



**PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
MAY 22, 2017
7:00 PM**

Call to Order

Approval of minutes of the Regular Planning Commission Meeting of April 24, 2017.

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

Public Hearings

1. Public hearing to consider a request for a conditional use permit amendment and variances to allow an expanded outdoor recreational facility at the Academy of Holy Angels. The proposal includes a synthetic turf playing surface, field lighting, and an additional inflatable dome to be used seasonally.

Zoning Case No. 17-ACUP-01, 17-VAR-02

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

2. City Planner's Report
3. Next Meeting Time and Location

June 13, 2017 at 6 p.m. at the Municipal Center Plaza.

4. 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

April 24, 2017

MEMBERS PRESENT: Chairperson Erin Vrieze Daniels, Commissioners Sean Hayford Oleary, Gordon Vizecky, Susan Rosenberg, Dan Kitzberger, Bryan Pynn and Allysen Hoberg

STAFF PRESENT: Melissa Poehlman, City Planner
Matt Brillhart, Associate Planner
Jeff Pearson, City Engineer
John Stark, Community Development Director

OTHERS PRESENT: Lonnie Provencher, Interstate Development
See Item #2 and attached sign-in sheet for additional speakers

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 March 27, 2017 meeting.

Motion carried: 7-0

OPEN FORUM

No members of the public spoke.

PUBLIC HEARING(S)

ITEM #1

17-CUP-02, 17-VAR-01 – Consider a request for a conditional use permit and variances to allow a buffet restaurant to operate in the former Old Country Buffet space at 6601 Nicollet Avenue.

Associate Planner Matt Brillhart presented the staff report and shared a letter from a nearby property owner.

In response to a question from Commissioner Hayford Oleary regarding the odor control complaint process, Brillhart stated that the Zoning Code does not specify a set number of complaints. Staff and the City Attorney concurred that at a minimum, the City would require two unique complaints related to odors from verified addresses within 150 feet of the property before taking action to require installation of odor control equipment.

Nikki Bodurtha (6633 1st Avenue) expressed concerns with the lack of a set process for addressing complaints related to odors.

M/Vizecky, S/Rosenberg to close the public hearing.

Motion carried: 7-0

Commissioner Rosenberg stated concerns with granting a variance justified on the length of time the space had been vacant and stated that the one year rule should be upheld.

M/Vizecky, S/Hayford Oleary to recommend approval of the CUP and variances.

Motion carried: 6-1 (Rosenberg dissenting)

ITEM #2

17-RZN-01, 17-CUP-01, 17-FDP-01, 17-PUD-01 – Consider approval of a multi-tenant commercial development at 66th Street East, between 16th and 17th Avenues. The proposal would replace four existing single-family homes and eliminate approximately 120 feet of 17th Avenue (in front of 6608 and 6614 - 17th Avenue). This area is currently zoned for commercial development.

City Planner Melissa Poehlman presented the staff report. City Engineer Jeff Pearson gave an overview of potential traffic impacts and possible mitigation solutions. Community Development Director John Stark summarized the recent neighborhood meeting regarding the proposal and noted that the proposed 6 foot tall fence could be increased to 8 feet.

In response to a question from Chairperson Vrieze Daniels, Pearson stated that completely eliminating the access onto 16th Avenue could put too much pressure on the entrance on Richfield Parkway. The effects would have to be studied further.

In response to questions from Commissioner Hayford Oleary, Poehlman stated that lighting levels could not exceed 1 footcandle at the property line and the proposal meets this requirement. Poehlman stated that the proposal meets the City's parking requirements.

Ten speakers expressed concerns with the potential for the development to generate additional traffic on 16th Avenue and expressed concerns with the drive-thru related to noise and privacy. Several suggested closing off 16th Avenue south of the development. One speaker adjacent to the development expressed support for the project, conditioned on support for an 8-foot fence. One speaker expressed concern with the loss of residences.

The following individuals spoke at the public hearing:

| | |
|------------------|-------------------|
| Dan Hinrichs | 6638 16th Ave |
| Jane Peterson | 6639 16th Ave |
| Rissa Pahl | 6645 16th Ave |
| Rosie Hinrichs | 6638 16th Ave |
| Larry Nelson | 6633 16th Ave |
| Liz Berres | 6732 17th Ave |
| Bill Killian | 6620 17th Ave |
| Courtney Zellmer | 6621 16th Ave |
| Kim Houle | 7001 15th Ave |
| Tyler Hoyt | 6621 16th Ave |
| David Vrchota | 6614 17th Ave |
| Terry Straub | 7430 Portland Ave |

Lonnie Provencher of Interstate Development presented a sketch of possible options for traffic control modifications on 16th Avenue.

M/Vizecky, S/Rosenberg to close the public hearing.

Motion carried: 7-0

In response to a question from Chair Vrieze Daniels, Engineer Pearson stated that the City was not prepared to take a position on the full closure of 16th Avenue at this time, as it would need to be reviewed by the Engineering, Maintenance, Public Safety, and Fire Departments.

April 24, 2017

Chair Vrieze Daniels suggested tabling the item until the May Planning Commission meeting so those questions could be resolved. Commissioner Hoberg concurred. Commissioners Hayford Oleary and Vizecky countered that the development had been in the works for some time and had already made revisions to improve the project. Vizecky stated that the development itself was unlikely to change and that traffic flow and street closures were not the function of the Planning Commission. Poehlman stated that the resolution as written included a stipulation that the access on 16th be channelized in some way, and stated that revisions could be included when the item goes before the City Council for a second reading.

M/Vizecky, S/Hayford Oleary to recommend approval of the land use applications.

Commissioner Hayford Oleary inquired if tenants were required to use doors facing 66th Street. Poehlman responded in the affirmative and noted there might be one tenant in the middle of the building that does not have a door facing the street. Commissioner Hayford Oleary also noted the lack of a pedestrian connection from the 16th Avenue sidewalk.

Motion carried: 6-1 (Hoberg dissenting)

OTHER BUSINESS

ITEM #3

PC LETTER #5 – Consider the attached resolution finding that the sale of 6608 17th Avenue and the adjacent remnant parcels by the Housing and Redevelopment Authority for future redevelopment as a commercial property is consistent with the Richfield Comprehensive Plan.

Poehlman presented the staff report.

M/Vizecky, S/Hayford Oleary to approve the resolution.

Motion carried: 7-0

LIAISON REPORTS

Community Services Advisory Commission: Chairperson Vrieze Daniels – parks master plan

City Council: Commissioner Rosenberg – No report

HRA: Commissioner Hoberg – Seasons Park apartments sold to Aeon

Richfield School Board: Commissioner Kitzberger – No report

Transportation Commission: Commissioner Hayford Oleary – No report

Chamber of Commerce: Commissioner Vizecky – Salute to Small Businesses event on 4/26

CITY PLANNER'S REPORT

There is a survey/map online regarding the Comprehensive Plan update.

ADJOURNMENT

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

The meeting was adjourned by unanimous consent at **8:34 p.m.**

Gordon Vizecky
Secretary

PLANNING COMMISSION MEETING SIGN-IN SHEET

Name (print legibly)

Address or Organization

| | |
|------------------|----------------------|
| Ivan Chen | |
| NIKKI BODURTHA | 6633 1st Ave S |
| Don Hinrichs | 6638 16th Ave S. |
| Janet Peterson | 6639 16th Ave |
| Rissa Pahl | 6645 16th Ave S |
| Rosie Hinrichs | 6638 16th Ave S |
| Larry Nelson | 6633 16th Ave S |
| Liz Berres | 651-5870737 |
| Bill Kluen | 6620 17th Ave So |
| Courtney Zellmer | 6621 16th Ave S |
| Tyler Hoff | " " " |
| David Vrekata | 6614 17th Ave S. |
| Perry STRAUSS | 7430 Portland Ave S. |
| | |
| | |
| | |
| | |
| | |

| | |
|-----------------|---------------------------------------|
| AGENDA SECTION: | Public Hearings |
| AGENDA ITEM # | 1. |
| CASE NO.: | Zoning Case No. 17-ACUP-01, 17-VAR-02 |



PLANNING COMMISSION MEETING 5/22/2017

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITYPLANNER REVIEW: Melissa Poehlman, AICP
5/17/2017

ITEM FOR COMMISSION CONSIDERATION:

Public hearing to consider a request for a conditional use permit amendment and variances to allow an expanded outdoor recreational facility at the Academy of Holy Angels. The proposal includes a synthetic turf playing surface, field lighting, and an additional inflatable dome to be used seasonally.

EXECUTIVE SUMMARY:

The Academy of Holy Angels (herein "Holy Angels") is proposing to expand and upgrade their outdoor recreational facilities. They propose to convert the current grass field in the southwest corner of their campus to a synthetic turf playing surface and to add outdoor field lighting. They also propose a second inflatable dome to be used seasonally, in conjunction with the existing StarDome, which has been in use since 1996. The stated purpose for these changes is to optimize usage of the southwest field and provide for year-round practice opportunities. Heavy usage of the current grass field, as well as inclement weather, leads to a damaged and unsafe playing surface. An all-weather playing surface would allow the field to be used for practice space more frequently and provide a better experience for student athletes. Holy Angels states that the field would be used in the same manner as the grass field is currently used, primarily consisting of practices for football, soccer, lacrosse, baseball, softball and track, as well as hosting some games for the lower level teams. Outdoor field lighting would allow the field to be used later in the evening. The addition of a second inflatable dome over the winter months would allow the facility to be used year-round. Hours of use for both the field lighting and dome would be limited to 6:00 a.m. to 10:00 p.m. throughout the year.

Like most schools and religious institutions in Richfield, Holy Angels' property is zoned Single Family Residential (R). Outdoor recreational facilities are conditionally permitted uses, subject to the following provisions:

- Outdoor recreational facilities designed for group activities shall be set back at least 40 feet from any lot line;
- Buffering shall be provided to mitigate noise and adverse visual impacts on adjacent properties; and
- Lighted playing fields shall be permitted only upon demonstration that off-site impacts can be substantially mitigated.

The turf field is proposed to be set back 25 feet from the south property line. Although it would occupy a similar footprint to the existing grass field, a variance is required due to the intensification of use. Buffering is provided to mitigate visual impacts as much as is practicable. Existing trees along the west property line will be replaced with coniferous trees to provide screening. Given that the synthetic turf field would replace an existing grass field, noise levels should remain consistent with existing conditions. The primary change would be in the frequency and duration of use of the field.

The current grass field does not have lighting, and is therefore limited in hours of use. Holy Angels is proposing six 80-foot tall light poles to illuminate the playing field. A survey of city parks found that light pole heights range from 60 to 70 feet and Holy Angels' existing turf field has light poles of this height as well. Along the south side of the field, three light poles would be set back just 15 feet from the property line. While the Zoning Code sets maximum heights for poles in parking lots and landscaped areas, it does not specify a maximum height for city parks or school athletic facilities. Setbacks are not specified for light poles, but a comparable regulation does exist for antenna towers. Towers in residential districts are limited to 75 feet in height and are required to be set back twice the height of the pole from the nearest residential structure. Variances are requested to increase pole height to 80 feet and reduce the setback from the south property line to 15 feet. Aside from those deviations, the proposed lighting plan meets Code requirements that limit glare and light spill onto neighboring properties.

The addition of a second inflatable dome would represent a significant change from current conditions. Changes of this magnitude are a question of community character, and some of the factors to be considered in that decision are qualitative, rather than quantitative. Whether or not these changes are appropriate for the neighborhood is a decision that should be made by the appointed and elected leaders of the community, rather than by city staff. In order to approve the proposal, the City Council must find that adequate provisions have been made to protect the public health, safety, and welfare.

Staff has received email correspondence from one resident on Wentworth Avenue, requesting more information about possible impacts including light, noise, and parking. Holy Angels held an open house meeting with area residents on Thursday, May 18. Feedback from that meeting was not yet available at the time of writing this report.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Recommend approval or denial of an amended conditional use permit and variances to allow construction of a synthetic turf playing surface, field lighting, and an additional inflatable dome to be used seasonally at the Academy of Holy Angels.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

Holy Angels has been using their existing seasonal sports dome since 1996. During the approval process for the existing facilities, nearby residents raised concerns regarding noise and light pollution, aesthetics and visual impacts. The City Council unanimously approved the proposal, with a number of additional conditions related to the operation of the dome. Minutes from the June 24, 1996 City Council meeting and the conditions of approval are attached to this report.

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

In accordance with Subsection 547.13 of the Zoning Code, significant changes in the circumstances or scope of an approved conditional use permit require an amendment. The construction of a synthetic turf playing surface, field lighting, and a second inflatable dome is considered to be a significant change and constitutes a major amendment to the conditional use permit.

In the Single Family (R) Zoning District, outdoor recreational facilities are a conditionally permitted use, subject to the following provisions:

- Outdoor recreational facilities designed for group activities shall be set back at least 40 feet from any lot line;
- Buffering shall be provided to mitigate noise and adverse visual impacts on adjacent properties; and

- Lighted playing fields shall be permitted only upon demonstration that off-site impacts can be substantially mitigated.

Variances are requested for the following:

- Playing field setback less than 40 feet (25 feet is proposed)
- Light poles greater than 20 feet in height (80 feet is proposed) and setbacks less than twice the pole height (15 feet is proposed)
- Accessory building height in excess of 15 feet (66 feet is proposed)

A full discussion of general CUP requirements and additional information related to the requested variances and required findings is attached to this report.

Conditional use permit and variance approvals typically expire one year after issuance, unless:

- The use for which the permit was granted has commenced; or
- Building permits have been issued and substantial work performed; or
- Upon written request of the person or corporation holding the permit, the Council extends the expiration date for an additional period not to exceed one (1) year.

In this case, the applicant is requesting that a one year extension be granted simultaneously, to allow flexibility in their construction schedule. Holy Angels anticipates installation of the synthetic turf field in 2017, while the dome would not be installed sooner than November 2018.

C. CRITICAL TIMING ISSUES:

60-DAY RULE: The 60-day clock started when a complete application was received on May 8, 2017. A decision is required by July 8, 2017 or the Council must notify the applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days total) for issuing a decision.

D. FINANCIAL IMPACT:

None.

E. LEGAL CONSIDERATION:

- Notice of this public hearing was published in the Sun Current newspaper and mailed to properties within 350 feet of the site.
- Council consideration is tentatively scheduled for June 13, 2017.

ALTERNATIVE RECOMMENDATION(S):

Recommend approval of a resolution granting a conditional use permit and variances to allow construction of a synthetic turf playing surface, field lighting, and an additional inflatable dome.

Possible findings:

- *The proposal conforms to the goals and objectives of the Comprehensive Plan. Noise and adverse visual impacts on adjacent properties have been adequately mitigated. The requested variances to allow an additional dome and light poles greater than 20 feet in height meet all criteria for approval.*

Recommend denial of a resolution granting a conditional use permit and variances to allow construction of a synthetic turf playing surface, field lighting, and an additional inflatable dome.

Possible findings:

- *The proposal does not conform to the goals and objectives of the Comprehensive Plan. Noise and adverse visual impacts on adjacent properties have not been adequately mitigated. The requested variances to allow an additional dome and light poles greater than 20 feet in height would alter the character of the neighborhood.*

PRINCIPAL PARTIES EXPECTED AT MEETING:

Craig Larson, Holy Angels representative Scott Daly, Holy Angels StarDome General Manager

ATTACHMENTS:

Description

Type

| | | |
|---|-------------------------------|-------------------|
| ❏ | DRAFT Resolution | Resolution Letter |
| ❏ | Requirements attachment | Backup Material |
| ❏ | Holy Angels project narrative | Backup Material |
| ❏ | Site and landscaping plans | Backup Material |
| ❏ | Dome elevation | Backup Material |
| ❏ | Lighting plan | Backup Material |
| ❏ | Zoning maps | Backup Material |

DRAFT
RESOLUTION NO.

**RESOLUTION APPROVING A
CONDITIONAL USE PERMIT AMENDMENT AND VARIANCES
FOR A HIGH SCHOOL OUTDOOR RECREATIONAL FACILITY
INCLUDING LIGHTED PLAYING FIELDS AND AN ADDITIONAL INFLATABLE DOME
AT 6600 NICOLLET AVENUE**

WHEREAS, an application has been filed with the City of Richfield which requests approval of a conditional use permit amendment and variances to allow a high school outdoor recreational facility including lighted playing fields and an additional inflatable dome at property commonly known as 6600 Nicollet Avenue and legally described in the attached Exhibit A; and

WHEREAS, the Planning Commission of the City of Richfield held a public hearing and **[INSERT RECOMMENDATION BASED ON PLANNING COMMISSION DECISION]** of the requested conditional use permit and variances at its May 22, 2017 meeting; and

WHEREAS, notice of the public hearing was published in the Sun-Current and mailed to properties within 350 feet of the subject property on May 11, 2017; and

WHEREAS, the requested conditional use permit **[MEETS OR DOES NOT MEET]** the requirements necessary for issuing a conditional use permit as specified in Richfield's Zoning Code, Subsection 547.09 and as detailed in City Council Staff Report No._____; and

WHEREAS, the Zoning Code states that outdoor recreational facilities designed for group activities shall be set back at least 40 feet from any lot line, Subsection 514.07, Subd. 5; and

WHEREAS, the Zoning Code states that the maximum height for non-residential accessory buildings is 15 feet, Subsection 514.05, Subd. 2; and

WHEREAS, the Zoning Code states that light poles within landscaped areas and plazas shall have a maximum height of 20 feet, measured from grade, Subsection 544.09, Subd. 6; and

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

WHEREAS, based on the findings below, the Richfield City Council **[APPROVES OR DENIES]** the requested variances from Richfield Zoning Code Subsections 514.07, Subd. 5; 544.09, Subd. 6; and 514.05, Subd. 2; and

WHEREAS, the City has fully considered the request for approval of an amendment to the conditional use permit;

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

1. With respect to the application for variances from the above-listed requirements, the City Council makes the following findings:
[INSERT FINDINGS BASED ON PLANNING COMMISSION AND CITY COUNCIL DISCUSSION]
2. A conditional use permit amendment is issued to allow an outdoor recreational facility with lighted playing fields and an additional inflatable dome, as described in City Council Letter No. _____, on the Subject Property legally described above.
3. This conditional use permit is subject to the following conditions in addition to those specified in Section 547.09 of the City's Zoning Ordinance:
 - The recipient of this conditional use permit record this Resolution with the County, pursuant to Minnesota Statutes Section 462.36, Subd. 1 and the City's Zoning Ordinance Section 547.09, Subd. 8. A recorded copy of the approved resolution must be submitted to the City prior to the issuance of an occupancy permit.
 - Prior to the issuance of a building permit(s), the applicant shall provide a receipt from Hennepin County showing that the two land parcels have been combined.
 - Hours of use of the field, lights, and secondary dome shall be limited to 6:00 a.m to 10:00 p.m.
 - All other conditions specified in the June 24, 1996 City Council resolution approving the primary field and dome shall continue to be observed.
 - Light poles shall be used for lighting purposes only, and are not eligible to support any wireless telecommunication antennas and/or equipment not required for school purposes.
 - The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report dated May 2, 2017, and compliance with all other City and State regulations.
 - Prior to the issuance of an occupancy permit the applicant must submit a surety equal to 125% of the value of any improvements and/or requirements not yet complete. This surety shall be provided in the manner specified by the Zoning Code.
4. The conditional use permit and variances shall expire two years after issuance unless 1) the use for which the permit was granted has commenced; or 2) Building permits have been issued and substantial work performed; Expiration is governed by the City Zoning Ordinance, Section 547.09, Subdivision 9.
5. This conditional use permit shall remain in effect for so long as conditions regulating it are observed, and the conditional use permit shall expire if normal operation of the use has been discontinued for 12 or more months, as required by the City's Zoning Ordinance, Section 547.09, Subd. 10.

Adopted by the City Council of the City of Richfield, Minnesota this 13th day of June 2017.

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

Code Requirements / Required Findings

Part 1 – Conditional Use Permit Amendment: The findings necessary to issue a Conditional Use Permit (CUP) are as follows (547.09, Subd. 6):

1. *The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan.* The Comprehensive Plan designates this property as a "Quasi-Public" use, which includes private schools. The proposal is consistent with these goals and policies.
2. *The proposed use is consistent with the purposes of the Zoning Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.* The purpose of the Zoning Code is to protect and promote the public health, safety, comfort, aesthetics, economic viability, and general welfare of the City. Schools and outdoor recreational facilities are conditionally permitted uses in the Single-Family Residential (R) district, subject to the provisions of Subsection 514.07, Subd. 5. The proposal is consistent with these purposes. The addition of an inflatable dome requires a variance from accessory building regulations. See below for variance criteria.
3. *The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines.* There are no specific redevelopment plans that apply to the property.
4. *The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code.* The applicant is proposing changes to the existing landscaping surrounding the site. A number of trees in the site's interior will be removed to accommodate the synthetic turf field, specifically north and east of the proposed field. Deciduous trees along the west property line (railroad tracks) will be replaced with coniferous trees. Existing trees along the south property line will be retained, except for those adjacent to Pillsbury Avenue, which will be replaced with new screening. While the proposed dome will be visible from many vantage points due to its height and bulk, landscaping and screening requirements are generally met. The proposed field lighting requires a variance from Subsection 544.09, which states that "poles within landscaped areas and plazas shall have a maximum height of 20 feet." 80 foot tall light poles are proposed. See below for variance criteria.
5. *The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements.* The City's Public Works and Engineering Departments have reviewed the proposal and do not anticipate any issues.
6. *The use will not have undue adverse impacts on the public health, safety, or welfare.* Changes of this magnitude are a question of community character, and some of the factors to be considered in that decision are qualitative, rather than quantitative. Whether or not this change is appropriate for the neighborhood is a decision that should be made by the appointed and elected leaders of the community, rather than by city staff. In order to approve the proposal, the City Council must find that

adequate provisions have been made to protect the public health, safety and welfare.

7. *There is a public need for such use at the proposed location.* In the attached project narrative, Holy Angels describes the limitations posed by the existing grass playing field and the benefits of adding all-season recreational facilities. This requirement is met.
8. *The proposed use meets or will meet all the specific conditions set by this code for the granting of such conditional use permit.* The Zoning Code sets the following specific conditions for this use:
 - Outdoor recreational facilities designed for group activities shall be set back at least 40 feet from any lot line;
 - Buffering shall be provided to mitigate noise and adverse visual impacts on adjacent properties; and
 - Lighted playing fields shall be permitted only upon demonstration that off-site impacts can be substantially mitigated.

The proposed turf field is set back 25 feet from the south property line; a variance is required. Buffering is provided to mitigate visual impacts as much as is practicable. Given that the synthetic turf field would replace an existing grass field, noise levels should remain consistent with existing. The primary change is in the frequency and duration of use of the field. The existing grass field does not have lighting, and is therefore limited in hours of use. Also, months of use throughout the year are limited by weather and field conditions.

Part 2 - Variances: The findings necessary to approve a variance are as follows (Subd. 547.11):

1. *There are “practical difficulties” that prevent the property owner from using the property in a reasonable manner.*
2. *There are unusual or unique circumstances that apply to the property which were not created by the applicant and do not apply generally to other properties in the same zone or vicinity.*
3. *The variance would not alter the character of the neighborhood or the locality.*
4. *The variance is the minimum necessary to alleviate the practical difficulty.*
5. *The variance is in harmony with the general purpose and intent of the ordinance and consistent with the Comprehensive Plan.*

Outdoor Recreational Facility – reduced setback (514.07, Subd. 5)

The Zoning Code states that outdoor recreational facilities designed for group activities shall be set back at least 40 feet from any lot line. The applicant is requesting a variance to allow the edge of the synthetic turf playing surface to be 25 feet from the south property line.

Criteria 1: Strict enforcement of this requirement would cause a practical difficulty. The existing grass field does not currently meet the setback requirement, and is considered legally nonconforming. However, the installation of a synthetic turf playing surface will

allow for an increase in the dates and times that the field can be used, and is therefore considered an intensification of use.

Criteria 2: Given the location of the “in bounds” area of the playing field, the majority of group activities will meet the setback regulation, with the exception of accessory elements of the softball diamond (foul territory, benches, etc.)

Criteria 3: The variance would not alter the character of the neighborhood or the locality.

Criteria 4: The variance is the minimum necessary to alleviate the practical difficulty.

Criteria 5: The proposed variance does not conflict with the purpose or intent of the Ordinance or Comprehensive Plan.

Non-residential Accessory Building Height (Subsection 514.05, Subd. 2)

The Zoning Code states that the maximum height for non-residential accessory buildings is 15 feet. The applicant is requesting a variance to allow an accessory inflatable dome that reaches 66 feet in height.

Criteria 1: Strict enforcement of this requirement would cause a practical difficulty. The ordinance as written generally does not consider large “campus” developments that contain multiple accessory buildings, such as Holy Angels or Richfield High School. The maximum height for principal buildings is 75 feet. If considered as a principal building, the proposed dome meets all height and setback requirements.

Criteria 2: Like most schools and religious institutions in Richfield, Holy Angels' property is zoned Single Family Residential (R). However, if the Holy Angels campus was being proposed today, in its entirety, it would be reviewed as a Planned Unit Development, which allow for greater flexibility in the application of the Code than other zoning districts. This circumstance is unique to large “campus” developments such as this, and does not apply generally to other properties in the same zone or vicinity.

Criteria 3: Whether or not an additional dome would alter the character of the neighborhood is a decision that should be made by the appointed and elected leaders of the community, rather than by city staff.

Criteria 4: The proposed dome would similar in height to the existing dome. The variance requested is the minimum necessary to alleviate the practical difficulty.

Criteria 5: The proposed variance does not conflict with the purpose or intent of the Ordinance or Comprehensive Plan.

Exterior lighting – height of poles (544.09, Subd. 6)

The Zoning Code states that light poles within landscaped areas and plazas shall have a maximum height of 20 feet, measured from grade. Variances are requested to increase pole height to 80 feet and reduce the setback from the south property line to 15 feet.

Criteria 1: Strict enforcement of this requirement would create a practical difficulty by effectively prohibiting adequate lighting of the playing field.

Criteria 2: As a large high school campus, unique circumstances apply. Lighted playing fields are permitted, upon demonstration that off-site impacts can be substantially mitigated. While the Zoning Code sets maximum heights for poles in parking lots and landscaped areas, it does not specify a maximum height for city parks or school athletic facilities. Setbacks are not specified for light poles, but a comparable regulation does exist for antenna towers. Towers in residential districts are limited to 75 feet in height and are required to be set back twice the height of the pole from the nearest residential structure. Due to the limited land available south of the field, that setback distance (twice the height of the pole, or 160 feet) cannot be met.

Criteria 3: Whether or not 80-foot tall light poles would alter the character of the neighborhood is a decision that should be made by the appointed and elected leaders of the community, rather than by city staff.

Criteria 4: The applicant states that 80-foot tall poles are necessary to achieve an angle of lighting that minimizes glare for neighboring properties. and still meet the maximum brightness of 1 footcandle at the property line. A survey of City parks found that light pole heights range from 60 to 70 feet.

Criteria 5: The proposed variance does not conflict with the purpose or intent of the Ordinance or Comprehensive Plan.

Academy of Holy Angels Southwest Field Project

Academy of Holy Angels (AHA) has plans to convert our grass field, located on the southwest corner of our campus, into an all-weather turf field, with stadium lights and possibly a dome structure over a portion for the field during the winter months. This change would allow AHA to provide more opportunities for athletic and school-related activities to more AHA students and area youth and families for years to come.

AHA has greater than 90% of its students involved in athletics and activities. Some of our most popular sports teams such as football, soccer, lacrosse and baseball use this southwest field space nearly every day spring through fall. With so many students using the grass field in all kinds of weather the grass itself is badly damaged, making for an unsafe playing surface. An all-purpose artificial turf surface will greatly improve the safety for all participants.

Another challenge AHA currently faces is the number of cancellations that occur due to rain and other inclement weather in the fall and spring. These cancellations dramatically limit our teams' ability to prepare for their seasons and to stay on schedule with their games. Changing that space to an all-purpose turf would solve the majority of practice space issues and provide an overall better experience for our student athletes.

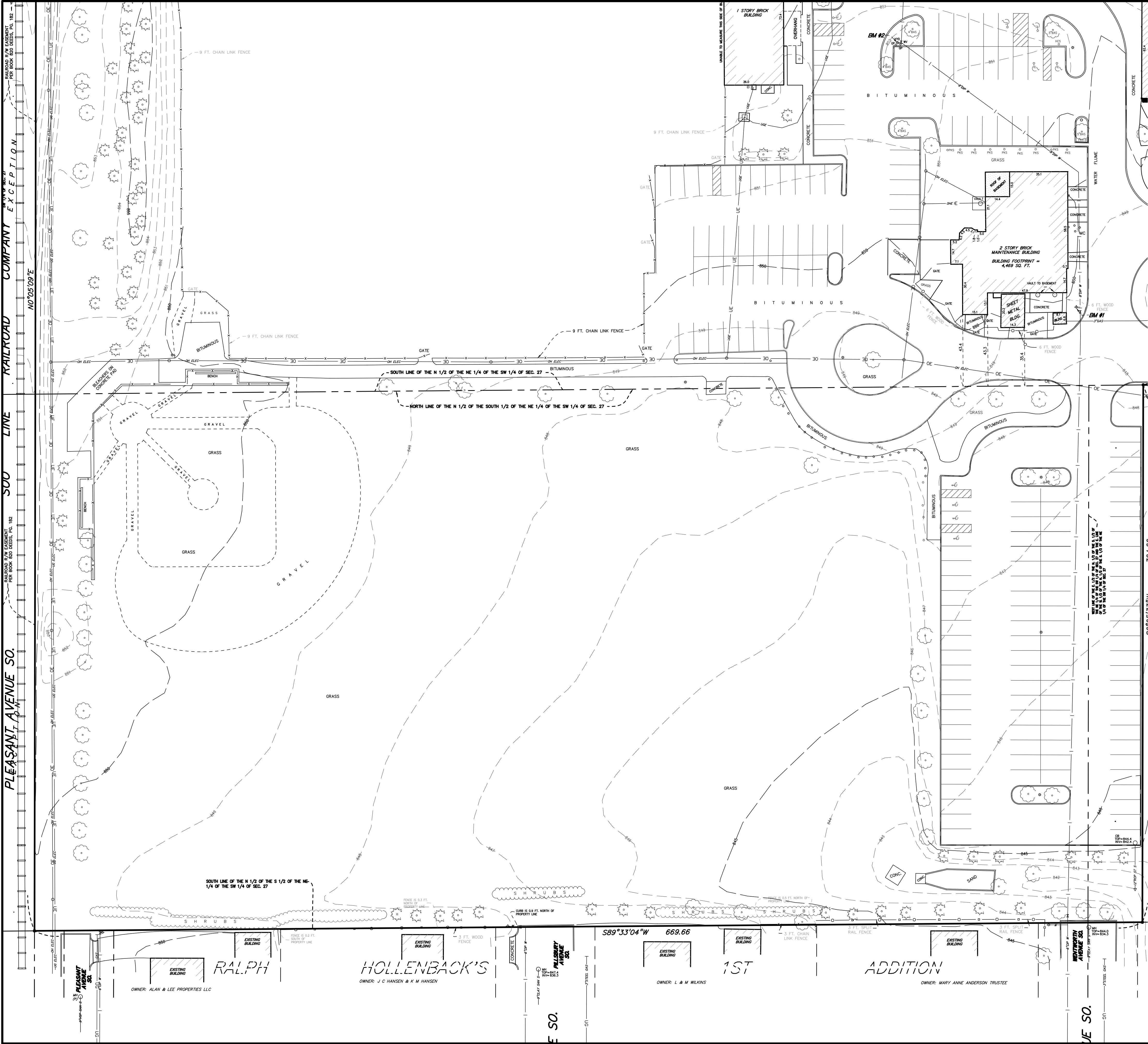
With an all-weather playing surface, AHA would be able to host more youth sports activities and provide them with a higher quality, more consistent experience. AHA would be able to host baseball, soccer, football, lacrosse, and softball, ensuring even more access for more youth.

Operation of the field and dome would be as follows:

The all-purpose field would be used in the same manner as the grass field is currently utilized. This would primarily consist of practices for football, soccer, lacrosse, baseball, softball, and track, with some games for the lower level (9th, JV) teams.

The dome would be erected each year no earlier than November 1st and would be taken down by May 1st at the latest.

This lighted field area and dome facility would be used year round. The hours of use would be same as Richfield Parks with the field lights off by 10:00 p.m. and the dome closed by 10:00 p.m. It is our understanding that this timing is consistent with the hours of operation maintained at City of Richfield parks.



GENERAL NOTES

- 1.) ALTA/ACSM SURVEY WAS PERFORMED BY SUNDE LAND SURVEYING DATED JANUARY 28TH, 2013
- 2.) ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM THE HENNEPIN COUNTY PROPERTY TAX INFORMATION WEB SITE. OWNERSHIP INFORMATION IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE SEARCH BY A TITLE INSURANCE COMPANY.
- 3.) SURVEY COORDINATE BASIS: HENNEPIN COUNTY COORDINATE SYSTEM

UTILITY NOTES

- 1.) UTILITY INFORMATION FROM PLANS AND MARKINGS WAS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES SHOWN HEREON. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION MAY BE NECESSARY.
- 2.) OTHER UNDERGROUND UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST. VERIFY ALL UTILITIES CRITICAL TO CONSTRUCTION OR DESIGN.
- 3.) SOME UNDERGROUND UTILITY LOCATIONS ARE SHOWN AS MARKED ONSITE BY THOSE UTILITY COMPANIES WHOSE LOCATORS RESPONDED TO OUR GOPHER STATE ONE CALL, TICKET NUMBER 130150519.
- 4.) CONTACT GOPHER STATE ONE CALL AT 651-454-0003 (800-252-1166) FOR PRECISE ONSITE LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION.

FLOOD ZONE NOTE

- 1.) THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2701800369E, DATED SEPTEMBER 2, 2004.

BENCH MARKS (BM)

- 1.) Top of top nut of fire hydrant near southeast corner of Maintenance Building. Elevation = 852.86 feet
- 2.) Top of top nut of fire hydrant in west island of parking lot east of sports dome. Elevation = 855.40 feet
- 3.) Top of top nut of fire hydrant west of northwest building corner. Elevation = 852.99

NOTE: Elevations shown are based on previous survey.

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile
Engineering | Surveying | Planning | Environmental

Client
ACADEMY OF HOLY ANGELS

6600 NICOLLET AVENUE SOUTH
RICHFIELD, MN

Project
TURF ATHLETIC FIELD

Location
RICHFIELD, MN

6600 NICOLLET AVENUE
RICHFIELD, MN

Certification

PRELIMINARY

Summary
Designed: MCA Drawn: JTA
Approved: MCA Book / Page: xx/xx
Phase: PRELIMINARY Initial Issue: MM/DD/YYYY

| Revision History | |
|------------------|------------------------------|
| No. | Date By Submittal / Revision |
| A | 5-8-17 CITY COMMENTS |

Sheet Title
EXISTING CONDITIONS

Sheet No. Revision
C2.01 A

Project No. 20682

Client
**ACADEMY OF
HOLY ANGELS**

6600 NICOLLET AVENUE SOUTH
RICHFIELD, MN

Project
**TURF ATHLETIC
FIELD**

Location
RICHFIELD, MN

6600 NICOLLET AVENUE
RICHFIELD, MN

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Mark C. Anderson
Registration No. 1450 Date: 04/17/2017

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Summary

Designed: MCA Drawn: JTA
Approved: MCA Book / Page: xx/xx
Phase: PRELIMINARY Initial Issue: MM/DD/YYYY

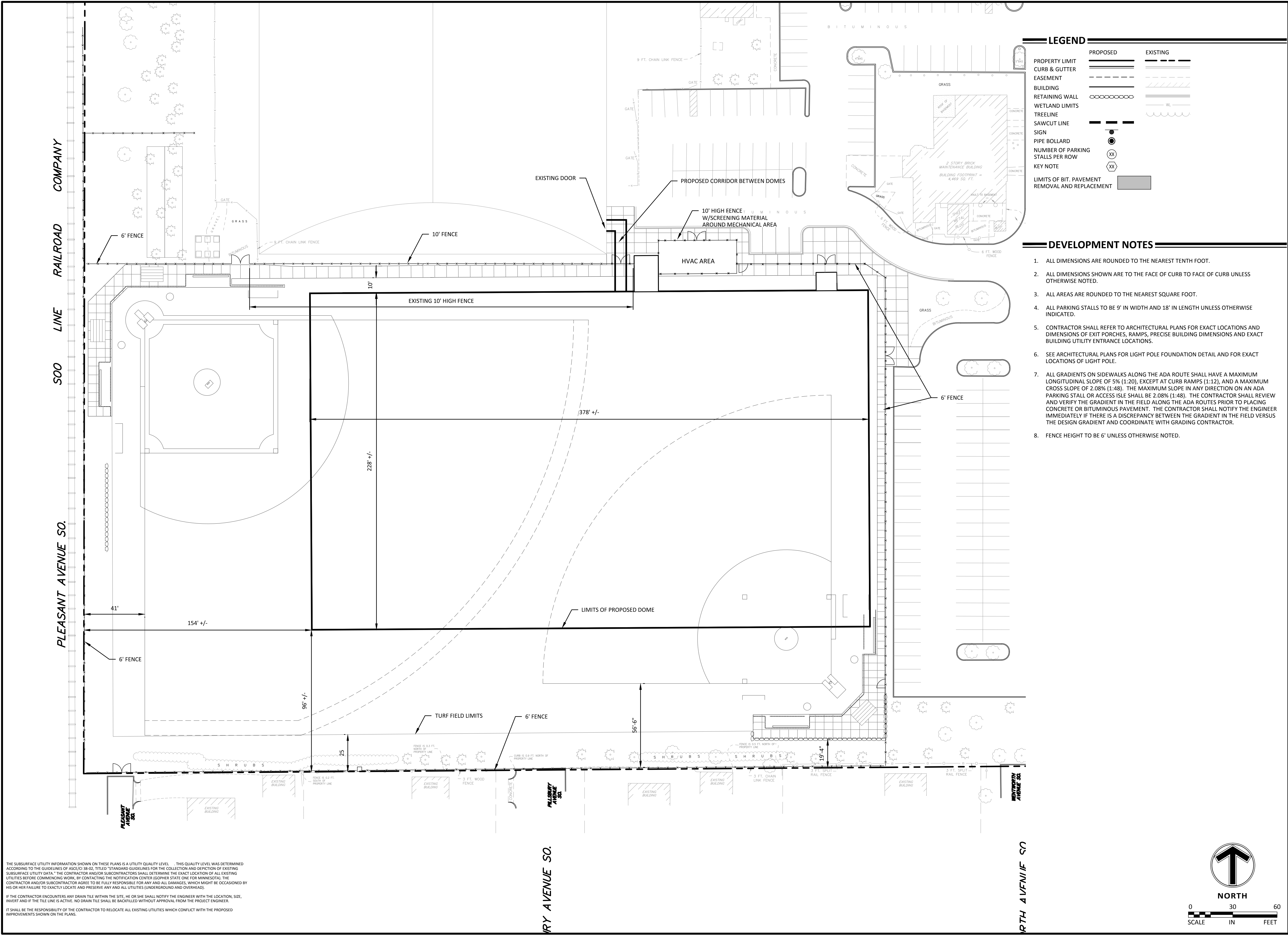
Revision History

No. Date By Submittal / Revision
A 5-8-17 CITY COMMENTS

**Sheet Title
SITE PLAN**

Sheet No. Revision
C3.01 A

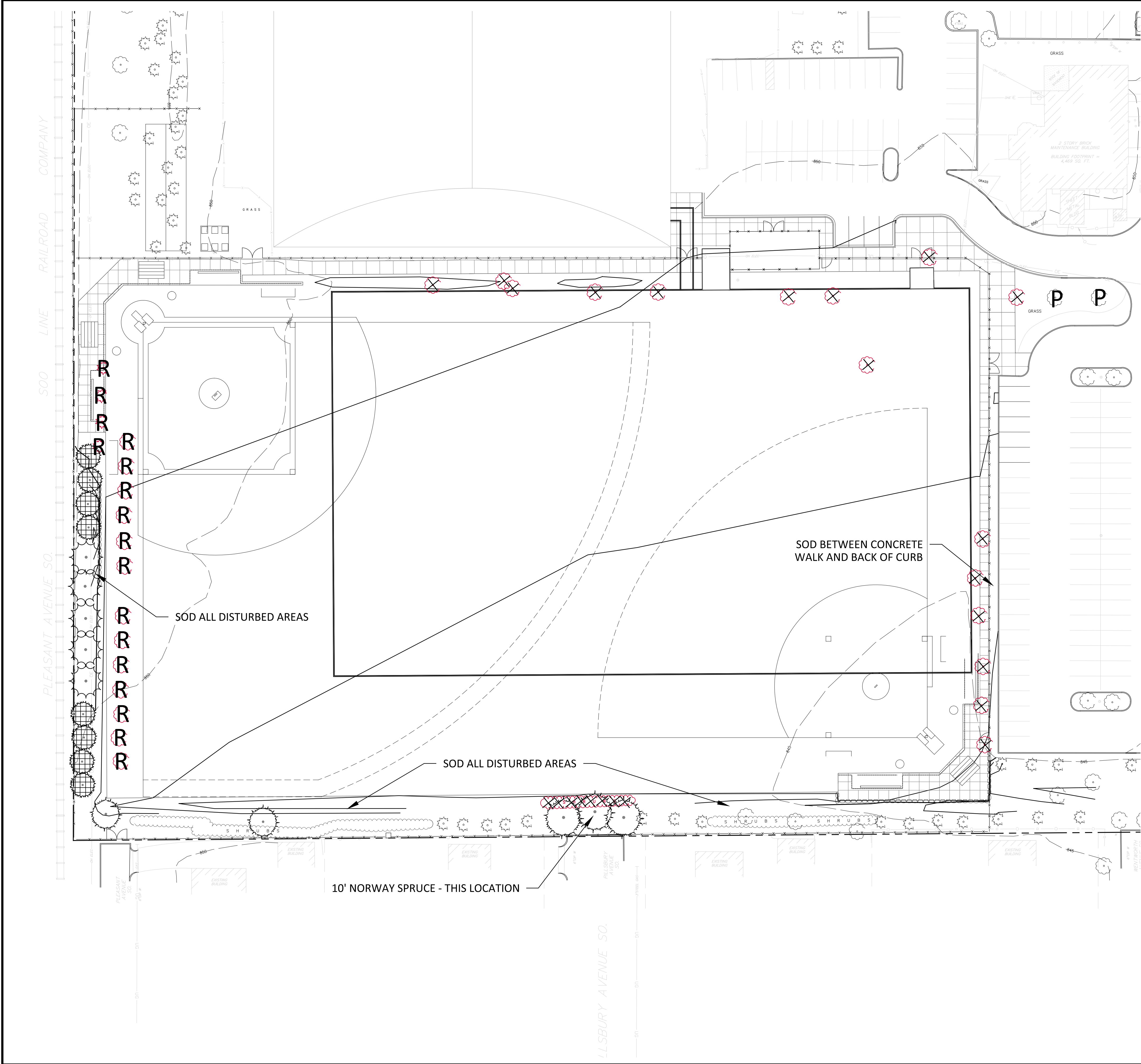
Project No. 20682



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 1. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (Gopher State One for MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



| PLANT SCHEDULE | | | | | |
|----------------|------|---|-------|------|-----|
| TREES | CODE | BOTANICAL NAME / COMMON NAME | CONT | SIZE | QTY |
| | TO | Thuja occidentalis / American Arborvitae | B & B | 7' | 8 |
| CONIFERS | CODE | BOTANICAL NAME / COMMON NAME | CONT | SIZE | QTY |
| | NS | Picea abies / Norway Spruce | B & B | 10' | 3 |
| | | Picea abies / Norway Spruce | B & B | 6' | 2 |
| | BS | Picea glauca densata / Black Hills Spruce | B & B | 6' | 5 |

== TREE REMOVAL/REPLACEMENT ==

= TREES TO BE REMOVED

R = TREES TO BE REMOVED AND REPLACED
TOTAL = 17

P = TREES TO BE PRESERVED

GRUB/REMOVE ROOTS DOWN TO 4'DEPTH
COMPACT/BACKFILL WITH SAND FILL

Client
ACADEMY OF HOLY ANGELS

6600 NICOLLET AVENUE SOUTH
RICHFIELD, MN

Project
TURF ATHLETIC FIELD

Location
RICHFIELD, MN

6600 NICOLLET AVENUE
RICHFIELD, MN

Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

William Delaney
William Delaney
Registration # 352 Date: 04/17/2017

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

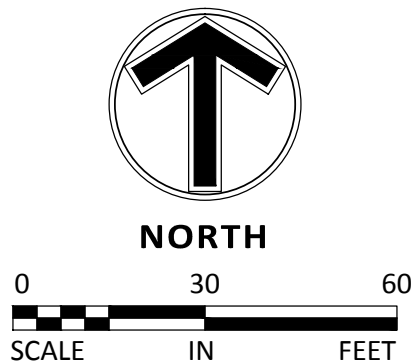
Designed: MCA Drawn: JTA
Approved: MCA Book / Page: xx/xx
Phase: PRELIMINARY Initial Issue: MM/DD/YYYY

| Revision History | | | |
|------------------|--------|----|----------------------|
| No. | Date | By | Submittal / Revision |
| A | 5-8-17 | | CITY COMMENTS |

Sheet Title
LANDSCAPE PLAN

Sheet No. Revision
L1.01 A

Project No. 20682



GRADING NOTES

- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
 - CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
 - ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.08% (1:48). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
 - CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
 - CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:
- COMPANY: AMERICAN ENGINEERING TESTING, INC.
ADDRESS: 550 CLEVELAND AVE. NORTH ST. PAUL, MN 55114
PHONE: 651-659-1364
DATED: JANUARY 4TH, 2017
- CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
- CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET AND PARKING AREA SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
 - REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
 - EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
- RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
 - CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
 - ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR CHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.

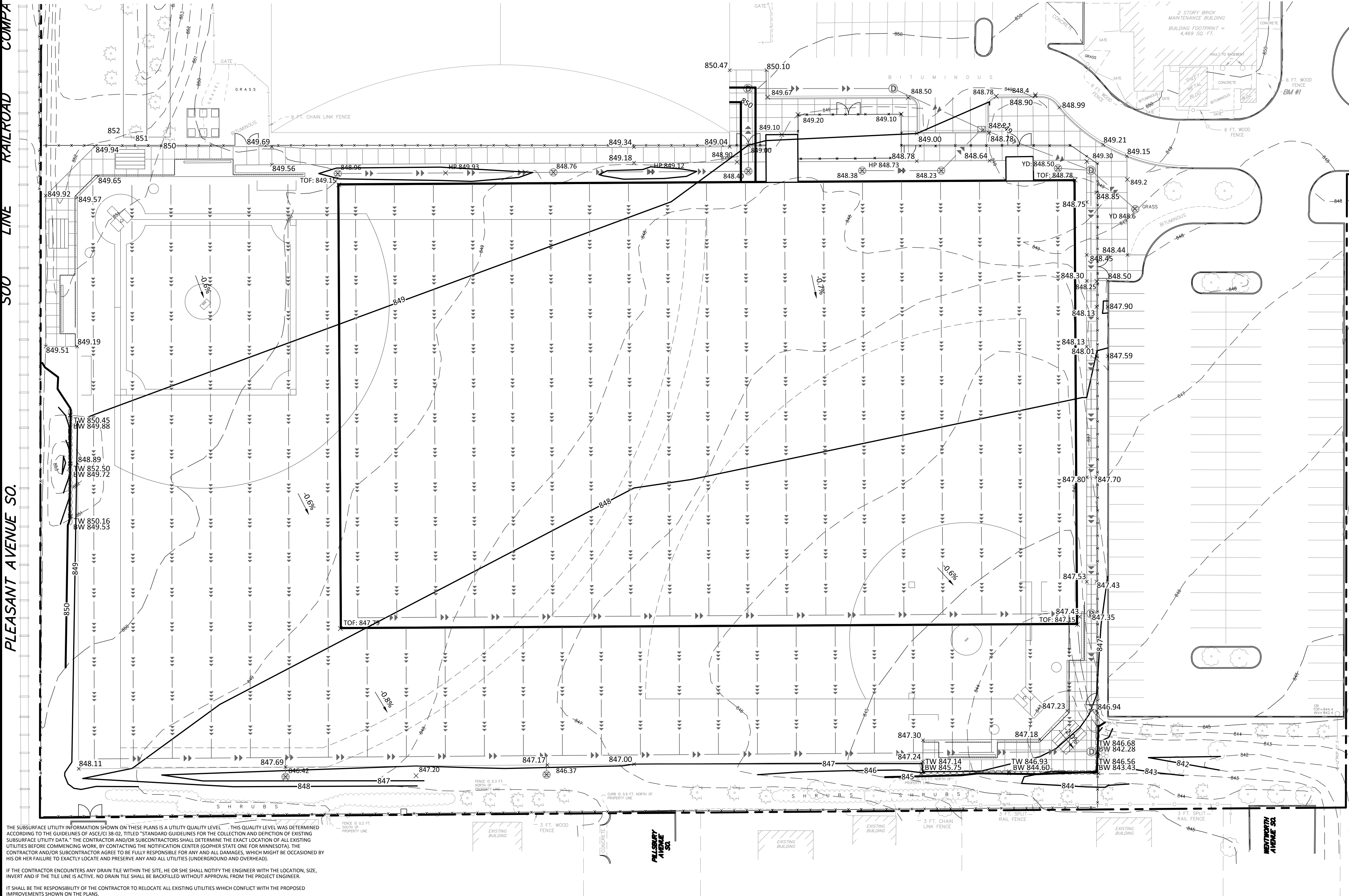
- RESTRICTED AREAS SHALL INCLUDE ALL DESIGNATED TREED AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE. ALL VEGETATION WITHIN THE RESTRICTED AREAS SHALL REMAIN.
 - CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS. ACTIVITIES WITHIN THE CONSTRUCTION MAY BE RESTRICTED TO A NARROWER WIDTH IN THE FIELD TO SAVE ADDITIONAL TREES AS DIRECTED BY THE OWNER.
 - ACTIVITIES PROHIBITED OUTSIDE OF THE CONSTRUCTION BOUNDARIES WOULD INCLUDE, BUT NOT BE LIMITED TO: SOIL AND OTHER MATERIAL STOCKPILING, EQUIPMENT OR CHINERY STORAGE, DRIVING OF ANY VEHICLE, LEAKAGE OR SPILLAGE OF ANY "WASHOUT" OR OTHER TOXIC MATERIAL. THE COLLECTION OF OTHER DEBRIS AND SOIL STOCKPILING WILL BE IN AN AREA DETERMINED ON-SITE BY THE ENGINEER.
- ALL RESTRICTED AREAS SHALL BE FENCED OFF WITH BRIGHT ORANGE POLYETHYLENE SAFETY NETTING AND STEEL STAKES AS SHOWN ON THE TREE PROTECTION DETAIL. AT NO TIME SHALL THIS FENCING BE REMOVED OR ACTIVITY OF ANY KIND TAKE PLACE WITHIN IT. FINAL PLACEMENT OF ALL PROTECTIVE FENCING SHALL BE COMPLETE BEFORE ANY WORK COMMENCES ON-SITE.
 - BEFORE COMMENCING WITH ANY EXCAVATION CONTRACTOR SHALL COMPLETE ALL PREPARATORY WORK REGARDING TREE REMOVAL, ROOT PRUNING, TREE PRUNING AND STUMP REMOVAL TO THE SATISFACTION OF THE OWNER.
 - PREPARATORY WORK SHALL INCLUDE THE FOLLOWING AND SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE:
 - TREE REMOVAL: CONTRACTOR SHALL FELL THE TREES. AT NO TIME SHALL TREES BE BULLDOZED OUT, BUT SHALL BE CUT DOWN AND STUMPS REMOVED SEPARATELY. PRIOR TO THE FELLING OF ALL TREES, PROPER REMOVAL OF A PORTION OR ALL OF THE CANOPY SHALL BE COMPLETED SO THAT TREES IN THE RESTRICTED AREAS SHALL NOT BE INJURED IN THE PROCESS.
 - ROOT PRUNING: BEFORE ANY STUMPS ARE TO BE REMOVED, ALL ROOTS SHALL BE SEVERED FROM ROOTS IN THE RESTRICTED AREAS BY SAW CUTTING WITH A VERMEER DESIGNED FOR ROOT PRUNING, BY HAND, OR WITH A CHAINSAW. TREE ROOTS PROJECTING INTO THE CONSTRUCTION ZONE SHALL BE EXPOSED PRIOR TO ROOT PRUNING WITH SMALL MACHINERY, I.E., BOBCAT.
 - STUMP REMOVAL: AT SUCH TIME THAT ROOTS HAVE BEEN PROPERLY SEVERED, STUMPS MAY BE REMOVED. WHERE REMOVAL OF CERTAIN STUMPS COULD CAUSE DAMAGE TO EXISTING PROTECTED TREES, TREE STUMPS SHALL BE GROUND OUT. ALL STUMP REMOVAL SHALL BE UNDER THE DIRECT SUPERVISION OF THE OWNER'S REPRESENTATIVE.
 - TREE PRUNING: PROPER PRUNING OF TREES IN THE RESTRICTED ZONE SHALL BE DIRECTED BY AND SUPERVISION AT ALL TIMES BY THE OWNER'S REPRESENTATIVE.
 - AN OWNER'S REPRESENTATIVE WILL BE AVAILABLE AT ALL TIMES DURING THE PREPARATORY AND CONSTRUCTION PERIOD.
 - MULCH RATHER THAN SEED OR SOD WILL BE USED AT THE BASE OF QUALITY TREES TO A PERIMETER DETERMINED BY THE OWNER'S REPRESENTATIVE. AREAS TO BE SEEDED FOR EROSION CONTROL PURPOSES WITHIN THE CONSTRUCTION ZONE ARE TO BE DETERMINED BY THE OWNER'S REPRESENTATIVE. NATURAL GROUND COVER WILL BE MAINTAINED WHEREVER POSSIBLE.
 - EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE

- PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME FLUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO A REQUIREMENTS OF THE NEW WORK.
 - TOLERANCES
 - THE TURF FIELD FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.05 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
 - AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
 - CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
 - RETAINING WALL(S) SHALL BE CONSTRUCTED OF MODULAR BLOCK. CONTRACTOR SHALL SUBMIT TO THE ENGINEER AND LOCAL AUTHORITY CERTIFIED ENGINEERING DRAWINGS, DESIGN CALCULATIONS AND SOIL BORINGS. THE CERTIFIED ENGINEER FOR THE RETAINING WALL(S) SHALL PROVIDE CONSTRUCTION OBSERVATIONS OF THE RETAINING WALL IMPROVEMENT, AND A LETTER CERTIFYING THE INSTALLATION OF THE WALL(S) WAS CONSTRUCTED IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

LEGEND

| PROPOSED | EXISTING |
|----------------|----------|
| PROPERTY LIMIT | |
| CURB & GUTTER | |
| STORM SEWER | |
| DRAIN TILE | |
| BUILDING | |
| RETAINING WALL | |
| WETLAND LIMITS | |
| TREELINE | |
| SPOT ELEVATION | |
| CONTOUR | |
| RIP RAP | |
| OVERFLOW ELEV. | |
| SOIL BORINGS | |
| SAWCUT LINE | |

NOTE: DOME GRADE BEAM HELD DOWN 3" FROM TURF GRADE.



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. BY CONTACTING THE NOTIFICATION CENTER (GOVERNOR STATE ONE FOR MINNESOTA), THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Sambatek
www.sambatek.com
12800 Whitewater Drive, Suite 300
Minnetonka, MN 55343
763.476.6010 telephone
763.476.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client
**ACADEMY OF
HOLY ANGELS**

6600 NICOLLET AVENUE SOUTH
RICHFIELD, MN

Project
**TURF ATHLETIC
FIELD**

Location
RICHFIELD, MN

6600 NICOLLET AVENUE
RICHFIELD, MN

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

Mark C. Andersen
Mark C. Andersen
Registration No. 150 Date: 04/17/2017
If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

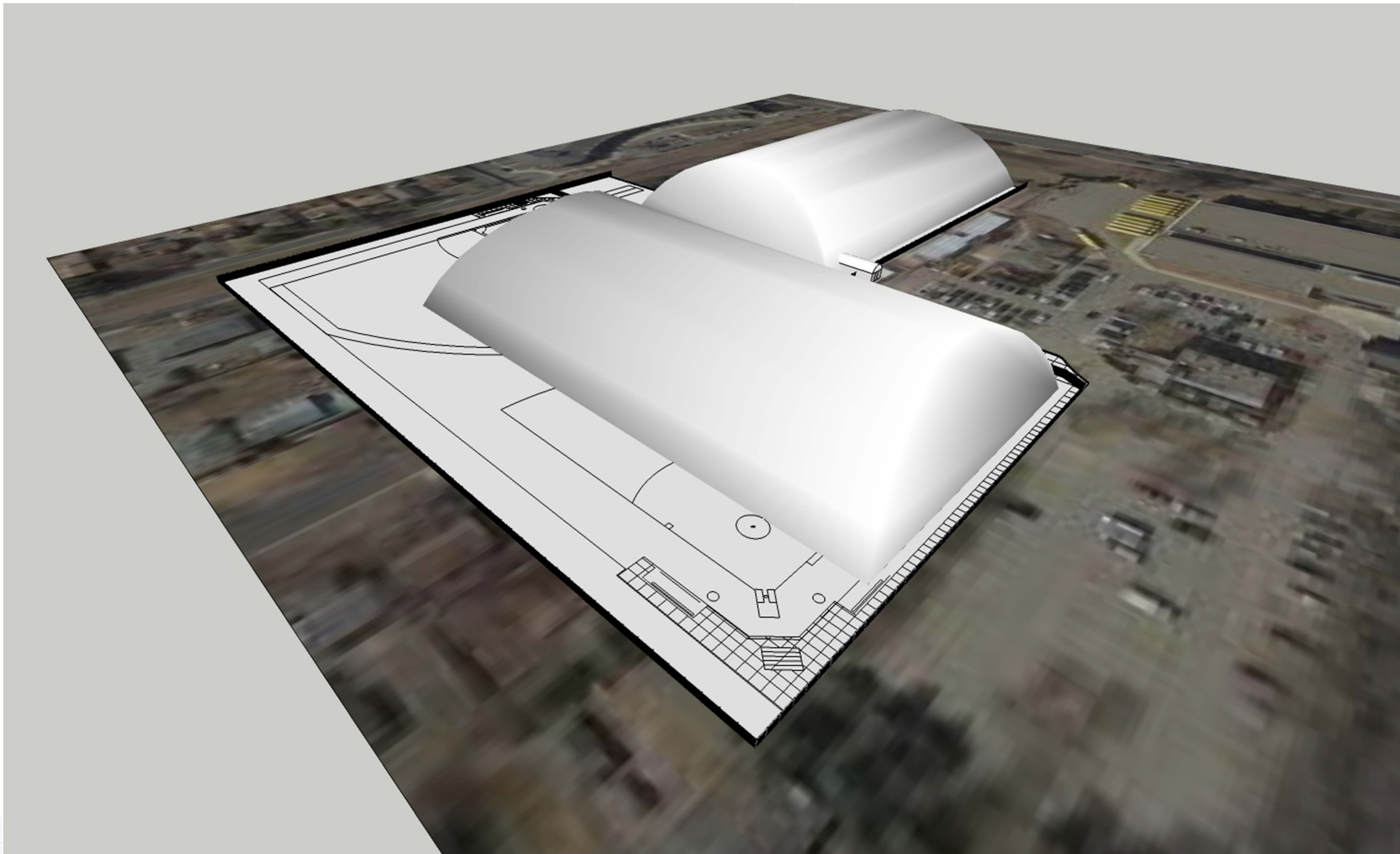
Summary
Designed: MCA Drawn: JTA
Approved: MCA Book / Page: xx/xx
Phase: PRELIMINARY Initial Issue: MM/DD/YYYY

Revision History
No. Date By Submittal / Revision
A 5-8-17 CITY COMMENTS

Sheet Title
GRADING PLAN

Sheet No. Revision
C4.01 A

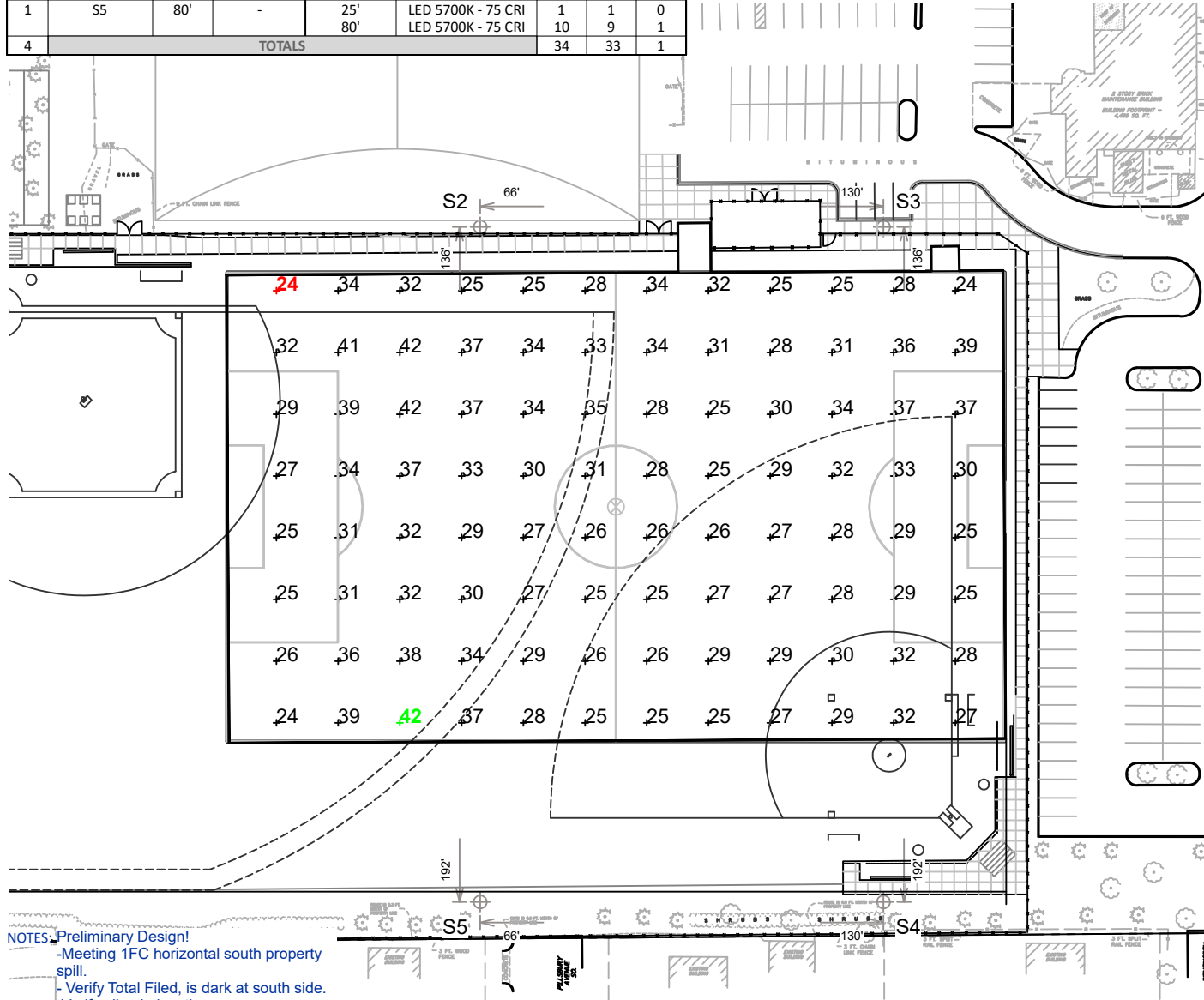
Project No. 20682



JOB #30451

EQUIPMENT LIST FOR AREAS SHOWN

| Pole | | | | Luminaires | | | | |
|------|----------|------|-----------------|-----------------|--------------------|------------|-----------|-------------|
| QTY | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LAMP TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 1 | S2 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 9 | 9 | 0 |
| 1 | S3 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 6 | 6 | 0 |
| 1 | S4 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 5 | 5 | 0 |
| 1 | S5 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 10 | 9 | 1 |
| 4 | TOTALS | | | | | 34 | 33 | 1 |



NOTES: Preliminary Design!
 -Meeting 1FC horizontal south property spill.
 -Verify Total Filed, is dark at south side.
 -Verify all pole locations.



160'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗



MY PROJECT

Name: Holy Angels Academy Soccer Lacrosse
Location: Richfield, MN

GRID SUMMARY

Name: Soccer
Size: 378' x 228'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

MAINTAINED ILLUMINATION

| SUMMARY | | HORIZONTAL FOOTCANDLES | |
|------------------------------|-------------------|------------------------|--|
| | Entire Grid | | |
| Guaranteed Average: | 30 | | |
| Scan Average: | 30.4 | | |
| Maximum: | 42 | | |
| Minimum: | 24 | | |
| Avg / Min: | 1.26 | | |
| Guaranteed Max / Min: | 2 | | |
| Max / Min: | 1.76 | | |
| UG (adjacent pts): | 1.62 | | |
| CU: | 0.67 | | |
| No. of Points: | 96 | | |
| LUMINAIRE INFORMATION | | | |
| Luminaire Type: | TLC-LED-1150 | | |
| Design Usage Hours: | 10,000 hours | | |
| Design Lumens: | 121,000 | | |
| Avg Tilt Factor: | 1.000 | | |
| Add'l Non-Rec LLF: | 1.000 | | |
| Recoverable LLF: | 1.000 | | |
| Total LLF: | 1.000 | | |
| No. of Luminaires: | 33 | | |
| Avg KW: | 37.95 (37.95 max) | | |

Field Measurements: Illumination measured in accordance with the IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the Musco Control System Summary for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN

By: Will Hartl
File # / Date: 185878

21-Apr-17

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2017 Musco Sports Lighting, LLC.

ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

| Pole | | | | Luminaires | | | | |
|------|----------|------|-----------------|-----------------|--------------------|------------|-----------|-------------|
| QTY | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LAMP TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 2 | S1, S6 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 4 | 4 | 0 |
| 1 | S2 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 9 | 9 | 0 |
| 1 | S3 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 6 | 6 | 0 |
| 1 | S4 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 5 | 5 | 0 |
| 1 | S5 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 10 | 10 | 0 |
| 6 | TOTALS | | | | | 44 | 44 | 0 |



MY PROJECT

Name: **Holy Angels Academy Soccer Lacrosse**
Location: **Richfield, MN**

GRID SUMMARY

Name: **Total Area**
Spacing: **30.0' x 30.0'**
Height: **3.0' above grade**

MAINTAINED ILLUMINATION

| SUMMARY | | HORIZONTAL FOOTCANDLES | |
|-----------------------|-----------------|------------------------|--|
| | Entire Grid | | |
| Scan Average: | 26.1 | | |
| Maximum: | 47 | | |
| Minimum: | 1 | | |
| Avg / Min: | 37.13 | | |
| Max / Min: | 66.51 | | |
| UG (adjacent pts): | 10.50 | | |
| CU: | 0.77 | | |
| No. of Points: | 170 | | |
| LUMINAIRE INFORMATION | | | |
| Luminaire Type: | TLC-LED-1150 | | |
| Design Usage Hours: | 10,000 hours | | |
| Design Lumens: | 121,000 | | |
| Avg Tilt Factor: | 1.000 | | |
| Add'l Non-Rec LLF: | 1.000 | | |
| Recoverable LLF: | 1.000 | | |
| Total LLF: | 1.000 | | |
| No. of Luminaires: | 44 | | |
| Avg KW: | 50.6 (50.6 max) | | |

Field Measurements: Illumination measured in accordance with the IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the Musco Control System Summary for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN

By: **Will Hartl**
File # / Date: **185878**

21-Apr-17

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2017 Musco Sports Lighting, LLC.

NOTES: Preliminary Design!
-Meeting 1FC horizontal south property spill.
-Verify Total Filed, is dark at south side.
-Verify all pole locations.

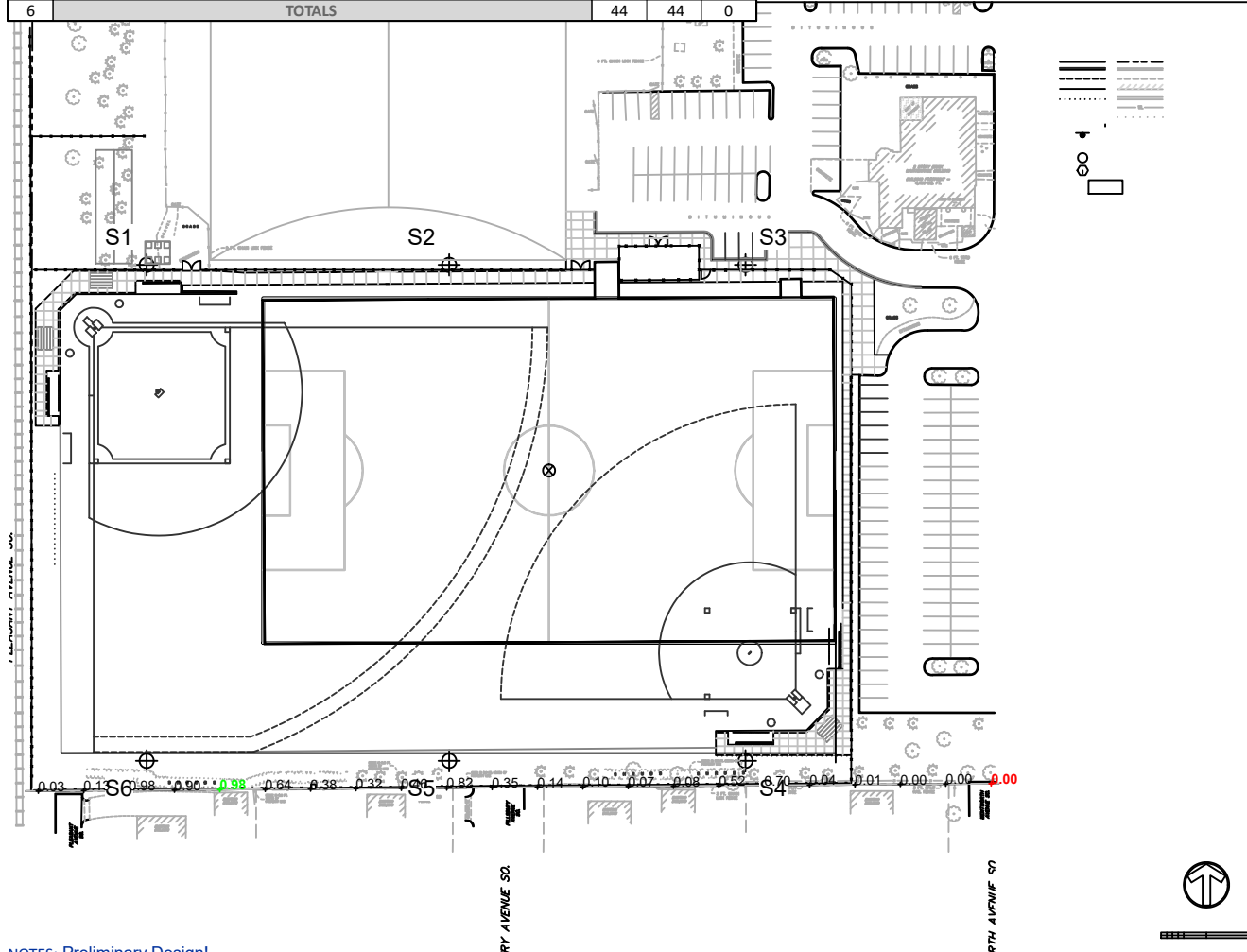


Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗

ILLUMINATION SUMMARY

EQUIPMENT LIST FOR AREAS SHOWN

| Pole | | | | Luminaires | | | | |
|------|----------|------|-----------------|-----------------|--------------------|------------|-----------|-------------|
| QTY | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LAMP TYPE | QTY / POLE | THIS GRID | OTHER GRIDS |
| 2 | S1, S6 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 4 | 4 | 0 |
| 1 | S2 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 9 | 9 | 0 |
| 1 | S3 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 6 | 6 | 0 |
| 1 | S4 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 5 | 5 | 0 |
| 1 | S5 | 80' | - | 25' | LED 5700K - 75 CRI | 1 | 1 | 0 |
| | | | | 80' | LED 5700K - 75 CRI | 10 | 10 | 0 |
| 6 | TOTALS | | | | | 44 | 44 | 0 |



NOTES-Preliminary Design!

- Meeting 1FC horizontal south property spill.
- Verify Total Filed, is dark at south side.
- Verify all pole locations.



240'

Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗



MY PROJECT

Name: **Holy Angels Academy Soccer Lacrosse**
Location: Richfield, MN

GRID SUMMARY

Name: **South Property Spill**
Spacing: 30.0'
Height: 3.0' above grade

MAINTAINED ILLUMINATION

| SUMMARY | HORIZONTAL FOOTCANDLES |
|-----------------------|------------------------|
| | Entire Grid |
| Scan Average: | 0.348 |
| Maximum: | 0.98 |
| Minimum: | 0.00 |
| No. of Points: | 22 |
| LUMINAIRE INFORMATION | |
| Luminaire Type: | TLC-LED-1150 |
| Design Usage Hours: | 10,000 hours |
| Design Lumens: | 121,000 |
| Avg Tilt Factor: | 1.000 |
| Add'l Non-Rec LLF: | 1.000 |
| Recoverable LLF: | 1.000 |
| Total LLF: | 1.000 |
| No. of Luminaires: | 44 |
| Avg KW: | 50.6 (50.6 max) |

Field Measurements: Illumination measured in accordance with the IESNA RP-6-15 and CIBSE LG4. Individual values may vary. See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the Musco Control System Summary for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGINEERED DESIGN

By: **Will Hartl**
File # / Date: 185878

21-Apr-17

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2017 Musco Sports Lighting, LLC.

ILLUMINATION SUMMARY

NOTES: Preliminary Design!

- Meeting 1FC horizontal south property spill.
- Verify Total Filed, is dark at south side.
- Verify all pole locations.



Sam

MY PROJECT

Name: Holy Angels Academy Soccer Lacrosse
Location: Richfield, MN

EQUIPMENT LAYOUT

INCLUDES:

- Soccer

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

| QTY | Pole | | | Luminaires | | | QTY / POLE |
|-----|----------|------|-----------------|-----------------|-------------------|----|------------|
| | LOCATION | SIZE | GRADE ELEVATION | MOUNTING HEIGHT | LAMP TYPE | | |
| 2 | S1, S6 | 80' | - | 25' | LED 5700K - 75 CR | 1 | 1 |
| | | | | 80' | LED 5700K - 75 CR | 4 | 4 |
| 1 | S2 | 80' | - | 25' | LED 5700K - 75 CR | 1 | 1 |
| | | | | 80' | LED 5700K - 75 CR | 9 | 9 |
| 1 | S3 | 80' | - | 25' | LED 5700K - 75 CR | 1 | 1 |
| | | | | 80' | LED 5700K - 75 CR | 6 | 6 |
| 1 | S4 | 80' | - | 25' | LED 5700K - 75 CR | 1 | 1 |
| | | | | 80' | LED 5700K - 75 CR | 5 | 5 |
| 1 | S5 | 80' | - | 25' | LED 5700K - 75 CR | 1 | 1 |
| | | | | 80' | LED 5700K - 75 CR | 10 | 10 |
| 6 | TOTALS | | | | | | 44 |

SINGLE LUMINAIRE AMPERAGE DRAW CHART

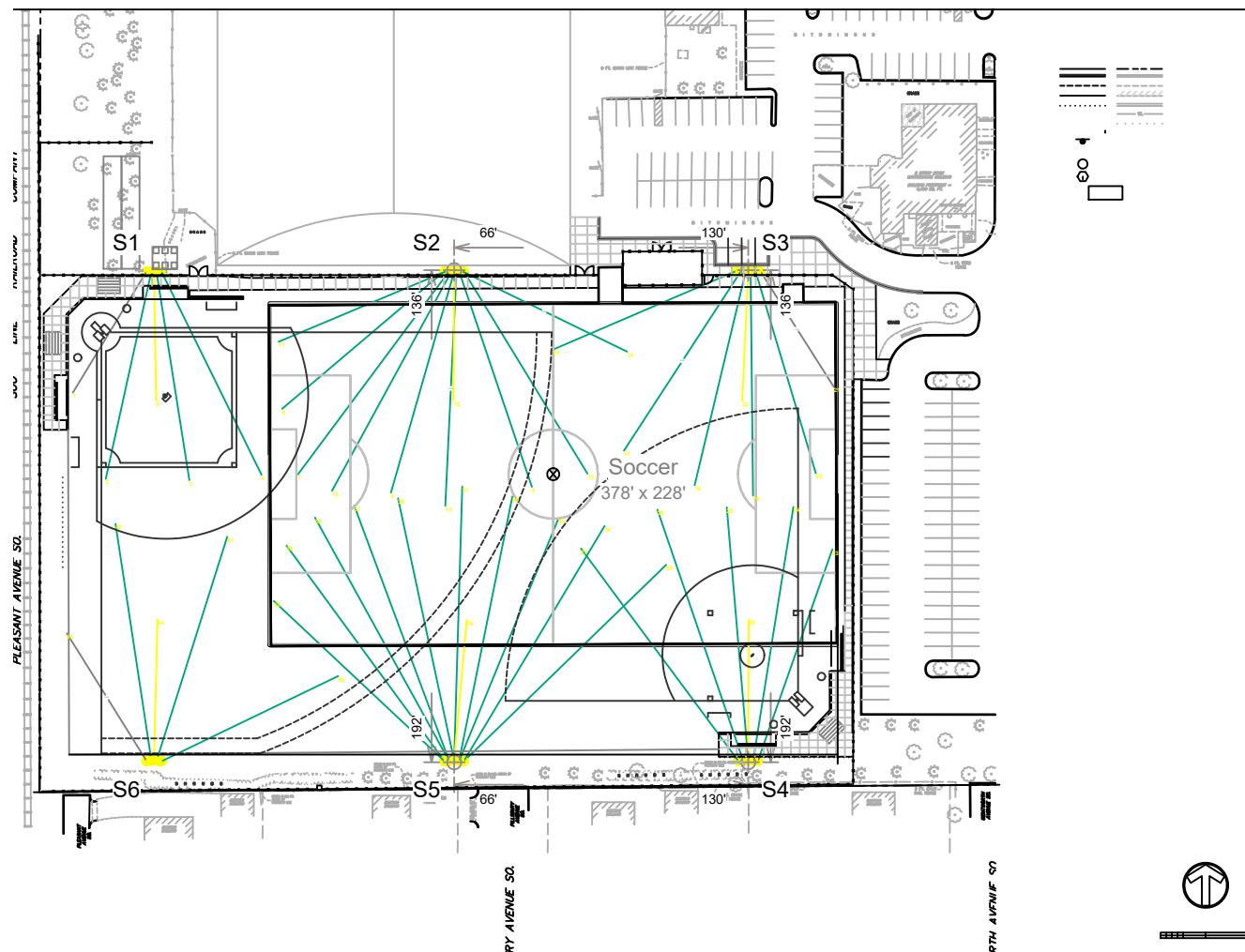
| Ballast Specifications (.90 min power factor) | | Line Amperage Per Luminaire (max draw) | | | | | | |
|--|--|---|-------------|-------------|-------------|-------------|-------------|-------------|
| Single Phase Voltage | | 208 (60) | 220 (60) | 240 (60) | 277 (60) | 347 (60) | 380 (60) | 480 (60) |
| TLC-LED-1150 | | 7.0 | 6.6 | 6.1 | 5.2 | 4.2 | 3.8 | 3.0 |

ENGINEERED DESIGN

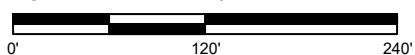
By: Will Hartl
File # / Date: 185878

21-Apr-17

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2017 Musco Sports Lighting, LLC.



SCALE IN FEET 1 : 120



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LAYOUT



MY PROJECT

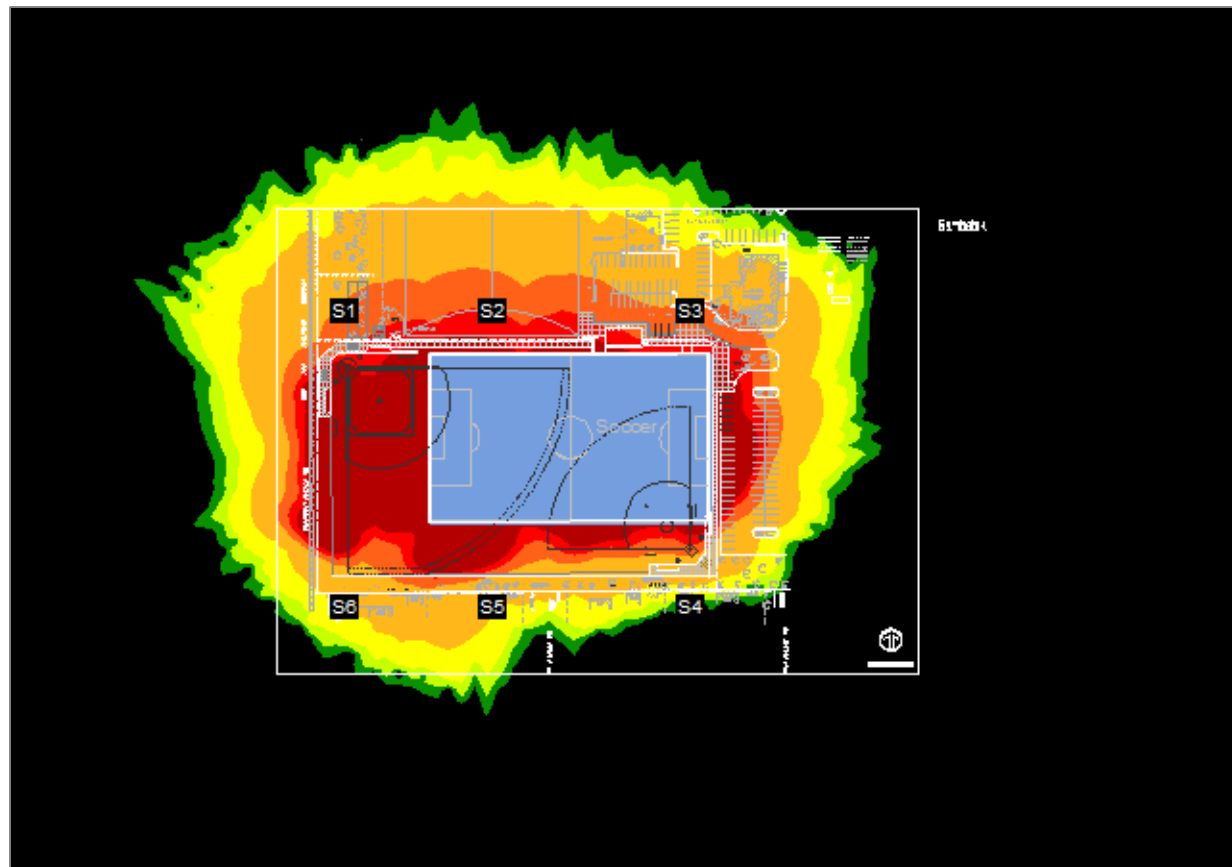
Name: Holy Angels Academy Soccer Lacrosse
Location: Richfield, MN

GLARE IMPACT

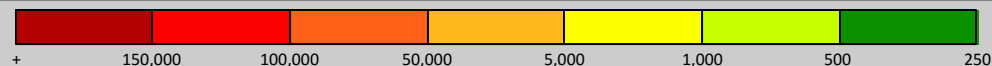
Summary

Map indicates the maximum candela an observer would see when facing the brightest light source from any direction.

A well-designed lighting system controls light to provide maximum useful on-field illumination with minimal destructive off-site glare.



Candelas:



ENGINEERED DESIGN

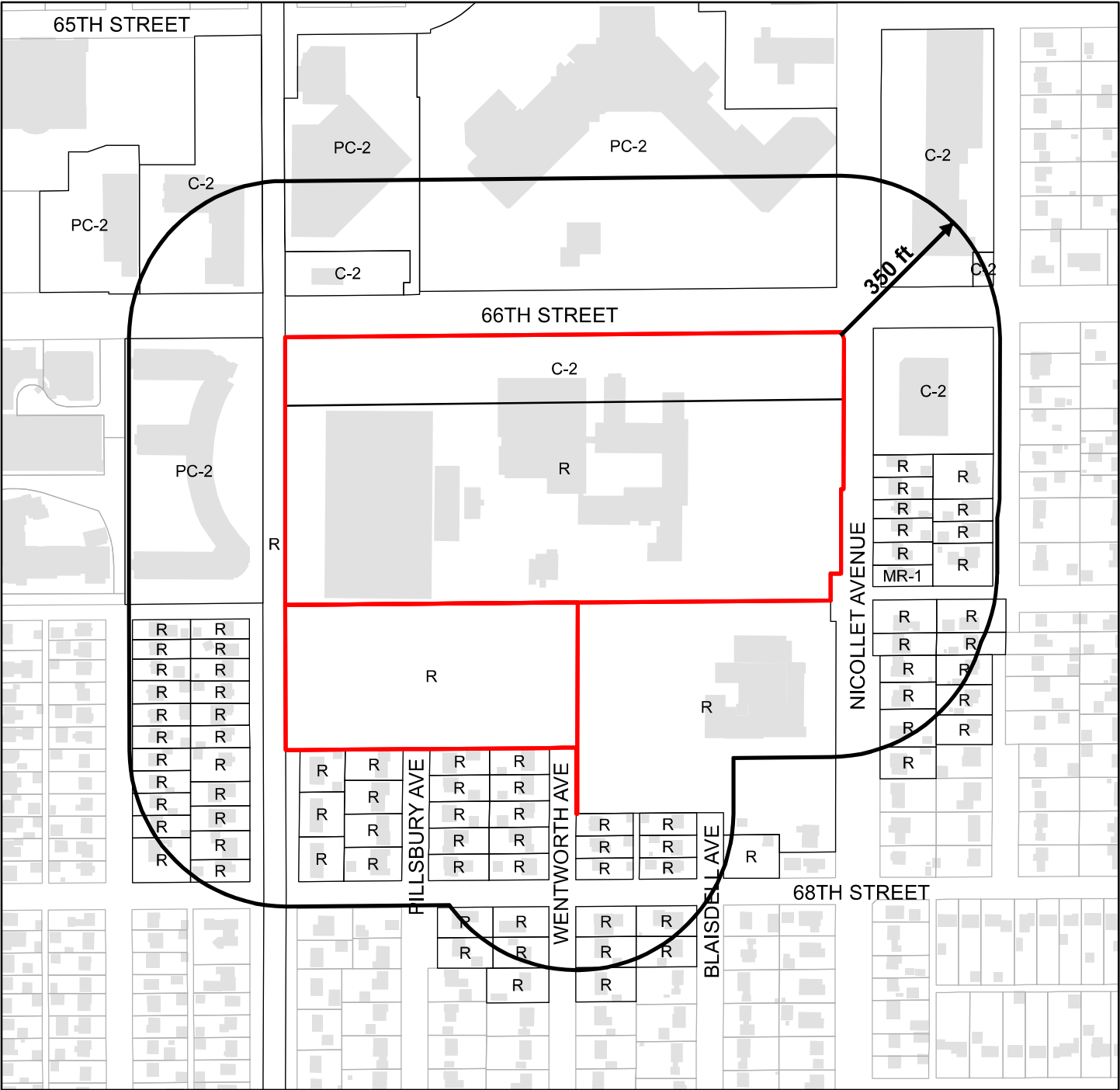
By: Will Hartl
File # / Date: 185878

21-Apr-17

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2017 Musco Sports Lighting, LLC.

6600 Nicollet Avenue - ACUP VAR 5/2017

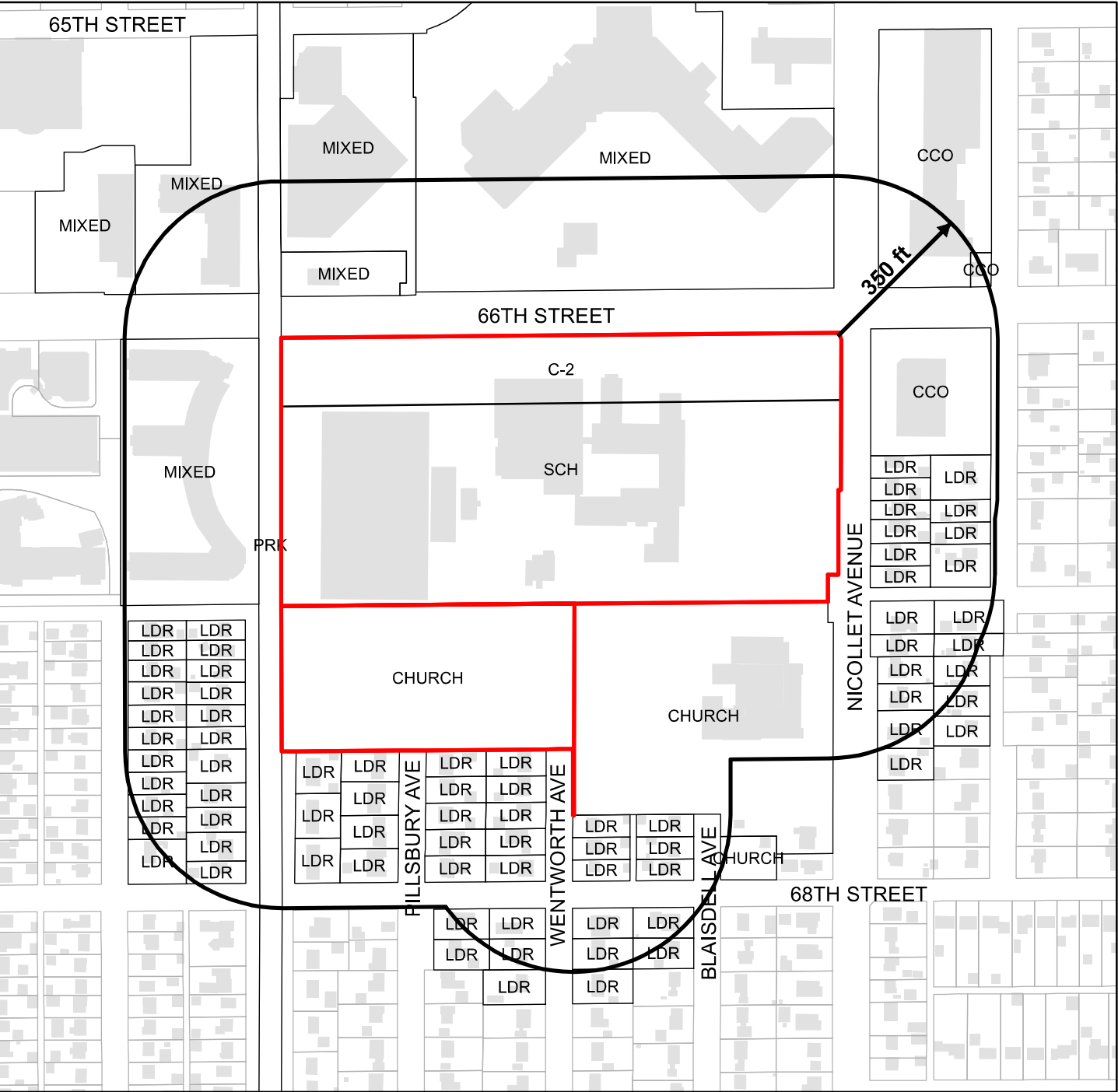
Surrounding Zoning



C-2 - General Commercial
 PC-2 - Planned General Commercial
 R - Single Family Residential
 MR-1 - Two Family Residential

6600 Nicollet Avenue - ACUP VAR 5/2017

Surrounding Comprehensive Plan



MIXED - Mixed Use Development
 LDR - Low Density Residential
 CCO - Community Commercial/Office

June 24, 1996 City Council meeting minutes
and CUP stipulations

| | |
|---------|---|
| Item #6 | PUBLIC HEARING AND CONSIDERATION OF APPEAL TO BOARD OF ADJUSTMENT AND APPEALS REGARDING VARIANCES GRANTED BY HEARING EXAMINER TO ACADEMY OF HOLY ANGELS, 6600 NICOLLET AVENUE, TO ALLOW CONSTRUCTION OF ATHLETIC FIELD AND SEASONAL SPORTS FACILITY. C.L. NO. 195 |
|---------|---|

Mayor Kirsch stated that Items No. 6 and No. 7 both regarded issues related to the request of the Academy of Holy Angels (AHA) to allow construction of a seasonal sports facility and that the public hearings would be conducted together.

City Manager Prosser reviewed Council Letter No. 195 regarding the appeal of the variances granted by the Hearing Examiner on May 28, 1996 to AHA, 6600 Nicollet Avenue, for the construction of an athletic field and seasonal sports facility. Mr. Prosser reviewed Council Letter No. 196 regarding the request for an amended conditional use permit to allow the construction of an athletic field and seasonal sports facility at AHA.

Dr. Jill Reilly, Principal of the AHA, made a brief statement and introduced Annette Margarit, member of the AHA corporate board.

Annette Margarit, 7238 Fourth Avenue, discussed the cooperation of AHA with the City in the use of the AHA campus. She reviewed the need for improved physical education facilities at AHA. She indicated the proposed seasonal sports dome would provide an affordable self supporting facility to help assure the future of AHA. She indicated the advantages to the City and residents of the availability of such a facility for the community without the use of tax dollars.

Sister Ann Walton, Sisters of St. Joseph's of Carondelet, reviewed the 66 year history of AHA service to the community and of being a good neighbor. She stated the

APPROVED -3- (SEE PAGE 10) →

6-24-96

COUNCIL

importance of providing a balanced education of mental, physical, and spiritual values. She indicated that the impacts of this proposal have been considered during the last nine months. She stated that the economic, environmental and neighborhood impact have been minimized as much as possible. She discussed the positive impacts of the facility on the future of the school and its students.

Dr. Jill Reilly reviewed the process of discussions, mediation, dialogue, and compromises regarding this proposal. She outlined the following as compromises to address the concerns of neighbors:

To Move Facility Away From Neighbors

- New parking area
- Researched five different facility locations
- Moved facility 70 feet forward at considerable cost

To Create a More Pleasing View

- Added 30+ evergreens to west property line
- Created berm on west property line
- Will create plan to replace the 30+ deciduous trees that must be removed from facility's new location

To Minimize Impact of Lighting

- Studied lighting with experts
- Will install lighting shields where needed

To Minimize Noise

- Consulted with sound expert
- Position fans and blowers under bleachers, facing away from neighbors
- Speakers for outdoor public address system face Holy Angels away from neighbors

To Minimize Traffic

- Modified hours of operation for facility
- Obtain written commitment for use of St. Peter's parking lot

To Address Drainage Concerns

- Created drainage plan which improves area drainage

Benefit to Community

- To create a community facility at no cost to taxpayers
- After AHA, Richfield will receive priority use
- Will form advisory committee with city and schools
- Will decrease overload on current facilities
- Will provide only indoor soccer space to Richfield soccer players

Dr. Jill Reilly stated support for the variance indicating that it would not be above and beyond what other schools have for facilities. She stated that schools have a limited economic base and this facility will help serve the needs of the students.

Gary Tushie, Tushie Montgomery Associates, Inc. reviewed the existing conditions of the proposed site. He indicated locating the facility over the existing football field would have the least impact on the property. He summarized the four alternatives which were looked at as part of the mediation process:

1. Lower the field by 10 feet to depress it. Additional cost \$300,000.
2. Move the facility 70 feet to the east, relocate parking, loss of trees, and additional landscaping. Additional cost \$75,000.
3. Move the facility closer to 66th Street. Safety and sound concerns. Additional cost \$143,000.
4. Place field at an angle. Loss of 50 additional trees, relocate parking, and add retaining walls. Additional cost \$85,000.

Mr. Tushie reviewed site plan drawings depicting sight lines, landscaping, elevations, and the proposed dome. He presented a model depicting shadowing from the proposed dome.

Kristin Olson, 7445 Third Avenue, spoke as a representative of the AHA student body, discussing the needs, advantages, and opportunities that the domed facility would provide to enhance the curriculum for AHA students.

Council Member Susag asked about the location and height of the proposed landscape berm.

Mr. Tushie stated the berm would be six feet high and be located just east of the existing tree line.

Tom Ticen, 7011 James Avenue, attorney representing neighbors who are opposed to the proposed domed facility, presented a petition (Clerks File No. C-362) of 300 names in opposition to the proposal. Mr. Ticen compared the size of the dome as comparable to placing the Richfield bank of the site. He discussed and reviewed the following issues regarding the proposal:

- 37 oak trees would be lost.
- The operational hours of 6 a.m.-11p.m. would have a negative impact on the adjacent neighborhood.
- That the proposal did not meet the statutory requirement for undue hardship or unique circumstances for granting a variance.
- That the property is usable for athletics without a dome.
- St. Louis Park staff had recommended denial of a similar dome.
- Renting the facility would mean high utilization and greater impact on the neighborhood.
- That City ordinance does not provide for a dome as an amendment to the prior conditional use permit.
- The Hearing Examiner findings regarding undue hardship, unique circumstances, and not altering the character of the neighborhood did not appear adequate.

Mr. Ticen stated that the neighbors are opposed to granting the variance and amended conditional use permit based on the negative impact on the neighborhood and that the burden to prove undue hardship and unique circumstances has not been met.

Jan Anderson, 6744 Pleasant Avenue, spoke in opposition to the proposal citing the impact of the dome on the aesthetics of the neighborhood and concern about standards of the zoning ordinance.

Burt Miller, 6712 Pleasant Avenue, spoke in opposition to the proposal stating concern that he felt the City staff had been more supportive to AHA rather than the residents. He stated the City should not pay for the noise assessment report or property appraisals regarding the proposal. He stated concerns about noise, security lighting, hours of operation, fencing, and activities that may occur in and near the dome.

James Vargo, 6630 Pleasant Avenue, spoke in opposition to the proposal. He stated that they had placed a helium balloon on the property to a height of 65 feet. He presented a picture depicting the balloon and stated that this perspective differed from the perspective shown by the architect.

Sharon Miller, 6712 Pleasant Avenue, a member of Save a Valued Environment in Richfield (SAVER), spoke in opposition to the proposal suggesting it was in opposition to the Comprehensive Plan and that there should not be a rush to judgement. She suggested that if the City needs such a facility, the City should build one with liquor store profits in a park. She stated opposition to the dome and not the use of the site for athletics. She stated concerns about the loss of trees and shadows related to the proposal. She requested denial of the proposal to protect the residential character of the neighborhood.

Lawrence Wozniczka, 6744 Wentworth Avenue, spoke in opposition to the proposal indicating it would have an adverse impact on the residential neighborhood. He stated concerns about traffic, the use of St. Peter's parking lot by AHA, and the impact on storm water drainage at 68th Street and Wentworth Avenue. He suggested further study as to what zoning district a dome should be permitted, traffic, parking, and drainage issues.

Don Anderson, 7204 Harriet Avenue, spoke in opposition to the proposal stating concern about the impact of the dome on the neighborhood and suggested it would be a fire hazard.

Ann Garland, 500 East 67th Street, business manager for St. Peter's, stated that the lack of athletic gym space was a hardship for AHA noting that they regularly rent the St. Peter's gym and use a classroom for practice space. She stated that she felt granting the variance was important for the school's future and was different than a variance for a business such as a tattoo parlor. She indicated that St. Peter's has 420 parking spaces and has had a shared parking agreement with AHA for at least 12 years. She stated there is no conflict with AHA's use of the St. Peter's parking lot.

Lynne Pickhart, 6640 Pleasant Avenue, spoke in opposition to the proposal stating that the dome would be unattractive and cause depreciation of surrounding real estate values.

Heidi Gaibor, 6915 Wentworth Avenue, spoke in opposition to the proposal stating that the City should protect residents from this type of proposal. She stated AHA could use other facilities and that their motive is an attraction to generate revenue. She indicated it would not be a hardship for AHA not to have the dome.

Art Gokey, 6626 Pleasant Avenue, stated he had worked for Edina and they treated their residents better than Richfield.

Mike Cuniff, Chair of the AHA School Board, stated that it was an undue hardship that AHA is the only school that does not have an athletic complex to meet the physical education needs of its students. He stated that there is no desire to have the dome up all year. He indicated that AHA had tried to work with the community to look at the alternatives. He stated that if youth do not have the opportunity for activities, there are costs to the community and society as a whole.

Father Michael Byron, affiliated with AHA, asked that the decision be made based on what is best for the City, neighbors, students and AHA.

Gary Tushie, Tushie Montgomery Associates, Inc., responded to questions raised about the proposal. He stated the security lighting would be 10 feet high. He discussed the different perspective views regarding pictures depicting how the dome would be seen from the neighborhood. He stated a drainage plan had been submitted. He stated the dome met flame retardant standards and would not burn.

Council Member Susag asked about the potential of signage on the dome.

City Manager Prosser stated that the City's sign ordinance would regulate signage.

Mr. Tushie stated no signage is proposed on the dome.

Council Member Priebe asked if the trees along Pleasant Avenue would remain along with the addition of a 6 foot berm with 14 foot high trees.

Mr. Tushie stated that is the proposed plan.

Burt Miller, 6712 Pleasant Avenue, stated that this would provide a place for kids to hide and do things. He questioned the legality of the proposal and why the City had measured the height of the AHA smoke stack.

Council Member Susag stated that he had requested the height of this structure and several others in the City in regards to the telecommunications tower/antenna moratorium issue.

M/Sandahl, S/Priebe to close the public hearing.

Motion carried 5-0.

City Manager Prosser stated that the City does use consultants to provide independent analysis of issues such as the noise assessment of the dome.

City Attorney Dean discussed issues related to the reasonableness of the determination of undue hardship, determination of alteration of the essential character of the neighborhood related to such things as light, air, congestion on streets, fire, and substantial impact of the value of property. He discussed what he termed the minimum variance issue looking at the facility and type of activity rather than the users. He indicated the burden of proof is higher for the denial of a reasonable use of the property. Mr. Dean stated that it is proposed as a condition of the conditional use permit that it be up only 180 days and a violation could result in revocation.

Council Member Susag asked if City ordinance allows the dome as an accessory use.

City Attorney Dean stated that the facility would be a component of the educational activity, therefore it would come under the conditional use permit for the school.

M/Susag, S/Rosenberg to affirm the May 28, 1996 decision of the Hearing Examiner granting the variances to AHA, 6600 Nicollet Avenue, to allow construction of an athletic field and seasonal sports facility and adopt the findings of the Hearing Examiner.

City Attorney Dean suggested that the Council consider amending the motion to include the additional finding that the City Council also finds that the variance requested is the minimum variance necessary for the activities that are designed to occur within the proposed facility.

Council Member Susag and Council Member Rosenberg agreed to amend the motion as suggested by the City Attorney. The motion restated with the amendment:

M/Susag, S/Rosenberg to affirm the May 28, 1996 decision of the Hearing Examiner granting the variances to AHA, 6600 Nicollet Avenue, to allow construction of an athletic field and seasonal sports facility and adopt the findings of the Hearing Examiner; and, that the City Council also finds that the variance requested is the minimum variance necessary for the activities that are designed to occur with the proposed facility.

Motion carried 5-0.

Item #7

PUBLIC HEARING REGARDING REQUEST FOR AMENDED
CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF
SEASONAL SPORTS FACILITY AND ATHLETIC FIELD AT ACADEMY OF
HOLY ANGELS, 6600 NICOLLET AVENUE. C.L. NO. 196

The public hearing was conducted with Item #6.

City Manager Prosser stated that the following stipulations are proposed if the City Council were to approve the amended conditional use permit to allow construction of a seasonal sports facility and athletic field at Academy of Holy Angels (AHA), 6600 Nicollet Avenue:

1. That the structure meet the Uniform Building and Fire Codes and be inflated no more than 180 days in a given year.
2. That a lighting plan, indicating both field lighting and security lighting, be submitted to and approved by the Community Development Director based on a review of the specifications by a lighting expert that indicates minimal intrusion on adjacent properties.
3. That a plan for the speaker and heater system be submitted to and approved by the Community Development Director based on a review of the specifications by Dr. David Braslau at a recommended level of 40 decibels or less at the residential neighborhood to minimize the impact on the adjacent neighborhood.
4. That netting be erected inside the dome for practice purposes to prevent the impact of balls on the walls of structure.
5. That Holy Angels establish an advisory committee or some other forum for communication within 60 days of Council approval to provide residents and other community organizations with a means of communicating their concerns regarding the facility with the school.
6. That a plan for protecting the remaining trees during construction be submitted to and approved by the Community Development Director in consultation with the City Forester.
7. That a plan for replacing the lost deciduous trees be submitted to and approved by the Community Development Director and that a landscape escrow be submitted for the cost of the landscaping.
8. That the shared parking agreement with St. Peter's for the utilization of the St. Peter's parking lot remain in effect.
9. That the hours of operation be limited to 6 a.m. to 11 p.m.
10. That the hours of operation of the speaker system be limited to 7 a.m. to 10 p.m.
11. That the Engineering Division approve the stormwater drainage plan for the relocated parking lot.

Dr. Jill Reilly asked for clarification of noise decibel level recommended by Dr. David Braslau.

City Manager Prosser stated it was 40 decibels.

Dr. Jill Reilly asked whether "lock in" overnight retreats would be allowed in the facility.

City Manager Prosser stated that this would raise issues of light and noise which he suggested for review by the Community Advisory Task Force and then a recommendation be made to the City Council.

M/Susag, S/Priebe to approve the conditional use permit to allow construction of an athletic field and seasonal sports facility at the Academy of the Holy Angels, 6600 Nicollet Avenue, with the following stipulations:

1. That the structure meet the Uniform Building and Fire Codes and be inflated no more than 180 days in a given year.
2. That a lighting plan, indicating both field lighting and security lighting, be submitted to and approved by the Community Development Director based on a review of the specifications by a lighting expert that indicates minimal intrusion on adjacent properties.
3. That a plan for the speaker and heater system be submitted to and approved by the Community Development Director based on a review of the specifications by Dr. David Braslau at a recommended level of 40 decibels or less at the residential neighborhood to minimize the impact on the adjacent neighborhood.
4. That netting be erected inside the dome for practice purposes to prevent the impact of balls on the walls of structure.
5. That Holy Angels establish an advisory committee or some other forum for communication within 60 days of Council approval to provide residents and other community organizations with a means of communicating their concerns regarding the facility with the school.
6. That a plan for protecting the remaining trees during construction be submitted to and approved by the Community Development Director in consultation with the City Forester.
7. That a plan for replacing the lost deciduous trees be submitted to and approved by the Community Development Director and that a landscape escrow be submitted for the cost of the landscaping.
8. That the shared parking agreement with St. Peter's for the utilization of the St. Peter's parking lot remain in effect.
9. That the hours of operation be limited to 6 a.m. to 11 p.m.
10. That the hours of operation of the speaker system be limited to 7 a.m. to 10 p.m.
11. That the Engineering Division approve the stormwater drainage plan for the relocated parking lot.