

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

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

Date: July 21, 2016

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: 2201 & 2215 Plymouth Avenue North, 1245 & 1256 Penn Avenue North, 1235, 1237 & 1243 Oliver Avenue North

Contact Person and Phone: Beth Grosen, 673-5002

Planning Staff and Phone: Rattana Sengsoulichanh, 673-5169

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.

Background:

The Department of Community Planning and Economic Development proposes to sell the properties on the southwest and southeast corners on the intersection of Penn Avenue North and Plymouth Avenue North to Hennepin County, which are currently vacant land, as part of an expansion project of North Point Health & Wellness that will take place on the northwest corner. Estes Funeral Home will be relocated to a new one story structure on the southwest site, and a 450 stall parking structure and office/retail space will be constructed on the southeast site.

Findings:

The sale of these properties as proposed is **consistent** with the City’s Comprehensive Plan.

Attachments:

- Early Review Worksheet
- Map of parcels

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, Phone #: 673-5002

Form Initiated Date: 6/15/2016

1. Address: 2201 and 2215 Plymouth Ave N, 1245 & 1256 Penn Ave N, 1235, 1237, 1243 Oliver N., Property Identification Number (PIN): 21-029-24-22-0161, 21-029-24-22-0159, 21-029-24-22-0137, 21-029-24-22-0138, 20-029-24-11-0129, 20-029-24-11-0001, 20-029-24-11-0002
- 2.
3. Lot Size: 'x' ' Square Footage: 1.31 (SE site) and .81 acres
4. Current Use: vacant Current Zoning: OR2, C2, R2B
5. Proposed future use (include attachments as necessary): funeral home and parking structure with commercial
6. List addresses of adjacent parcels owned by CPED/City: none
7. Project Coordinator comments: Hennepin County will purchase the parcels at the SW and SE corners of Penn and Plymouth as part of a major expansion of the North Point Health & Wellness providing health services in North Minneapolis. Estes Funeral Home will be relocated to a new one story structure on the SW site, and the SE site will include a 450 stall parking structure and office/retail space.

Section II. Zoning Review

8. Lot is: Buildable for **any** structure Non-Buildable for **any** structure
Explain:
9. Will any land use applications be required to achieve the **proposed** future use noted in item 4?
Yes No If yes, what applications? Site plan review, rezoning, conditional use permit,
10. Comments: Additional applications may be needed, depending on specific plans.

Completed by: CAV Date: 06/17/16

Section III. Community Planning Review

11. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect at these parcels.
12. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates this area as Mixed Use, a Neighborhood Commercial Node, and Penn Ave and Plymouth Ave as Community Corridors.
13. Is future land use proposed in item 4 consistent with future land use plans? Yes No If no, why not?
14. 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
15. 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 funeral home, office/retail space, and a parking structure is in conformance with the policy guidance of the Mixed Use and Neighborhood Commercial Node category of the comprehensive plan.

Completed by: Rattana Sengsoulichanh Date: 6/17/2016

Manager, Community Planning, Public Art and Research by: Jack Byers Date: 6/21/2016

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: [Andrea Brennan](#) Date: [6/23/2016](#) Comments: [Residential Finance supports the disposition as proposed.](#)

Residential & Real Estate Development by: [Elfric Porte](#) Date: [6/22/2016](#) Comments: [R-RED supports the disposition as proposed.](#)

Business Development by: [Miles Mercer](#) Date: [6/22/2016](#) Comments: [Business Development supports 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

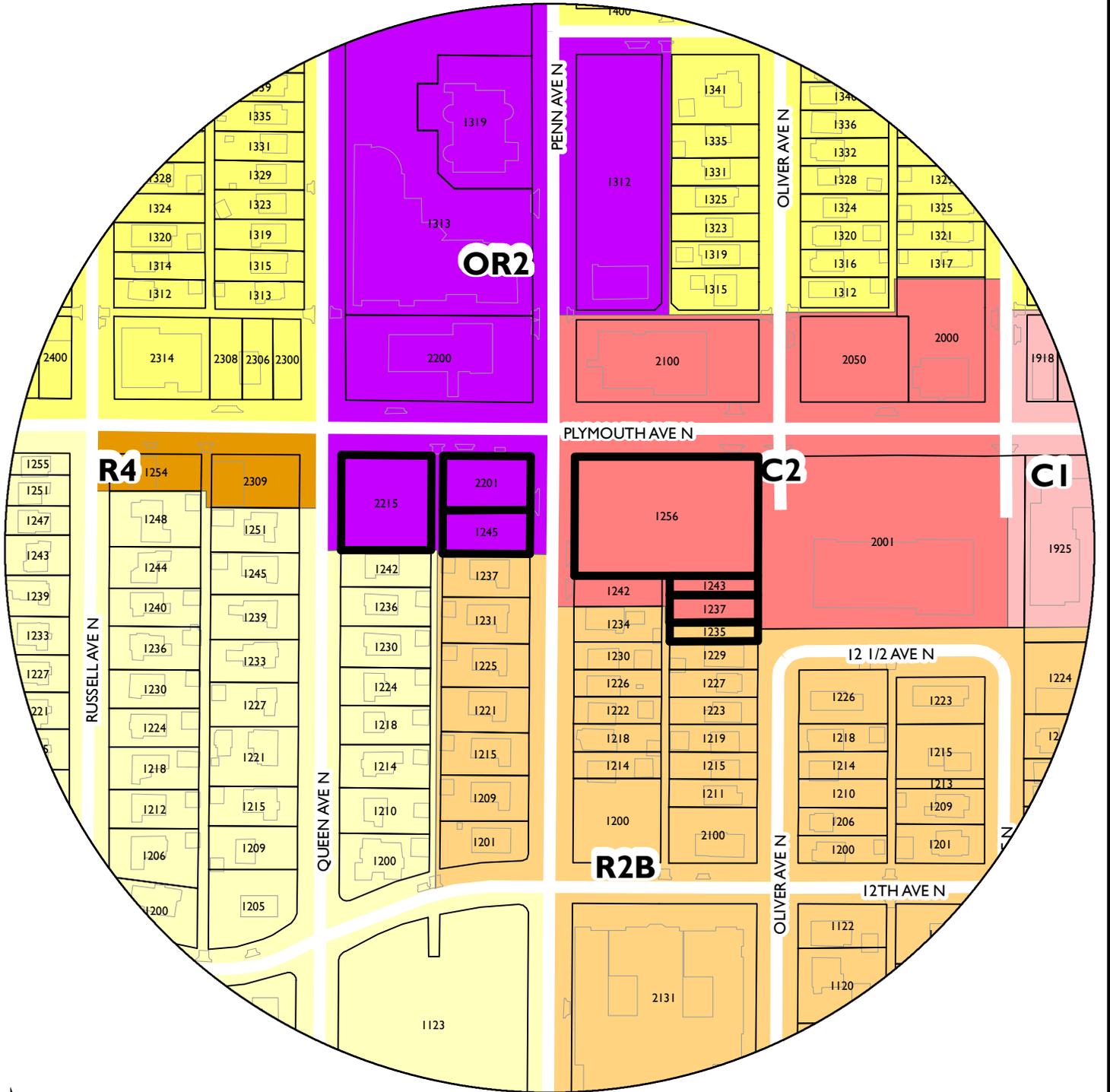
Reason for **HOLD** status: _____

Public Land Sale

5th

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

**2201 & 2215 Plymouth Avenue North, 1245 & 1256 Penn Avenue North,
1235, 1237 & 1243 Oliver Avenue North**

FILE NUMBER

N/A

Penn and Plymouth City Owned Land

