

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

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

Date: October 20, 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: 1008 Morgan Avenue North

Contact Person and Phone: Roxanne Kimball, 673-2794

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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

This is a review of the proposed sale of CPED-owned property—which was the subject of an early review process. The early review process states the proposed use of the property upon purchase on a worksheet. The worksheet is routed to staff who comment on the conformance of the proposed land purchase to the city’s comprehensive plans, any relevant area plans, and the city’s zoning requirements. The worksheet analysis for the subject property is attached.

Findings:

The sale of this property as proposed is **consistent** with the City’s Comprehensive Plan.

Attachments:

Early Review Worksheet
Map of parcel

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

Section I. Property Information

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

Submitted by: Roxanne Young Kimball, Phone #: 612-673-2794

Form Initiated Date: 8/9/2016

1. Address: 1008 Morgan Ave N, Property Identification Number (PIN): 2102924220015
2. Lot Size: 42' x 126' Square Footage 5292
3. Current Use: vacant 4-plex. Current Zoning: R2B
4. Proposed future use (include attachments as necessary): Proposed future use is rehabilitation as a 1-4 unit property for either owner occupancy or rental.
5. List addresses of adjacent parcels owned by CPED/City: None.
6. Project Coordinator comments: This property is intended for marketing and sale through the Vacant Housing Recycling Program for a complete rehabilitation in compliance with the program's rehab standards. If a suitable rehabilitation proposal is not received after marketing for six months, demolition would be considered and the vacant lot would be marketed for residential new construction.

Section II. Zoning Review

7. Lot is: Buildable for **any** structure Non-Buildable for **any** structure
Explain: _____
 8. Will any land use applications be required to achieve the **proposed** future use noted in item 4?
Yes No If yes, what applications? Non-Conforming Use Certificate- property is a non-conforming 4 unit dwelling that has been vacant more than 1 year-lost non-conforming rights.
 9. Comments: New construction would require admin. site plan review application.
- Completed by: Chris Vrchota Date: 9/2/2016

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect at this parcel.
 11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates this area as Urban Neighborhood.
 12. Is future land use proposed in item 4 consistent with future land use plans?
Yes No If no, why not? _____
 13. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?
Yes No If yes, explain possible development scenarios _____
 14. Is parcel identified in adopted plans as a catalyst/essential site for future development?
Yes No If Yes, what type of development? _____
- Comments: Rehabilitation as a single-family home or multi-family is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.
- Completed by: Rattana Sengsoulichanh Date: 9/8/2016
Manager, Community Planning, Public Art and Research, by: Jack Byers Date: 9/30/2016

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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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: [9/30/2016](#)

