

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Rattana Sengsoulichanh, Senior City Planner, (612) 673-5046
Date: February 9, 2023
Subject: Public Land Sale

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: 1823 and 1839 Bryant Avenue North

PROJECT COORDINATOR CONTACT: Oliver Smith, Senior Project Coordinator, (612) 673-5009

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 these properties as proposed is **consistent** with Minneapolis 2040.

ATTACHMENTS

Early Review Worksheet
Map of parcels



4+ Unit Residential, Multi-family, and Commercial Projects

Project Coordinator

Submitted by: Oliver Smith
Date Form Initiated: 12/16/2022
Email: oliver.smith@minneapolismn.gov
Phone Number: 612-219-1921 work cell, 612-673-5009 office

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

1. Parcel Information
 - a. Address: 1823 Bryant Avenue N PID: 16-029-24-41-0017
 - b. Address: 1839 Bryant Avenue N PID: 16-029-24-41-0013
2. Parcel Dimension: 44 X 154.9, 45 X 154.9
3. Total square footage: 1823: 6,819 sq ft on County Website (same on City website) , 1839: 7,017 sq ft from Hennepin County info, 6,930 from City info
4. Existing use: 1823: Vacant lot, 1839: Parking/vacant lot next to alley with parking spaces
5. Existing zoning: 1823: BFI3 / Interior 3 Built Form Overlay District, R2B / Two-family District, 1839: BFI3 / Interior 3 Built Form Overlay District, R4 / Multiple-family District, TP / Transitional Parking Overlay District
6. Proposed project description and use: Satori Senior Apartments is a 79 unit, new construction senior housing building located in the Near North neighborhood. Sixteen units will be affordable to households at or below 50% AMI, and the other 63 units will not have any income restrictions. The project includes covered, ground-level parking and community gathering spaces.
7. Proposed project building height (number of stories): 5 stories above grade
8. List addresses of adjacent City-owned parcels: 1839 Bryant Avenue N (parcel is 4 lots to the North of this lot and will also be sold to the developer for this project).
9. Comments (include attachments as needed): The Project Data Worksheet for the project is included in the email with this form.

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? Rezoning, site plan review
12. Comments: Click or tap here to enter text.
Completed by: Alyssa Brandt Date: 12/21/2022

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

4+ Unit Residential, Multi-family, and Commercial Projects

Section III. Community Planning Review

13. Comprehensive Plan Guidance
- a. Future Land Use Category: Urban Neighborhood
 - b. Built Form District: Corridor 6
 - 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
- 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? In proximity to the future METRO Blue Line Extension.
 - 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 Metropolitan Council approved a comprehensive plan amendment on the subject parcels from Interior 3 to Corridor 6 on October 10, 2022. The construction of a 5-story multi-family housing development is consistent with the policy guidance of the Urban Neighborhood category and the Corridor 6 district in Minneapolis 2040.
Completed by: Rattana Sengsoulichanh Date: 12/22/2022

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

Community Planning: Comments: I concur with the above noted comments.

Completed by: Jim Voll Date: 12/22/2022

Residential & Real Estate Development: Comments: RREDS concurs with this land sale

Completed by: Roxanne Kimball Date: 12/22/2022

Residential Finance: Comments: Residential Finance supports this land sale

Completed by: Amy Geisler Date: 12/23/2022

Business Development: Comments: Business Development supports this land sale

Completed by: Miles Mercer Date: 12/22/2022

Section V. Decision to Market/Dispose of Property as Proposed (to be completed by manager of PC)

PROCEED to market the property as proposed

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Community Planning and Economic Development
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4+ Unit Residential, Multi-family, and Commercial Projects

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

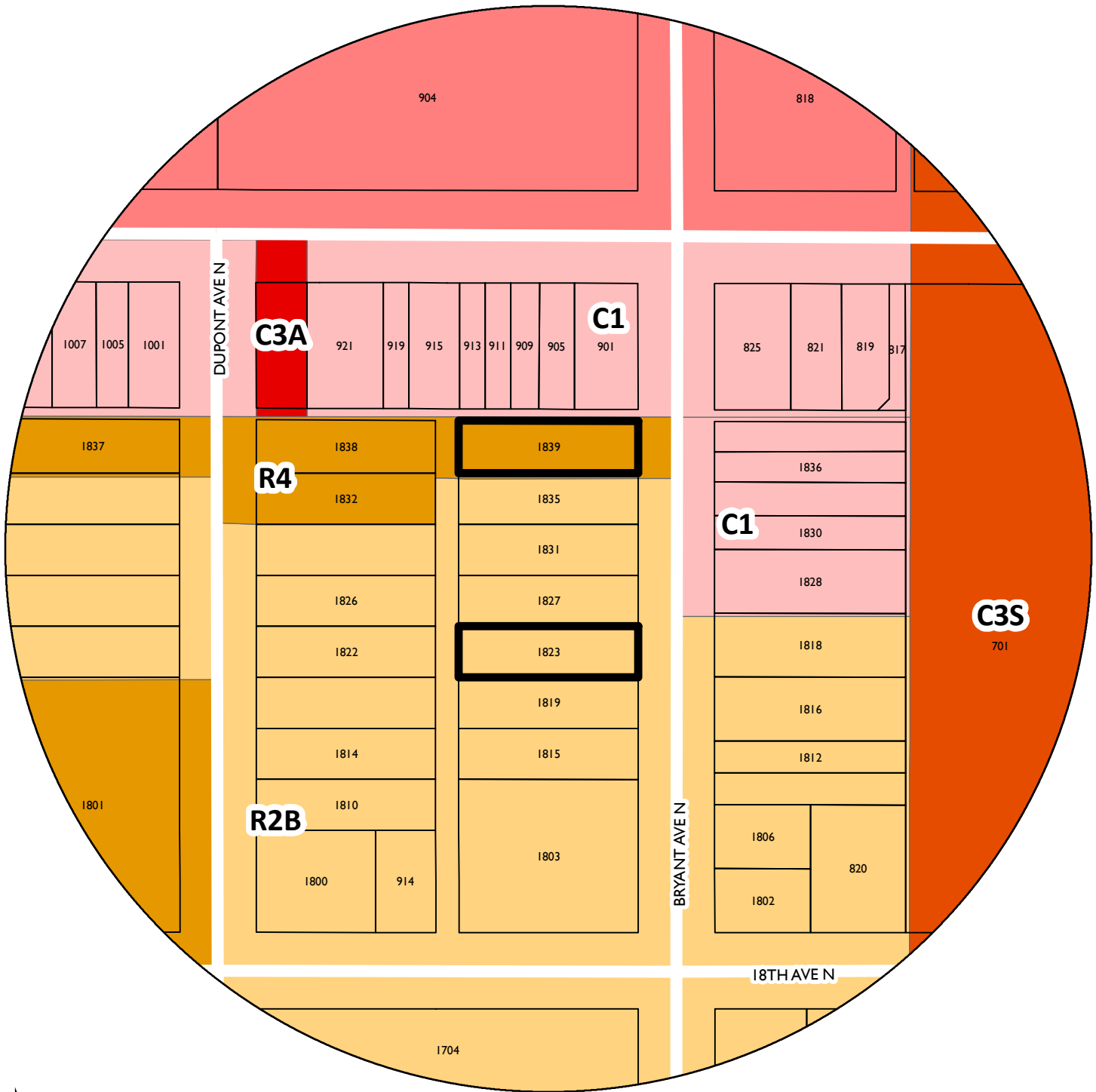
Completed by: Amy Geisler Date: 12/23/2022

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1823 and 1839 Bryant Ave N

FILE NUMBER

N/A