

City of Minneapolis  
CPED - Public Land Sale

**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: [Kevin Carroll](#) Phone #: [612-673-5181](#) Date: [8/20/2008](#) REVIEW TO BE COMPLETED BY:  
[ASAP \(see #7 below for timing-related information\).](#)

1. Address: [129 Plymouth Ave. N.](#) Property Identification Number (PIN): [1502924340104](#)
2. Lot Size: [33,105 SF or 0.76 acre](#)
3. Current Use: [Vacant](#)
4. Current Zoning: [I-1](#)
5. Proposed future use (include attachments as necessary): [It is anticipated that the responses to the City's RFP \(see below\) will include proposals for light industrial and/or office/commercial projects.](#)
6. List addresses of adjacent parcels owned by CPED/City:  
[None immediately adjacent, although there are three City-owned parcels located across Plymouth Avenue to the north \(i.e., at the northeast corner of Plymouth Avenue N. and 2<sup>nd</sup> Street N.\) The City is currently negotiating the terms of a sale of the parcels in question to Standard Heating & Air Conditioning.](#)
7. Project Coordinator comments: [See RFP for more information.. RFP will accompany this form as a related email attachment. The RFP is expected to be on the City's web site by 8/22/08. RFP response deadline is 9/5/08. MnDOT has agreed to "lock in" a specific sale price for the parcel that will remain applicable through December 31, 2008. MnDOT has reserved the right to adjust the sale price after that date, so the City's current objective is to complete the acquisition of the property AND a contemporaneous conveyance to an approved end user before that date.](#)

PROJECT COORDINATOR: EMAIL FORM TO [JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US](mailto:JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US)

**Section II. Zoning Review**

8. Lot is  Buildable  Non-Buildable for any structure. Explain: [As noted in the RFP, this is an appropriate site for an Industrial building. This site is also appropriate for office and commercial uses.](#)
9. Will any land use applications (rezoning, variances, etc) be required to achieve the proposed future use noted in item 5? Yes  No  If yes, what applications? [At minimum a Site Plan Review, plus possible variance\(s\) or Conditional Use Permits, depending upon project design.](#)
10. Comments: \_\_\_\_\_

Completed by: [Aly Pennucci](#) Date: [8/26/2008](#)

ZONING STAFF: EMAIL FORM TO [JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US](mailto:JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US)

**Section III. Community Planning Review**

11. Adopted small area plan(s) in effect for parcel – please list:  
[The parcel is included in an Industrial Employment District in the Industrial Land Use and Employment Policy Plan. The parcel is also part of an ongoing planning process to update the Downtown East/North Loop Master Plan.](#)
12. Future land use/designation(s) identified in *The Minneapolis Plan* and other adopted plans: [Industrial](#)
13. Is future land use proposed in item 5 consistent with future land use plans?

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Yes  No  If no, why not? Any parcels within an Industrial Employment District should have an industrial use or be complementary to industrial uses. Housing, in particular, is inconsistent with the approved policy for Industrial Employment Districts. The future use for this site has not yet been determined.

14. Does the City own adjacent parcels that could be combined with this parcel to create a larger development (see item 6).

Yes  No  If yes, explain development scenario possible by combining City-owned parcels. \_\_\_\_\_

15. 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: Beth Elliott Date: 8/26/2008

COMMUNITY PLANNER: EMAIL FORM TO [JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US](mailto:JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US)

*Planning Director Review - by: Barbara L. Spotein Date: 8/27/2008*

PLANNING DIRECTOR: EMAIL FORM TO [JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US](mailto:JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US),  
[NANCY.THURBER@CI.MINNEAPOLIS.MN.US](mailto:NANCY.THURBER@CI.MINNEAPOLIS.MN.US), AND THE PROJECT COORDINATOR.

Multi-Family Housing Staff Comments – by: Wes Butler Date: 8/27/2008

Comments: Due to the industrial zoning, Multifamily would not be interested.

Single Family Housing Staff Comments – by: Elfric Porte, II Date: 8/27/2008

Comments: Single Family Housing does not have an interest in this parcel and supports the proposed use.

Real Estate Development Services Staff Comments – by: Kaye Anderson Date: 8/28/2008

Comments: REDS supports the proposed use.

Business Development Staff Comments – by: Kristen Guild Date: 8/28/2008

Comments: This land sale review was initiated by Business Development. While Beth Elliot notes that the final use has not been determined, the property will be marketed for light industrial and/or commercial office space through an RFP process. This property is currently owned by MnDOT and has been offered to the City as a pass-through property. As more than one developer has expressed interest in the parcel, Business Development staff has initiated soliciting proposals through a competitive RFP process.

*Economic Development Director Review - by: Cathy Polasky Date: 9/8/2008*

**PLEASE CHECK ONE BOX:**

**PROCEED** to market the property as proposed

(Project Coordinator: Contact Community Planner at the time land sale is to occur for presentation to Planning Commission)

**HOLD** this property for further discussion

(Project Coordinator: Route a new form following staff discussion)

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Housing Director Review - by: [Tom Streit](#) Date: [9/12/2008](#)

EMAIL COMPLETED FORM TO [JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US](mailto:JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US),

*Template Revised 4/2/2008*