

# PLANNING COMMISSION MEETING RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS NOVEMBER 25, 2019 7:00 PM

Call to Order

Approval of minutes of the regular Planning Commission meeting of October 28, 2019.

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

#### **Agenda Approval**

1. Approval of the Agenda

#### **Public Hearings**

2. Public hearing to consider an amendment to the plans for the RF64 apartment and townhome project along 16th Avenue and Richfield Parkway, between approximately Taft Park and 65th Street. The proposed revision will reduce the number of townhomes constructed from 72 to 64.

19-APUD-07

3. Continue a public hearing to consider an amendment to the Richfield-Bloomington Honda Conditional Use Permit, Final Development Plans, and Planned Unit Development to December 9, 2019.

19-APUD-05

#### **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**

- 4. City Planner's Report
- 5. Next Meeting Time and Location
  - Worksession Tuesday, November 26, 2019, at 6:00 p.m. in Bartholomew Room
  - Next Meeting Monday, December 9, 2019, at 7:00 p.m. in the Council Chambers
- 6. Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 9 hours in advance to the City Clerk at 612-861-9738.					



## **Planning Commission Minutes**

October 28, 2019

MEMBERS PRESENT: Chairperson Allysen Hoberg, Commissioners Bryan Pynn, Sean Hayford Oleary,

Peter Lavin, James Rudolph, Susan Rosenberg and Kathryn Quam

MEMBERS ABSENT: None

STAFF PRESENT: Matt Brillhart, Associate Planner

Melissa Poehlman, Asst. Community Development Director

OTHERS PRESENT: Brad Lis, Lunds Real Estate

See attached sign-in sheet.

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

#### APPROVAL OF MINUTES

M/Hayford Oleary, S/Pynn to approve the minutes of the August 26, 2019 meeting.

Motion carried: 7-0

#### **OPEN FORUM**

No members of the public spoke.

#### ITEM #1 APPROVAL OF AGENDA

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

Motion carried: 7-0

#### **PUBLIC HEARINGS**

#### **ITEM #2**

19-VAR-07 – Consideration of a request for a variance from sign code requirements at Southdale Square (2900 66th St W).

Associate Planner Matt Brillhart presented the staff report.

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

Motion carried: 7-0

M/Hayford Oleary, S/Rosenberg to approve a resolution granting a variance from sign code

requirements at Southdale Square.

Motion carried: 7-0

#### **ITEM #3**

19-SP-02, 19-VAR-06 – Consideration of a request for site plan approval and variances for a proposal to construct a 127-unit apartment building on a portion of the Lunds property at 6200 & 6228 Penn Avenue.

Brillhart presented the staff report.

Brad Lis of Lunds introduced the project, and responded to Commissioners' questions about the parking study, building setback, traffic access configuration, and pedestrian access routes.

Poehlman stated that the plans and proposed traffic access changes were under review by Hennepin County and would be finalized prior to City Council consideration.

Speakers at the public hearing (sign-in sheet attached) stated concerns with traffic impacts on Penn Avenue, 64th Street, and the southerly access route over Fraser's property, as well as potential impacts on property values.

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

Motion carried: 7-0

M/Rudolph, S/Pynn to recommend approval of the site plan and variances for a 127-unit apartment building on Lunds property at 6200 & 6228 Penn Avenue.

M/Hayford Oleary, S/Hoberg to amend the recommended action to include a stipulation requiring a direct east-west pedestrian connection from the apartment building entrance to Penn Avenue that meets minimum ADA requirements.

Amendment carried: 7-0 Main motion carried: 7-0

#### **ITEM #4**

19-CUP-10 – Consideration of a request for a conditional use permit to allow small wireless facilities in the right-of-way at 6920 Penn Avenue.

Brillhart presented the staff report.

No one spoke at the public hearing.

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

Motion carried: 7-0

Responding to a number of questions from the Commission, Poehlman stated that the State Legislature and Federal government have tied cities' hands and limited the ability to block these facilities from coming in. In terms of health impacts, the World Health Organization does not currently recognize electromagnetic hypersensitivity as a medical diagnosis. Poehlman further stated that the Planning Commission's discretion in this CUP process was largely limited to questions of neighborhood character and aesthetics, by potentially regulating the design and quantity/concentration of pole locations. Based on the projected spacing between antennas of 1-2 blocks, city staff was not proposing additional spacing requirements at this time.

M/Hayford Oleary, S/Pynn to recommend approval of a conditional use permit to allow small wireless facilities in the right-of-way at 6920 Penn Avenue.

Motion carried: 6-1 (Rudolph opposed)

#### 19-CUP-11 - Cancel public hearing for 7108 Lyndale Avenue.

M/Pynn, S/Hayford Oleary to cancel the public hearing for 7108 Lyndale Avenue.

Motion carried: 7-0

#### ITEM #5

19-APUD-05 – Continue a public hearing to consider an amendment to the Richfield-Bloomington Honda Planned Unit Development to November 25, 2019.

M/Hoberg, S/Quam to continue the public hearing.

Motion carried: 7-0

#### OTHER BUSINESS

#### **ITEM #6**

Consideration of a motion rescheduling the December Planning Commission meeting to December 9, 2019.

M/Hoberg, S/Quam to reschedule the December meeting.

Motion carried: 7-0

#### LIAISON REPORTS

Community Services Advisory Commission: No report.

City Council: No report.

HRA: No report.

School Board: Elections on November 5. Transportation Commission: No report. Chamber of Commerce: No report.

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

Poehlman informed the Commission that there would be a work session on November 18 to review proposals for the HRA-owned property at 6501 Penn Ave; as well as an open house on November 14 to discuss right-of-way improvements in the Penn Avenue corridor. Brillhart shared that Metro Transit would be holding open houses to discuss potential changes to local bus service that connects with the future Orange Line rapid bus.

#### **ADJOURNMENT**

M/Rudolph, S/Hayford Oleary to adjourn the meeting. The meeting was adjourned by unanimous consent at **9:07 p.m.** *Motion carried:* 7-0

Planning Commission Secretary

PLANNING COMMISSION	MEETING SIGN-IN SHEET
Name (print legibly)	Address or Organization
Ver English	6721 Russa Acc.
John Richards	6229 Russell
Paty Bug	2414 W-651/2 St
Curolyn Hanna	6233 Russell Ave S.
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AGENDA SECTION: AGENDA ITEM# CASE NO.: Public Hearings

19-APUD-07



### PLANNING COMMISSION MEETING 11/25/2019

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

CITYPLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director

11/18/2019

#### **ITEM FOR COMMISSION CONSIDERATION:**

Public hearing to consider an amendment to the plans for the RF64 apartment and townhome project along 16th Avenue and Richfield Parkway, between approximately Taft Park and 65th Street. The proposed revision will reduce the number of townhomes constructed from 72 to 64.

#### **EXECUTIVE SUMMARY:**

On September 25, 2018, the City Council unanimously approved plans proposed by NHH Properties, LLC (the "Developer") to redevelop the area south of Taft Park and immediately adjacent to the Cedar Point Commons commercial area as multi-family housing. This area has been a redevelopment priority for Richfield City Councils for many years as a result of airport expansion in the early 2000s. Given the extended period of time that the City had been actively pursuing redevelopment of this area, and the long period of uncertainty that homeowners had endured, the City Council and HRA both voted to move forward with the proposal despite the fact that three properties were not yet under contract.

The proposed development included 2, 4-story apartment buildings along Richfield Parkway and 18, 4-unit buildings of for-sale townhomes along 16th Avenue. The development was designed to provide an enhanced buffer from the airport for the older, single-family homes to the west, but also to create a cohesive neighborhood feel and transition between the existing homes and the new development. Plans were also specifically designed to allow the project to move forward even if the Developer was not able to purchase all of the homes. This possibility was discussed in staff reports presented to the Planning Commission and City Council.

At the time of the initial request for approval, the Developer had control of all but three of the remaining privately owned homes, all on the southern half of the development area. The Developer has been unable to come to an agreement with one homeowner (6433 - 16th Avenue) and has thus returned with a request to amend plans to work around this property. This reduces the number of proposed townhomes to 64 for the time being; however, the proposed design allows for the eventual construction of the additional 8 units should the Developer and homeowner reach an agreement at some time in the future.

Staff finds that the proposed amendment is in keeping with the potential scenario forecast during the initial approval process and that the proposal continues to meet the intent of the Cedar Corridor Master Plan and Code requirements. Staff recommends approval of the proposed project.

#### **RECOMMENDED ACTION:**

Conduct and close a public hearing and by motion: Recommend approval of a resolution approving an amended 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.

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

#### A. HISTORICAL CONTEXT

- This area was identified as a Redevelopment Area in 2000 as a result of a study concluding that
  many of structures in the area would not be capable of withstanding the negative impacts of low
  frequency noise.
- In 2004, the City adopted a Cedar Corridor Master Plan (Plan) that called for high density housing in this area, which would serve as a buffer to the remaining single-family homes to the west. This Plan was revisited and refreshed in 2016.
- Over the years the City has worked to encourage redevelopment of the site, but a financially feasible development opportunity had not come forward.
- In the fall of 2017, NHH Properties and Boisclair Corporation approached the Housing and Redevelopment Authority (HRA) and City Council with a proposal for redevelopment and in March of 2018, the HRA signed a pre-development agreement with NHH Properties to construct 218 market-rate apartments and up to 80 townhomes that would be affordable to household earning 100/115 percent of the area median income.
- In September 2018, the City Council approved plans for the development of 72 townhomes and 218 apartments on this site.
- Since September 2018, the Developer has purchased all remaining homes except one at 6433 16th Avenue. The Developer remains open to continued negotiations; however, at this time the
  asking price of \$1.25 million for the home is not financially feasible or responsible given that the
  HRA will be contributing to the proposal through Tax Increment Financing.
- Housing Inspections staff has been working with the homeowner to bring the remaining home at 6433 - 16th Avenue into compliance with Rental Licensing requirements. The homeowner has begun to make required improvements; however, open orders from an August inspection remain. Housing Inspections staff will continue to work with the homeowner to bring the home into compliance.

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

#### Zonina

The project-area properties are zoned Planned Multi-Family (PMR). There are no zoning variations related to the proposed amendment.

- The proposed configuration in which 6433 16th Avenue remains, positions the adjacent townhomes such that setback requirements between the new buildings and the existing property are exceeded. The townhomes will be 83 feet (south) and 48 feet (north) from the existing home.
- Five parking stalls will not be constructed in this revised scenario; however, available parking for the apartment project remains above required minimums (initial approval at 1.39 stalls/unit; proposed 1.36 stalls/unit).

#### Comprehensive Plan

This area was identified as a Redevelopment Area since 2000 as a result of the adjacent MSP Airport expansion and has been envisioned as a multi-family housing site since the adoption of the Cedar Corridor Master Plan in 2004.

#### Resolution

The attached resolution allows for construction of the final eight townhomes on the property at 6433 - 16th Avenue if the Developer and property owner are able to agree to terms.

#### C. CRITICAL TIMING ISSUES:

60-DAY RULE: The 60-day clock 'started' when a complete application was received on November 15, 2019. A decision is required by January 14, 2020 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:

The Housing and Redevelopment Authority approved final Contracts for the proposed development on September 17, 2018. The minimum number of townhomes required in the agreement is 64.

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

Notice of this public hearing was mailed to properties within 350 feet and published in the Sun Current Newspaper.

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

- Approve the requests with modified or additional stipulations.
- Deny the requested land use approvals with findings that requirements are not met.

#### PRINCIPAL PARTIES EXPECTED AT MEETING:

Representative(s) of NHH Properties, LLC

#### **ATTACHMENTS:**

	Description	Type
ם	DRAFTAPUD Resolution	Resolution Letter
	Required Findings	Exhibit
	Developer Narrative	Exhibit
	Site Plans1 of 2	Exhibit
ם	Site Plans 2 of 2	Exhibit
ם	Revised 16th Avenue Elevation	Exhibit
D	Construction Timeline	Exhibit
D	Resolution No. 11548 (09/25/18)	Exhibit

## DRAFT RESOLUTION NO.

# RESOLUTION APPROVING AN AMENDED FINAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT

**WHEREAS**, an application has been filed with the City of Richfield which requests approval of an amended final development plan to allow modifications to approved plans for a planned unit development on land that is legally described as; and

DRAFT LEGAL DESCRIPTION - "DEVELOPMENT AREA"

[Blocks 1-2, IVERSON'S SECOND ADDITION, Hennepin County, Minnesota;

together with

That part of East 64th Street as dedicated on the plat of, IVERSON'S SECOND ADDITION, Hennepin County, Minnesota which lies easterly of the southerly extension of the westerly line of Block 1 said IVERSON'S SECOND ADDITION; and which lies westerly of the southerly extension of the easterly line of said Block 1.]

- **WHEREAS**, on September 25, 2018, the City Council approved a final development plan for a planned unit development to allow construction of 218 apartments and 72 townhomes on the subject property;
- **WHEREAS**, Resolution No. 11548 specifically stated that the City understood that land use approvals could be necessary to move forward with the remaining property acquisitions in this Development Area and was thereby making an accommodation by considering the application prior to the final acquisition of all land in the Development Area; and
- **WHEREAS**, the Applicant has been unable to acquire the property at 6433 16th Avenue; and
- **WHEREAS**, the Applicant has applied for an amendment to the final development plans that would allow construction of 218 apartments and 64 townhomes; 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 November 14, 2019; and
- WHEREAS, the requested amended final development plan and conditional use permit meets those requirements necessary for approving a planned unit development as specified in Richfield's Zoning Code, Section 542.09, Subd. 3 and as detailed in City Council Staff Report No.\_\_\_\_\_; and

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

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

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

- 1. The City Council adopts as its Findings of Fact the **WHEREAS** clauses set forth above.
- 2. An amended planned unit development, final development plan and conditional use permit are approved for a multi-family residential development as described in City Council Report No. \_\_\_\_, in the Development Area.
- 3. The amended planned unit development, final development plan and conditional use permit are subject to the following conditions:
  - A recorded copy of this approved resolution, or an approved amended resolution, if applicable, must be submitted to the City prior to the issuance of a Certificate of Occupancy. City staff is authorized to make changes required by the Hennepin County Recorder's Office to facilitate the recording of this resolution.
  - The property in the Development Area must be platted prior to the issuance of a certificate of occupancy.
  - The Community Development Director is authorized to allow the construction of the originally proposed eight townhomes on property addressed at 6433 – 16th Avenue through a minor planned unit development amendment process.
  - Unless specifically modified by this resolution, all previous conditions of approval stated in City Council Resolution No. 11548 remain in place.
- 4. The amended planned unit development, final development plan and conditional use permit shall expire one year from issuance unless the use for which the permit was granted has commenced, substantial work has been completed or upon written request by the Developer, the Council extends the expiration date for an additional period of up to one year, as required by the Zoning Ordinance, Section 547.09, Subd. 9.
- 5. The amended planned unit development, final development plan and conditional use permit shall remain in effect for so long as conditions regulating it are observed, and the conditional use permit shall expire if normal operation of the use has been discontinued for 12 or more months, as required by the Zoning Ordinance, Section 547.09, Subd. 10.

Adopted by the City Council of the City of Richfield, Minnesota this 10th day of December, 2019.

	Maria Regan Gonzalez, Mayor
ATTEST:	
Elizabeth VanHoose, City Clerk	

#### Required Findings

**Part 1:** The following findings are necessary for approval of a PUD application (542.09 Subd. 3):

- 1. The proposed development conforms to the goals and objectives of the City's Comprehensive Plan and any applicable redevelopment plans. The City's Comprehensive Plan (and incorporated Cedar Avenue Corridor Master Plan) designates this area for high-density residential development that will be more capable of withstanding the impacts of the adjacent airport and will provide a buffer to single-family homes west of 16th Avenue. Further, the Comprehensive Plan calls for the creation of a balanced housing stock that is available to range of incomes and serves families at all stages of their lifecycle. The proposed plans achieve/further these goals and objectives.
- 2. The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries. This requirement is met. The project is designed to achieve two important objectives: provide taller, new structures that will be more compatible with the impacts of the airport; and integrate and transition into the existing neighborhood in a way that will foster relationships between current and new residents.
- 3. The development is in substantial conformance with the purpose and intent of the guiding district, and departures from the guiding district regulations are justified by the design of the development. The development is in substantial compliance with the intent of the guiding MR-3, PAC, and CAC Districts. Departures from requirements are minimal and, in general, have been deliberately done in order to achieve specific results.
- 4. The development will not create an excessive burden on parks, schools, streets or other public facilities and utilities that serve or area proposed to serve the development. The City's Public Works, Engineering, and Recreation Departments have reviewed the proposal and do not anticipate any issues.
- 5. The development will not have undue adverse impacts on neighboring properties. Undue adverse impacts are not anticipated. The site and the conditions of the resolution are designed to minimize any potential negative impacts on neighboring properties.
- 6. The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interest. The final development plan and conditional use permit resolution establish conditions sufficient to protect the public interest.

- **Part 2:** All uses are conditional uses in a Planned Unit Development District. The findings necessary to issue a Conditional Use Permit (CUP) are as follows (Subd. 547.09, Subd. 6):
  - 1. The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan. See above Part 1, #1.
  - 2. The proposed use is consistent with the purposes of the Zoning Code and the purposes of the zoning district in which the applicant intends to locate the proposed use. The use is consistent with the intent of the Planned Multi-Family Residential District and the underlying High-Density Multi-Family Residential (MR-3), Airport Runway Overlay (AR), and Cedar Avenue Corridor Overlay (CAC) Districts.
  - 3. The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines. See above Part 1, #1
  - 4. The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code. The proposed development is in substantial compliance with City performance standards.
  - 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 adverse impacts.
  - 6. The use will not have undue adverse impacts on the public health, safety, or welfare. Adequate provisions have been made to protect the public health, safety and welfare from undue adverse impacts.
  - 7. There is a public need for such use at the proposed location. See above Part 1, #1.
  - **8.** The proposed use meets or will meet all the specific conditions set by this code for the granting of such conditional use permit. This requirement is met.

November 5, 2019

John Stark, Director of Community Development City of Richfield 6700 Portland Ave South Richfield, MN

Project: Cedar Point II Housing Development

Location: E 65th Street & Richfield Parkway, Richfield, MN

Subject: Home Purchase & Platting Narrative – REVISED From 8/16/18

NHH Companies, LLC d/b/a NHH Properties (NHH) and the City of Richfield HRA (HRA) currently have ownership of 28 of the 29 parcels in the project area. The following narrative will describe, in detail, how NHH can proceed with the project, as planned, with the exception of the one remaining, unacquired parcel. This narrative will also describe how NHH can complete the project, as previously approved, should the owner of the one remaining, unacquired parcel come to a purchase and sale agreement with NHH.

#### **Parcel Status**

The proposed project currently consists of 29 separate parcels with the following ownership:

Parcel ID	Parcel Address	<u>Status</u>		
16th Avenue Parcels (Townhome Project)				
26-028-24-11-0033	6309 16th Ave S	Owned by Cedar Point Investments LLC		
26-028-24-11-0034	6315 16th Ave S	Owned by Cedar Point Investments LLC		
26-028-24-11-0035	6321 16th Ave S	Owned by Cedar Point Investments LLC		
26-028-24-11-0036	6327 16th Ave S	Owned by Cedar Point Investments LLC		
26-028-24-11-0037	6333 16th Ave S	Owned by Cedar Point Investments LLC		
26-028-24-11-0038	6339 16th Ave S	Owned by Cedar Point Investments LLC		
26-028-24-11-0039	6345 16th Ave S	Owned by Cedar Point Investments LLC		
26-028-24-14-0004	6401 16th Ave S	Owned by Cedar Point Investments LLC		

7455 France Ave S :: Suite 351 :: Edina, MN :: 55435

26-028-24-14-0005	6409 16th Ave S	Owned by Cedar Point Investments LLC
26-028-24-14-0006	6415 16th Ave S	Owned by Cedar Point Investments LLC
26-028-24-14-0007	6421 16th Ave S	Owned by Cedar Point Investments LLC
26-028-24-14-0008	6427 16th Ave S	Owned by Cedar Point Investments LLC
26-028-24-14-0009	6433 16th Ave S	Owned by Derek Fermstad
26-028-24-14-0010	6439 16th Ave S	Owned by Cedar Point Investments LLC
26-028-24-14-0011	6445 16th Ave S	Owned by Cedar Point Investments LLC
Richfield Parkway Parc	els (Apartment	
Project)		
26-028-24-11-0045	6314 17th Ave S	Owned by Richfield HRA
26-028-24-11-0044	6320 17th Ave S	Owned by Richfield HRA
26-028-24-11-0043	6326 17th Ave S	Owned by Richfield HRA
26-028-24-11-0042	6332 17th Ave S	Owned by Richfield HRA
26-028-24-11-0041	6338 17th Ave S	Owned by Richfield HRA
26-028-24-11-0040	6344 17th Ave S	Owned by Richfield HRA
26-028-24-14-0019	6400 17th Ave S	Owned by Richfield HRA
26-028-24-14-0018	6408 17th Ave S	Owned by Richfield HRA
26-028-24-14-0017	6414 17th Ave S	Owned by Richfield HRA
26-028-24-14-0016	6420 17th Ave S	Owned by Richfield HRA
26-028-24-14-0015	6426 17th Ave S	Owned by Richfield HRA
26-028-24-14-0014	6432 17th Ave S	Owned by Richfield HRA
26-028-24-14-0013	6438 17th Ave S	Owned by Richfield HRA
26-028-24-14-0012	6444 17th Ave S	Owned by Richfield HRA

The first 15 parcels listed in the table above are located on 16<sup>th</sup> Avenue and are the future home to the proposed townhomes. The second 14 parcels are located on Richfield Parkway (formerly known as 17<sup>th</sup> Avenue) and are the future home to the proposed apartment buildings.

The parcel addresses highlighted in green are either:

- 1. Owned by NHH or Cedar Point Investments, LLC; or
- 2. Owned by the City of Richfield's HRA.

The site control description is identified in the column to the far right, labeled "Status".

The parcel address (6433 16<sup>th</sup> Ave) that is NOT highlighted is not currently subject to site control or ownership by NHH or the HRA. NHH has attempted, for over 8 months, to work with the current owner to acquire the property located at 6433 16<sup>th</sup> Avenue S. The homeowner indicated,

and still does, that they desire to sell the property. The current issue that has resulted in the breakdown in negotiations is the property owner and NHH's opinion of value. The property owner and NHH are approximately \$1.0MM apart in value.

#### Site Plan with Current Parcel Status

NHH submitted, and received full City approval for, a site plan with proposed improvements that encompass all 29 parcels. It remains NHH's desire to acquire all 29 parcels and complete the site plan as proposed and approved. In August of 2018, when NHH submitted for the project approvals, there were 4 homes that were not under site control or ownership. The "worst case scenario" situation, at the time, if NHH were to be unable to purchase any more homes within the project site is as follows:

The following improvements could be constructed:

- 1. Both apartment buildings;
- 2. 44 of 72 townhome units in 11 buildings;
- 3. The plaza on the northeast end of the site;
- 4. The plaza on the 16<sup>th</sup> Avenue side of the site;
- 5. The primary mid-block entrance on Richfield Parkway;
- 6. The northern-most entrance on Richfield Parkway;
- 7. The southern-most entrance on 65<sup>th</sup> Street;
- 8. And the majority of the surface parking, as currently shown.

The following improvements would not be able to be constructed:

- 28 of 72 townhome units in 7 buildings;
- And approximately 14 surface-level parking spaces.

The current "worst case scenario" is that NHH does not acquire the last remaining parcel. If NHH does not acquire the last remaining parcel:

The following improvements could be constructed:

- 1. Both apartment buildings;
- 2. 64 of 72 townhome units in 16 buildings;
- 3. The plaza on the northeast end of the site;
- 4. The plaza on the 16<sup>th</sup> Avenue side of the site;
- 5. The primary mid-block entrance on Richfield Parkway;
- 6. The northern-most entrance on Richfield Parkway;
- 7. The southern-most entrance on 65<sup>th</sup> Street;
- 8. And the majority of the surface parking (297 of 302), as currently shown.

The following improvements would not be able to be constructed:

- 8 of 72 townhome units in 2 buildings;
- And 5 surface-level parking spaces.

Other than the minor reconfiguration of underground utilities and the stormwater system, there are no significant changes to the project as a result of NHH not purchasing the 6433 16<sup>th</sup> Ave property. Ultimately, should the property owner elect to sell the property to NHH, whether a month, a year or 10 years from now, the site plan allows NHH to complete the project as planned as approved within the initial PUD. NHH would simply demolish the structures on the property, construct the two townhome buildings and connect the utilities that will be stubbed in near the property line. Additionally, the 5 parking stalls that benefit the apartment project would also be constructed.

Finally, NHH intends to include language within the townhome association declaration documents that preserves the developer's ability to construct the 8 remaining townhome units in the future, regardless of who is in control of the association's board of directors.

#### Stormwater

The updated civil planset shows two major changes: the omission of the second "Pod" of townhome buildings and reworking of the storm water system. Pod 2 townhomes are omitted from this plan set to account for the not-yet-acquired property at 6433 16<sup>th</sup> Ave S. The project is viable to continue as planned with the exception of the site, utilities, grading, and landscaping associated with Pod 2. Drive aisles were adjusted to keep site parking and curb lines off of the 6433 property and utilities meant to serve the entire development were rerouted where necessary. In keeping with this, a prominent note on each plan sheet advises the contractor not to encroach on the 6433 property. No removals are to take place on the property and utility services to the property will continue as existing.

The storm water system is reconfigured in the latest plan set to omit infiltration practices since the site is within the city's Drinking Water Supply Management Area (DWSMA). The system now consists of two underground rate control tanks and one above ground rate control dry pond, all with piped outlets to city storm sewer. The underground rate control tanks consist of solid (non-perforated) Corrugated Metal Pipe (CMP) in 120" diameter and 42" diameter sections. Each section functions independently and is fed by a different drainage area. Piped connections to the underground tanks and dry pond are now proposed for the driveway of each townhome pod. The underground tanks and aboveground dry pond were modeled to provide rate control and ensure that the proposed storm water discharge rates for the 2-year, 10-year, and 100-year storm events are less than those resulting from the existing conditions. See the storm water report dated 10/28/19 for further details, including existing and proposed drainage maps and HydroCAD reports.

Minor changes include small changes in townhome building location and grading to accommodate updated architecture for the townhome buildings.

#### **Final Plat**

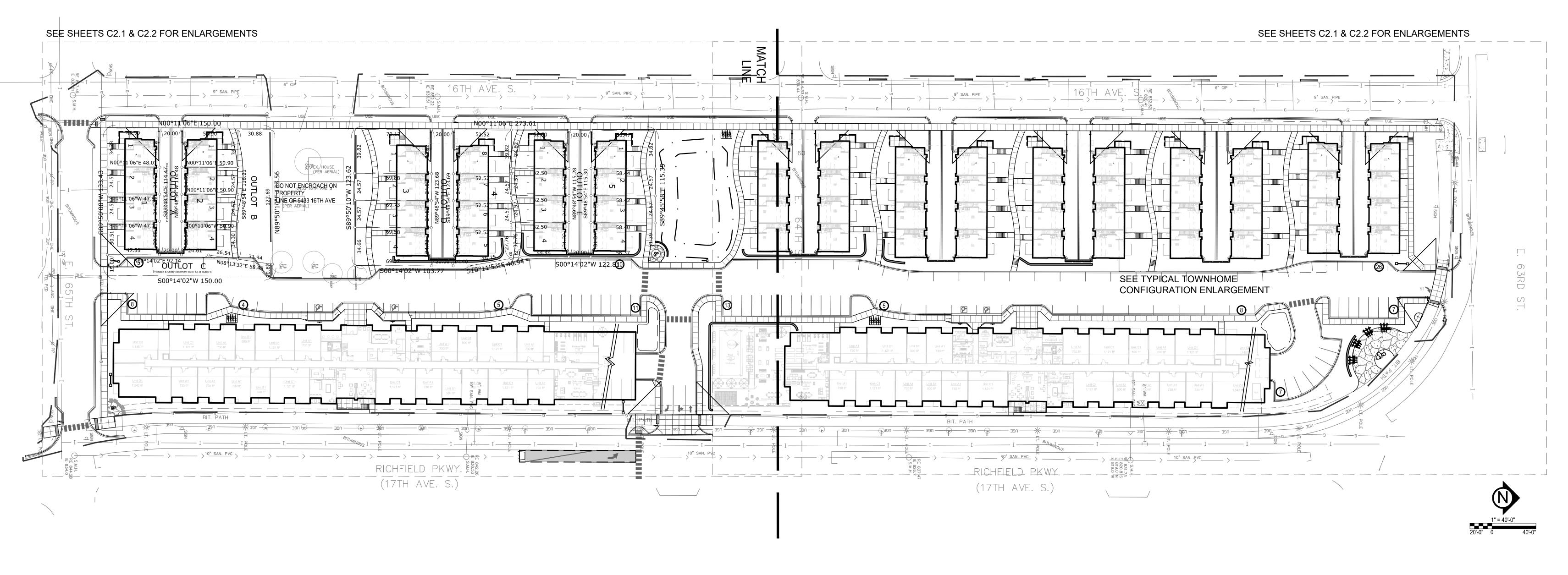
The final plat for the 1<sup>st</sup> eight townhomes will be submitted this month (Nov 2019). The final plat for the rest of the project (the remaining townhomes and the apartment buildings) will be submitted in January of 2020.

Please contact me with any questions or concerns.

Sincerely,

Adam Seraphine President

CC: Lori Boisclair, Boisclair Corporation Michael Barnett, EXiT Realty Robbie Latta, Civil Site Group



## SITE AREA TABLE:

DITE AREA TABLE.					
SITE AREA CALCULATIONS					
	EXISTIN	IG	PROPOSED		
BUILDING COVERAGE	47,189 SF	15.6%	104,395 SF	34.5%	
ALL PAVEMENTS	47,089 SF	15.6%	110,671 SF	36.6%	
ALL NON-PAVEMENTS	208,002 SF	68.8%	87,214 SF	28.9%	
TOTAL SITE AREA	302,280 SF	100.0%	302,280 SF	100.0%	
ADED VIOLES CLIDEA CE					
IMPERVIOUS SURFACE					
EXISTING CONDITION	94,278 SF	31.2%			
PROPOSED CONDITION	215,066 SF	71.1%	215,066 SF	71.1%	
DIFFERENCE (EX. VS PROP.)	120,788 SF	40.0%			

## CITY OF RICHFIELD SITE SPECIFIC NOTES:

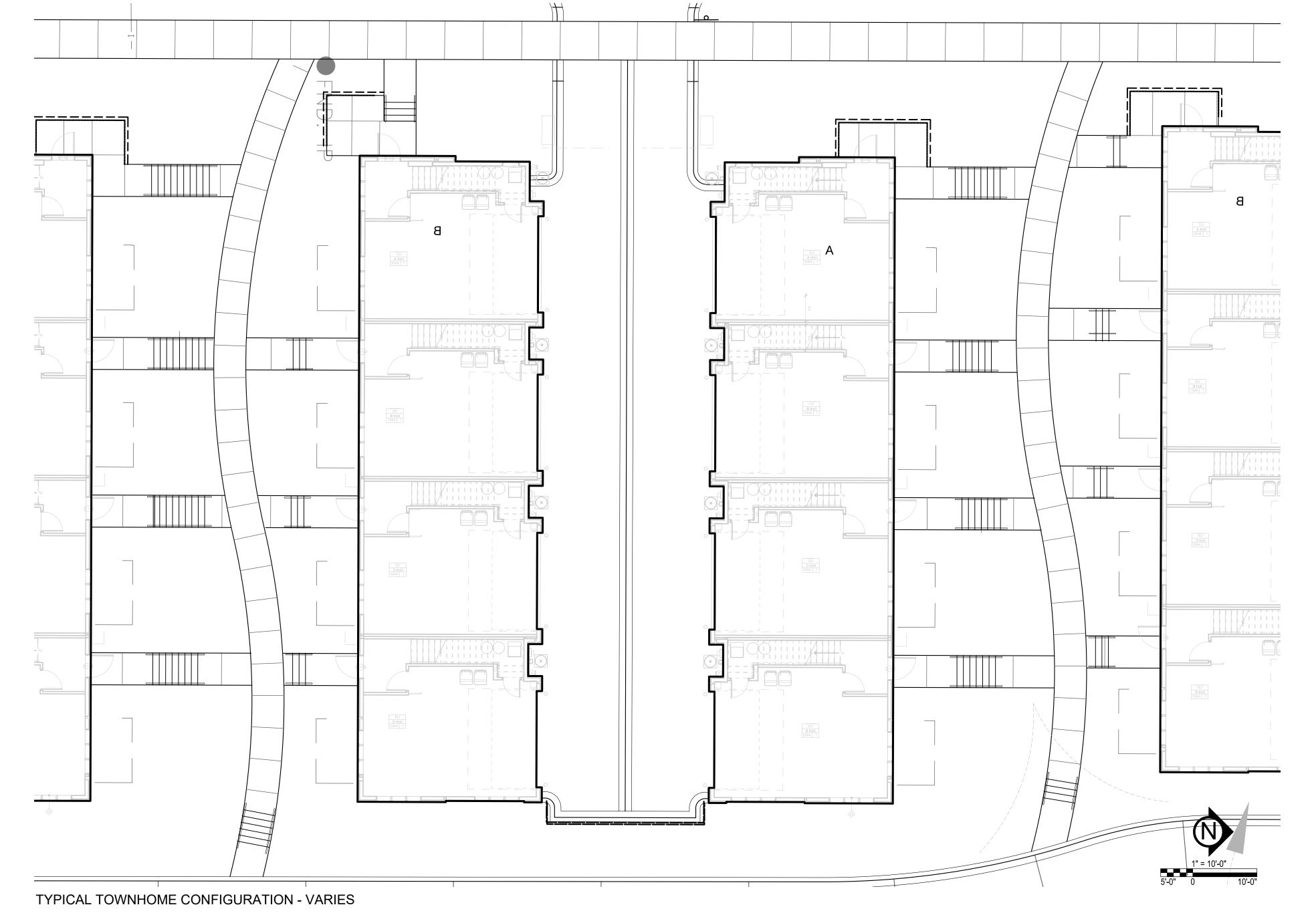
- 1. TRAIL IMPACTS ALONG RICHFIELD PARKWAY REQUIRE PERMIT FROM THREE RIVERS PARK DISTRICT, CONTRACTOR TO COORDINATE PERMITTING.
- 2. ENGINEERING MUST BE PRESENT TO INSPECT ALL CONCRETE FORMS WITHIN ROW PRIOR TO CONCRETE POUR. MINIMUM 24 HOUR NOTICE REQUIRED.

3. TRAFFIC SIGNS AND DEVICES SHALL BE INSTALLED, DIRECTING TRAFFIC WITHIN THE AREA AND TRAFFIC

- ENTERING OR LEAVING THE AREA PER THE MMUTCD.
- 4. ALL SQUARE HAND HOLE CASTINGS IN REPLACED SIDEWALK WILL NEED TO BE REPLACED WITH NEW ROUND HAND HOLE CASTINGS APPROVED BY CITY OR COUNTY
- 5. STREET SIGNS IN THE PUBLIC ROW TO MEET CITY REQUIREMENTS, SIGNS LOCATED IN CONCRETE SHALL BE IN 4" SLEEVES OR MOUNTED TO STREETLIGHTS. COORDINATE WITH THE CITY OF RICHFIELD FOR APPROVED LOCATION OF SIGNS.

## SITE LAYOUT NOTES:

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



OPERATIONAL NOTES:

SNOW REMOVAL: ALL SNOW SHALL BE PUSHED TO LANDSCAPED AREAS.

TRASH REMOVAL: TRASH REMOVAL SHALL BE COORDINATED WITH PROPERTY MANAGEMENT AND TRASH HAULER

DELIVERIES SHALL BE COORDINATED WITH PROPERTY MANAGEMENT AND OCCUR AT MAILROOM.

SITE PLAN LEGEND:

LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DEATIL. HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL. CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.

PROPERTY LINE CONSTRUCTION LIMITS

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



TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.

HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY



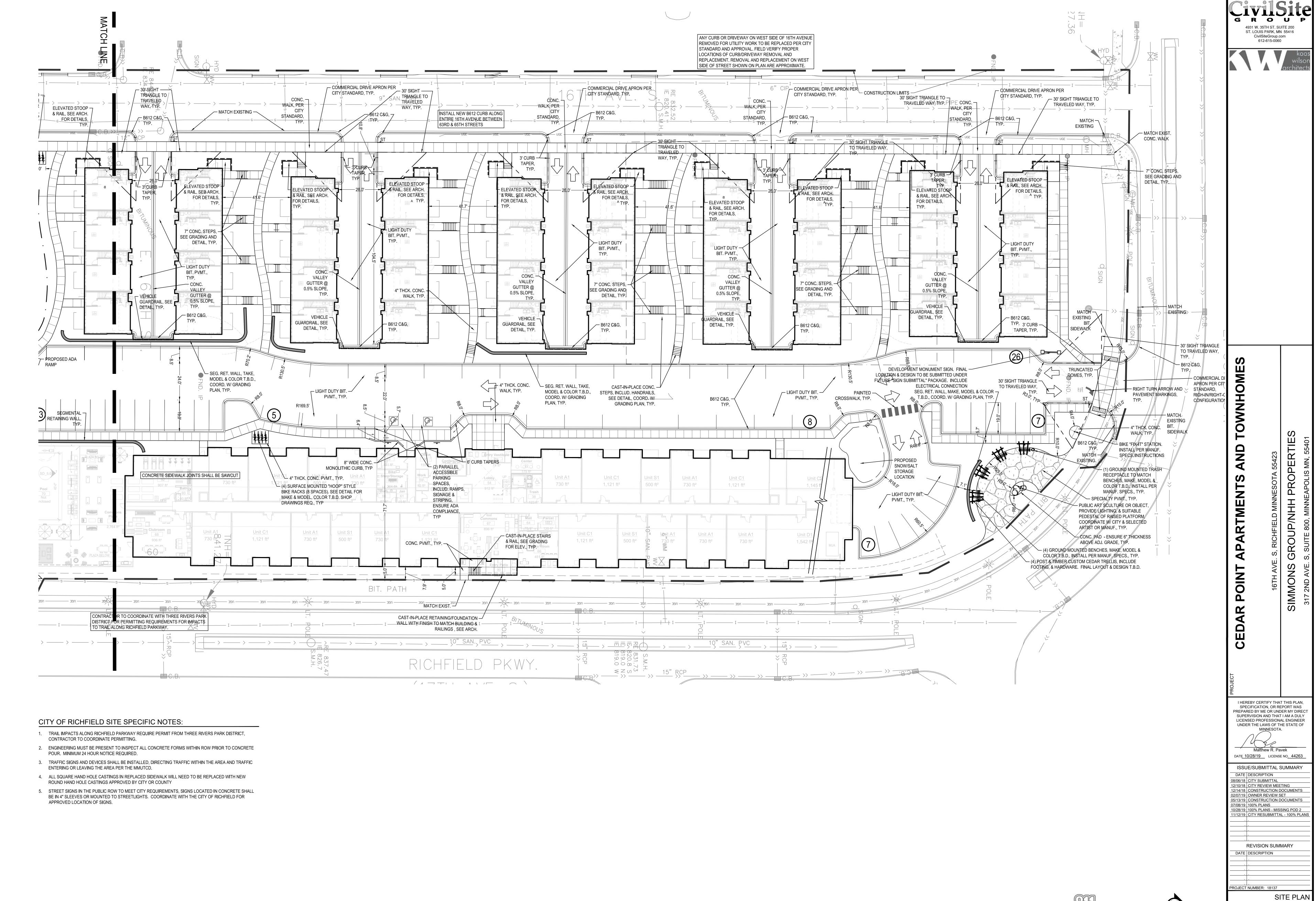
4931 W. 35TH ST. SUITE 200 ST. LOUIS PARK, MN 55416 CivilSiteGroup.com 612-615-0060

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 DATE 10/28/19 LICENSE NO. 44263 ISSUE/SUBMITTAL SUMMARY DATE DESCRIPTION 12/10/18 CITY REVIEW MEETING 02/07/19 OWNER REVIEW SET 05/13/19 CONSTRUCTION DOCUMENTS

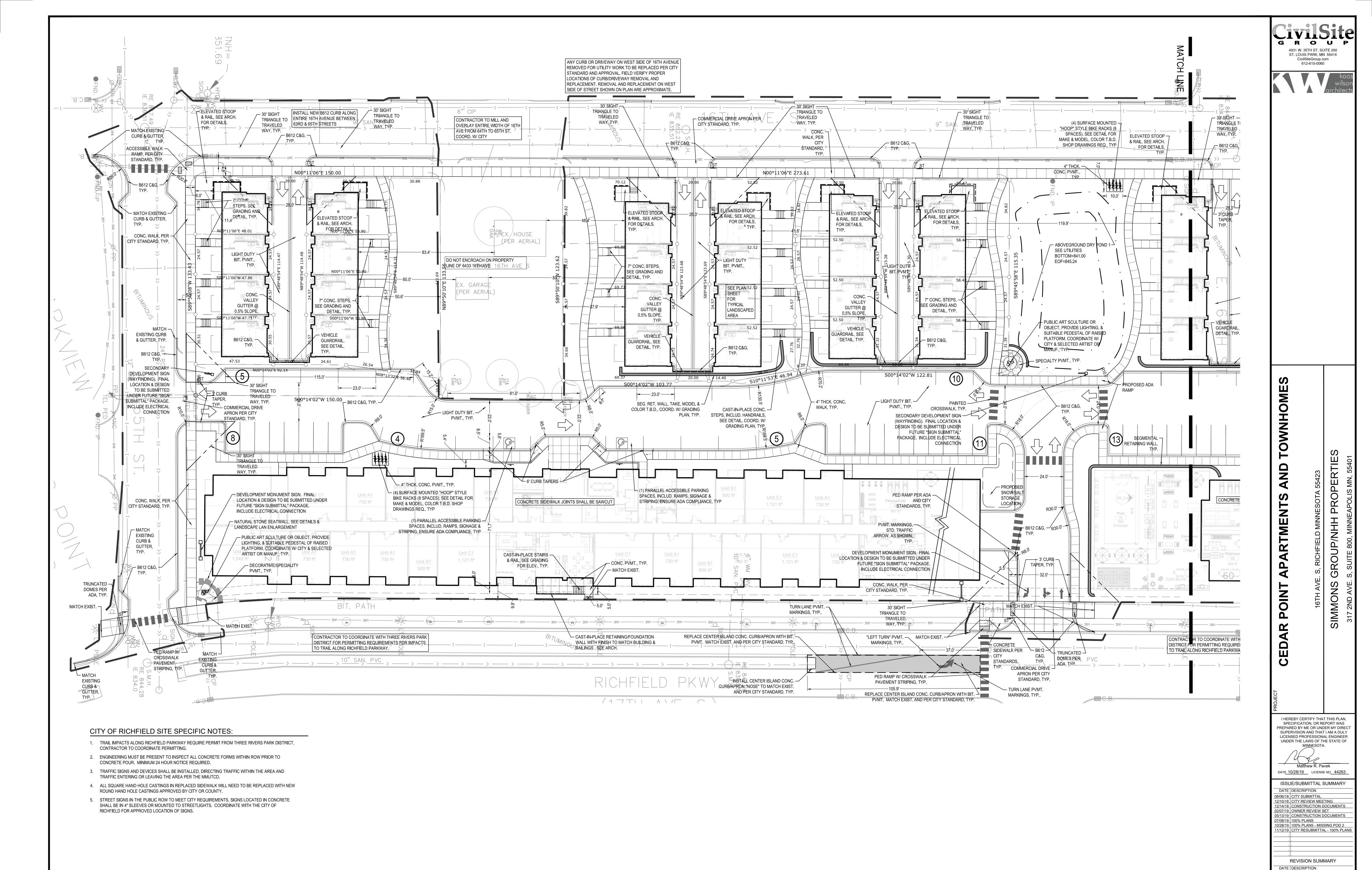
12/14/18 CONSTRUCTION DOCUMENTS 07/08/19 100% PLANS 10/28/19 100% PLANS - MISSING POD 2 11/12/19 CITY RESUBMITTAL - 100% PLANS

REVISION SUMMARY DATE DESCRIPTION

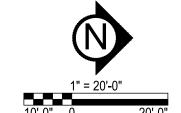
ROJECT NUMBER: 18137 OVERALL SITE PLAN



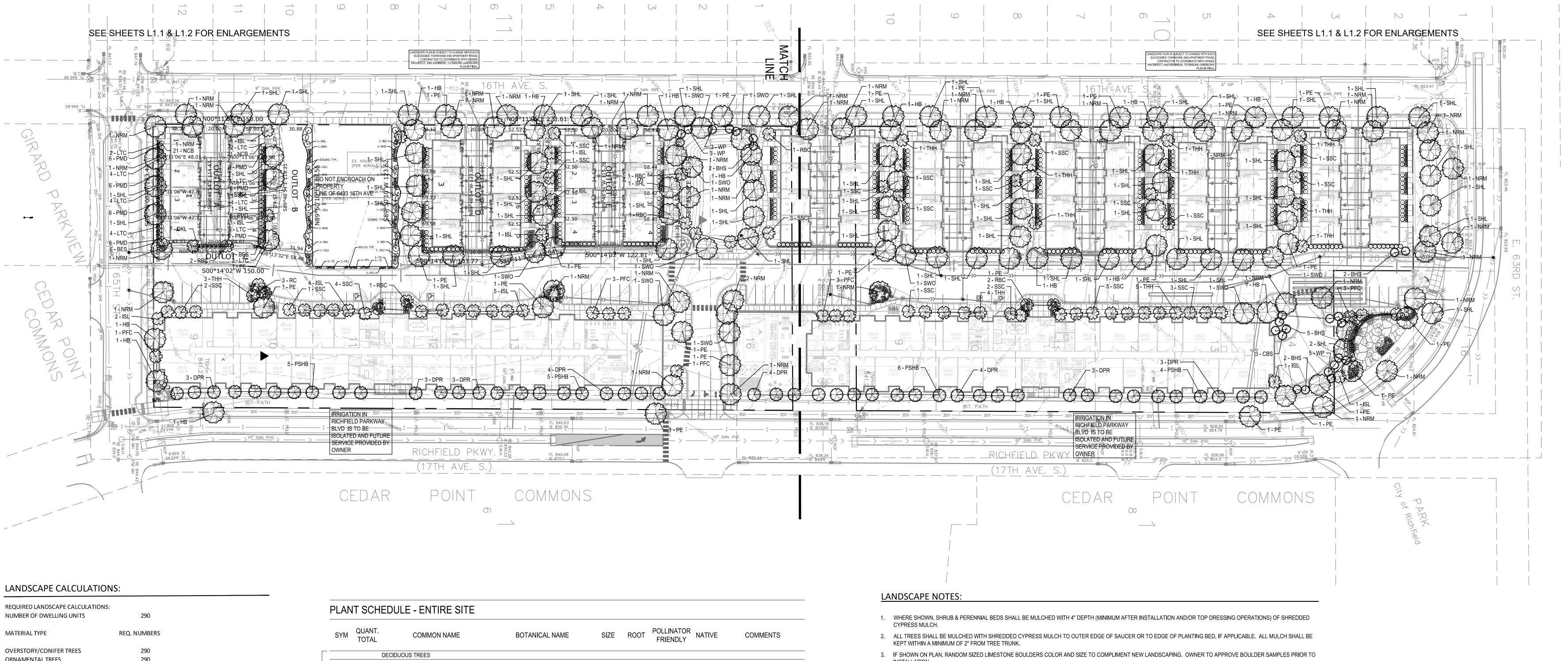
Know what's **below**. **Call** before you dig.







SITE PLAN SOUTH



REQUIRED LANDSCAPE CALCULATIONS: NUMBER OF DWELLING UNITS MATERIAL TYPE OVERSTORY/CONIFER TREES ORNAMENTAL TREES UNDERSTORY SHRUBS SEE CHART CITY OF RICHFIELD ZONING ORD., SECTION 544.03, SUBD. 5

Subd. 5. Residential sites. Residential sites shall be landscaped to improve the livability, beauty and value of housing; to screen and mitigate views of large parking areas; to reduce the effect of traffic noise; to provide shade; and to help protect water quality. a) Quantities. These requirements are in addition to any plantings in the public

CITY OF RICHFIELD ZONING ORD., SECTION 544.03, SUBD. 4 d) Minimum sizes of ornamental trees and shrubs: Ornamental trees shall generally have a minimum caliper of 1-½ inches. (Caliper and height requirements apply only to trees needed to satisfy the City's quantity requirements. Once these are satisfied, any size can be used.) Shrubs shall be five (5) gallons in size.

e) Tree sizes: For sites requiring nine (9) trees or fewer, overstory trees shall have a minimum

caliper of 2.5 inches, and coniferous trees shall be a minimum of six (6) feet in height. For sites requiring ten (10) trees or more as determined by the following subdivisions, distributions shall

	Single- and Two-Family			
	Dwellings	Multiple-Family Dwellings		
Overstory deciduous trees	1 per dwelling unit	1 per dwelling unit		
	May be substituted on a one-for-one basis for the overst			
Coniferous trees	deciduous trees			
Ornamental deciduous trees	1 per unit			
	Foundation plantings are			
	required in all areas visible	Foundation plantings are		

BUILDING HEIGHT	MIN. OV	ERSTORY T	REE SIZE		JIRED SIZES	
(STORIES)		(CAL. IN.)		PROI	POSED 4 ST	ORY
	2.5	3.5	4.5	2.5	3.5	4.5
1	70%	20%	10%			
2	60%	20%	20%			
3	50%	30%	20%	36	22	14
4	40%	30%	30%	87	65	65
					•	

5 30% 40% 30%

			DECIDUOUS TREES				
	NRM	47	NORTHWOOD RED MAPLE	Acer rubrum 'Northwood'	4.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
	SHL	64	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skycole'	2.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
	НВ	15	Hackberry	Celtis occidentalis	2.5" CAL.	B&B	
	PSHB	20	Prairie Sentinel Hackberry	Celtis occidentalis 'JFS-KSU1'	2.5" CAL.	B&B	
	SWO	12	Swamp White Oak	Quercus bicolor	2.5" CAL.	B&B	
<u>ES</u>	DPR	27	Columnar English Oak	Quercus robur 'Fastigiata'	3.5" CAL.	B&B	
	PE	26	Patriot Elm	Ulmus 'Patriot'	3.5" CAL.	B&B	
			EVERGREEN TREES				
	BHS	11	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
	CBS	3	COLORADO SPRUCE	Picea pungens	6' ht.	B&B	STRAIGHT LEADER. FULL FORM
L	- <u>WP</u>	11	White Pine	Pinus strobus	6' ht.	B&B	
Г			ORNAMENTAL TREES	Malus 'Spring Snow'	1.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
AL	PFC	11	PRAIRIEFIRE FLOWERING CRAB	Malus 'Prairiefire'	1.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
ES	SSC	35	SPRING SNOW FLOWERING CRAB	Malus 'Spring Snow'	1.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
94	THH	20	THORNLESS HAWTHORN	Crataegus crus-galli 'Inermis'	1.5" CAL.	B&B	STRAIGHT LEADER. FULL FORM
	RBC	8	Red Baron Flowering Crab	Malus 'Red Baron'	1.5" CAL.	B&B	
L	- ISL	20	Ivory Silk Tree Lilac (tree form)	Syringa reticulata 'Ivory Silk (tree form)'	1.5" CAL.	B&B	
Γ	_		SHRUBS - CONIFEROUS & EVERGREEN				
RS	MJ		MEDORA JUNIPER	Juniperus scopulorum 'Medora'	36" HT.	CONT.	
BS —	AC		ALPINE CURRANT	Ribes alpinum	24" HT.	CONT.	
	NCB		NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	24" HT.	CONT.	
	DKL		DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	24" HT.	CONT.	
Г							
8 &			PERENNIALS & GRASSES				
S & ES 371	KFG		KARL FOERSTER GRASS	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	
371	PMD		PARDON ME DAYLILLY	Hemerocallis 'Pardon Me'	#1	CONT.	
	BES		GOLDSTURM RUDBECKIA	Rudbeckia fulgida 'Goldsturm'	#1	CONT.	
	- LTC		LITTLE TITCH CATMINT	Nepeta racemosa 'Little Titch'	#1	CONT.	

- 4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE
- AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD. 5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL
- GOVERN.
- 6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- 7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE. 10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- 11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- 12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- 13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/ BACK OF CURB.
- 14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION. 15. CONTACT DON ZART AT (612)-673-2726 FOR COORDINATION REGARDING PARK DEDICATION FEES

# **IRRIGATION NOTES:**

- 1. ENTIRE SITE SHALL BE FULLY IRRIGATED, INCLUDING BOULEVARD ALONG RICHFIELD PARKWAY. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IRRIGATION IN RICHFIELD PARKWAY BLVD SHALL BE ISOLATED AND FUTURE SERVICE TO BE PROVIDED BY OWNER.
- 2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
- 3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
- 4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
- 5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
- 6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
- 7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
- 8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
- 9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR. 10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
- 11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED 12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED
- FOR INTENDED TYPE OF CONNECTION. 13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
- 14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
- 15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
- 16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE. 17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL
- 18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON
- AUTOMATIC VALVE. 19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
- 20. USE SCREENS ON ALL HEADS.
- 21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
- 22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
- 23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
- 24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

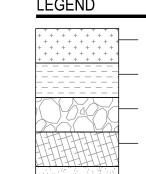
Know what's **below**. Call before you dig.

POLLINATOR SAFE PLANT MATERIAL: 1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN,

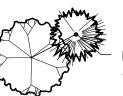
(STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN). CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF

AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN

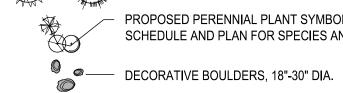


SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014) SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014) 1" DIA. DECORATIVE ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN



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

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



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



LANDSCAPE PLAN

OVERALL

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION

08/06/18 CITY SUBMITTAL

12/10/18 CITY REVIEW MEETING 12/14/18 CONSTRUCTION DOCUMENTS

05/13/19 CONSTRUCTION DOCUMENTS

10/28/19 100% PLANS - MISSING POD 2

REVISION SUMMARY

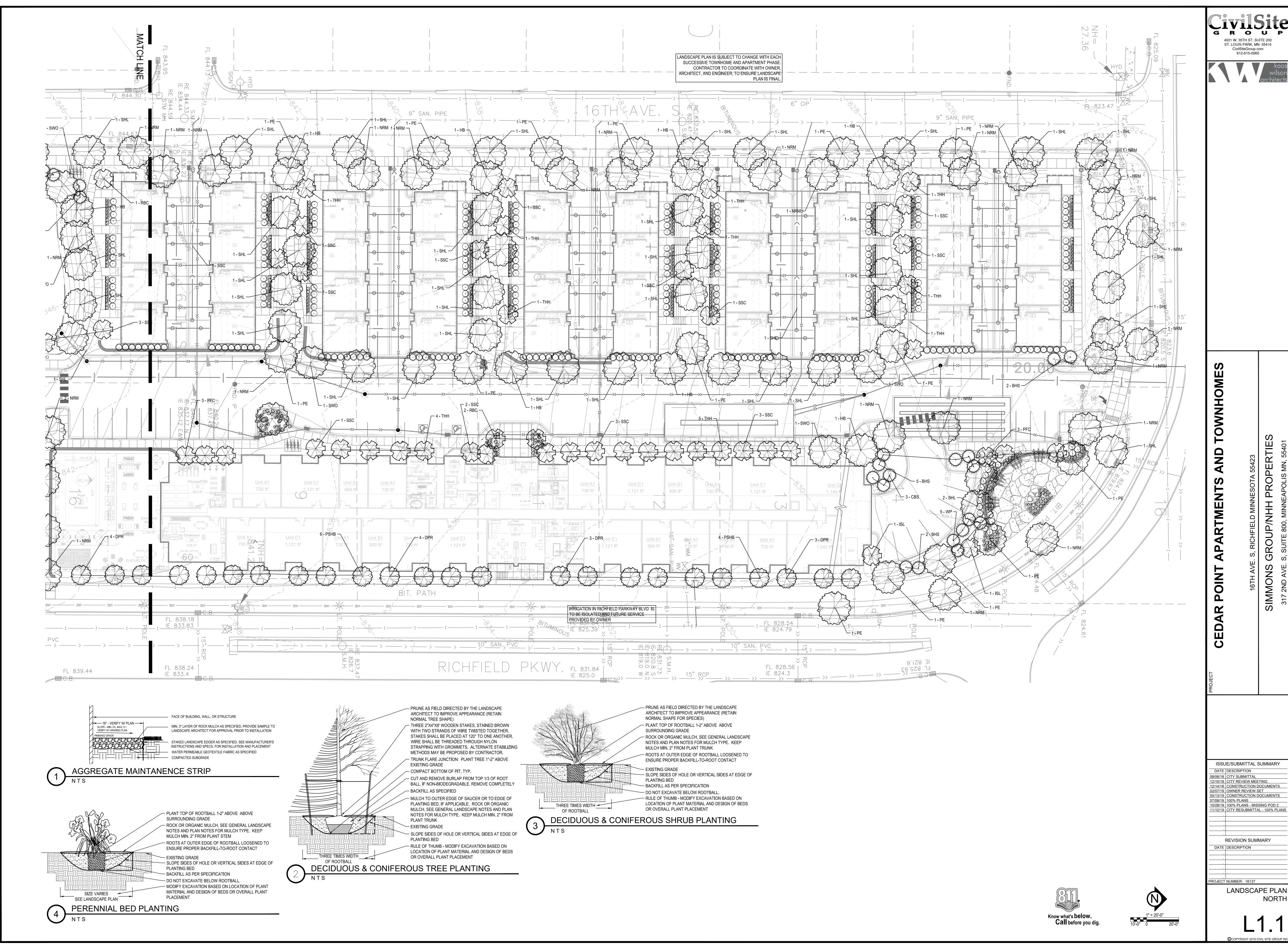
11/12/19 CITY RESUBMITTAL - 100% PLANS

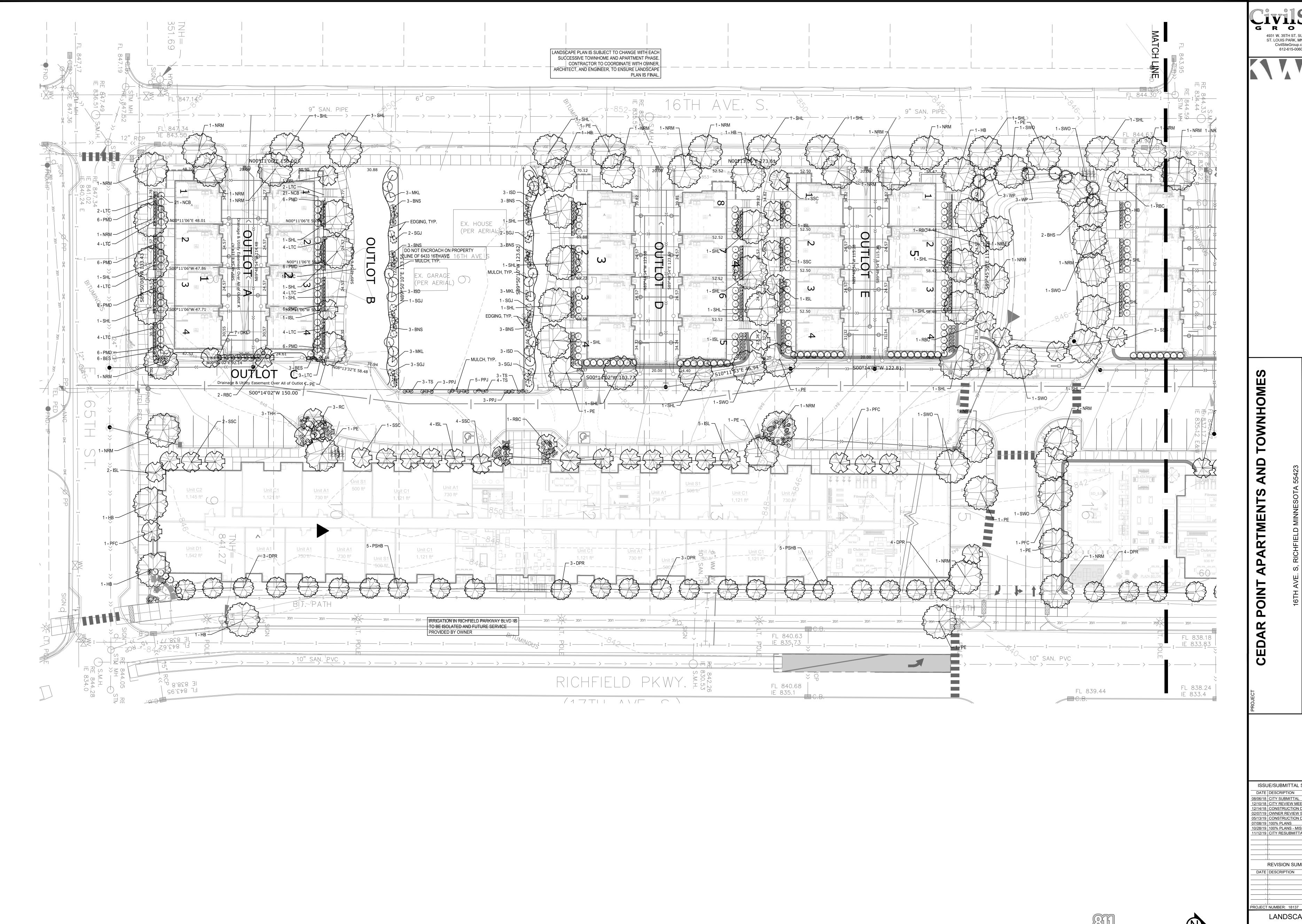
02/07/19 OWNER REVIEW SET

07/08/19 | 100% PLANS

DATE DESCRIPTION

OJECT NUMBER: 18137





4931 W. 35TH ST. SUITE 200 ST. LOUIS PARK, MN 55416 CivilSiteGroup.com 612-615-0060

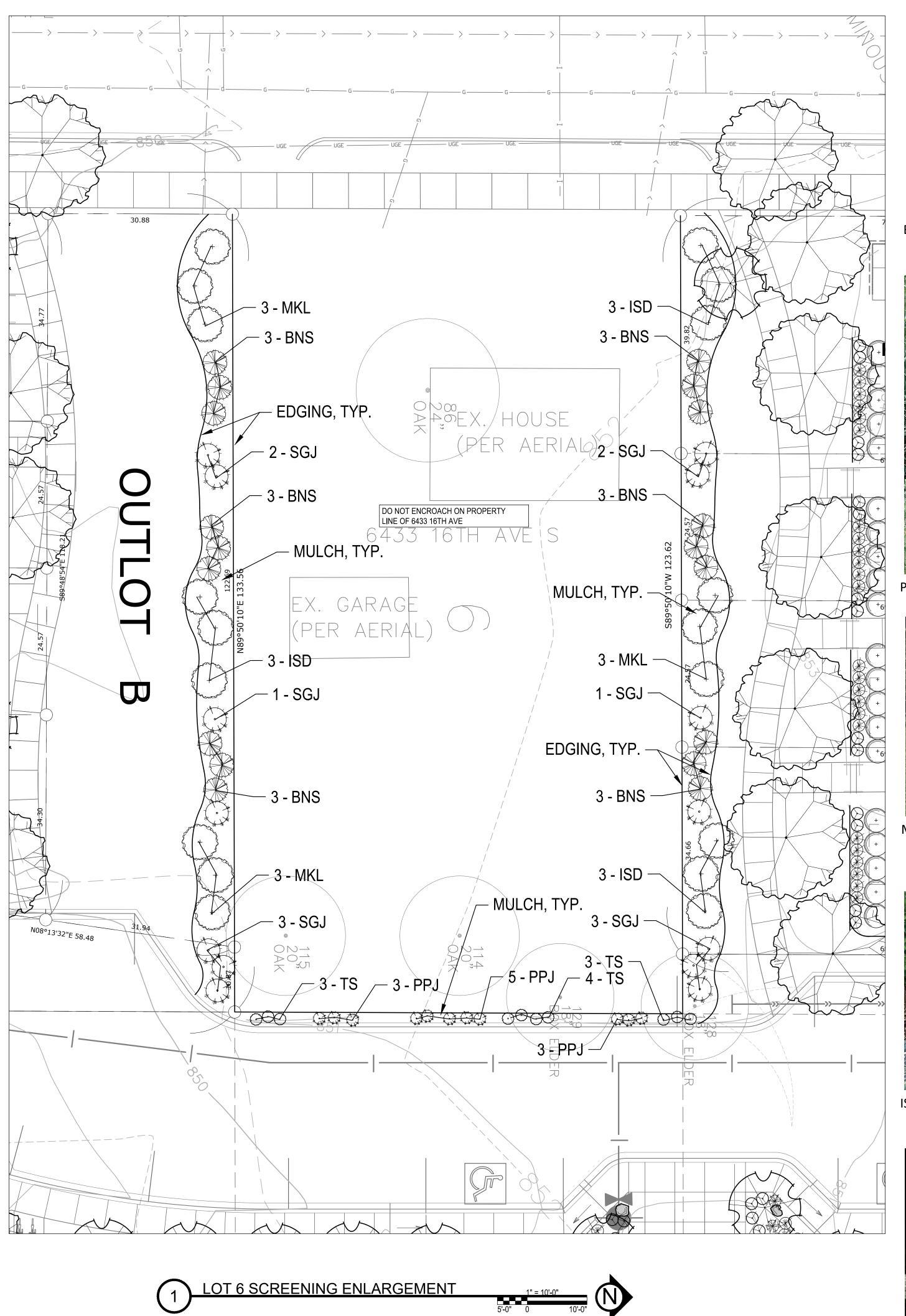
ISSUE/SUBMITTAL SUMMARY 12/10/18 CITY REVIEW MEETING 12/14/18 CONSTRUCTION DOCUMENTS 02/07/19 OWNER REVIEW SET 05/13/19 CONSTRUCTION DOCUMENTS 07/08/19 100% PLANS 10/28/19 100% PLANS - MISSING POD 2 11/12/19 CITY RESUBMITTAL - 100% PLANS

**REVISION SUMMARY** 

LANDSCAPE PLAN SOUTH

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BIRDS NEST SPRUCE



PENCIL POINT JUNIPER



MISS KIM LILAC



ISANTI DOGWOOD



TOR SPIREA



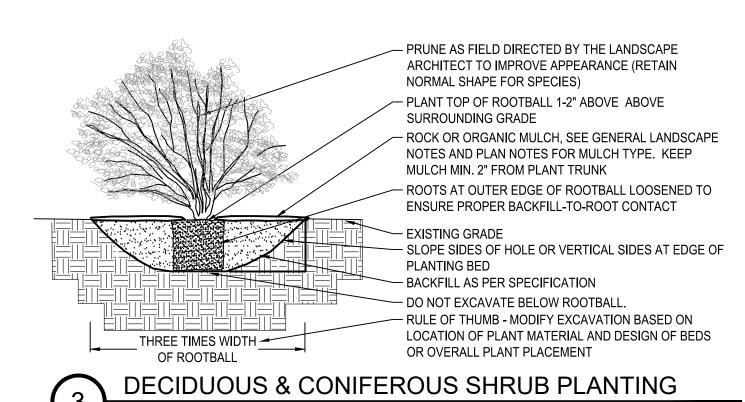
SEA GREEN JUNIPER

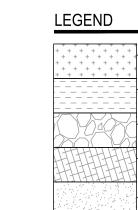
## LANDSCAPE NOTES:

- 1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
- 2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- 3. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- 4. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE
- AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD. 5. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL
- 6. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF
- THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE. 7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 9. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- 10. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- 11. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- 12. REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- 13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/ BACK OF CURB.
- 14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
- 15. CONTACT DON ZART AT (612)-673-2726 FOR COORDINATION REGARDING PARK DEDICATION FEES

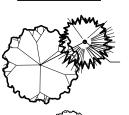
## PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT. TOTAL	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	POLLINATOR FRIENDLY NATIVE	COMMENTS
		SHRUBS - CONIFEROUS & EVERGREEN					
BNS	18	Birds Nest Spruce	Picea abies 'Nidiformis'	36" HT.	CONT.		
PPJ	11	Pencil Point Juniper	Juniperus communis 'Pencil Point'	24" HT.	CONT.		
MKL	9	Miss Kim Lilac	Syringa patula 'Miss Kim'	24" HT.	CONT.		
ISD	9	Isanti Dogwood	Cornus sericea 'Isanti'	24" HT.	CONT.		
TS	10	Tor Spirea	Spiraea betulifolia 'Tor'				
SGJ	14	Sea Green Juniper	Juniperus chinensis 'Sea Green'				
	71	TOTAL					

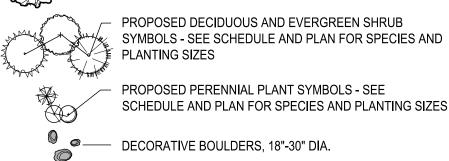




SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014) SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014) 1" DIA. DECORATIVE ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN



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



F PLANTING SIZES PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



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612-615-0060

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION 08/06/18 CITY SUBMITTAL 12/10/18 CITY REVIEW MEETING 12/14/18 CONSTRUCTION DOCUMENTS

02/07/19 OWNER REVIEW SET

07/08/19 100% PLANS

DATE DESCRIPTION

ROJECT NUMBER: 18137

05/13/19 CONSTRUCTION DOCUMENTS

10/28/19 100% PLANS - MISSING POD 2

11/12/19 CITY RESUBMITTAL - 100% PLANS

REVISION SUMMARY





#### RF64 Development Calendar (as of 11/13/2019)

#### **Townhomes**

#### 1st Phase of townhomes - 8 units:

- Construction commenced in June of 2019.
- The contractor is expected to deliver the units to the developer in Feb of 2020.
- In Feb of 2020, the units will be substantially complete and "sale ready".
- Exterior punch list items will be completed in the spring of 2020.
- Pre-marketing began on 11/1/2019. There are currently buyer reservations on all 8
  available units. Buyers will be expected to execute final purchase agreements in midDecember of 2019 for a February of 2020 closing.

#### 2<sup>nd</sup> Phase of townhomes – 16 units:

The developer has engaged all vendors for the 2<sup>nd</sup> phase of the townhome project. The development team will be submitting for permits to the city by mid-December. We have added 2-3 months to the proposed calendar for the 2<sup>nd</sup> phase to account for possible winter conditions delays in Jan-Mar of 2020.

#### 3<sup>rd</sup> Phase of townhomes – 16 units:

It is anticipated that the development team will submit for permitting on the 3<sup>rd</sup> phase of townhomes in the 3<sup>rd</sup> quarter of 2020.

#### 6433 16th Avenue

The developer has designed the site so that the door is always open for this property to be integrated back into the project. At this time, if and when the developer purchases the site, the two buildings would likely be scheduled to either be constructed as the last phase of the townhome project or it would be integrated into the construction schedule as time allows.

#### **Apartments**

• The initial sitework for the stormwater system that covers the entire site began in October of 2019.

- The developer is scheduled to close on the land for the apartment site with the HRA in early March of 2020.
- The developer anticipates the commencement of construction to be early June of 2020.

#### **Final Plat**

The final plat for the 1<sup>st</sup> phase of the townhomes will be submitted for review in November of 2019.

The final plat for the remainder of the project (townhomes & apartments) will be submitted in December of 2019 or January of 2020.

#### **RESOLUTION NO. 11548**

# RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT

**WHEREAS**, an application has been filed with the City of Richfield which requests approval of a final development plan and conditional use permit for a planned unit development to include 218 apartments and 72 townhomes, on land that is legally described as; and

Blocks 1-2, IVERSON'S SECOND ADDITION, Hennepin County, Minnesota;

together with

That part of East 64th Street as dedicated on the plat of, IVERSON'S SECOND ADDITION, Hennepin County, Minnesota which lies easterly of the southerly extension of the westerly line of Block 1 said IVERSON'S SECOND ADDITION; and which lies westerly of the southerly extension of the easterly line of said Block 1.

- **WHEREAS,** the applicant has represented their intent to purchase all of the properties legally described above (collectively, the "Development Area");
- **WHEREAS**, the City understands that land use approvals may be necessary to move forward with the remaining property acquisitions in this Development Area and is thereby making an accommodation by considering this application prior to the final acquisition of all land in the Development Area; and
- **WHEREAS**, the Planning Commission of the City of Richfield held a public hearing and recommended approval of the requested final development plan and conditional use permit at its August 27, 2018 meeting; and
- **WHEREAS**, notice of the public hearing was published in the Sun-Current and mailed to properties within 500 feet of the subject property on August 14, 2018; and
- **WHEREAS**, the requested final development plan and conditional use permit meets those requirements necessary for approving a planned unit development as specified in Richfield's Zoning Code, Section 542.09, Subd. 3 and as detailed in City Council Staff Report No.169; and
- **WHEREAS**, the request meets those requirements necessary for approving a conditional use permit as specified in Richfield's Zoning Code, Section 547.09, Subd. 6 and as detailed in City Council Staff Report No. 169; and
- **WHEREAS**, the City has fully considered the request for approval of a planned unit development, final development plan and conditional use permit; and
- **NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Richfield, Minnesota, as follows:

- 1. The City Council adopts as its Findings of Fact the **WHEREAS** clauses set forth above.
- 2. A planned unit development, final development plan and conditional use permit are approved for a multi-family residential development as described in City Council Report No. 169, in the Development Area.
- 3. The approved planned unit development, final development plan and conditional use permit are subject to the following conditions:
  - The applicant must acquire all properties in the Development Area or must return to the City Council for approval of an amended resolution to remove properties not acquired.
  - A recorded copy of this approved resolution, or an approved amended resolution, if applicable, must be submitted to the City prior to the issuance of a Certificate of Occupancy.
  - The property in the Development Area must be platted. A preliminary plat must be approved prior to the issuance of a building permit and a final plat is required prior to the issuance of a certificate of occupancy.
  - Approved buildings must comply with noise attenuation construction requirements of the Airport Runway Overlay District.
  - Staff is authorized to approve minor site modifications related to setbacks along the northern boundary of the townhomes.
  - Prior to the issuance of building permits, the applicant must enter into a lease
    with the City for pocket park improvements and walkways on remnant park
    property to the north of the Development Area. Park improvements must
    include a sign indicating that the space is available to the public.
  - This approval does not constitute approval of specific signs. Sign permits
    are required and must be applied for separately. Sign setbacks may be
    modified if necessary for visibility, provided that signs do not interfere with
    Public Works activities.
  - Final lighting plans must be submitted to and approved by the Community Development and Public Works Directors.
  - Final landscape plans that include greater variation in tree size (caliper inches) must be approved by the Community Development Director.
  - Additional landscaping or varied building treatments are required in areas where a significant amount of underground parking structure is visible.
  - Central greenspace and walkways must be maintained as quasi-public space without any barriers to public access.
  - Final stormwater management plans must be submitted to and approved by the Public Works Director. All applicable stormwater fees must be paid to the Public Works Department.
  - Final plans for sidewalks and improvements in and along the right-of-way must be submitted to and approved by the Community Development and Public Works Directors.
  - A maintenance agreement related to sidewalks and landscaping must be executed prior to issuance of a Certificate of Occupancy.
  - Final utility plans must be submitted to and approved by the Public Works Director.

- The applicant is responsible for obtaining all required permits, and complying with all requirements detailed in the City's Administrative Review Committee Report and all other applicable City and State regulations.
- Prior to the issuance of a Certificate of Occupancy, the Developer must submit a surety equal to 125% of the value of any improvements not yet complete.
- The property owner is responsible for maintaining landscaping in accordance with approved plans.
- 4. The approved planned unit development, final development plan and conditional use permit shall expire one year from issuance unless the use for which the permit was granted has commenced, substantial work has been completed or upon written request by the Developer, the Council extends the expiration date for an additional period of up to one year, as required by the Zoning Ordinance, Section 547.09, Subd. 9.
- 5. The approved planned unit development, final development plan and conditional use permit shall remain in effect for so long as conditions regulating it are observed, and the conditional use permit shall expire if normal operation of the use has been discontinued for 12 or more months, as required by the Zoning Ordinance, Section 547.09, Subd. 10.

Adopted by the City Council of the City of Richfield, Minnesota this 25th day of September, 2018

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

AGENDA SECTION: AGENDA ITEM# CASE NO.:

Public Hearings

3.

19-APUD-05



### PLANNING COMMISSION MEETING 11/25/2019

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

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director

11/15/2019

#### **ITEM FOR COMMISSION CONSIDERATION:**

Continue a public hearing to consider an amendment to the Richfield-Bloomington Honda Conditional Use Permit, Final Development Plans, and Planned Unit Development to December 9, 2019.

#### **EXECUTIVE SUMMARY:**

On June 25, 2013, the City Council approved a Planned Unit Development (PUD) for a new Richfield-Bloomington Honda and Mitsubishi dealership at 501 - 77th Street West. A stipulation of the approval was for the ownership to meet annually with staff to discuss the construction of a structured parking ramp that would provide additional service bays and inventory storage area, and also bring the property into compliance with minimum building coverage requirements. Richfield-Bloomington Honda (Applicant) is working to finalize application materials related to their request to remove the requirement to build this structured parking ramp. The Applicant had hoped to have everything ready for the November meeting; however, additional time is needed. This item will now come before the Commission on December 9.

#### RECOMMENDED ACTION:

By Motion: Continue a public hearing to consider an amendment to the Conditional Use Permit, Final Development Plans, and Planned Unit Development at 501 - 77th Street West (Richfield-Bloomington Honda) to December 9, 2019.

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

#### A. HISTORICAL CONTEXT

None

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

None

C. **CRITICAL TIMING ISSUES:** 

None

D. FINANCIAL IMPACT:

None

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

- Notice of this public hearing was published in the Sun Current newspaper on October 17.
- Postcards were mailed to properties within 350 feet of the property on November 12.

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

None

#### PRINCIPAL PARTIES EXPECTED AT MEETING:

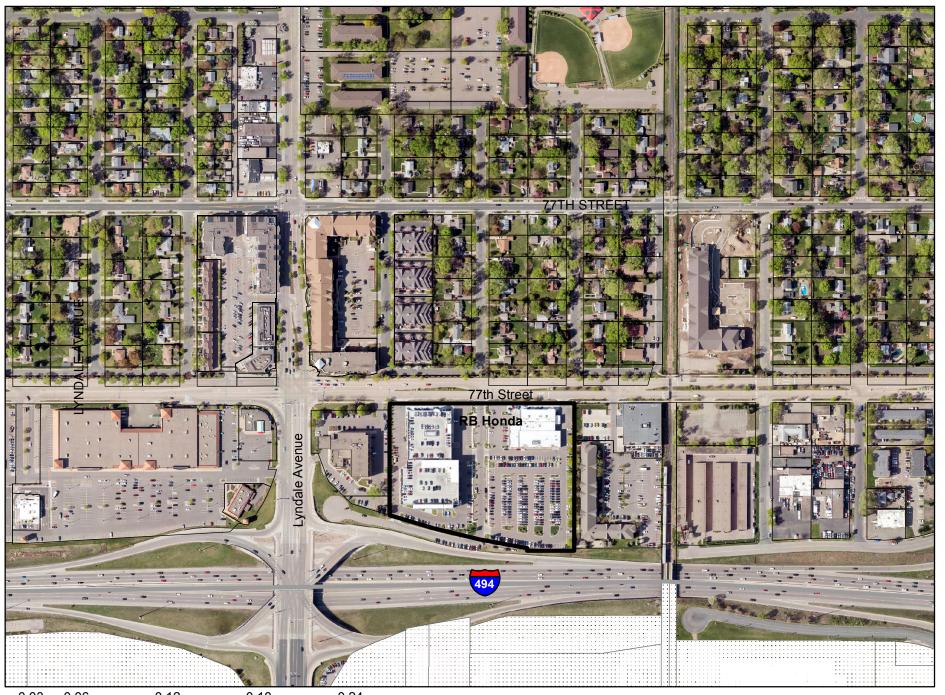
None

#### **ATTACHMENTS:**

Description Type

□ Context Map Exhibit

## Richfield Bloomington Honda - Context (2018 image)





0 0.03 0.06 0.12 0.18 0.24 Miles