



**Request for MCDA Board of Commissioners Action
From the Department of Community Planning & Economic Development**

Date: September 14, 2004

To: MCDA Board of Commissioners

Prepared by: Rosanne Jones, Phone 612-673-5042
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**Presenter in
Committee:** Lee Sheehy, CPED Director

Approved by: Chuck Lutz, Deputy CPED Director _____

Subject: Report on under-sized parcels in CPED inventory

RECOMMENDATION: Receive and File

Previous Directives: None

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact

Ward: City Wide

Neighborhood Notification: N/A

City Goals: Foster the development and preservation of a mix of quality housing types that is available, affordable, meets current needs, and promotes future growth.

Comprehensive Plan: Chapter 4, Section 4.9 states "Minneapolis will grow by increasing its supply of housing" and Section 4.11 states "Minneapolis will improve the availability of housing options for its residents".

Zoning Code: N/A

Living Wage/Job Linkage: N/A

Staff has done an in-depth review of CPED inventory of lots that are less than 3500 square feet, **or have minimal frontage**, to determine the most feasible disposition of these parcels. The following outlines by ward the lots that are to be disposed of as sideyards (non-buildable parcels) and those that have been found to be “lots of record” or would appear to be buildable subject to confirmation by the Planning Department. CPED staff is in discussion with the Planning Department staff to determine variance and set back requirements for new construction. It would be our intention to offer the “lots of record” for sale for new residential construction subject to set back and variance requirements. **We anticipate processing offers on 30% of the sideyard parcels by the end of the year.**

SIDEYARDS:

Ward	Address	Size	Action
1	946 ½ 26 th Av NE	35x33	Possibly combine with CPED lot at 946 26 th
1	754 Van Buren	20x129	Right-of-way, check w/Public Works
1	755 Jackson	20x129	Right-of-way, check w/Public Works
2	2109 23 rd Av S	13x157	Offer being processed by staff
3	815 23 rd Av N	67x41	Letter sent to adjacent land owner 6/3/04
3	416 33 rd Av N	31x87	Offers being processed by staff
3	1509 Hillside Av N	44x43	Letter sent to adjacent land owner 6/2/04
3	2710 James Av N	27x126	Offers being processed by staff
3	2316 Lyndale Av N	40x68	Offer to neighborhood for garden/assemblage
3	2316 Aldrich Av N	12x157	Letter sent to adjacent land owner 6/4/04
3	719 25 th Av N	27x54	Offer being processed by staff
3	1015 25 th Av N	47x44	Letter sent to adjacent land owner 6/10/04
3	405 26 th Av N	74x43	Offer being processed by staff
3	318 ½ Lowry Av N	82x23	Trade with Hennepin County
3	2524 California NE	20x120	Right-of-way, check w/Public Works
3	3308 6 th St N	25x157	No alley access, staff to review options
3	2645 Lyndale	14x126	Letter sent to adjacent land owner 8/27/04
3	2305 Bryant Av N	10x114	Letters sent to adjacent land owners 8/27/04
3	2208 James Av N	25x150	Letters sent to adjacent land owners 8/27/04
3	2004 James Av N	1x122	Letters sent to adjacent land owners 8/27/04
4	4055 Penn Av N	10x130	Offer being processed by staff
4	2921 Morgan Av N	14x128	Letters sent to adjacent land owners 8/10/04
5	1011 3 rd St N	12x50	Possibly combine for commercial assemblage
5	2324 McNair	20x120	Offer being processed by staff
5	1213 Newton Av N	12x125	Letters sent to adjacent land owners 8/10/04
5	1622 Emerson Av N	47x59	Letter sent to adjacent land owner 8/27/04
5	1829 Newton Av N	43x45	Possibly assemble with Henn. Co. parcel
5	3917 13 th Av S	10x126	Letters sent to adjacent land owners 8/27/04
5	2017 2 nd Av N	Irreg.	Possibly convey to Park Board
6	2445 15 th Av S	29x98	Divide into 3 parcels and offer as sideyard
6	1512 23 rd St E	24x133	May become part of multi family assemblage
6	2419 Bloomington	Irreg.	Part of multi family assemblage

SIDEYARDS (continued):

Ward	Address	Size	Action
6	1611 25 th St E	28x52	Letter sent to adjacent land owner 7/16/04
6	2427 14 th Av S	14x127	Offer being processed by staff
6	2638 14 th Av S	15x127	Letter sent to adjacent land owner 7/16/04
6	2427 15 th Av S	11x127	Letter sent to adjacent land owner 7/16/04
6	2439 16 th Av S	24x123	Part of multi-family assemblage
6	2445 ½ 11 th Av S	14x127	Letters sent to adjacent land owners 8/2/04
6	2507 ½ 12 th Av S	7x127	Letters sent to adjacent land owners 7/30/04
6	2719 18 th Av S	21x123	Letters sent to adjacent land owners 8/27/04
6	2714 14 th Av S	16x127	Possibly offer to MPHA
6	1315 ½ E. 25 th St.	25x29	Letter sent to adjacent land owner 8/27/04
6	2412 13 th Av S	15x127	Best re-use being determined
6	2301 16 th Av S	2x123	Letters sent to adjacent land owners 8/27/04
6	2119 14 th Av S	26x55	Possibly assemble with Henn Co. parcel
8	411 35 th St E	33x42	May offer as parking to adjacent land owner
8	615 36 th St E	19x85	Offer being processed by staff
8	3503 1 st Av S	18x130	Letters sent to adjacent land owners 8/27/04
9	1534 33 rd St E	26x42	Best re-use to be determined
9	3633 28 th Av S	5x126	Letters sent to adjacent land owners 7/1/04
9	3014 18 th Av S	21x122	Letters sent to adjacent land owners 7/1/04
9	3435 26 th Av S	5x127	Letter sent to adjacent land owner 7/2/04
9	4249 34 th Av S	Irreg.	Right-of-way, check w/Public Works
9	3504 45 th St E	Irreg.	Letter sent to adjacent land owner 8/27/04
12	4322 34 th Av S	5x140	Offer being processed by staff
12	4216 34 th Av S	5x141	Offer being processed by staff

TOTAL 56**LOTS OF RECORD:**

Ward	Address	Size	Action
1	966 Lowry Av N	35x85	Trade with Hennepin County
1	946 26 th Av NE	35x92	Verify w/Planning; sell for new construction
1	914 19 th Av NE	35x85	Verify w/Planning; sell for new construction
2	2717 8 th St S	30x100	Verify w/Planning; sell for new construction
3	1309 26 th Av N	47x56	Assemble w/1315 26 th for new construction
3	1315 26 th Av N	42x56	Assemble w/1309 26 th for new construction
3	411 33 rd Av N	38x92	Verify w/Planning; sell for new construction
3	2625 University	33x92	Verify w/Planning; sell for new construction
3	318 Lowry Av N	82x69	Trade with Hennepin County
3	2105 Dupont Av N	33x91	Verify w/Planning; sell for new construction
4	1114 30 th Av N	54x48	Verify w/Planning; may sell as sideyard
5	1708 8 th Av N	22x122	Assemble 1708 8 th Av N with 1710 8 th Av N
5	1710 8 th Av N	11x122	for new const

LOTS OF RECORD (continued):

5	1235 Oliver Av N	28x124	Assemble 1235, 1237 & 1243 Oliver for commercial development.
5	1243 Oliver Av N	26x124	
5	1313 GoldenValleyRd	33x100	Verify w/Planning; sell for new construction
5	1915 4 th Av N	33x99	Verify w/Planning; sell for new construction
5	425 Penn Av N	41x85	Verify w/Planning; sell for new construction
6	1406 22 nd St E	27x80	Combine 1406, 1406 ½ & 1408 for multi-family development
6	1406 ½ 22 nd St E	34x53	
6	1408 22 nd St E	27x80	
6	1110 22 nd St. E	34x90	Verify w/Planning; sell for new construction
6	1411 18 th St E	52x68	Verify w/Planning; or comb. w/our adj. lot
6	2710 Bloomington	29x117	Verify w/Planning; sell for new construction
6	2612 18 th Av S	28x123	Verify w/Planning; sell for new construction
6	2629 13 th Av S	27x127	Verify w/Planning; sell for new construction
6	1801 14 th Av S	35x90	Verify w/Planning; sell for new construction
6	2640 17 th Av S	27x123	Verify w/Planning; sell for new construction
6	1109 21 st St E	36x84	Verify w/Planning; sell for new construction
6	1307 21 st St E	27x66	Part of future multi-family assemblage
6	1106 22 nd St E	34x90	Part of future multi-family assemblage
6	1012 25 th St E	33x82	Part of future multi-family assemblage
9	3437 15 th Av S	28x123	Verify w/Planning; sell for new construction
9	2728 26 th St E	40x169	Used as garden; consider new construction
10	102 32 nd St W	40x82	Used as garden; consider new construction

TOTAL 35