

**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:** 2435, 2439 and 2441 16<sup>th</sup> Avenue South

**Contact Person and Phone:** Earl Pettiford, 673-5231

**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 for development of a single family home is **consistent** with the City’s Comprehensive Plan.

**Attachments:**

- Map of parcel
- Early Review Worksheet

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

**Section I. Property Information**

**PROJECT COORDINATORS COMPLETE SECTION I., ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING  
PROPERTY PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS**

Submitted by: Earl Pettiford, Phone #: 5231

Form Initiated Date: 1/26/2016

1. Address: 2435,2439 & 2441 16<sup>th</sup> Ave S., Property Identification Number (PIN):  
3502924140041,3502924140042 &3502924140043
2. Lot Size: 108' x 123' Square Footage 13,124
3. Current Use: vacant land. Current Zoning: R2B
4. Proposed future use (include attachments as necessary): two single family homes
5. List addresses of adjacent parcels owned by CPED/City: none
6. Project Coordinator comments: The subject parcels will be reconfigured into two approximately 52' X 123' parcels each being 6,396 Sq. Ft. The parcels will be sold for new home development.

**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 lot line adjustment, administrative site plan review.
  9. Comments: \_\_\_\_\_
- Completed by: CAV Date: 1/29/2016

**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 these parcels.
  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 parcels are located a block from Bloomington Ave, which is a Community Corridor, and a Neighborhood Commercial Node and located near two-family dwelling units. Its proximity to these features calls for higher density housing than the proposed future use. However, the construction of two single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.
- Completed by: Rattana Sengsoulichanh Date: 2/1/2016  
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 2/1/2016

**Section IV. Decision to Market**

**PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

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

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

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

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

Manager, R-RED by: [Elfric Porte](#) Date: [2/1/2016](#)



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**Address or Location:** 1115 40<sup>th</sup> Street East

**Contact Person and Phone:** Earl Pettiford, 673-5231

**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 for development of a single family home is **consistent** with the City’s Comprehensive Plan.

**Attachments:**

- Map of parcel
- Early Review Worksheet

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

**Section I. Property Information**

**PROJECT COORDINATORS COMPLETE SECTION I., ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING  
PROPERTY PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS**

Submitted by: [Earl Pettiford](#), Phone #: [5231](#)

Form Initiated Date: [1/21/2016](#)

1. Address: [1115 40<sup>th</sup> St. E.](#), Property Identification Number (PIN): [11-028-24-24-0001](#)
2. Lot Size: [40' x 121'](#) Square Footage [4,854](#)
3. Current Use: [Single family house](#). Current Zoning: [R1A](#)
4. Proposed future use (include attachments as necessary): [New single family home](#)
5. List addresses of adjacent parcels owned by CPED/City: [None](#)
6. Project Coordinator comments: [The existing structure is not feasible for rehabilitation and demolition has been ordered. The plan is to sell the soon to be vacant land parcel for housing development. The proposed developer plans to construct a new multi generational, single family home for owner occupancy to a low to moderate income family.](#)

**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: [New house must be constructed to front on 12<sup>th</sup> Avenue S.](#)
- 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: [1/26/2016](#)  
Manager, Community Planning, Public Art and Research, by: [Jack Byers](#) Date: [1/28/2016](#)

**Section IV. Decision to Market**

**PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

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

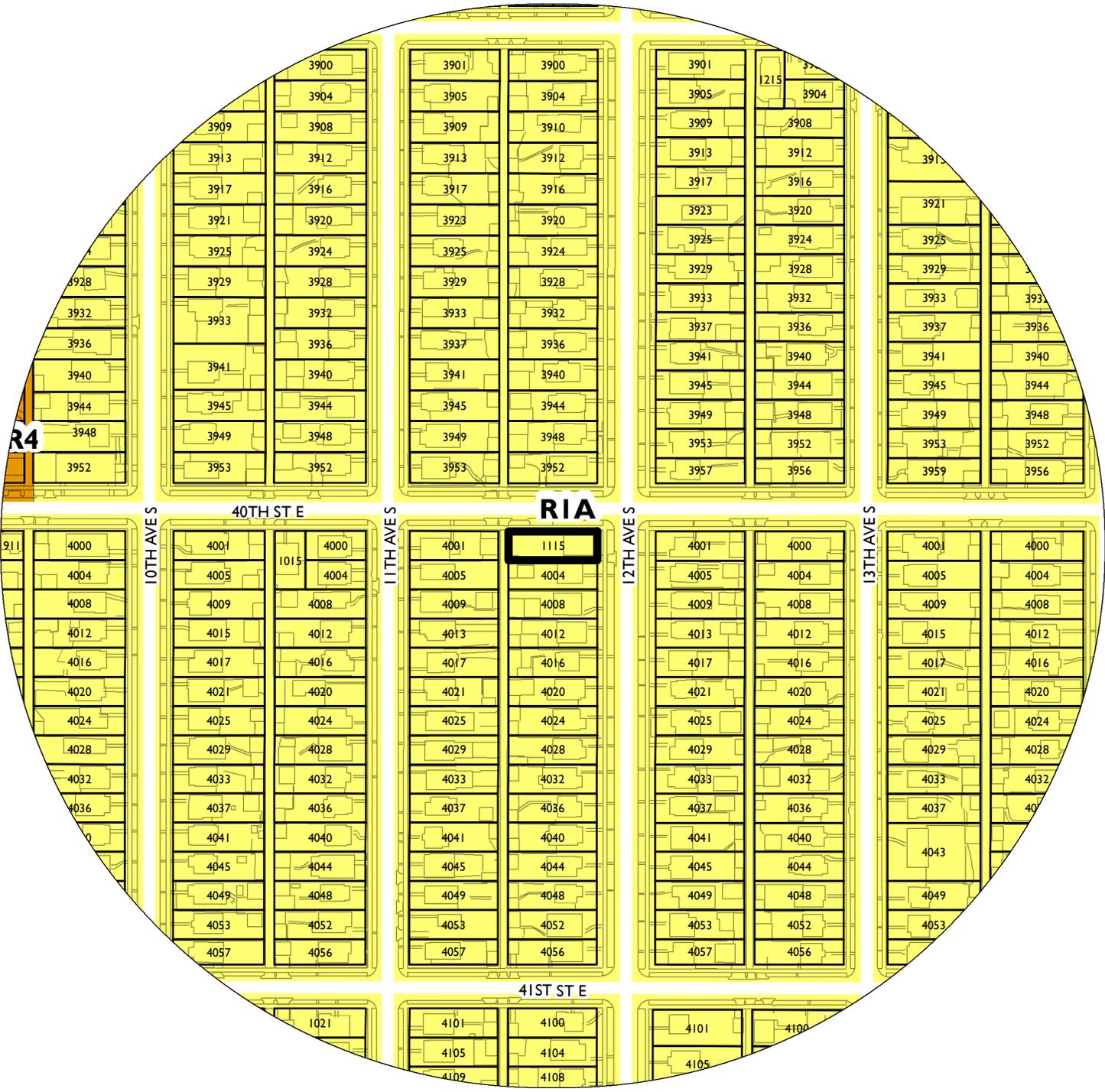
Manager, R-RED by: [Elfric Porte](#) Date: [1/28/2016](#)

# Public Land Sale

8th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS  
**1115 40th Street East**

FILE NUMBER  
**N/A**