



Planning Commission Minutes

August 27, 2018

MEMBERS PRESENT: Chairperson Sean Hayford Oleary, Commissioners Allysen Hoberg, Dan Kitzberger, James Rudolph, Bryan Pynn, Susan Rosenberg, and Kathryn Quam

MEMBERS ABSENT: None

STAFF PRESENT: John Stark, Community Development Director
Julie Urban, Housing Manager
Matt Brillhart, Associate Planner

OTHERS PRESENT: NHH Companies, LLC representatives
Craig Olsen, 6305 Bloomington Ave

Chairperson Hayford Oleary called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

M/Rudolph, S/Rosenberg to approve the minutes of the July 23, 2018 meeting.

Motion carried: 7-0

OPEN FORUM

Craig Olsen of 6305 Bloomington spoke in opposition to the proposed apartments and townhomes along 16th Ave and Richfield Parkway. He expressed concern about increased traffic, the height of the apartments, storm water runoff, and property tax implications.

ITEM #1 APPROVAL OF AGENDA

M/Pynn, S/Quam to approve the agenda.

Motion carried: 7-0

PUBLIC HEARING(S)

ITEM #2

18-PUD-03, 18-CUP-03, 18-RZN-03– Consideration of a variety of land use approvals related to a proposal to construct 218 apartments and 72 townhomes along 16th Avenue and Richfield Parkway between approximately Taft Park and 65th Street.

Associate Planner Matt Brillhart presented the staff report.

In response to Commissioner Rudolph, Housing Manager Julie Urban clarified that the properties without purchase agreements are privately owned, not HRA-owned, and the developer is required to amend the PUD if not all of the properties are able to be purchased.

Petro Megits and Tony Simmons with the development team gave an overview of the project.

In response to Commissioner Rudolph, Mr. Simmons clarified the location of the un-acquired homes and explained where the townhomes would be built if no agreement was reached.

Lori Boisclair of the development team, in response to Mr. Olsen's comment during the open forum, clarified that the townhomes will pay property taxes, regardless of TIF district.

Craig Olsen of 6305 Bloomington Ave reiterated his concerns about the townhomes paying fewer property taxes, the height of the buildings and storm water runoff.

M/Pynn, S/Kitzberger to close the public hearing.

Motion carried: 7-0

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Commissioner Rudolph inquired why there are not 1:1 underground parking ratios, which Brillhart responded that adequate surface parking is provided. Jeff Pearson, City Engineer, addressed Commissioner Rudolph's inquiry about opening 65th Street to two-way traffic.

Commissioner Rudolph expressed that he likes the transition from high-density to low-density housing, but inquired why this did not occur in prior developments. Community Development Director Stark provided an overview of the TIF district boundaries for this proposal as compared to other projects. Stark further stated that projects are reviewed independently of one another and the finances of the Chamberlain required a greater density on that site.

Commissioner Rudolph expressed concern about proceeding with the development in phases without all of the properties being purchased. Adam Seraphine with NHH properties stated that they are in negotiations with two of the four remaining properties. In response to Commissioner Quam, Mr. Seraphine commented that it would not make sense to intersperse townhomes with single-family homes. Mr. Megits clarified the height of the townhomes to be roughly 37'6" with an average height of a single-family home to be approximately 30 feet. Brillhart clarified that the maximum allowed height for single-family homes is 25 feet measured at the mid-point between eave and peak. Brillhart clarified the stipulation in the resolution that requires the developer to return to the Planning Commission and City Council to amend the PUD to remove properties not acquired.

In response to Commissioner Rudolph, Pearson explained the findings of the traffic study and stated that no capacity issues were identified. Pearson responded to Chair Hayford Oleary's question regarding addressing a sidewalk gap. Hayford Oleary stated to the developer that he would like to see the sidewalk routing within the development improved. He expressed support for the project but stated that he would like to see more front steps along 16th Ave and fewer driveways.

Commissioner Rudolph commended the developer on their public outreach with the residents.

Commissioner Quam commented that she mostly supports the development but inquired why they are asking for variances from setbacks, height and building coverage. Brillhart clarified that the reduced setback allowed for surface parking between the buildings and for the residents to be more engaged with the Parkway. He further stated that the setback requirements for the MR-3 district are greater than current development standards and trends.

In response to Chair Hayford Oleary, Brillhart commented that staff is working with the development team to address the issue of blank walls along Richfield Parkway.

M/Rudolph, S/Hoberg to recommend approval of an ordinance amending Appendix I of the Richfield City Code to change the zoning designation of Blocks 1 and 2, Iversons 2nd Addition from MR-3 (High-Density Residential) to PMR (Planned Multi-Family Residential).

Motion carried: 7-0

M/Rudolph, S/Hoberg to recommend approval of a resolution approving a Planned Unit Development, Conditional Use Permit, and Final Development Plan for a multi-family apartment and townhome development to be built on property legally described as Blocks 1 and 2, Iversons 2nd Addition.

Motion carried: 7-0

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ITEM #3

18-VAR-03 – Cancellation of the public hearing regarding a request for a variance at 6601 Nicollet Avenue S.

Associate Planner Matt Brillhart presented the staff report.

M/Pynn, S/Quam to cancel the public hearing

Motion carried: 7-0

ITEM #4

Consideration of a resolution finding that the disposition of property for the Cedar Point II redevelopment project is consistent with the Richfield Comprehensive Plan.

Housing Manager Julie Urban presented the staff report.

M/Pynn, S/Rudolph to recommend approval of a resolution finding that the disposition of property by the HRA for the Cedar Point II redevelopment project is consistent with the Richfield Comprehensive Plan.

Motion carried: 7-0

ITEM #5

Consideration of a resolution finding that the acquisition and disposition of 6501 Penn Avenue by the Housing and Redevelopment Authority is consistent with the Richfield Comprehensive Plan.

Housing Manager Julie Urban presented the staff report.

M/Hoberg, S/Rosenberg to recommend approval of a resolution finding that the acquisition and disposition of 6501 Penn Avenue by the Housing and Redevelopment Authority is consistent with the Richfield Comprehensive Plan.

Motion carried: 7-0

LIAISON REPORTS

Community Services Advisory Commission: No report

City Council: No Report

HRA: Rudolph gave a brief update

Richfield School Board: No Report

Transportation Commission: No Report

CITY PLANNER'S REPORT

No report.

In response to Chair Hayford O'Leary, Urban stated that the Planning Commission will be seeing the updated version of the Comprehensive Plan sometime in October.

ADJOURNMENT

M/Pynn, S/Rudolph to adjourn the meeting.

The meeting was adjourned by unanimous consent at **8:03 p.m.**



Planning Commission Secretary