

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

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

Date: June 12, 2014

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: 3800 Clinton Ave

Contact Person and Phone: Mark Garner, 673-5037

Planning Staff and Phone: Paul Mogush, 673-2074

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 grocery store is **consistent** with the City’s Comprehensive Plan.

Attachments:

- Map of parcel
- Early Review Worksheet

Seward Friendship Co-op Development Site Map

 Project Boundary

 Development Site

 City-owned Property



City of Minneapolis
Development Finance Division
May 2014



Seward Friendship Co-op Redevelopment Plan Future Land Use Map

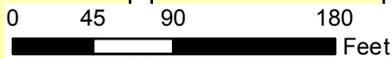
-  Project Boundary
-  Mixed Use
-  Public and Institutional
-  Urban Neighborhood

38TH ST E

3RD AVE S

CLINTON AVE

39TH ST E



City of Minneapolis
Development Finance Division
May 2014



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: [Mark Garner, Senior Project Coordinator, Business Development](#)
Phone #: [673-5037](#)
Form Initiated Date: [10/3/2013](#)
Complete by Date: [10/24/2013](#)
1. Address: [3800 Clinton Avenue South](#)
 2. Property Identification Number (PIN): [10-028-24-11-0191](#)
 3. Lot Size: [4,000 square feet](#)
 4. Current Use: [Vacant Land](#)
 5. Current Zoning: [R1A](#)
 6. Proposed future use (include attachments as necessary): [Seward Friendship Coop grocery store. Proposal is for new construction of a two story building with a total building floor space of about 20,000 square feet. About 15,000 square feet will be located on the first floor. Grocery store will be owner-user property, and there will not be any residential units included on the site. All on-site parking will be utilized for grocery store operations and customers.](#)
 7. List addresses of adjacent parcels owned by CPED/City: [NA](#)
 8. Project Coordinator comments: [Sale of this parcel would be part of the private site assembly for the proposed Seward Friendship Coop grocery store, which includes eight contiguous properties totalling about 52,600 square feet \(See attached map\). One parcel located at 3821 3rd Avenue South has already been acquired by Seward Community Co Op, Inc., and purchase agreements have been signed for the other six privately-owned parcels. Sale of this city-owned parcel will be contingent upon the Seward Friendship Coop securing approval of all required land use applications \(including property rezoning\) and a redevelopment plan; and the financing necessary for the construction of the grocery store.](#)

PROJECT COORDINATOR: EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Section II. Zoning Review

9. Lot is Buildable for **any** structure Non-Buildable for **any** structure
Explain: [A single family dwelling is allowed on the site currently.](#)
10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?
Yes No If yes, what applications? [A grocery store would require a rezoning to commercial. New construction of a grocery store would involve Site Plan Review and potentially other applications. New construction of a Single Family Dwelling will require Administrative Site Plan Review.](#)
11. Comments: _____
Completed by: [Robert Clarksen](#) Date: [10/7/2013](#)

ZONING STAFF: EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: [38th Street and Chicago Avenue Small Area/Corridor Framework Plan](#)
13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [The property fronts the 38th Street Community Corridor and is near the 38th Street and 4th Avenue Neighborhood Commercial Node. The parcel-specific future land use designation in The Minneapolis Plan for Sustainable Growth is Mixed Use, a designation derived from the future land use map in the 38th and Chicago Plan.](#)
14. Is future land use proposed in item 6 consistent with future land use plans?

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Yes No If no, why not? _____

15. 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 _____

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes No If Yes, what type of development? [Mixed use \(housing and retail\)](#)

Comments: [Fully implementing the adopted policy direction as intended on this site would mean including a residential component in addition to the commercial use in a mixed-use building. However, a standalone retail development - especially a food co-op, which is recommended for the area in the adopted small area plan - is also consistent with the mixed-use designation.](#)

Completed by: [Paul Mogush](#) Date: [10/24/2013](#)

COMMUNITY PLANNER: EMAIL FORM TO SUSAN.SCHEMPF@MINNEAPOLISMN.GOV

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [10/24/2013](#)

Residential Finance by: _____ Date: _____

Comments: _____

Residential & Real Estate Development by: [Elfric Porte](#) Date: [10/24/2013](#)

Comments: [R-RED supports as proposed](#)

Business Development Staff Comments by: [Kristin Guild](#) Date: [10/24/2013](#)

Comments: [Business Development initiated this land sale and supports the proposed sale and development.](#)

PLEASE CHECK ONE BOX:

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

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

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.