



**WORK SESSION
VIRTUAL MEETING HELD VIA WEBEX
MARCH 23, 2021
6:00 PM**

Call to order

1. Discuss possible changes to single-family residential districts to bring the Zoning Code into agreement with the 2040 Comprehensive Plan.

Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9738.



STAFF REPORT NO. 09

WORK SESSION

3/23/2021

REPORT PREPARED BY: Melissa Poehlman, Asst. Community Development Director

DEPARTMENT DIRECTOR REVIEW: Melissa Poehlman, Acting Community Development Director
3/15/2021

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
3/17/2021

ITEM FOR WORK SESSION:

Discuss possible changes to single-family residential districts to bring the Zoning Code into agreement with the 2040 Comprehensive Plan.

EXECUTIVE SUMMARY:

State Statute requires that following the adoption of a Comprehensive Plan, the City evaluate and revise our ordinances to ensure that the two regulatory documents do not conflict. This not only ensures clarity of intent, but it memorializes and codifies the feedback from nearly two years of community outreach and work. This discussion will focus on necessary changes to the single-family residential districts; additional changes related to other districts will likely follow.

Areas guided for Low-Density Residential (LDR) use make up 44% of the land area in Richfield (see attached 2040 Comprehensive Plan Map). This is, by far, the largest dedication of land in the City. Right-of-way comes next at 27%, followed by park and open space at 7%. Areas guided as Low-Density Residential allow for densities of 1 to 7 dwelling units per acre and are described as follows:

The LDR category allows for the mixture of single-family detached and attached units, such as duplexes and lower density townhomes.

Current regulations prohibit the creation of new single-family lots at the upper end of this density limit and include significant additional challenges to the construction of duplexes and townhomes.

The discussion tonight will focus on options to bring the Zoning Code into agreement with the above description. Specific discussion will center on minimum lot sizes and permitted vs. conditional uses. Opportunities for adjustment will be discussed in the context of:

- Macro building and economic trends;
- Local redevelopment trends;
- Creation of opportunities for wealth building;
- Multi-generational living;
- Affordability; and
- Equity

This discussion is a first step in addressing the discrepancies between the 2040 Comprehensive Plan and the Zoning Code. Additional opportunities for discussion and public input will follow.

DIRECTION NEEDED:

Which options should staff explore in order to bring the Zoning Code into alignment with the 2040 Comprehensive Plan? Are there options that policymakers would like to remove from consideration?

- **Adjust minimum lot sizes in single-family district(s).**
- **Permit two-family dwellings by-right in locations where currently conditionally permitted.**
- **Expand areas in which two-family dwellings are allowed (either by-right or as a conditional use).**

BACKGROUND INFORMATION:

A. HISTORICAL CONTEXT

- The Richfield 2040 Comprehensive Plan was adopted in 2019.
- The Metropolitan Council designates the City of Richfield as part of the "urban center" of the Twin Cities Metropolitan Area.

B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

MN Statute 473.858 requires cities to review and bring zoning ordinances into conformance with adopted comprehensive plans.

Current dimensional requirements:

R District (Subsection 514.11)

Housing Type	Min. Area	Min. Width	Min. Depth
Single-Family Dwelling	6,700 sf	50 ft	100 ft
Duplex*	9,000 sf	60 ft	100 ft

*Duplexes are conditionally permitted on arterial & collector roads (see attached road classification map).

17% or approximately 1 in 6 current single-family lots are smaller than these requirements and are considered legally non-conforming.

MR-1 District (Subsection 522.11)

Housing Type	Min. Area	Min. Width	Min. Depth
Single-Family Dwelling	6,700 sf	50 ft	100 ft
Duplex	10,000 sf	75 ft	100 ft

Of the current duplexes in the City, 19% fail to meet the 9,000 sf minimum prescribed by the R District regulations; 36% fail to meet the 10,000 sf minimum of the Two-Family Residential District.

C. CRITICAL TIMING ISSUES:

The pandemic has delayed the work to align the Zoning Ordinance with the Comprehensive Plan. This work is a priority.

D. FINANCIAL IMPACT:

N/A

E. LEGAL CONSIDERATION:

Per MN Statute 473.858, regulations adopted as part of the Comprehensive Plan supersede conflicting provisions of the Zoning Ordinance. For clarity, it is important to align regulations.

ALTERNATIVE(S):

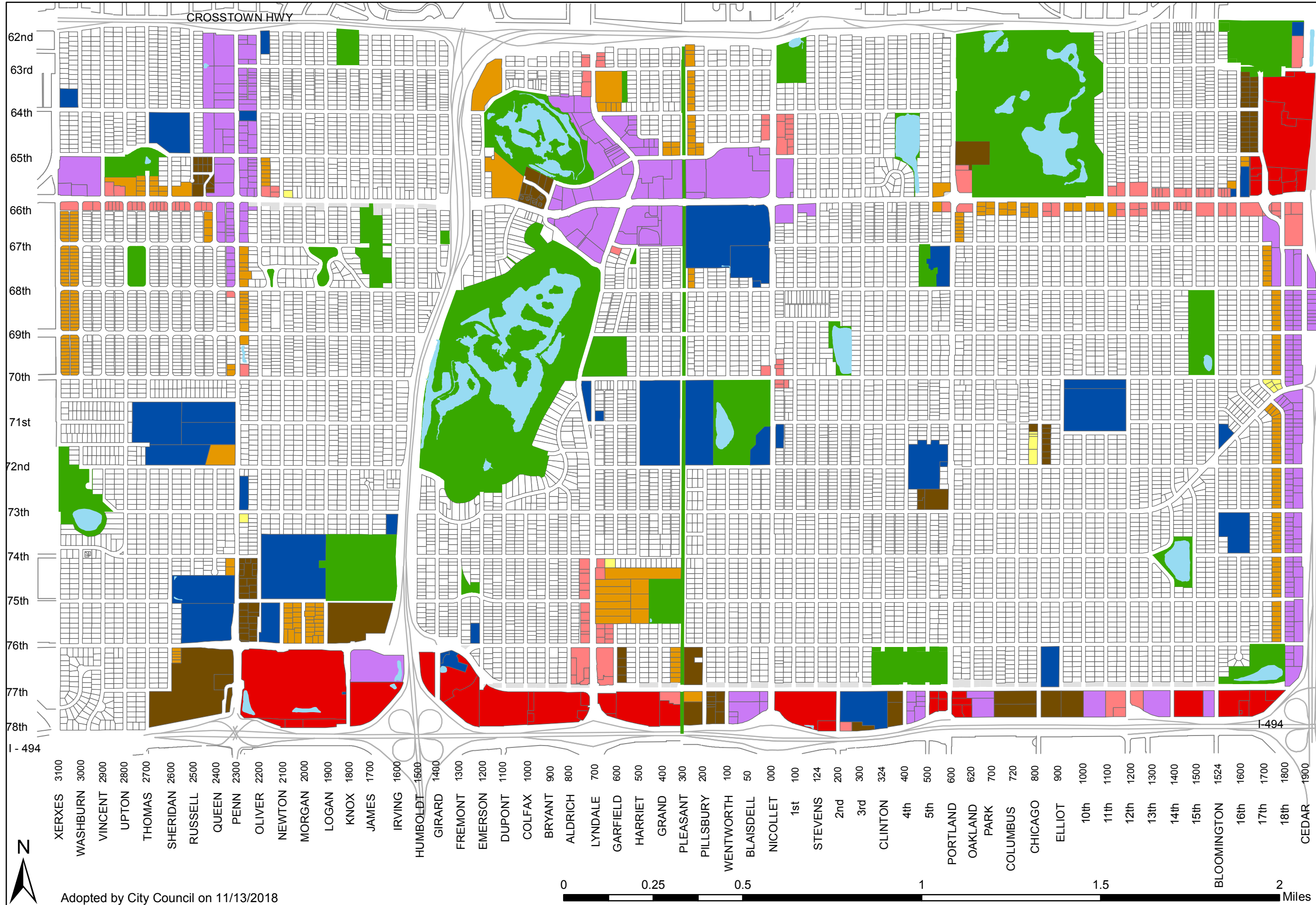
None

PRINCIPAL PARTIES EXPECTED AT MEETING:

ATTACHMENTS:

	Description	Type
□	2040 Comprehensive Plan	Exhibit
□	Richfield Road Classification Map	Exhibit

2040 Comprehensive Plan - Planned Land Use



2040 Planned Land Use

- Mixed Use
- Regional Commercial
- Community Commercial
- Neighborhood Commercial
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Park
- Quasi-Public
- Right-of-Way (ROW)



Adopted by City Council on 11/13/2018

