

MEMORANDUM

To: City Planning Commission, Committee of the Whole
Prepared By: Rattana Sengsoulichanh, Senior City Planner, (612) 673-5046
Date: June 6, 2019
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: Adjacent to the parcel of 2113 Cedar Ave S. Legal description: Parts of Lots 8 and 9 lying southwesterly of a line drawn from the northwesterly corner of Lot 1, Griswold's Rearrangement of part of Blocks 5 and 6, Westfall's Addition, to the northwesterly corner of Lot 8, Block 4, Westfall's Addition, and extending from the north line of East 22nd Street to the East line of Cedar Avenue.

CONTACT PERSON AND PHONE: Arlene Robinson, (612) 673-5122

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

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: [Arlene Robinson](#), Phone #: [5122](#)

Form Initiated Date: [4/19/2019](#)

1. Address: [Adjacent to the parcel of 2113 Cedar Ave S. Legal description: Parts of Lots 8 and 9 lying southwesternly of a line drawn from the northwesterly corner of Lot 1, Griswold's Rearrangement of part of Blocks 5 and 6, Westfall's Addition, to the northwesterly corner of Lot 8, Block 4, Westfall's Addition, and extending from the north line of East 22nd Street to the East line of Cedar Avenue.](#), Property Identification Number (PIN): [None](#)
2. Lot Size: _____ 'x' _____' Square Footage: [3992](#)
3. Current Use: [vacant](#) Current Zoning: [OR3](#)
4. Proposed future use (include attachments as necessary): [Multifamily Apartment](#)
5. List addresses of adjacent parcels owned by CPED/City: [None](#)
6. Project Coordinator comments: [Developer plans a mixed used development with 110 units of affordable with an embassy and wellness center on the first floor](#)

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? [Plat, site plan review, several variances.](#)
 9. Comments: [In process but not formally approved as of review of this document. PLAN8586.](#)
- Completed by: [Chris Vrchota](#) Date: [4/25/2019](#)

Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [The parcel is within the area of the Franklin-Cedar/Riverside Transit-Oriented Development Master Plan.](#)
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 the Franklin Ave LRT Station Activity Center. The subject area is also adjacent to parcels which have been designated 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: [The construction of a mixed use development is in conformance with the policy guidance of the Franklin Ave LRT Station Activity Center category of the comprehensive plan.](#)

Completed by: [Rattana Sengsoulichanh](#) Date: [5/6/2019](#)

Manager, Community Planning, Public Art and Research by: [Paul Mogush](#) Date: [5/6/2019](#)

Section IV. Manager's Comments

City of Minneapolis, CPED - Public Land Sale and Acquisition Form

If you are the Manager of the Project Coordinator that is initiating the Land Sale Review, proceed to **Section V**

Residential Finance by: [Angie Skildum](#) Date: [5/13/2019](#) Comments: [Residential Finance supports the land sale for Mino-bimaadiziwin.](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [5/7/2019](#) Comments: [RRED's team is supportive of the disposition strategy, as proposed.](#)

Business Development by: [Miles Mercer](#) Date: [5/7/2019](#) Comments: [RRED's team is supportive of the disposition strategy, as proposed.](#)

Section V. Manager of Initiating Project Coordinator

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

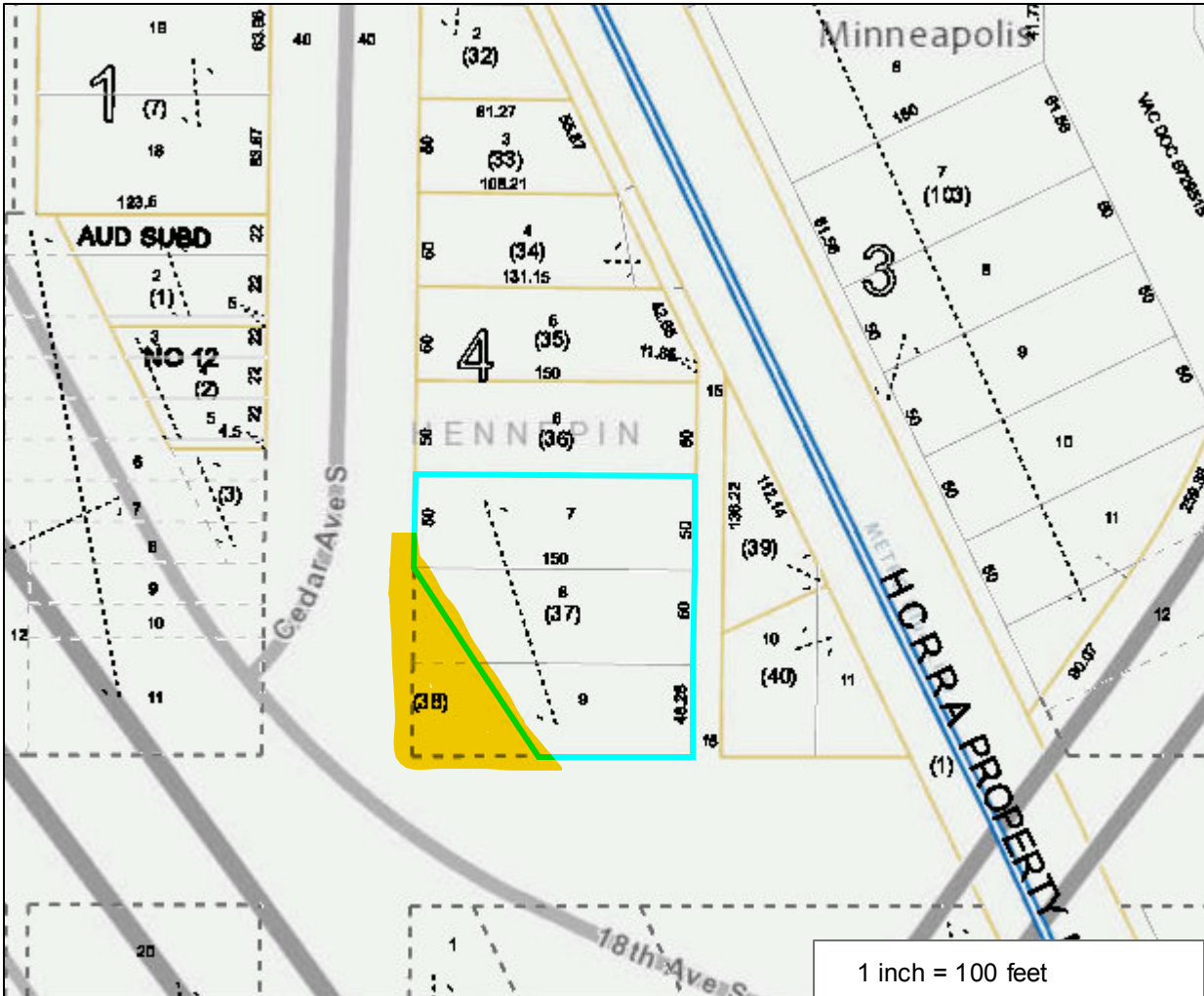
Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Reason for **HOLD** status: _____



Hennepin County Property Map

Date: 5/14/2019



PARCEL ID: 3602924220037

OWNER NAME: Rlbc Franklin Station Llc

PARCEL ADDRESS: 2113 Cedar Ave S, Minneapolis MN 55404

PARCEL AREA: 0.44 acres, 19,113 sq ft

A-T-B: Abstract

SALE PRICE: \$695,000

SALE DATA: 06/2016

SALE CODE: Sale Includes More Than One Parcel

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Industrial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$655,500

TAX TOTAL: \$23,201.56

ASSESSED 2019, PAYABLE 2020

PROPERTY TYPE: Vacant Land-commercial

HOMESTEAD: Non-homestead

MARKET VALUE: \$338,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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