



**PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
JULY 27, 2020
7:00 PM**

Call to Order

Approval of the minutes of the 27 May 2020, and 22 June 2020, Planning Commission meetings.

Opportunity for Citizens to Address the Commission on items not on the Agenda. To participate live during a Public Hearing at the Planning Commission meeting, dial phone number 612-861-0651. As you call in, a moderator will assist you.

Agenda Approval

Public Hearings

1. Public hearing to consider a requested amendment to a conditional use permit to allow building renovations and site improvements at Hope Presbyterian Church, 7132 Portland Avenue.

20-ACUP-03

Liaison Reports

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

2. Next Meeting Time and Location

3. 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

May 27, 2020

| | |
|------------------|---|
| MEMBERS PRESENT: | Chair Kathryn Quam, Commissioners Bryan Pynn, Sean Hayford Oleary, Peter Lavin, James Rudolph, and Susan Rosenberg |
| MEMBERS ABSENT: | none |
| STAFF PRESENT: | Melissa Poehlman, Asst. Director of Community Development Matt Brillhart, Associate Planner Nellie Jerome, Assistant Planner |
| OTHERS PRESENT: | Daniel Oberpriller, North Bay Companies - 64 th and Lyndale apartment (Item #1) See attached list of additional speakers. |

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

APPROVAL OF MINUTES

M/Pynn, S/Rudolph to approve the minutes of the February 26, 2020, meeting.
Motion carried: 6-0

OPEN FORUM

No members of the public spoke, no comments received.

APPROVAL OF AGENDA

M/Rosenberg, S/Hayford Oleary to approve the agenda.
Motion carried: 6-0

PUBLIC HEARINGS

ITEM #1

Public hearing and consideration of a variety of land use approvals for a proposal to construct an 82-unit apartment building on 64th Street, east of Lyndale Avenue (future address: 600 64th Street West)

Richfield Planning Associate Matt Brillhart gave a summary of the Planned Unit Development (PUD), for which staff recommended approval of the three related applications regarding the Comprehensive Plan designation, the zoning designation, and PUD permit approval.

Commissioners asked about affordability requirements, the parking spillover from adjacent apartment buildings, and traffic exiting the project into the neighborhood. Assistant Community Development Director Melissa Poehlman clarified that there is no zoning requirement that affordable units be included, but the developer is working to include a number of affordable units in the project. The developer observed that so far, at adjacent apartments, no tenants have opted to park on the street and roughly one parking spot per bedroom has been rented so far. The developer also noted that they were working to avoid displacement of current apartment residents and that a number of the units will remain affordable at 50% AMI.

Public comments from emails, voicemails, and live call-ins focused on spillover parking, issues with snow removal and parked cars, residential density, park access on the southern side of

May 27, 2020

Garfield Park, ADA accessibility, and safety. Residents stated that they had observed spillover parking on 64th Street from nearby apartment buildings.

M/Lavin, S/Rudolph to close the public hearing.

Motion carried: 5-0 (Commissioner Rosenberg was not available to vote)

Commissioners discussed parking spillover along 64th Street and issues with winter plowing and parking when parking is not free for these residents. Commissioners asked if it was within their power to require 1.5 parking stalls per unit. Commissioners also asked about updating the existing building, and how the limited updates to the interior might be a disservice to current residents who will have higher rent but not necessarily nicer living spaces.

Asst. Director Poehlman responded that upgrades to existing affordable rental units are very hard to do. From staff's perspective, the opportunity to upgrade the existing affordable units and to grow the community with a new building next door is a win. Staff added that the improved connection on the south end of Garfield Park would improve accessibility, and that upgrades to the park would improve safety. Staff also clarified that there was nothing in code that required free parking, and that 1.25 spaces per unit meets city code. The Commission does have the authority to discuss whether the 10% parking reduction for proximity to frequently operating transit is for some reason not appropriate at this particular location.

Commissioners further discussed parking issues and opportunities to use neighboring lots to meet parking space minimums. Mr. Oberpriller, the developer, explained the cost of underground parking, the parking ratios and the current parking use on the site, as well as how the design of the lot will be important in directing traffic away from smaller streets and towards Lyndale Ave. They also assured their openness to bike parking, electric car parking and charging stations, and anything else that will help alleviate parking issues in the future.

M/Hayford Oleary, S/Lavin to recommend approval of a resolution that amends the Comprehensive Plan to designate Lots 3-8, Block 5, Lyndale Oaks Addition as Mixed Use;

Motion carried: 6-0

M/Hayford Oleary, S/Rosenberg to recommend approval of an Ordinance that amends Richfield Zoning Code Appendix I to designate Lots 3-8, Block 5, Lyndale Oaks Addition as Planned Mixed Use

M/Rudolph, S/Hayford Oleary to amend the original motion to delay the effective date of the ordinance until a development agreement is in place.

Motion for amendment carried: 6-0

Motion as amended carried: 6-0

M/Lavin, S/Rudolph to recommend approval of a resolution granting a conditional use permit and final development plans for a planned unit development at 6345 Lyndale Avenue and 600 West 64th Street with additional condition that the PUD provide parking at a ratio of a minimum of 1.25 stalls per unit.

M/Hayford Oleary, S/Quam to amend the motion to include the condition that signage be added to both planned driveways, directing traffic to Lyndale Ave

May 27, 2020

M/Hayford O'Leary, S/Lavin to amend the motion to include the condition that the trail from 64th Street into Garfield Park be modified to have a wheelchair ramp accessible to 64th Street.

Motion for signage amendment carried: 6-0

Motion for wheelchair ramp amendment carried: 6-0

Motion with conditions carried: 6-0

ITEM #2

Continue a public hearing to consider land use applications for 6544 Newton Avenue South to June 22, 2020.

The application has been withdrawn by the applicant.

M/Pynn, S/Rudolph to cancel the public hearing for this item.

Motion carried: 6-0

LIAISON REPORTS

Community Services Advisory Commission: Met last week, discussions on budget reductions due to COVID-19.

City Council: no report

Housing and Redevelopment Authority (HRA): no report

Richfield School Board: COVID-19 has affected budget, but reserves are expected to be enough to continue funding. Continuity of education will continue and finances remain in a good spot

Transportation Commission: 65th street construction planned for next year, roundabouts and trails planned

Chamber of Commerce: no report

CITY PLANNER'S REPORT

Poehlman gave an update on the Small Cell memo, presented to the City Council at the most recent meeting. City Council supported removing a requirement for conditional use permits for residential small cell installations, because the City has little authority to regulate these and the public hearings were disingenuous. Poehlman added that due to COVID-19, restaurant seating on sidewalks and parking lot areas will be temporarily allowed, in order to help businesses in Richfield. Poehlman also added that the Richfield COVID Small Business Loan program has gone smoothly and loans are starting to go out to applicants.

ADJOURNMENT

The next regular meeting will be Monday, June 22, at 7pm, on Webex online meeting platform.

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

Motion carried: 6-0

The meeting was adjourned by unanimous consent at **9:15 p.m.**

Planning Commission Secretary

Voicemail Comments

Mr. Peterson commented that current spillover and excess parking in the neighborhood was from adjacent apartment buildings, and had concerns about the trail connection from 64th Street to Garfield Park.

Alex Asmus at 64th Street and Harriet Ave had concerns about dangers of street parking in the neighborhood with small children present. He also felt that the parking ratio was too low, that charging for parking pushes more people to park on streets, that more people drive than is estimated by the developer, and that street parking creates difficulties plowing in the winter and creates difficulties getting out onto Lyndale Ave.

Public comments taken at the meeting

Nancy Iverson, 508 W 64th Street; Debbie Eng; B. Mueller, 6325 Lyndale Ave; Michelle Hawkins, 6328 Harriet Ave; Alex Asmus, 6401 Harriet Ave.

Written comments

Ruthanne and Kevin Mussetter, 6335 Harriet Av S (see subsequent pages).

May 19th, 2020

To: Richfield Planning Commission Members for your May 27th Meeting
Regarding: Redevelopment of 6345 Lyndale Avenue (existing apartment building) and
514-610 64th Street West

We have lived in our home that is located at 6335 Harriet Avenue for the past 27 years. It is just around the corner from the location of the redevelopment project that is being considered. We attended the presentation that was made by the developers at the Open House in the Henley Apartments Lobby, located at 6324 Lyndale Avenue South on February 27th. We are writing to express our concerns about a few aspects of the project and our opposition to moving the project forward in the process if there are not significant changes made to the plans that were presented at the Open House.

- 1. Parking**-Our primary concern is that we have had problems with many people parking on 64th Street West, and sometimes on Harriet Avenue as well, ever since the 94-unit Lyndale Plaza Apartment Building was built. This was never an issue when the shops were located on that corner, so we know that it is because of the people who live in the apartment building who are parking on the streets. There was a variance in place when that building was built that allowed them to include fewer parking spots than are normally required because it is located on the bus route. It was thought that many of the tenants would use the bus and bicycles, rather than own cars. This has clearly not been the case. It sounded at the Open House that this is the assumption for the proposed building as well. Having the cars in the streets during all hours of the day and night causes safety hazards during the winter because the plows are not able to clear the snow to a width through which two cars can pass going opposite directions. There were several times this past winter that we had to back up to allow an on-coming car to pass us safely. We were told at the Open House that the plans for this new building include 89 studio apartments and one 2-bedroom ADA apartment, plus renovating the 22-unit existing apartment building, which is a total of 112 units. The existing building has 26 surface lot spots and the men said there are plans for 58 parking spots on two levels under the units in the proposed building and 28 surface lot spaces that they said they will be charging the tenants to use for parking their cars. (How many tenants will agree to pay to park in a spot on a surface lot if they think they can park on the street for free?) There will be a total of 112 parking spots (most of which will cost the tenants an extra fee to use) for 112 units, which is a 1:1 ratio. John Stark, Dir. of Community Development was at the Open House and he said that the zoning policies normally require 1.25 spots per unit. We, along with the rest of the neighbors who were at the Open House, tried to explain this **major area of concern** to the man who was leading the presentation, but he very rudely cut off the discussion each time the issue was brought up and said that it would not be an issue and we should not be concerned about it. **We cannot support having this building built in our neighborhood unless the number of dwelling units in the building is reduced (it would be wonderful if it was only 4 stories tall instead of 5), the number of parking spots is increased, or some of each.**

2. **Neighborhood/Families/Sense of Community**-This will make the third large apartment complex that will have been built in our neighborhood within the past nine years! We moved into this neighborhood because it was a very quiet, low-traffic, family-friendly neighborhood. The addition of the apartment buildings is definitely reducing that quiet, low-traffic, family-friendly community feeling. The proposed building, with its 89 studio apartments, does not even offer the opportunity for families to live there. We are concerned that it will be occupied by single, more “transient” people who will come and go a lot and not live there for very long because they do not feel like they are connected to or anchored in the neighborhood. This will further reduce the sense of community in the neighborhood.

3. **Reduction of Single-family Homes**-There have been MANY single-family homes that have been torn down in recent years and most of them have been replaced by shopping areas, apartment buildings, “improved” roadways, or “green space”. We feel that Richfield is losing its “Urban Hometown” feeling because so many families that have been living in their homes here for longer periods of time have been forced out for the cause of redevelopment.

Thank you in advance for your consideration of our comments and suggestions regarding this project. We hope that the issues outlined above will be resolved in a way that will preserve the safety and sense of community in our neighborhood!

Ruthanne and Kevin Mussetter
6335 Harriet Av S
Richfield, MN 55423
Ruthanne (612) 386-1341
Kevin (612) 599-4218



Planning Commission Minutes

June 22, 2020

MEMBERS PRESENT: Chair Kathryn Quam, Commissioners Bryan Pynn, Sean Hayford Oleary, Peter Lavin, and James Rudolph

MEMBERS ABSENT: Susan Rosenberg

STAFF PRESENT: Melissa Poehlman, Asst. Director of Community Development
Matt Brillhart, Associate Planner
Nellie Jerome, Assistant Planner

OTHERS PRESENT: Joe Goldshlack, SAC Wireless on behalf of AT&T, Public Hearing Item #1

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

APPROVAL OF MINUTES

M/Rudolph, S/Pynn to approve the minutes of the May 27, 2020, meeting.

Commissioner Lavin asked that additional information regarding public comments about parking along 64th street be added, and stated that he believed that an earlier motion regarding parking ratio may have not been included in the minutes.

M/Lavin, S/Quam to amend the meeting minutes to include public comments and revise parking ratio if inaccurately reflected.

Commissioner Rudolph withdrew his motion to approve the minutes from May 27, 2020. No vote was held. Minutes will be reviewed for accuracy and detail and will be brought back for review and approval at the July Planning Commission meeting.

OPEN FORUM

No members of the public spoke, no comments received.

APPROVAL OF AGENDA

M/Hayford Oleary, S/Rudolph to approve the agenda.

Motion carried: 5-0

GENERAL BUSINESS

ITEM #1

Consider the 2022-2025 Capital Improvement Program and a finding of consistency with the Comprehensive Plan of the Capital Improvement Program and the 2021 Capital Improvement Budget.

Each year, the City Manager makes a recommendation to the City Council regarding the Capital Improvement Budget (CIB) for the upcoming year. The Planning Commission is responsible for reviewing the Capital Improvement Plan (CIP) and making a recommendation to the City Council. The Commission is also responsible for ensuring that the CIB and the CIP are consistent with the Comprehensive Plan. City of Richfield Finance Director, Chris Regis, presented a summary and answer questions.

June 22, 2020

M/Quam, S/Pynn to recommend approval of the 2022-2025 Capital Improvement Program

Commissioner Hayford-Oleary noted that there is not clear relevance of the importance of the 77th Street underpass within the Comprehensive Plan, and he felt that the budget is disproportionately financing the 77th Street underpass compared to some of the other projects in the plan.

Motion carried: 5-0

M/Pynn, S/Rudolph to adopt a resolution finding that the 2021 Capital Improvement Budget and 2022-2025 Capital Improvement Program are consistent with the Comprehensive Plan.

Motion carried: 5-0

PUBLIC HEARINGS

ITEM #1

Consider a request for a conditional use permit to allow small wireless facilities in the right-of-way near 7108 Lyndale Avenue South.

Matt Brillhart, Associate Planner, gave the staff report. SAC Wireless, on behalf of AT&T, is planning installation of a small wireless facility in a residential area. The applicant, a representative from SAC Wireless, was present to answer questions.

Commissioner Hayford Oleary asked about the placement of the installation, and wanted clarification on whether or not it would be in the pedestrian trail. The applicant clarified that the wireless structure would not be in the way of the trail and will be placed at the same location where an existing street light is currently installed.

M/Hayford Oleary, S/Quam to close the public hearing

Motion carried: 5-0

M/Hayford Oleary, S/Pynn to approve a conditional use permit to allow small wireless facilities in the right-of-way near 7108 Lyndale Avenue South.

Motion carried: 5-0

ITEM #2

Conduct a public hearing and consider changes to the City's Zoning Code that would eliminate the need for a Conditional Use Permit for small wireless facilities and wireless support structures in the single-family residential districts.

Assistant Community Development Director, Melissa Poehlman, presented the staff report.

The commission and staff discussed spacing requirements, the utility of maintaining a conditional use process, and the possible addition of a stipulation related to sight lines from apartments.

M/Hayford Oleary, S/Pynn to close the public hearing for this item.

Motion carried: 5-0

June 22, 2020

M/Hayford Oleary, S/Pynn to Recommend approval of an ordinance related to conditional uses in the single-family residential (R and R-1) districts.

Commissioner Lavin commented that he did not want to inconvenience residents when the Planning Commission does not have power to deny installation.

Motion carried: 3-2 (Rudolph and Quam opposed)

LIAISON REPORTS

Community Services Advisory Commission: Ice arena projects are progressing, other projects on hold due to COVID-19.

City Council: no report

Housing and Redevelopment Authority (HRA): no report

Richfield School Board: a new Activities Director was hired for the district, Jared Ellerson from Saint Cloud.

Transportation Commission: 65th Street final layout will go to City Council for final approval, including opening Pillsbury Ave in both directions and addressing entrances in and out of the Wendy's restaurant, which are problematic for the proposed roundabout.

Chamber of Commerce:

CITY PLANNER'S REPORT

Asst. Director Poehlman reported that Penn Ave was studied last year, in partnership with the County, and there will be a virtual open house for feedback by the public in the coming weeks.

ADJOURNMENT

The next regular meeting will be Monday, July 27, at 7pm, on Webex online meeting platform.

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

Motion carried: 5-0

The meeting was adjourned by unanimous consent at **9:15 p.m.**

Planning Commission Secretary

| | |
|-----------------|-----------------|
| AGENDA SECTION: | Public Hearings |
| AGENDA ITEM # | 1. |
| CASE NO.: | 20-ACUP-03 |



PLANNING COMMISSION MEETING 7/27/2020

REPORT PREPARED BY: Nellie Jerome, Assistant Planner

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
7/22/2020

ITEM FOR COMMISSION CONSIDERATION:

Public hearing to consider a requested amendment to a conditional use permit to allow building renovations and site improvements at Hope Presbyterian Church, 7132 Portland Avenue.

EXECUTIVE SUMMARY:

Hope Presbyterian Church (Applicant) is requesting approval of an amendment to a conditional use permit (ACUP) in order to make renovations to their building and property. This site is located in the Single-Family Residential Zoning (R) District. The Church and affiliated programming are conditionally allowed uses.

The renovations include removal and replacement of the eastern portion of the existing building on the north side of the property. The new addition will be set back farther from Portland Avenue and will include a new and more prominent entrance, a multipurpose room, and internal gathering spaces. The Applicant is planning to renovate the lower level as well, including consolidating offices and updating the children's spaces. Materials will include brick to match the existing brick, stone, and stucco/EIFS. New metal roofing and large glass windows will accent the building.

The site will continue to meet the conditions specific to a church use in the Single-Family (R) District and meets most general performance standards specified by the Code. A description of Conditional Use Permit requirements is attached. The one exception may be parking, although the calculation of parking for a property with such a variety of uses and schedules is difficult to calculate. Depending on the way in which those uses are calculated, the property may exceed maximum allowable parking. The Applicant is proposing to add additional parking spaces nearer to the main entrance of the church on the Portland side of the building. There are several reasons to consider and approve this in this particular instance:

- To provide more convenient parking for those attending services, and thereby reduce the need to use the northern parking lot which is located off of a local street.
- To allow for separate parking areas if church services are taking place at the same time as one of the several school/day care programs that operate out of the southern or 4th Avenue portion of the building;
- To strategically plan for possible future redevelopment of the southern half of the property.

Staff is recommending that the approval of this amended Conditional Use Permit include a stipulation that would require a comprehensive review of parking prior to any future modifications to the parking lot south of the proposed limits of construction, or any requests for redevelopment of the currently vacant land.

Finding that the proposal meets requirements, staff recommends approval of the attached resolution for an amendment to a conditional use permit at Hope Presbyterian Church, 7132 Portland Avenue.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Recommend approval of the attached resolution for an amendment to a conditional use permit to allow building renovations at Hope Presbyterian Church, 7132 Portland Avenue.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- The Applicant has existed as a congregation since 1954. Currently this facility has CUPs for programs such as a high school, a Montessori School, an adult daycare, a preschool, and after-school programs.

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

- Section 514.07 of the Zoning Code deals with conditional uses in the R, Single Family Residential Zoning District. Subdivision 7 describes requirements for religious institutions and related convents or parsonages as a conditional use in this District.
- In addition to the request for ACUP, the Applicant is requesting that the City vacate the most southerly, approximately 66-feet of the 5th Avenue right-of-way, north of the existing building. This request is supported by the Public Works Department and will be considered separately by the City Council.

C. CRITICAL TIMING ISSUES:

- **60-DAY RULE:** The 60-day clock started when a complete application was received on July 14, 2020. A decision is required by September 12, 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:

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 on July 16, 2020.
- Council consideration has been tentatively scheduled for August 10, 2020.

ALTERNATIVE RECOMMENDATION(S):

- Approve the proposed amendment with additional and/or modified stipulations.
- Deny the proposed amendment with findings that it does not meet City requirements.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Keith Koenig, Hope Church; Angie Knodel, AIA, Vanman Architects and Builders; Benton Ford, P.E., Rehder & Associates, Inc.

ATTACHMENTS:

| Description | Type |
|----------------------------------|-------------------|
| ☐ Resolution | Resolution Letter |
| ☐ CUP Requirements | Backup Material |
| ☐ Plans - Architectural | Backup Material |
| ☐ Plans - Civil | Backup Material |
| ☐ Church occupancy and use table | Backup Material |
| ☐ Zoning Map | Backup Material |

RESOLUTION NO. _____

**RESOLUTION GRANTING APPROVAL OF A
REQUESTED AMENDMENT TO A CONDITIONAL USE PERMIT (ACUP)
TO ALLOW BUILDING RENOVATIONS AND SITE IMPROVEMENTS AT
HOPE PRESBYTERIAN CHURCH, 7132 PORTLAND AVENUE.**

WHEREAS, an application has been filed with the City of Richfield which requests approval of an amendment to a conditional use permit for a parcel of land commonly known as 7132 Portland Avenue (the “property”) and legally described as:

Lot 1, Block 1, HOPE PRESBYTERIAN CHURCH ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

and

That part of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 34, Township 28, Range 24 lying south and east of Lot 1, Block 1, HOPE PRESBYTERIAN CHURCH ADDITON, except road.

WHEREAS, Hope Church has existed as a congregation since 1954 and this location holds ACUPs for programs such as a high school, a Montessori School, an adult daycare, a preschool, and after-school programs; and

WHEREAS, the requested amendment to the conditional use permit meets those requirements necessary as specified in Richfield’s Zoning Code, Section 514.07, Conditional uses, Subd. 7, conditions for religious institutions and related convents or parsonages; and

WHEREAS, the requested amendment to the conditional use permit meets those requirements necessary as specified in Richfield’s Zoning Code, section 514.11, Lot Area, dimensions and coverage; and section 514.13, building setback and height; and

WHEREAS, the property will be brought into compliance with the parking maximum section of the zoning code, 544.13, Subd. 7, upon any future modifications to the parking lot south of the proposed limits of construction or upon requests for redevelopment of the currently vacant land.

WHEREAS, the Planning Commission of the City of Richfield held a public hearing for the requested amendment at its July 27, 2020 meeting; and

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

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

With respect to the application for requested amendment to a conditional use permit at the above mentioned property, the Planning Commission makes the following findings:

1. The City Council adopts as its Findings of Fact the WHEREAS clauses set forth above.
2. An amended conditional use permit is approved to allow modifications to an existing building

3. The approved, amended conditional use permit is subject to the following conditions:
- A recorded copy of the approved resolution must be submitted to the City prior to the issuance of a building permit;
 - The property owner is responsible for the ongoing maintenance and tending of all landscaping in accordance with approved plans;
 - The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report dated July 7, 2020, and compliance with all other City and State regulations;
 - Approval of the vacation of the portion of 5th Avenue at the northern boundary of the site prior to issuance of a building permit;
 - Community development approval of final bicycle rack quantities and locations is required. One bicycle rack must be on Portland side of the building;
 - Community development approval of trash enclosure materials and design;
 - Approval of sign permits is separate and required;
 - Approval of a final landscaping plan and lighting plan prior to issuance of the building permit;
 - The approved, amended 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, amended conditional use permit shall remain in effect for so long as conditions regulating it are observed.

Adopted by the City Council of the City of Richfield, Minnesota this 10th day of August 2020.

Maria Regan Gonzalez, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

Code Requirements / Required Findings

Part 1 – Conditional Use Permit: 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.* This requirement is met. The location of the facility is designated as "Quasi-Public" land use which includes all civic, county and state facilities (excluding parks); religious facilities, schools and other similar non-profit uses. This is a religious facility with a school connected.
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.* This requirement is met. 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. The proposed use is consistent with these intentions. The property is in the Single-Family Residential (R) District. The purpose of the R District is to provide residential locations that are safe, attractive and quiet. The continued use of this property as a conditionally-permitted church meets these requirements.
3. *The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines.* There are no specific redevelopment plans that apply.
4. *The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code.* The proposed use meets most requirements in this section, but under certain calculations exceeds the maximum allowable number of parking stalls. The applicant is providing additional parking stalls nearer to the reconstructed main entrance of the church (off of Portland Avenue). Future redevelopment of the southern half of the parcel or reconstruction of the southern parking lot (outside of current construction limits) offers a better opportunity to comprehensively review and adjust parking. The resolution approving this amendment includes a stipulation requiring that parking be reviewed upon either of these triggers.
5. *The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements.* This requirement is met.
6. *The use will not have undue adverse impacts on the public health, safety, or welfare.* This requirement is met.
7. *There is a public need for such use at the proposed location.* This requirement is met. Hope Church has existed as a congregation since 1954, and this community gathering space is important to many residents as a resource and as a space for spiritual health.
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.

Conditional Use Permit for:
Hope Church



PROJECT TEAM:

OWNER: HOPE CHURCH
 7132 PORTLAND AVE S
 RICHFIELD, MN 55423

ARCHITECT: VANMAN ARCHITECTS AND BUILDERS
 9600 54TH AVE N, SUITE 180
 PLYMOUTH, MN 55442
 PHONE: 763-541-9552
 FAX: 763-541-9857
 ARCHITECT: ANGIE KNODEL, AIA
 (angie@vanmanab.com)

CIVIL ENGINEER: REHDER AND ASSOCIATES
 3440 FEDERAL DR #110
 ST. PAUL, MN 55122
 PHONE: 651-452-5051
 FAX: 651-452-9797
 ENGINEER: BENTON FORD
 (BFord@rehder.com)

CONTRACTOR: VANMAN ARCHITECTS AND BUILDERS
 9600 54TH AVE N, SUITE 180
 PLYMOUTH, MN 55442
 PHONE: 763-541-9552
 FAX: 763-541-9857
 PROJECT MANAGER: TAD SWEDIN
 (tad@vanmanab.com)

SHEET INDEX

- A1 - TITLE SHEET
- A2 - BUILDING USAGE PLAN
- A3 - MAIN LEVEL FLOOR PLAN
- A4 - LOWER LEVEL FLOOR PLAN
- A5 - EXTERIOR ELEVATIONS
- A6 - EXTERIOR ELEVATIONS

CIVIL SHEETS
 (BY REHDER AND ASSOCIATES)

A-1

HOPE CHURCH 7132 Portland Ave S, Richfield MN 55423

JUNE 22, 2020

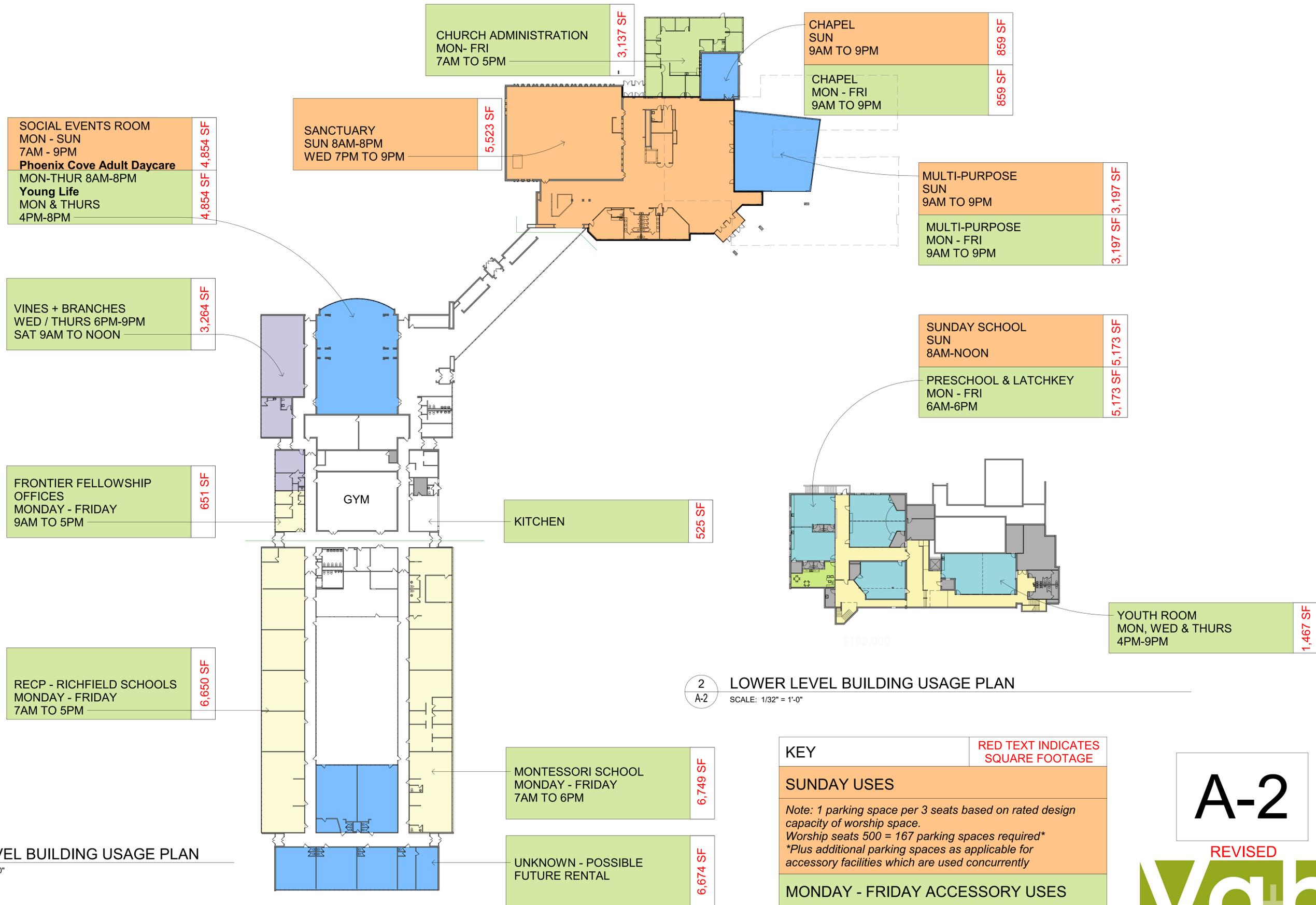
VANMAN ARCHITECTS AND BUILDERS - 9600 54th Ave N #180 - Plymouth, Minnesota 55442 - 888.327.2817 - 763.541.9552 - 763.541.9857 - www.vanmanab.com

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\$193,000

\$149,000



1 MAIN LEVEL BUILDING USAGE PLAN
A-2 SCALE: 1/32" = 1'-0"

2 LOWER LEVEL BUILDING USAGE PLAN
A-2 SCALE: 1/32" = 1'-0"

KEY

RED TEXT INDICATES SQUARE FOOTAGE

SUNDAY USES

*Note: 1 parking space per 3 seats based on rated design capacity of worship space.
Worship seats 500 = 167 parking spaces required*
Plus additional parking spaces as applicable for accessory facilities which are used concurrently

MONDAY - FRIDAY ACCESSORY USES

A-2



HOPE CHURCH 7132 Portland Ave S, Richfield MN 55423

JULY 13, 2020

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A-3

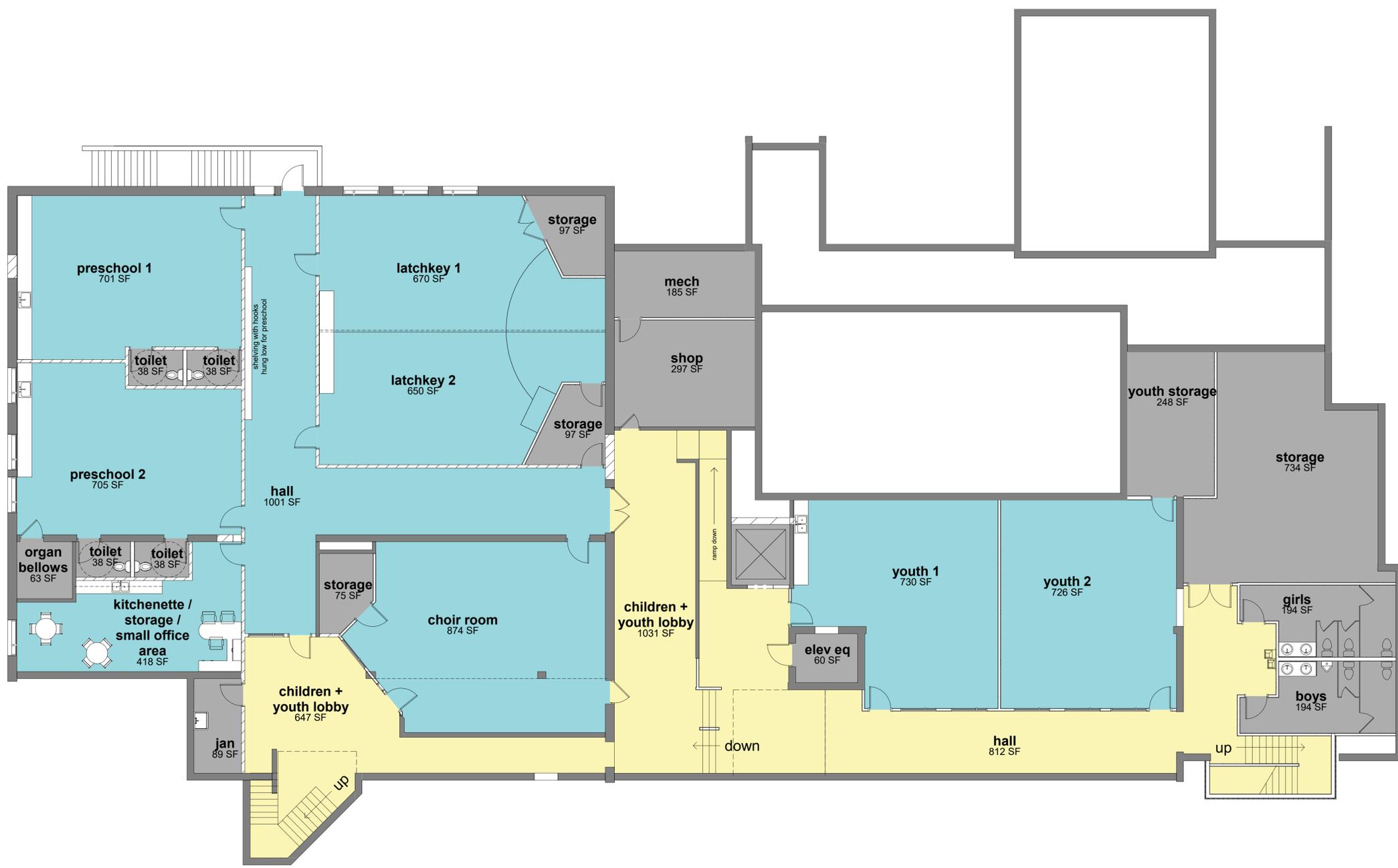
HOPE CHURCH 7132 Portland Ave S, Richfield MN 55423

JUNE 22, 2020

VANMAN ARCHITECTS AND BUILDERS - 9600 54th Ave N #180 - Plymouth, Minnesota 55442 - 888.327.2817 - 763.541.9552 - 763.541.9857 - www.vanmanab.com

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A-4

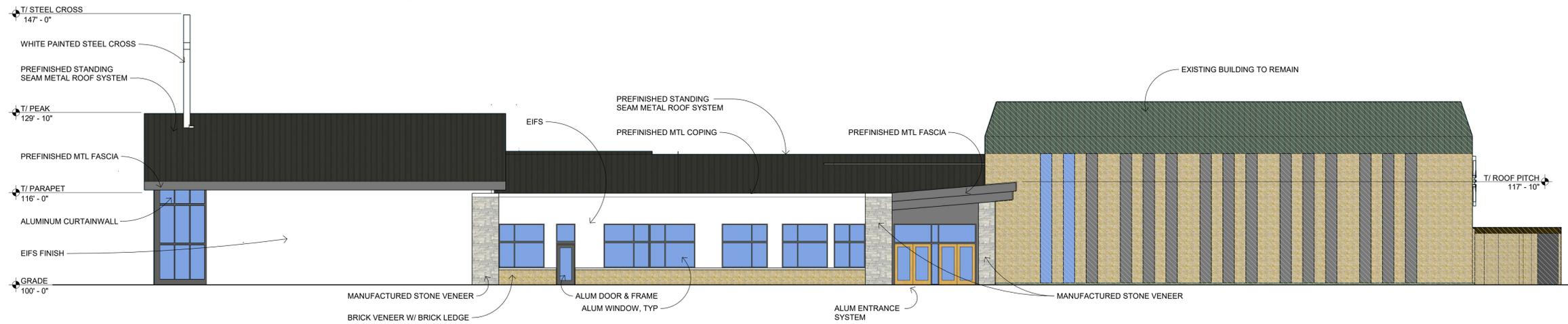
HOPE CHURCH 7132 Portland Ave S, Richfield MN 55423

JUNE 22, 2020

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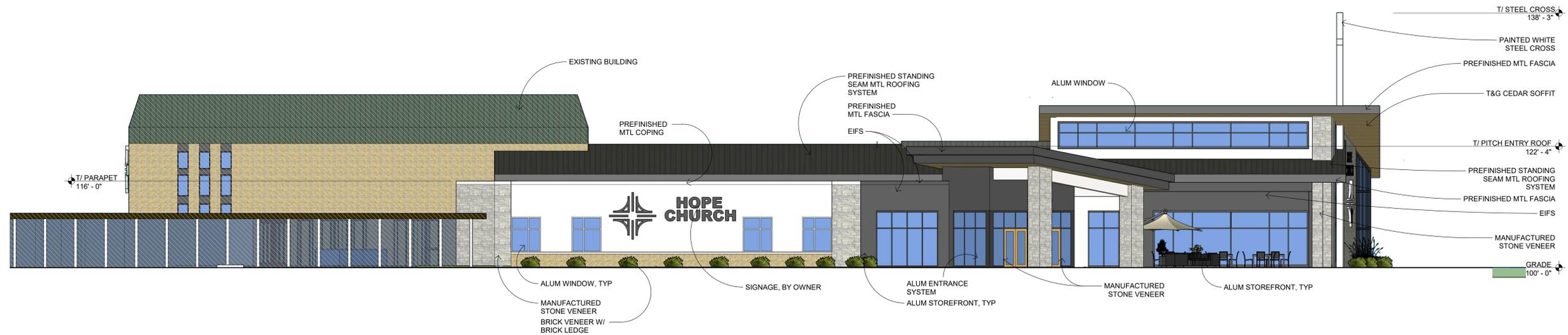


1 NORTH ELEVATION
A-5 SCALE: 1" = 10'-0"

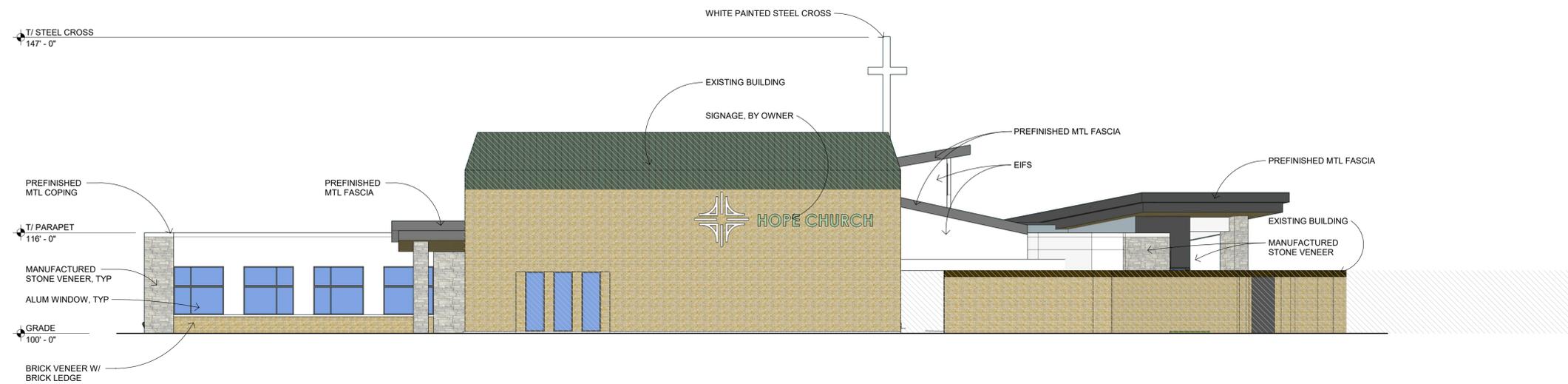


2 EAST ELEVATION
A-5 SCALE: 1" = 10'-0"

A-5



1 SOUTH ELEVATION
A-6 SCALE: 1" = 10'-0"



2 WEST ELEVATION
A-6 SCALE: 1" = 10'-0"

A-6

HOPE CHURCH 7132 Portland Ave S, Richfield MN 55423

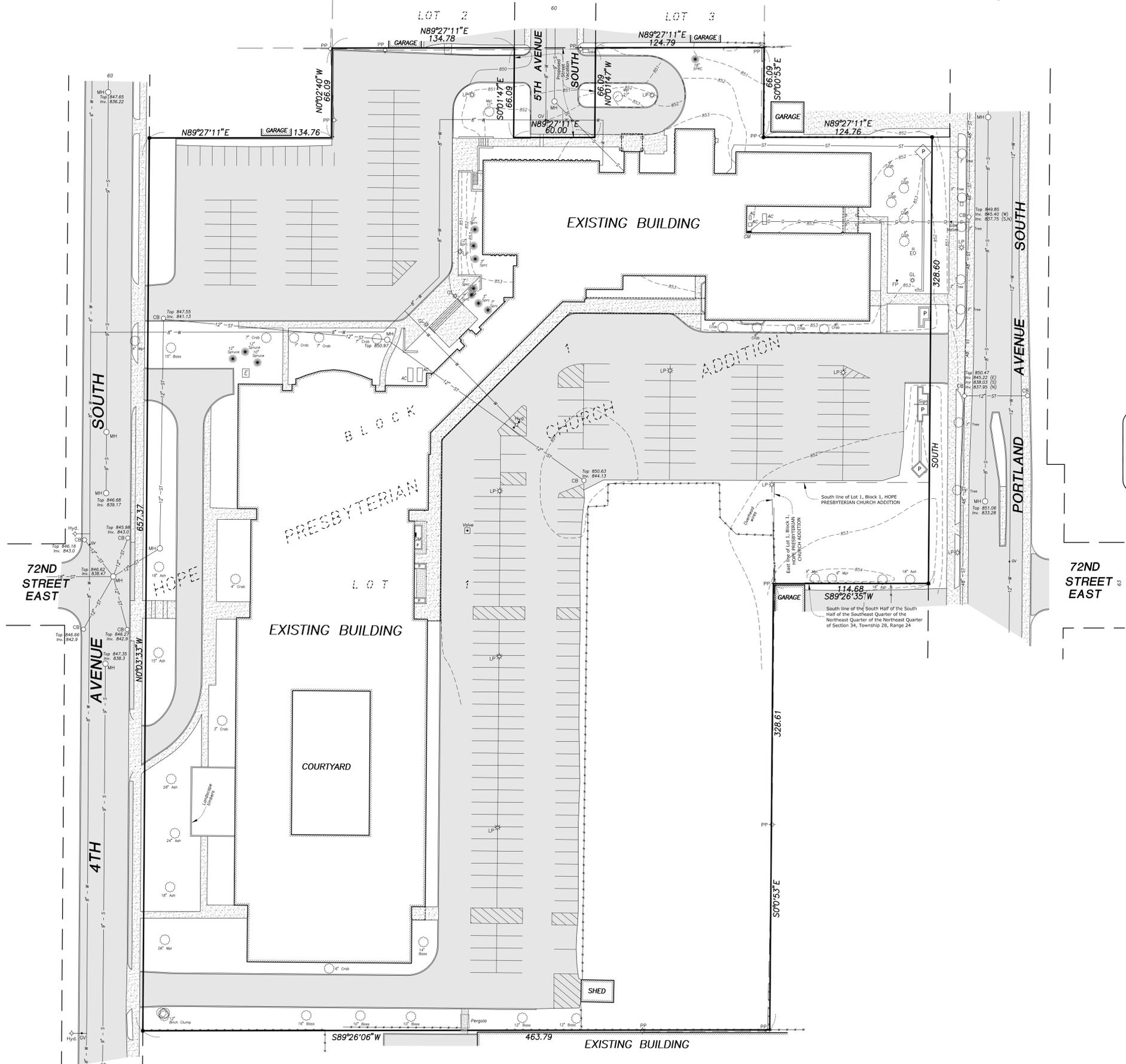
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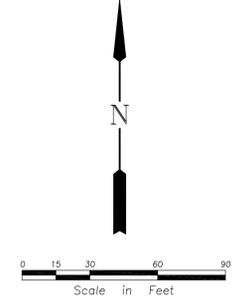


Boundary and Topographic Survey for: HOPE PRESBYTERIAN CHURCH at 7132 Portland Avenue South – Richfield, Minnesota



NOTES

- * Bearings shown are based on HOPE PRESBYTERIAN CHURCH ADDITION.
- * Utilities shown are from information furnished by the City of Richfield and respective utility companies in response to Gopher State One Call Ticket No. 200650659 and are verified where possible.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Area = 359,854 square feet (8.26 acres).
- * This survey was prepared without the benefit of a title commitment. Easements of record, if any, are not shown.



UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

- LEGEND**
- Iron Monument Found
 - Iron Monument Set
 - S — Sanitary Sewer
 - ST — Storm Sewer
 - W — Watermain
 - Hyd. — Hydrant
 - GV — Gate Valve
 - MH — Manhole
 - CB — Catch Basin
 - Inv. — Invert Elevation
 - — Guard Post
 - FP — Flagpole
 - PP — Power Pole
 - LP — Light Pole
 - GL — Ground Light
 - — Electrical Transformer
 - CD — Communications Pedestal
 - ACD — Air Conditioner
 - MHO — Handhole
 - Concrete Surface
 - Bituminous Surface
 - Brick Paver Surface
 - G — Buried Gas
 - Guy Wire
 - GM — Gas Meter
 - EO — Electrical Outlet
 - ◇ — Planter

PROPERTY DESCRIPTION

Lot 1, Block 1, HOPE PRESBYTERIAN CHURCH ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

and

That part of the South Half of the South Half of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 34, Township 28, Range 24 lying south and east of Lot 1, Block 1, HOPE PRESBYTERIAN CHURCH ADDITION, except road.

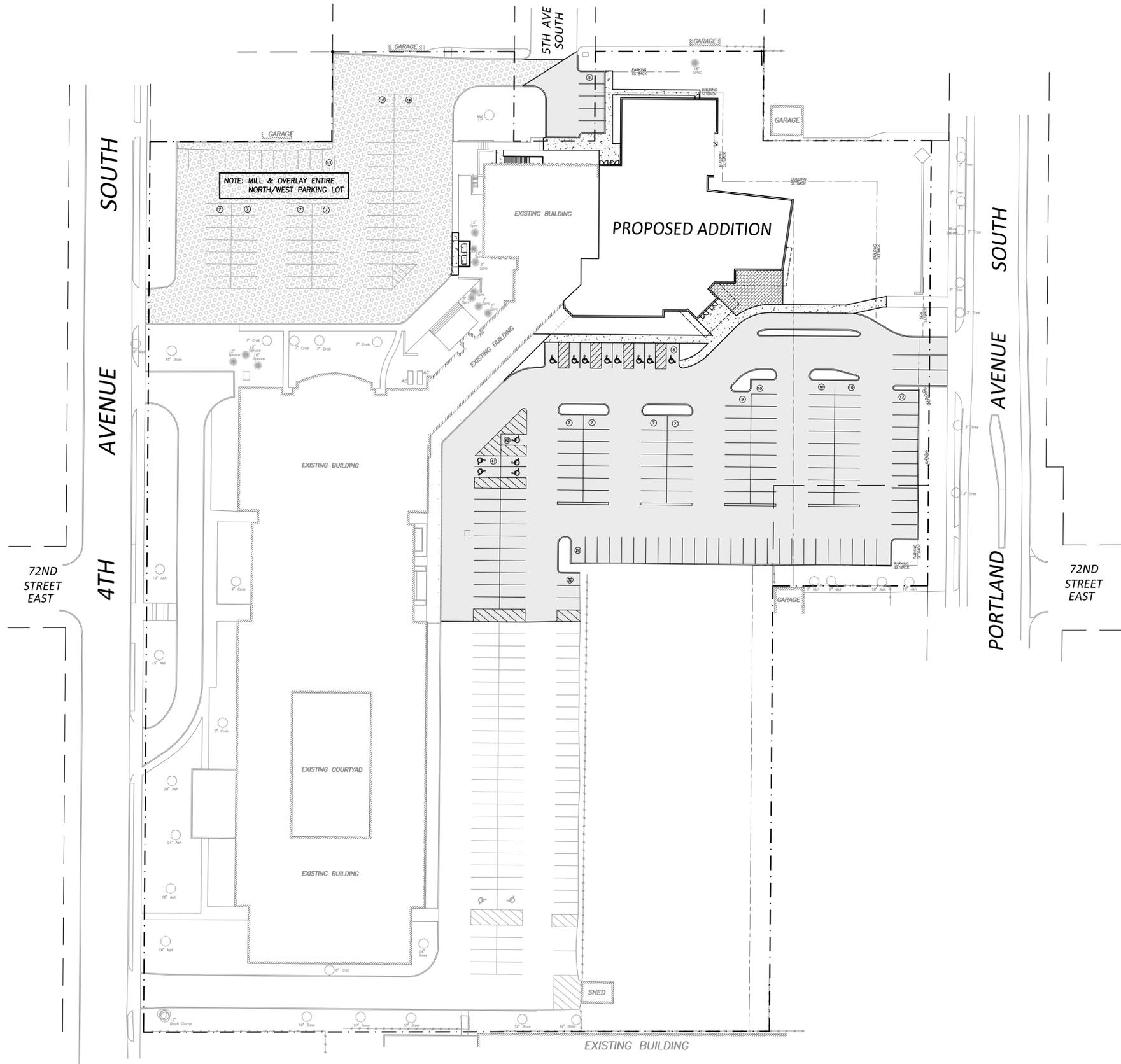
I hereby certify that this survey was prepared by me or under my direction and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 15th day of June, 2020

REHDER & ASSOCIATES, INC.

Gary C. Huber

Gary C. Huber, Land Surveyor
Minnesota License No. 22036



3440 Belmont Drive, Suite 110
 Portland, OR 97201
 Telephone 651-452-5051
 www.rehder.com



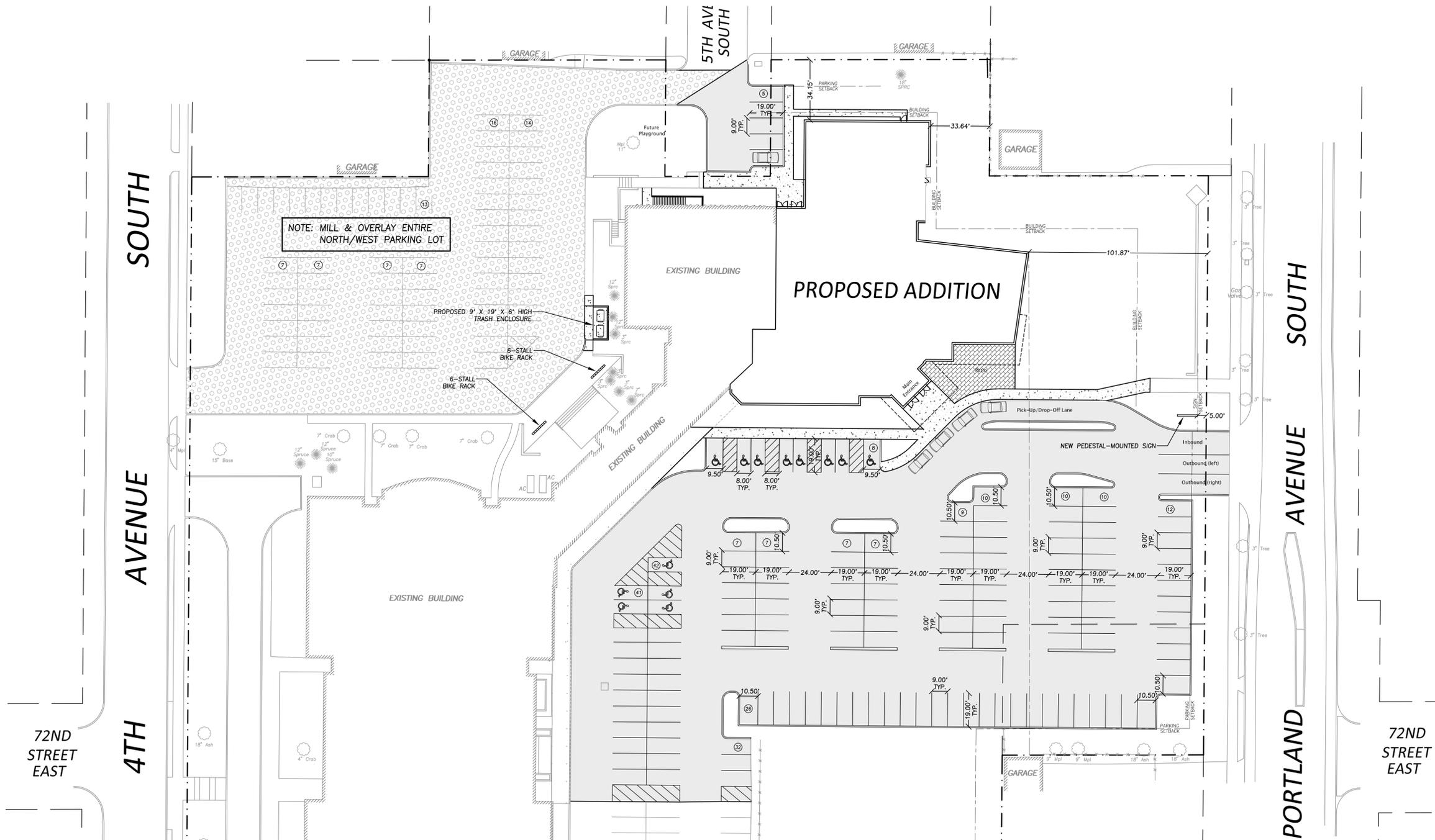
PROJECT NO.: 201-3170.011 DRAWING FILE: 3170011.DWG

I hereby certify that this plan was prepared by
 a duly Licensed Professional Engineer under
 the laws of the State of Oregon.
PRELIMINARY
 Name _____ Date _____
 Reg. No. _____

| | |
|-----------------------------|---------|
| 6-24-20 | 7-13-20 |
| Issued | |
| CITY SUBMITTAL | |
| ADDRESS AND REPORT COMMENTS | |

OVERALL SITE PLAN
 HOPE PRESBYTERIAN CHURCH
 CITY OF RICHFIELD

SHEET NUMBER
CO



- SITE NOTES**
- ① - All dimensions between curbing and to radius points are to face of curb.
 - ② - All dimensions abutting curbs are to back of curb.
 - ③ - All curb and gutter on private property shall be type B612 unless otherwise noted.
 - ④ - All parking stall striping width is 9.00' unless otherwise noted.

EXISTING PARKING STALLS (SEE SHEET C1)

| PARKING LOT | STANDARD STALLS | ACCESSIBLE STALLS | TOTAL |
|-------------|-----------------|-------------------|-------|
| NORTH/WEST | 71 | 2 | 73 |
| SOUTH/EAST | 152 | 19 | 171 |
| TOTAL | 223 | 21 | 244 |

PROPOSED PARKING STALLS PROVIDED

| PARKING LOT | STANDARD STALLS | ACCESSIBLE STALLS | TOTAL |
|-------------|-----------------|-------------------|-------|
| NORTH/WEST | 76 | 0 | 76 |
| SOUTH/EAST | 181 | 15 | 196 |
| TOTAL | 257 | 15 | 272 |

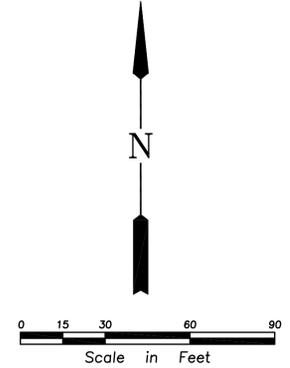
BICYCLE PARKING

REQUIRED AUTO PARKING STALLS: 240 (ASSUMED FOR THIS SUBMITTAL)
 REQUIRED BIKE PARKING STALLS = 5% OF REQ'D AUTO PARKING STALLS = 240 X 0.05 = 12
 BIKE PARKING STALLS PROVIDED = 12

SITE SUMMARY

SITE AREA = 359,853 SQ.FT.
 DISTURBED AREA = 107,941 SQ.FT.
 EXISTING IMPERVIOUS AREA = 228,262 SQ.FT. (63.4%)
 PROPOSED IMPERVIOUS AREA = 235,301 SQ.FT. (65.4%)
 PROPOSED BLDG AREA = 79,889 SQ.FT. (22.2%)

- LEGEND**
- BOUNDARY/ROW/BLOCK LINE
 - [Pattern] PROPOSED CONCRETE
 - [Pattern] PROPOSED BITUMINOUS
 - [Pattern] PROPOSED MILL & OVERLAY



3440 Belmont Drive, Suite 110
 Portland, OR 97205
 Telephone 651-452-5051
 www.rehder.com

REHDER & ASSOCIATES, INC.
 Civil Engineers & Land Surveyors

PROJECT NO.: 201-3170.011 DRAWING FILE: 3170011.DWG

I hereby certify that this plan was prepared by
 a duly Licensed Professional Engineer
 under the laws of the State of Oregon.

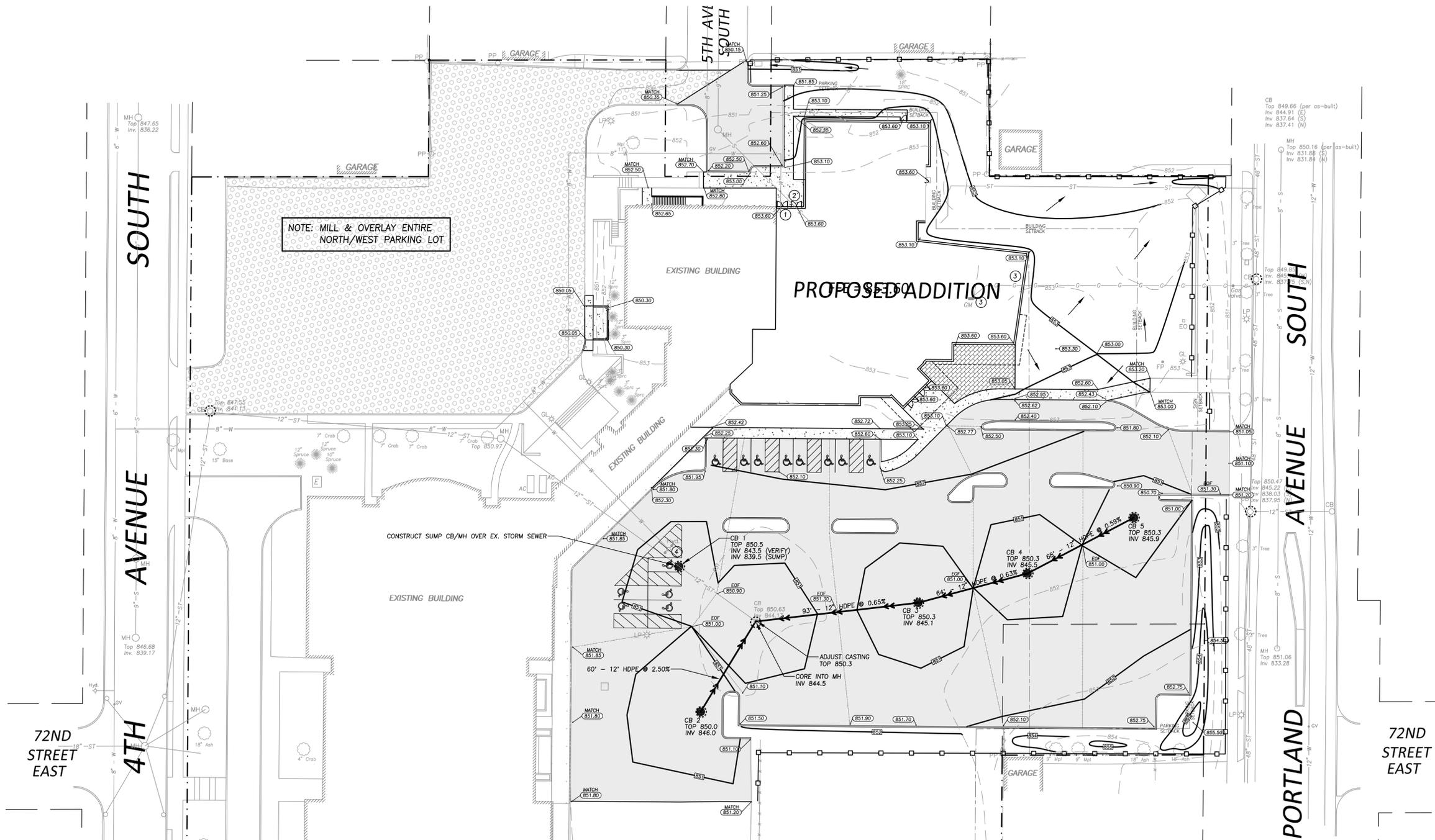
PRELIMINARY
 Name _____ Date _____
 Reg. No. _____

Issued

| | |
|-----------------------------|---------|
| CITY SUBMITTAL | 6-24-20 |
| ADDRESS ARC REPORT COMMENTS | 7-15-20 |

SITE DIMENSION PLAN
 HOPE PRESBYTERIAN CHURCH
 CITY OF RICHFIELD

SHEET NUMBER
C2



GRADING NOTES

- 1 - All elevations shown are to final surfaces.
- 2 - Contractor is responsible for obtaining a National Pollutant Discharge Elimination System (NPDES) General Storm Water Permit for Construction Activity before construction begins.

EROSION CONTROL NOTES

- 1 - Contractor is responsible for all notifications and inspections required by General Storm Water Permit.
- 2 - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- 3 - Sweep paved public streets as necessary where construction sediment has been deposited.
- 4 - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- 5 - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- 6 - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.
- 7 - Install rock construction entrance at main construction entrance.

INSPECTION AND MAINTENANCE

- The site must be inspected once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours.
- All inspections and maintenance conducted must be recorded in writing and records retained with the SWPPP.
- Areas of the site that have undergone final stabilization, may have the inspection of these areas reduced to once per month.
- All silt fence must be repaired, replaced, or supplemented within 24 hours when they become nonfunctional or the sediment reaches 1/3 of the height of the fence.
- Construction site vehicle exit locations must have sediment removed from off-site paved surfaces within 24 hours of discovery.

POLLUTION PREVENTION MANAGEMENT

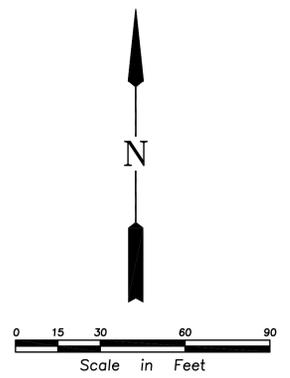
- All solid waste must be disposed of off-site per the MPCA disposal requirements.
- All hazardous waste must be properly stored with restricted access to storage areas to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA Regulations.

UTILITY NOTES

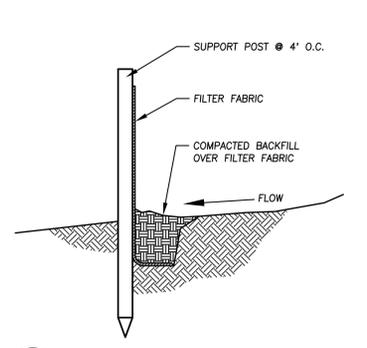
- 1 - Reuse existing water service.
- 2 - Reuse existing sanitary sewer service.
- 3 - Remove/relocate existing gas service and meter.
- 4 - Protect existing hydrant and bollards.

LEGEND

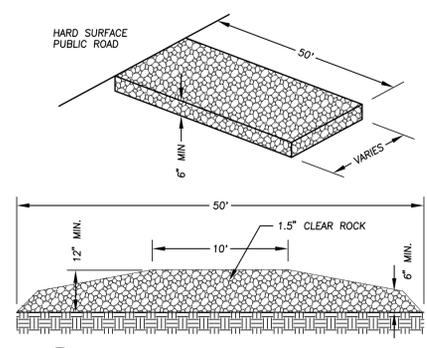
- PROPOSED CATCH BASIN
- PROPOSED STORM SEWER
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED BITUMINOUS
- ▭ PROPOSED MILL & OVERLAY
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- SILT FENCE
- INLET PROTECTION DEVICE
- ▭ PROPOSED EC BLANKET
- ▭ MNDOT CAT. 3P - 2S STRAW
- BOUNDARY/ROW/BLOCK LINE
- BUILDING/PARKING SETBACK LINE
- DRAINAGE ARROW
- W EXISTING WATERMAIN
- S EXISTING SANITARY SEWER
- ST EXISTING STORM SEWER
- G EXISTING BURIED GAS LINE
- 980 EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION



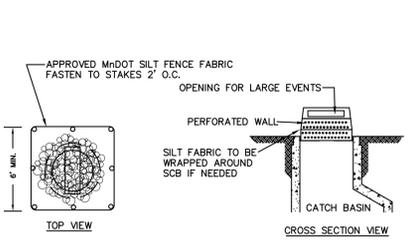
| | |
|---------|-----------------------------|
| 6-24-20 | Issued |
| 7-13-20 | CITY SUBMITTAL |
| | CITY REPORT COMMENTS |
| | ADDRESS ARC REPORT COMMENTS |



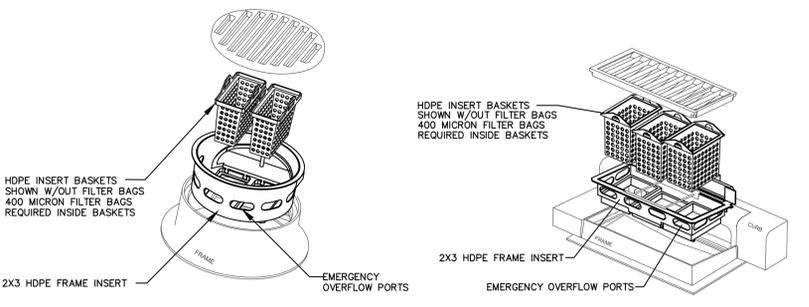
1
C4
SILT FENCE
NO SCALE



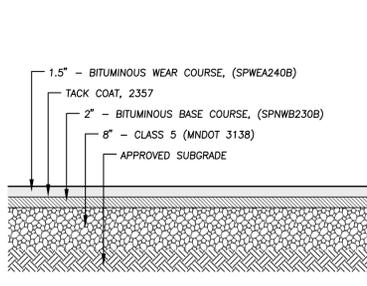
2
C4
ROCK CONSTRUCTION ENTRANCE
NO SCALE



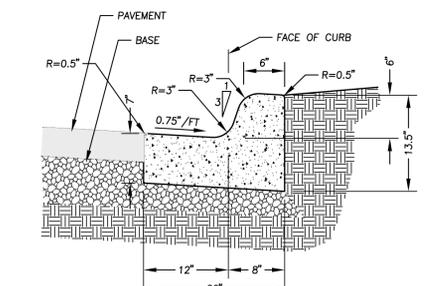
3
C4
INLET PROTECTION (INFRA SAFE OR EQUAL)
NO SCALE



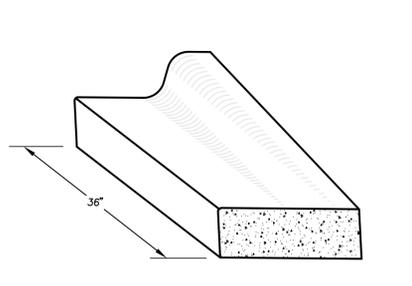
4
C4
INLET PROTECTION (INFRA SAFE OR EQUAL)
NO SCALE



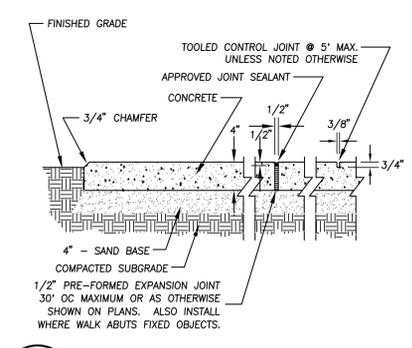
5
C4
PAVEMENT SECTION
NO SCALE



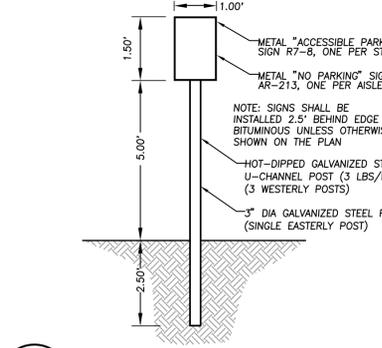
6
C4
B612 CONCRETE CURB & GUTTER
NO SCALE



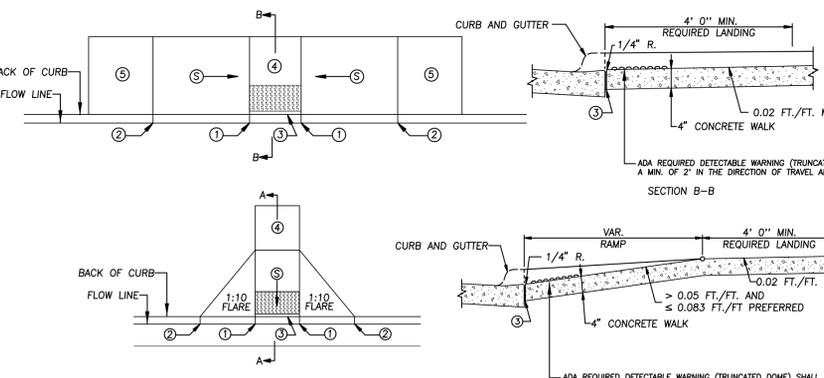
7
C4
CURB & GUTTER BEAVERTAIL
NO SCALE



8
C4
CONCRETE SIDEWALK
NO SCALE



9
C4
ACCESSIBLE PARKING SIGN AND POST
NO SCALE



10
C4
PEDESTRIAN RAMP
NO SCALE

- ① 6\"/>

3440 Pleasant Drive, Suite 110
Plymouth, MI 48170
Telephone 616-452-9051
www.rehder.com

REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

PROJECT NO.: 201-3170.011 DRAWING FILE: 3170011.DWG

I hereby certify that this plan was prepared by
me or a duly Licensed Professional Engineer
under the laws of the State of Michigan.

PRELIMINARY

Name _____ Date _____
Reg. No. _____

| | |
|-----------------------------|---------|
| Issued | |
| CITY SUBMITTAL | 6-24-20 |
| ADDRESS ARC REPORT COMMENTS | 7-13-20 |
| | |
| | |
| | |

DETAILS & SPECIFICATIONS
HOPE PRESBYTERIAN CHURCH
CITY OF RICHFIELD

SHEET NUMBER
C4

Hope Church

See sheet A-2 for additional information

7/13/2020

| Sunday Uses | Sq Ft | Occupants | Factor |
|--------------------------------|---------------|----------------|--------|
| Sanctuary | 5,523 | 500 | seats |
| Chapel* | 859 | 58 | 15 |
| Multi-Purpose** | 3,197 | 214 | 15 |
| Sunday School*** | 5,173 | 258 | 20 |
| Social Events Room**** | 4,854 | 324 | 15 |
| TOTAL | 19,606 | 1354 | |
| Monday - Friday Accessory Uses | | | |
| Church Administration | 3,137 | 32 | 100 |
| Chapel* | 859 | 58 | 15 |
| Multi-Purpose** | 3,197 | 214 | 15 |
| Pre-school LatchKey*** | 5,173 | 258 | 20 |
| Youth Rooms (*portion shared) | 1,467 | included above | 20 |
| Young Life**** | 4,854 | 324 | 20 |
| Vines + Branches | 3,264 | 33 | 100 |
| Frontier Fellowship Offices | 651 | 7 | 100 |
| RECP Richfield School | 6,650 | 333 | 20 |
| Unknown Future Rental | 6,674 | 67 | 100 |
| Montessori School | 6,749 | 338 | 20 |
| Kitchen | 525 | 3 | 200 |
| TOTAL | 43,200 | 1667 | |

* indicates shared or dual use space AND calculated in both scenarios

Richfield Zoning Map



Zoning Designation

-  R Single-Family
-  MR-1 Two-Family
-  MR-3 High-Density Multi-Family
-  C-1 Community Commercial



LAST UPDATED: 5/20/2020

