



**PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
FEBRUARY 27, 2017
7:00 PM**

Call to Order

Approval of minutes of the (1) Regular Planning Commission Meeting of November 28, 2016; and (2) Planning Commission Work Session of January 23, 2017.

Opportunity for Citizens to Address the Commission on items not on the Agenda

Public Hearings

1. Consider approval of ordinance amendments that will create a Cedar Corridor Overlay District and change the zoning of properties with the Cedar Corridor area (roughly 66th Street to 77th Street, east of 17th Avenue) to match the designations in the Comprehensive Plan.

PC Letter #4

Other Business

2. Election of Planning Commission Chairperson, Vice-Chairperson and Secretary
3. Appointment of liaisons to the Community Services Advisory Commission, City Council, Housing and Redevelopment Authority, School Board and Transportation Committee

PC Letter #2

4. Review of Planning Commission Bylaws

PC Letter #3

Liaison Reports

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

City Planner's Reports

5. City Planner's Report
6. Next Meeting Time and Location

March 27, 2017 at 7 p.m. in the City Council Chambers

7. Adjournment

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



Planning Commission Minutes

November 28, 2016

MEMBERS PRESENT: Chairperson Erin Vrieze Daniels and Commissioners Sean Hayford Oleary, Gordon Vizecky, Susan Rosenberg, Rick Jabs, and Dan Kitzberger

MEMBERS ABSENT: Commissioner Charles Standfuss

STAFF PRESENT: Melissa Poehlman, City Planner

OTHERS PRESENT: Craig Vaughn, SRF Consulting Group

Chairperson Vrieze Daniels called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

M/Vizecky, S/Rosenberg to approve the minutes of the October 24, 2016 regular meeting.

Motion carried: 6-0

OPEN FORUM

No members of the public spoke.

PUBLIC HEARING(S)

None.

NEW BUSINESS

ITEM #1

PC Letter No. 14 – Consider recommendation to hire SRF Consulting Group to help the City prepare the 2018 Comprehensive Plan update.

City Planner Melissa Poehlman presented the staff report.

In response to a question from Chair Vrieze Daniels, Poehlman stated that a series of technical memos would be issued to staff and policymakers, reflecting what's happening throughout the process.

In response to questions from Commissioner Hayford Oleary, Poehlman stated that a variety of public engagement events would be held, including both broad, citywide goals and also focused on small areas such as 66th & Nicollet.

Craig Vaughn of SRF Consulting Group gave a brief overview of public engagement methods.

M/Vizecky, S/Rosenberg to recommend hiring SRF Consulting Group to help the City in the preparation of the Richfield 2018 Comprehensive Plan update.

Motion carried: 6-0

November 28, 2016

OLD BUSINESS

None.

LIAISON REPORTS

Community Services Advisory Commission: Commissioner Jabs

City Council: Commissioner Rosenberg

HRA: No report

Richfield School Board: Commissioner Kitzberger

Transportation Commission: Commissioner Hayford Oleary

Chamber of Commerce: No report

CITY PLANNER'S REPORT

None.

ADJOURNMENT

M/Vizecky, S/Rosenberg to adjourn the meeting.

Motion carried: 6-0

The meeting was adjourned by unanimous consent at **7:11 p.m.**

Gordon Vizecky
Secretary



Planning Commission Minutes

January 23, 2017 Worksession

MEMBERS PRESENT: Chairperson Erin Vrieze Daniels and Commissioners Gordon Vizecky, Susan Rosenberg, Rick Jabs, and Charles Standfuss

MEMBERS ABSENT: Commissioners Dan Kitzberger and Sean Hayford Oleary

STAFF PRESENT: Melissa Poehlman, City Planner
Matt Brillhart, Associate Planner

Chairperson Vrieze Daniels called the meeting to order at 7:01 p.m.

ITEM #1

PC Memo No. 1 – Discuss zoning amendments in the Cedar Avenue Corridor, consistent with the Redevelopment Master Plan Update

City Planner Melissa Poehlman briefed Commissioners on the proposed zoning amendments.

Chair Vrieze Daniels inquired about the 10% expansion limit for single family homes and requested that staff research average home sizes in the area and average sizes of recent home additions to see if a higher number would make sense for the houses in this area.

Commissioner Vizecky inquired if Cedar Avenue would be vacated in this area as redevelopment emphasizes Richfield Parkway. Poehlman stated that it was possible on some blocks, while on others Cedar Avenue would be retained for truck/loading access that would be undesirable on Richfield Parkway.

Poehlman stated the planned timeline was to hold a public hearing at the February 27 Planning Commission meeting and go before the City Council on March 14 and 28.

ITEM #2

PC Memo No. 1 – Discuss an interim ordinance amending temporary sign regulations related to 66th Street reconstruction

Associate Planner Matt Brillhart briefed Commissioners on the proposed interim ordinance.

Commissioner Standfuss encouraged grouping of signage for adjacent business to limit visual clutter.

Commissioners discussed the need to accommodate businesses in the area during construction while limiting the overall number of signs.

The meeting was adjourned at **7:54 p.m.**

Gordon Vizecky
Secretary



PC LETTER #4
PLANNING COMMISSION MEETING
2/27/2017

REPORT PREPARED BY: Melissa Poehlman, City Planner

CITY PLANNER REVIEW: Melissa Poehlman
2/22/2017

ITEM FOR COMMISSION CONSIDERATION:

Consider approval of ordinance amendments that will create a Cedar Corridor Overlay District and change the zoning of properties with the Cedar Corridor area (roughly 66th Street to 77th Street, east of 17th Avenue) to match the designations in the Comprehensive Plan.

EXECUTIVE SUMMARY:

On September 27, 2016, the City Council adopted a Comprehensive Plan Amendment related to the Cedar Avenue Corridor area. This amendment was approved by the Metropolitan Council on January 25, 2017. The City is now required to amend the Zoning Ordinance to agree with the Comprehensive Plan.

The vision put forth by the adopted Cedar Avenue Corridor (CAC) Master Plan is:

- To establish a renewed brand at a signature gateway to the City.
- To extend Richfield Parkway as an important north-south connector, as a neighborhood amenity, and as a transitional element between new land uses and the existing single-family neighborhood.
- To introduce new commercial uses that capitalize on the site's unique resources that directly serve the local community and that provide employment opportunities.
- To increase the diversity of housing options.
- To encourage rehabilitation and replacement of the lowest-quality housing stock.

With help from consultant JLG Architects, staff has drafted the attached Overlay District regulations. These regulations will apply in addition to the zoning regulations of the underlying districts. Proposed regulations are based on the vision articulated by the CAC Master Plan; feedback received at community open houses (March 10, 2016 and June 1, 2016); and works sessions with the City Council, Housing and Redevelopment Authority, and Planning Commission (January 19, April 12, and May 24, 2016).

Summary of proposed regulations:

MR-2 USE MODIFICATIONS IN CAC OVERLAY DISTRICT

- Twin homes - Permitted (currently prohibited)
- Cluster Home Development - Remain conditional use, but prohibit detached single-family developments.
- Bed and breakfast inns - Permitted (currently prohibited)
- Exemptions for established single-family detached dwellings:
 - No new single-family homes shall be constructed or established.
 - Existing single-family detached dwellings shall be allowed to expand with a conditional use permit. Expansions are limited as follows:
 - Habitable space expansions limited to 300 square feet.
 - Total garage space cannot exceed 520 square feet and limited to one story.

MU-C USE MODIFICATIONS IN CAC OVERLAY DISTRICT

- Multi-family - Add minimum lot sizes of 0.5 acres.
- Restaurants serving alcohol and taprooms/cocktail rooms - Permitted (currently conditioned on location along arterial or collector street).
- Theaters, movie, or live entertainment - Conditional (currently prohibited).
- Adult business establishments - Prohibited (currently permitted)
- Regional retail - Prohibited (currently conditionally permitted)
- Assembly and manufacturing - Conditional (currently only allowed as accessory and subordinate to retail)
- Outdoor storage - Prohibited (not explicitly addressed currently)

BULK & DIMENSIONAL MODIFICATIONS IN CAC OVERLAY DISTRICT

- Allow buffer reduction between MR-2 (west side of 18th/Richfield Pkwy) and R (Single-Family) when additional landscaping and fencing creates 100 percent all-season opacity.
- Odor and noise provisions explicitly stated.
- Delivery traffic and operations must be oriented away from Richfield Parkway.
- Richfield Parkway designated as front yard (not Cedar Avenue).

Themes articulated by the neighborhood focused on allowing for business that could provide good jobs, but controlling for negative impacts (noise, odor, etc.). The neighborhood expressed a clear dislike for regional retail development and preferred encouragement of commercial development that would serve the area residents. Finally, the design regulations are intended to create an appropriate scale around the future Richfield Parkway. As is the case with any and all land use regulations, especially in fully-developed communities, application of these rules to a specific project can identify issues or additional opportunities. The proposed regulations are intended to help achieve the vision articulated by the Cedar Corridor Master Plan; however, modifications may be necessary in the future.

In addition to the adoption of regulations specific to the Cedar Avenue Corridor, staff has made a number of administrative corrections to Appendix I of the City Code. This Appendix legally describes the boundaries of each zoning district and boundaries have been adjusted accordingly in the Cedar Corridor. Additionally, map numbers have been updated to reflect a revised internal numbering system and legal descriptions for properties that have been replatted in the last few years have been updated.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Recommend approval of the attached ordinance amendment creating a Cedar Avenue Corridor Overlay District, rezoning properties with the Cedar Avenue Corridor area, and making a number of administrative corrections to Appendix I of the City Code.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

In 2004, the Minneapolis-St. Paul International Airport constructed a new "north-south" runway approximately 1,200 feet from residential areas in Richfield. In anticipation of the opening of the runway, the City of Richfield and the Metropolitan Airports Commission (MAC) commissioned a study to identify potential impact to nearby properties. The study, entitled Findings of the Low Frequency Noise Expert Panel, identified an area in Richfield where low frequency noise would create unacceptable negative impacts and the at noise insulation would not be fully adequate nor economically feasible. As a result, it was determined that Richfield would need to redevelop within this "low frequency noise impact area."

The Cedar Avenue Corridor Master Plan was last updated in 2004 to address these impacts. With renewed interest in this area and expected transportation and access changes on the horizon, an update to the 2004 plan was needed. After several months of work, a new CAC Master Plan was adopted by the City Council on September 27, 2016. The proposed ordinance attempts to codify the vision put forth by this Master Plan.

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

The Comprehensive Plan is a vision and guide to future land use decisions in the City. The Zoning Code is one of the tools used to effectuate the vision and land use plans described by the Comprehensive Plan. State Statute requires the the Zoning Code and Comprehensive Plan agree.

C. CRITICAL TIMING ISSUES:

- Revised zoning regulations should be adopted as soon as possible so that the City's requirements for this area are clear to both residents and potential developers.
- A first reading of the attached ordinance is scheduled for consideration by the Council on March 14, 2017.
- Final consideration of the attached ordinance is scheduled for consideration by the Council on March 28, 2017.

D. FINANCIAL IMPACT:

N/A

E. LEGAL CONSIDERATION:

- Notice of this hearing was mailed to properties within 350 feet of all properties proposed for rezoning and published in the Sun Current Newspaper.

ALTERNATIVE RECOMMENDATION(S):

- Recommend approval of the attached ordinance with amendments.

PRINCIPAL PARTIES EXPECTED AT MEETING:

ATTACHMENTS:

Description	Type
☐ Ordinance	Ordinance
☐ Map - Current & Proposed Zoning	Exhibit
☐ Cedar Corridor Master Plan	Exhibit

ORDINANCE NO. _____

AN ORDINANCE RELATING TO ZONING; ESTABLISHING REGULATIONS FOR A NEW CEDAR AVENUE CORRIDOR OVERLAY DISTRICT; AMENDING SUBSECTION 512.01 OF THE RICHFIELD CITY CODE; AMENDING THE RICHFIELD CITY CODE BY CREATING NEW SUBSECTION 541.23; AMENDING SUBSECTION 537.07; AMENDING APPENDIX 1 TO THE RICHFIELD CITY CODE BY REZONING PROPERTIES WITHIN THE CEDAR AVENUE CORRIDOR AREA AS MEDIUM DENSITY RESIDENTIAL AND MIXED-USE COMMUNITY AND ALSO SUBJECT TO THE CEDAR AVENUE CORRIDOR OVERLAY DISTRICT REGULATIONS

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Subsection 512.01, Subdivision 1 of the Richfield City Code is amended to read as follows:

512.01. Zoning districts. Subdivision 1. Establishment of districts. In order to carry out the purposes and provisions of this code, the city is hereby divided into the following zoning districts:

Residential Districts	
Single Family Residential	R
Low Density Single Family Residential	R-1
Two Family Residential	MR-1
Multi-Family Residential	MR-2
High Density Multi-Family Residential	MR-3
Commercial Districts	
Service Office	S-O
Neighborhood Business	C-1
General Commercial	C-2
Mixed-Use Districts	
Mixed-Use Regional	MU-R
Mixed-Use Community	MU-C
Mixed-Use Neighborhood	MU-N
Industrial Districts	
Industrial	I
Planned Unit Development Districts	
Planned Residential	PR
Planned Two Family Residential	PMR-1
Planned Multi-Family Residential	PMR
Planned Neighborhood Commercial	PC-1

Planned General Commercial	PC-2
Overlay Districts	
Airport Runway Overlay District	AR
Penn Avenue Corridor Overlay District	PAC
Cedar Avenue Corridor Overlay District	CAC

Sec. 2. Section 541 of the Richfield City Code is amended by adding new subsections after Subsection 541.17, the new subsections to read as follows:

541.19. Cedar Avenue Corridor Overlay District. Subdivision 1. Purpose and intent. The Cedar Avenue Corridor District promotes both redevelopment of existing structures and new development of consistent character to provide a balanced mix of compatible uses. Design regulations are provided to produce structures of consistent character and of appropriate scale that transition from single family residential to higher density mixed use. The intent of the Overlay District is to guide the design character of redevelopment and revitalization in ways that are sensitive to the intent of the Comprehensive Plan.

Subd. 2. Creation of district and applicability. The Cedar Avenue Corridor Overlay (CAC) District shall apply to properties designated within Appendix 1 of this Code.

Subd. 3. Applicable regulations. All permitted, accessory, conditional, and interim uses allowed in the underlying Districts shall be allowed in the CAC Overlay District with the following additions, qualifications, and/or exceptions:

The following abbreviations are used below:

Permitted use – P

Accessory use – A

Conditional use – C

Not permitted/prohibited - N

a) MR-2 in the CAC Overlay District:

- Funeral Homes – P
- Twin Homes – P
- Cluster Home Development – C
 - In addition to the conditions listed in Subsection 525.07, Subd. 3, no detached single-family dwellings are permitted.
- Bed and Breakfast Inns – P
- Outdoor Storage – N
- Exemption for established single-family detached dwellings:
 - Single-family detached dwellings and associated garages existing prior to the adoption of this ordinance (xx/xx/2017) shall be allowed to expand through the issuance of a Conditional Use Permit. Expansions shall be limited as follows:

- Habitable space expansions shall not exceed 300 square feet.
 - Total garage space shall not exceed 520 square feet (or the square footage of the associated dwelling, whichever is smaller) and garage height shall be limited to 14 feet.
 - The setback regulations and reductions of the Single-Family R District shall apply.
- b) MU-C in the CAC Overlay District:
- Multi-Family (minimum lot size 0.5 acres)
 - Restaurant Class I (serving alcohol) – P
 - Taproom/Cocktail Room – A/C
 - All conditions of Subsection 537.05, Subd. 13 apply except Clause b related to location along an arterial or collector street.
 - Theaters, movie or live entertainment – C
 - Adult business establishments – N
 - Regional retail services - N
 - Assembly and manufacturing – C
 - Outdoor storage - N

Subd. 4. Bulk and dimensional standards. All bulk and dimensional standards applicable in the underlying districts, as found in Subsections 525.11 (MR-2) and 537.07 (MU) of this Code, shall apply in the CAC District with the following additions, qualifications, and/or exceptions:

- a) MR-2 in the CAC Overlay District:
- Minimum building height: 2 Stories
 - Minimum front building setback: 10 feet
 - Minimum parking required: 1.5 spaces per dwelling unit
- b) MU-C in the CAC Overlay District:
- Maximum building height: 8 Stories
 - A mix of uses, as prescribed by Subsection 537.07, Subd. 2 (b) is not required in the CAC District.
 - Front yard setback for upper stories over the 5th Story: 75 ft.

Subd. 5. Other performance standards. All additional performance standards applicable in underlying districts shall apply in the CAC District with the following additions, qualifications, and/or exceptions:

- a) Buffer standards between MR-2 and adjacent Single Family: The Council may reduce the requirements of Subsection 544.13, Subd. 5 to less than 15 feet if significant additional landscaping and fencing, with 100 percent all-season opacity, is provided.
- b) The open space requirement described by Subsection 537.11, Subd. 9 does not apply in the CAC District.
- c) Odor and Noise: No activity or operation shall be established or maintained that by reason of its nature or manner or operation will

- cause the emission of noise, odor, toxic or noxious fumes, smoke, dust, or particle matter that is perceptible beyond the property line.
- d) Deliveries: Delivery traffic and operations must be oriented away from Richfield Parkway.
- e) The through lot provision described by Subsection 509.07, Subd. 3 does not apply in the CAC District. Richfield Parkway is the designated front yard.

Sec. 3. Section 537.07, Subdivision 1 of the Richfield City Code related to bulk and dimensional standards in the Mixed Use Districts is amended to read as follows:

537.07. – Bulk and Dimensional Standards

Subdivision 1. The following table establishes certain bulk standards for the MU Districts:

Table 2.
Mixed Use Bulk and Dimensional Standards

Standard	MU-R		MU-C		MU-N	
	Building Stories ¹	2 min	No max	2 min	12 max	2 min
Building Coverage	50% min	75% max	30% min	50% max	25% min	50% max
	Sites 2 acres or less		Sites 2 acres or less			
	30% min	75% max	25% min	50% max		
Maximum Impervious Surface Coverage	85% of gross parcel area		80% of gross parcel area		75% of gross parcel area	
Usable Open Space Requirement	5% of gross parcel area		5% of gross parcel area		10% of gross parcel area	
Street Level Active Use Building Frontage ²	60% minimum		50% minimum		No minimum	
Residential Setbacks ³ (standard setbacks)	<u>MU-R</u>		<u>MU-C</u>		<u>MU-N</u>	

Front – build to line	10' min	20' max	10' min	20' max	15' min	25' max
Side	5' min	20' max	5' min	20' max	5' min	25' max
Rear (zero lot line setbacks)	5' min	20' max	5' min	20' max	5' min	25' max
<u>Residential Setbacks ³ (zero lot line setbacks)</u>	<u>MU-R</u>		<u>MU-C</u>		<u>MU-N</u>	
Front – build to line	10' min	20' max	10' min	20' max	15' min	25' max
Side	0' min	20' max	0' min	20' max	0' min	25' max
Rear	0' min	20' max	0' min	20' max	0' min	25' max
<u>Commercial and Mixed Use Set backs ³ (standard setbacks)</u>	<u>MU-R</u>		<u>MU-C</u>		<u>MU-N</u>	
Front (build to line)	0' min	15' max	0' min	15' max	5' min	15' max
Side	5' min	15' max	5' min	15' max	5' min	15' max
Rear (zero lot line setbacks)	5' min	15' max	5' min	15' max	5' min	15' max
<u>Commercial and Mixed Use Set backs ³ (zero lot line setbacks)</u>	<u>MU-R</u>		<u>MU-C</u>		<u>MU-N</u>	
Front - build to line	0' min	15' max	0' min	15' max	5' min	15' max
Side	0' min	15' max	0' min	15' max	0' min	15' max
Rear	0' min	15' max	0' min	15' max	0' min	15' max
Front yard setback for upper stories after the 3rd story	20' min	15' max	20' min	15' max	20' min	
Set backs and landscape area (front yard parking)	5' min	15' max	5' min	15' max	5' min	
Set backs and landscape area to I-494	15' min	15' max	15' min	15' max	15' min	

¹ Parking structures shall not be included in calculation of building stories. Single story portions of structures may be allowed provided they are attached to a principal structure that is two (2) or more stories in height and that the footprint of the single story portion of the structure is no more than 40 percent of the total structure's footprint.

² For buildings with multiple street frontages, the Street Level Active Use Building Frontage requirement shall apply to the primary street and other pedestrian oriented streets as determined by the Director. In cases where active use, pedestrian-oriented building frontage along secondary streets is not supportive of the purposes and intent of the mixed use districts (Subsection 537.01, Subd. 2) the Director may waive or reduce the required minimum percentage of Street Level Active Use Building Frontage on those secondary streets.

³ Standard setbacks apply to all uses except zero lot line developments. The front setback is a build-to line designed to locate buildings in close proximity to the public street. Zero lot line setbacks allow buildings to be placed on an interior property line if that structure and the adjacent structure are designed with that placement in mind and a compatible relationship of uses results, including consideration of circulation drives, open space, easements, utility parking areas and glazed facades.

Subd. 2. Mix of Uses Required. A mix of uses within a building is required in the MU-C district and other building use criteria apply to the MU-R and MU-N districts.

- a) In the MU-R district a mix of uses is not required, however, residential uses are permitted up to 25 percent of the total building floor area on the site. i.e. if a site contains 100,000 square feet of building floor area, no more than 25,000 square feet of building area can be devoted to residential units and the common areas or associations that serve residential units.
- b) In the MU-C district a mix of uses is required for development sites that exceed two (2) acres in size. No single use type (retail, office, service, hotel, residential, etc.) can exceed 75 percent of the total building floor area on the site.
- c) In the MU-N district a mix of uses is not required, however, no more than 10% of the total building floor area on the site or within the development can be devoted to nonresidential uses. Total nonresidential floor area in a residential development or building shall not exceed 10,000 square feet.

Sec. 4. Appendix I of the Richfield City Code describing the boundaries of Zoning Districts is amended to read as follows:

Appendix I - BOUNDARIES OF ZONING DISTRICTS

Note— (M = Map Number of Official Zoning Map)

The zoning classifications of the City of Richfield are found in Section 512 of the City Code. The boundaries of these districts, as set forth by legal description, are as follows:

Section 1. - Industrial District (I).

- (1) (Repealed, Bill No. 2009-7)
- (2) (Repealed, Bill No. 2009-7)
- (3) (Repealed, Bill No. 2009-7)
- (4) (Repealed, Bill No. 2006-1)
- (5) (Repealed, Ord. No. 2016-9)
- (6) (Repealed, Bill No. 1998-17)
- (7) (Repealed, Bill No. 2006-9)
- (8) (Repealed, Bill No. 2006-9)

- (9) (Repealed, Bill No. 2010-9)
- (10) (Repealed, Bill No. 1998-17)

Section 2. - Neighborhood Business District (C-1).

- (1) (Repealed, Bill No. 2010-22)
- (2) (Repealed, Bill No. 2010-22)
- (3) (Repealed, Bill No. 1999-11)
- (4) M-~~54~~ (SE corner, 64th and Nicollet) Lots 1, 2, 3, and 4, Block 8, Towns Edge Addition.
- (5) (Repealed, Bill No. 2011-27)
- (6) (Repealed, Bill No. 1996-23)
- (7) M-~~45~~12 (SE corner, 70th and Nicollet). That area lying between the center line of Nicollet Avenue and a line distant 93.5 feet west of the center line of First Avenue and parallel thereto, and between the center line of 70th Street and a line distant 152 feet southerly and parallel thereto. (Amended, Bill No. 1999-15)
- (8) M-~~68~~ (NW corner, 70th and Nicollet). That area lying between the center line of Nicollet Avenue and a line distant 175 feet westerly and parallel thereto, and between the center line of 70th Street and a line distant 175 feet northerly and parallel thereto.
- (9) M-~~68~~ (NE corner, 70th and Nicollet). That area lying between the center line Nicollet Avenue and the west line of Meredith's Addition, and between the center line of 70th Street and a line distant 133 feet northerly and parallel thereto. (Amended, Bill No. 2004-13)
- (10) M-~~47~~13 (W side of Chicago, 71st to 72nd). That area lying between the east line of Block 1, Wallaces Sunnyside Acres 6th Addition and the center line of Chicago Avenue, and between the center line of 72nd Street and a line distant 200 ft. south and parallel to the center line of 71st Street. (Amended, Bill No. 1999-15, Bill No. 2010-22)
- (11) (Repealed, Bill No. 1999-15)
- ~~(12) M-17 (NW corner, 74th and Cedar). Outlot 1, Evergreen Gardens Second Addition except for the North 465 feet thereof.~~
- (13) M-~~7, 83~~ (65th and Rae Drive). Tract D, R.L.S. No. 642, and that part of Tract E, R.L.S. No. 642, lying northerly of a line described as follows: commencing at a point on the westerly boundary line of said Tract E, which point is 201 feet southerly from the northwest corner of said Tract E, thence easterly at right angles to the westerly boundary line of said Tract E to a point on the easterly boundary line of said Tract E and there ending.
- (14) (Repealed, Bill No. 2010-22)
- (15) (Repealed, Bill No. 2010-22)
- (16) M-~~47~~13 Block 2, Engberg Walden 2nd Addition. (Added, Bill No. 2010-22)
- (17) M-~~73~~ (NE corner, 66th and Oliver) Lots 10 and 11, Block 8, Fairwood Park 1st Addition. (Added, Bill No. 2010-22)

Section 3. - General Commercial District (C-2).

- (1) M-~~9, 106~~ (S side of 66th at Washburn). That area lying between the center lines of Xerxes and Vincent Avenues, and between the center line of east-west alleys in Blocks 7 and 8, Tingdale Brothers Lincoln Hills Addition and the center line of 66th Street.
- (2) M-~~9, 102~~. That area lying between the center lines of Xerxes and Vincent Avenues, and between the center lines of 65th and 66th Streets.
- (3) M-~~92~~ (NE corner, 66th and Vincent). Lots B, C, D, and E of Registered Land Survey No. 1018. (Amended, Bill No. 1999-15)
- (4) M-~~406~~ (66th and Queen; 68th and Penn). Lot 1 and the east 33 feet of Lot 2 of Block 2, Tingdale Brothers Lincoln Hills Addition; and Lots 1 and 2, Block 1, Tingdale Brothers Lincoln Hills Third Addition. (Amended, Bill No. 2009-7)
- (5) (Repealed, Bill No. 2010-22)

- (6) (Repealed, Bill No. 2011-2)
- (7) (Repealed, Bill No. 2000-20)
- (8) M-44, ~~1214~~ That area lying between the west line of Penn Avenue and a line distant 200 feet westerly of and parallel to the west line of Penn Avenue within 200 feet of the north right-of-way line of Interstate Highway 494.
- (9) (Repealed, Bill No. 2010-9)
- (10) (Repealed, Bill No. 2009-7)
- (11) M-83 (NW corner, 66th and Oliver). Lot 1, Block 6, Fairwood Park Addition. (Amended, Bill No. 2009-7)
- (12) (Repealed, Bill No. 2010-22)
- (13) M-73 (NW corner, 63rd and Lyndale). That area lying between the center line of Lyndale Avenue and a line distant 175 feet westerly and parallel thereto, and between the center lines of 62nd and 63rd Streets.
- (14) M-73 (SW of 63rd and Lyndale). Lots 1, 2, 3, and 4, Block 1, Ray's Lynnhurst Second Addition; and that part of Government Lot 3 in Section 28, Township 28, Range 24 lying south of Block 1, Ray's Lynnhurst Second Addition and east of a line drawn parallel with and 125 feet east from the southerly extension of the west line of said Block 1, and north of a line drawn west at right angles from a point on the east line of Government Lot 3 a distance of 1060.94 feet south from the northeast corner thereof except road. (Amended, Ord. No. 2013-4)
- (15) M-73 (Between 65th and 66th near Richfield Lake). That area lying south of 65th Street and north of the south line of the North Half of Section 28, Township 28, Range 24, and extending south to 66th Street, between Graham Avenue extended and a line running parallel with the easterly line of said section, distant 410 feet westerly of said easterly line. (See Reference #2 of attached Boundary Conflicts).
- (16) (Repealed, Bill No. 2010-22)
- (17) ~~M-4, 17 (W side of Cedar near Diagonal Boulevard). That area lying between the center line of Cedar Avenue and a line distant 173 feet westerly and parallel thereto, and from the northerly line of Lot 7, Block 1 Cedar Sunrise Third Addition to the center line of 73rd Street.~~
- (18) ~~M-18 (SW corner, 74th and Cedar). Lot 1, Block 1, Bassett's First Addition, plus extensions to center lines of Cedar Avenue and 74th Street.~~
- (19) ~~M-18 (Cedar Ave, S of 74th) Lot 2, Block 1, Bassett's First Addition. (Added, Bill No. 2011-7)~~
- (20) ~~M-18 (Cedar Ave, N of 75th). The south 150 feet of that part of the east 1/4 of the north 1/4 of the northeast 1/4 of the southeast 1/4 of Section 35, Township 28, Range 24, lying east of the west 153.15 feet thereof. (Added, Bill No. 2011-7)~~
- (21) ~~M-18 (NW corner, 75th and Cedar). That area which lies between the center line of Cedar Avenue and a line distant 173 feet westerly and parallel thereto, and between the center line of 75th Street and a line parallel and 327.45 feet north of said center line. (See Reference #4 of attached Boundary Conflicts).~~
- (22) ~~M-18 (W side of Cedar near 76th). That area which lies between the center line of Cedar Avenue and a line distant 173 feet westerly and parallel thereto, and between the north line of R.L.S. 734 and a line distant 330 feet southerly and parallel to the center line of 76th Street. (See Reference #5 of attached Boundary Conflicts).~~
- (23) (Repealed, Bill No. 2010-22)
- (24) (Repealed, Bill No. 2000-22)
- (25) (Repealed, Bill No. 2000-22)
- (26) M-4415 (W of Lyndale, 7400 block). That area lying between the center lines of Lyndale Avenue and Block 10, Irwin Shores Addition, and between the center lines of 74th and 75th Streets.
- (27) M-4415 (W of Lyndale between 75th and 76th). That area lying between the center lines of Lyndale Avenue and the alley of Block 25, Irwin Shores Addition, and between the centerlines of 75th and 76th Streets. (Amended, Bill No. 1999-11)

- (28) M-~~54~~ (E of Lyndale between 64th and 65th). Lots 3 through 5 and Lots 18 through 20, Block 6, Lyndale Oaks Addition except for the Northwesterly 25 feet of Lot 18; and Lot 2, Block 2, J.N. Hauser's Second Addition. (Amended, Bill No. 1992-11, 2011-22)
- (29) (Repealed, Bill No. 1998-17)
- (30) M-~~68~~. That area lying between the center lines of the Soo Line Railway right-of-way and Nicollet Avenue, and between the center line of 66th Street and a line distant 200 feet southerly thereof and parallel thereto.
- (31) (Repealed, Bill No. 2000-20)
- (32) M-16 (SE corner, 74th and Lyndale) That area lying between the center line of Lyndale Avenue and a line distant 175 feet easterly thereof and parallel thereto, and between the center line of 74th Street and a line distant 334 feet southerly thereof and parallel thereto.
- (33) M-16 (E of Lyndale near 76th). That area lying between the center lines of Lyndale Avenue and Block 8 of Sunset Terrace Addition, and between the center line of 76th Street and the north line of Sunset Terrace Addition. (Amended, Bill No. 1999-11)
- (34) M-~~54~~ (NE corner, 65th and Nicollet). Lots 1 through 3, Block 1, First Federal Richfield Addition. (Amended, Bill No. 1994-1)
- (35) M-~~68~~ (SW corner, 66th and Portland). Lots 1, 2 and 3 including the adjacent ½ of vacated alley subject to street, Block 1, McCutchan's Portland Avenue Park Addition. (Amended, Bill No. 2010-22)
- (36) M-~~54~~. That area lying between the center line of the Soo Line Railway right-of-way and a line distant 178.84 feet westerly thereof and parallel thereto, and between the center lines of 65th and 66th Streets.
- (37) M-~~54~~ (Surrounds "HUB" Center). The area lying between the center lines of the Soo Line Railway right-of-way and Nicollet Avenue, and between the center line of 66th Street and the south line of Rearrangement of Nicollet Homes Second Addition except that part of the above described property described as follows:
- A That area lying between the center lines of the Soo Line Railway right-of-way and Pillsbury Avenue, and between the center line of 65th Street and the south line of Rearrangement of Nicollet Homes Second Addition.
 - B Beginning at the southeast corner of the Northwest Quarter of Section 27, Township 28, Range 24, then north along the center line of said Section 27, a distance of 685.9 feet to an extension of the south line of Tract C, R.L.S. 692, then westerly along the extension of the south line of said Tract C 50 feet to the southeast corner of said Tract C, then westerly 148 feet along the south line of said Tract C to the southwesterly corner of Tract B, R.L.S. 692, then north 154.13 feet, then westerly to a point on the easterly line of Block 1, Richfield Plaza Addition 48 feet south of the southeast corner of Lot 5, Block 7, Nicollet Homes Second Addition, as measured at right angles to the south line of Nicollet Homes Second Addition; then westerly 321.19 feet parallel to the north line of Block 1, Richfield Plaza Addition, then southwest 181.21 feet along a tangential curve, concave to the southeast, radius 230 feet central angle 45 degrees, 08 minutes, 32 seconds, then southwest 47.92 feet tangent to said curve, then southwest 180.64 feet along a tangential curve concave to the northwest, radius 230 feet, central angle 45 degrees, then westerly 244 feet to the east right-of-way line of the Soo Line Railway, then south along said railroad right-of-way line to a point 141.56 feet north of the center line of 66th Street, then east and at right angles to the railroad right-of-way 282 feet, then south and at right angles to the north right-of-way line of 66th Street 71.56 feet, then west and parallel to the north right-of-way line of 66th Street 15 feet, then south and at right angles to the north right-of-way line of 66th Street to the center line of 66th Street, then east on said center line to the point of beginning. (Amended, Bill No. 1999-15)
- (38) M-~~54~~ (NW corner, 65th and Nicollet). That area lying between the center lines of Nicollet Avenue and Block 8, Rearrangement of Nicollet Homes Second Addition, and between the south line of said Block 8 and the north line of Lot 2, said Block 8.
- (39) M-~~54~~. That area lying between the center lines of Nicollet and First Avenues, and between the center lines of 65th and 66th Streets.
- (40) M-~~68~~ (SE corner, 66th and Nicollet). Lots 10, 11, and 12 of Goodspeed's First Plat.

- (41) M-54 (NW corner, 66th and Portland). That area lying between the center lines of 66th Street and a line distant 150 feet north and parallel to said center line, and between the west right-of-way line of Portland Avenue and a line distant 125 feet west and parallel to said right-of-way line, excluding public streets. (Amended, Bill No. 1999-15)
- (42) M-35 (Taft Park area). That area lying between a line distant 165 feet easterly of and parallel to the center line of 16th Avenue and the center line of Cedar Avenue, and between the center lines of 62nd and 63rd Streets.
- (43) M-35 (NE corner, 66th and Portland). That area lying between the center line of Portland Avenue and a line distant 310.6 feet easterly thereof and parallel thereto, and between the center line of 66th Street and a line distant 434.12 feet northerly thereof and parallel thereto, except the northerly 75 feet of the easterly 30.3 feet of said area.
- (44) (Repealed, Bill No. 2006-9)
- (45) M-49. That area lying between the center lines of Portland and Oakland Avenues, and between the center line of 66th Street and the northern line of Auditor's Subdivision No. 340. (Amended, Bill No. 2010-22)
- (46) M-54 (NE corner, 63rd and Lyndale). That area lying between the center line of Lyndale Avenue and a line distant 175 feet easterly thereof and parallel thereto, and between the center lines of 62nd and 63rd Streets.
- (47) M-54 (NE corner, 64th and Lyndale). That area lying between the center line of Lyndale Avenue extended and a line distant 175 feet easterly thereof and parallel thereto, and between the center line of 64th Street and the north line of Block 5, Lyndale Oaks Addition.
- (48) M-35. That area between the west line of 11th Avenue and the center line of 13th Avenue, and between the center line of 66th Street and a line distant 250 feet northerly thereof and parallel thereto; except Lot 17 Eliason Second Addition. (Amended, Bill No. 2000-11)
- (49) M-49. That area lying between the western boundary of the Eastern ½ of Lot 1, Block 1 Jerpbaks 1st Addition and the center line of 13th Avenue, and between the center line of 66th Street and a line distant 250 feet southerly thereof and parallel thereto. (Amended, Bill No. 2000-11, Bill No. 2010-22)
- (50) (Repealed, Bill No. 2006-1)
- (51) (Repealed, Bill No. 2006-16)
- (52) M-4817 (NE corner, 77th and Bloomington). That area lying between the center lines of Bloomington and Cedar Avenues, and between the center line of 77th Street and a line distant 177 feet northerly thereof and parallel thereto; and the area between the east line of 18th Avenue extended and the center line of Cedar Avenue, and between a line distant 177 feet northerly and parallel to the center line of 77th Street and a line distant 330 feet southerly and parallel to the center line of 76th Street.
- (53) ~~M-1, 2, 418. That area lying between the center lines of Cedar and 19th Avenues, and between the center lines of 66th and 68th Streets, except any portion lying outside the Richfield City limits. (Amended, Bill No. 2010-9)~~ Richfield Maintenance Facility, Lot 1, Block 1
- (54) (Repealed, Bill No. 2006-9)
- (55) ~~M-1, 2 (N of 66th near T.H. 77). Lots 13 and 14 of Block 1, Lots 10 through 14 of Block 2, and Lots 10 through 14 of Block 3, all in New Ford Town Addition.~~
- (56) M-49 (SE corner, 66th and Chicago). Lots 1, 2, and 3, Block 3, Terrace Gardens Addition. (Amended, Bill No. 2010-22)
- (57) ~~M-1, 2, 4. That area lying between the center lines of Cedar Avenue and Block 4, Rich Acres Addition, and between the center lines of 68th and 69th Streets. (Amended, Bill No. 2010-9)~~
- (58) M-54 (NE of 66th and Lyndale). Lots 5 through 8, Block 3, J.N. Hauser's Second Addition, except the west 10 feet thereof.
- (59) M-7-83 (NE corner, 66th and Rae Drive). Commencing at a point on the westerly boundary line of Tract E, R.L.S. No. 642, which point is 201 feet southerly from the northwest corner of said Tract E; thence easterly at right angles to said westerly boundary line of said Tract E; thence southerly along the easterly boundary line of said Tract E to the northeasterly corner of Tract C, R.L.S. No. 642, thence southerly along the easterly boundary line of said Tract C to the southeasterly corner thereof, thence

westerly along the southerly boundary line of said Tract C to the southwesterly corner thereof, thence westerly along the southerly boundary line of said Tract E to the southwesterly corner thereof; thence northerly along the westerly boundary line of said Tract E and all of said Tract C, subject to an easement for street purposes.

- (60) M-54 (SW corner, 65th and Lyndale). Tract A, R.L.S. No. 1318.
- (61) M-4415 (SE corner, I-35W and 76th). Lot 1, Block 1, Bourbon and Basin First Addition; and that area bounded by said Block 1, the northerly extension of the east line of said Block 1, the south right-of-way line of 76th Street and the east right-of-way line of Interstate Highway 35W. (Amended, Bill No. 2006-5)
- (62) (Repealed, Bill No. 2000-20)
- ~~(63) M-4 (W of Cedar, 67th to 68th). Lots 1-8, Block 4, Wexler's Addition.~~
- (64) (Repealed, Bill No. 1998-17)
- (65) M-406 (SE corner 66th and Russell). Lots 4, and 5, Block 2, Tingdale Brothers Lincoln Hills Addition.
- (66) (Repealed, Bill No. 2009-7)
- (67) (Repealed, Bill No. 2006-1)
- (68) M-4415. ~~Lots 1 through 5, Block 1, Strand's 2nd Addition.~~ Lot 3, Block 1, Shops at Lyndale Addition
- (69) (Repealed, Bill No. 2006-1)
- (70) (Repealed, Bill No. 2006-16)
- (71) (Repealed, Bill No. 2006-1)
- (72) M-49 (13th Avenue and East 66th Street). That area lying between the center line of 13th Avenue and the center line of 14th Avenue, and between the center line of 66th Street and the center line of the alley southerly thereof and parallel to. (Added, Bill No. 2000-11)
- (73) M-49 (14th Avenue and East 66th Street). That area lying between the center line of 14th Avenue and 15th Avenues, and between the center line of 66th and a line distant 158 feet southerly thereof and parallel thereto. (Amended, Bill No. 2000-14)
- (74) (Repealed, Bill No. 2000-14)
- (75) M-9 (15th to Cedar Avenues and East 66th Street). That area lying between the center line of 15th and a line 33 feet east of the center line of Cedar Avenue, and between the center line of 66th Street and a line distant 250 feet southerly thereof and parallel thereto; except that area where zone PC-2 (5) overlaps with said zone in the block bounded by Cedar and 18th Avenues and by 66th and 67th Streets. (Added, Bill No. 2000-11; amended, Ord. No. 2016-18)
- (76) M-35. That area lying between the center lines of 13th and Bloomington Avenues, and between the center line of 66th Street and the center line of the alley northerly thereof and parallel thereto. (Added, Bill No. 2000-11; Bill No. 2010-22)
- (77) M-35 (East 66th Street, Bloomington and 16th Ave area). Lots 8-15, Block 12, Nokomis Gardens Rearrangement of Blocks 7, 11 and 12, Girard Parkview; and that area lying between the center line of 16th Avenue and the west line of Cedar Point Commons Addition extended and between the center line of 66th Street and a line distant 250 feet northerly thereof and parallel thereto. (Added, Bill No. 2000-11; Amended, Bill No. 2006-9; Bill No. 2010-22)
- (78) M-4415 (NW corner I-35W and I-494). Tract A, R.L.S. No. 1037. (Added, Bill No. 2006-1)
- (79) M-35 (SE Corner 65th and 16th). That area lying between the center line of 16th Avenue and a line 164 feet easterly thereof and parallel thereto, and between the center line of 65th Street and a line distant 180 feet southerly thereof and parallel thereto. (Added, Bill No. 2010-22)
- ~~(80) M-4 Block 2, Lots 4-13, Wexlers Addition. (Added, Bill No. 2010-22)~~
- ~~(81) M-4 (18th Ave at 67th) Lots 9-16, Block 4, Wexlers Addition. (Added, Bill No. 2010-22)~~
- ~~(82) M-4 Block 1, Cedar Sunrise 2nd Addition. (Added, Bill No. 2010-22)~~
- ~~(83) M-4, 17 (18th and Cedar Aves, 69th and 70th) Lots 1-6 and 9-16, Block 1, Cedar Sunrise 3rd Addition and Lot 2, Block 1, Engberg-Walden 2nd Addition. (Added, Bill No. 2010-22)~~

- (84) ~~M-17 Lots 1 and 12-23, Block 3, Engberg-Walden 2nd Addition. (Added, Bill No. 2010-22)~~
- (85) ~~M-17 (E side of 18th Ave, N of 72nd). Tracts F, G, H, I and J of R.L.S. No. 495. (See Reference #3 of attached Boundary Conflicts). (Added, Bill No. 2010-22)~~
- (86) ~~M-17 (E side of 18th Ave between 72nd and 73rd). Lots 1 through 7, Block 1, Elder Grove 4th Addition, and that part of the south 82 feet of the north 112 feet of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 28, Range 24 lying between the extensions of the east and west lines of Lot 1, Block 1, Elder Grove 4th Addition. (See Reference #3 of attached Boundary Conflicts.) (Added, Bill No. 2010-22)~~
- (87) ~~M-18 (NE corner, 75th and 18th). Lots 1 through 4, Block 1, Zubert's Southview Gardens Third Addition. (See Reference #4 of attached Boundary Conflicts.) (Added, Bill No. 2010-22)~~
- (88) ~~M-18 (SE corner, 75th and 18th). Lots E, F, G, H, R.L.S. No. 734, and Lots 1 through 4, Block 1, Zubert's Southview Gardens Fourth Addition. (See Reference #5 of attached Boundary Conflicts.) (Added, Bill No. 2010-22)~~
- (89) M-10 (SW corner, 66th and Queen). Lot 3 and the West 20 feet of Lot 2, Block 2, Tingdale Brothers Lincoln Hills Addition. (Added, Bill No. 2010-22)
- (90) ~~M-17 (SW corner, 73rd and Cedar). The North 465 feet of Outlot 1 of Evergreen Gardens 2nd Addition. (Added, Bill No. 2010-22)~~
- (91) M-5 (SW corner, 64th and Nicollet). Lot 1, Block 8, Rearrangement of Nicollet Homes 2nd Addition. (Added, Bill No. 2010-22; amended, Bill No. 2014-4)
- (92) M-12 (76th and ~~Portland~~ Penn). The East 330 feet of the South 230 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 28, Range 24. (Added, Bill No. 2010-22)

Section 4. - High Density Commercial District (C-3).

- (1) (Repealed, Bill No. 2006-5)
- (2) (Repealed, Bill No. 2006-1)

Section 5. - Multiple Residence District (MR).

- (1) (Repealed, Bill No. 1993-12)
- (2) (Repealed, Bill No. 1993-14)
- (3) (Repealed, Bill No. 1993-14)
- (4) (Repealed, Bill No. 1996-13)
- (5) (Repealed, Bill No. 2010-22)
- (6) (Repealed, Bill No. 1993-14)
- (7) (Repealed, Bill No. 1993-17)
- (8) (Repealed, Bill no. 1995-14)
- (9) [Reserved].
- (10) (Repealed, Bill No. 1993-14)
- (11) (Repealed, Bill No. 1993-15)
- (12) (Repealed, Bill No. 1994-8)
- (13) (Repealed, Bill No. 2010-9)
- (14) (Repealed, Bill No. 1993-17)
- (15) (Repealed, Bill No. 1995-14)
- (16) (Repealed, Bill No. 1993-20)
- (17) (Repealed, Bill No. 1994-8)
- (18) (Repealed, Bill No. 1993-20)
- (19) [Reserved].

- (20) (Repealed, Bill No. 1993-15)
- (21) (Repealed, Bill No. 1993-17)
- (22) (Repealed, Bill No. 1993-15)
- (23) (Repealed, Bill No. 1993-17)
- (24) (Repealed, Bill No. 2010-9)
- (25) [Reserved].
- (26) (Repealed, Bill No. 1993-15)
- (27) (Repealed, Bill No. 1994-8)
- (28) (Repealed, Bill No. 1994-8)

Section 6. - Residence District (R).

- (1) That area not assigned to any other district.

Section 7. - Planned General Commercial District (PC-2).

- (1) M-54 (NE corner, 66th and Lyndale). Heyman Addition.
- (2) M-54 ("HUB" Center). Beginning at the southeast corner of the Northwest Quarter of Section 27, Township 28, Range 24, then north along the center line of said Section 27, a distance of 685.9 feet to an extension of the south line of Tract C, R.L.S. No. 692, then westerly along the extension of the south line of said Tract C 50 feet to the southeast corner of said Tract C, then westerly 148 feet along the south line of said Tract C to the southwesterly corner of Tract B, R.L.S. No. 692, then north 154.13 feet, then westerly to a point on the easterly line of Block 1, Richfield Plaza Addition 48 feet south of the southeast corner of Lot 5, Block 7, Nicollet Homes Section Addition, as measured at right angles to the south line of Nicollet Homes Second Addition; then westerly 321.19 feet parallel to the north line of Block 1, Richfield Plaza, then southwesterly 181.21 feet along a tangential curve concave to the southeast, radius 230 feet central angle 45 degrees, 08 minutes, 32 seconds, then southwesterly 47.92 feet tangent to said curve, then southwesterly 180.64 feet along a tangential curve concave to the northwest, radius 230 feet, central angle 45 degrees, then westerly 244 feet to the east right-of-way line of the Soo Line Railway, then south along said railroad right-of-way line to a point 141.56 feet north of the center line of 66th Street, then east and at right angles to the railroad right-of-way 282 feet, then south and at right angles to the north right-of-way line of 66th Street 71.56 feet, then west and parallel to the north right-of-way line of 66th Street 15 feet, then south and at right angles to the north right-of-way line of 66th Street to the center line of 66th Street, then east on said center line to the point of beginning.
- (3) (Repealed, Ord. No. 2013-4)
- (4) M-68 (SE corner, 66th and Lyndale). ~~Lots 1-3, Block 1, Richfield Bank Addition, Block 1 JN Hauser's Addition; and Block 1, Lyndale Shores on Wood Lake. Richfield Urban Village Addition.~~
- (5) M-49 (NW corner, 67th and Cedar). Lots 1 through 10, Block 1, Wexler's Addition and all that part of Cedar Avenue South described as follows:

Beginning at the southeast corner of Lot 5, Block 1, Wexler's Addition; thence easterly on the extension of the south line of said Lot 5 to a point 33 feet west of the east line of Section 26, Township 28, Range 24, which point is referred to herein as "Point A"; thence north on a line parallel with and 33 feet west of said east line of said Section 26 to the intersection with the easterly extension of the north line of Lot 1, Block 1, Wexler's Addition, which line is referred to herein as "Line X"; thence west along said extension of the north line of said Lot 1 to the northeast corner of Lot 1; thence south along the east line of Lots 1 through 5 of Block 1, Wexler's Addition to the point of beginning, and there terminating; AND

All that part of Cedar Avenue lying westerly and northerly of the following described lines: Beginning at "Point A" described above; thence southerly on the extension of "Line X" described above to the intersection with the easterly extension of the north line of Lot 1, Block 4, Wexler's Addition; thence west along said extension of the north line of said Lot 1 to the northeast corner of said Lot 1, and there terminating; and

That part of east 67th Street lying between the southerly prolongation of the easterly line of 18th Avenue and the southerly prolongation of the westerly line of Cedar Avenue.

(6) ~~M-1415 (SW corner, 77th and Lyndale Shops at Lyndale except City parcel). That area bounded by the original centerline of 77th Street on the north, Lyndale Avenue on the east, I-494 on the south, and Emerson Avenue on the west; except for Lots 1 through 5, Block 1, Strand's 2nd Addition. Lots 1, 2, 4, 5, and Outlot A, Block 1, Shops at Lyndale Addition.~~

(7) ~~M-14. That part of the following described property lying southwesterly of 77th Street West as constructed in 1994:~~

~~The East Half of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter;~~

~~The West Half of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter;~~

~~The North 225.00 feet of the South 310.00 feet of the West Half of the East Half of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter;~~

~~Except that part of the Southwest Quarter of the Southeast Quarter described as commencing at the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 57 minutes 53 seconds East along the north line of said Southwest Quarter of the Southeast Quarter a distance of 347.71 feet; thence South 00 degrees 09 minutes 58 seconds West a distance of 259.80 feet; thence North 89 degrees 57 minutes 55 seconds East a distance of 31.00 feet to the beginning of the land to be described; thence North 89 degrees 57 minutes 55 seconds East a distance of 39.81 feet; thence North 00 degrees 02 minutes 05 seconds West a distance of 28.23 feet; thence northeasterly a distance of 114.12 feet along a tangential curve concave to the southeast having a radius of 114.00 feet and a central angle of 57 degrees 21 minutes 23 seconds; thence North 89 degrees 57 minutes 55 seconds East a distance of 41.80 feet; thence North 08 degrees 42 minutes 04 seconds West a distance of 15.21 feet; thence northerly a distance of 29.35 feet along a tangential curve concave to the east having a radius of 114.23 feet and a central angle of 14 degrees 43 minutes 12 seconds; thence North 06 degrees 01 minute 08 seconds East a distance of 27.54 feet; thence southeasterly a distance of 148.71 feet along a non tangential curve concave to the southwest having a radius of 511.33 feet, a central angle of 16 degrees 39 minutes 47 seconds and a chord bearing of South 68 degrees 04 minutes and 48 seconds east; thence South 44 degrees 33 minutes 55 seconds West a distance of 48.69 feet; thence southeasterly a distance of 96.12 feet along a non tangential curve concave to the southwest having a radius of 114.00 feet, a central angle of 48 degrees 18 minutes 26 seconds and a chord bearing of South 18 degrees 47 minutes 01 seconds East; thence South 72 degrees 02 minutes 05 seconds East a distance of 144.10 feet; thence South 17 degrees 57 minutes 55 seconds West a distance of 112.00 feet; thence North 72 degrees 02 minutes 05 seconds West a distance of 263.91 feet; thence South 89 degrees 57 minutes 05 seconds West a distance of 118.93 feet; thence North 00 degrees 09 minutes 58 seconds East a distance of 52.00 feet to the point of beginning.~~

~~Also except that part of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 33, Township 28, Range 24, Hennepin County, Minnesota which lies northerly and westerly of that property deeded from the Housing and Redevelopment Authority in and for the City of Richfield to Emerson Avenue Congregational Church of the United Church of Christ by quit claim deed dated August 3, 1994.~~

~~The East Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter and the West Half of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter EXCEPT that part taken by the State of Minnesota for Highway purposes.~~

~~All in Section 33, Township 28, Range 24, Hennepin County, Minnesota.~~

~~[The property in paragraph 7 is now known as Lots 2 and 3, Block 3, Cloverleaf Addition, Resolution No. 8350.]~~

(8) (Repealed, Bill No. 2006-1)

(9) ~~M-4415, 16 (E and W sides of Lyndale Avenue, between 76th and 77th). That area lying between the center line of Aldrich and 164.5 feet east of the center line of Garfield Avenue and between the centerlines of 76th and 77th Streets. (Added, Bill No. 1999-11).~~

(10) ~~M-4415 (Southeast of 76th and Penn Best Buy Campus). That area bounded by the centerline of Penn Avenue on the west; the south border line of Section 33, Township 28, Range 24, Hennepin County,~~

~~Minnesota on the south; the centerline of Knox Avenue on the east; and the centerline of 76th Street on the north. Best Buy Campus Addition. (Added, Bill No. 2000-20)~~

- ~~(11) M-6, 87 (SW corner 66th and Lyndale). Lots 1 through 4 and Lots 11 through 19 of Block 1, and all of Block 2, and Lots 1 through 5 and Lots 16 through 18 of Block 3, Fairwood Shores Addition. Also;~~

~~Graham Avenue and Circle Place, including the vacated portion of Circle Place, between the west right of way line of Lyndale Avenue and the east line of the vacated section of Graham Avenue lying within PMR zone No. 2. Also;~~

~~All of the alley parallel to and between Lake Shore Drive and Graham Avenue except those parts included in PMR zones Nos. 2 and 5. Also;~~

~~The dedicated public walkway lying along the south east lines of Lots 6 and 18, Block 3, Fairwood Shores Addition, except that part included in PMR zone No. 5. City Bella Addition. (Added, Bill No. 2000-22)~~

- ~~(12) M-35 (NW Corner of 66th Street and Cedar Avenue Cedar Point Commons area). That area lying between the center line of 17th Avenue and the west right of way line of Trunk Highway 77, and between 63rd Street and the center line of 66th Street, excluding Lots 1, 2, 16, and 17, and Block 6, Iverson's Second Addition, and Lots 6, 7, and 8, Block 3, Iverson's Third Addition, and including Block 3 of Iverson's Second Addition and Block 5 of Iverson's Third Addition extended to the center line of 66th Street. Blocks 1, 2, and Outlots A and B, Cedar Point Commons Addition. (Added, Bill No. 2006-9)~~

Section 8. - Planned Mixed Use (PMU).

- ~~(1) M-92 (Northwest corner 66th and Penn). That part of Lot 16, "Richfield Gardens", which lies southerly of a line described as commencing at the southeast corner of said Lot 16; thence northerly, along the easterly line of said Lot 16, a distance of 219.69 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left 90 degrees 00 minutes 00 seconds, to the west line of said Lot 16 and said line there terminating; together with: Lot 3, Block 3, Harry Tickner's Subdivision of Lot 15, Richfield Garden. Lot 1, Block 1, Richfield Gardens Second Addition. (Added, Bill No. 2011-2)~~
- (2) M-16 (301 77th Street West). Lot 1, Block 1, Candlewood Hotel Addition. (Added, Bill No. 2012-8)
- (3) M-73 (Lyndale Gardens Area). Lots 1, 2, 3, 4 and Outlots B and C, Lyndale Gardens Addition. (Added, Ord. No. 2013-04)
- (4) M-16 (Honda). Lot 1, Block 1, Wood Minnesota re Addition. (Added, Ord. No. 2013-12)
- (5) M-4817 (Audi). Lot 1, Block 1, Richfield Properties, LLC. (Added, Bill No. 2015-6)

Section 9. - Planned Multiple Residential District (PMR).

- (1) M-73 (SW of Richfield Lake). All that part of Section 28, Township 28, Range 24 described as follows: Beginning at a point marked "Judicial Landmark No. 10" on the east and west quarter line of said section distant 410 feet west measured along said line from the east quarter corner of said section; thence south at right angles to said east and west quarter line 74.6 feet to a point marked "Judicial Landmark No. 11", on the original Military Reservation line; thence south 79 degrees 38 minutes west 140.14 feet to a point marked "Judicial Landmark No. 12", thence south 7 degrees 10 minutes west 115.44 feet to a point marked "Judicial Landmark No 13"; thence north 71 degrees 32 minutes west 585.9 feet to a point marked "Judicial Landmark No. 14", which is the actual point of beginning of the land to be described; thence north 13 degrees east 333.15 feet to a point marked "Judicial Landmark No 18"; thence continuing on an extension of said line 665 feet, more or less, to its point of intersection with a line between a point marked "Judicial Landmark No. 21" on the westerly meander line of Grass Lake and a point marked "Judicial Landmark No. 8", marking an angle point in the mean center line of Grass Lake; thence north 71 degrees 44 minutes east along said line a distance of 104 feet more or less to said point marked "Judicial Landmark No. 8", thence northwesterly along the mean center line of said Grass Lake to its intersection with the north line of Government Lot 5 extended, which said point is marked "Judicial Landmark No. 7"; thence west along said extension of the north line of Government Lot 5 a distance of 206.3 feet; thence southerly to a point on the heretofore described line between the point marked "Judicial Landmark No. 21", and said point marked "Judicial Landmark No. 8", said point on said line begin north 71 degrees 44 minutes east of said point marked "Judicial Landmark No. 21", a distance of 49 feet thence south 1 degree 11 minutes east 128 feet more or less to the intersection of the extension eastward of the south line of 65th Street as laid out in the plat of Silverwood Second Addition; thence west along said extension of said south line of 65th Street 42.3 feet to its intersection

with the east line of said Silverwood Second Addition; thence south 1 degree 11 minutes east a distance of 594.7 feet more or less to a point marked "Judicial Landmark No. 17"; thence continuing south on said line a distance of 33 feet to the point of intersection with said east-west quarter line, which point of intersection is 1100.43 feet east of the southwest corner of Government Lot 5, as shown by the plat on file in Torrens Case Number 1487; thence east along said quarter line 278.81 feet to a point marked "Judicial Landmark No. 15" thence south 71 degrees 32 minutes east 104.4 feet to point of beginning; except that part of the property herein before described lying north of the following described line: Commencing at a point heretofore described as "Judicial Landmark No. 14"; thence north 13 degrees east 333.15 feet to a point marked "Judicial Landmark No. 18"; thence continuing on an extension of said line, a distance of 205.5 feet to the actual point of beginning of line to be described; thence northwesterly to a point 42.3 feet east of a point heretofore described as the intersection of the south line of 65th Street as laid out in the plat of Silverwood Second Addition and the east line of Silverwood Second Addition. Also, the north 180.00 feet of Lot A, Silverwood Second Addition, the east line of which was determined in Land Registration Proceeding No. 1487 according to the plat thereof on file or of record in the office of the Register of Deeds in and for Hennepin County, Minnesota. Also, except that part of the above property described in the following paragraph as "Tract A".

Tract A: Commencing at the intersection of the east line of Silverwood Second Addition and the south line of 65th Street. Thence east (assumed bearing) along the easterly extension of said south line of 65th Street 42.3 feet. Thence south 74 degrees 19 minutes 32 seconds east 236.17 feet to the actual point of beginning of the tract of land to be described. Thence south 50 degrees 11 minutes 27 seconds east 280.95 feet. Thence north 13 degrees, 00 minutes east 115 feet to the intersection with a line bearing southerly 74 degrees 19 minutes 32 seconds east from the actual point of beginning. Thence north 74 degrees 19 minutes 32 seconds west 251.02 feet to the actual point of beginning.

Also including all that part of Section 28, Township 28, Range 24 described as follows:

Commencing at the intersection of the east line of Silverwood Second Addition and the south line of 65th Street. Thence east (assumed bearing) along the easterly extension of said south line of 65th Street 42.3 feet to the actual point of beginning of the tract of land to be described. Thence south 74 degrees 19 minutes 32 seconds east 236.17 feet. Thence north 50 degrees 11 minutes 27 seconds west 298.55 feet to the intersection with a line running northerly from the actual point of beginning and parallel with the east line of said Silver Wood Second Addition. Thence southerly 127.35 feet along said parallel line to the actual point of beginning.

Subject to an easement for street purposes only over and across the following described property, to wit: Commencing at a point heretofore described as "Judicial Landmark No. 14", thence north 13 degrees east 333.15 feet to a point marked "Judicial Landmark No. 18"; thence continuing on an extension of said line, a distance of 5.7 feet to the actual point of beginning of land to be described; thence north 77 degrees west, a distance of 30 feet; thence north 13 degrees east, a distance of 196.8 feet; thence south 77 degrees east a distance of 30 feet; thence south 13 degrees west, a distance of 196.8 feet to the point of beginning, as shown in deed Doc. No. 501976, Files of Registrar of Titles. (Woodlake School Site).

- (2) ~~M-87 (SENE of 66th 67th and Lake Shore Drive) Lots 5 through 10 of Block 1 and Lots 6 through 15 of Block 3, Fairwood Shores Addition. Also, the northeasterly extension of the southeasterly line of said Lot 15 and the southerly right-of-way line of West 66th Street, as shown on said plat. Also,~~

~~That part of Graham Avenue as shown and dedicated on said plat lying northerly of a curved line concave to the southeast, having a radius of 65 feet, said curve being drawn through the most southerly corner of said Lot 10, Block 1, and the most easterly corner of said Lot 6, Block 3. Also,~~

~~That part of vacated 66th Street as shown and dedicated on said plat, adjoining said Lot 11, Block 3, lying between the northerly extensions of the northeasterly and southwesterly lines of said Lot 11, Block 3. Also;~~

~~That part of vacated 66th Street as shown and dedicated on said plat, adjoining said Lot 12, Block 3, lying between the northerly extensions of the northeasterly and southwesterly lines of said Lot 12, Block 3--Gramercy Park Richfield Addition.~~

- (3) ~~M-5, 7 3~~ (NW corner, 66th and Lyndale).

Tract 1: All that part of the following described premises lying easterly of the center line of Graham Avenue as deeded to Richfield in Deed recorded in Book 2052 of Deeds, page 639; that part of Government Lot 2 described as beginning at the intersection of the center line of 66th Street with the westerly line of Government Lot 2, which is the old Military Reservation line; thence northwesterly 114.6 feet along the said Military Reservation line to Judicial Landmark No. 11 set pursuant to Torrens Case No. A-2547; thence north along a line extended to Judicial Landmark No. 9 set pursuant to Torrens Case No. A-2547 to the intersection of said line with the southerly line of 65th Street, which is the southerly line of premises conveyed to the Village of Richfield in Deed recorded in Book 2053 of Deeds, page 131; thence northeasterly along the southerly line of 65th Street, which is the southerly line of the premises conveyed to the Village of Richfield in said deed to the east line of Government Lot 2; thence south along the east line of Government Lot 2 to the center line of 66th Street; thence westerly along the center line of 66th Street to the place of beginning; all in Section 28, Township 29, Range 24, according to the recorded plat thereof, and situated in Hennepin County, Minnesota. (See Reference #2 of attached Boundary Conflicts).

Tract 2: That part of Government Lot 1, Section 27, Township 28, Range 24, described as beginning at the southwest corner of said Government Lot 1; thence east along the south line of said Government Lot 1 a distance of 64.8 feet; thence north, parallel with the west line of said Government Lot 1 and its extension north, to the southerly line of R.L.S. No. 1318, Files of the Registrar of Titles, County of Hennepin; thence southwesterly along the southerly line of said R.L.S. No. 1318 to the west line of said government Lot 1; thence south along said west line to the point of beginning, and situated in Hennepin County, Minnesota.

Tract 3: That part of Government Lot 1, Section 27, Township 28, Range 24, described as beginning at a point on the south line of said Government Lot 2 distant 64.8 feet east from the southwest corner of said Government Lot 1; thence east along said south line a distance of 88 feet; thence north, parallel with the west line of said Government Lot 1 and its extension north, to the southerly line of R.L.S. No. 1318, Files of the Registrar of Titles, County of Hennepin; thence southwesterly along the southerly line of said R.L.S. No. 1318 to its intersection with a line drawn north, parallel with the west line of said Government Lot 1 and its extension north, from the point of beginning; thence south along the last described parallel line to the point of beginning. That the east boundary line of said tract has been judicially determine and Judicial Landmarks set pursuant to Torrens Case No. 17641, and situated in Hennepin County, Minnesota.

Tract 4, Parcel 1: That part of Government Lot 1, Section 27, Township 28, Range 24, commencing at a point, which point is marked by Judicial Landmark, and is located 256.6 feet east and 33 feet north of the southwest corner of Government Lot 1; thence north parallel with west line of said line of said Lot 90.7 feet to a point marked by Judicial Landmark; thence at right angles East 229.2 feet to the point of intersection with the westerly line of Lyndale Avenue, which point is marked by Judicial Landmark; thence southwesterly along said line of Lyndale Avenue 95.5 feet to the point of intersection with the north line of 66th Street, which point is marked by Judicial Landmark; thence west along said line 195.7 feet to the point of beginning.

Tract 4, Parcel 2: That part of Government Lot 1, Section 27, Township 28, Range 24, described as beginning at a point in the south line of said Government Lot; distant of 152.80 feet east of the southwest corner of said Government Lot 1; thence easterly along the south line of said Government Lot 1 a distance of 103.80 feet; thence northerly parallel with the west line of said Government Lot 1, a distance of 229.60 feet; thence at a right angle westerly 2.20 feet; thence northerly deflecting to the right 89 degrees 38 minutes a distance of 104.07 feet to the southerly line of R.L.S. No. 1318; files of Registrar of Titles; County of Hennepin; thence westerly along last said southerly line to an intersection with a line drawn northerly from the point of beginning and parallel with the west line of said Government Lot 1; thence southerly along last said parallel line to the point of beginning. That the east line of said tract has been judicially determined and marked by Judicial Landmarks set pursuant to Torrens Case Nos. 10017 and 17641 and west line of said tract has been judicially determined and Judicial Landmarks set pursuant to Torrens Cast No. 17641, according to the Government Survey thereof.

Tract 4, Parcel 3: All that part of Government Lot 1, Section 27, Township 28, Range 24, described as follows: Commencing on a line parallel to and 256.6 feet east of the west line of said Section 27 at a point therein which is 123.7 feet north along said line from the south line of said Government Lot 1, which point is marked by a Judicial Landmark; thence north along said parallel line a distance of 105.9 feet; thence east a distance of 306.5 feet, more or less, to an intersection with the westerly line* of Lyndale Avenue, which point of intersection is determined by returning to the point of beginning of said

line and continuing north along said parallel line a distance of 103 feet; thence south 82 degrees 56 minutes east 141.7 feet; thence north 82 degrees, 34 minutes east to the west line of Lyndale Avenue; thence southerly along said latter line, 115 feet to said point of termination of the north line of the land now being described; thence southwesterly along the westerly line of Lyndale Avenue a distance of 113.4 feet, more or less, to a Judicial Landmark located in said line at a distance of 95.5 feet northeasterly along said line from a Judicial Landmark placed at the intersection of the westerly line of Lyndale Avenue and the north line of 66th Street; thence west 229.2 feet to the point of beginning, according to the Government Survey thereof. (See Reference #6 of attached Boundary Conflicts).

*This reference to the westerly line of Lyndale Avenue appears to be in error, and should be the center line of Lyndale Avenue. However, the Judicial Landmarks referred to later may be on the westerly line.

Tract 4, Parcel 4: Tract D, R.L.S. No. 1318, Files of Registrar of Titles, County of Hennepin.

Tract 5: That part of Government Lot 1, Section 27, Township 28, Range 24 described as follows: Commencing 229.6 feet north and 256.6 feet east from the southwest corner of Lot 1, thence north 103 feet; thence south 82 degrees 56 minutes east 141.7 feet; thence north 82 degrees, 34 minutes east to center line of Lyndale Avenue, thence southerly along the center line of Lyndale Avenue 115 feet, thence west 306.5 feet to beginning, and situated in Hennepin County, Minnesota.

Tract 7: Tracts B and C, R.L.S. No. 1318, Files of Registrar of Titles, County of Hennepin, State of Minnesota.

Tract 8: Tract E, R.L.S. No. 1318, Files of Registrar of Titles, County of Hennepin, State of Minnesota.

That part of Government Lot 1, Section 27, Township 28, Range 24, described as beginning at a point in the south line of said Government Lot 1, distance 256.6 feet east of the southwest corner of said Government Lot 1; thence northerly parallel with the west line of said Government Lot 1 a distance of 229.60 feet to the point of beginning; thence at a right angle westerly 2.20 feet; thence northerly deflecting to the right 89 degrees 38 minutes, a distance of 104.7 feet to the southerly line of R.L.S. No. 1318, Files of the Registrar of Titles, County of Hennepin; thence easterly along said southerly line of R.L.S. No. 1318, Files of the Registrar of Titles, County of Hennepin, to its intersection with a line drawn northerly from the point of beginning and parallel with the west line of said Government Lot 1, thence southerly along said last parallel line to the point of beginning, according to the Government Survey thereof. The west line of said tract has been judicially determined and marked by Judicial Landmarks set pursuant to Torrens Case No. 17641, and situated in Hennepin County, Minnesota.

- (4) M-9, ~~10~~ 2 (N side of 66th between Russell and Sheridan). Lot 7 of Jacobsen's Subdivision of the west half of Lot 14, Richfield Gardens; and Lot 1 of Richfield Gardens Pree Manor Addition.
- (5) M-6, ~~87~~ (NW corner, Lyndale and Lake Shore Drive). ~~That area lying between the center lines of Lake Shore Drive and the alley, parallel to and between Lake Shore Drive and Graham Avenue, and between the center lines of Lyndale Avenue and the dedicated public walkway. Lot 1, Block 1, Gramercy Park Richfield.~~ (Added, Bill No. 1998-20)
- (6) M-~~54~~ (Southeast corner of Lyndale Avenue and 64th Street West). ~~Lots 10 through 17 and the Northwesterly 25 feet of Lot 18, Block 6, Lyndale Oaks Addition, together with that part of the vacated alley that accrued to said Lots by reason of the vacation thereof. Lot 1, Block 1, The Plaza on Lyndale Addition.~~ (Added, Bill No. 2011-22)
- (7) M-16, Lot 1, Block 1, Richfield Assisted Living. (Added, Bill No. 2016-5)

Section 10. - Planned Two-Family Residential District (PMR-1).

- (1) (Repealed, Bill No. 2010-22)

Section 11. - Residence District (R-1).

- (1) M-~~87~~ (Between Knox and Penn, and 67th and 68th). Block 7 except Lot 8 and Lot 10, and Blocks 8, 9 and 10, Fairwood Park Addition.
- (2) M-~~87~~ (Between 67th and 68th, near Knox). Commencing at a point 390 feet south and 100 feet west of the northeast corner of Block 11, Fairwood Park Addition thence northwesterly 79.3 feet to a point 125 feet west of the east line of said block thence west parallel with the north line of said Block 11 to the west line thereof thence southerly along said west line to a point due west of beginning thence east 94.4 feet to beginning.

- (3) M-~~87~~ (Between 67th and 68th, near Knox). Commencing at a point 315 feet south and 125 feet west of the northeast corner of Block 11, Fairwood Park Addition thence northwesterly 75.8 feet to a point 135 feet west of the east line of said block thence west parallel with the north line of said Block 11 a distance of 189.7 to the west line thereof thence southeasterly along said west line to a point due west of beginning thence east 124.5 feet to beginning.
- (4) M-~~87~~ (Between 67th and 68th, near Knox). That part of the south 72 feet of the north 240 feet of Block 11, Fairwood Park Addition lying west of the east 135 feet thereof and the south 8 feet of the north 168 feet of the west 113.7 feet of the east 248.7 feet of Block 11, Fairwood Park Addition.
- (5) M-~~87~~ (S of 67th near Knox). Commencing 210 feet west and 80 feet south of the northeast corner of Block 11, Fairwood Park Addition thence southeasterly 110.3 feet to a point 135 feet west of the east line of said Block 11 thence west parallel with the north line of said Block 11, 113.7 feet thence south parallel with the east line of said Block 11, 8 feet thence parallel with the north line of said Block 11 to the westerly line of said Block 11 thence northwesterly along said west line to a point 80 feet south of the north line of said Block 11 thence east 190.5 feet to the point of beginning.
- (6) M-~~87~~ (S side of 67th at Knox). That part of the north 80 feet of Block 11, Fairwood Park Addition lying west of the east 210 feet thereof.
- (7) M-~~87~~ (NW of 68th and James). Tracts A and B of Registered Land Survey Number 174.
- (8) M-~~87~~ (Between 66th and Wood Lake). Lots 1 through 4 and Lots 8 through 24 of Block 1, and Lots 1, 2, and the east half of Lot 3, and Lots 6 through 15 of Block 2, Lynnwood Addition.
- (9) M-~~4311~~ (W side of Lyndale at 71st). Lots 1 through 4 and Lots 14 through 22, Block 1, Wood Lake Shores Addition.
- (10) M-~~4311~~ (W side of Lyndale at 72nd). Block 2, Wood Lake Shores Addition, except Lots 12 through 15 and the south 1/2 of Lot 11.
- (11) M-~~4311~~ (Between Lyndale and Wood Lake). Blocks 3 through 6 and Block 8, Wood Lake Shores Addition.
- (12) M-~~4311~~ (Between Lyndale and Wood Lake). Lots 1 through 10, Block 7, Wood Lake Shores Addition.
- (13) M-~~4311~~ (W side of Lyndale, S of 70th). Tracts A and B, R.L.S. No. 379.
- (14) M-~~54~~ (N side of 66th, near Fourth). All of Ralph Milner's Addition except Lot 21; and the east four feet of Block 3 and all of Block 4, Ralph Milner's Second Addition.

Section 12. - Two-Family Residential District (MR-1).

- (1) M-~~9, 10~~ 2 (SE corner, Xerxes and Crosstown Highway). Lots 23 through 34, Block 2, Lein's Richfield Second Addition. (Amended, Bill No. 1993-12)
- (2) M-~~41, 42~~ 10 (NE of 71st and Xerxes). Lots 9 through 11, Block 1, Joe Maurer's First Addition.
- (3) M-~~9, 10~~ 6 (NE of 70th and Washburn). Lots 14 through 16, Block 10, Tingdale Brothers Lincoln Hills Third Addition.
- (4) M-~~9, 10~~ 6 (Washburn S of 66th). Lot 23 and north half of Lot 22, Block 7, Tingdale Brothers Lincoln Hills Addition.
- (5) M-~~41, 42~~ 14 (W side of Queen, S of 74th). Lots 2 and 3 and the south ten feet of Lot 1, Block 2, Vick's Terrace Addition.
- (6) M-~~41, 42~~ 14 (E side of Queen, S of 74th). Lot 2, Block 1, Vick's Terrace Addition.
- (7) (Repealed, Bill No. 2000-20)
- (8) (Repealed, Bill No. 2000-20)
- (9) M-~~7~~ 3 (NW corner, 66th and James). Lot 8, Block 12, Fairwood Park First Addition.
- (10) (Repealed, Bill No. 2000-20)
- (11) M-~~7~~ 3 (Colfax S of 63rd). Lot 3 and South 35 feet of Lot 2, Block 4, Ray's Lynnhurst Second Addition.
- (12) M-~~43~~ 11 (Aldrich near 73rd). Lot 21, Block 1, Irwin Shores No. 2 Addition.
- (13) M-~~43~~ 11 (W side of Lyndale, N of 73rd) Lots 12 through 15 and the south half of Lot 11, Block 2, Wood Lake Shores Addition.

- (14) M-~~45~~12 (E side of Lyndale, S of 72nd) The north 40 feet of Lot 22, and all of Lot 23 except the north 10 feet thereof, Block 4, Irwindale Addition.
- (15) M-~~45~~12 (NE corner, 74th and Nicollet). Lots 5 through 8 and the west ten feet of Lots 1 through 4, Block 4, Nicollet Garden Lots Second Addition.
- (16) M-~~68~~ (SW corner, 68th and Nicollet). Lots 1 through 4, A.A. Roger's Second Addition.
- (17) M-~~68~~ (NE corner, 67th and Nicollet). The south half of the west half of Lot 10, Goodspeed's Second Plat.
- (18) M-~~54~~ (NW corner, 64th and Nicollet). Lots 1 through 3, Block 1, Rearrangement of Nicollet Homes Second Addition.
- (19) M-~~54~~ (NE corner, 64th and Nicollet). Lots 1 through 5, Block 1, Towns Edge Addition.
- (20) M-~~54~~ (SW corner, 63rd and Nicollet). Lot 1, Block 8, Nicollet Homes Addition.
- (21) M-~~68~~ (SE corner, 66th and Second). The west half of Lot 1 except the east 7 feet, Goodspeed's First Plat.
- (22) M-~~54~~ (Fifth Ave near 65th). Lot 1, Block 2, Bauman-Wheelock Addition.
- (23) M-~~45~~12 (W side of Fifth Ave, S of 70th). Lots 13 through 15, Block 2, Savage's First Addition.
- (24) M-~~49~~ (SE corner, 69th and Portland). Lots 6 and 7, Block 4, Coffman's Second Addition.
- (25) M-~~47~~13 (NE corner, 73rd and Portland). Lots 5 through 8, Block 4, Henry Thernell Addition.
- (26) M-~~48~~17 (NE corner, 77th and Portland). Lots 7 through 10, Block 3, Mattson Heights Third Addition.
- (27) M-~~49~~ (NW corner, 67th and Park). Lots 9 and 10, Auditors Subdivision No. 340.
- (28) M-~~47~~13 (W side of Chicago, S of 70th). Lots 2, 3, and 4A, and the south 43.5 feet of Lot 1, all in Zubert's Chicago Avenue Addition.
- (29) M-~~47~~13 (SE corner, 72nd and Chicago). Lots 13 through 16, Block 11, Fallden's Third Addition.
- (30) M-~~47~~13 (W side of Elliott, S of 71st). Lots 1 and 2, Block 4, Zubert's Elliott Addition.
- (31) M-~~47~~13 (SW corner, 72nd and Bloomington). Lots 1 and 2, Block 1, Fallden's Fourth Addition.
- (32) (Repealed, Bill No. 2010-22)
- (33) (Repealed, Bill No. 2010-22)
- (34) (Repealed, Bill No. 2010-22)
- (35) (Repealed, Bill No. 2010-22)
- (36) (Repealed, Bill No. 2010-22)
- (37) (Repealed, Bill No. 2010-22)
- (38) (Repealed, Bill No. 2011-7)
- (39) (Repealed, Bill No. 2010-9)
- (40) (Repealed, Bill No. 2010-9)
- (41) (Repealed, Bill No. 2010-9)
- (42) (Repealed, Bill No. 2010-9)
- (43) (Repealed, Bill No. 2010-9)
- (44) (Repealed, Bill No. 2010-9)
- (45) M-~~47~~13 (SW corner, 72nd and Diagonal Boulevard). Lots 1 and 2, Block 3, Fallden's Fourth Addition.
- (46) M-~~54~~ (NE corner, 64th and Harriet). Lots 1 through 3, Block 4, Lyndale Oaks Addition.
- (47) (Repealed, Bill No. 2010-22)
- (48) M-~~87~~ (SE corner, 66th and Girard). Lot 23 and Lot 24 except the north 11 feet, Block 1, Blossom Park Addition.

- (49) M-~~87~~ (S side of 66th, near Lake Shore Drive). Lots 5 through 7, Block 1, Lynnwood Addition.
- (50) M-~~44~~, ~~42~~10 (SE corner, 71st and Xerxes). Lot 8, Block 2, Joe Maurer's First Addition.
- (51) M-16 (SW of 75th and Wentworth). Lot 2, Block 6, Nicollet View Gardens Addition.
- (52) M-~~68~~ (NE corner, 69th and Lyndale). Lots 10 through 12, Block 4, Wooddale Addition.
- (53) M-~~45~~12 (E side of Lyndale, N of 73rd). Lot 15, and the north half of Lot 14, Block 4, Irwindale Addition.
- (54) M-~~45~~12 (E side of Lyndale, N of 74th). Tract C, R.L.S. No. 215.
- (55) M-~~68~~ (NW corner, 70th and First). Lot 5, Meridith's Addition.
- (56) M-~~87~~ (SW corner, 66th and Girard). Lots 1 and 2, Block 2, Blossom Park Addition.
- (57) M-~~54~~ (NE corner, 64th and Grand). Lot 3, Block 1, Lyndale Oaks Addition.
- (58) (Repealed, Bill No. 2010-22)
- (59) M-~~87~~ (S side of 66th, near Emerson). Lots 4 and 5 and the west half of Lot 3, Block 2, Lynnwood Addition.
- (60) M-~~68~~ (Third Ave, N of 70th). Lot 11, Block 4, D.L. Tate's Addition.
- (61) M-~~48~~17 (Bloomington, N of 77th). Tracts A and B, R.L.S. No. 1003.
- (62) (Repealed, Bill No. 2010-22)
- (63) [Reserved.]
- (64) [Reserved.]
- (65) M-~~87~~ (SW corner, 66th and Irving). The north 103 feet of the east 165 feet of the west 330 feet of the East Half of the Northeast Quarter of the Southwest Quarter of Section 28, Township 28, Range 24.
- (66) M-~~45~~12 (E side of Nicollet, S of 73rd). The south 75 feet of the north 255 feet of that area lying west of the east 154.48 feet of the west quarter of the north 10 acres of the south 20 acres of the Southwest Quarter of the Northeast Quarter of Section 34, Township 28, Range 24.
- (67) M-~~45~~12 (SE corner, 73rd and Nicollet). The north 105 feet of that area lying west of the east 150.48 feet of the north 10 acres of the south 20 acres of the Southwest Quarter of the Northeast Quarter of Section 34, Township 28, Range 24.
- (68) M-~~68~~ (Nicollet near 69th). The north 85 feet of the south third of the west 1/8 of the Southwest Quarter of the Southeast Quarter of Section 27, Township 28, Range 24.
- (69) (Repealed, Bill No. 1997-9)
- (70) M-~~48~~17 (E side of Portland, N of 75th). That part of the north 63.9 feet of the south 267.8 feet of the West Half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 35, Township 28, Range 24 lying west of the east 153 feet thereof.
- (71) M-~~47~~13 (SE corner, 71st and Chicago). The East 161 40/100 feet of the West 325 3/10 feet of that part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 28, Range 24 lying south of the north 690 feet thereof and north of a line parallel with and 70 feet north from the north line of Zuberts Elliott Avenue Addition. (Amended, Bill No. 2010-22)
- (72) M-~~44~~, ~~42~~14 (SE corner, 74th and Queen). The east 133 feet of the west 163 feet of that part of the east quarter of the Northeast Quarter of the Southeast Quarter of Section 32, Township 28, Range 24 lying north of the south 1226.25 feet of said east quarter.
- (73) M-~~45~~12 (SE corner, 70th and Third). The north 123 feet of the west 160 feet of the east 320 feet of the West Half of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 34, Township 28, Range 24.
- (74) M-~~68~~ (NE corner, 70th and First). That part of the west 165 feet of the east 660 feet of the south third of the west three quarters of the Southwest Quarter of the Southeast Quarter of Section 27, Township 28, Range 24 lying south of the north 300 feet thereof.
- (75) M-~~63~~ (NE corner, 66th and Humboldt). The east 100 feet of the west 130 feet of the south 200 feet of Government Lot 5, Section 28, Township 28, Range 24.

- (76) M-4713 (E side of Portland, S. of 70th). That part of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 35, Township 28, Range 24, lying between the north line of the south 130 feet thereof and the south line of the north 109.6 feet thereof and west of the east 120 feet thereof.
- (77) M-63 (NE corner, 66th and Girard). The southerly 180.2 feet of the block lying between 65th and 66th Streets between Girard Avenue and Trunk Highway No. 65.
- (78) M-16 (S side of 74th, W of Pleasant). That area east of the west quarter of the north five acres of the Northwest Quarter of the Southwest Quarter of Section 34, Township 28, Range. 24.
- (79) M-54 (E side of Pillsbury, N of 63rd). Lot 9, Block 3, and that portion of the now vacated portion of 63rd Street in the plat of Betcher's Addition to Richfield, lying between the southward extension of the east and west lines of Lot 9, Block 3, Betcher's Addition to Richfield.
- (80) M-49 (E side of Chicago, S of 69th). The west half of the north half of Lot 33, Baumgartner's First Addition. (Added, Bill No. 1993-15)
- (81) M-16 (NE corner, 77th and Nicollet). The northerly 8 feet of Lot 9 and all of Lot 10 in Block 4, A.G. Bogen Company's Nicollet Avenue Addition. (Added, Bill No. 1996-23)

Section 13. - Multiple Family Residential District (MR-2).

- (1) (Repealed, Bill No. 2009-7)
- (2) M-9, ~~406~~ (NW corner, 67th and Queen). Lots 6 through 14, Block 2, Tingdale Brothers Lincoln Hills Addition.
- (3) (Repealed, Bill No. 2010-22)
- (4) M-54 (NW corner, 65th and Grand). Lot 1, Block 2, J.N. Hauser's Second Addition.
- (5) (Repealed, Bill No. 2010-22)
- (6) (Repealed, Bill No. 2010-22)
- (7) (Repealed, Bill No. 2009-7)
- (8) M-68 (W side of Nicollet, N. of 70th). The east 175 feet of the South 1/4 of the East 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 28, Range 24, except the south 175 feet thereof.
- (9) (Repealed, Bill No. 2010-22)
- (10) M-73 (Between 65th Street and Rae Drive). Tracts B and C, R.L.S. No. 793.
- (11) M-54 (NW corner, 65th and Pleasant). Lot 1, Block 1, J.N. Hauser's Second Addition; and Lot 6, Block 2, Lyndale Oaks Addition.
- (12) (Repealed, Bill No. 2010-22)
- (13) (Repealed Bill No. 2010-22)
- (14) M-54 (E side of Pleasant, between 63rd and 64th). Lots 6 through 10, Block 5, Nicollet Homes Addition; and Lots 4 and 5, Block 4, Rearrangement of Nicollet Homes Second Addition.
- (15) M-54 (Pleasant, E side, 64th to 65th). Lots 6 through 10, Block 5, Rearrangement of Nicollet Homes Second Addition and that area between Pleasant and Pillsbury Avenues between 65th Street and the south line of Rearrangement of Nicollet Homes Second Addition, except that area between the west right-of-way line of Pillsbury Avenue and a line distant 122 feet west and parallel to said right-of-way line, and between the south line of Rearrangement of Nicollet Homes Second Addition and a line distant 65 feet south and parallel to said south line. (Amended, Bill No. 1999-15)
- (16) M-54 (SE corner, 64th and Blaisdell). Lot 10, Block 8, Rearrangement of Nicollet Homes 2nd Addition. (Amended, Bill No. 2010-22)
- (17) (Repealed, Bill No. 2010-9)
- (18) (Repealed, Bill No. 2010-9)
- (19) (Repealed, Bill No. 2010-22)
- (20) (Repealed, Bill No. 2009-7)

- (21) M-49 (SW corner, 66th and Chicago) Lots 1, 2, and 3, Okstad Addition.
- (22) M-49 (SE corner, 66th and 10th) Lots 1, 2, and 3, Block 1, Terrace Gardens Addition.
- (23) (Repealed, Bill No. 2000-20)
- (24) M-87 (SE corner, 69th and Penn). Lots 17 and 18, Block 10, Woodlake Highlands.
- (25) (Repealed, Bill No. 2009-7)
- (26) M-87 (E side of Penn, S of 67th). Lot 10, Block 7, Fairwood Park Addition.
- (27) M-87 (E of Penn, N of 68th). Lot 8, Block 7, Fairwood Park Addition.
- ~~(28) M-18 (SE of 18th and 76th). That area lying between the center line of 76th Street and a line distant 330 feet southerly thereof and parallel thereto, and between the east line of 18th Avenue extended and a line running parallel with Cedar Avenue, distant 173 feet west of the center line of Cedar Avenue.~~
- (29) (Repealed, Bill No. 2011-7)
- (30) (Repealed, Bill No. 2011-27)
- (31) M-41, ~~1214~~ (SW corner, 74th and Penn). The north 252.23 feet of the south 1283.70 feet of the east eighth of the Northeast Quarter of the Southeast Quarter of Section 32, Township 28, Range 24.
- (32) M-16 (NW of 77th and Pleasant). The east half of Lots 2 through 7, Block 2, Sunset Terrace Addition. (Added, Bill No. 1993-15)
- (33) (Repealed, Bill No. 2010-22)
- (34) M-49 (SE corner, 66th and Elliot). Lots 1 through 3, Block 2, Terrace Gardens Addition. (Added, Bill No. 1993-20)
- (35) (Repealed, Bill No. 2010-22)
- (36) (Repealed, Bill No. 2010-9)
- (37) M-54 (NE corner of 66th Street and 5th Avenue). That area lying between the center lines of Fifth and Portland Avenues, and between the center line of 66th Street and the south line of Block 1, Bauman-Wheelock Addition, except that area distant 150 feet north and parallel to said center line, and between the west right-of-way line of Portland Avenue and a line distant 125 feet west and parallel to said right-of-way line, and excluding public streets. (Added, Bill No. 1999-15)
- (38) (Repealed, Bill No. 2010-22)
- (39) M-49 (SE Corner of 66th and 11th). The Western 1/2 of Lot 1, Block 1, Jerpbaks 1st Addition. (Added, Bill No. 2010-22)
- (40) M-54 (64th near Lyndale). Lots 4 - 6, Block 5, Lyndale Oaks Addition. (Added, Bill No. 2010-22)
- (41) M-9, ~~102~~ (NW corner, 66th and Thomas). Lot 7, Block 1, Andersen-Erichsen Addition. (Added, Bill No. 2010-22)
- (42) M-49 (SE corner, 66th and Chicago). Lots 4 and 15, Block 3, Taerrace Garden Addition. (Added, Bill No. 2010-22)
- (43) M-49 (Portland Ave, near 66th). Lot 034, Auditor's Subdivision No. 340. (Added, Bill No. 2010-22)
- (44) M-16 (S of 74th between Lyndale and Pleasant). The south 5 acres of the north 10 acres of the Northwest Quarter of the Southwest Quarter of Section 34, Township 28, Range 24, and the north 4 feet of that part of said Northwest Quarter lying immediately south of said 5 acres tract, except that part of said tracts which are designated as General Commercial Areas. (Added, Bill No. 2011-27)
- (45) M-9 (W of 18th, between 67th and 68th). Lots 1-8, Block 3, Wexlers Addition.
- (46) M-9 (W of 18th, between 69th and 70th). Lots 1-8, Block 2, Cedar Sunrise Third Addition.
- (47) M-13 (W of 18th, between 72nd and 73rd). Lots 1-10, Block 2, Elder Grove Fourth Addition.
- (48) M-13 (W of 18th, between 73rd and 74th). The North 105 feet of the East ½ of the West ½ of the Southeast ¼ of the Southeast ¼ of the Northeast ¼, except part taken for road; and Lots 1-8, Block 1, Evergreen Gardens 2nd Addition.

(49) M-17 (West of 18th, between 74th and 75th). Lots 1-5, Block 2, Zuberts South View Gardens 3rd Addition and the area between the northerly extensions of the western and eastern property lines of Lots 1-5, Block 2, Zuberts South View Gardens 3rd Addition to the center line of 74th Street.

(50) M-17 (West of 18th, between 75th & 76th). Lots 1-4, Block 1, Zuberts South View Gardens 1st Addition and Lots 1-5, Block 2, Larsons South View Gardens 2nd Addition.

(23) M-17 Lots 1-10, Block 4, Engberg-Walden 2nd Addition.

(24) M-17 Lots 1-5, Block 1, John Engbergs 2nd Addition.

Section 14. - High Density Multiple Residential (MR-3).

(1) M-16 (E of Lyndale at 75th). That area lying between Lyndale Avenue and Lincoln Field, and Between the north line of Sunset Terrace Addition and a line running parallel with and 334 feet south of the north line of the South Half of Section 34, Township 28, Range 24.

(2) M-54 (SE corner, 63rd and Lyndale). That area between the center line of Lyndale Avenue and the west line of Adolfsen and Peterson's First Addition, and between 63rd Street and the north line of Lyndale Oaks Addition.

(3) M-44, ~~1214~~ (SW 76th and Penn). That area lying between the west line of Penn Avenue and the center line of Thomas Avenue, and between the center line of 76th Street and the north right-of-way line of Interstate Highway 494 except the following described areas: 1. That area lying between the west line of Penn Avenue and a line 200 feet west of and parallel to said line within 200 feet north of the north right-of-way line of Interstate Highway 494; 2. that area lying between the center lines of Sheridan and Thomas Avenues and the center line of 76th and 77th Streets; 3 that area lying between the center line of Sheridan Avenue and a line 170 feet east of and parallel to said center line, and between the center line of 76th Street and a line 258 feet south of and parallel to said center line; and 4. The East 330 feet of the South 230 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 28, Range 24. (Amended, Bill No. 2010-22)

(4) M-5, ~~73~~ (N of 65th, W of Lyndale). The west 55 feet of Tract B and all of Tract C, R.L.S. No. 675; and all of Tract B of R.L.S. No. 1131.

(5) M-44~~15~~ (SW, 76th and I-35W). The north 538.21 feet of that area lying between the center lines of 76th Street and 77th Street, and between the centerline of Knox Avenue and the west right-of-way line of Highway I-35W.

(6) (Repealed Bill No. 2010-22)

(7) (Repealed Bill No. 2006-1)

(8) M-7~~3~~ (W of 63rd and Dupont). That part of Block 5, Ray's Lynnhurst Second Addition lying between 63rd Street and Mildred Drive, and between Dupont and Emerson Avenues; and that portion of Block 2, Ray's Lynnhurst Addition lying south and east of Highway I-35W and west of Emerson Avenue and north of 64th Street; and including Parcel 4600, R.L.S. No. 877 on Dupont Avenue.

(9) (Repealed, Bill No. 1998-17)

(10) (Repealed, Bill No. 1998-17)

(11) (Repealed, Bill No. 2010-22)

~~(12) M-18 (7500 Cedar Ave). That part of the east quarter of the North Half of the South Half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 28, Range 24, lying east of Zubert's South View Gardens Fourth Addition. (Added, Bill No. 1993-17)~~

(13) M-54 (N of 63rd, E of Railroad). Lots 1 through 8, except the east 135 feet thereof, Block 4, Betcher's Addition, and Lot 2, Block 4, Nicollet Homes Addition and that portion of vacated 63rd Street north of and adjacent to said Lot 2. (Added, Bill No. 1994-8)

(14) M-7~~3~~ (Rae Drive, N side, W half of block). Tracts D and E, R.L.S. No. 793. (Added, Bill No. 1994-8)

(15) M-9~~2~~ (W side of Queen, near 64th). That area lying between the east line of Harry Tickner's Subdivision of Lot 2, Richfield Gardens, and the center line of Queen Avenue extended; and between the center lines of 64th and 65th Streets.

(16) M-9~~2~~ (N side 66th at Upton). The west 1/2 of the south 1/2 of lot 12, Richfield Garden and Lot A of Registered Land Survey No. 1018. (Amended, Bill No. 1999-15)

- (17) (Repealed, Bill No. 2006-1)
- (18) M-~~35~~ (16th Ave between 63rd and 65th). Lots 2-8, Block 1, Iversons 2nd Addition and Lots 1-8, Block 2, Iversons 2nd Addition. (Added, Bill No. 2010-22)
- (19) M-~~35~~ (17th Ave between 63rd and 65th). Lots 9-4, Block 1, Iversons 2nd Addition and Lots 1-8, Block 2, Iversons 2nd Addition. (Added, Bill No. 2010-22)
- ~~(20) M-17 Block 3, Wexlers Addition. (Added, Bill No. 2010-22)~~
- ~~(21) M-17 Block 2, Cedar Sunrise 2nd Addition. (Added, Bill No. 2010-22)~~
- ~~(22) M-17 Block 2, Cedar Sunrise 3rd Addition. (Added, Bill No. 2010-22)~~
- ~~(23) M-17 Lots 1-10, Block 4, Engberg-Walden 2nd Addition. (Added, Bill No. 2010-22)~~
- ~~(24) M-17 Lots 1-5, Block 1, John Engbergs 2nd Addition. (Added, Bill No. 2010-22)~~
- (25) M-~~73~~ (NW corner, 66th and Rae Drive). Lots 1-3, Block 1, Rae 2nd Addition; Lots 1-5, Block 1, Rae 3rd Addition; and Lots 1-5, Block 2, Rae 3rd Addition. (See Reference #7 of attached Boundary Conflicts.) (Added, Bill No. 2010-22)
- (26) M-~~9~~, ~~102~~ (NW corner, 66th and Queen). Lot 4, Block 2 of Harry Tickner's Subdivision of Lot 15, Richfield Gardens. (Added, Bill No. 2010-22)
- (27) M-~~47~~~~13~~ (SE corner, 71st and Chicago). The West 163 9/10 ft of that part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 28, Range 24 lying south of the north 690 feet thereof and north of a line parallel with and 70 feet north from the north line of Zuberts Elliott Avenue Addition. (Added, Bill No. 2010-22)
- (28) M-~~45~~~~12~~ (NW corner, 73rd and Portland). The south 1/2 of the area between 72nd and 73rd Streets, and between Portland Avenue and the center line of the alley in Block 2, Blair's Wooddale 3rd Addition extended. (Added, Bill No. 2010-22)
- (29) M-~~44~~~~15~~ (74th to 76th, between Penn and Oliver). That area lying between the center lines of Penn and Oliver Avenues, and between 74th and 76th Streets. (Added, Bill No. 2010-22)
- (30) M-~~44~~~~15~~ (NW corner, 76th and I-35W). The South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 28, Range 24, except roads and highway. (Added, Bill No. 2010-22)
- (31) M-~~47~~~~13~~ (SW corner, 71st and Chicago). That area lying between the east line of Block 1, Wallaces Sunnyside Acres 6th Addition and the center line of Chicago Avenue, and between the center line of 71st Street and a line distant 200 feet south and parallel to said center line. (Added, Bill No. 2010-22)
- (32) M-~~47~~~~13~~ (East side Chicago, 71st to 72nd). That area lying between the center line of Chicago Avenue and the east line of Lot 4, Block 4, Zuberts Elliot Avenue Addition extended, and between the north line of Lot 4, Block 4, Zuberts Elliot Avenue Addition and the center line of 72nd Street. (Added, Bill No. 2010-22)
- (33) M-~~54~~ (NW corner, Lyndale and 64th). Lots 7 and 8, Block 5, Lyndale Oaks Addition. (Added, Bill No. 2010-22)
- (34) M-~~92~~ (Queen Ave, N of 66th). Lot 1, Block 3, Harry Tickner's Subdivision of Lot 15 Richfield Gardens Addition. (Added, Bill No. 2010-22)

Section 15. - Service Office District (SO-1).

- (1) M-~~68~~ (NE corner, 70th and Nicollet). That area lying between a line distant 133 feet northerly of the center line of 70th street and parallel thereto, and a line 147 feet northerly of said line and parallel thereto, and lying between the center line of Nicollet Avenue and the west line of Meredith' Addition. (Added, Bill No. 2004-13)
- (2) M-16 (SW of 74th and Garfield). The west quarter of the north 5 acres of the Northwest Quarter of the Southwest Quarter of Section 34, Township 28, Range 24 except west 175 feet thereof. (Added, Bill No. 2011-27)

Section 16. - Mixed Use - Neighborhood District (MU-N)

- (1) M-16 (NE corner of 78th and Wentworth). Lot 4, Block 6, R.C. Soen's Addition.

- (2) M-16 (SE Corner of 77th and Wentworth). That area lying between the center lines of 77th and 78th Streets and between Wentworth Avenue and the east lines of Lots 4, 5, and 6, Block 7, R.C. Soen's Addition, and excluding Lot 4, Block 6, R.C. Soen's Addition.
- (3) M-~~48~~17 (South of 77th Street, Park to 10th). That area lying between 77th and 78th Streets and between the center lines of Park Avenue extended and 10th Avenue extended.
- (4) M-~~48~~17 (S of 77th, 14th to Bloomington). That area lying between the center lines of 77th and 78th Streets and between the center lines of 14th Avenue and Bloomington Avenue.
- (5) M-16 (S of 77th, Soo Line Railway to Wentworth). That area lying between the original center line of 77th Street and the center line of 78th Street, and between the center line of Wentworth Avenue and the West right-of-way line of the Soo Line Railway. (Added, Bill No. 2006-16)

Section 17. - Mixed Use - Community District (MU-C).

- (1) M-16 (S of 77th, Nicollet to 4th). That area lying between the original center line of 77th Street and the center line of 78th Street, and between the east lines of lots 4, 5, and 6, Block 7, R.C. Soen's Addition and the center line of 4th Avenue.
- (2) M-~~48~~17 (S of 77th, 10th to 12th). That area lying between 77th and 78th Streets and between the center lines of 10th Avenue extended and 12th Avenue.
- (3) M-~~48~~17 (E side of 12th S of 77th). That area lying between the center lines of 77th and 78th Streets, and between the center line of 12th Avenue and a line parallel to and 230 feet east of the center line of 12th Avenue.
- (4) M-~~48~~17 (S of 77th, 13th to 14th). That area lying between the center lines of 77th and 78th Streets, and between the center line of 14th Avenue and a line parallel to and 230 feet east of the center line of 12th Avenue.
- (5) M-~~48~~17 (77th Street and Bloomington Avenue). The East 198 feet of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter, except roads and highway, of Section 35, Township 28, Range 24. (Added, Bill No. 2006-16; amended, Bill No. 2015-6)
- (6) M-~~9, 10~~ 2, 3 (W of Penn, 62 to 67th, except 66th and Penn corner). That area lying between the center lines of state highway 62 and 67th Street, and between the center lines of Penn Avenue and Queen Avenue extended north, except that part of Lot 16, "Richfield Gardens", which lies southerly of a line described as commencing at the southeast corner of said Lot 16; thence northerly, along the easterly line of said Lot 16, a distance of 219.69 feet to the point of beginning of the line to be described; thence westerly, deflecting to the left 90 degrees 00 minutes 00 seconds, to the west line of said Lot 16 and said line there terminating; together with: Lot 3, Block 3, Harry Tickner's Subdivision of Lot 15, Richfield Gardens. Lot 1, Block 1, Richfield Gardens Second Addition. (Added, Bill No. 2009-7; Amended Bill No. 2011-2)
- (7) M-~~9~~2 (S of 62, W of Penn). That area lying between the center lines of state highway 62 and 63rd Street extended westerly, and between the east line of Leslie Terrace Addition and a line parallel with and 330 feet westerly of the center line of Penn Avenue. (Added, Bill No. 2009-7)
- (8) M-~~40~~6 (W of Penn, between 67th and 68th). Lots 1 through 12 of Block 16, Tingdale Brothers Lincoln Hills Addition. (Added, Bill No. 2009-7)
- (9) M-~~7~~3 (E of Penn, between 62 and 63rd). That area lying between the center lines of state highway 62 and 63rd Street, and between the center lines of Penn Avenue and Oliver Avenue. (Added, Bill No. 2009-7)
- (10) M-~~7~~3 (SE of 63rd and Penn). That area lying between the center lines of Penn Avenue and the alley in Block 12, Ray's Lynnhurst Addition, and between the south line of said Block 12 and the center line of 63rd Street. (Added, Bill No. 2009-7)
- (11) M-~~7~~3 (E of Penn, near 64th to 66th). That area lying between the center lines of Penn Avenue and Oliver Avenue, and between the south line of Block 12, Ray's Lynnhurst Addition and the center line of 66th Street. (Added, Bill No. 2009-7)
- (12) M-~~8~~7 (E of Penn, 66th to 67th). Lots 6 through 10 of Block 6, Fairwood Park Addition. (Added, Bill No. 2009-7)

- (13) M-73 (E of Oliver, 62 to 63rd). That area lying between the center lines of state highway 62 and 63rd Street, and between the center lines of Oliver Avenue and the east line of Dolphins Addition. (Added, Bill No. 2009-7)
- (14) M-73 (SW corner of 63rd and Oliver). Lots 1 and 2 of Block 12, Ray's Lynnhurst Addition. (Added, Bill No. 2009-7)
- (15) (Repealed, Bill No. 2012-8)
- (16) M-9 (S of roundabout, 17th to 18th) Lots 4-16, Block 2, Wexler's Addition.
- (17) M-9 (18th to Cedar, 67th to 68th). Block 4, Wexler's Addition.
- (18) M-9 (West side 6800 block of 18th). Lots 1-8, Block 2, Cedar Sunrise Second Addition.
- (19) M-9 (N of 68th, E of Cedar). That area lying between the center line of Cedar Avenue and State Highway 77 between 66th and 68th Streets.
- (20) M-9 (S of 68th, 18th to Cedar). Block 1, Cedar Sunrise Second Addition.
- (21) M-9 (S of 68th, E of Cedar). Block 4, Rich Acres, between the center lines of 68th and 69th Street extended to eastern City boundary.
- (22) M-9 (S of 69th, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, and between the center lines of 69th Street and Diagonal Boulevard.
- (23) M-13 (S of Diagonal, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, between the center lines of Diagonal Boulevard and 72nd Street.
- (24) M-13 (S of 72nd, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, between the center lines of 72nd Street and 73rd Street).
- (25) M-13 (S of 73rd, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, between the center lines of 73rd Street and 74th Street).
- (26) M-17 (S of 74th, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, between the center lines of 73rd Street and 74th Street).
- (27) M-17 (S of 75th, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, between the center lines of 75th Street and 76th Street.
- (28) M-17 (S of 76th, East of Washington Park). That area lying between the center line of 18th Avenue extended south to the center line of 77th and Cedar Avenue, between the center lines of 76th Street and 77th Street.

Section 18. - Mixed Use - Regional District (MU-R)

- (1) M-16. Lot 1 and Outlot A, Hampton Richfield Addition. (Amended, Bill No. 2013-12)
- (2) M-16 (SW of 77th and Soo Line Railway). Lot 2, Block 1, Candlewood Hotel Addition. (Amended, Bill No. 2009-18)
- (3) M-16, ~~4817~~ (S of 77th, 4th to Park). That area lying between the original center line of 77th Street and the center line of 78th Street, and between the center lines of 4th Avenue and Park Avenue extended.
- (4) M-~~4817~~ (S of 77th, Bloomington to Cedar). That area lying between the center lines of 77th and 78th Streets, and between the center lines of Cedar Avenue and Bloomington Avenue.

Section 19. - Airport Runway Overlay District (AR)

- (1) The Airport Runway Overlay District (AR) shall apply to all land within the City of Richfield designated as Safety Zone B and Safety Zone C in the 2004 MSP Zoning Ordinance and shown on MSP Zoning Map Safety Zones - Plates SZ-14, Plate SZ-15 and Plate SZ-20.

Section 20. - Penn Avenue Corridor Overlay District (PAC)

- (1) ~~M-9, 402,6~~ (W of Penn, 62 to 67th). That area lying between the center lines of state highway 62 and 67th Street, and between the center lines of Penn Avenue and Queen Avenue extended north.
- (2) M-~~92~~ (S of 62, W of Penn). That area lying between the center lines of state highway 62 and 63rd Street extended westerly, and between the east line of Leslie Terrace Addition and a line parallel with and 330 feet westerly of the center line of Penn Avenue.

- (3) M-406 (W of Penn, between 67th and 68th). Lots 1 through 12 of Block 16, Tingdale Brothers Lincoln Hills Addition.
 - (4) M-73 (E of Penn, between 62 and 63rd). That area lying between the center lines of state highway 62 and 63rd Street, and between the center lines of Penn Avenue and Oliver Avenue.
 - (5) M-73 (SE of 63rd and Penn). That area lying between the center lines of Penn Avenue and the alley in Block 12, Ray's Lynnhurst Addition, and between the south line of said Block 12 and the center line of 63rd Street.
 - (6) M-73 (E of Penn, near 64th to 66th). That area lying between the center lines of Penn Avenue and Oliver Avenue, and between the south line of Block 12, Ray's Lynnhurst Addition and the center line of 66th Street.
 - (7) M-87 (E of Penn, 66th to 67th). Lots 6 through 10 of Block 6, Fairwood Park Addition.
 - (8) M-73 (E of Oliver, 62 to 63rd). That area lying between the center lines of state highway 62 and 63rd Street, and between the center lines of Oliver Avenue and the east line of Dolphins Addition.
 - (9) M-73 (SW corner of 63rd and Oliver). Lots 1 and 2 of Block 12, Ray's Lynnhurst Addition.
- (Added: Bill No. 2009-7)

Section 21. Cedar Avenue Corridor Overlay

- (1) M-9 (S of roundabout between 17th & 18th) Lots 4-16, Block 2, Wexlers Addition.
- (2) M-9 (18th to Cedar, 67th to 68th). Block 4, Wexler's Addition.
- (3) M-9 (W of 18th, 68th to 69th). Lots 1-8, Block 2, Cedar Sunrise Second Addition.
- (4) M-9 (W of 18th, 69th to 70th). Lots 1-8, Block 2, Cedar Sunrise Third Addition.
- (5) M-17 Lots 1-10, Block 4, Engberg-Walden 2nd Addition.
- (6) M-17 Lots 1-5, Block 1, John Engbergs 2nd Addition.
- (7) M-9 (N of 68th, E of Cedar). That area lying between the center line of Cedar Avenue and State Highway 77 between 66th and 68th Streets.
- (8) M-9 (S of 68th, 18th to Cedar). Block 1, Cedar Sunrise Second Addition.
- (9) M-9 (S of 68th, E of Cedar). Block 4, Rich Acres, between the center lines of 68th and 69th Street extended to eastern City boundary.
- (10) M-9 (S of 69th, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, and between the center lines of 69th Street and Diagonal Avenue.
- (11) M-13 (S of Diagonal, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, between the center lines of Diagonal Boulevard and 72nd Street.
- (12) M-13 (S of 72nd, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, between the center lines of 72nd Street and 73rd Street).
- (13) M-13 (W of 18th, between 72nd and 73rd). Lots 1-10, Block 2, Elder Grove Fourth Addition.
- (14) M-13 (W of 18th, between 73rd and 74th). The North 105 feet of the East ½ of the West ½ of the Southeast ¼ of the Southeast ¼ of the Northeast ¼, except part taken for road; and Lots 1-8, Block 1, Evergreen Gardens 2nd Addition.
- (15) M-13 (S of 73rd, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, between the center lines of 73rd Street and 74th Street).
- (16) M-17 (West of 18th, between 74th and 75th). Lots 1-5, Block 2, Zuberts South View Gardens 3rd Addition and the area between the northerly extensions of the western and eastern property lines of Lots 1-5, Block 2, Zuberts South View Gardens 3rd Addition to the center line of 74th Street.
- (17) M-17 (West of 18th, between 75th and 76th). Lots 1-4, Block 1, Zuberts South View Gardens 1st Addition and Lots 1-5, Block 2, Larsons South View Gardens 2nd Addition.
- (18) M-17 (S of 74th, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, between the center lines of 73rd Street and 74th Street.

(19) M-17 (S of 75th, 18th to Cedar). That area lying between the center lines of 18th Avenue and Cedar Avenue, between the center lines of 75th Street and 76th Street.

(20) M-17 (S of 76th, East of Washington Park). That area lying between the center line of 18th Avenue extended south to the center line of 77th and Cedar Avenue, between the center lines of 76th Street and 77th Street.

BOUNDARY CONFLICTS

Reference #1 - I Zone, Item 2 (p. 1) and MR-2 Zone, Item 25 (p. 38)

~~These two zones use differing assumptions to set their common boundary; they probably do not coincide. There is probably a gap of 1.5 feet (plus or minus) between the two zones.~~

Reference #2 - C-2 Zone, Item 15 (p. 6) and PMR zone, Item 3 [Tract 1] (p. 22)

~~The eastern boundary is "Graham Avenue Extended". On the map we use the center line of Graham Avenue, which is vacated. There is uncertainty whether the center line or the west line of vacated Graham Avenue should be used.~~

Reference #3 - C-2 Zone, Item 17 (p. 7) and MR-1 Zone, Items 33 and 34 (p. 31)

~~The common boundaries between the C-2 zone and the two MR-1 zones, by definition, do not coincide exactly. They range from an overlap of 0.16 feet to a gap of 0.02 feet.~~

Reference #4 - C-2 Zone, Item 19 (p. 7) and MR-1 Zone, Item 35 (p. 31)

~~The same common boundary problem as in Reference 3 above. They overlap approximately 9.8 feet.~~

Reference #5 - C-2 Zone, Item 20 (p. 7) and MR-1 Zone, Item 36 (p. 31)

~~The same common boundary problems in Reference 3 above. They overlap approximately 11.1 feet.~~

Reference #6 - PMR Zone, Item 3 [Tract 4, Parcel 3] (p. 24)

~~There is definitely an error but we don't have the information needed to correct it. A survey would be required to find the problem.~~

Reference #7 - PMR-1 Zone, Item 1 (p. 26)

~~Reference to "Official Zoning Map" is required.~~

Sec. 5. This ordinance constitutes a rezoning of the following properties: 6601 17th Ave, 6609 17th Ave, 6615 17th Ave, 6621 17th Ave, 6627 17th Ave, 6633 17th Ave, 6639 17th Ave, 6645 17th Ave, 6620 18th Ave, 6626 18th Ave, 6632 18th Ave, 6638 18th Ave, 6644 18th Ave, 6701 17th Ave, 6709 17th Ave, 6715 17th Ave, 6721 17th Ave, 6727 17th Ave, 6733 17th Ave, 6739 17th Ave, 6745 17th Ave, 6700 18th Ave, 6708 18th Ave, 6714 18th Ave, 6720 18th Ave, 6726 18th Ave, 6732 18th Ave, 6738 18th Ave, 6744 18th Ave, 6701 18th Ave, 6709 18th Ave, 6715 18th Ave, 6721 18th Ave, 6727 18th Ave, 6733 18th Ave, 6739 18th Ave, 6745 18th Ave, 6700 Cedar Ave, 6720 Cedar Ave, 6730 Cedar Ave, 6744 Cedar Ave, 6733 Cedar Ave, 6801 17th Ave, 6809 17th Ave, 6815 17th Ave, 6821 17th Ave, 6827 17th Ave, 6833 17th Ave, 6839 17th Ave, 6845 17th Ave, 6800

18th Ave, 6808 18th Ave, 6814 18th Ave, 6820 18th Ave, 6826 18th Ave, 6832 18th Ave, 6838 18th Ave, 6844 18th Ave, 6801 18th Ave, 6809 18th Ave, 6815 18th Ave, 6821 18th Ave, 6827 18th Ave, 6833 18th Ave, 6839 18th Ave, 6845 18th Ave, 6800 Cedar Ave, 6808 Cedar Ave, 6814 Cedar Ave, 6820 Cedar Ave, 6826 Cedar Ave, 6832 Cedar Ave, 6838 Cedar Ave, 6844 Cedar Ave, 6801 Cedar Ave, 6809 Cedar Ave, 6813 Cedar Ave, 6821 Cedar Ave, 6825 Cedar Ave, 6829 Cedar Ave, 6833 Cedar Ave, 6839 Cedar Ave, 6841 Cedar Ave, 6901 17th Ave, 6909 17th Ave, 6915 17th Ave, 6921 17th Ave, 6927 17th Ave, 6933 17th Ave, 6939 17th Ave, 6945 17th Ave, 6900 18th Ave, 6908 18th Ave, 6914 18th Ave, 6920 18th Ave, 6926 18th Ave, 6932 18th Ave, 6938 18th Ave, 6944 18th Ave, 6901 18th Ave, 6909 18th Ave, 6915 18th Ave, 6921 18th Ave, 6927 18th Ave, 6933 18th Ave, 6939 18th Ave, 6945 18th Ave, 7001 18th Ave, 7005, 18th Ave, 6900 Cedar Ave, 6908 Cedar Ave, 6914 Cedar Ave, 6920 Cedar Ave, 6924 Cedar Ave, 6932 Cedar Ave, 6938 Cedar Ave, 6958 Cedar Ave, 7030 18th Ave, 7034 18th Ave, 7038 18th Ave, 7044 18th Ave, 7048 18th Ave, 7100 18th Ave, 7104 18th Ave, 7110 18th Ave, 7114 18th Ave, 7120 18th Ave, 7124 18th Ave, 7128 18th Ave, 7134 18th Ave, 7138 18th Ave, 7144 18th Ave, 7025 18th Ave, 7029 18th Ave, 7033 18th Ave, 7035 18th Ave, 7039 18th Ave, 7045 18th Ave, 7049 18th Ave, 7101 18th Ave, 7105 18th Ave, 7111 18th Ave, 7115 18th Ave, 7121 18th Ave, 7127 18th Ave, 7131 18th Ave, 7137 18th Ave, 7145 18th Ave, 7000 Cedar Ave, 7034 Cedar Ave, 7040 Cedar Ave, 7048 Cedar Ave, 7100 Cedar Ave, 7116 Cedar Ave, 7134 Cedar Ave, 1717 72nd St E, 7204 18th Ave, 7210 18th Ave, 7214 18th Ave, 7220 18th Ave, 7224 18th Ave, 7228 18th Ave, 7234 18th Ave, 7238 18th Ave, 7244 18th Ave, 7201 18th Ave, 7209 18th Ave, 7215 18th Ave, 7221 18th Ave, 7227 18th Ave, 7235 18th Ave, 7243 18th Ave, 7200 Cedar Ave, 7214 Cedar Ave, 7226 Cedar Ave, 7244 Cedar Ave, 7300 18th Ave, 7308 18th Ave, 7314 18th Ave, 7320 18th Ave, 7324 18th Ave, 7328 18th Ave, 7334 18th Ave, 7338 18th Ave, 7344 18th Ave, 7301 18th Ave, 7309 18th Ave, 7315 18th Ave, 7321 18th Ave, 7325 18th Ave, 7329 18th Ave, 7335 18th Ave, 7339 18th Ave, 7345 18th Ave, 7300 Cedar Ave, 7320 Cedar Ave, 7334 Cedar Ave, 7344 Cedar Ave, 7400 18th Ave, 7408 18th Ave, 7414 18th Ave, 7420 18th Ave, 7424 18th Ave, 7428 18th Ave, 7428 18th Ave, 7434 18th Ave, 7444 18th Ave, 7401 18th Ave, 7409 18th Ave, 7415 18th Ave, 7421 18th Ave, 7425 18th Ave, 7429 18th Ave, 7439 18th Ave, 7443 18th Ave, 7400 Cedar Ave, 7408 Cedar Ave, 7420 Cedar Ave, 7444 Cedar Ave, 7500 18th Ave, 7508 18th Ave, 7514 18th Ave, 7520 18th Ave, 7524 18th Ave, 7528 18th Ave, 7534 18th Ave, 7538 18th Ave, 7544 18th Ave, 7501 18th Ave, 7509 18th Ave, 7515 18th Ave, 7521 18th Ave, 7525 18th Ave, 7529 18th Ave, 7535 18th Ave, 7543 18th Ave, 7500 Cedar Ave, 7544 Cedar Ave, 7601 18th Ave, 7615 18th Ave, 7625 18th Ave, 7600 Cedar Ave, and 7636 Cedar Ave.

6901, 6909, 6915, 6921, 6927, 6933, 6939, 6945,
6900, 6908, 6914, 6920, 6926, 6932, 6938, 6944,

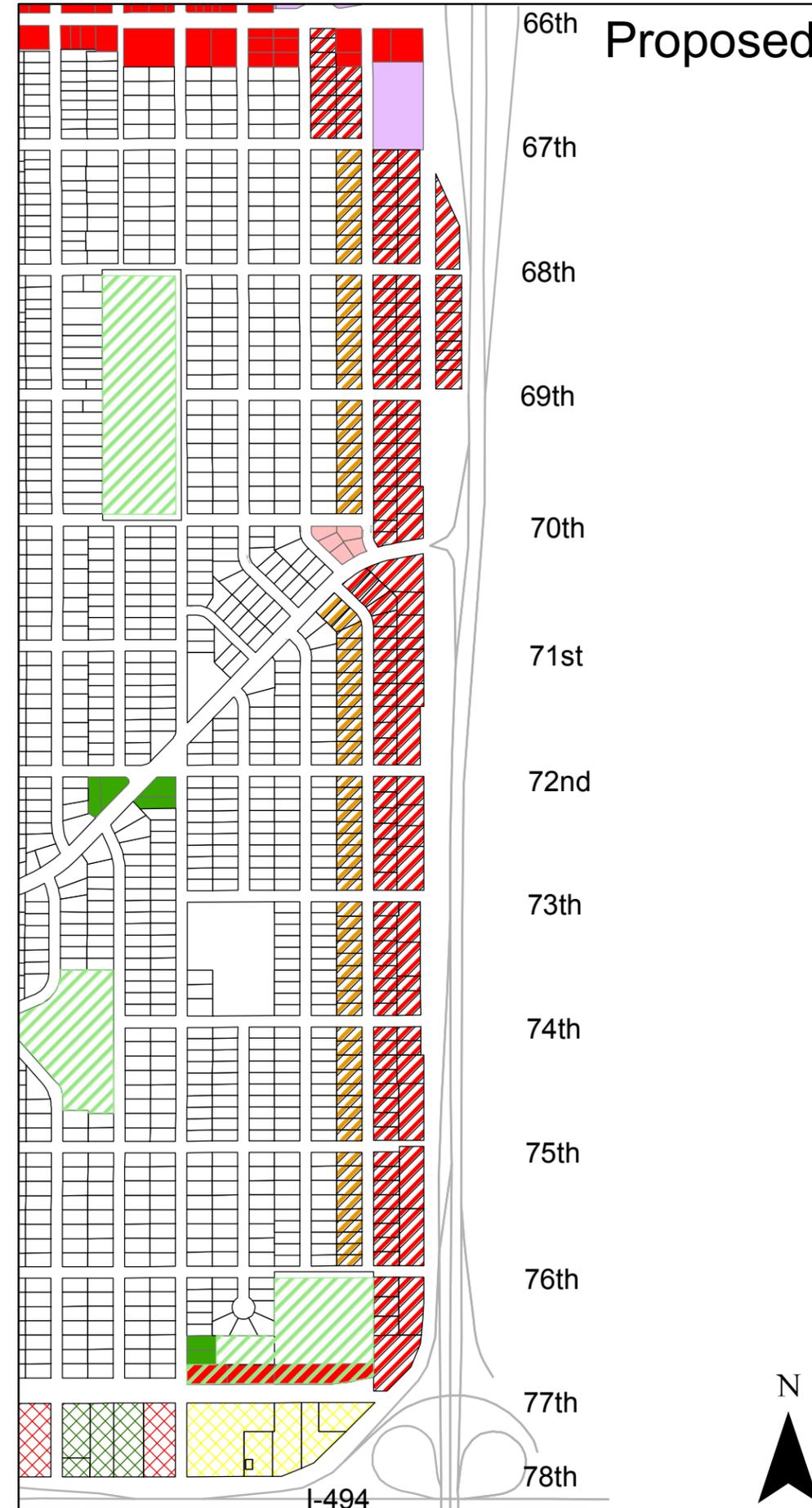
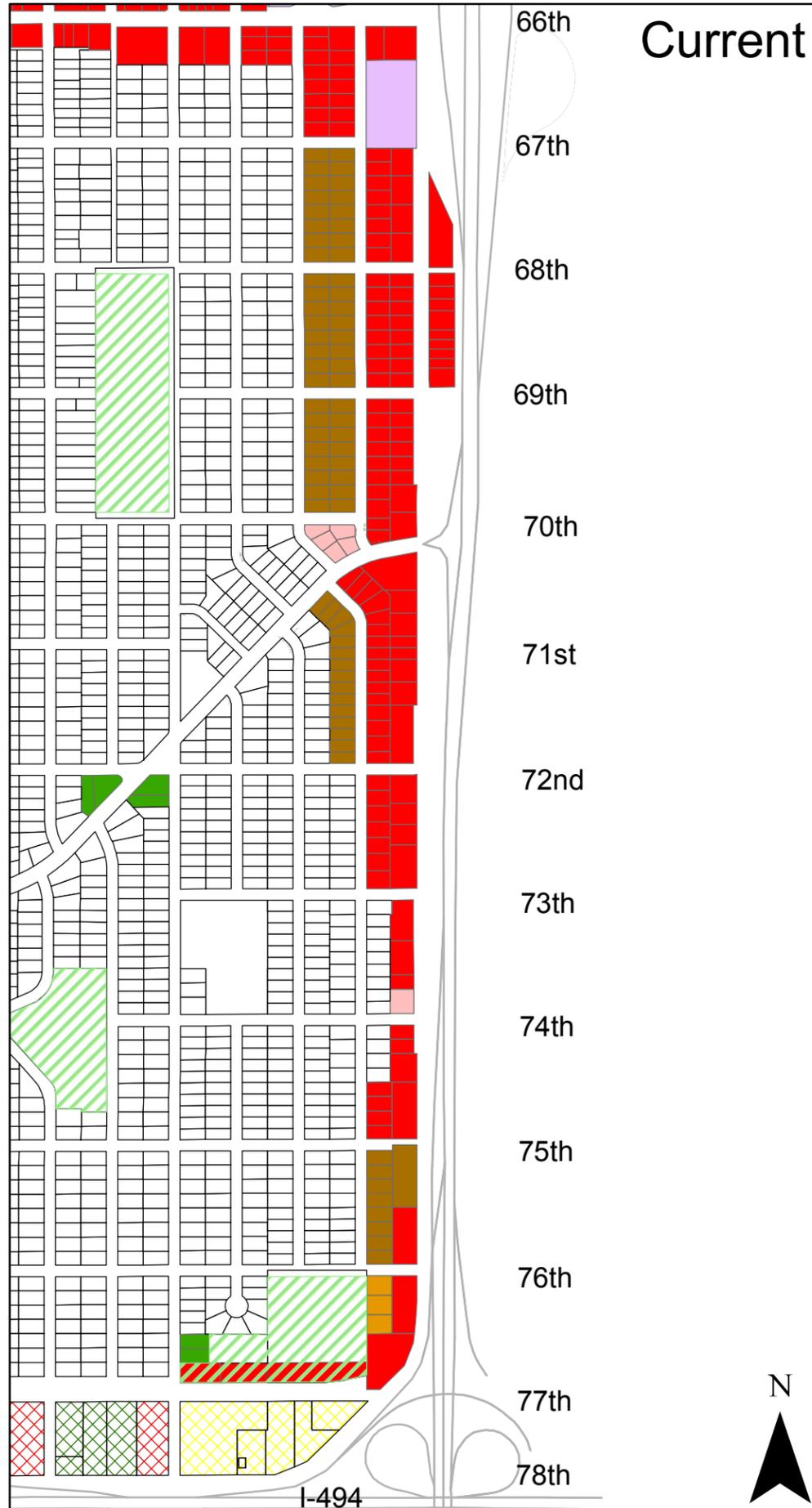
Sec. 9. This ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Debbie Goettel, Mayor

ATTEST:

Nancy Gibbs, City Clerk

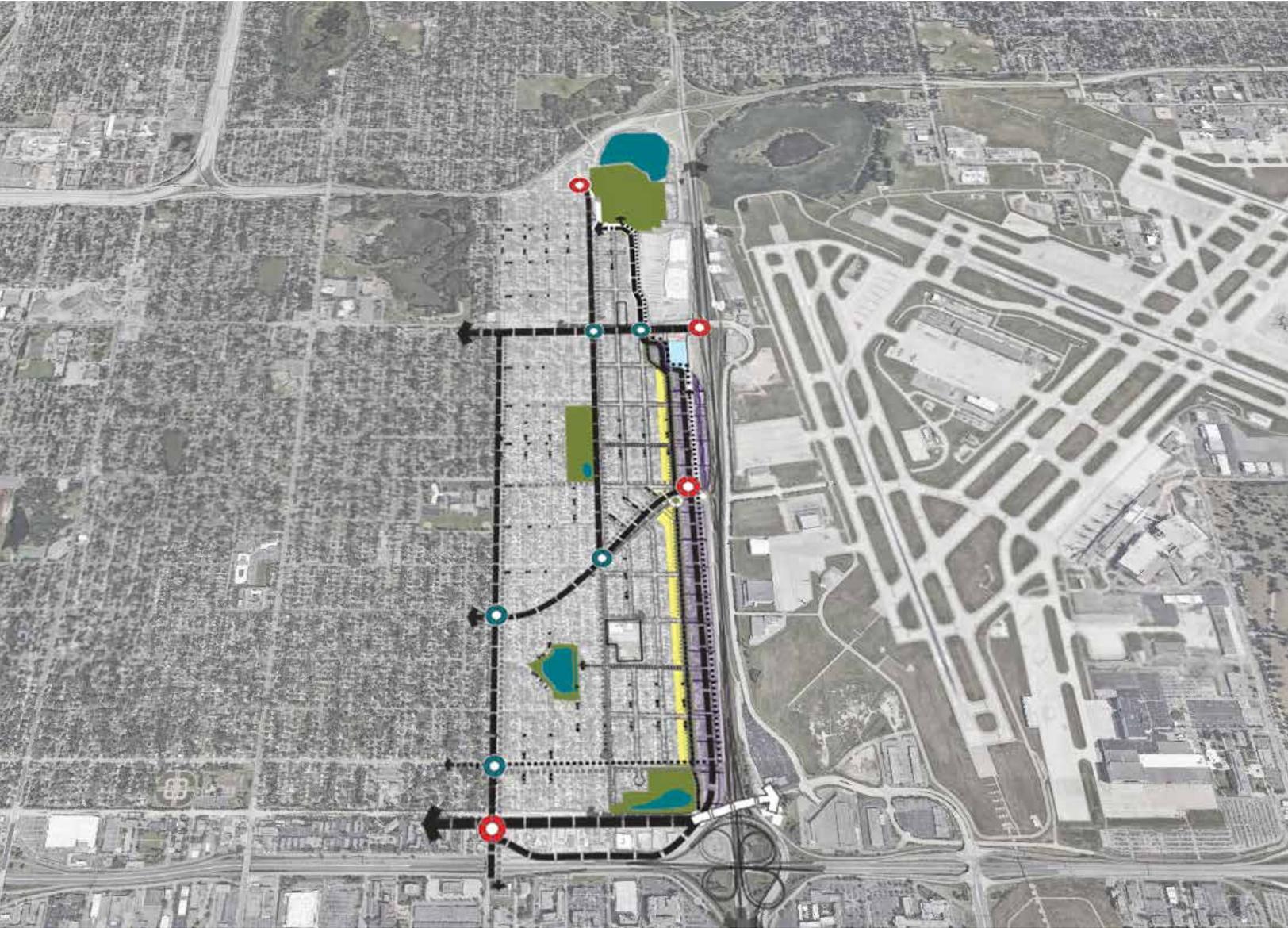
Cedar Avenue Corridor Zoning Districts



Zoning Designations

-  Park (Zoning District is R)
-  R Single-Family
-  MR-1 Two-Family
-  MR-2 Multi-Family
-  MR-3 High-Density Multi-Family
-  SO Service Office
-  C-1 Community Commercial
-  C-2 General Commercial
-  PC-2 Planned Gen.Commercial
-  MU-N Mixed Use-Neighborhood
-  MU-C Mixed Use-Community
-  MU-R Mixed Use-Regional
-  PMU Planned Mixed Use
-  MU-C/CAC Mixed Use + Cedar Overlay
-  MR-2/CAC Multi-Family + Cedar Overlay

CITY OF RICHFIELD | CEDAR AVENUE CORRIDOR REDEVELOPMENT MASTERPLAN UPDATE



RICHFIELD, MINNESOTA | SEPTEMBER 2016



DESIGN FOR LIFE

PROJECT TEAM

CITY OF RICHFIELD COMMUNITY DEVELOPMENT

Contact: **John Stark, Community Development Director**
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EXECUTIVE SUMMARY

Cedar Avenue defines the eastern boundary of Richfield. Land uses along the roadway corridor include a mix of single-family homes, apartments, and a number of free-standing businesses; the neighborhood continues to be impacted by the proximity to the Minneapolis St. Paul International Airport in a variety of ways.

In 2016, the City updated the 2004 Redevelopment Master Plan for the Cedar Avenue Corridor. While the initial study had successfully guided the Cedar Point redevelopment in 2007, the national recession that followed stalled initiatives south of 66th Street for the next decade. The plan update responds to a clearer understanding of the noise impacts resulting from the north-south runway addition at the airport – which is less than what was anticipated – and is more reflective of current market conditions, including development pressure that may arise with the construction of the new underpass at 77th Street, which received \$12.5M in funding in 2015. Additionally, the study parameters were adjusted to generally encompass the area from 66th Street on the north to 77th Street on the south, and from the City’s eastern edge at 77th to 17th Avenue on the west.

In 2014, 17th Avenue between 63rd and 65th Streets was reconstructed to become a “complete street” named Richfield Parkway, and a primary focus of the corridor plan update was the continuation and alignment of this parkway south of 66th Street. Calling for medium-density residential and mixed-use along the parkway spine, the proposed alignment and land use recommendations were established to better position the City of Richfield to meet its land-use goals:

- To maintain and enhance the “urban hometown” character of Richfield
- To develop identifiable nodes, corridors and gateways throughout the community
- To provide an economic climate within Richfield that will encourage the availability of quality goods, services and employment opportunities



INTRODUCTION

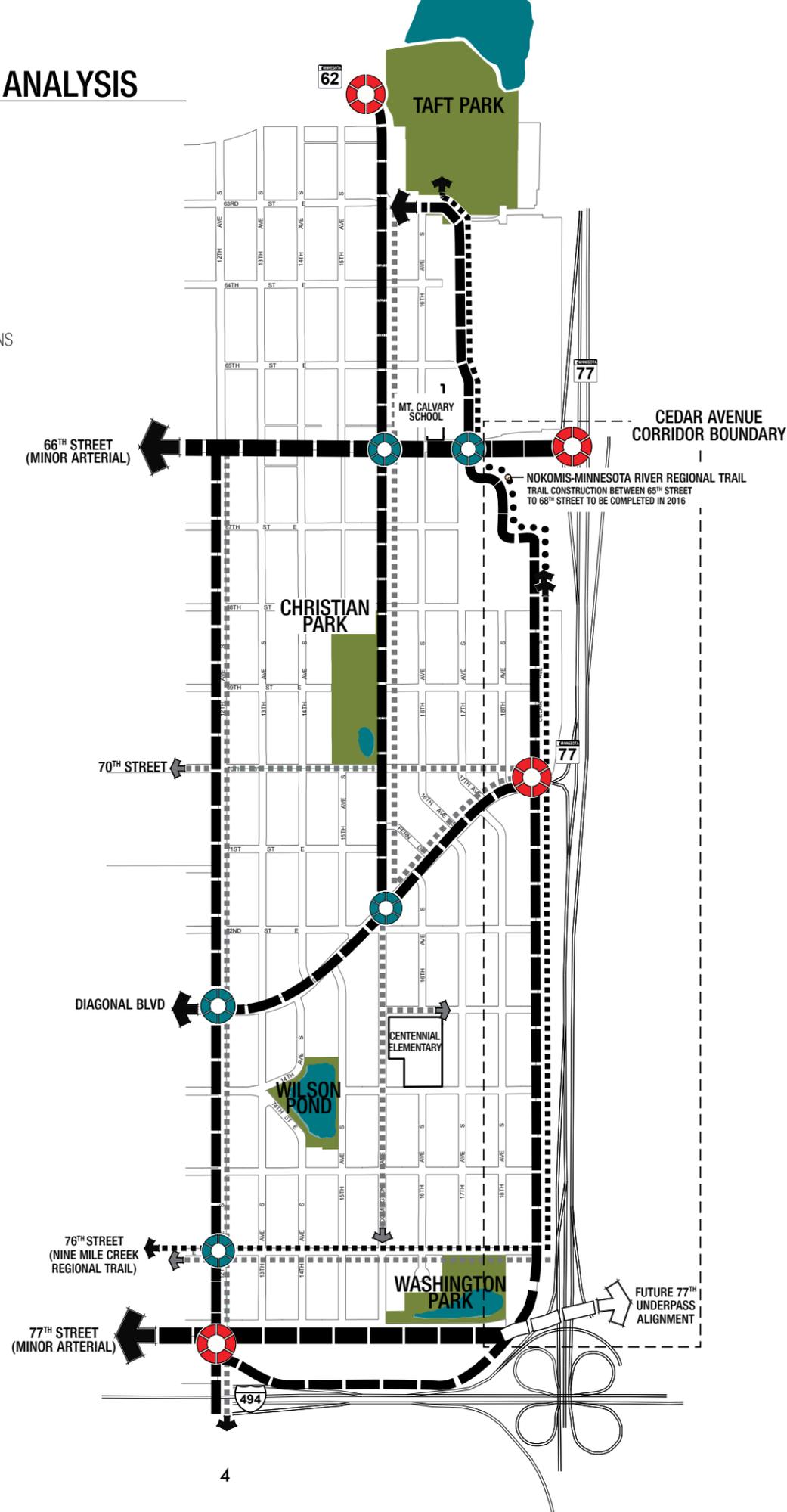
The Cedar Avenue area of Richfield is very reflective of the community as a whole. Predominantly residential, the neighborhood was developed primarily in the 1940's and 1950's around a grid street system containing homes with consistent scales and setbacks. It has a very traditional feel and includes schools, churches, parks and a mature tree canopy; like the city itself, this neighborhood conveys an image of being established.

For the sixty-plus years that have followed, the Cedar Avenue neighborhood has been impacted by the growth of the Minneapolis St. Paul International Airport, expansion of the regional highway network, and birth of second- and third-ring suburbs. As a result, development along the neighborhood's eastern edge has leaned towards a mix of low-rise rental apartment units and a sprinkling of small-scale commercial businesses, much of which is deteriorating due to age and environmental impacts.

A fully developed first-ring suburb, Richfield has been cognizant of the opportunity to redevelop and reshape these outdated areas of the city in order to position itself for a strong future, and understands that places like the Cedar Avenue Corridor can - properly planned - help to redefine Richfield for the next generation. Convenient transportation (including proximity to the airport), homogeneous housing stock, access to shopping and transit, and the community's changing demographics are all defining characteristics that are capable of both constraining and inspiring solutions as Richfield seeks to compete with other communities as a desirable place to live, work and play.

EXISTING CONDITIONS ANALYSIS

-  GATEWAY
-  NODES
-  PARK
-  REGIONAL TRAIL CONNECTIONS
-  PEDESTRIAN CONNECTIONS
-  VEHICULAR CONNECTIONS (COLLECTOR)
-  VEHICULAR CONNECTIONS (MINOR ARTERIAL)



PURPOSE

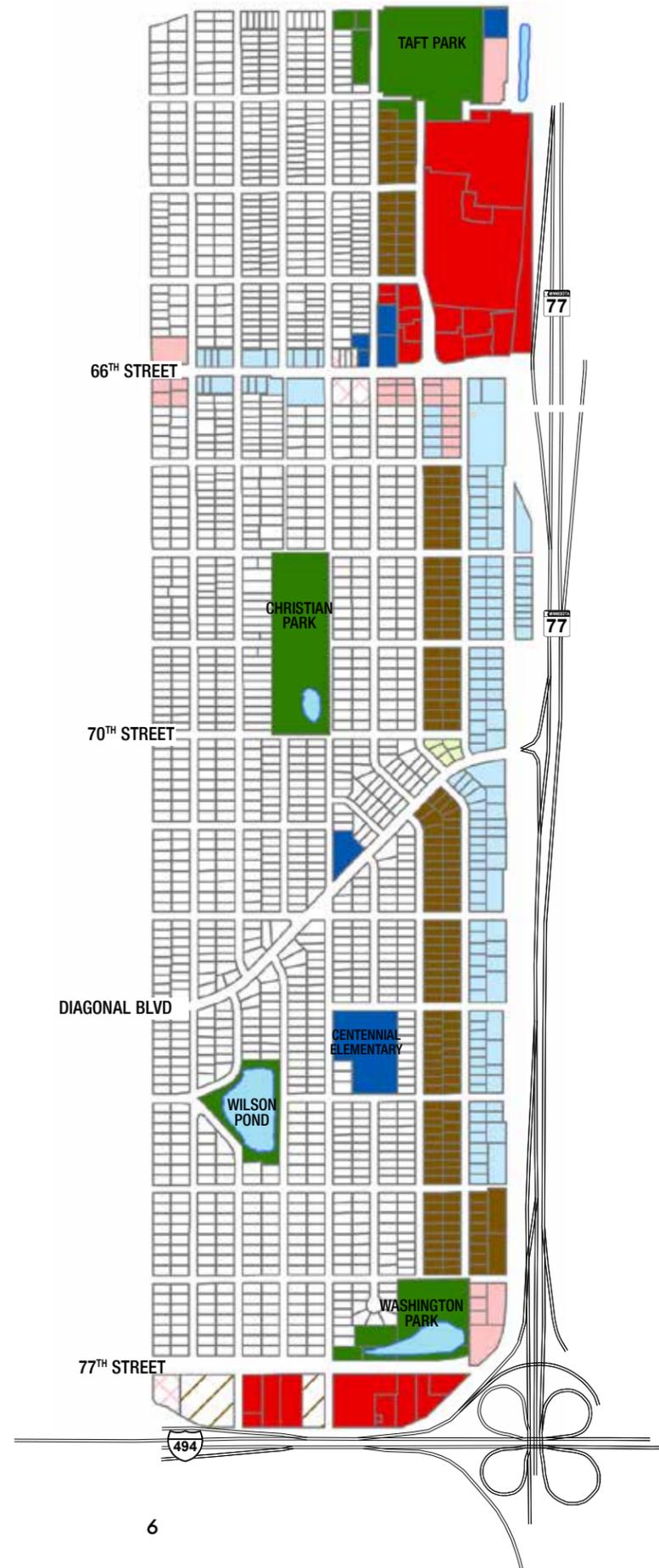
In seeking to maintain a competitive position, Richfield continues its decades-long course of strategic investments that promote redevelopment in selected areas while broadly promoting policies and programs that improve neighborhoods and business areas throughout.

In 2004, the city created a Redevelopment Master Plan for the Cedar Avenue Corridor. While this initial study had successfully guided the Cedar Point redevelopment in 2007, the national recession that followed stalled initiatives south of 66th Street for the next decade. And so this plan update was commissioned in 2016 to assess and respond to current challenges and opportunities. Specifically, the plan update responds to a clearer understanding of the noise impacts resulting from the north-south runway addition at the airport - which is less than what was anticipated - and is more reflective of current market conditions, including development pressure that may arise with the construction of the new underpass at 77th Street, which received \$12.5M in funding in 2015. Additionally, the study parameters were adjusted to generally encompass the area from 66th Street on the north to 77th Street on the south, and from the city's eastern edge at 77th to 17th Avenue on the west.

The purpose of the plan is to help frame regulatory tools and policy, to guide public improvements, and to convey the community's vision for development to prospective developers, architects, planners and property owners.

EXISTING COMPREHENSIVE PLAN

- REGIONAL COMMERCIAL
- COMMUNITY COMMERCIAL
- COMMUNITY COMMERCIAL/OFFICE
- NEIGHBORHOOD COMMERCIAL
- OFFICE
- HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MIXED USE
- PARK
- PUBLIC



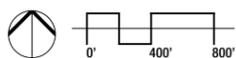
VISION

The Cedar Avenue Corridor is envisioned as an area that takes full advantage of the opportunities unique to its location, to the betterment of the neighborhood and to the city as a whole. The defining characteristics of this corridor – visibility, proximity to the airport, access to convenient transportation and transit, adjacency to regional shopping and business, a shifting demographic, and an established neighborhood with quality, albeit aging and homogeneous, housing stock – serve to both define parameters of and inspire the vision for this corridor.

The Master Plan update seeks to align with the over-arching goals of the Richfield Comprehensive plan, including enhanced connectivity, neighborhood stabilization/revitalization, targeted redevelopment and expanded business opportunities. The study assessed, and specifically addresses, gateways and nodes, connections, place-making elements and land-use within the corridor.

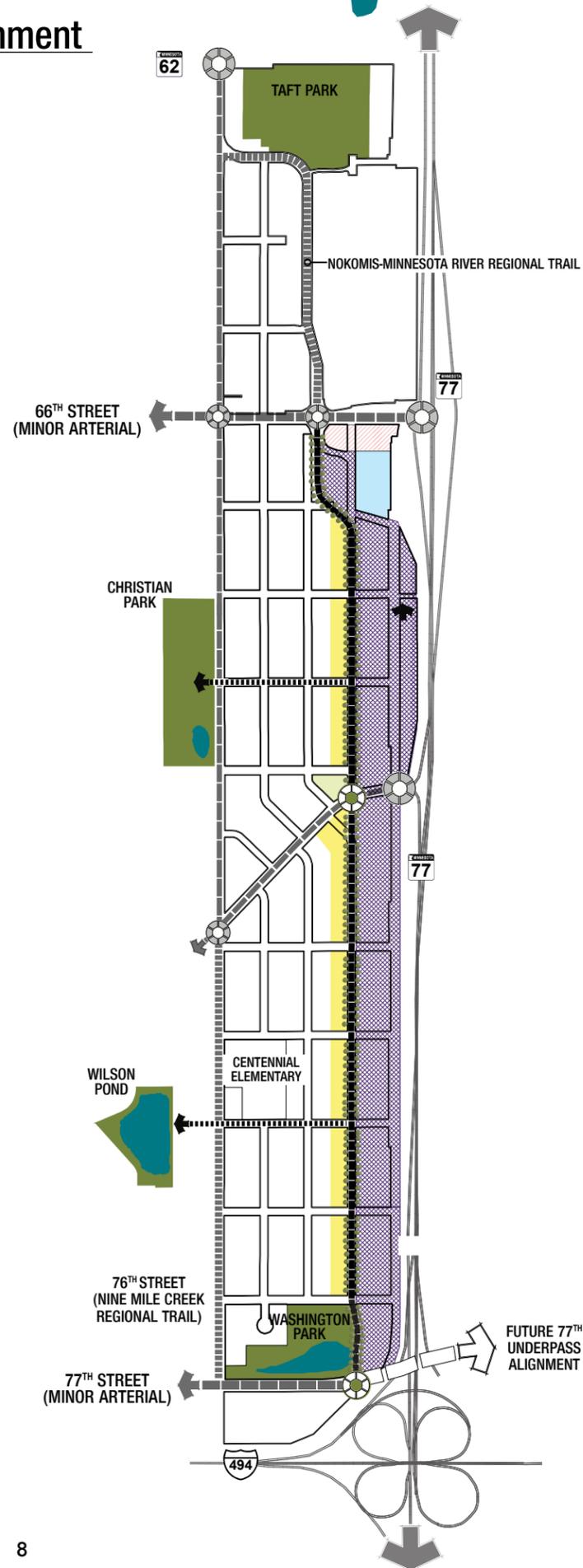
The vision for this targeted redevelopment masterplan of the neighborhood’s eastern edge is:

- To establish a renewed brand at a signature gateway to the city
- To extend Richfield Parkway as an important north-south connector, as a neighborhood amenity, and as a transitional element between new land-uses and the existing single-family neighborhood
- To introduce new commercial uses that capitalize on the site’s unique resources, that directly serve the local community, and that provide employment opportunities
- To increase the diversity of housing options
- To encourage the rehabilitation and replacement of the lowest-quality housing stock



RICHFIELD PARKWAY - 18th Ave Alignment

-  COMMUNITY COMMERCIAL/OFFICE
-  NEIGHBORHOOD COMMERCIAL
-  OFFICE
-  MEDIUM DENSITY RESIDENTIAL
existing single-family homes allowed to remain and improve
-  LOW DENSITY RESIDENTIAL
-  MIXED USE
-  NODE
-  EXISTING NODE
-  VEHICULAR CONNECTIONS
(COLLECTOR)
-  VEHICULAR CONNECTIONS
(MINOR ARTERIAL)
-  EXISTING PEDESTRIAN AND BICYCLE
CONNECTIONS
-  RICHFIELD PARKWAY
(INTERCITY REGIONAL TRAIL ROUTE)
-  PROVIDE PEDESTRIAN CONNECTIONS FROM
PARKWAY TO RESIDENTIAL NEIGHBORHOOD



PLAN ELEMENTS

The Cedar Avenue Corridor masterplan is intended to help create an economically viable place for residents to live, work, and play at the city's eastern edge. In assessing current conditions and future opportunity, three key plan elements ultimately rose to the top as drivers of the final plan:

- Alignment of Richfield Parkway
- Mixed-use Development Pattern
- Housing Diversity

RICHFIELD PARKWAY

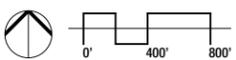
In 2014, 17th Avenue between 63rd and 65th Streets was reconstructed to become a "complete street" named Richfield Parkway, and a primary focus of the corridor plan update was the continuation and alignment of this parkway south of 66th Street.

This study identifies the alignment of Richfield Parkway to be along 18th Avenue from 66th Street on the north to 77th Street on the south. Two key contributors to that decision were 1.) the design and construction of a new underpass at 77th Street at 77th, and 2.) the ability to assemble property necessary to support appropriate and impactful development.

Richfield Parkway along 18th Avenue will follow the design established at the Cedar Point development north of 66th Street and will ultimately be classified as an 'A' Minor Arterial roadway. It is a divided-lane vehicular and greenway corridor that, by design, accommodates the needs of pedestrians and bicyclists in addition to vehicles, and includes enhanced landscaping.

Right-of-way alignment for the parkway will, at a minimum, preserve existing property boundaries to the west of 18th Avenue, and a variety of traffic calming measures such as roadway configuration and roundabouts will be further studied as detailed plans are developed. Important nodes along this extension of Richfield Parkway include a major gateway to the City of Richfield at 66th Street, a neighborhood node at Diagonal Blvd, the intersection at the "complete street" on 76th, and the terminus at 77th Street.

Ultimately, Richfield Parkway will be more than just an improved north-south connector. Enhanced with landscaping and well-designed bike and pedestrian paths, it will become an amenity that successfully seams together new mixed-use development with a revitalized single-family residential neighborhood.



MIXED-USE DEVELOPMENT PATTERN

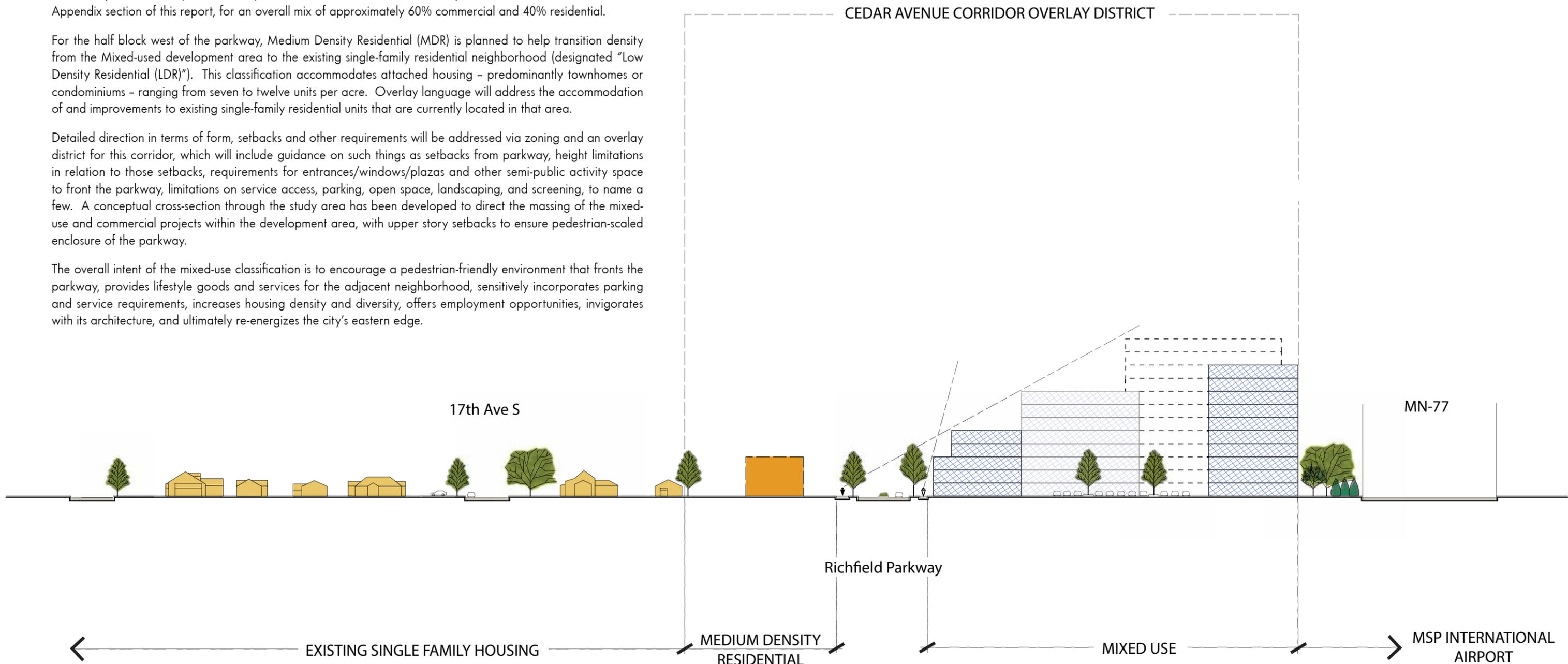
The intent of the land-use plan for the Cedar Avenue Corridor redevelopment is to stabilize and revitalize the existing low density residential (LDR) by introducing mixed-use development that accommodates the density necessary to support neighborhood-commercial type goods and services. Mixed-use development refers to the integration of residential, commercial, retail, employment, civic, recreations and educational uses in a way that not only supports and enhances each element in the development, but provides residents in the surrounding neighborhood a rich and diverse environment in which to live, work, shop, play and learn.

Generally, the redevelopment area east of the proposed Richfield parkway seeks to support a residential density of 24-50 units per acre, with predominantly ground floor retail and commercial and vertical integration of residential and office functions. The intent is to support mixed-use developments that represent a blend of the functions commonly associated with High Density Residential (HDR and HDRO), Neighborhood Commercial (NC), and Community Commercial (CC and CCO) as defined in the 2008 Richfield Comprehensive Plan and attached in the Appendix section of this report, for an overall mix of approximately 60% commercial and 40% residential.

For the half block west of the parkway, Medium Density Residential (MDR) is planned to help transition density from the Mixed-used development area to the existing single-family residential neighborhood (designated "Low Density Residential (LDR)"). This classification accommodates attached housing - predominantly townhomes or condominiums - ranging from seven to twelve units per acre. Overlay language will address the accommodation of and improvements to existing single-family residential units that are currently located in that area.

Detailed direction in terms of form, setbacks and other requirements will be addressed via zoning and an overlay district for this corridor, which will include guidance on such things as setbacks from parkway, height limitations in relation to those setbacks, requirements for entrances/windows/plazas and other semi-public activity space to front the parkway, limitations on service access, parking, open space, landscaping, and screening, to name a few. A conceptual cross-section through the study area has been developed to direct the massing of the mixed-use and commercial projects within the development area, with upper story setbacks to ensure pedestrian-scaled enclosure of the parkway.

The overall intent of the mixed-use classification is to encourage a pedestrian-friendly environment that fronts the parkway, provides lifestyle goods and services for the adjacent neighborhood, sensitively incorporates parking and service requirements, increases housing density and diversity, offers employment opportunities, invigorates with its architecture, and ultimately re-energizes the city's eastern edge.





HOUSING DIVERSITY

Housing is the largest component of the existing land use in the Cedar Avenue neighborhood, and the community understands that to remain competitive in retaining and attracting new residents, it needs to:

- Expand housing choices
- Promote the stabilization, revitalization and modernization of the existing housing stock
- Maintain affordability
- Support attractive neighborhoods

Richfield has a limited amount of diversity in its housing stock. Most of the units are single-family detached structures constructed in the mid-twentieth century and generally reflect the styles popular at that time – one story ramblers and one-and-a-half story expansion bungalows. The homes are also smaller, with most less than 1,200 square feet, and commonly lacking in the lifestyle amenities found in new construction.

Despite the age of the homes, the Hennepin County Assessor’s office generally ranks the stock as average or better – though the homes still may not have the features currently sought by homeowners. And so development that encourages reinvestment in the existing single-family structures in the form of renovations and expansions will not only expand housing choices, but will help attract and retain families in the community.

This reinvestment in the existing single-family housing stock, combined with diverse offerings in the medium-density and mixed-use redevelopment projects will ultimately result in housing options for all points in a person’s life, also known as “life-cycle housing”, which typically includes:

- Rental housing for young adults without the interest or financial capacity for ownership
- Units for first-time home buyers
- “Move-up” housing that allows growing families to move to a larger home
- Maintenance free housing for empty nesters
- Housing with supporting services for the elderly

Richfield is an affordable place to live, as well, and needs to remain affordable. But parts of the neighborhood have also been designated as an Area of Concentrated Poverty where 50% or more of residents are people of color (ACP50). The intent of the updated plan is to support development that offers high-quality affordable housing options as well as desirable market-rate units and a strong employment base, resulting in a revitalized neighborhood that is culturally rich.

The plan specifically addresses redevelopment along the Richfield Parkway in order to enhance the existing neighborhood and protect it from undue encroachments. The parkway serves as a clear delineator between higher-density mixed-used and the existing lower-density residential area. To further ease the transition, the half-block to the west of the parkway is designated Medium-density Residential (MDR) to both step down the physical scale and provide that low-rise attached product that is a key product in “life-cycle housing”.

Ultimately, the Redevelopment Master Plan is intended to further the community’s goals in regards to housing:

- To maintain and enhance her image as a community with **strong, desirable and livable neighborhoods**, and
- To ensure sufficient **diversity in the housing stock** to provide for a range of household sizes, income levels and needs



PC LETTER #1
PLANNING COMMISSION MEETING
2/27/2017

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITY PLANNER REVIEW:

ITEM FOR COMMISSION CONSIDERATION:

Election of Planning Commission Chairperson, Vice-Chairperson and Secretary

EXECUTIVE SUMMARY:

The Bylaws require that the Planning Commission hold an annual organizational meeting at the first regular meeting in February and elect from its membership a Chairperson, Vice-Chairperson and Secretary.

According to the Bylaws (Part II, Organization), a majority vote is necessary to first elect a Chairperson and then to elect the remaining officers. The Chairperson, Vice-Chairperson and Secretary are to take office immediately upon election and hold office until their successors are elected next year.

The Chairperson is responsible for conducting all Planning Commission meetings and public hearings. The Chairperson is also responsible for representing the Commission in dealing with the City Council and staff. The Vice-Chairperson is responsible for the duties of the Chairperson in the event the Chairperson is absent. The Secretary assumes these responsibilities when both the Chairperson and Vice-chairperson are absent and signs all minutes and official Commission documents.

The 2016 election results were as follows: Chairperson Vrieze Daniels, Vice-Chairperson Hayford Oleary and Secretary Vizecky.

RECOMMENDED ACTION:

Elect a Planning Commission Chairperson, Vice-Chairperson and Secretary.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

- None

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

- An annual organizational meeting is required by the Planning Commission Bylaws.

C. **CRITICAL TIMING ISSUES:**

- None

D. **FINANCIAL IMPACT:**

- None

E. **LEGAL CONSIDERATION:**

- None

ALTERNATIVE RECOMMENDATION(S):

- None

PRINCIPAL PARTIES EXPECTED AT MEETING:



PC LETTER #2
PLANNING COMMISSION MEETING
2/27/2017

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITY PLANNER REVIEW:

ITEM FOR COMMISSION CONSIDERATION:

Appointment of liaisons to the Community Services Advisory Commission, City Council, Housing and Redevelopment Authority, School Board and Transportation Committee

EXECUTIVE SUMMARY:

Community Services Advisory Commission:

The Community Services Advisory Commission meets on the third Tuesday of the month at 7:00 pm, at the Community Center. Former Commissioner Jabs served as liaison to the Community Services Advisory Commission for 2016.

City Council:

The City Council meets every second and fourth Tuesday at 7:00 pm in the Council Chambers at City Hall. Commissioner Rosenberg served as liaison to the City Council for 2016.

Housing and Redevelopment Authority:

The Housing and Redevelopment Authority meets every third Monday at 7:00 pm in the Council Chambers at City Hall. Chair Vrieze Daniels served as liaison to the HRA in 2016.

School Board:

The Commission also appoints a liaison to the Richfield School Board. The School Board generally meets the first and third Monday of each month at 7:00 pm in the District Office Board Room. Commissioner Kitzberger served as liaison to the School Board for 2016.

Transportation Commission:

The Transportation Commission was appointed by the City Council to review transportation-related topics and make recommendations to the City Council. The Committee meets the first Wednesday of each month at 7:00 pm in the Council Chambers at City Hall. Commissioner Oleary served as liaison to the Transportation Committee in 2016.

RECOMMENDED ACTION:

The following Planning Commission actions are recommended: Approve members to serve as liaison and alternate liaison to the Community Services Advisory Commission, City Council, Housing and Redevelopment Authority, School Board, and Transportation Committee.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

- None

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

- None

C. **CRITICAL TIMING ISSUES:**

- None

D. **FINANCIAL IMPACT:**

- None

E. **LEGAL CONSIDERATION:**

- None

ALTERNATIVE RECOMMENDATION(S):

- None

PRINCIPAL PARTIES EXPECTED AT MEETING:

N/A



PC LETTER #3
PLANNING COMMISSION MEETING
2/27/2017

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITY PLANNER REVIEW:

ITEM FOR COMMISSION CONSIDERATION:

Review of Planning Commission Bylaws

EXECUTIVE SUMMARY:

Part 3, Section 3 of our Bylaws requires the Planning Commission to review the Bylaws each year at the February organizational meeting. Staff is recommending no changes.

RECOMMENDED ACTION:

Review the attached Planning Commission Bylaws.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

- None

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

- Annual review of the Bylaws is required and Bylaws should align with City Code regulations.

C. **CRITICAL TIMING ISSUES:**

- None

D. **FINANCIAL IMPACT:**

- None

E. **LEGAL CONSIDERATION:**

- None

ALTERNATIVE RECOMMENDATION(S):

- None

PRINCIPAL PARTIES EXPECTED AT MEETING:

N/A

ATTACHMENTS:

Description	Type
☐ Planning Commission Bylaws (rev. 2016)	Backup Material
☐ City Code Section 305	Backup Material

**BYLAWS AND RULES OF PROCEDURE
OF THE CITY PLANNING COMMISSION
RICHFIELD, MINNESOTA**

The following Bylaws and Rules of Procedure are adopted by the Richfield Planning Commission to facilitate the performance of its duties and functions as empowered under Chapter III, Subsection 305.07, Subdivisions 1-6 of the City Code. General requirements related to residency, terms, attendance, removal, vacancies, etc. shall be dictated by Subsection 305.01.

PART I. MEETINGS

Section 1. Regular Meetings

Regular meetings of the Planning Commission shall be on the fourth Monday of each month commencing at 7:00 P.M. in the Council Chambers of the Municipal Center, unless otherwise noticed.

Section 2. General Planning Meetings

Approximately six times per year, the Commission will meet to discuss and deliberate on general planning matters related to property development and future well being of the Community. These meetings shall be held on the fourth Monday of the month commencing at 6:00 P.M. whenever possible. In the event of a conflict or need for additional discussion time, meetings shall be held on the second Monday of the month commencing at 7:00 P.M. Unless otherwise noticed, meetings shall be held in the Bartholomew Conference Room of the Municipal Center.

Section 3. Special Meetings

Special meetings of the Planning Commission can be called by the Chairperson and one member or by three members of the Commission or at the request of the City Council. Notice, designating the time and place of the meetings, shall be given to all members in accordance with the open meeting law.

Section 4. Quorum

Four members of the Planning Commission shall constitute a quorum for the transaction of business. No action shall be taken in the absence of a quorum with the exception that the Planning Commission members present may take testimony for use at a later meeting at which a quorum is present, and may adjourn a meeting to a later time without further notice.

Section 6. Voting

At all meetings of the Planning Commission, each member attending shall be entitled to cast one vote. Voting shall be by voice. An affirmative vote of a

majority of members present shall be necessary for the passage of any matter before the Planning Commission, except as otherwise provided in these Bylaws.

Section 7. Proceedings

a) Format of Meeting

At a regular meeting of the Planning Commission, the following format shall be followed in conducting the business of the meeting.

- 1) Recording secretary will note the attendance
- 2) Approval of Minutes
- 3) Open Forum
- 4) Regular Business and Public Hearing Items
- 5) New Business
- 6) Old Business
- 7) Liaison Reports
- 8) Adjournment

b) Public Hearing

The purpose of a hearing is to collect information and facts in order for the Commission to either render a decision or develop a planning recommendation for the City Council. At a public hearing the following procedure shall be followed for each case for which a public hearing is held:

- 1) Chair shall state the case to be heard.
- 2) Chair shall call upon the Community Development Director or designee to present the staff report.
- 3) Chair shall ask the applicant to present his/her case.
- 4) Members of the Planning Commission shall be allowed to question the applicant about his/her proposal.
- 5) The Chair shall open the public hearing and all interested persons may address the Commission, giving relevant information regarding the proposal before the Commission.
 - a) All questions or statements by Richfield staff personnel, planning commissioners, applicants or interested citizens will be directed through the Chair.
 - b) All who wish to speak will be heard, but only in accordance with the above procedure and after recognition by the Chair.
 - c) No individual may speak longer than five (5) minutes, except through previous arrangement with the Chair, or by vote of the Commission.

- d) The spokesperson for a group will be allowed ten (10) minutes.
 - e) In addition to the statements by individual or groups, there will be a period, not to exceed thirty (30) minutes, during which the public may question the City's staff members present, the applicant or their representatives or any member of the Planning Commission. Questions must be directed through the Chair.
- 6) The hearing shall be closed. Interested persons shall not be heard again unless the hearing is reopened by a majority vote of the Commission.
 - 7) The Commission shall discuss and clarify the item before it, and take action on it.
 - 8) Any decision of the Commission on the merits of any planning question before it shall be embodied in the form of a motion, resolution, or report, and referred to the City Council for action.

PART II. ORGANIZATION

Section 1. Election of Officers

At the first regular meeting in February of each year, the Commission shall hold an organizational meeting and elect from its membership a Chairperson, Vice-chairperson, and Secretary. Officers shall be elected by a majority vote of all the members of the Commission. Voting shall take place in a manner agreed to by the Commission. If no one receives a majority of all the members of the Commission, voting shall continue until one member receives majority support. Vice-chairperson and Secretary shall be elected from the remaining members by the same procedure.

If the Chairperson resigns from office before the next regular organizational meeting, the Vice-chairperson shall automatically become acting Chairperson. If both Chairperson and Vice-chairperson resign, the Secretary shall become acting Chairperson. In any instance, where an officer of the Commission resigns or retires from office a new officer shall be elected to the vacated position at the next regular meeting of the Commission.

If the Chairperson, Vice-chairperson, and Secretary are absent from a meeting, the Commission shall elect a temporary Chairperson by voice vote.

In the event that the Secretary is absent from a meeting, the Chairperson shall appoint a member of the Commission to approve the minutes of that meeting.

Section 2. Tenure

The Chairperson, Vice-chairperson, and Secretary shall take office immediately following their election and hold office until their successors are elected and assume office.

Section 3. Duties of Officers

The duties and powers of the officers of the Planning Commission shall be as follows:

a) Chairperson

- 1) Presides over all meetings of the Commission.
- 2) Appoints committees and performs such other duties as may be ordered by the Commission.
- 3) Signs documents of the Commission.
- 4) Sees that all actions of the Commission are properly taken.
- 5) Calls special meetings of the Commission in accordance with these Bylaws.
- 6) Works with appropriate city staff in organizing agendas of all general Planning Commission meetings.

b) Vice-chairperson

Performs all of the duties and responsibilities of the Chairperson in his/her absence.

c) Secretary

- 1) Assumes duties and responsibilities of the Chairperson when both Chairperson and Vice-chairperson are absent.
- 2) Signs all minutes of the Commission as well as other official documents of the Commission.

PART III. MISCELLANEOUS

Section 1. Suspension of Rules

The Commission may suspend any of these Rules by a 2/3 vote of those members present.

Section 2. Amendments

These Rules may be amended at any regular meeting by a 2/3 majority of the members of the Commission.

Section 3. Review

The contents of these Bylaws and Rules of procedure should be comprehensively reviewed, evaluated, and modified where necessary, at the organizational meeting held in February of each year.

Adopted this 27th day of February, 2017

Chairperson, Richfield Planning Commission

Secretary, Richfield Planning Commission

SECTION 305. - ADMINISTRATION; COMMISSIONS; BOARDS

305.00. - Definitions.

Subdivision 1. The following terms, when used in this Section, shall have the following meanings unless the context clearly indicates otherwise:

Subd. 2. "Commission" means a body established by the City Council to advise the Council on matters of municipal concern. The terms "commission" and "board" may be used interchangeably in this Section.

Subd. 3. "Youth" means an individual who is at least 15 years of age.

(Added, Bill No. 2015-17)

305.01. - Creation; general requirements.

Unless otherwise provided by law or herein, the provisions in this subsection apply to all City commissions.

Subdivision 1. Creation. A Commission may be established by a majority of the City Council. The Council shall adopt a resolution or ordinance that will describe the purpose and function of the Commission. City Commissions are advisory bodies to the City Council. The Council shall periodically review the role, responsibilities and procedures of each Commission. The Council may eliminate a Commission by adopting a resolution or ordinance rescinding the resolution or ordinance establishing the Commission.

Subd. 2. Residency. Members of city commissions shall be residents of the City, unless an ordinance or resolution expressly provides otherwise.

Subd. 3. Terms. The City Council shall appoint members to the commissions for terms not to exceed three years. No member shall serve more than three consecutive terms on the same Commission. Appointment to serve on a Commission for a period of time greater than one-half of a complete term shall be counted as a full term. If the Council appoints an individual who had a break in continuous service of at least one full term, it shall be treated as a first-term appointment. Commissioners may only serve on one Commission at a time.

Subd. 4. Youth appointments. The City Council may appoint a maximum of two youth members to certain commissions. Terms for youth appointments shall be one year, commencing on September 1 and ending on August 31. No youth member shall serve more than three consecutive terms on the same Commission. Except as otherwise provided for by resolution of the Council, youth members must be residents of the City and enrolled in a high school or equivalent. A youth member may only serve on one Commission at a time.

Subd. 5. Attendance. Members are required to attend regular commission meetings. Commission members shall notify the Commission Chair or staff liaison if he or she is unable to attend a meeting. The Council shall conduct an annual review of the attendance of members of City commissions.

Subd. 6. Removal/vacancy. Commission members serve at the pleasure of the City Council and, unless prohibited by law, may be removed at any time for any reason, including but not limited to, excessive absences from commission meetings. When a vacancy occurs, the Council shall appoint a person to fill the unexpired term of the vacated seat. Unless provided otherwise by law or city resolution, a seat on a Commission is vacated upon any of the following:

- (a) Death;
- (b) Removal of legal residence in the City;

- (c) Resignation in writing presented to the City Manager, or designee;
- (d) Removal by the Council; or,
- (e) Election or appointment to a public office.

Subd. 7. Committees. Commissions may establish committees from time to time as the need arises.

Subd. 8. Staff/council liaisons. Each January, the City Council shall designate a Council member as liaison and one alternative liaison to each Commission. The City Manager shall appoint one City employee to serve as a staff liaison to each Commission. Council and staff liaisons are not voting members of a Commission.

Subd. 9. Bylaws/rules of procedure.

- (a) Commissions may adopt bylaws to govern meeting procedures and other matters not addressed in this Section. If the bylaws of a Commission and this Section conflict, this Section shall prevail. Commissions may amend bylaws with approval of a 2/3 majority vote of the Commission.
- (b) At all meetings of a Commission where formal action is required on a matter, the meeting shall be governed by Sturgis' Standard Code of Parliamentary Procedure. At meetings where no action is required, no formal parliamentary procedure shall govern the conduct of the proceedings unless necessary such as when a formal motion is before the Commission.

(Added, Bill No. 2015-17)

305.03. - Establishment of human rights commission.

Subdivision 1. Scope of section. It is declared that it is the public policy of the City to fulfill its responsibilities as a partner of the state department of human rights in securing for all citizens equal opportunity in housing, employment, public accommodations, public services and education, and to fully implement those goals set forth in Minnesota Statutes, Chapter 363A, the Minnesota Human Rights Act.

Subd. 2. Establishment of commission. There is established and continued a human rights commission.

Subd. 3. Purpose of commission. The purpose of the Commission is to secure for all citizens equal opportunity in employment, housing, public accommodations, public services and education and full participation in the affairs of this community and to take appropriate action consistent with the Minnesota Human Rights Act. The Commission shall also advise the City Council on long range programs to improve human relations in the City.

Subd. 4. Composition of the commission. The Commission consists of 13 members appointed by the Council. Eleven members shall be appointed for terms of three (3) years, except that (i) a person appointed to fill a vacancy occurring prior to the expiration of the term for which the predecessor in that term was appointed shall be appointed only for the remainder of such, and (ii) two (2) persons shall be appointed as "youth" members for one (1) year terms. The two (2) youth members shall be given all rights, privileges and responsibilities granted to the other appointed members. Members serve without compensation and may be removed from office at any time by the Council.

Subd. 5. Commission's responsibilities. The Commission shall:

- (a) Adopt bylaws and rules for the conduct of its affairs including the election, assumption of duties and definition of responsibilities of officers and committees;
- (b) Engage in discussions with the state department of human rights for the purpose of delineating cooperative regulatory and enforcement procedures;
- (c) Enlist the cooperation of agencies, organizations and individuals in the community in an active program directed to create equal opportunity and eliminate discrimination and inequalities;

- (d) Formulate a human relations program for the City to provide increased effectiveness and direction to the work of all individuals and agencies addressing themselves to planning, policy making and educational programming in the area of civil and human rights;
- (e) Advise the City Council and other agencies of the government on human relations and civil rights problems and act in an advisory capacity with respect to planning or operation of any City department on issues of civil and human rights and recommend the adoption of such specific policies or actions as are needed to provide for full equal opportunity in the community;
- (f) Study, investigate and assist in eliminating alleged violation of Minnesota Statutes, Chapter 363A by conference, conciliation and persuasion, and when necessary, cooperate with the state department of human rights in enforcing the provisions of the state act;
- (g) Develop such programs of education as will assist in the implementation of the Minnesota Human Rights Act and foster the Commission's assumption of leadership in recognizing and resolving potential human rights problems in the community; and
- (h) Develop and implement programs that enhance the advancement of human rights in the community and that promote an awareness of and appreciation for cultural diversity.

Subd. 6. Investigations, enforcement, penalties. The Commission may receive and investigate complaints of alleged violations of this subsection. Investigations shall conform to the Complaint Process formulated by the State Department of Human Rights.

(Amended, Bill No. 2015-17)

305.05. - Joint police and fire civil service commission.

Subdivision 1. Single commission created and continued. The Police Civil Service Commission and the Fire Civil Service Commission of the City have been combined to form a single commission.

Subd. 2. Duties. The Joint Commission is created and will serve as the Police and Fire Civil Service Commission.

Subd. 3. Membership. The Joint Commission consists of three (3) members appointed for staggered terms in the same manner, for the same terms, and with the same qualifications as a police civil service commission under Minnesota Statutes, Chapter 419. Terms of commissioners are for three (3) years commencing on February 1 of the year of appointment.

(Amended, Bill No. 2015-17)

305.07. - Planning commission.

Subdivision 1. Establishment. Pursuant to Minnesota Statutes, section 462.354, subdivision 1, there is created and continued a City Planning Commission.

Subd. 2. Commission form. Except in cases in which the Planning Commission is authorized by this Code or other applicable law to render a final decision, the Planning Commission serves in an advisory capacity to the City Council. Staff services for the Commission shall be furnished by the Community Development Department of the City.

Subd. 3. Composition of the commission. The Commission consists of seven (7) members appointed by the Council to serve for terms of three (3) years, with terms of members to be staggered so that as nearly equal number of terms as possible shall expire each year. Terms begin on the first day of February.

Subd. 4. Powers and duties of the commission. The Planning Commission shall undertake the duties given by Minnesota Statutes, sections 462.351 to 462.354. The Planning Commission shall deliberate and make recommendations, or final decisions as applicable, on:

- (a) Proposed amendments to the zoning code or map;
- (b) Land development applications requiring site plan approval, interim use permits, conditional use permits or variances from the land development regulations of the City; and
- (c) Such other matters relating to planning and development within the City, as may be referred to it by the Council.

Subd. 5. General objectives of the commission. The Planning Commission shall, as necessary, perform the following functions on behalf of the City:

- (a) Subject planning decisions to citizens' examination and influence through technical advisory subcommittees which may study and recommend courses of action on special planning matters;
- (b) Act as an advocate of various beneficial planning projects, as directed by the Council, to stimulate interest and acceptance of planning within the City; and
- (c) Act as a coordinator of planning activities within the City by working with public, quasi-public and private planning groups to coordinate the total planning efforts of the City and other governmental units.

Subd. 6. Additional powers and duties. The Council may assign additional duties and responsibilities to the Planning Commission to assist the Commission in effectively carrying out the Commission's objectives, powers and duties.

(Amended, Bill No. 2015-17)

305.09. - Board of health.

Subdivision 1. Creation of board. Pursuant to Minnesota Statutes, Chapter 145A, there is created and continued a board of health.

Subd. 2. Council to constitute board. The Board consists of the City Council and a physician who is the health officer of the City.

Subd. 3. Powers and duties of board. The Board shall:

- (a) Investigate and make such reports and obey such directions concerning communicable diseases as the State Board of Health may require or give; and
- (b) Cause all laws and regulations relating to the public health, including any and all health regulations contained in this code to be obeyed and enforced.

Subd. 4. Inspection and enforcement. The Board and authorized officers or employees of the Board shall have the right to enter into any building, conveyance or place where contagion, infection, filth or other source or cause of preventable disease exists or is reasonably suspect.

Subd. 5. Uniform enforcement and appeals. Orders or rules and regulations adopted or issued by the Board shall be enforced in the manner provided in Section 320. Persons aggrieved by an order or rule or regulation of the Board may appeal in accordance with the provisions of Section 320.

(Amended, Bill No. 2015-17)