

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Rattana Sengsoulichanh, City Planner, (612) 673-5046
Date: 08/30/2017
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: 4238 Fremont Avenue North

CONTACT PERSON AND PHONE: Matthew Ramadan, (612) 673-5262

PLANNING STAFF AND PHONE: Rattana Sengsoulichanh, (612) 673-5046

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: [Matthew Ramadan](#), Phone #: [612-673-5262](#)

Form Initiated Date: [8/2/2017](#)

1. Address: [4238 FREMONT AVE N](#), Property Identification Number (PIN): [04-029-24-12-0040](#)
2. Lot Size: [50' x 120'](#) Square Footage [6,000](#)
3. Current Use: [VLND](#). Current Zoning: [R4](#)
4. Proposed future use (include attachments as necessary): [New construction duplex](#)
5. List addresses of adjacent parcels owned by CPED/City: [N/A](#)
6. Project Coordinator comments: [We have received an offer to construct a duplex for rental at this address](#)

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 for new duplex.](#)
 9. Comments: _____
- Completed by: [Chris Vrchota](#) Date: [8/8/2017](#)

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 Fremont Avenue as a Community Corridor and this area as Urban Neighborhood. The parcel is also within a 1/4 mile of the future Fremont and 42nd Ave D-Line aBRT Station area.](#)
 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: [While the Urban Neighborhood category of the Minneapolis Plan for Sustainable Growth allows for duplexes, this parcel is located within a future Transit Station Area which calls for high density development.](#)
- Completed by: [Rattana Sengsoulichanh](#) Date: [8/8/2017](#)
Manager, Community Planning, Public Art and Research, by: [Jack Byers](#) Date: [8/17/2017](#)

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,
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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): _____

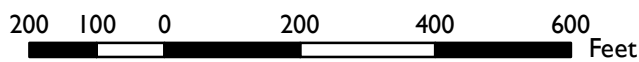
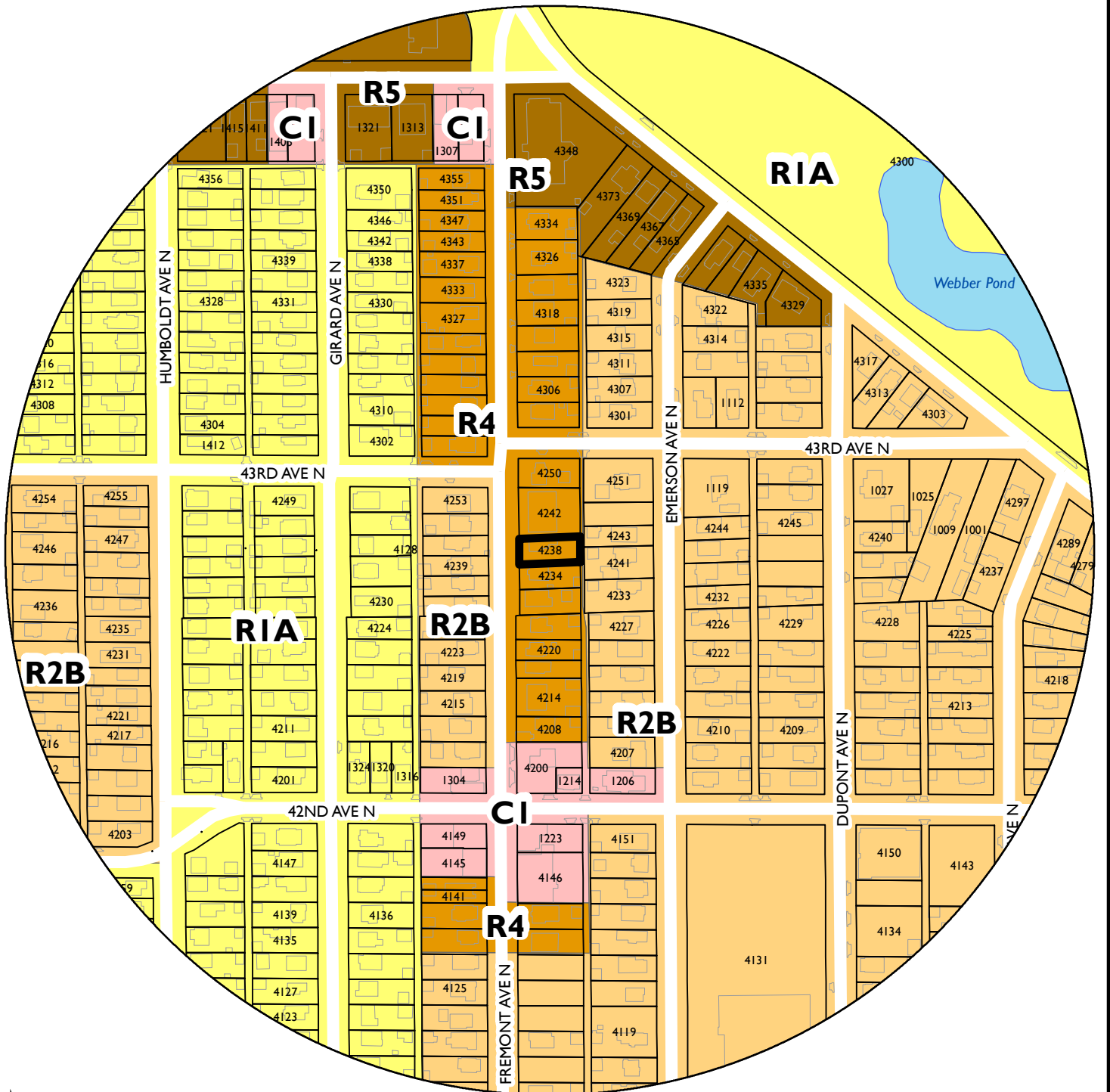
Manager, R-RED by: [Elfric Porte](#) Date: [8/17/2017](#)

Public Land Sale

4th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

4238 Fremont Avenue North

FILE NUMBER

N/A