

# PLANNING COMMISSION MEETING RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS APRIL 25, 2022 7:00 PM

Call to Order

Approval of the minutes of the joint Planning Commission, Community Services Commission and City Council work session of March 28, 2022; the Regular Planning Commission meeting of March 28, 2022; and the joint Planning Commission, City Council and HRA work session of April 12, 2022.

Open Forum - Opportunity for the public to address the Commission on items not on the agenda.

#### **Agenda Approval**

1. Approval of the Agenda

#### **Other Business**

2. Consideration of a resolution finding that the acquisition and disposition of 1516 - 66th Street East by the Housing and Redevelopment Authority is consistent with the Richfield Comprehensive Plan.

Staff Report No. 13

#### **Public Hearings**

3. Cancel a public hearing to consider a request for an amended Planned Unit Development, Final Development Plan and Conditional Use Permit to allow structured parking at 6500 Nicollet Avenue South (Partnership Academy).

Staff Report No. 14

4. Public Hearing to consider a request for a Comprehensive Plan Amendment, Planned Unit Development, Final Development Plan and Conditional Use Permit for a multi-family development at 7700 Pillsbury Avenue South.

Staff Report No. 15

5. Public hearing to consider a request for a variance for a trash enclosure location farther away from the building.

Staff Report No. 16

#### **Liaison Reports**

Community Services Advisory Commission
City Council
Housing and Redevelopment Authority
(HRA) Richfield School Board
Transportation Commission
Chamber of Commerce
Sustainability Commission

#### **City Planner's Reports**

- 6. City Planner's Report
- 7. Next Meeting Time and Location:
  - Joint Planning Commission, City Council and HRA work session; Tuesday, April 26 at 6:00 p.m. in the Bartholomew Room.
    - Joint Planning Commission, City Council and HRA work session; Tuesday, May 10 at 5:45 p.m. in the Bartholomew Room.
    - Regular Planning Commission Meeting; Monday, May 23 at 7:00 p.m. in Council Chambers.
- 8. 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 612-861-9739.

\*Complete information on how to share comments or questions with the Planning Commission, see our Agendas and Minutes page

https://www.richfieldmn.gov/city\_government/planning\_commission/agendas\_and\_minutes.php



## **Work Session Minutes**

## Planning Commission, Community Services Commission and City Council

March 28, 2022

PC MEMBERS PRESENT: Commissioners Brendan Kennealy, Eddie Holmvig-Johnsin, Benjamin Surma

and Brett Stursa

PC MEMBERS ABSENT: Chair James Rudolph, Commissioner Kathryn Quam.

COUNCIL MEMBERS Council Members Simon Trautmann, Mary Supple, Sean Hayford Oleary; and

Ben Whalen

PRESENT:

**COUNCIL MEMBERS** 

ABSENT:

Mayor Maria Regan Gonzalez

COMMUNITY SERVICES COMMISSION MEMBERS

PRESENT:

Tessa Johanson

COMMUNITY SERVICES COMMISSION MEMBERS

ABSENT:

Chair Kevin Wendt; Members David Benson, Stephanie Nwaudo, Ben Marx, Heather MacDonald, Meredith Bruzek, Jessica Johnson-Kreps, and Brooke

Nelson

STAFF PRESENT: Melissa Poehlman, Assistant Community Development Director; Nellie Jerome,

Assistant Planner; Ben Manibog, Transportation Engineer

OTHERS PRESENT: Lisa Austin, Amber Blanchard, and Andrew Lutaya with MnDOT

Commissioner Kennealy called the meeting to order at 6:00 p.m.

ITEM #1 Members of the I-494 Project team will present an update on the progress made to date by the I-494: Airport to Highway 169 Project 1 Visual Quality Advisory Committee (VQAC) in their efforts to develop the project's Visual Quality Manual (VQM) and Context Sensitive Solutions (CSS) Guide which will guide aesthetic qualities of the project and the corridor's visual elements.

Lisa Austin, MnDOT's Visual Quality Project Manager for the 494 Corridor project, presented the Visual Quality Manual and Context Sensitive Solutions Framework for the *I-494: Airport to 169* project. Austin described the scope of the project and of the visual quality advisory committee. The context sensitive solutions framework identifies what aspects of the corridor can be added by the community at a later date, such as art or pedestrian infrastructure. Austin reviewed the visual aspects that were considered and ultimately selected for I-494 through engagement with the committee.

Council member Hayford Oleary asked about the city-funded aspects about fencing and bridges, and the MnDOT team clarified that all costs are covered for basic models of fences and designs. MnDOT also added that landscaping will take up to three years to implement after the infrastructure is done. Council member Hayford Oleary added that intersection design should be improved for pedestrian safety, especially at 66<sup>th</sup> Street and 35W.

MnDOT staff noted that they are working to keep all aesthetics within the state budget to avoid asking for any community contributions on top of the basic designs.

City Transportation Engineer Ben Manibog added that the City is working with Bloomington to finalize the lighting plan.

#### **ADJOURNMENT**

The meeting was adjourned by unanimous consent at 6:37 p.m.

Planning Commission Secretary



## **Planning Commission Minutes**

March 28, 2022

MEMBERS PRESENT: Acting Chair Kathryn Quam, Commissioners Brendan Kennealy, Brett Stursa,

Eddie Holmvig-Johnson, and Benjamin Surma

MEMBERS ABSENT: Chair James Rudolph

STAFF PRESENT: Melissa Poehlman, Community Development Director; Ryan Krzos, Planner

OTHERS PRESENT: Rashid Omar, Southdale Event Center; for item #1; Representatives from

Benefactor Brewery for Item #2,

Acting Chair Quam called the meeting to order at 7:00 p.m.

Acting Chair Quam introduced the three new Planning Commissioners: Eddie Holmvig-Johnson, Benjamin Surma, and Gordon Hanson.

#### APPROVAL OF AGENDA

M/ Holmvig-Johnson, S/Quam to approve the agenda.

Motion carried: 5-0

#### APPROVAL OF MINUTES

M/ Quam, S/ Holmvig-Johnson to approve the minutes of the February 28, 2022, Planning Commission meeting.

Motion carried: 5-0

#### **OPEN FORUM**

No members of the public spoke, no comments received.

#### **PUBLIC HEARINGS**

**ITEM #1 - Public hearing to consider a request for a site plan approval and a variance for a daycare, take-out restaurant, and event space at 6436 Penn Avenue South.** Planner Ryan Krzos presented the staff report. Staff discussed variance conditions, alternative recommendations, and a potential that there would be excess bicycle parking on the property.

M/Quam, S/Stursa to close the Public Hearing.

Motion carried: 5-0

M/Surma, S/Quam to recommend approval of a proposed site plan and denial of a variance at 6436 Penn Avenue South.

Motion carried: 5-0

ITEM #5 - Public hearing to consider a request for an amended Planned Unit Development, Final Development Plan, and Conditional Use Permit to allow a mirco brewery and brewpub/taproom at 6402 Lyndale Avenue South. Planner Krzos presented the staff report. Commissioners discussed hours of operation and the history of the amphitheater and surrounding area.

Calls were received from the following residents, who all had concerns about noise, parking, and late hours of operation:

Mary Gorman, 6350 Lyndale Ave, #E-104

Patty Smith, 6360 Lyndale Ave, #108

Jeffery Prager, 6354 Lyndale Ave

Evan Ho, 6360 Lyndale Ave

John Cushing, Lakeside at Lyndale Gardens resident

Jody Spencer and David Doorknacker, 6350 Lyndale Ave

Scott Taylor, 6354 Lyndale Ave

Tony Mills, 6360 Lyndale Ave, #W-207

Deborah Silverman, no address given

Mark Thieroff, attorney representing Julie Harper-Wylie and Rick Wylie at Lakeside Condos

Martha Joy, 6352 Lyndale Ave, #E-301

Peter Hilzer, 6354 Lyndale Ave

Ellen Murphy, 6356 Lyndale Ave #W-104

M/ Holmvig-Johnson, S/Quam to close the Public Hearing and take a 5 minute recess. *Motion carried: 5-0* 

Commissioners further discussed noise concerns, the amphitheater use and hours, and the differences in impact between a restaurant and a brewery.

M/Stursa, S/Holmvig-Johnson to recommend approval the attached resolution approving an amended Planned Unit Development, Final Development Plan and Conditional Use Permit to allow a mirco-brewery and brewpub/taproom at 6402 Lyndale Avenue South.

M/Stursa, S/Surma to amend the motion to add a condition that events at the amphitheater shall end by dusk and that special permits to allow events to go later than 8pm may be requested and approved by City Staff up to twice per year. *Motion carried: 5-0* 

M/Holmvig-Johnson, S/Kennealy to amend the motion to add a condition that the north side of the patio be closed by 10pm each night, and the entire business be closed no later than 11pm each night.

Motion carried: 5-0

M/Stursa, S/Surma to recommend approval the attached resolution with approved amendments.

Motion as amended carried: 4-1 (Commissioner Quam voted no)

#### **LIAISON REPORTS**

- Community Services Advisory Commission: no report
- City Council: Commissioner Gordon Hanson was recently appointed to the HRA, and Commissioner Erin Vriez Daniels was reappointed.
- Housing and Redevelopment Authority (HRA): Director Poehlman gave the Year in Review presentation, which was very uplifting. Resolutions for a deeply affordable housing project and for the sale of 1600 Logan Ave S, for a Habitat for Humanity home, were approved.
- Richfield School Board: no report
- Transportation Commission: The March meeting was cancelled.
- Chamber of Commerce: no report
- Sustainability Commission: Updates to distribution of organics collection bags, earth day plans, mailers for energy efficiency and organics hauling, and the possibility of a

sustainability fair with the League of Women Voters. A work session with Community Services was held to discuss the tree displacement plan for emerald ash borer tree removal.

#### **PLANNER'S REPORT**

In-person City meetings will return in April, and work sessions are planned for April 12, 18, and 26, and May 10.

#### **ADJOURNMENT**

The next regular meeting is scheduled for Monday, April 25, 2022, at 7pm.

M/Stursa, S/Kennealy to adjourn the meeting.  Motion carried: 5-0
The meeting was adjourned by unanimous consent at 10:23 p.m.
Planning Commission Secretary



## **Work Session Minutes**

## City Council, HRA, and Planning Commission April 12, 2022

PC MEMBERS PRESENT: Chair James Rudolph, Commissioners Brendan Kennealy, Benjamin Surma, and

**Brett Stursa** 

PC MEMBERS ABSENT: Commissioners Kathryn Quam and Eddie Holmvig-Johnson

COUNCIL MEMBERS

PRESENT:

Mayor Maria Regan Gonzalez, Council Members Simon Trautmann, Mary

Supple, Sean Hayford Oleary, and Ben Whalen

COUNCIL MEMBERS

ABSENT:

PRESENT:

None

HRA MEMBERS

RS Chair Mary Supple, Commissioners Maria Regan Gonzalez, Lee Ohnesorge, and

Gordon Hanson (not yet confirmed)

HRA MEMBERS

ABSENT:

Commissioner Erin Vrieze Daniels

STAFF PRESENT: Katie Rodriguez, City Manager; Melissa Poehlman, Community Development

Director; Sack Thongvanh, Assistant City Manager; Joe Powers, City Engineer; Ben Manibog, Transportation Engineer; Chris Swanson, Management Analyst;

and Kari Sinning, City Clerk

OTHERS PRESENT: Rich Dippolito and Lauren Robinson, Brixmor Property Group

Mayor Regan Gonzalez called the work session to order at 6:00 p.m.

## ITEM #1 Introductory presentation of redevelopment proposal for the HUB Shopping Center by representatives of Brixmor Property Group

City Manager Rodriguez stated the agenda item is informational and to gather initial feedback on the proposed plans and then introduced Community Development Director Poehlman. Director Poehlman then turned the meeting over to Rich Dippolito from Brixmor Property Group.

Rich Dippolito detailed the HUB area currently and the proposed plan that includes residential and the current tenants that have longer leases. The plan focuses on creating greenspaces and allowing for walk-up restaurants. Dippolito explained that they would be asking for Tax Increment Financing to help with the funding for the development.

Mayor Regan Gonzalez stated that the leaders from Partnership Academy were present and contact information should be shared to improve both developments.

Council Member Hayford Oleary expressed his excitement for the development plans however the proposed plans brought up some concerns such as the potential for a large vacancy in the main retailer in the future, the location of the residential component in reference to public transportation along Nicollet, many drive-thru sites along 66<sup>th</sup> Street, and that there is only one north-south connection instead of two that would follow the Comp Plan. He urged the developers to look further into the future and bring more pedestrian friendly ideas.

Chair Rudolph was impressed with the proposed plans and looks forward to the redevelopment of the historic area.

Council Member Whalen echoed Council Member Hayford Oleary's comments and expressed additional concerns for the underutilization of the space with several single story buildings instead of residential above retail spaces and the large size of parking available. He was excited about outdoor spaces and residential space but stated that there is more opportunity to build up instead of out. Dippolito explained that they are retail developer and do not know much about residential developments.

Council Member Supple thanked them for bringing the proposed plans and expressed curiosity about the smaller, locally owned retail tenants. Dippolito stated that the proposed plan highlighted retailers that had long-term leases and if those small business owners would like to extend their leases they would be happy to talk with them.

Commissioner Stursa expressed gratitude for the proposed plans but asked the developers to focus more on pedestrian/people orientation versus vehicle. She also asked about the affordability of the residential housing. Dippolito stated that they are working with their residential partners and the goal is to have an affordability aspect.

Commissioner Surma expressed concern for accessibility for public transit users and brought up the idea of moving the Walgreens closer to the public transit stop along Nicollet. Commissioner Surma also asked if the plans would alter the curb lines. Dippolito stated that there is no plan to change the curb lines and appreciated the comment about the pharmacy having access to those bus stops.

Commissioner Hanson was excited for grocery store option and asked about the affordability of lease rates for smaller, locally-owned retail shops. He stated that he would support the use of higher density of the site to provide more residential housing. He also commented that this would be a great opportunity for their company to expand their expertise and push the boundaries of what they are capable of.

Dippolito asked what density would be appropriate for this site. Director Poehlman stated that the Comp Plan has a this site for a high density of about 100 to 150 units per acre and the general allowance for height would be around six stories but there is flexibility since this is a planned unit development. Chair Rudolph brought up that a residential building the size of City Bella would be a good fit for this site. Council Member Hayford Oleary agreed with Chair Rudolph and added that there has been push to build apartment buildings at the Hub from residents.

Council Member Trautmann expressed gratitude for the discussion of the proposed plans and expressed concern for the amount of drive-thru buildings and limited green spaces for the community. He encouraged Bixmor to think about the future that would keep people living, working, and shopping in Richfield.

Commissioner Kennealy was fortunate to have this discussion and stated that they should focus on transportation by car being the least attractive option. Commissioner Kennealy also expressed excitement and support for the increased density and height.

Mayor Regan Gonzalez stated that the proposed plans are good however we are interested to be creative to make this more functional for the community and expressed that, as a part of Downtown Richfield, this site is very important for the community and the revitalization of this would be multigenerational. She mentioned partnering with Holy Angels and Partnership Academy to benefit our entire community. She also asked about when they could share the details of who the grocery retailer would be. Dippolito stated that they would not be able to disclose that information until they are allowed but once they are able to they will let the City know.

Council Member Whalen asked about the possibility of doing a multi-level grocery and also asked Brixmor to keep in mind the redevelopment and the residents of and along 65<sup>th</sup> Street that might

not want to look at the back of buildings. He also stated that an unattractive parking structure would be better than so much of the area being surface parking and would allow for more density much like the areas of 50<sup>th</sup> and France.

Council Member Hayford Oleary appreciated how ambitious the proposed plans are and expressed hope that they would go further with the opportunities. He also expressed delight about the quick timeframe they stated to redevelop the site but would like to see the project take longer and get done right than be rushed.

Director Poehlman stated the next steps would be for Brixmor to digest the feedback from tonight's work session and to work with the City to create a sketch plan. She also stated that staff would keep Council and Commissioners informed as the process moves forward.

Mayor Regan Gonzalez thanked everyone for the discussion.

#### **ADJOURNMENT**

The meeting was adjourned by unanimous consent at 6:41 p.m.

Planning Commission Secretary

AGENDA SECTION: AGENDA ITEM# CASE NO.:

Other Business

2.

Staff Report No. 13



## PLANNING COMMISSION MEETING 4/25/2022

REPORT PREPARED BY: Melissa Poehlman, Community Development Director

DIRECTOR REVIEW: Melissa Poehlman, Community Development Director

#### ITEM FOR COMMISSION CONSIDERATION:

Consideration of a resolution finding that the acquisition and disposition of 1516 - 66th Street East by the Housing and Redevelopment Authority is consistent with the Richfield Comprehensive Plan.

#### **EXECUTIVE SUMMARY:**

The property located at 1516 - 66th Street East has been the home to A World of Fish for the past 48 years. As the property and business owners look to close the business and head into retirement, they have approached the Housing and Redevelopment Authority (HRA) to negotiate the sale of their property for future redevelopment. The HRA has authorized staff to negotiate an offer on the property, and will consider a Purchase Agreement at a future meeting, likely in May.

If purchased, staff would likely hold the property for future commercial redevelopment. When there is additional staff capacity, marketing of the property for redevelopment could become more proactive.

Acquisition and disposition of property by the HRA requires a finding of consistency with the Comprehensive Plan. Staff believes the purchase of this property is consistent with 2040 Comprehensive Plan which designates the property as Community Commercial.

#### **RECOMMENDED ACTION:**

By motion: Approve a resolution finding that the acquisition and disposition of 1516 - 66th Street East by the Housing and Redevelopment Authority is consistent with the Comprehensive Plan.

#### **BASIS OF RECOMMENDATION:**

#### A. HISTORICAL CONTEXT

- The owners have determined that after 48 years of successful business in Richfield, it is time to retire and close A World of Fish.
- The HRA has a history of purchasing properties along the City's commercial corridors that would be a challenge to reuse and/or that offer a strategic advantage in redevelopment of a larger area.

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

- The HRA's purchase requires that the Planning Commission consider whether or not the action is consistent with the City's Comprehensive Plan.
- The Comprehensive Plan designates this property as Community Commercial.
- Purchasing this property offers the HRA the opportunity to direct redevelopment along 66th Street in a manner that is consistent with investments in the public right-of-way in this area. As currently situated, the parking at this building requires cars to travel over the public right-of-way to access

stalls and creates a less-than-ideal situation for pedestrians and bicyclists.

#### C. CRITICAL TIMING ISSUES:

• The HRA will consider a Purchase Agreement on May 16, 2022. The owners would like to move forward quickly on a sale if an agreement can be reached.

#### D. **FINANCIAL IMPACT**:

• The HRA budget anticipates occasional acquisitions (and related demolitions) such as this, and there is available funding.

#### E. **LEGAL CONSIDERATION:**

Chapter 462 of Minnesota State Statutes requires that whenever any public agency buys or sells
property within the City, the Planning Commission must review the acquisition/disposition for
consistency with the City's Comprehensive Plan.

#### **ALTERNATIVE RECOMMENDATION(S):**

• Reject the proposed resolution and find that the proposed acquisition is not consistent with the Comprehensive Plan.

#### PRINCIPAL PARTIES EXPECTED AT MEETING:

None

#### **ATTACHMENTS:**

DescriptionType□ResolutionResolution Letter□Map - 2040 Comprehensive Plan DesignationsExhibit

#### **RESOLUTION NO. 242**

# RESOLUTION OF THE RICHFIELD PLANNING COMMISSION FINDING THAT THE ACQUISITION AND DISPOSITION OF REAL PROPERTY LOCATED AT 1516 - 66<sup>TH</sup> STREET EAST FOR FUTURE COMMERCIAL REDEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN

**WHEREAS**, the Planning Commission has reviewed the Comprehensive Plan regarding the acquisition and disposition of real property located at 1516 – 66th Street East and legally described as follows:

Lots 11 and 12, Block 5, Nokomis Gardens Rearrangement of Block 1, 2, 3, 4, and 5 Girard Parkview, Hennepin County, Minnesota.

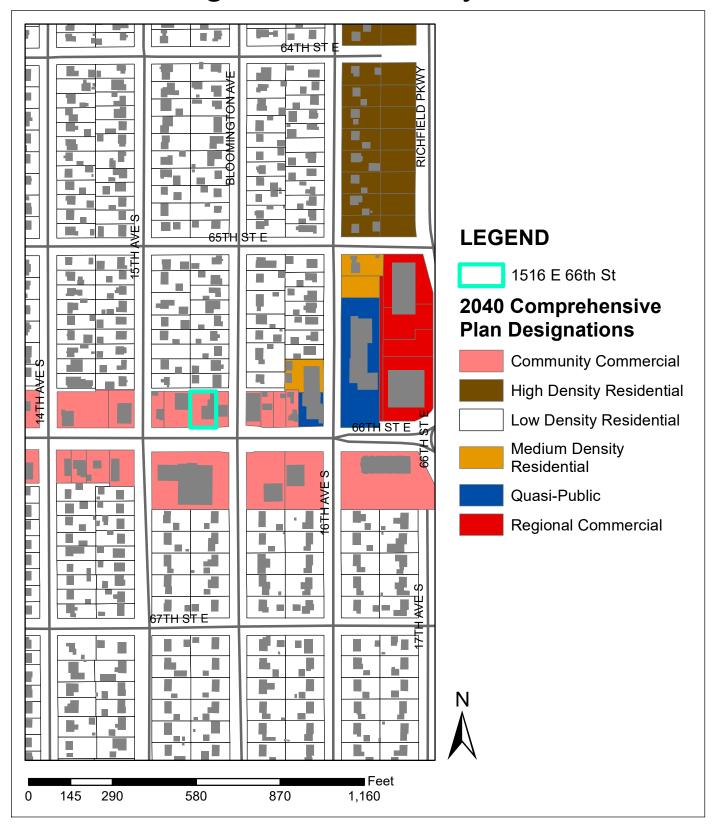
**WHEREAS**, the Planning Commission has found that the acquisition and disposition of the property for future commercial redevelopment would be consistent with the Richfield Comprehensive Plan;

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Commission finds that the acquisition and disposition of the above described property, for commercial use, is in conformance with the Richfield Comprehensive Plan.

Adopted this 25th day of April, 2022, by the Planning Commission of the City of Richfield, Minnesota.

	Chairperson, Richfield Planning Commission
ATTEST:	
Secretary, Richfield Planning Commissio	_

## 1516 - 66th St E Finding of Consistency 04/2022



AGENDA SECTION: AGENDA ITEM# CASE NO.:

Public Hearings

3.

Staff Report No. 14



## PLANNING COMMISSION MEETING 4/25/2022

REPORT PREPARED BY: Ryan Krzos, Planner

DIRECTOR REVIEW: Melissa Poehlman, Community Development Director

#### ITEM FOR COMMISSION CONSIDERATION:

Cancel a public hearing to consider a request for an amended Planned Unit Development, Final Development Plan and Conditional Use Permit to allow structured parking at 6500 Nicollet Avenue South (Partnership Academy).

#### **EXECUTIVE SUMMARY:**

Partnership Academy (Applicant) submitted an application for structured parking earlier this month. At the time of submittal, the Applicant believed that the approval of a structured parking ramp was required in order to secure financing for their project.

At the April 12, 2022 City Council meeting, approvals for the proposed building addition were granted with stipulations regarding long-term parking. Specifically, the approval resolution requires the Applicant enter into an agreement prior the issuance of a Certificate of Occupancy that outlines timing and circumstances for providing 80 stalls by one of the following:

- · Acquiring adjoining property for a sufficient amount of additional parking,
- Constructing additional on-site parking, or
- Securing a more-permanent shared parking agreement with an adjacent property.

The Applicant has since confirmed that the language of this approval would allow them to secure financing, while also allowing additional time to pursue all options for future parking. As such, the Applicant is withdrawing their application for review of structured parking at this time.

#### **RECOMMENDED ACTION:**

By motion: Cancel a public hearing to consider a request for an amended Planned Unit Development, Final Development Plan and Conditional Use Permit to allow structured parking at 6500 Nicollet Avenue South (Partnership Academy).

#### **BASIS OF RECOMMENDATION:**

#### A. HISTORICAL CONTEXT

See Executive Summary.

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

None

#### C. CRITICAL TIMING ISSUES:

None.

#### D. **FINANCIAL IMPACT**:

None.

#### E. **LEGAL CONSIDERATION:**

- Notice of this public hearing was published in the Sun Current newspaper on April 14, 2022.
- Postcards were mailed to properties within 350 feet of the property on April 12, 2022.

#### **ALTERNATIVE RECOMMENDATION(S):**

None.

#### PRINCIPAL PARTIES EXPECTED AT MEETING:

None.

AGENDA SECTION: AGENDA ITEM# CASE NO.: Public Hearings

4.

Staff Report No. 15



## PLANNING COMMISSION MEETING 4/25/2022

REPORT PREPARED BY: Ryan Krzos, Planner

DIRECTOR REVIEW: Melissa Poehlman, Community Development Director

#### ITEM FOR COMMISSION CONSIDERATION:

Public Hearing to consider a request for a Comprehensive Plan Amendment, Planned Unit Development, Final Development Plan and Conditional Use Permit for a multi-family development at 7700 Pillsbury Avenue South.

#### **EXECUTIVE SUMMARY:**

MWF Properties (Applicant) has submitted requests for land use approvals for a multi-family development at 7700 Pillsbury Avenue South. The proposal consists of 55 residential units within a four-story building. The subject property is zoned Mixed Use - Neighborhood and is guided as Medium Density Residential by the 2040 Comprehensive Plan. The Applicant is seeking approval of a Comprehensive Plan Amendment, Planned Unit Development (PUD), Final Development Plan (FDP), and Conditional Use Permit (CUP).

The Applicant is pursuing an amendment to re-guide the site as High Density Residential. The High Density Residential future land use category is intended to allow for multi-family uses at a density of 35 to 100 units per acre primarily located in areas convenient to transportation, shopping and social services necessary to support higher concentrations of people. The proposed density (58 units per acre) would fall within the specified High Density guidelines. Additionally, this site being within an area having high connectivity to transportation networks and amenities aligns with the characteristics envisioned for High Density Residential areas.

The proposed building would be located with massing up along the 77th Street corridor, and a primary entrance facing Pillsbury Avenue. Off-street parking and an outdoor tot lot are provided to the south of the building. Additional vehicle and bicycle parking would be provided in a basement level garage. The pedestrian environment along 77th Street is enhanced by street level patios for first floor units along the sidewalk. The proposed architectural design includes visual interest by way of use of varying materials, and breaks in massing through use of building articulation. The general design language is consistent with that of recently approved projects in the City.

Proposed as a PUD, the Applicant is requesting flexibility with regard to standards contained in the zoning ordinance. Flexibility is granted in exchange for efficient use of land and resources, to encourage innovation in planning and building, and for a well-designed project successfully integrated into the neighborhood. Staff finds that the project warrants application of the PUD form of approval through use of quality architectural design that responds to the vision of the Comprehensive Plan and provides a reasonable amount of amenities for a site situated between the commercial areas to the east and south and residential to the north across 77th Street. Furthermore, the Zoning Code provisions the Applicant is seeking deviations from are relatively minor in nature, and staff finds that the overall design of the project meets the intent of these

individual zoning provisions. The most consequential deviations relate to exceeding the off-street parking and impervious surface maximums. Staff finds that the proposal reasonably balances the tension between providing for off-street parking needs and impervious coverage and its associated benefits. However, The Planning Commission and City Council could consider modifications including providing the excess stalls as proof of parking should the policy concern with impervious coverage outweigh policy related to off-street parking. All of the requested deviations are discussed in greater detail in the "Required Findings" attachment to in this report.

Per City policy for land use requests that involve Comprehensive Plan amendments and rezoning, the Applicant held a neighborhood meeting on April 13th. Two adjoining property owners attended the meeting and asked questions and expressed concern regarding compatibility with their commercial property. The Applicant believes they will be able to address most of the concerns by managing their activities during construction.

Staff finds that the proposed project meets the intent and policies of the Comprehensive Plan and code requirements for Mixed Use development. Therefore, staff recommends approval of the project.

#### **RECOMMENDED ACTION:**

Conduct and close a public hearing and by motion:

- 1. Recommend approval of amending the Comprehensive Plan designation for the subject property from Medium Density Residential to High Density Residential.
- 2. Recommend approval of rezoning the subject property from Mixed Use Neighborhood (MU-N) to Planned Mixed Use (PMU); and
- 3. Recommend approval of a Planned Unit Development, Conditional Use Permit, and Final Development Plan for a multi-family residential development at 7700 Pillsbury Avenue South.

#### **BASIS OF RECOMMENDATION:**

#### A. HISTORICAL CONTEXT

- The subject property was originally the site of the City Garage/Public Works facility offices. After garage operations were moved to the new Public Works facility at 66th Street and Trunk Highway 77, the property was transferred to the Housing and Redevelopment Authority (HRA) to be marketed for redevelopment.
- Since 2019, the Applicant has been working with the HRA to develop 55 units of work force housing on the site.
- The Applicant presented the conceptual plans for the proposal at a work session on October 18, 2021. The feedback related to land use aspects proposal were primarily in regard to ensuring that the site provides sufficient quality of life amenities for residents. In response to this feedback the plans were revised to include first story patios near the street level along 77th Street and balconies for multiple units on the south of the building.

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

#### **Comprehensive Plan Amendments**

- In reviewing amendments to the Comprehensive Plan the City is acting in a legislative capacity. As such, a wider degree of discretion is afforded to the City to balance the various policy consideration. In general, the action must be reasonably related to advancing the health, safety, and general welfare of the community.
- The City's 2040 Comprehensive Plan designates this site as Medium Density Residential. This site was guided as High Density Residential in the 2009 Comprehensive Plan update reflective of a 2005 I-494 corridor study which envisioned the area as a complete community that is compact, walkable, and transit-friendly. Later in the 2009 plan was amended to re-guide this site within a Medium-High Density residential guiding district. That amendment occurred in response to a specific development proposal consisting of 15-unit townhome. The rationale at the time was that this site was not large enough to accommodate a high density residential use. Since that time no

medium density development proposals have materialized for the site. The current Comprehensive Plan carried forward that amended designation, albeit as the Medium Density Residential designation since the residential designations were consolidated into the current three.

• The Applicant is pursuing an amendment to re-guide the site as High Density Residential. The High Density Residential future land use category is intended to allow for multi-family uses at a density of 35 to 100 units per acre primarily located in areas convenient to transportation, shopping and social services necessary to support higher concentrations of people. The proposed 55-unit multi-family building on the .94 acre site (exclusive of right-of-way easements) would fall within the specified High Density guidelines. Additionally, this site being within an area having high connectivity to transportation networks and amenities aligns with the characteristics envisioned for High Density Residential. The proposal is also consistent goals and policies set forth by the Comprehensive Plan as noted in the "Required Findings" attachment.

#### **Planned Unit Development**

PUDs are intended to encourage the efficient use of land and resources and to encourage
innovation in planning and building. In exchange for these efficiencies and superior design,
flexibility in the application of dimensional requirements is available. There are a number of sets of
review criteria that apply to this proposal. A full discussion of all requirements is included as an
attachment to this report. Generally, the criteria require that the Council find that the proposal
conforms to the goals and policies of the Comprehensive Plan and Zoning Code without having
undue adverse impacts on public health, safety, and welfare.

#### C. <u>CRITICAL TIMING ISSUES:</u>

60-DAY RULE: The 60-day clock 'started' when the application was deemed on March 24, 2022.
 A decision is required by May 23, 2022 or the City must notify the applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days total) for issuing a decision.

#### D. FINANCIAL IMPACT:

• The required application fees have been paid.

#### E. **LEGAL CONSIDERATION:**

- Notice of this hearing was mailed to properties within 500 feet of the proposed development on April 12th and published in the Sun Current Newspaper on April 14th.
- Tentative schedule for City Council actions:
  - April 26, 2022 1st Reading of rezoning.
  - May 10, 2022 2nd Reading of rezoning, Comprehensive Plan Amendment and consideration of Planned Unit Development & Final Development Plans.
- If approved at the May 10th meeting, Comprehensive Plan amendments will be sent to the Metropolitan Council for review.

#### **ALTERNATIVE RECOMMENDATION(S):**

- Recommend approval of the proposed Comprehensive Plan amendment, rezoning, and Planned Unit Development with additional and/or modified conditions.
- Recommend denial of the requests with findings that requirements are not met.

#### PRINCIPAL PARTIES EXPECTED AT MEETING:

Ryan Schwickert and Peter Worthington, MWF Properties LLC

#### ATTACHMENTS:

	Description	Type
D	PUD Ordinance - 7700 Pillsbury Ave	Ordinance
D	PUD Resolution - 7700 Pillsbury Ave	Resolution Letter
D	CPA Resolution - 7700 Pillsbury Ave	Resolution Letter
D	PUD Requirements - 7700 Pillsbury Ave	Backup Material

ם	Project Narrative	Backup Material
ם	Proposed Rendering	Backup Material
ם	Proposed Civil and Landscape Plans	Backup Material
	Proposed Architectural Plans	Backup Material
ם	Proposed Lighting Plan	Backup Material
	Zoning Map	Exhibit
D	2040 Comp Plan Designations	Exhibit

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#### AN ORDINANCE RELATING TO ZONING; AMENDING APPENDIX I TO THE RICHFIELD CITY CODE BY REZONING 7700 PILLSBURY AVENUE SOUTH FROM MIXED USE - NEIGHBORHOOD (MU-N) TO PLANNED MIXED USE (PMU)

#### THE CITY OF RICHFIELD DOES ORDAIN:

- Section 1. Section 8, Paragraph 1 of Appendix I of the Richfield Zoning Code (Mixed Use Neighborhood) is repealed.
  - (1) M-16 (NE corner of 78th and Wentworth). Lot 4, Block 6, R.C. Soen's Addition.
- Sec. 2. Section 8, Appendix I of the Richfield Zoning Code (Planned Mixed Use) is amended to add a new Paragraph 11 to read as follows:
  - (11) M-16 (SE corner 77th and Pillsbury). Lot 4, Block 6, R.C. Soen's Addition.
- Sec. 3. This ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 10th day of May, 2022.

ATTEST:	Maria Regan-Gonzalez, Mayor
Kari Sinning, City Clerk	_

#### **RESOLUTION NO.**

## RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AT 7700 PILLSBURY AVENUE SOUTH

**WHEREAS**, an application has been filed with the City of Richfield which requests approval of a final development plan and conditional use permit for a planned unit development to allow a four-story 55-unit multi-family residential building on the parcel of land located at 7700 Pillsbury Avenue South ("subject property"), legally described as follows:

Lot 6, Block 4, R.C. Soens Addition, Hennepin County, Minnesota

**WHEREAS**, the Planning Commission of the City of Richfield held a public hearing at its April 25, 2022 meeting, and recommended approval of the final development plan and conditional use permit; and

**WHEREAS**, notice of the public hearing was mailed to properties within 500 feet of the subject property on April 12, 2022 and published in the Sun Current newspaper on April 14, 2022; and

WHEREAS, the final development plan and conditional use permit meet those
requirements necessary for approving a planned unit development as specified in
Richfield's Zoning Code, Section 542.09, Subd. 3 and as detailed in City Council Staff
Report No; and

**WHEREAS**, the request meets those requirements necessary for approving a conditional use permit as specified in Richfield's Zoning Code, Section 547.09, Subd. 6 and as detailed in City Council Staff Report No. \_\_\_\_\_; and

**WHEREAS**, the City has fully considered the request for approval of a planned unit development, final development plan and conditional use permit; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Richfield, Minnesota, as follows:

- 1. The City Council adopts as its Findings of Fact the **WHEREAS** clauses set forth above.
- 2. A planned unit development, final development plan and conditional use permit are approved for a mixed-use development as described in City Council Report No. \_\_\_\_\_, on the Subject Property legally described above.
- 3. The approved planned unit development, final development plan and conditional use permit are subject to the following conditions:
  - Final landscaping plans must be approved by the Community Development Department prior to installation.

- All parking spaces shall remain available year round.
- All new utility service must be underground.
- All utilities must be grouped away from public right-of-way and screened from public view in accordance with Ordinance requirements in manner consistent with the submitted landscaping plan.
- The property owner is responsible for the ongoing maintenance and tending of all landscaping in accordance with approved plans.
- The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report dated March 24, 2022 and compliance with all other City and State regulations.
- Separate sign permits are required.
- A recorded copy of the approved resolution must be submitted to the City prior to the issuance of a building permit.
- Prior to the issuance of an occupancy permit the developer must submit a surety equal to 125% of the value of any improvements not yet complete.
- Final stormwater management plan must be approved by the Public Works Director. Infiltration not allowed in high-vulnerability wellhead protection area.
- As-builts or \$7,500 cash escrow must be submitted to the Public Works Department prior to issuance of a final certificate of occupancy.
- 4. The approved planned unit development, final development plan and conditional use permit shall expire one year from issuance unless the use for which the permit was granted has commenced, substantial work has been completed or upon written request by the developer, the Council extends the expiration date for an additional period of up to one year, as required by the Zoning Ordinance, Section 547.09, Subd. 9.
- 5. The approved planned unit development, final development plan and conditional use permit shall remain in effect for so long as conditions regulating it are observed, and the conditional use permit shall expire if normal operation of the use has been discontinued for 12 or more months, as required by the Zoning Ordinance, Section 547.09, Subd. 10.

Adopted by the City Council of the City of Richfield, Minnesota this 10th day of May 2022.

ATTEST:	Maria Regan-Gonzalez, Mayor
Kari Sinning, City Clerk	

#### **RESOLUTION NO.**

## RESOLUTION AMENDING THE CITY'S COMPREHENSIVE PLAN CHANGING THE DESIGNATION OF 7700 PILLSBURY AVENUE SOUTH TO "HIGH DENSITY RESIDENTIAL"

**WHEREAS**, the City's Comprehensive Plan provides a Guide Plan establishing particular planning needs for specific segments of the City; and

**WHEREAS**, the 2040 Comprehensive Plan designates 7700 Pillsbury Avenue South ("subject property") as "Medium Density Residential"; and

**WHEREAS**, the City has reviewed the Guide Plan classification and determined that it would be appropriate to designate the subject property as "High Density Residential" as described in City Council Staff Report No. \_\_\_\_; and

**WHEREAS**, the Planning Commission conducted a public hearing and recommended approval of amending the Comprehensive Plan at its April 25, 2022 meeting; and

**WHEREAS**, the City Council considered the amendment to the Comprehensive Plan on May 10, 2022; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Richfield, Minnesota that the City's Comprehensive Plan is hereby amended to designate 7700 Pillsbury Avenue South as "High Density Residential" contingent upon the following:

1. The revision is submitted to and approved by the Metropolitan Council.

Adopted by the City Council of the City of Richfield, Minnesota this 10th day of May, 2022.

ATTEST:	Maria Regan-Gonzalez, Mayor
Kari Sinning, City Clerk	-

#### **Required Findings**

**Part 1:** Development proposals in the Mixed Use Districts shall be reviewed for compliance with the following (537.01, Subd.3):

1. Consistency with the elements and objectives of the City's development guides, including the Comprehensive Plan and any redevelopment plans established for the area. The City's 2040 Comprehensive Plan designates this site as Medium Density Residential. This site was guided as High Density Residential in the 2009 Comprehensive Plan update reflective of a 2005 I-494 corridor study which envisioned the area as a complete community that is compact, walkable, and transit-friendly. Later in the 2009 plan was amended to re-guide this site within a Medium-High Density residential guiding district. That amendment occurred in response to a specific development proposal consisting of 15-unit townhome. The rationale at the time was that this site was not large enough to accommodate a high density residential use. Since that time no medium density development proposals have materialized for the site. The current Comprehensive Plan carried forward that amended designation, albeit as the Medium Density Residential designation since the residential designations were consolidated into the current three.

The applicant is pursuing an amendment to re-guide the site as High Density Residential. The High Density Residential future land use category is intended to allow for multi-family uses at a density of 35 to 100 units per acre primarily located in areas convenient to transportation, shopping and social services necessary to support higher concentrations of people. The proposed 55-unit multi-family building on the .94 acre site (exclusive of right-of-way easements) would fall within the specified High Density guidelines. Additionally, this site being within an area having high connectivity to transportation networks and amenities aligns with the characteristics envisioned for High Density Residential. The proposal is also consistent with the following goals and policies set forth by the Comprehensive Plan.

Goal: Provide a full range of housing choices that meet residents' needs at every stage of their lives, and ensure a healthy balance of housing types that meet the needs of a diverse population with diverse needs.

#### Policies:

- Acknowledge and support the City's allocation of the region's need for affordable housing.
- Promote the development of a balanced housing stock that is available to a range of income levels.
- Give priority to projects that meeting the following criteria when considering proposals for housing that include an affordable component:
  - Located in proximity to public transportation, job centers, schools and other amenities.

- Dispersed evenly throughout the City.
- o Provides two and three-bedroom units (or larger).
- Encourage development of areas where vehicle use is minimized.
- 2. Consistency with the regulations of the Mixed Use Districts as described by Section 537 of the Code. The proposed development meets the intent of the Mixed Use - Neighborhood District regulations. In keeping with the intent of the Planned Unit Development regulations, deviations from the underlying MU-N code requirements have been used to create a better overall development that responds to the vision of the Comprehensive Plan. The proposal deviates from MU-N regulations as follows:

75% Impervious Maximum. The proposed site improvements would consist of 84.1% impervious surfaces exceeding the Mixed Use - Neighborhood maximum of 75%. For comparison, the impervious maximum of the other mixed use subdistricts is 85%. The intent of this provision is ensuring there are sufficient areas for drainage; and general appearances and enjoyment/recreation of green spaces. Staff generally finds that the project sufficiently balances provision of off-street parking (the primary driver of the excess beyond the maximum) and impervious coverage. As noted in Part 3, #4 The Planning Commission and City Council could consider providing the excess stalls as proof of parking should the policy concern with impervious coverage outweigh policy related to off-street parking.

Five foot setback along 77<sup>th</sup> Street. The setback from the property line adjoining 77<sup>th</sup> Street ranges from about 3.1 to 7.4 feet; but exceeds five feet for all but about 10% of the building on this side. This particular property line is considered to be the side lot line as on a corner lot the front is the shorter of the two street abutting lot lines; meaning the front lot line is along Pillsbury Avenue. The intent of this setback is to provide adequate separation of buildings for light and air. This being a street side, having a minimal portion that the building encroaching in the setback staff finds that the intent is met.

Upper Story setbacks. A 20-foot upper story setback is required for buildings above the third floor when across the street from residential property. The building ranges from about 3.1 to 7.4 feet from the property line adjoining 77<sup>th</sup> Street, and does not step back on the fourth floor. The intent of this provision is to prevent large monolithic wall faces opposite of residential property and along transportation corridors. The proposed building elevations are well designed and provide significant architectural detailing by way of changes in relief and variation in materials such that staff finds the intent is met. Additionally, the development provides street level patios for units on the first floor along 77th Street.

Departures from a number of provisions of the performance standards section of the code are noted in Part 3 #4, below.

- Creation of a design for structures and site features which promotes the following:
  - i. An internal sense of order among the buildings and uses. The massing of the proposed building is oriented towards 77<sup>th</sup> Street, generally away from the commercial property to the south. The frontage along 77th Street is enhanced by street level patios for first floor units; creating a pleasant pedestrian realm in this corridor.
  - ii. The adequacy of vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width or interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking. The location of the building entrances, drive aisle and parking lot, and walkways provide for orderly and safe accessibility to site that will adequately serve residents arriving by all transportation modes.
  - iii. Energy conservation through the design of structures and the use of landscape materials and site grading. The landscaping plan proposes predominant use of native plantings generally requiring less water. Additionally, the development is situated to take full advantage of the site's proximity to amenities and transit and bicycle networks which would reduce reliance on automobiles.
  - iv. The minimization of adverse environmental effects on persons using the development and adjacent properties. The applicant has indicated that impact of the adjoining auto repair business to the west was investigated and determined to be minimal in nature due to the distance of the exhaust equipment. No other adverse impacts are anticipated.

**Part 2:** The following findings are necessary for approval of a PUD application (542.09 Subd. 3):

- 1. The proposed development conforms to the goals and objectives of the City's Comprehensive Plan and any applicable redevelopment plans. See above Part 1, #1
- 2. The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries. See above Part 1, #3.
- 3. The development is in substantial conformance with the purpose and intent of the guiding district, and departures from the guiding district regulations are justified by the design of the development. The development is in substantial compliance with the intent of the guiding Mixed Use Neighborhood District. Departures from MU-N district requirements are minimal as noted in Part 1, #2 above and the proposal meets the intent of requirements.
- 4. The development will not create an excessive burden on parks, schools, streets or other public facilities and utilities that serve or area proposed to serve the development. The City's Public Works, Engineering, and Recreation

Departments have reviewed the proposal and had no significant concerns except as provided below.

The applicant has proposed that a significant portion of the site will drain to a low point near the entrance to the underground parking garage; the stormwater will be collected in an underground storage system and mechanically pumped out of the site. Engineering staff opposed the original design submittal due to concerns of system failure and potential flood damage. While the revised design does not meet all City stormwater requirements, it does address many staff concerns, and staff feel that the additional underground storage and design redundancies planned by the developer will provide sufficient protection from flooding due to system failure. Final design of the stormwater system is ongoing and must be approved with building permit plans.

- 5. The development will not have undue adverse impacts on neighboring properties. The proposed improvements within the site and the conditions of the resolution are designed to minimize any potential negative impacts on neighboring properties. The massing of the building is positioned on the site away from commercial property to the south. Parking in excess of the ordinance specified maximum is indicative that off-street parking needs are addresses. The City's Public Works and Engineering staff is not concerned about traffic circulation for vehicles entering or exiting the site. Accordingly, undue adverse impacts are not anticipated.
- 6. The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interest. The final development plan and conditional use permit resolution establish conditions sufficient to protect the public interest.

**Part 3:** All uses are conditional uses in the PMU District. The findings necessary to issue a Conditional Use Permit (CUP) are as follows (Subd. 547.09, Subd. 6):

- 1. The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan. See above Part 1, #1.
- 2. The proposed use is consistent with the purposes of the Zoning Code and the purposes of the zoning district in which the applicant intends to locate the proposed use. The use is consistent with the intent of the Planned Mixed Use District and the underlying Mixed Use Neighborhood District.
- 3. The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines. See above Part 1, #1
- 4. The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code. The proposed development is in substantial compliance with performance standards. Deviation from Section 544 Code requirements are requested as follows:

Maximum Parking. The zoning code establishes a parking maximum, which in this instance is 110% of the minimum number of required stalls. Based on the proposed 55 units, the minimum is 69 (1.25 per unit) and the maximum allowed is 75. 83 total garage and surface parking stalls are proposed. Excluding the ADA accessible stalls, the proposal would exceed the maximum by four. The applicant has indicated that because the share of two and three-bedroom units a 1.5 per unit ratio is requested. The applicant based this request off of their experience with similar properties that they operate. The code specifies that the City should consider the amount of impervious coverage in evaluating whether to grant excess beyond the maximum. Staff generally finds that the project sufficiently balances parking and impervious coverage. The Planning Commission and City Council could consider providing the excess stalls as proof of parking should the policy concern with impervious coverage outweigh policy related to off-street parking.

Parking lot landscape islands. Five percent of the area encompassing the parking lot is to consist of landscape islands, each being 10 feet by 10 feet and 180 square feet. Landscaping is provided around the perimeter of the parking area instead of islands in order to maximize the number of off-street stalls. The intent of this provision is to provide a well landscaped and attractive parking area. The proposed landscaping plan generally provides an adequate amount of plantings in the surrounding parking area.

Parking lot setback – The applicant has proposed a surface parking area with an approximate two-foot setback to south property line; the Code requires a 5-ft. setback. The intent of this provision is to provide adequate area to attractively screen the parking lot and buffer adjacent properties from headlights and vehicle noise. A significant portion of the surface stalls would be within area that would be lower than the adjoin grade by way of retaining wall. This retaining wall would provide the screening of highlights that the code is intended to provide. Additionally, the commercial building to the south contains a significant blank wall lessening the need for screening.

Fence height. An 8-foot fence is proposed along the west property line to screen the adjoining rail corridor and commercial use. Ordinance specifies a 6-foot maximum. Staff finds that the additional fence height is warranted to provide the additional screening it would provide.

- 5. The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements. See above Part 2, #4.
- 6. The use will not have undue adverse impacts on the public health, safety, or welfare. Adequate provisions have been made to protect the public health, safety and welfare from undue adverse impacts.

- 7. There is a public need for such use at the proposed location. See above Part 1, #1.
- 8. The proposed use meets or will meet all the specific conditions set by this code for the granting of such conditional use permit. There are no specific conditions set by the zoning code for multi-family uses in the underlying Mixed Use Neighborhood zoning district. As noted herein, the proposal would meet the general conditions for granting of Conditional Use Permit approval. This requirement is met.

#### Richfield Flats

#### Planning & Zoning Application Project Narrative

March 15, 2022

<u>Legal Description of Site</u>: Lot 6, Block 4, "R. C. Soens Addition"

#### **Description of the Project:**

The proposed project will be 55 units of affordable housing restricted to residents earning up to 60% of the Area Median Income (AMI). Five (5) of the units will be restricted to residents earning up to 50% of the AMI. Two (2) of the units will be restricted to 30% AMI. There will be a mix of 1-, 2- and 3-bedroom units in four levels of apartments over one level of underground parking. Surface parking will also be provided. All apartments will have in-unit laundry equipment. Community spaces include a Tot Lot, Fitness Center, Mailroom, Package receiving room, Study, Community Room, and Exterior Patio. Trash and recycling will be handled internally via chutes to an interior, garage level trash room. There will be a staffed Leasing/ Management Office with on-site maintenance, and secure fob entry system.

We believe high density housing is an appropriate use for this site due to the location along a main arterial roadway, 77<sup>th</sup> St, it being within walking distance of a bus route, and also the proximity to I494 and the surrounding commercial uses. In speaking with the HRA and City of Richfield, we found that it was important to incorporate "family housing" components and other components to this project. It is a tight site, but we were able to accommodate the following requests from the City and HRA:

- \*Added exterior patios to some of the north-facing units on the first floor to connect residents to the outside.
- \*Added French balconies on a number of south-facing units to connect residents to the outside.
- \*Community Room now includes an exterior patio for additional use for residents.
- \*Added four "study/lounge" areas on 3 floors of the building for residents to utilize.
- \*Added 15 3-bedroom units to accommodate larger families.
- \*Increased green space/tot lot area as much as possible.
- \*More bike racks.

Anticipated Completion Date: December 2023

#### **Impact on Adjacent Properties:**

The site is bounded by roads on two sides, railroad on one side and a storage facility on the fourth side. Accordingly, the proposed development will have no impact on the adjacent properties. However, we do expect the residents to bring additional business to nearby shops and services, some of which are only a few blocks away.



# RICHFIELD FLATS

RICHFIELD, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



## ARCHITECT:

MILLER HANSON ARCHITECTS 218 WASHINGTON AVENUE NORTH, SUITE 230 MINNEAPOLIS, MN 55401 612-332-5420

## DEVELOPER / PROPERTY OWNER:

MWF PROPERTIES 7645 LYNDALE AVE SOUTH MINNEAPOLIS, MN 55423

## ENGINEER / LANDSCAPE ARCHITECT:

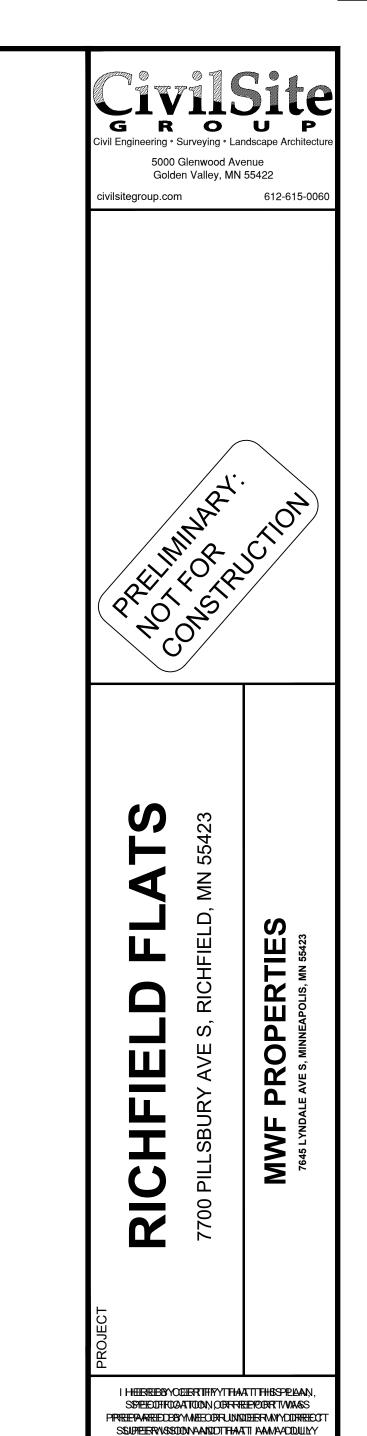
CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422 CONTACT: DAVID KNAEBLE 763-234-7523

SURVEYOR:

CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422 CONTACT: RORY SYNSTELIEN 612-615-0060

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

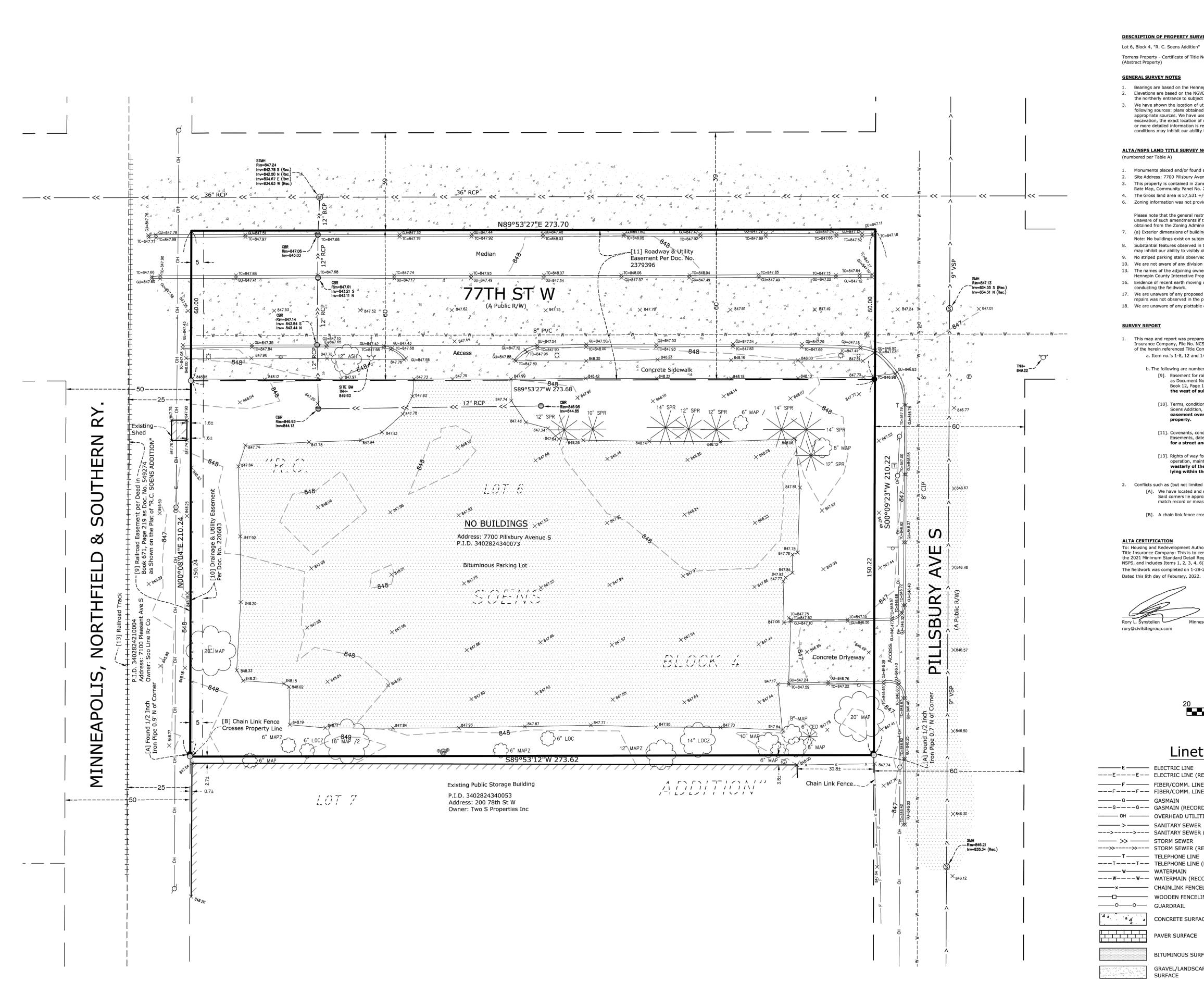




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ISSUE/SUBMITTAL SUMMARY

		DATE	DESCRIPTION
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		4/11/22	CITY RESUBMITTAL
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C0.0 T	TITLE SHEET		
V1.0 S	SITE SURVEY		
C1.0 F	REMOVALS PLAN	·	
C2.0 S	SITE PLAN	·	
C3.0	GRADING PLAN		
C4.0 L	JTILITY PLAN		
C5.0 C	CIVIL DETAILS		
C5.1 C	CIVIL DETAILS		
C5.2 C	CIVIL DETAILS	<u> </u>	
C5.3 C	CIVIL DETAILS		 K, FJ, JL REVIEWED BY: DK
L1.0 L	ANDSCAPE PLAN	PROJECT NUM	
L1.1 L	ANDSCAPE PLAN NOTES & DETAILS	RF\	/ISION SUMMARY
SW1.0 S	SWPPP - EXISTING CONDITIONS	DATE DES	
SW1.1 S	SWPPP - PROPOSED CONDITIONS		
SW1.2 S	SWPPP - DETAILS		
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#### DESCRIPTION OF PROPERTY SURVEYED

Torrens Property - Certificate of Title No. 1441398

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment). Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of the fire hydrant located at the westerly side of the northerly entrance to subject property, as shown hereon. Elevation = 849.63.
- 3. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

#### ALTA/NSPS LAND TITLE SURVEY NOTES

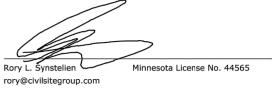
- 1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- 2. Site Address: 7700 Pillsbury Avenue South, Richfield, Minnesota 55423 3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance
- Rate Map, Community Panel No. 27053C0456F, effective date of November 4, 2016. 4. The Gross land area is 57,531 +/- square feet or 1.321 +/- acres.
- Zoning information was not provided.
- Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. 7. (a) Exterior dimensions of buildings at ground level as shown hereon.
- Note: No buildings exist on subject property at the time of this survey. 8. Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observed all site features located on the subject property.
- No striped parking stalls observed on the subject property at the time of this survey. We are not aware of any division walls or party walls on this site.
- 13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Hennepin County Interactive Property Map web site.
- 16. Evidence of recent earth moving work, building construction, or building additions was not observed in the process of
- 17. We are unaware of any proposed changes in street right of way lines. Evidence of recent street or sidewalk construction or repairs was not observed in the process of conducting the fieldwork.
- 18. We are unaware of any plottable offsite easements or servitudes.

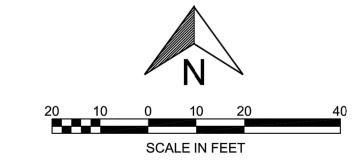
#### SURVEY REPORT

- 1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-1099204-MPLS, dated November 4, 2021. We note the following with regards to Schedule B of the herein referenced Title Commitment: a. Item no.'s 1-8, 12 and 14 are not survey related or relevant to this parcel.
  - b. The following are numbered per the referenced title Commitment: [9]. Easement for railroad purposes as contained in the deed recorded December 31, 1909, in Book 671, Page 219
  - as Document No. 549274, as evidence by the plat of R.C. Soens Addition, recorded May 17, 1946, in Book 12, Page 10 as Document No. 220682. Said easement is a 25 foot strip of land lying adjacent to the west of subject property, as shown hereon. Does not appear to affect subject property.
  - [10]. Terms, condition, covenants, provisions and easements as contained in Declaration of Restrictions of R.C. Soens Addition, recorded May 17, 1946 as Document No. 220683. Document provides for a utility easement over the rear 5 feet of subject property. As shown hereon along the west line of subject
  - [11]. Covenants, conditions, restrictions, obligations, provisions, and easements as contained in the Declaration of Easements, dated April 8, 1993, recorded April 14, 1993, as Document No. 2379396. Document provides for a street and utility easement over the northerly 60 feet of subject property, as shown hereon.
  - [13]. Rights of way for railroads, switch tracks or spur tracks, if any, and right of the railroad company to the use, operation, maintenance and repair of same. We have shown hereon the location of railroad tracks lying westerly of the subject property. We did not observe any railroads, switch tracks or spur tracks
- lying within the subject property. 2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
  - [A]. We have located and shown hereon 1/2 inch iron pipes found near the southeast and southwest property corners. Said corners lie approximately 0.7 to 0.9 feet northerly of said property corners. Said iron pipes do not appear to match record or measured plat distances. We have set new monuments at said property corners, as shown hereon.
  - [B]. A chain link fence crosses the south property line near the southwest corner of subject property, as shown hereon.

## **ALTA CERTIFICATION**

To: Housing and Redevelopment Authority in and for the City of Richfield, a public body corporate and politic; and First American Title Insurance Company: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 13, 16, 17, and 18 of Table A thereof. The fieldwork was completed on 1-28-2022.





## Linetype & Symbol Legend

O POWER POLE

 GAS METER GAS MANHOLE

**GUY WIRE** 

GAS VALVE

ROOF DRAIN

FIRE CONNECTION

POST INDICATOR VALVE

WATER MANHOLE

WATER VALVE

WELL

	/
——— E——— ———E———	ELECTRIC LINE ELECTRIC LINE (RECORD)
——— F ——— ———F———F——	FIBER/COMM. LINE FIBER/COMM. LINE (RECORI
	GASMAIN GASMAIN (RECORD)
—— ОН ———	OVERHEAD UTILITIES
<del>&gt;</del>	SANITARY SEWER SANITARY SEWER (RECORD
<del></del>	STORM SEWER
>>	STORM SEWER (RECORD)
T	TELEPHONE LINE
TT	TELEPHONE LINE (RECORD)
w	WATERMAIN
WW	WATERMAIN (RECORD)
——×——	CHAINLINK FENCELINE
	WOODEN FENCELINE
oo	GUARDRAIL
	CONCRETE SURFACE

- SEWER CLEAN OUT S SANITARY MANHOLE STORM MANHOLE CATCH BASIN TELEPHONE BOX TELEPHONE MANHOLE TRAFFIC SIGNAL THYDRANT
- PAVER SURFACE BITUMINOUS SURFACE GRAVEL/LANDSCAPE SURFACE

- AIR CONDITIONER UTILITY MANHOLE C CABLE TV BOX ELECTRICAL OUTLET ELECTRIC MANHOLE 回 ELECTRIC TRANSFORMER H HAND HOLE © ELECTRICAL METER ⊕ BOLLARD © FIBER/COMM. MANHOLE
  - → FLAG POLE FT FUEL TANK HANDICAP SYMBOL
  - MAIL BOX ⊸ SIGN CONIFEROUS TREE
  - DECIDUOUS TREE
  - SB SOIL BORING FOUND IRON MONUMENT O SET IRON MONUMENT
  - CAST IRON MONUMENT

ALTA/NSPS LAND TITLE SURVEY

5000 Glenwood Avenue Golden Valley, MN 55422

612-615-0060

ivilsitegroup.com

**(** 

I HEREBY CERTIFY THAT THIS SURVEY,

PLAN, OR REPORT WAS PREPARED BY ME

OR UNDER MY DIRECT SUPERVISION AND

DATE 2-8-2022 LICENSE NO. 44565

QA/QC

VICINITY MAP

REVISION SUMMARY

DATE DESCRIPTION

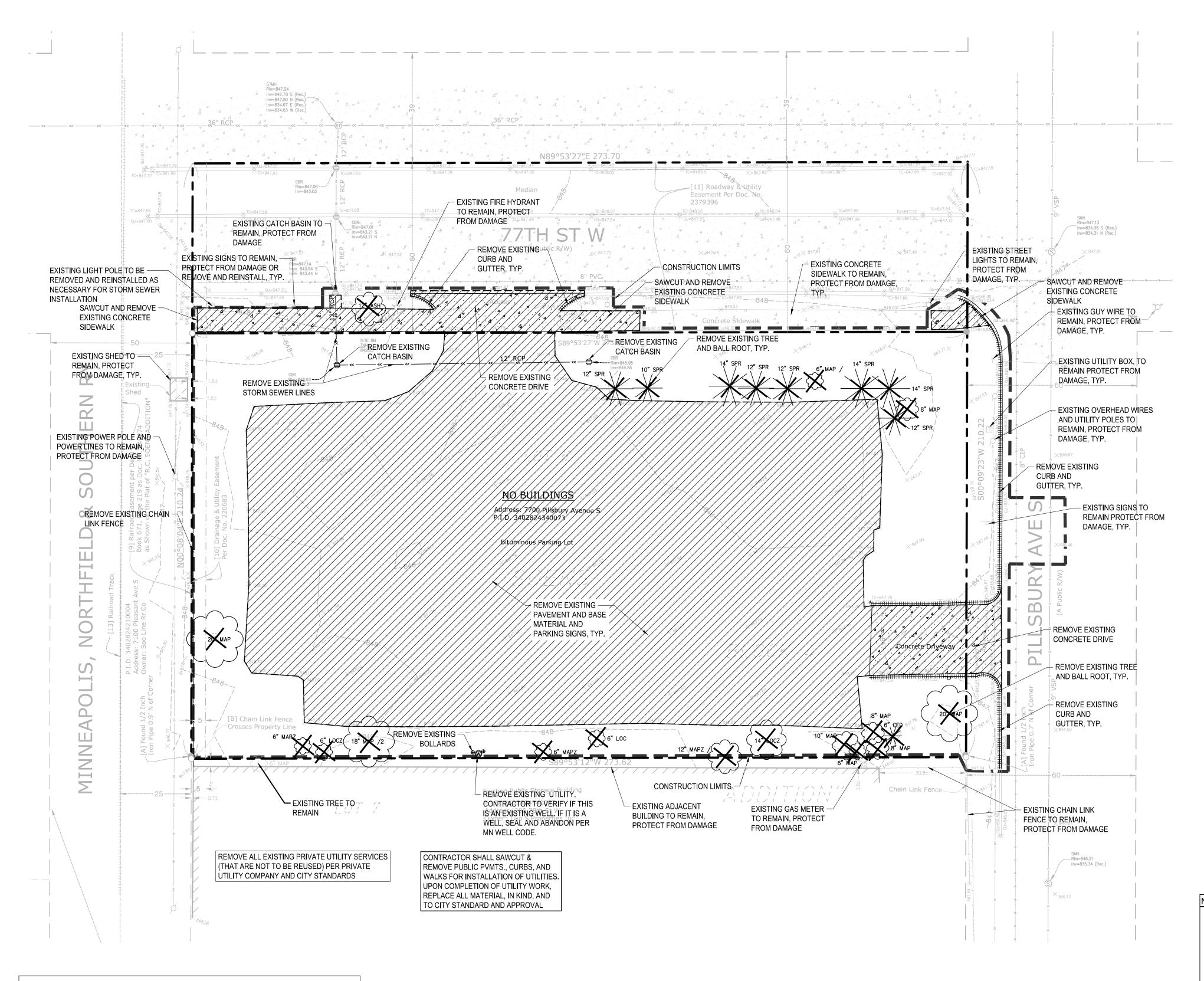
ROJECT NO. 21484.00

FIELD CREW SW

DRAWN BY MM REVIEWED BY

UPDATED BY

THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.



## CITY OF RICHFIELD REMOVAL NOTES:

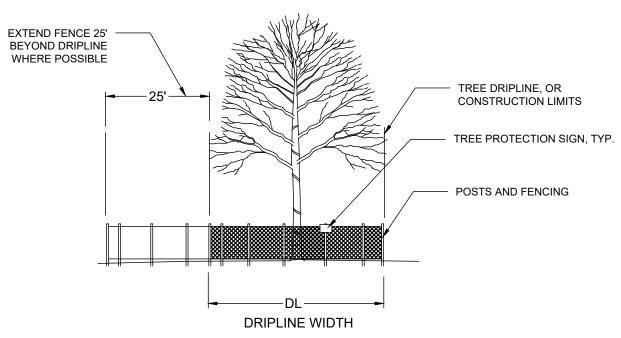
RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

**EROSION CONTROL NOTES:** 

SEE SWPPP ON SHEETS SW1.0 - SW1.3

#### REMOVAL NOTES:

- 1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- 3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- 4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- 5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- 6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- 7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- 8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- 9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- 10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
- 11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- 12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- 13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- 14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- 15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- 16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- 17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- 18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
- 19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



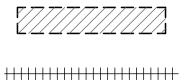
FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.



NO	CAL	SPECIES	REMOVE
	1	6 CED	×
	2	8 MAP	×
	3	8 MAP	×
	4	6 MAP	
	5	10 MAP	×
	6	12 ASH	
	7	20 MAP	×
	8	14 LOCZ	×
	9	12 MAPZ/2TRUNK	×
	10	6 MAPZ	×
	11	6 LOC	×
	12	18 MAP/2TRUNK	×
	13	6 LOCZ	×
	14	6 MAP	×
	15	6 MAPZ	×
	16	20 MAP	×
	17	12 SPR	×
	18	10 SPR	×
	19	14 SPR	×
	20	<b>12</b> SPR	×
	21	<b>12</b> SPR	×
	22	6 MAP / 5 TRUNK	×
	23	<b>14</b> SPR	×
	24	<b>14</b> SPR	×
	25	<b>12</b> SPR	×
	26	8 MAP	×
	Total	Trees Removed	24

REMOVALS LEGEND:

----- 1125 -----



EX. 1' CONTOUR ELEVATION INTERVAL

REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.

REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY,

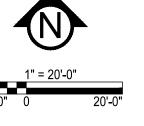
COORDINATE WITH LOCAL GOVERNING UNIT.

TREE PROTECTION



TREE REMOVAL - INCLUDING ROOTS AND STUMPS





Civil Engineering • Surveying • Landscape Architecture

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Golden Valley, MN 55422
civilsitegroup.com

612-615-0060

PRINTER COMPANY OF THE PRINTER OF TH

LSBURY AVE S, RICHFIELD, MN 5

WF PROPERTIES

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIREC
SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF

~

MINNESOTA.

Panil J Knseble

David J. Knaeble

David J. Knaeble

DATE 4/11/22 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION

PROJECT NUMBER: 21484

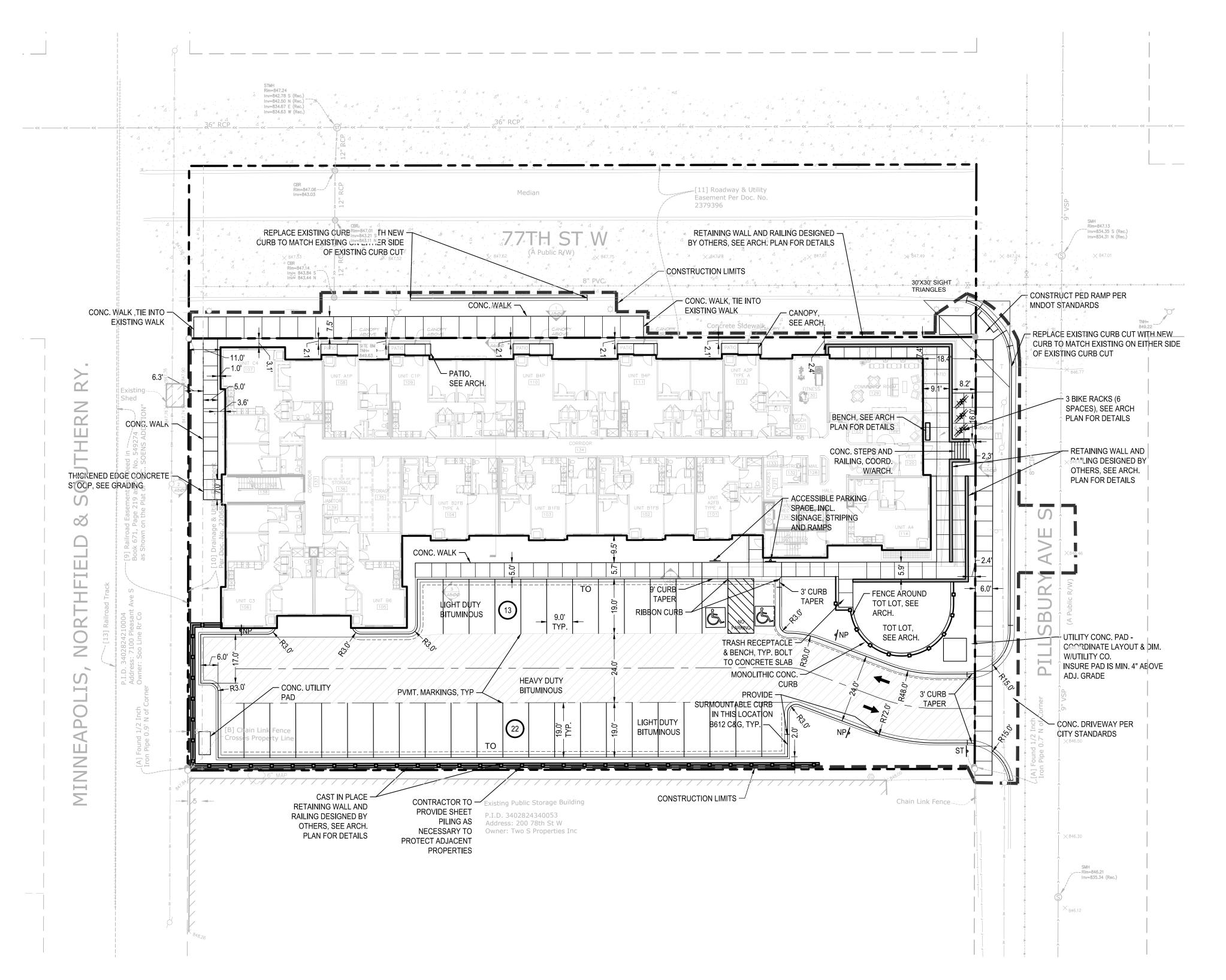
REVISION SUMMARY

DATE DESCRIPTION
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REMOVALS PLAN

C1.0
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## CITY OF RICHFIELD SITE SPECIFIC NOTES:

- 1. ENGINEERING MUST BE PRESENT TO INSPECT ALL CONCRETE FORMS WITHIN ROW PRIOR TO CONCRETE POUR. MINIMUM 24 HOUR NOTICE REQUIRED.
- 2. TRAFFIC SIGNS AND DEVICES SHALL BE INSTALLED, DIRECTING TRAFFIC WITHIN THE AREA AND TRAFFIC ENTERING OR LEAVING THE AREA PER THE MMUTCD.
- 3. ALL SQUARE HAND HOLE CASTINGS IN REPLACED SIDEWALK WILL NEED TO BE
- REPLACED WITH NEW ROUND HAND HOLE CASTINGS APPROVED BY CITY OR COUNTY
- STREET SIGNS IN THE PUBLIC ROW TO MEET CITY REQUIREMENTS, SIGNS LOCATED IN CONCRETE SHALL BE IN 4" SLEEVES OR MOUNTED TO STREETLIGHTS. COORDINATE WITH THE CITY OF RICHFIELD FOR APPROVED LOCATION OF SIGNS.

## **OPERATIONAL NOTES:**

ALL SNOW SHALL BE STORED ON-SITE OUTSIDE SNOW REMOVAL PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OF-SITE TRASH SHALL BE PLACED IN EXTERIOR TRASH TRASH REMOVAL: AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.

DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY **DELIVERIES**: VEHICLES (UPS, FED-EX, USPS).

## SITE AREA TABLE:

CITE A DEA CALCUII ATIONIC				
SITE AREA CALCULATIONS				
	<b>EXISTING CONDITION</b>		PROPOSED CONDITION	
BUILDING COVERAGE	0 SF	0.0%	17,513 SF	42.6%
ALL PAVEMENTS	26,953 SF	65.6%	17,041 SF	41.5%
ALL NON-PAVEMENTS	14,158 SF	34.4%	6,557 SF	15.9%
TOTAL SITE AREA	41,111 SF	100.0%	41,111 SF	100.0%

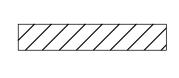
IMPERVIOUS SURFACE **EXISTING CONDITION** 26,953 SF 65.6% PROPOSED CONDITION 34,554 SF 84.1% DIFFERENCE (EX. VS PROP.) 7,601 SF 18.5%

#### **SITE LAYOUT NOTES:**

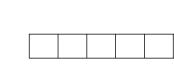
- 1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- 3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- 4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- 5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF
- 6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE
- 8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- 9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- 10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- 11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- 12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- 13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- 14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- 15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- 16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- 17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT
- 18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

## SITE PLAN LEGEND:

LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL.



HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.



CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL

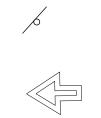


CONSTRUCTION LIMITS

CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN



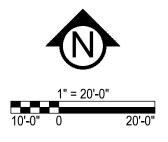
TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS



SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP

CP = COMPACT CAR PARKING ONLY ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT







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PELLINIAN.

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIREC

LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SUPERVISION AND THAT I AM A DULY

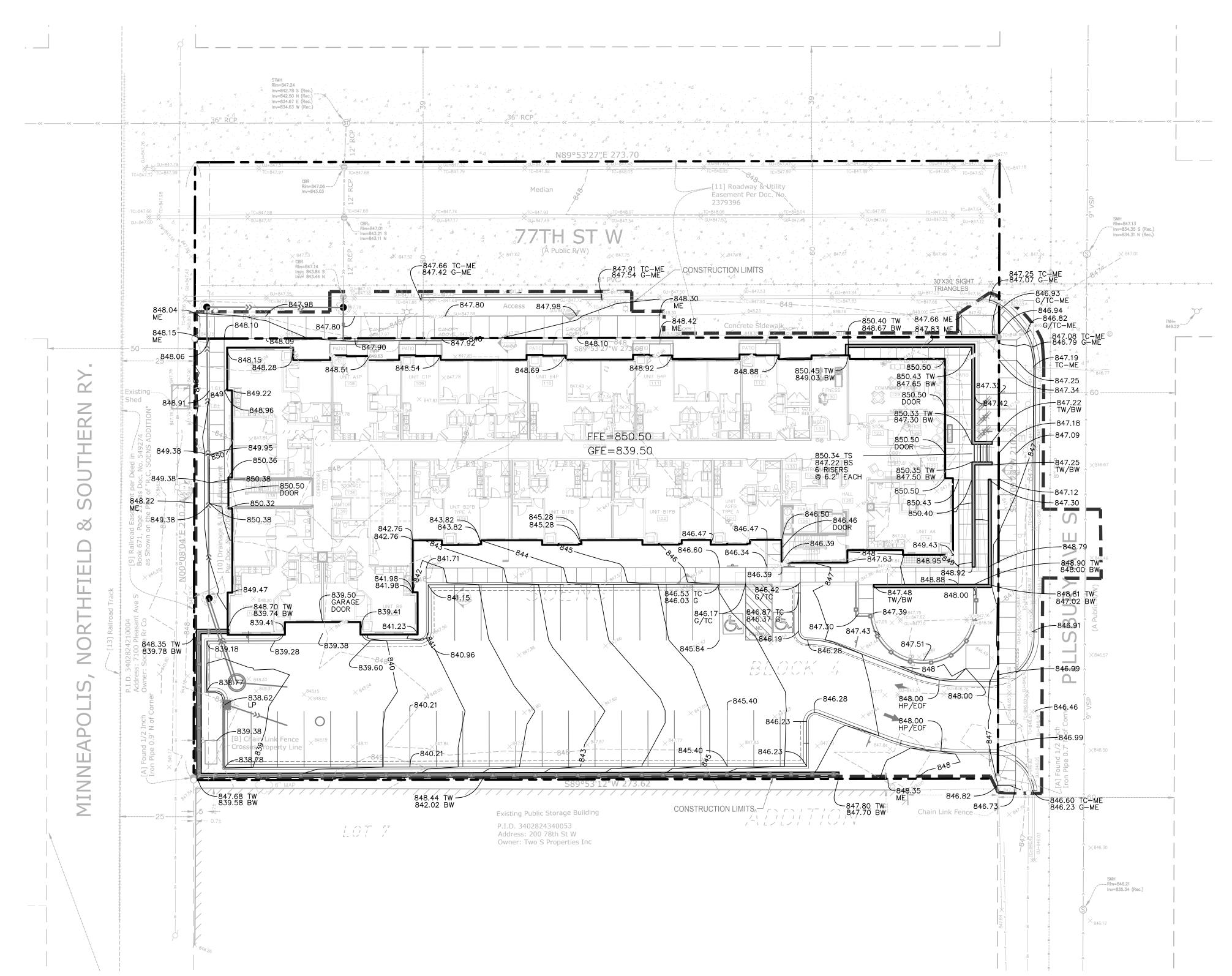
David J. Knaeble

DATE 4/11/22 LICENSE NO. 48776 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION

03/15/22 CITY SUBMITTAL 4/11/22 CITY RESUBMITTAL

DRAWN BY:DK, FJ, JL REVIEWED BY: DK PROJECT NUMBER: 21484 REVISION SUMMARY DATE DESCRIPTION

SITE PLAN



## CITY OF RICHFIELD GRADING NOTES:

RESERVED FOR CITY SPECIFIC GRADING NOTES.

**EROSION CONTROL NOTES:** 

SEE SWPPP ON SHEETS SW1.0 - SW1.3

#### **GENERAL GRADING NOTES:**

- 1. CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- 2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- 4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- 5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
- 6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 7. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- 8. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS ARE DESIGNED AS SHOWN WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE. CONTRACTOR TO ENSURE GRADES FOLLOW THESE REQUIREMENTS IN THE FIELD DURING CONSTRUCTION.
- 10. PROPOSED SITE SLOPES HAVE BEEN DESIGNED TO NOT EXCEED 3:1. CONTRACTOR TO ENSURE GRADES ON SITE FOLLOW THESE REQUIREMENTS IN THE FIELD DURING CONSTRUCTION.
- 11. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- 13. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- 14. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- 15. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- 16. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.

## 17. TOLERANCES

- 17.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
- 17.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
- 17.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.

## 18. MAINTENANCE

- 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
- 18.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
- 18.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

## GRADING PLAN LEGEND:

EX. 1' CONTOUR ELEVATION INTERVAL

1137

1.0' CONTOUR ELEVATION INTERVAL

41.26

SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)

891.00 G

891.00 TC

SPOT GRADE ELEVATION GUTTER

891.00 BS/TS

SPOT GRADE ELEVATION TOP OF CURB

891.00 ME

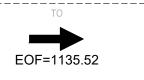
SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS

891.00 ME

SPOT GRADE ELEVATION MATCH EXISTING

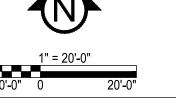
GRADE BREAK - HIGH POINTS

CURB AND GUTTER (T.O = TIP OUT)



EMERGENCY OVERFLOW





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PRIMINATION PROPERTY.

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I HEREBY CERTIFY THAT THIS PLAN,
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LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF

MINNESOTA.

Panil J Knaeble

David J. Knaeble

David J. Knaeble

DATE 4/11/22 LICENSE NO. 48776

DRAWN BY:DK, FJ, JL REVIEWED BY: DK

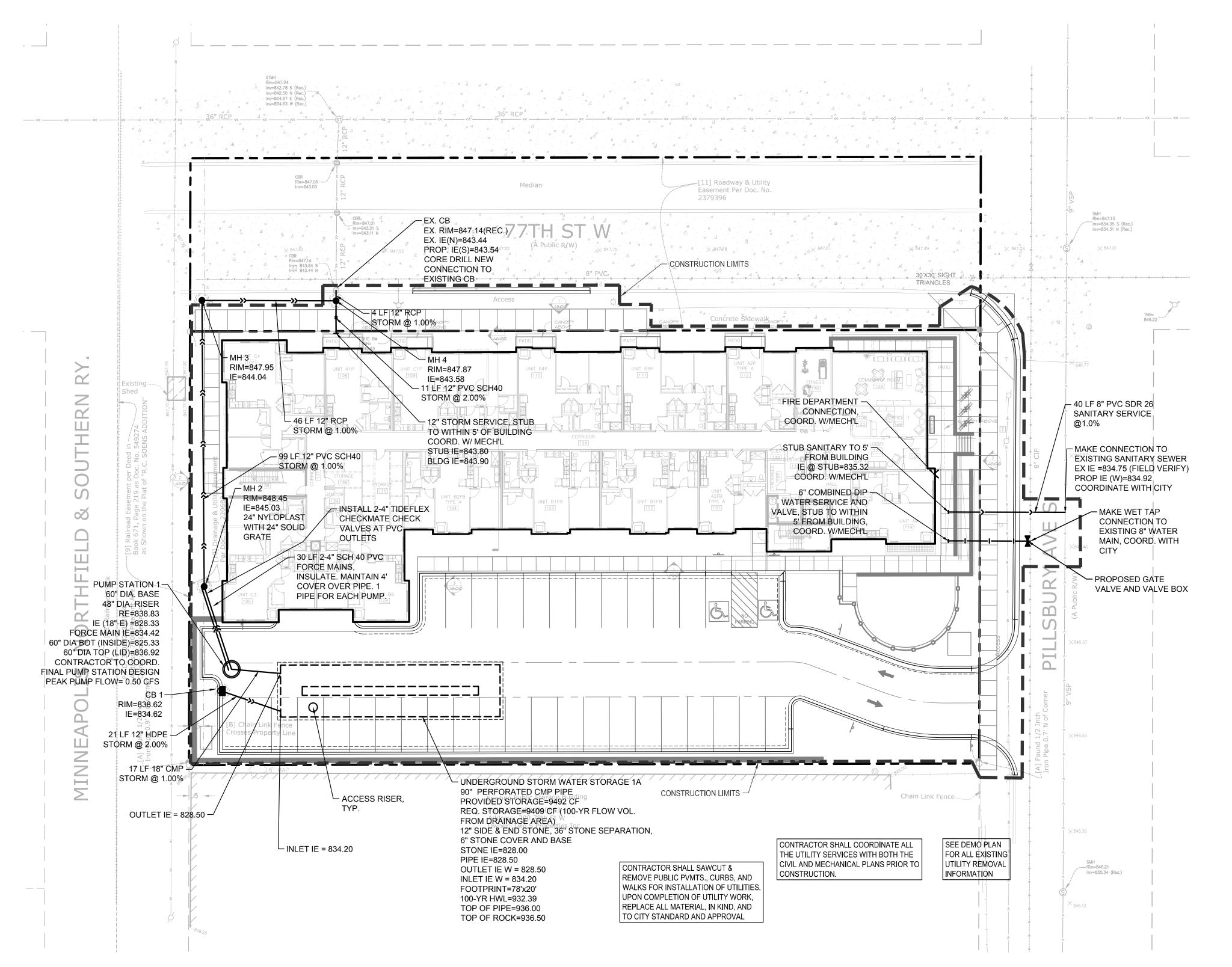
PROJECT NUMBER: 21484

REVISION SUMMARY

DATE DESCRIPTION

GRADING PLAN

C3.C



### **GENERAL UTILITY NOTES:**

- 1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- 3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS
- 4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- 5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- 6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- 7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
- 8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- 9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- 10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- 11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- 12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- 13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- 14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO
- 15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS

MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.

- 16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO
- CONSTRUCTION.
- 17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- 18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- 19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- 20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- 21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- 22. 2CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- 23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- 24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- 25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- 26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
- 27. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

CIVIL SITE

Civil Engineering • Surveying • Landscape Architecture

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Golden Valley, MN 55422 civilsitegroup.com 612-615-006

PRINTIPA CTION

LSBURY AVE S, RICHFIELD, MN 59

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DATE 4/11/22 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION

03/15/22 CITY SUBMITTAL

4/11/22 CITY RESUBMITTAL

DRAWN BY:DK, FJ, JL REVIEWED BY: DK
PROJECT NUMBER: 21484

REVISION SUMMARY

DATE DESCRIPTION

UTILITY PLAN

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CITY OF RICHFIELD UTILITY NOTES:

1. WATER AND SANITARY SEWER SERVICES INCLUDING HYDRANTS, CLEAN-OUTS, AND SHUTOFF VALVES SHALL CONFORM TO CITY SPECIFICATIONS.

CATCH BASIN

MANHOLE

GATE VALVE AND VALVE BOX

PROPOSED FIRE HYDRANT

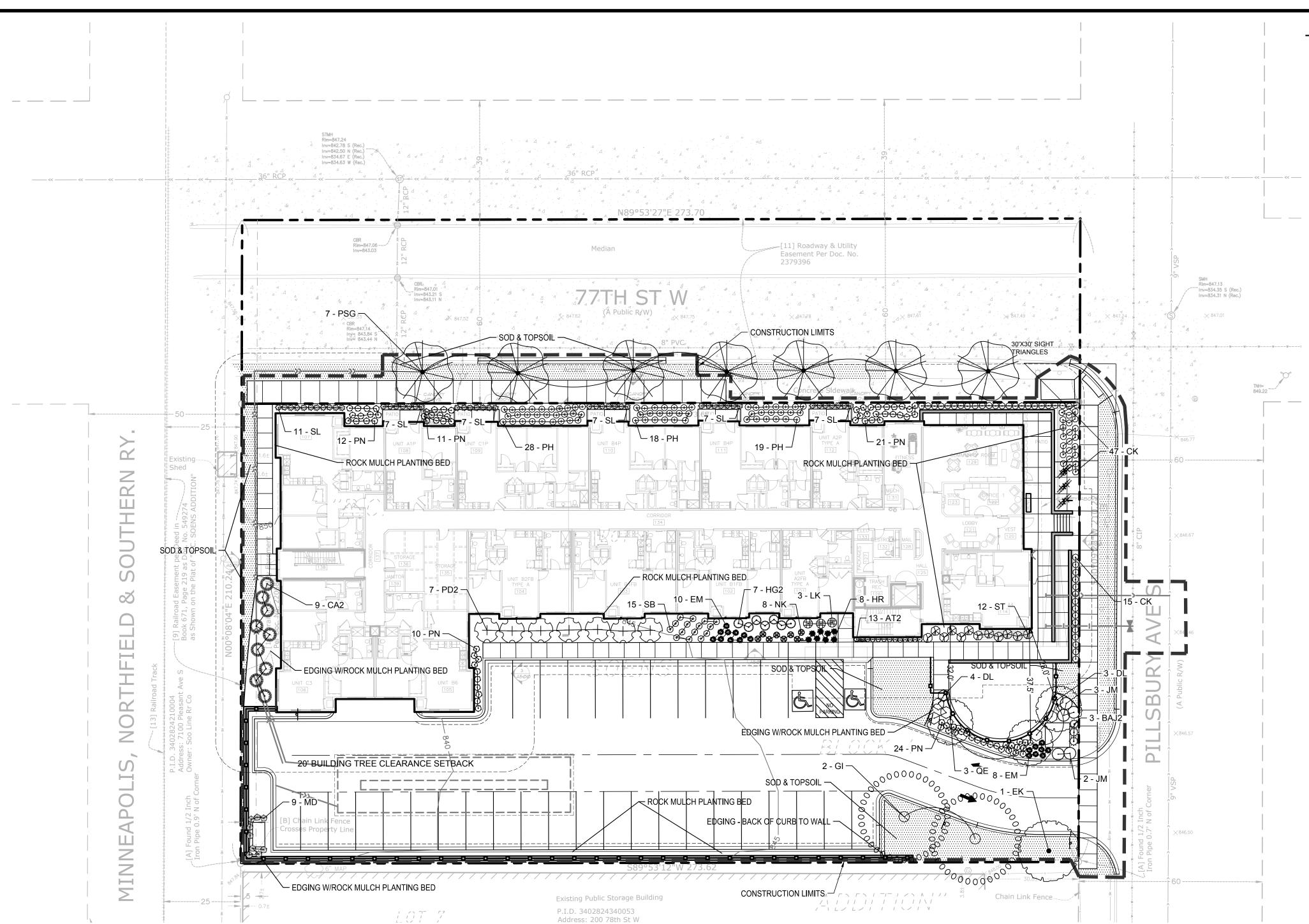
WATER MAIN

SANITARY SEWER

STORM SEWER



UTILITY LEGEND:

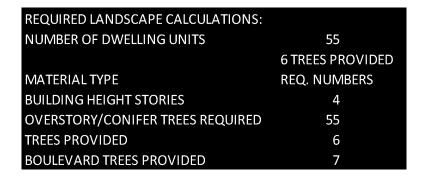


### LANDSCAPE NOTES:

- 1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 2. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 3" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF CRUSHED AND SCREENED 1-1/2" ROCK MULCH.
- 3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- 4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF
- 5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN. THE
- 6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- 10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- 12. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- 13. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

MULCH SCHEDULE						
AREA	MULCH TYPE	EDGING	FABRIC	REMARKS		
TREE RINGS	4" DEPTH, SHREDDED CEDAR	NO	NO	SEE DETAIL SHT. L1.1		
PLANTING BEDS	3" DEPTH, SCREENED 1-1/2" ROCK MULCH	VARIES - SEE LANDSCAPE PLAN	YES	SEE DETAIL SHT. L1.1		
MAINT. STRIP AT BUILDING FOUNDATION	3" DEPTH, SCREENED 1-1/2" ROCK MULCH	VARIES - SEE LANDSCAPE PLAN	YES	SEE DETAIL SHT. L1.1		

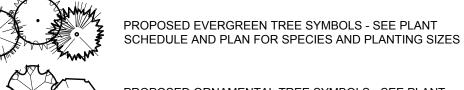
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL



REQUIRED SIZES FOR PROPOSED 4 STORY 2.5 3.5 Caliper Size Inches 4 Stories | 22(40%) | 17(30%) | 17(30%)

GROUNDCC	VER SCHEDULE	
GROUND COVERS	COMMON / BOTANICAL NAME	SIZE
	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	Sod

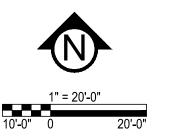
PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.





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JORDAN M. LOCKMAN

DATE 4/11/22 LICENSE NO. 48523 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION 03/15/22 CITY SUBMITTAL 4/11/22 CITY RESUBMITTAL

DRAWN BY:DK, FJ, JL REVIEWED BY: DK PROJECT NUMBER: 21484

REVISION SUMMARY DATE DESCRIPTION

LANDSCAPE PLAN

Crimson Spire Oak / Quercus x 'Crimschmidt' TM 2.5" CAL. B&B NOT NATIVE SIZE POLLINATOR FRIENDLY SHRUBS QTY | COMMON / BOTANICAL NAME NATIVE PLANTS CA2 Arctic Fire Dogwood / Cornus sericea `Arctic Fire` #5 CONT NATIVE CULTIVAR Dwarf Bush Honeysuckle / Diervilla Ionicera #5 CONT NATIVE HG2 Gemo St. Johnswort / Hypericum kalmianum `Gemo` #2 CONT NATIVE CULTIVAR #5 CONT | Mint Julep Juniper / Juniperus chinensis `Mint Julep` NOT NATIVE #5 CONT NOT NATIVE BAJ2 Blue Arrow Juniper / Juniperus Scopulorum `Blue Arrow` MD |Bee Balm / Monarda didyma Diabolo Ninebark / Physocarpus opulifolius `Diabolo` PD2 #5 CONT NATIVE CULTIVAR Birchleaf Spirea / Spiraea betulifolia `Tor` #5 CONT NOT NATIVE GRASSES QTY | COMMON / BOTANICAL NAME SIZE NATIVE PLANTS POLLINATOR FRIENDLY Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster #1 CONT | Heavy Metal Switch Grass / Panicum virgatum `Heavy Metal` #1 CONT NATIVE CULTIVAR Northwind Switch Grass / Panicum virgatum `North Wind` #1 CONT NATIVE CULTIVAR Little Bluestem Grass / Schizachyrium scoparium #1 CONT | Blue Heaven Little Bluestem / Schizachyrium scoparium `Blue Heaven` | #1 CONT NATIVE CULTIVAR PERENNIALS QTY COMMON / BOTANICAL NAME SIZE POLLINATOR FRIENDLY NATIVE PLANTS Summer Beauty Globe Lily / Allium tanguticum `Summer Beauty` #1 CONT NOT NATIVE #1 CONT NOT NATIVE

NATIVE PLANTS

NATIVE CULTIVAR

NATIVE CULTIVAR

NOT NATIVE

NOT NATIVE

NOT NATIVE

NATIVE CULTIVAR

2.5" Cal. B&B

3.5" CAL. B&B

2.5" Cal. B&B

#1 CONT

#1 CONT

#1 CONT

POLLINATOR FRIENDLY

PLANT SCHEDULE

PSG

QTY | COMMON / BOTANICAL NAME

Princeton Sentry Gingko / Ginkgo biloba `Princeton Sentry`

| Magnus Purple Coneflower / Echinacea purpurea `Magnus`

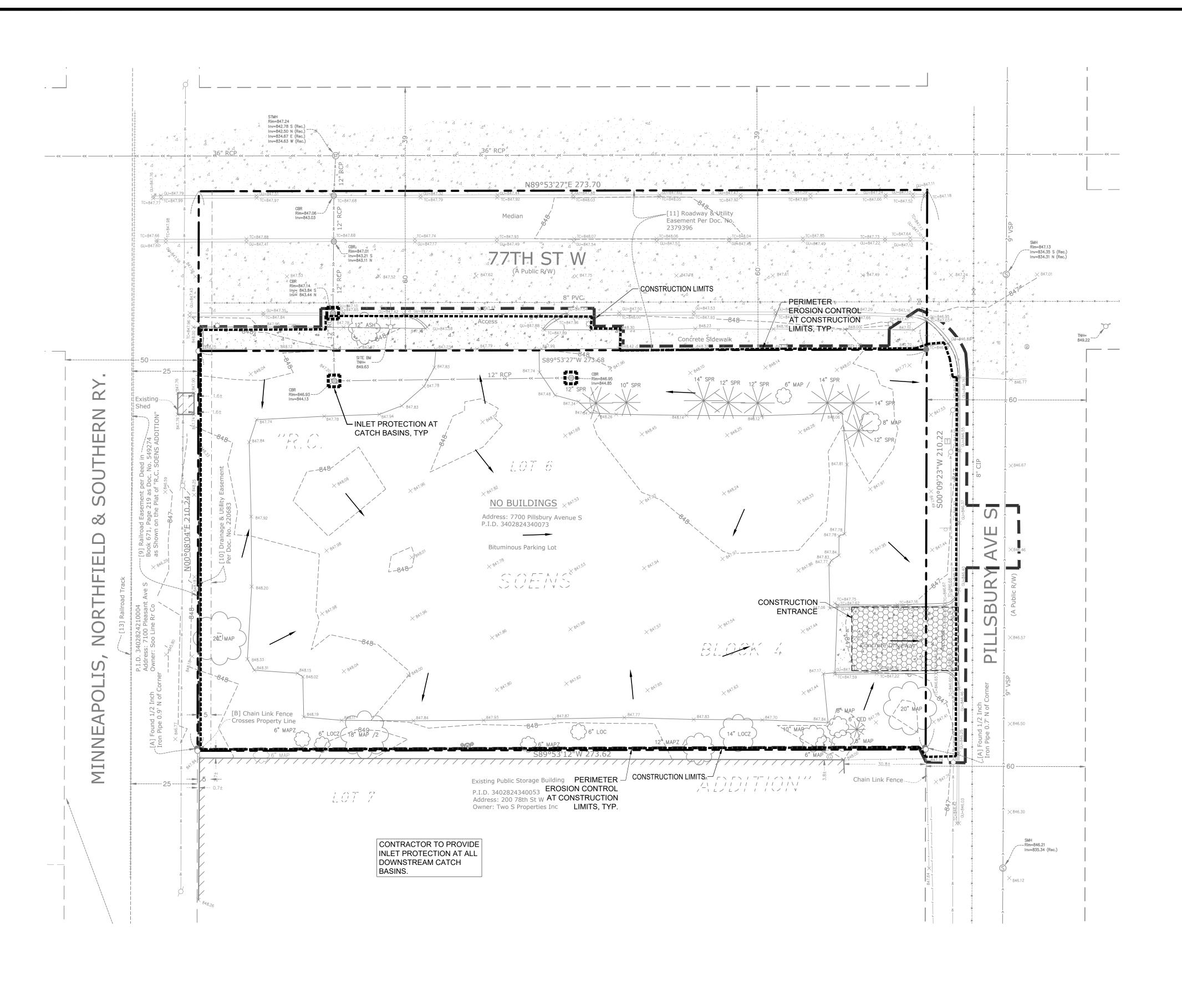
Daylily / Hemerocallis x `Rosy Returns`

|Kobold Blazingstar / Liatris spicata `Kobold`

Kit Kat Nepeta / Nepeta x faassenii `Kit Kat`

Skyline Honey Locust / Gleditsia triacanthos inermis 'Skycole' TM

Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`



CITY OF RICHFIELD EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

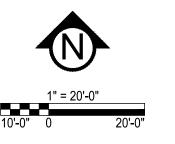
## **SWPPP NOTES:**

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- 2. THIS PROJECT IS LESS THAN ONE ACRE AND WILL NOT REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
- 3. SEE SHEETS SW1.0 SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
- 4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
- CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

Know what's below.
Call before you dig.

LEGEND:



EX. 1' CONTOUR ELEVATION INTERVAL

STABILIZED CONSTRUCTION ENTRANCE

DRAINAGE ARROW

INLET PROTECTION

SILT FENCE / BIOROLL - GRADING LIMIT



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ISSUE/SUBMITTAL SUMMARY

DRAWN BY:DK, FJ, JL REVIEWED BY: DK

REVISION SUMMARY

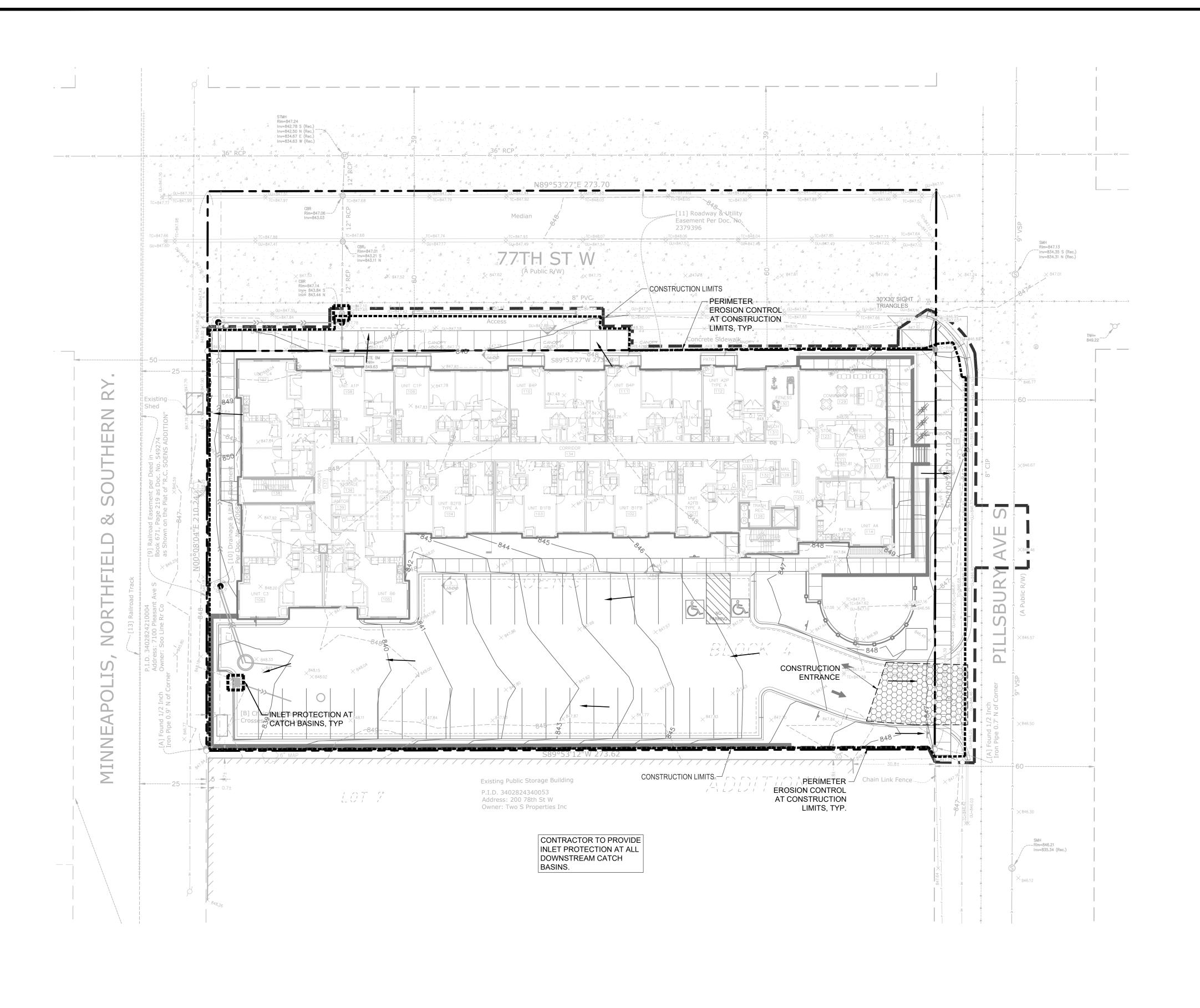
SWPPP - EXISTING

CONDITIONS

PROJECT NUMBER: 21484

DATE DESCRIPTION

DATE DESCRIPTION 03/15/22 CITY SUBMITTAL 4/11/22 CITY RESUBMITTAL

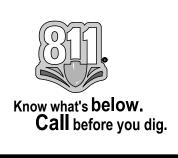


CITY OF RICHFIELD EROSION CONTROL NOTES: 1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

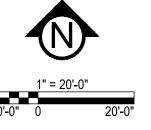
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LEGEND:



EX. 1' CONTOUR ELEVATION INTERVAL 1.0' CONTOUR ELEVATION INTERVAL

DRAINAGE ARROW

SILT FENCE / BIOROLL - GRADING LIMIT



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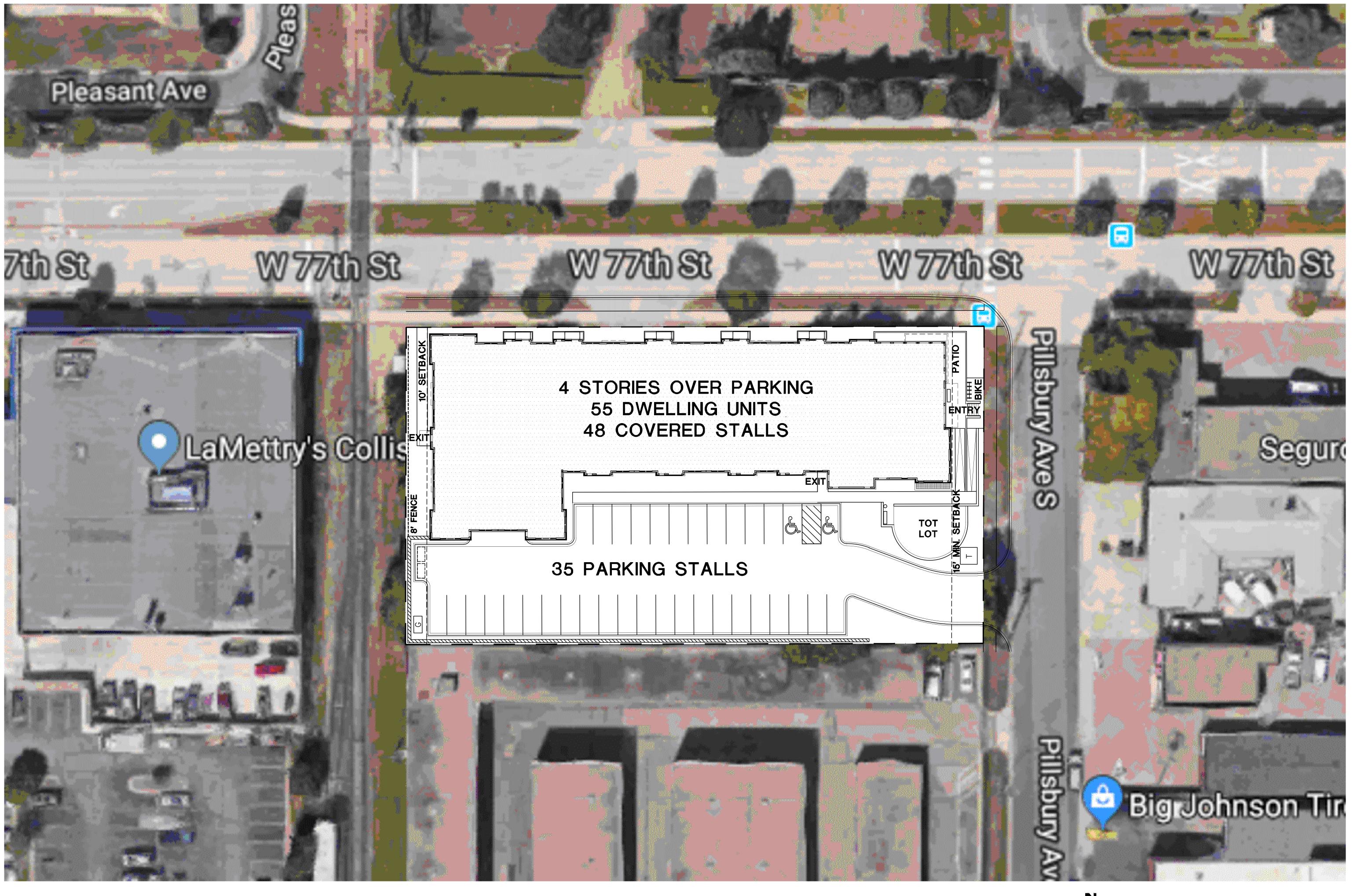
ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION 03/15/22 CITY SUBMITTAL 4/11/22 CITY RESUBMITTAL

DRAWN BY:DK, FJ, JL REVIEWED BY: DK PROJECT NUMBER: 21484

INLET PROTECTION REVISION SUMMARY DATE DESCRIPTION STABILIZED CONSTRUCTION ENTRANCE

SWPPP - PROPOSED

CONDITIONS



**55 DWELLING UNITS:** 

- 13 1BR Units
- 27 2BR Units
- 15 3BR Units





COMM #1903

RICHFI FLAT 7700 Pillsbury Richfield

CONSTRUCTION

GATE: KE

NAME: KE

O 2022 Miller Hanson Architects

0 5'-4" 10'-8" 21'-4"

SCALE: 3/32" = 1'-0"

RICHFI FLAT 7700 Pillsbury Richfield

FREST FLOOR PLAN

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COUNTY OF THE L

RICHFI FLAT 7700 Pillsbury Richfield

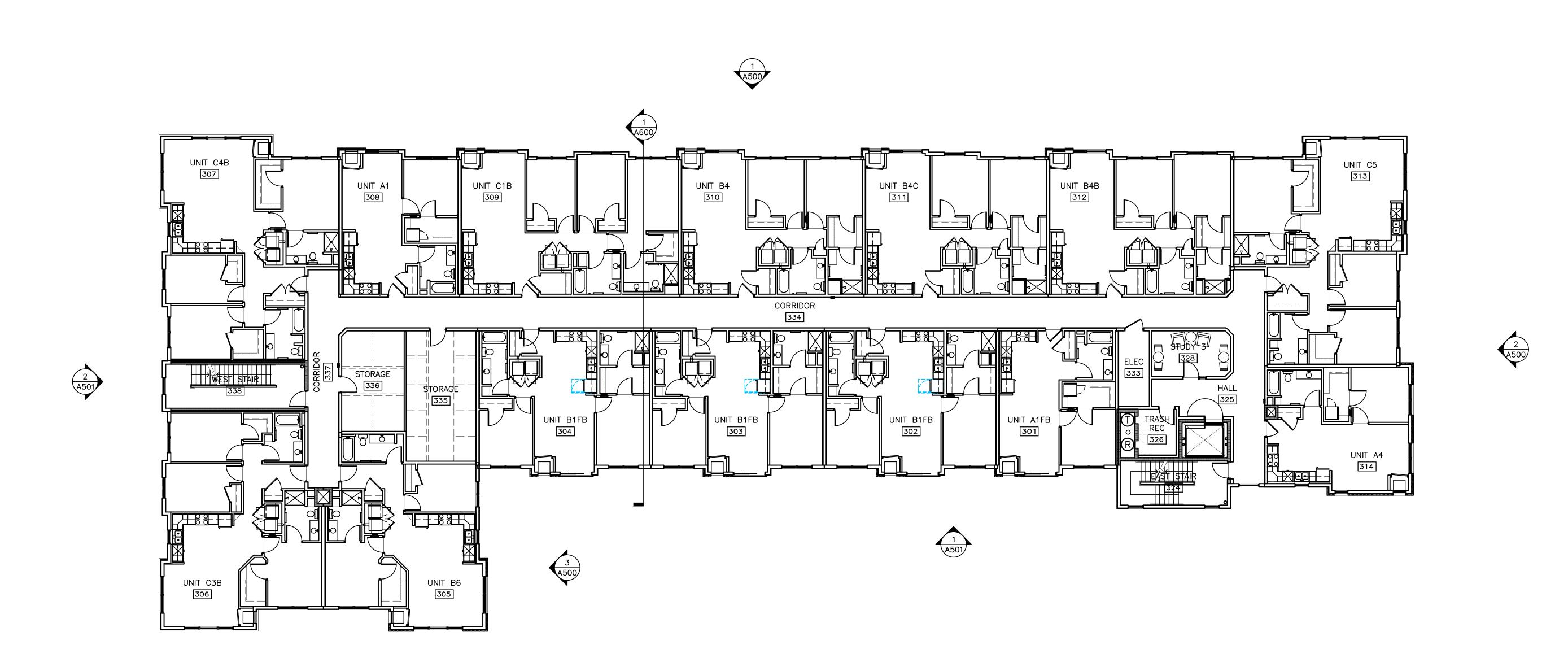
SECOND FLOOR PLAN

SECOND FLOOR PLAN

A 320

A 320

O2022 Miller Hanson Architects



ISSUE & REVISION

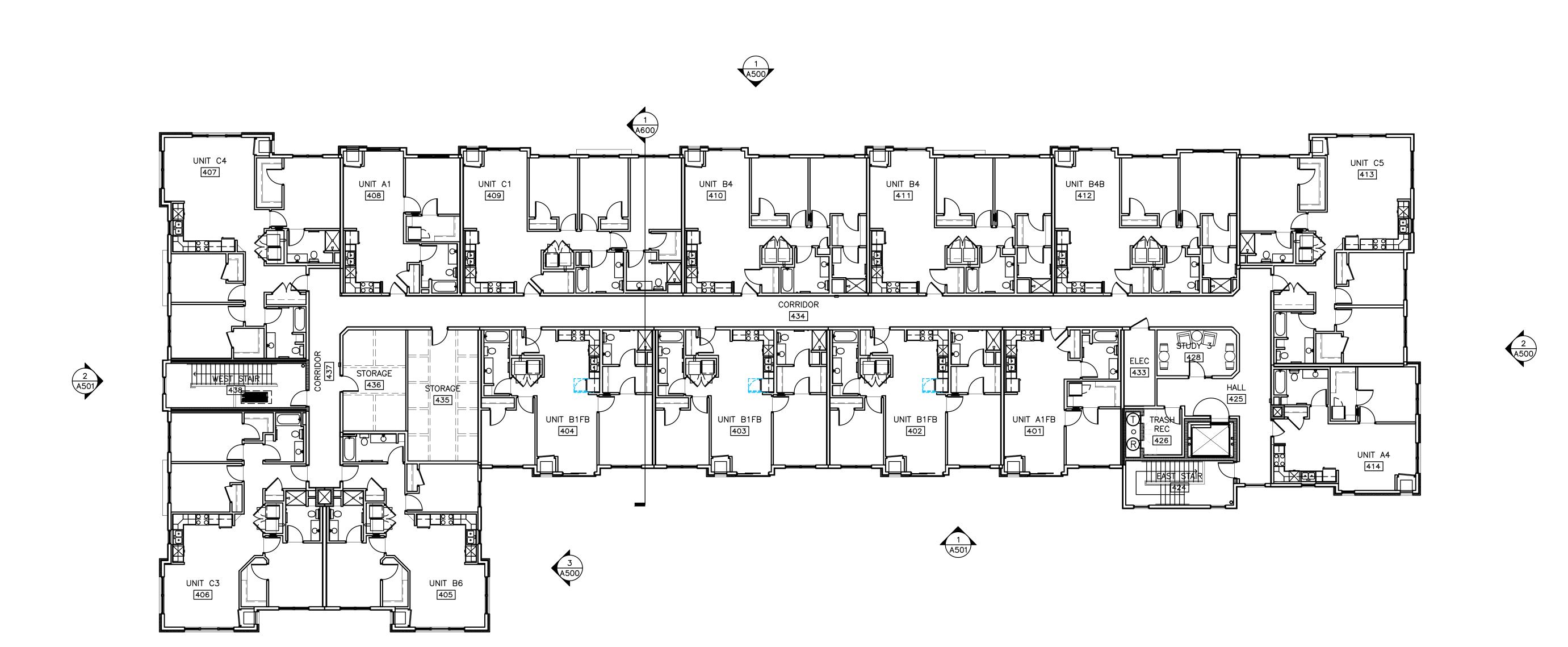
COMM #1903

RICHFI FLAT 7700 Pillsbury Richfield

CONSTRUCTION

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RICHFI FLAT 7700 Pillsbury Richfield

FOURTH FLOOR PLAN

FOURTH FLOOR PLAN

WAS SUBSECTION

O 2022 Miller Hanson Architects



COMM #1903

ISSUE & REVISION

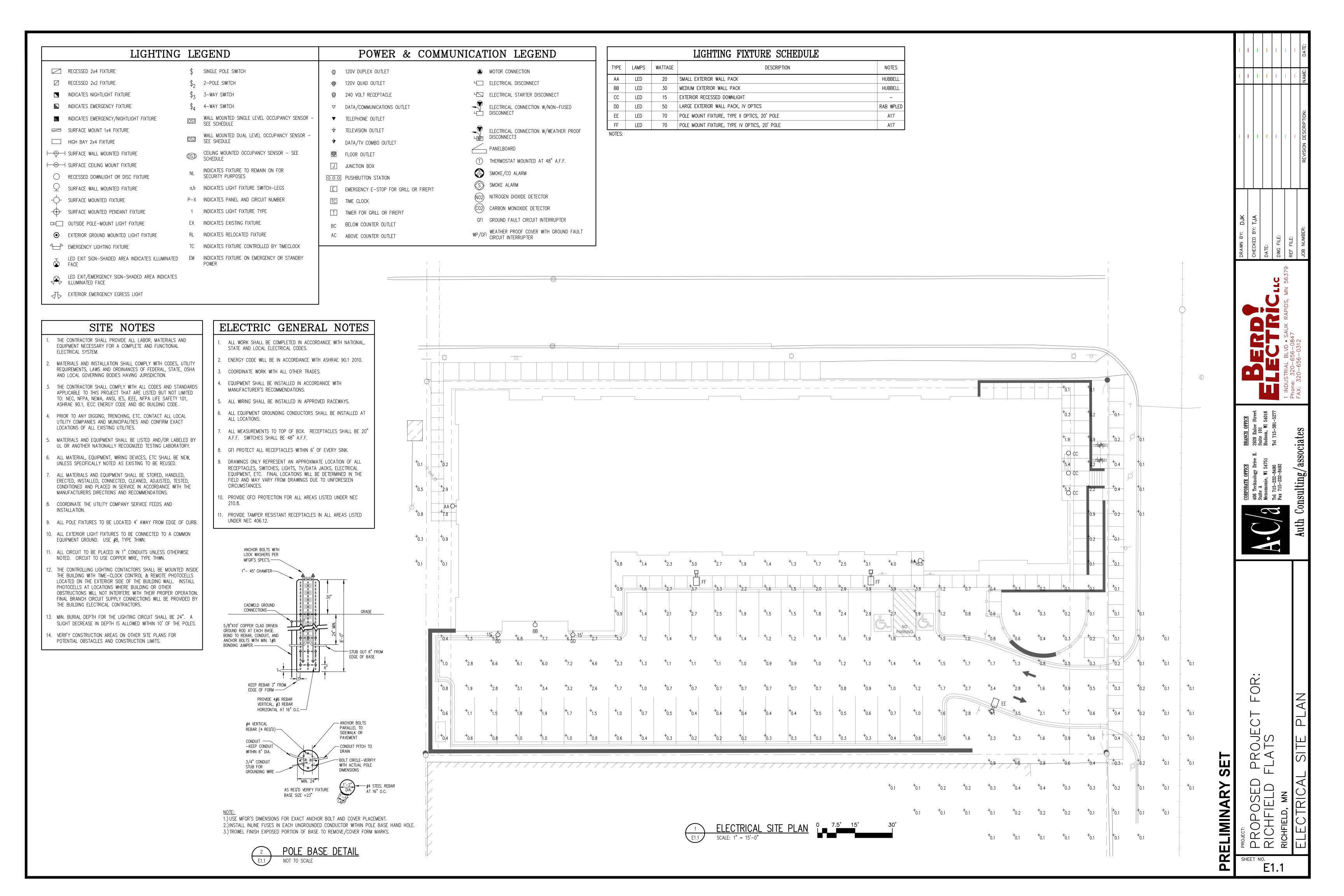
<u>—</u>

EXTERIOR ELEVATIONS

A 500

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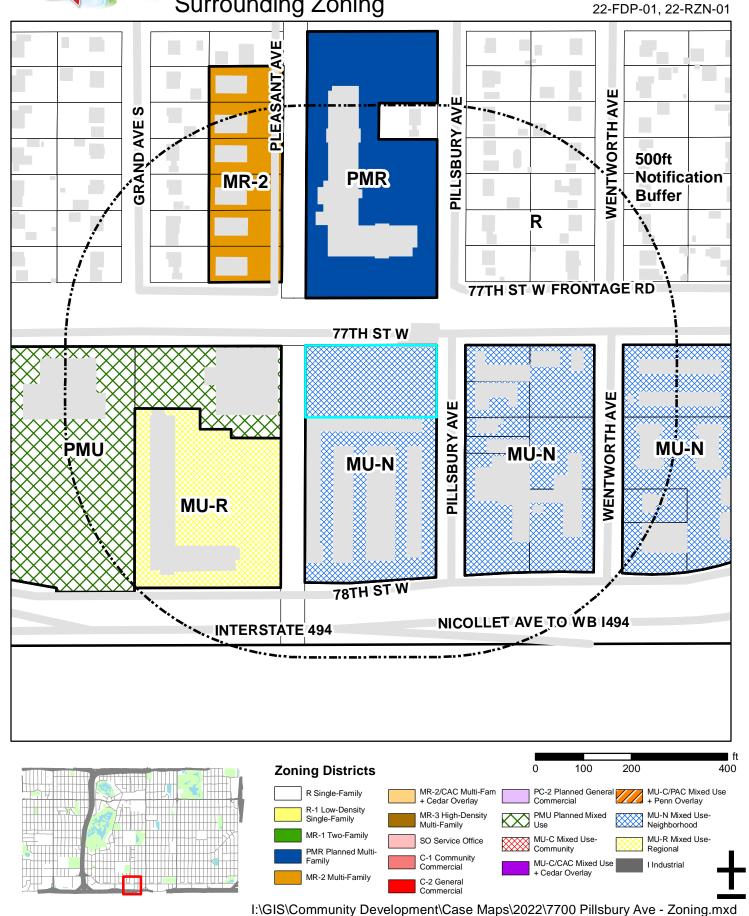




## 🖊 7700 Pillsbury Avenue

Surrounding Zoning

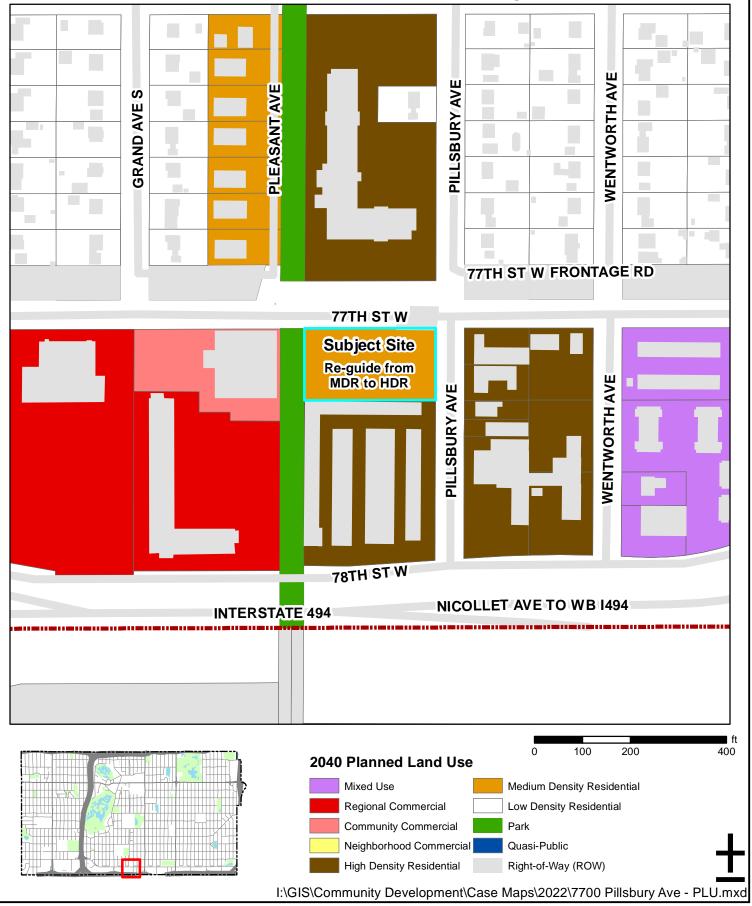
Case No: 22-CP-01, 22-PUD-01,





## 7700 Pillsbury Avenue

2040 Comprehensive Plan Designations



AGENDA SECTION: AGENDA ITEM# CASE NO.: Public Hearings

5.

Staff Report No. 16



## PLANNING COMMISSION MEETING 4/25/2022

REPORT PREPARED BY: Nellie Jerome, Assistant Planner

DIRECTOR REVIEW: Melissa Poehlman, Community Development Director

#### ITEM FOR COMMISSION CONSIDERATION:

Public hearing to consider a request for a variance for a trash enclosure location farther away from the building.

#### **EXECUTIVE SUMMARY:**

Hope Church (Applicant) is requesting a variance for a new dumpster enclosure location on the green space at the south end of the property. The Zoning Code requires that refuse, recycling, and utilitarian elements "shall be designed into the interior space of buildings"; however, because the recent renovation of the church consisted of less than 100% increase of the floor area, the Zoning Code allowed staff to administratively approve a trash enclosure location that was outside of the building. This approved location was on the north side of the property and was allowed because of its proximity to the building and its distance from residential properties, at roughly 150 feet from the nearest home.

This variance request is for a new trash enclosure location that is farther away from the church building and about 85 feet from a multi-family residential building. Staff did not approve this new location because it requires trash and recycling to be carried a greater distance than the approved location, and it is closer to a residential building. It is staff's interpretation that the intent of the enclosed trash room rule in the Zoning Code is to minimize the effect that trash and refuse have on neighboring properties by keeping the trash receptacles close to buildings where trash is generated and away from neighboring properties. Staff feels that the variance, if approved, could affect the multi-family homes to the south, and could lead to trash blowing away in the wind during the longer travel distance to the proposed location of the trash enclosure.

Additionally, the resolution approved in 2020 states that the southern, undeveloped portion of the property must be maintained as landscaping or grass. This stipulation was a specific condition of the previous approval, which allowed for additional parking near the main entrance in exchange for preserving greenspace for future development in the area now proposed for the trash enclosure. It is likely that the enclosure will need to be moved again if it is allowed in the requested location.

The Applicant has placed the dumpsters in this location over the past several months while they finish construction on the new wing of their building and they found the location to be preferable. The Applicant also noted that they couldn't find another suitable location for an enclosure anywhere around the existing building, and that the previously approved location is too close to a main entrance. Staff is recommending denial of this variance request as it does not meet the requirements for approval, but is open to other locations on the site that still approach the intent of the ordinance.

#### **RECOMMENDED ACTION:**

Conduct and close a public hearing and by motion: Deny the proposed variance for a trash enclosure

#### location farther away from the building.

#### BASIS OF RECOMMENDATION:

#### A. HISTORICAL CONTEXT

• The Applicant received approval for an amendment to their Conditional Use Permit in 2019 to house a charter school on their campus, and another amendment to remodel a major part of the north end of their building in 2020. The trash enclosure location was administratively approved in 2020, along with the remodel.

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

 Zoning Code Subsection 544.05 establishes rules for screening of refuse collection and utilitarian items.

#### C. CRITICAL TIMING ISSUES:

 60-DAY RULE: The 60-day clock started when a complete application was received on April 7, 2022. A decision is required by June 6, 2022 or the Council must notify the Applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days total) for issuing a decision.

#### D. **FINANCIAL IMPACT:**

None.

#### E. **LEGAL CONSIDERATION:**

 Notice of the public hearing was published in the Sun Current newspaper on April 14, 2022, and was mailed to properties within 350 feet of the site.

#### **ALTERNATIVE RECOMMENDATION(S):**

 Approve the variance request with a finding that the proposal meets requirements necessary to approve a variance.

#### PRINCIPAL PARTIES EXPECTED AT MEETING:

Keith Koenig or other representative(s) from Hope Church

#### ATTACHMENTS:

	Description	Type	
D	Resolution	Resolution Letter	
D	Required Findings	Backup Material	
D	Application Materials	Backup Material	
D	Aerial Image	Backup Material	
D	Zoning Map	Backup Material	

#### **RESOLUTION NO. 243**

## RESOLUTION OF THE RICHFIELD PLANNING COMMISSION DENYING A VARIANCE FOR TRASH ENCLOSURE LOCATION AT HOPE CHURCH, 7132 PORTLAND AVE

**WHEREAS**, an application has been filed with the City of Richfield which requests approval of a variance on the parcel of land commonly known as 7132 Portland Ave (the "property") and legally described as:

Lot 1, Block 1, HOPE PRESBYTERIAN CHURCH ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, and that part of the South Half of the South Half of the Southeast Quarter of the Northeast Quartere of the Northeast Quartere of Section 34, Township 28, Range 24 lying south and east of Lot 1, Block 1, HOPE PRESBYTERIAN CHURCH ADDITON, except road.

**WHEREAS**, Richfield Zoning Code Subsection 544.05 establishes rules for screening of refuse collection and utilitarian items and requires that trash collection areas be designed into the interior of the building.

**WHEREAS**, Richfield Zoning Code Subsection 544.05 part (c) allows for administrative approval of a screening enclosure for dumpsters if site improvements or redevelopment consist of less than a 100 percent increase in gross floor area and if the requirement for an interior trash room is impossible to meet, as judged by the Director.

**WHEREAS**, Richfield Zoning Code, Subsection 547.11 states that a variance may only be granted when all required criteria are met; and

**WHEREAS**, Minnesota Statutes Section 462.357, Subdivision 6, provides for the granting of variances to the literal provisions of the zoning regulations in instances where enforcement would cause "practical difficulty" to the owners of the property under consideration; and

**WHEREAS**, the Planning Commission of the City of Richfield held a public hearing for the requested variance at its April 25, 2022, meeting; and

**WHEREAS**, notice of the public hearing was published in the Sun Current newspaper and mailed to properties within 350 feet of the subject property; and

**NOW, THEREFORE, BE IT RESOLVED,** by the Planning Commission of the City of Richfield, Minnesota, as follows:

- 1. The Planning Commission adopts as its Findings of Fact the **WHEREAS** clauses set forth above, as well as the following:
- 2. With respect to the application for a variance from the above-listed requirements, the Planning Commission makes the following findings:
  - a. There are "practical difficulties" that prevent the property owner from using the property in a reasonable manner.
    - No practical difficulties exist which would prevent the applicant from using the property as currently permitted. No practical difficulties exist which would prevent the construction of a trash enclosure that conforms to the intent of the ordinance. Staff feels that there are alternative spaces on the property which would be suitable for a trash enclosure.
  - b. There are unusual or unique circumstances that apply to the property which were not created by the applicant and do not apply generally to other properties in the same zone or vicinity.

The lot is a unique shape and the two buildings on the lot are also uniquely oriented, with many entry points which may make finding a good trash location difficult; however, the applicant had an opportunity to design a new enclosure into the new building space as part of the remodel. Further, a specific condition of the previous approval allowed for additional parking near the main entrance in exchange for preserving greenspace for future development in the area now proposed for the trash enclosure. It is likely that the enclosure will need to be moved again if it is allowed in the requested location.

- c. The variance would not alter the character of the neighborhood or the locality. It is staff's interpretation that the intent of the enclosed trash room rules in the zoning code is to minimize the effect that trash and refuse have on neighboring properties by keeping the trash receptacles close to the main building where trash is generated, and away from neighboring properties. The variance could affect the multifamily homes to the south, and could lead to trash blowing away in the wind during the longer travel distance to the proposed trash enclosure location.
- d. The variance is the minimum necessary to alleviate the practical difficulty. There is no practical difficulty, as discussed in part a.
- e. The variance is in harmony with the general purpose and intent of the ordinance and consistent with the Comprehensive Plan.

  The variance requested is not in harmony with the intent of the zoning ordinance, which is to minimize the effect that trash and refuse have on neighboring properties by keeping the trash receptacles close to the main building where trash is generated.
- 3. Based on the foregoing findings, the application for a variance for a trash enclosure location farther away from the building is denied.

Adopted by the Planning Commission of the City of Richfield, Minnesota this 25th day of April 2022.

ATTEST:	Chairperson, Richfield Planning Commission
Secretary, Richfield Planning Commission	

#### **Required Findings**

#### Part 1 - Variances:

- a) There are "practical difficulties" that prevent the property owner from using the property in a reasonable manner.
  - No practical difficulties exist which would prevent the applicant from using the property as currently permitted. No practical difficulties exist which would prevent the construction of a trash enclosure that conforms to the intent of the ordinance. Staff feels that there are alternative spaces on the property which would be suitable for a trash enclosure.
- b) There are unusual or unique circumstances that apply to the property which were not created by the applicant and do not apply generally to other properties in the same zone or vicinity.
  - The lot is a unique shape and the two buildings on the lot are also uniquely oriented, with many entry points which may make finding a good trash location difficult; however, the applicant had an opportunity to design a new enclosure into the new building space as part of the remodel. Further, a specific condition of the previous approval allowed for additional parking near the main entrance in exchange for preserving greenspace for future development in the area now proposed for the trash enclosure. It is likely that the enclosure will need to be moved again if it is allowed in the requested location.
- c) The variance would not alter the character of the neighborhood or the locality. It is staff's interpretation that the intent of the enclosed trash room rules in the zoning code is to minimize the effect that trash and refuse have on neighboring properties by keeping the trash receptacles close to the main building where trash is generated, and away from neighboring properties. The variance could affect the multifamily homes to the south, and could lead to trash blowing away in the wind during the longer travel distance to the proposed trash enclosure location.
- d) The variance is the minimum necessary to alleviate the practical difficulty. There is no practical difficulty, as discussed in part *a*.
- e) The variance is in harmony with the general purpose and intent of the ordinance and consistent with the Comprehensive Plan.
  - The variance requested is not in harmony with the intent of the zoning ordinance, which is to minimize the effect that trash and refuse have on neighboring properties by keeping the trash receptacles close to the main building where trash is generated.

Provide the Following Information on the Requested Variance:

1. What is the variance being requested? Describe why the proposal requires a variance.

Hope Presbyterian Church (HPC) is requesting a variance from the general requirements for *Screening of refuse collection and utilitarian items* (Richfield Municipal Code 544.05). Because our site improvements or redevelopment consists of less than a 100 percent increase in gross floor area, there is latitude in the Code for the Director to alternatively require compliance with 544.05.C.i-v, which specifies that screening of a trash enclosure is allowable.

- 2. Answer the following four questions as they apply to your request.
- a) Is there a practical difficulty present which denies a reasonable use of the property?

Hope Church desires to serve the people of Richfield with excellence. We want to be good stewards of our unusually large facility. It is the heart of our mission to function as a distribution site for social services, a gathering place for children and youth and their families, and an attractive option for community events. We want people to experience a warm welcome in an environment that is safe, helpful, and beautiful.

For many years we have struggled with the location of our trash dumpsters, which were all too visible for the functions described above. Our "renewed Hope for Richfield" renovation and building project provides an opportunity to address this challenge.

We want to maximize how our facility and grounds can be used for ongoing programs and special events (indoor *and* outdoor). This means we want to avoid having the trash enclosure detract from usable space by being too near our entrances (and Hope Church is unusual in how many entrances it has!).

Because there appeared to be no other locations that City Staff would endorse, in our early planning, we chose between bad options and went with a trash enclosure location adjacent to our sanctuary and newly created space for children. This location is also an integral part of our programming as a natural "amphitheater" (for outdoor events) created by the stairs and raised concrete area as it meets the "link" between the main church building and the Portland Center.

As we have lived with this choice, we have come to believe that this location would seriously hinder our mission to the community as it is directly adjacent to one of our main entrances off of our 4<sup>th</sup> Avenue parking lot and directly adjacent to outdoor amphitheater.

Further, after temporarily relocating the dumpsters to the south end of the east parking lot during construction, we have found that this location works much better than we thought it would, when it was dismissed during our planning process.

We want to be good neighbors, reducing the visibility of trash removal and minimizing the noise associated with that. We believe the temporary location of our dumpsters on the south end of our property does just that. Therefore, we seek a variance to make this temporary location permanent

b) Are there any unusual or unique circumstances relating to the property or building which are beyond your control? (Explain)

The City approval of our current project required a revision to our existing dumpster location and lack of an enclosure. Unfortunately, the project currently underway, because of its limited scope compared to the size of our campus (reduced total square footage), did not allow for a dedicated, "backdoor", service area. All of the new building structure embraces Portland Ave, with new main entrances to the north and to the south. Therefore, revisions to our trash enclosure needed to somehow be applied to our existing building or the immediately surrounding areas.

The perimeter of the existing building that is setback adequately to provide Code compliance, is dominated by public entrances. We studied the entire, allowable perimeter of our existing building to try and find a suitable location, while minimizing its impact on our mission to be welcoming and provide great programming. As discussed above, the currently approved location appeared be the best of the available bad options. We have again revisited other options for relocation of the trash enclosure but have found them to be untenable, given the constraints of our existing building and its presence and desired uses.

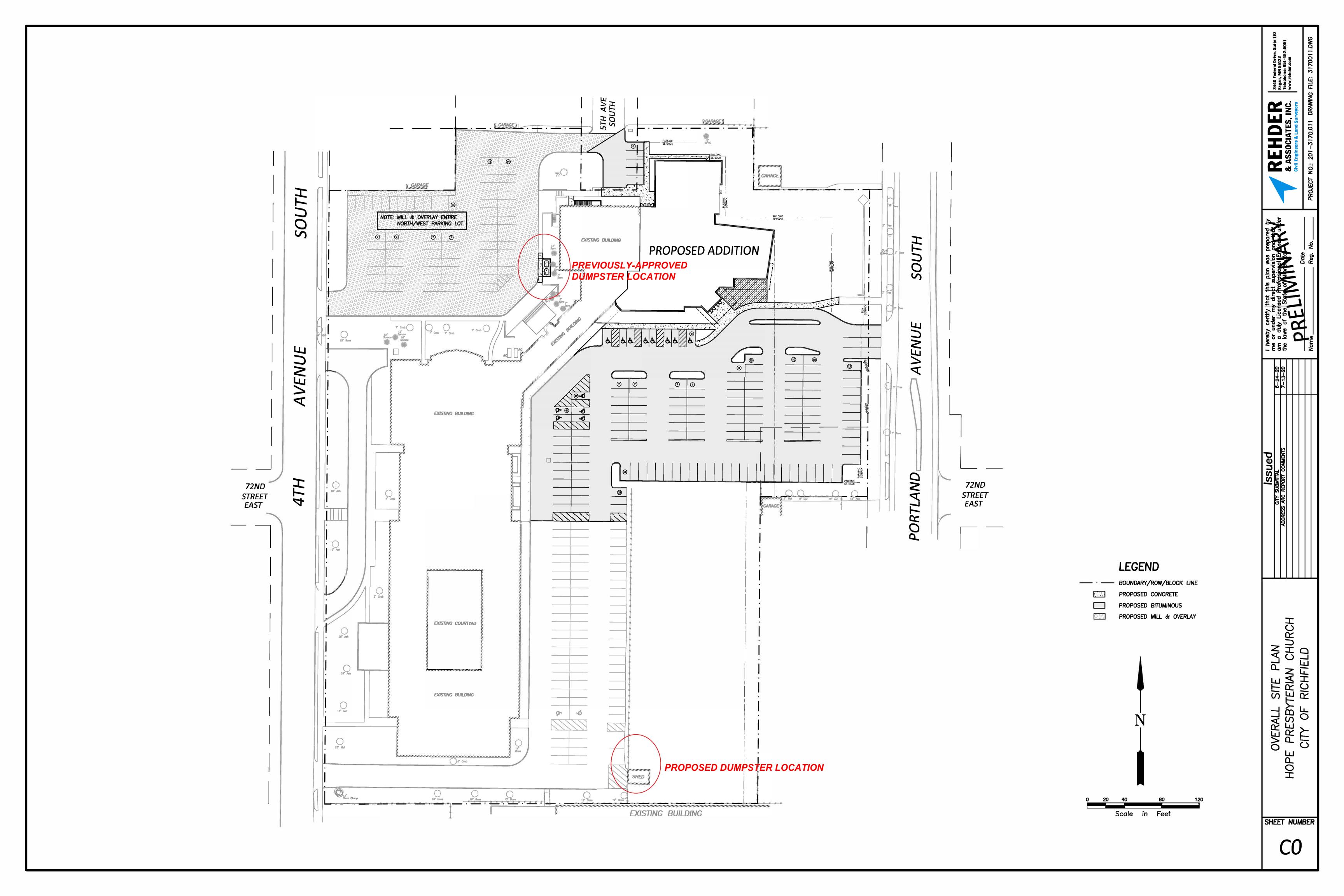
c) Will the variance, if granted, result in an adverse impact on surrounding properties or alter the character of the building or neighborhood? (Explain)

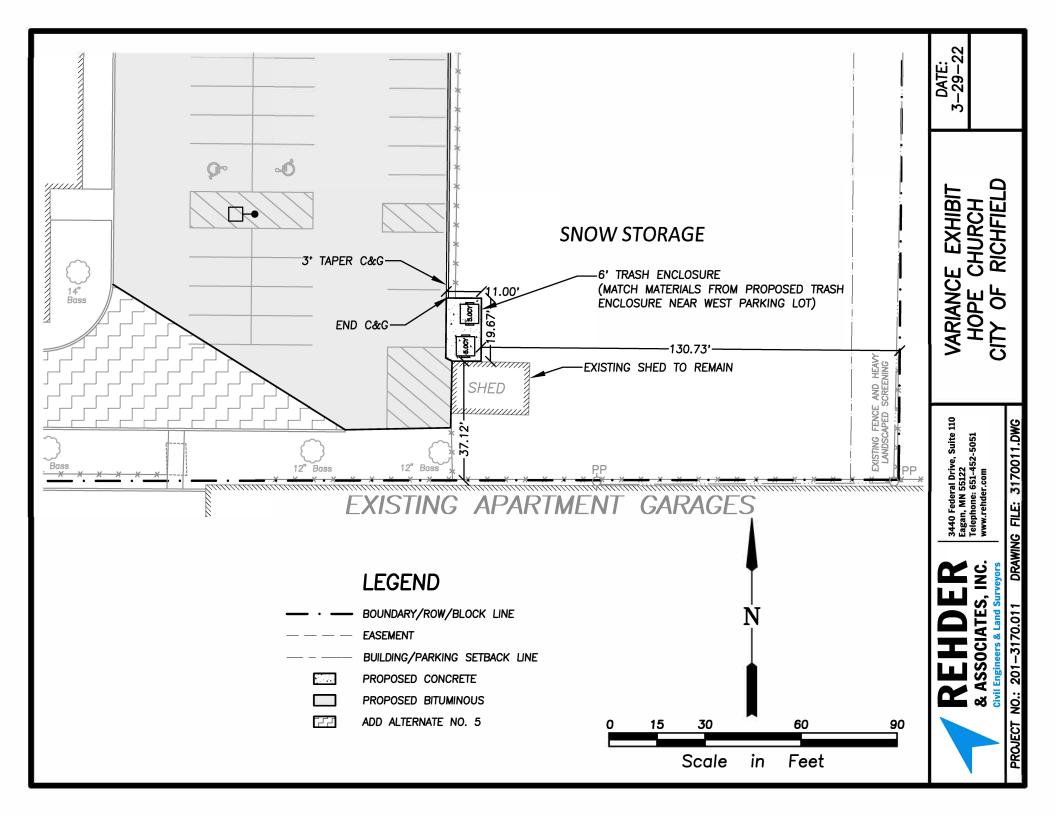
Arguably, the new trash enclosure location proposed as part of this variance application has less impact on surround properties than the approved location. The new location would be setback a greater distance from 4<sup>th</sup> Avenue (240-ft, approved location, 335-ft, new location) and would be less visible from 4<sup>th</sup> Avenue due to the view corridor. Site lines to the front of the enclosure would be reduced from 5- or 6-houses in the current location to 1-house in the proposed location.

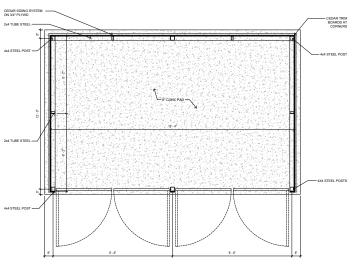
The new location would be a nearly identical distance to residential properties as the approved location (both approximately 150-ft) and, although closer to the multi-family apartments to the south, it would be completely and thoroughly screened by the row of garages along their north property line and our existing shed.

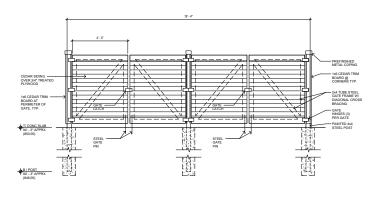
d) Is the variance consistent with the purpose and intent of the rule from which a variance is being requested? (Explain)

Since the purpose and intent of this Rule is it not clearly identified in the Code, it is difficult to determine. It is our best guess that the purpose of the Rule is to reduce visual and other impacts on surrounding properties. If that is the case, we would offer the points made above in Item c, as support for how the new location would have less impact on surrounding properties than would the approved location. If this Rule has other purposes or intents that we are not aware of, please let us know, so we can address those as well.









TRASH ENCLOSURE PLAN

SCALE: 112" = 1"-0"

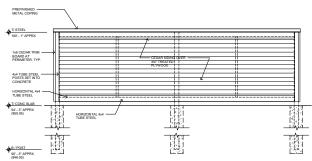
2 TRASH ENCLOSURE ELEV. 4-101.2 SCALE: 1/2" = 1'-0"

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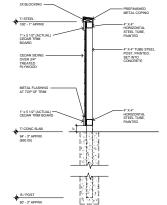
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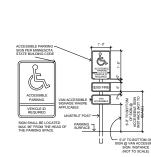


4 TRASH ENCLOSURE ELEV. 4-101.2 SCALE: 1/2" = 1'-0"



5 TRASH ENCLOSURE SECTION

SCALE: 3/4" = 1'-0"



6 ACCESSIBLE PARKING SIGN

architects and builders
9600 541H AVENORIH, SUITE 180
PLYMOUTH, AND 5520
FAX: (733) 541-9557
www.vanmanab.com

Addition and Remodel For:

#### HOPE CHURCH

7132 Portland Ave S Richfield MN 55423

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT
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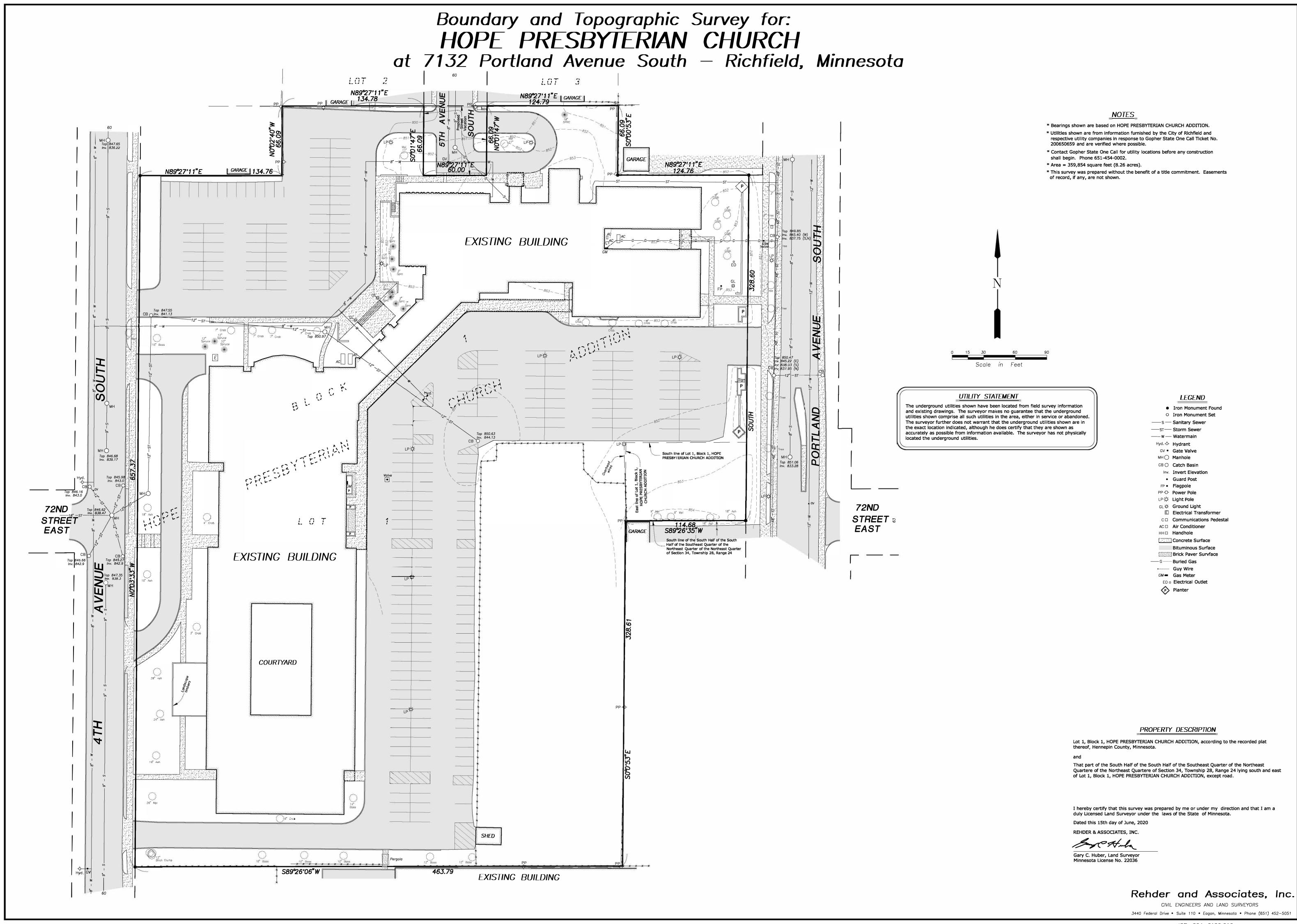
PRINT NAME: Angle Knodel
SIGNATURE: AND DESCRIPTION
DATE: 3/24/2021 REGIS

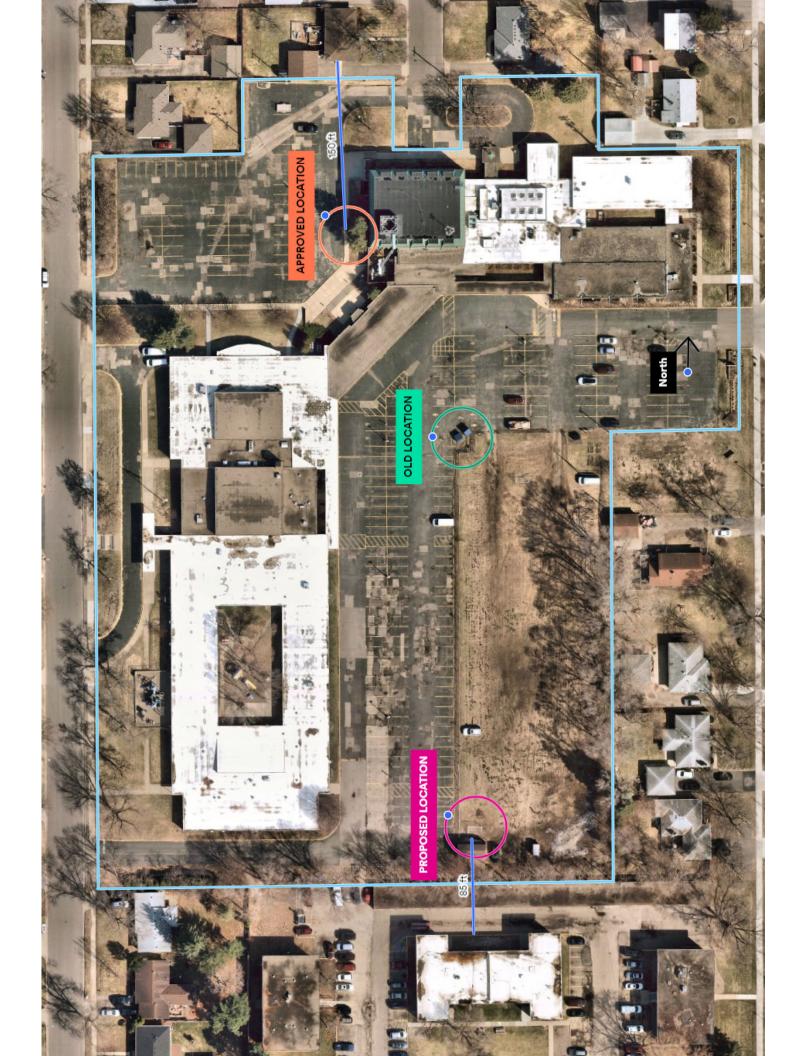
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SITE DETAILS

A-101.2

A1702







# 7132 Portland Ave, Hope Church



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