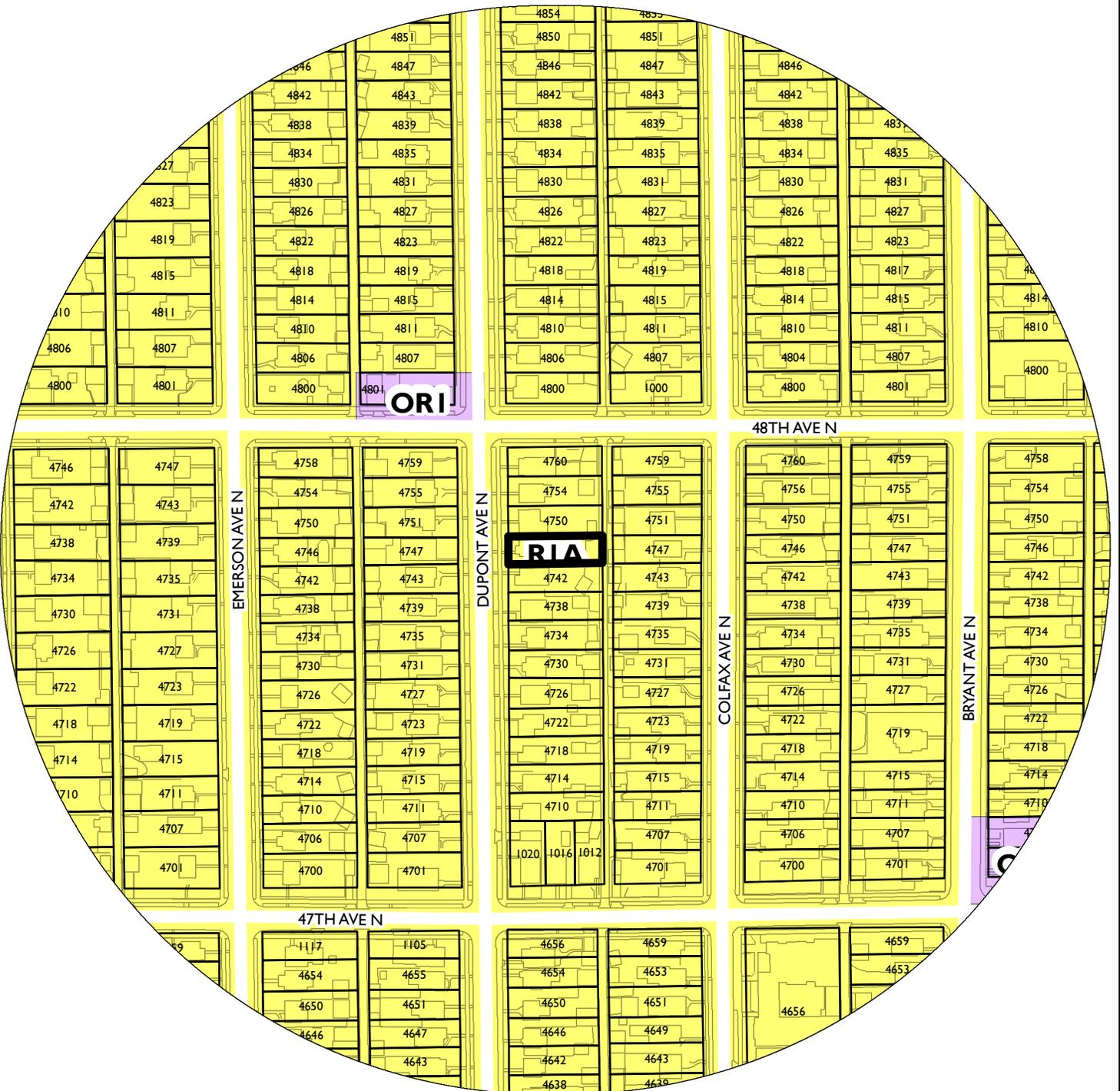
Reason for **HOLD** status: _____

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

4746 Dupont 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: 5113 Dupont Ave North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [5113 Dupont Ave N](#), Property Identification Number (PIN): [12-118-21-22-0023](#)
2. Lot Size: [46' x 128'](#) Square Footage: [5888](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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: [The construction 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. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

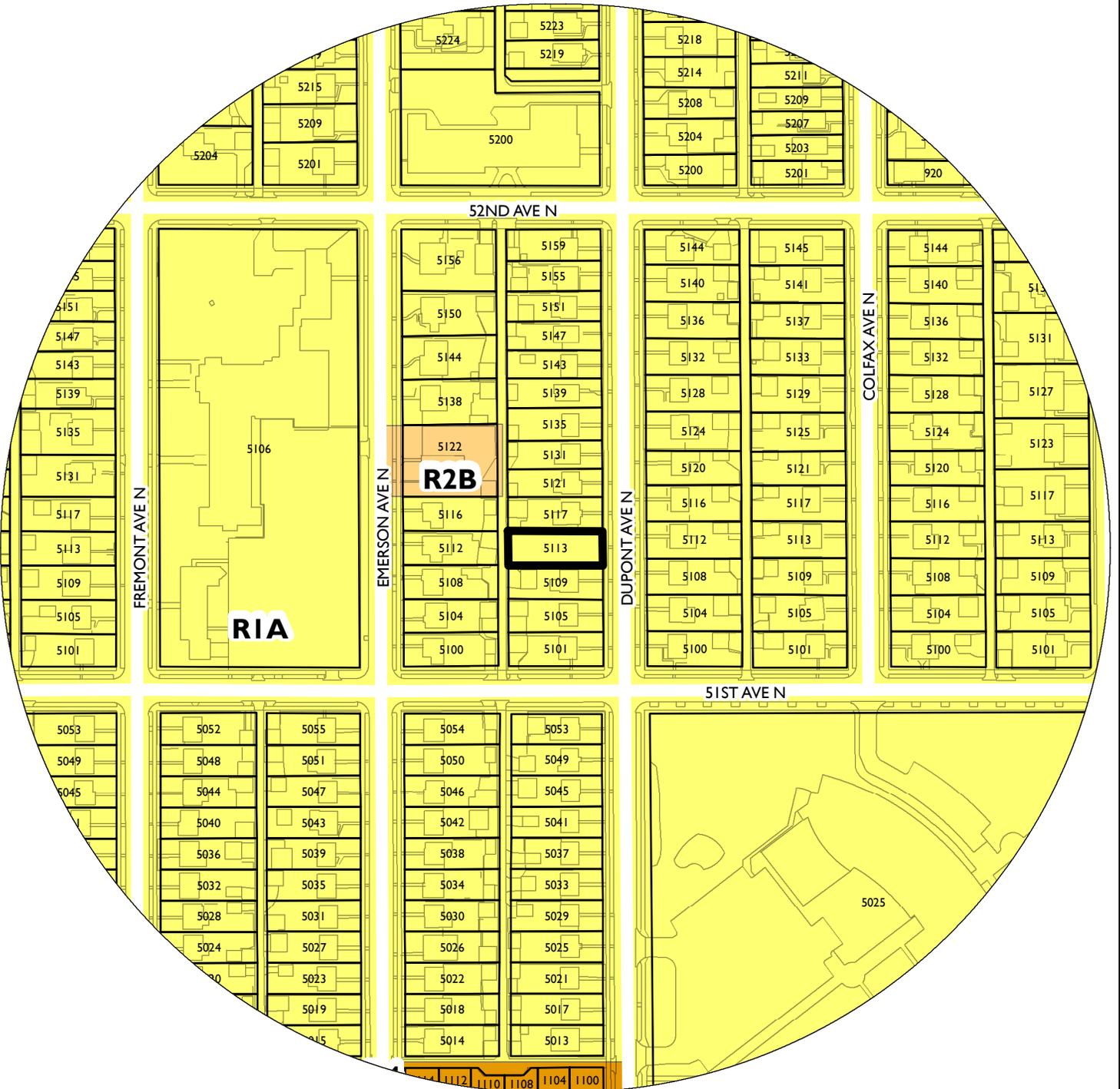
Reason for **HOLD** status: _____

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

5113 Dupont 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: 4718 Emerson Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [4718 Emerson Ave N](#), Property Identification Number (PIN): [12-118-21-32-0187](#)
2. Lot Size: [40' x 128'](#) Square Footage: [5124](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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: [The construction 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. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

Reason for **HOLD** status: _____

**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: 1205 Irving Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [1205 Irving Ave N](#), Property Identification Number (PIN): [21-029-24-21-0060](#)
2. Lot Size: [43' x 122'](#) Square Footage: [5124](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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 designated 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 [No, but the adjacent property at 1203 Irving is owned by the City.](#)
14. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes No If Yes, what type of development? _____

Comments: [The construction 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: [1/25/2016](#)

Manager, Community Planning, Public Art and Research by: [Hold -see below JB](#) Date: [1/28/2016](#)

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: _____ Date: _____ Comments: _____

Residential & Real Estate Development by: _____ Date: _____ Comments: _____

Business Development by: _____ Date: _____ Comments: _____

Section V. Manager of Initiating Project Coordinator

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*

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

Reason for **HOLD** status: [Consider status of 1135 Irving and 1203 Irving \(both are adjacent\) before proceeding.](#)

**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: 2819 Knox Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [2819 Knox Ave N](#), Property Identification Number (PIN): [09-029-24-34-0106](#)
2. Lot Size: [40' x 126'](#) Square Footage: [5046](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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: [The construction 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. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

Reason for **HOLD** status: _____

**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: 2700 Morgan Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [2700 Morgan Ave N](#), Property Identification Number (PIN): [09-029-24-33-0062](#)
2. Lot Size: [43' x 126'](#) Square Footage: [5451](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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: [The construction 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: [1/25/2016](#)

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

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

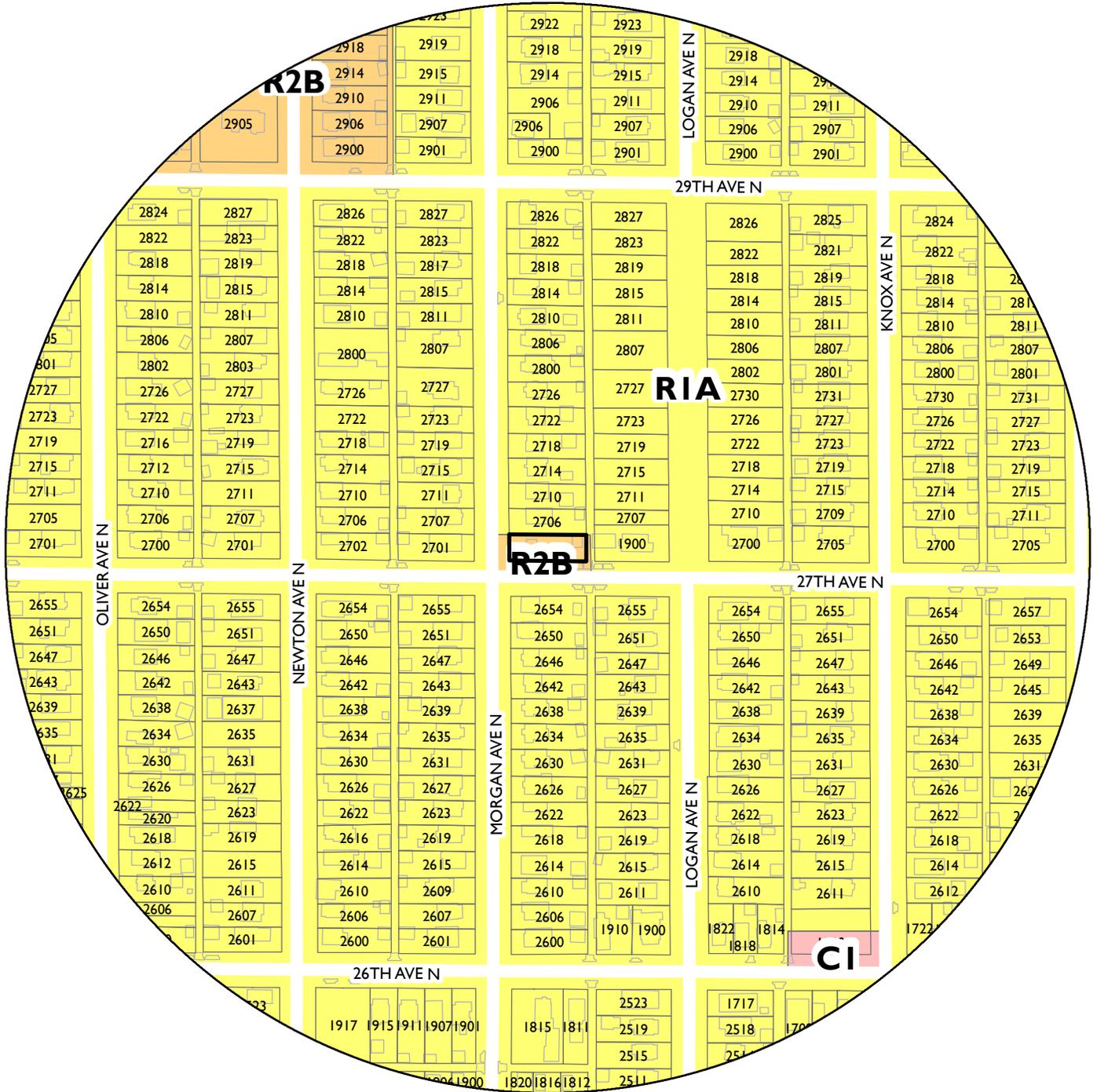
Reason for **HOLD** status: _____

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2700 Morgan 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: 2946 Oliver Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [2946 Oliver Ave N](#), Property Identification Number (PIN): [09-029-24-32-0190](#)
2. Lot Size: [43' x 127'](#) Square Footage: [5,459](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R2B](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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 [No, but the City owns the adjacent parcel at 2950 Oliver.](#)
14. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes No If Yes, what type of development? _____

Comments: [The construction 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. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

Reason for **HOLD** status: _____

**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: 2950 Oliver Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [2950 Oliver Ave N](#), Property Identification Number (PIN): [09-029-24-32-0191](#)
2. Lot Size: [43' x 127'](#) Square Footage: [5,459](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R2B](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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 [No, but the adjacent property at 2946 Oliver is owned by the City.](#)
14. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes No If Yes, what type of development? _____

Comments: [The construction 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: [1/25/2016](#)

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

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

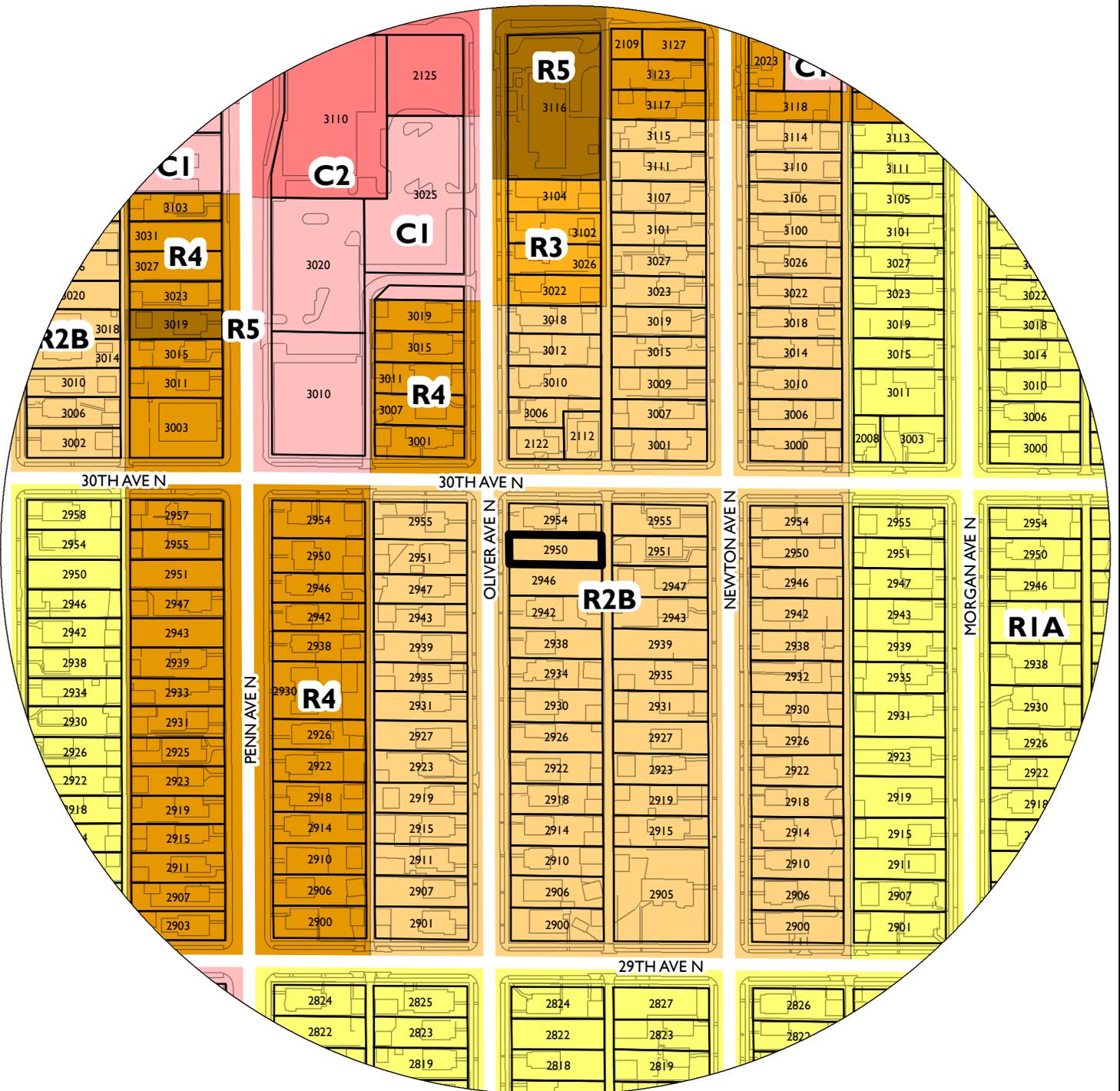
Reason for **HOLD** status: _____

Public Land Sales

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2950 Oliver 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: 2412 Plymouth Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [2412 Plymouth Ave N](#), Property Identification Number (PIN): [17-029-24-44-0136](#)
2. Lot Size: [45' x 117'](#) Square Footage: [5265](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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, but it is near the Draft Bottineau LRT Station Area Plan. The plan shows the lot as low-density residential.](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The Minneapolis Plan for Sustainable Growth designates Plymouth 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: [The parcel is located between a commercial use building and multi-family housing, which does not fit within the urban context of these uses. However, the construction 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: [Hold for further discussion - JB](#) Date: [1/28/2016](#)

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: _____ Date: _____ Comments: _____

Residential & Real Estate Development by: _____ Date: _____ Comments: _____

Business Development by: _____ Date: _____ Comments: _____

Section V. Manager of Initiating Project Coordinator

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*

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

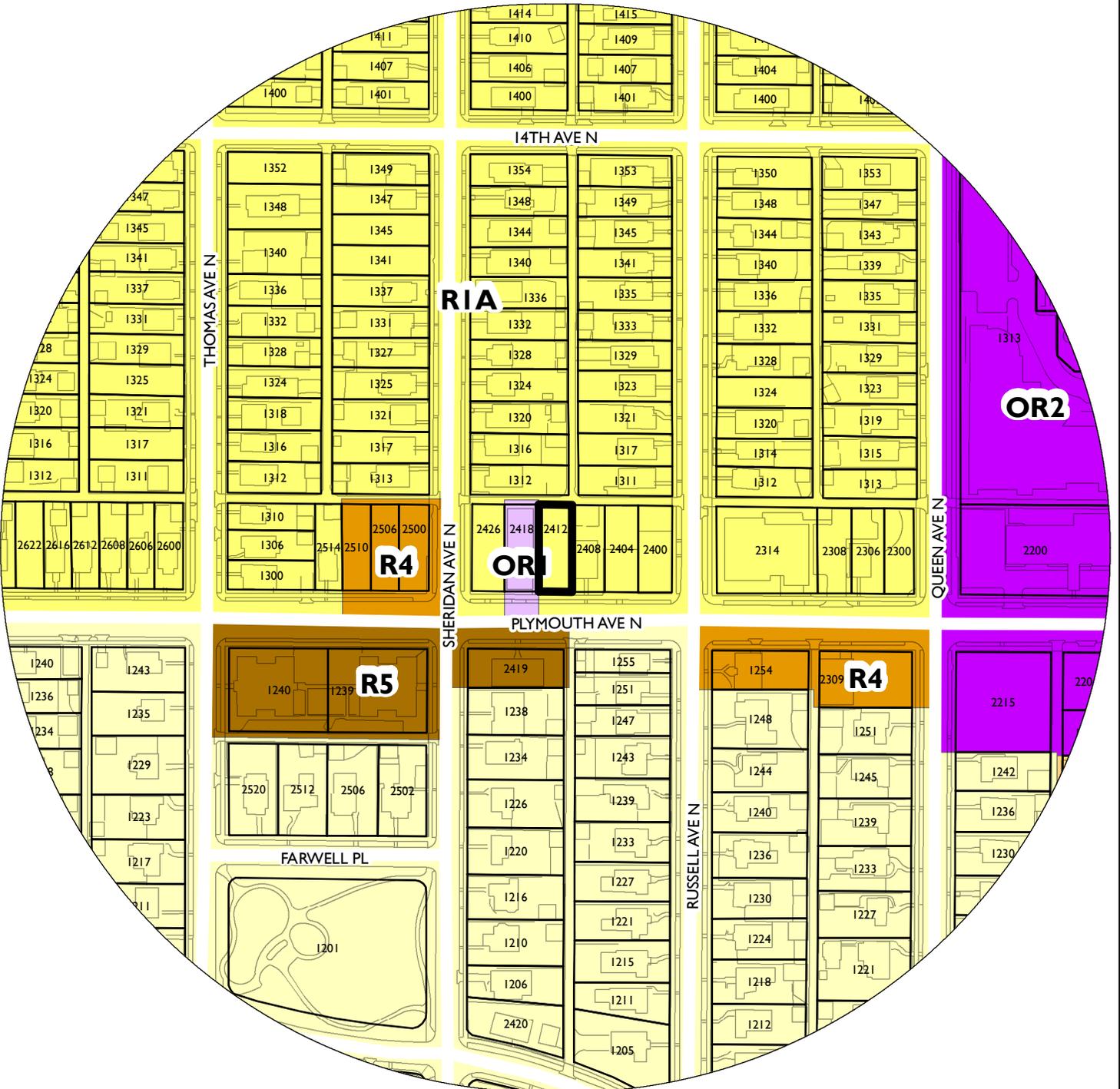
Reason for **HOLD** status: _____

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

2412 Plymouth 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: 1511 Queen Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [1511 Queen Ave N](#), Property Identification Number (PIN): [17-029-24-44-0071](#)
2. Lot Size: [40' x 128'](#) Square Footage: [5120](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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: [The construction 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: [1/25/2016](#)

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

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

Reason for **HOLD** status: _____

**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: 1505 Russell Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [1505 Russell Ave N](#), Property Identification Number (PIN): [17-029-24-44-0044](#)
2. Lot Size: [44' x 129'](#) Square Footage: [5676](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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: [The construction 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: [1/25/2016](#)

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

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

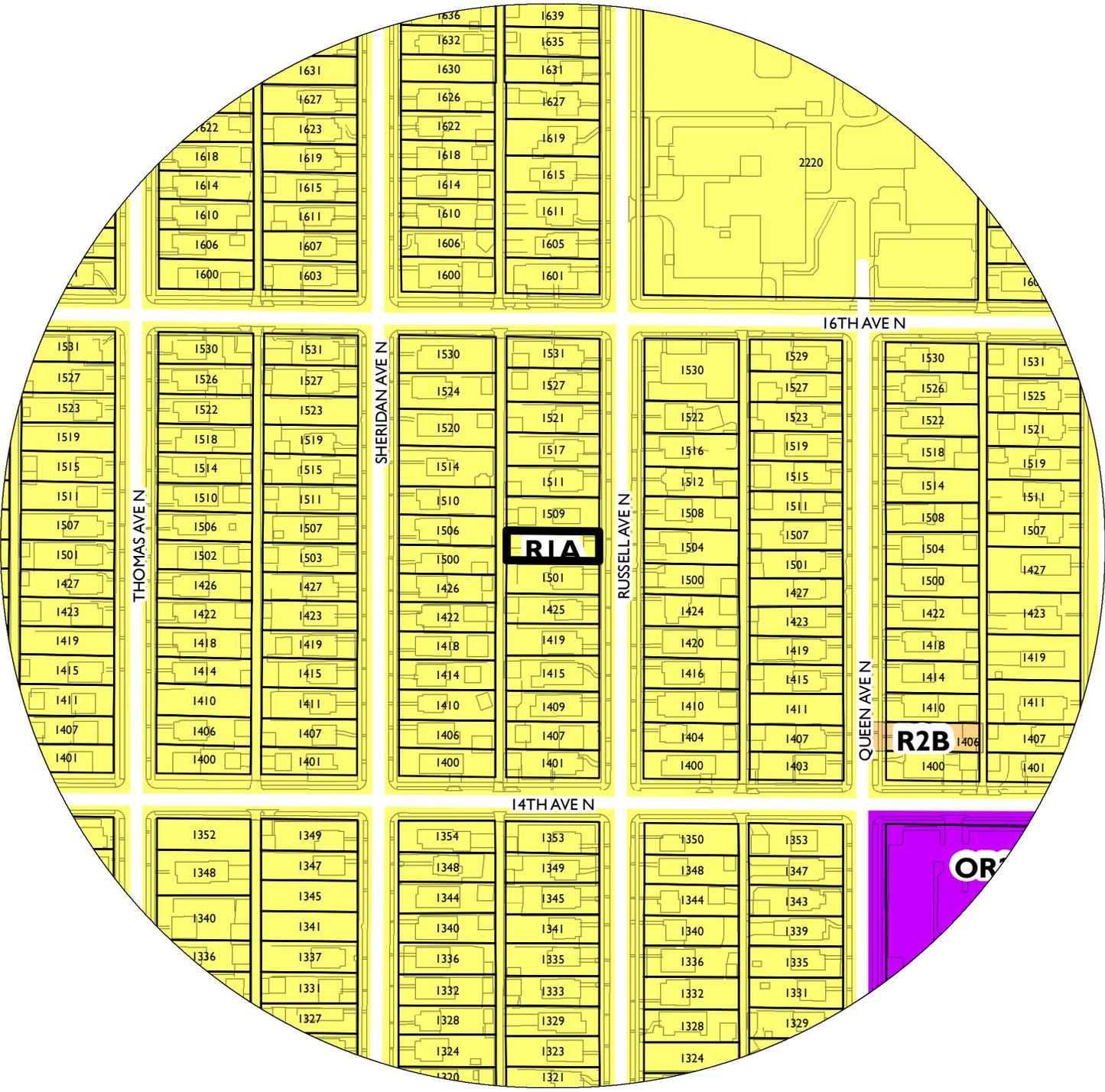
Reason for **HOLD** status: _____

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1505 Russell 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: 1352 Thomas Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [1352 Thomas Ave N](#), Property Identification Number (PIN): [17-029-24-44-0208](#)
2. Lot Size: [42' x 129'](#) Square Footage: [5376](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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.](#)

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: [The construction 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: [1/25/2016](#)

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

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

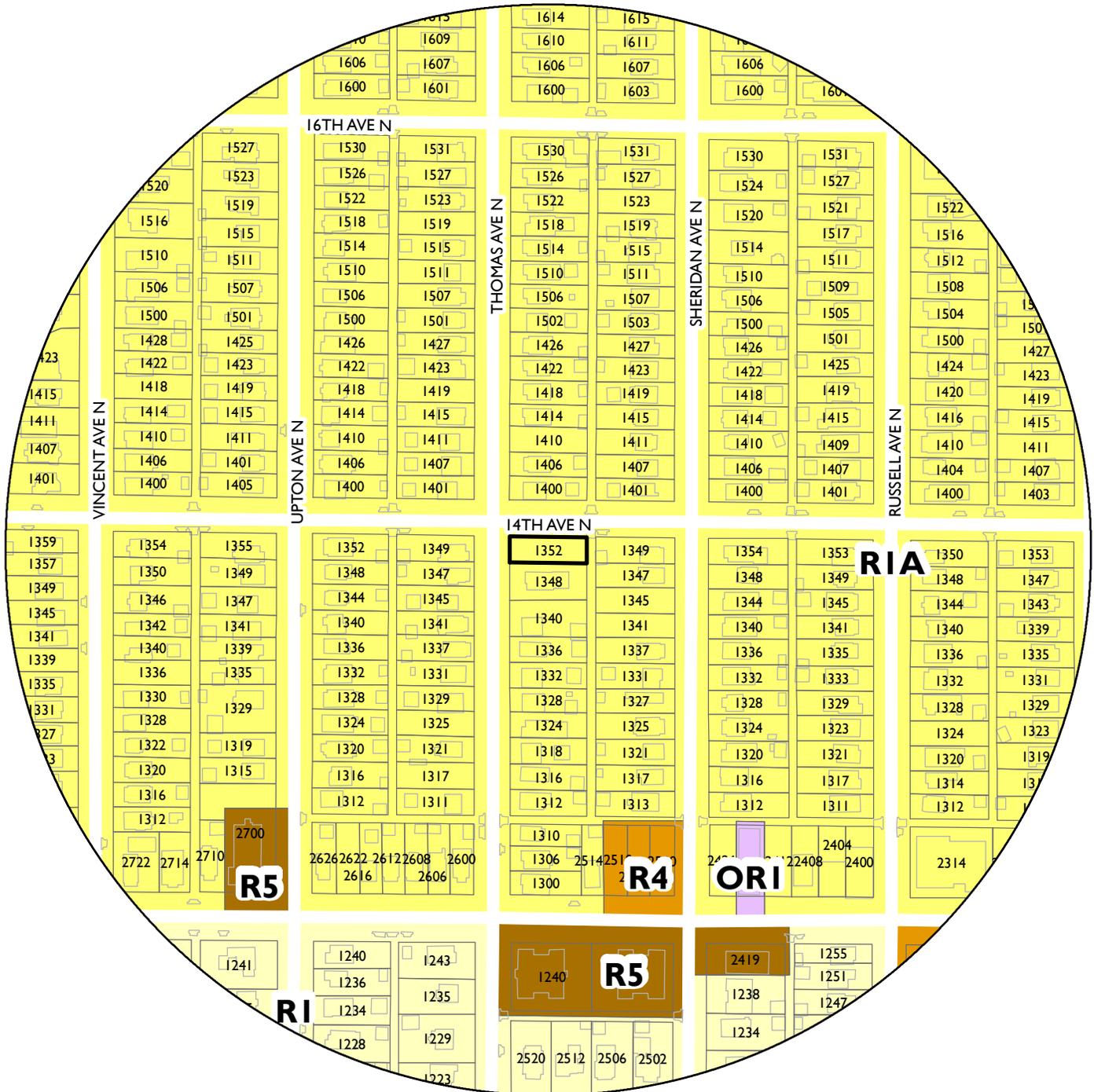
Reason for **HOLD** status: _____

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1352 Thomas 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: 1514 Thomas Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [1514 Thomas Ave N](#), Property Identification Number (PIN): [17-029-24-44-0175](#)
2. Lot Size: [40' x 128'](#) Square Footage: [5120](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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: [The construction 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: [1/25/2016](#)

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

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [02/01/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

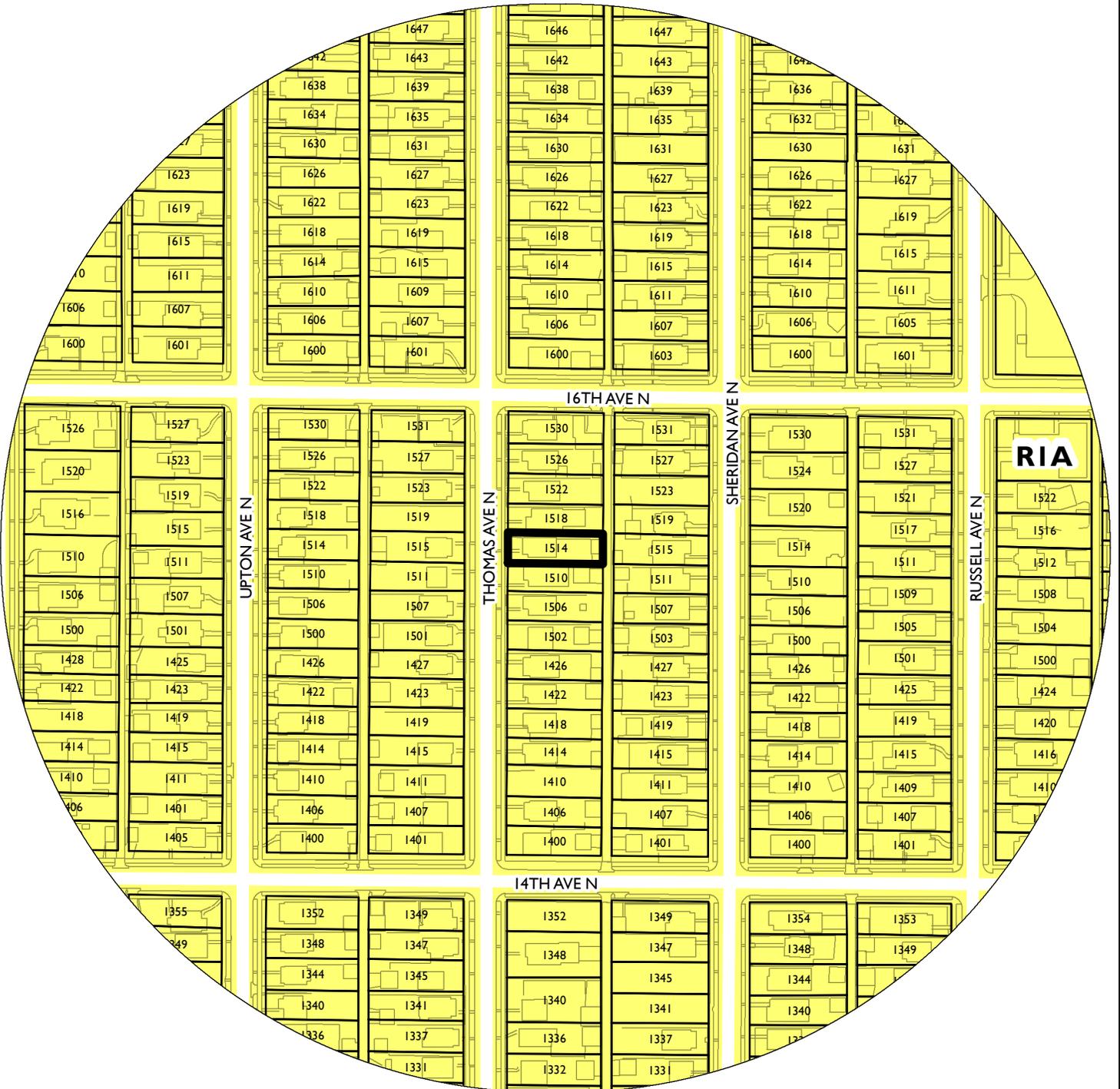
Reason for **HOLD** status: _____

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1514 Thomas 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: 3927 Vincent Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [3927 Vincent Ave N](#), Property Identification Number (PIN): [05-029-24-42-0177](#)
2. Lot Size: [40' x 127'](#) Square Footage: [5116](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

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: [The construction 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: [1/25/2016](#)

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

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

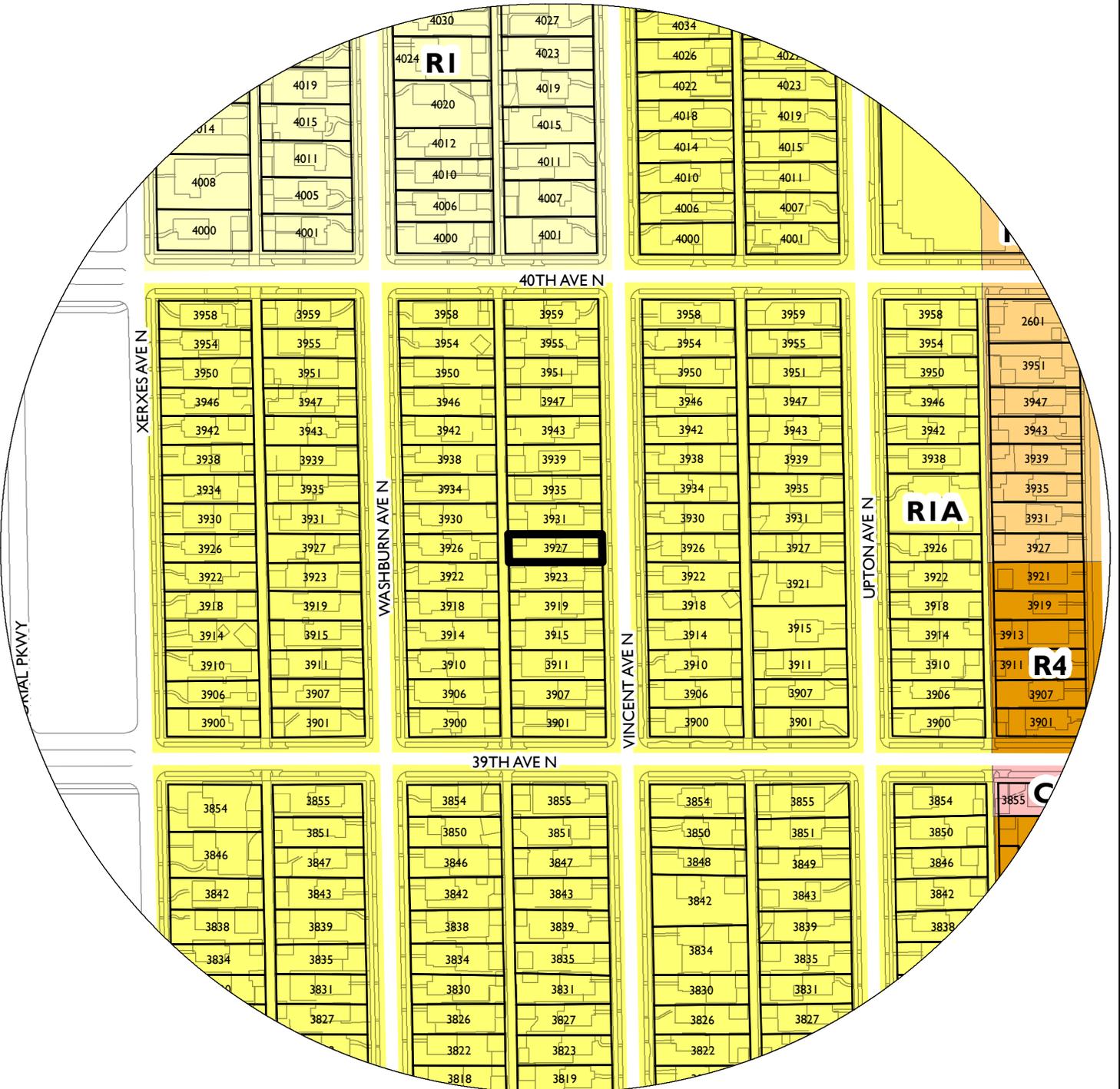
Reason for **HOLD** status: _____

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3927 Vincent 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: 3242 Washburn Avenue North

Contact Person and Phone: Cherie Shoquist, 673-5078

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

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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: [1/13/2016](#)

1. Address: [3242 Washburn Ave N](#), Property Identification Number (PIN): [08-029-24-13-0139](#)
2. Lot Size: [40' x 127'](#) Square Footage: [5109](#)
3. Current Use: [Vacant Lot](#) Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [Construction of a single family home.](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [The home will be developed under the Green Homes North program.](#)

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? [Administrative site plan review.](#)
9. Comments: _____

Completed by: [CAV](#) Date: [1/25/2016](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [The parcel is within the study area of the Lowry Avenue Strategic Plan.](#)
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: [The construction 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. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Jon Clevenger](#) Date: [2/1/2016](#) Comments: [Residential Finance supports the sale](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [2/1/2016](#) Comments: [RRED is supportive of the strategy as proposed](#)

Business Development by: [Miles Mercer](#) Date: [2/1/2016](#) Comments: [Business Development supports the sale](#)

Section V. Manager of Initiating Project Coordinator

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*

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

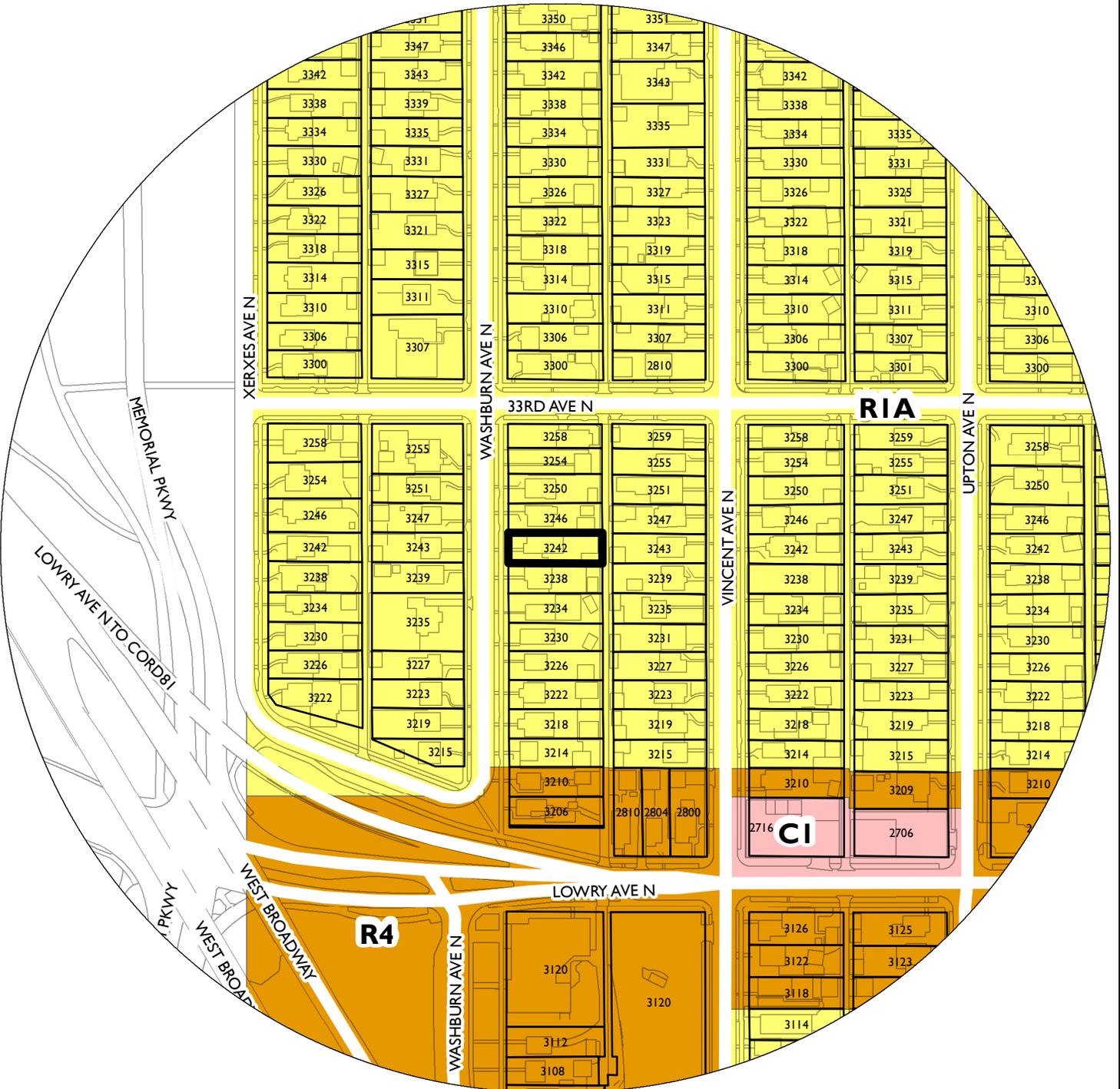
Reason for **HOLD** status: _____

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

3242 Washburn Avenue North

FILE NUMBER

N/A