

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Madel Dueñas, Senior City Planner, (612) 673-2098
Date: March 11, 2021
Subject: Public Land Sale/Acquisition

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: 2756 Queen Ave N

PROJECT COORDINATOR CONTACT: Matthew Ramadan, Senior Project Coordinator, (612) 673-5262

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 Minneapolis 2040.

ATTACHMENTS

Early Review Worksheet
Map of parcel



1-3 Unit Residential Projects

Project Coordinator

Submitted by: Matthew Ramadan
Date Form Initiated: 1/5/2021
Email: matthew.ramadan@minneapolismn.gov
Phone Number: 612-673-5262

Section I. Property and Project Information (to be completed by Project Coordinator)

1. Parcel Information
 - a. Address: 2756 Queen Ave N PID: 08-029-24-44-0196
2. Parcel Dimension: 40' X 53'
3. Total square footage: 2,106
4. Existing use: Vacant structure
5. Existing zoning: R1A
6. Proposed project description and use: Single-family rehab
7. Proposed project building height (number of stories): Two
8. List addresses of adjacent City-owned parcels: N/A
9. Comments (include attachments as needed): CPED received an offer to purchase this vacant structure to be rehabbed per Minneapolis Homes standards for owner-occupancy

Section II. Zoning Review

10. Lot is: Buildable for any structure or Non-buildable for any structure Explain: Click or tap here to enter text.
11. Will any land use applications be required? Yes No If yes, what applications? Click or tap here to enter text.
12. Comments: any expansion of structure, lot coverage, or number of dwelling units will likely trigger variances, given size and orientation of lot
Completed by: Alyssa Brandt Date: 1/13/2021

Section III. Community Planning Review

13. Comprehensive Plan Guidance
 - a. Future Land Use Category: Urban neighborhood
 - b. Built Form District: Interior 2
 - c. Is the proposed project consistent with the future land use and built form guidance of the comprehensive plan? Yes No
14. Adopted Plans Review

City of Minneapolis
Community Planning and Economic Development
Public Land Sale and Acquisition Form

1-3 Unit Residential Projects

- a. Is parcel identified in adopted plans as a catalyst/essential site for future development or public capital project? Yes No If yes, what is the type of project? Click or tap here to enter text.
- b. Are there any existing or planned transit stations or public transportation projects that are adjacent or in proximity to the proposed project? Yes No If yes, what stations or transit projects? The project is a block away from a transit stop on the C-Line.
- c. Does the City own adjacent parcels that could be combined to create a larger development? Yes No If yes, what are the possible development scenarios? Click or tap here to enter text.
15. Comments: The rehab of a single-family home is consistent with the policy guidance of the Urban Neighborhood and Interior 2 districts in the comprehensive plan.
Completed by: Madel Dueñas Date: 1/15/2021

Section IV. Manager Review and Approval (to be completed by CPED Community Planning Manager)

Manager - Community Planning:

Comments: I concur with the Community Planning comments above.

Completed by: Paul Mogush Date: 2/1/2021

Section V. Decision to Market/Dispose of Property as Proposed (to be completed by CPED R-RED Manager)

PROCEED to market the property as proposed

HOLD this property for discussion. Reason for **HOLD**: Click or tap here to enter text.

Manager – Residential & Real Estate Development:

Completed by: Elfric K. Porte, II. Date: 2/1/2021

