

## MEMORANDUM

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*To:* City Planning Commission, Committee of the Whole  
*Prepared By:* Rattana Sengsoulichanh, City Planner, (612) 673-5046  
*Date:* 11/15/2018  
*Subject:* *Public Land Sale/Acquisition*

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### **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:** 232 Humboldt Avenue North

**CONTACT PERSON AND PHONE:** Beth Grosen, (612) 673-5002

**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: Beth Grosen, Sr Project Coordinator

Phone #: 612-599-4922

Form Initiated Date: 8/13/2018

Complete by Date:

1. Address: 232 Humboldt Ave N
2. Property Identification Number (PIN): 21-029-24-43-0060
3. Lot Size: 38X82
4. Current Use: vacant
5. Current Zoning: R2B
6. Proposed future use (include attachments as necessary): duplex
7. List addresses of adjacent parcels owned by CPED/City: none
8. Project Coordinator comments: City acquired this lot as part of the Scrap Metal Processors land acquisition for the Van White Memorial Blvd project. Dan Ofstedahl owns several adjacent properties and wishes to acquire this single lot to make an existing duplex compliant for size. Long term, he would like to work with CPED to develop an apartment building on a larger parcel that includes his properties at 236, 238, 242, 244, and 250 Humboldt, and possibly also the contiguous properties that he owns at 255, 261, and 267 Girard. He has agreed to have a restrictive covenant put on this property, not allowing construction of a single family house on the lot, and he will not use the lot as a parking lot.

PROJECT COORDINATOR: EMAIL FORM TO [SUSAN.SCHEMPF@MINNEAPOLISMN.GOV](mailto:SUSAN.SCHEMPF@MINNEAPOLISMN.GOV)

**Section II. Zoning Review**

9. Lot is Buildable for **any** structure  Non-Buildable for **any** structure   
Explain: \_\_\_\_\_
10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?  
Yes  No  If yes, what applications? \_\_\_\_\_
11. Comments: No applications needed for immediate plan to combine with adjacent parcel. Future development would require rezoning and site plan review, at a minimum.

Completed by: Chris Vrchota Date: 10/16/2018

ZONING STAFF: EMAIL FORM TO [SUSAN.SCHEMPF@MINNEAPOLISMN.GOV](mailto:SUSAN.SCHEMPF@MINNEAPOLISMN.GOV)

**Section III. Community Planning Review**

12. List adopted small area plan(s) in effect for parcel: The parcel is within the area of the Van White Memorial Boulevard Station Area Plan. The plan shows the lot as medium-density residential with urban scale development.
13. 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.
14. Is future land use proposed in item 6 consistent with future land use plans?  
Yes  No  If no, why not? \_\_\_\_\_
15. 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 \_\_\_\_\_
16. Is parcel identified in adopted plans as a catalyts/essential site for future development?

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

Yes

No

If Yes, what type of development? \_\_\_\_\_

Comments: [The use as a sideyard is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan.](#)

Completed by: [Rattana Sengsoulichanh](#) Date: [10/17/2018](#)

COMMUNITY PLANNER: EMAIL FORM TO [SUSAN.SCHEMPF@MINNEAPOLISMN.GOV](mailto:SUSAN.SCHEMPF@MINNEAPOLISMN.GOV)

Planning Director Review by: [Paul Mogush](#) Date: [10/25/2018](#)

PLANNING DIRECTOR: EMAIL FORM TO [SUSAN.SCHEMPF@MINNEAPOLISMN.GOV](mailto:SUSAN.SCHEMPF@MINNEAPOLISMN.GOV)

**Section IV. Manager's Comment**

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: [10/30/2018](#) Comments: [Residential Finance approves this land sale.](#)

**Residential & Real Estate Development** by: [Elfric Porte](#) Date: [10/30/2018](#) Comments: [RRED supports the disposition strategy.](#)

**Business Development** by: [Miles Mercer](#) Date: [10/30/2018](#) Comments: [Business Development support this land sale.](#)

**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: \_\_\_\_\_

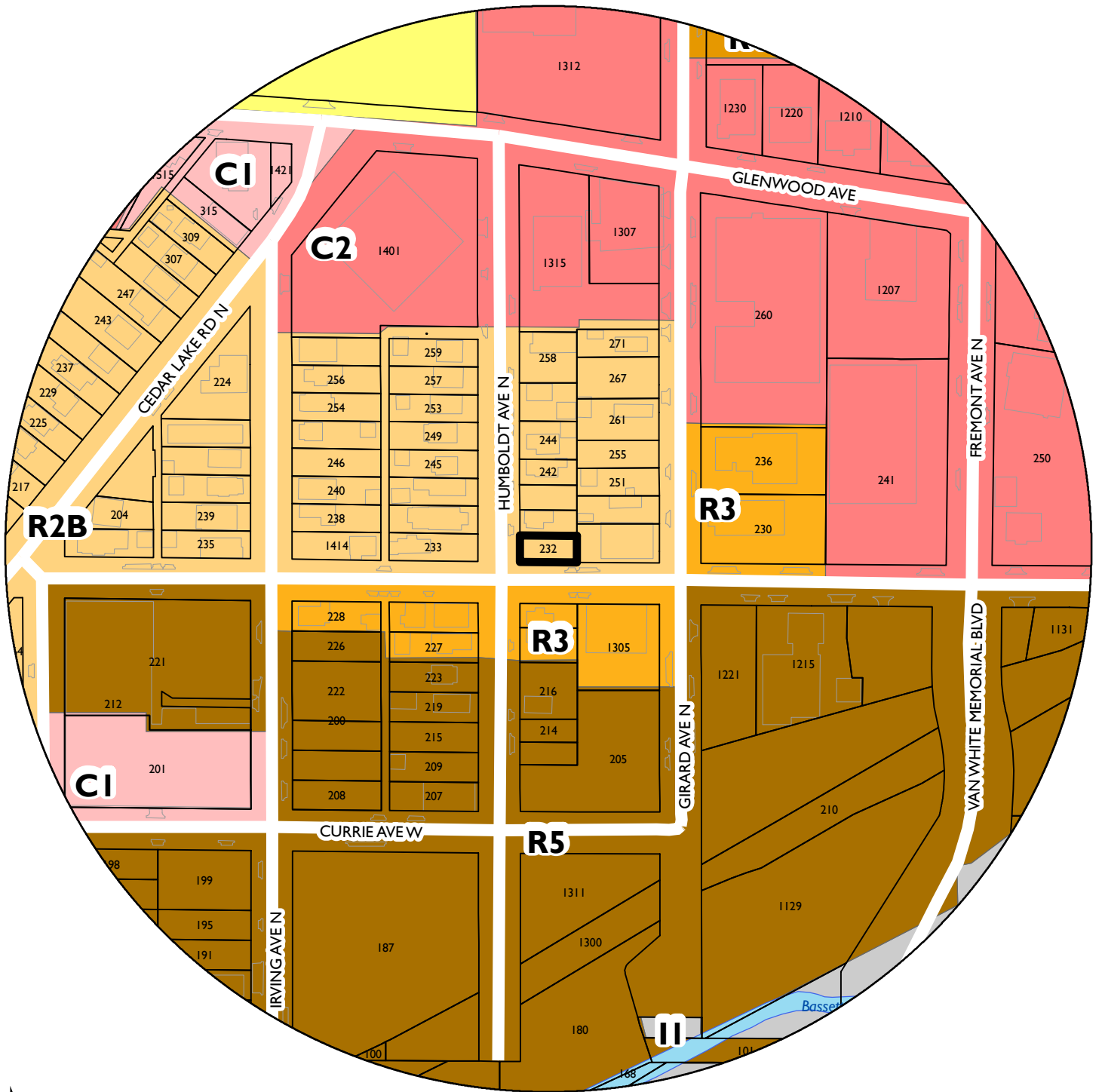
Community Development Committee.

# Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**232 Humboldt Avenue North**

FILE NUMBER

**N/A**