

**Minneapolis Community Planning and Economic Development Department  
Planning Division Report**

**Public Land Sale/Purchase  
in the City of Minneapolis**

**Date:** September 10, 2015

**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:** 628 Franklin Ave E

**Contact Person and Phone:** Cherie Shoquist, 673-5078

**Planning Staff and Phone:** Paul Mogush, 673-2074

**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 for rehabilitation of an existing multifamily dwelling is **consistent** with the City’s Comprehensive Plan.

**Attachments:**

- Map of parcel
- Early Review Worksheet

# Minneapolis City Planning Department Report

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# 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: [Cherie Shoquist](#), Phone #: [612 673 5078](#)

Form Initiated Date: \_\_\_\_\_

1. Address: [628 Franklin Ave E](#), Property Identification Number (PIN): [2602924330076](#)
2. Lot Size: [58.00 ' x 153.00'](#) Square Footage: [8,857](#)
3. Current Use: [Vacant](#) Current Zoning: [C1](#)
4. Proposed future use (include attachments as necessary): [Residential - 14 dwelling units](#)
5. List addresses of adjacent parcels owned by CPED/City: [NA](#)
6. Project Coordinator comments: [CPED is in land sale negotiations with a developer to redevelop the building for 14 units of market rate rental housing.](#)

## 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? \_\_\_\_\_
9. Comments: [No applications needed based on available information.](#)

Completed by: [CAV](#) Date: [8/17/2015](#)

## Section III. Community Planning Review

10. List adopted small area plan(s) in effect for parcel: [None](#)
11. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: [Mixed Use](#)
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: \_\_\_\_\_

Completed by: [Paul Mogush](#) Date: [8/17/2015](#)

Manager, Community Planning, Public Art and Research by: [Jack Byers](#) Date: [8/17/2015](#)

## Section IV. Manager's Comments

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

**Residential Finance** by: [Jon Cleve nger](#) Date: [8/17/2015](#) Comments: [RF supports the development as proposed.](#)

**Residential & Real Estate Development** by: [Elfric Porte](#) Date: [8/17/2015](#) Comments: [RREDS support the development as proposed](#)

**Business Development** by: [Miles Mercer](#) Date: [8/19/2015](#) Comments: [Business Development supports the development 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: \_\_\_\_\_