



**PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
SEPTEMBER 28, 2020
7:00 PM**

Call to Order

Approval of the minutes of the July 27, 2020 Planning Commission meeting.

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

Agenda Approval

Public Hearings

1. Public hearing to consider a request for variance for a driveway wider than the allowed maximum at 2015 Forest Drive.

20-VAR-02
2. Consideration of an amendment to approve final development plans for a mixed use development at 101 66th Street East (66th Street and 1st Avenue). The proposed amendment reduces commercial space and increases the number of apartments in the project.

Liaison Reports

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

3. Next Meeting Time and Location
4. Adjournment

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



Planning Commission Minutes

July 27, 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
Nellie Jerome, Assistant Planner

OTHERS PRESENT: Justin Bratnober and Keith Koenig, Hope Church, Public Hearing Item #1

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

APPROVAL OF MINUTES

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

Motion carried: 4-0 (Commissioner Pynn was absent for vote)

M/Lavin, S/Hayford Oleary to approve the minutes of the June 22, 2020, meeting

M/Quam, S/Rudolph to amend the minutes to include the following, under Public Hearing Item #2: "Chair Quam thought this vote should not happen yet since wireless facility installations are still very new to the planning commission. Also giving up the conditional use requirement would remove the small amount of input the planning commission currently has in single family residential installations."

Motion for amendment carried: 5-0

Motion as amended carried: 5-0

OPEN FORUM

No members of the public spoke, no comments received.

APPROVAL OF AGENDA

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

Motion carried: 5-0

PUBLIC HEARINGS

ITEM #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)

The applicant team gave a summary of the project and of Hope Church's work. Commissioner Hayford Oleary asked why the excess parking issue is not being addressed at present, and staff explained that there were many current users of the space with diverse parking needs and that the church is intending to relocate parking closer to the entrance. Hope Church sent mailings to neighbors about the project and reported that they received no comments indicating any negative impact.

July 27, 2020

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

Motion carried: 5-0

M/Pynn, S/Quam 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)

M/Hayford Oleary, S/Quam to amend the ACUP approval to include a stipulation that the southeastern, unimproved portion of the property be maintained as landscaping or grass.

Motion for amendment carried: 5-0

Motion as amended carried: 5-0

LIAISON REPORTS

Community Services Advisory Commission: COVID-19 impact updates on projects, youth programs, and events were discussed.

City Council: no report

Housing and Redevelopment Authority (HRA): Last week, the HRA approved preliminary updates to the development agreement for the PLH project at 101 66 St. E.

Richfield School Board: The Richfield Dual Language school's summer programming and COVID response was highlighted on the news, the District's Fall reopening plans are still being considered, and the School Board is still considering if School Resource Officers in schools is appropriate.

Transportation Commission: Nothing to report. Penn Ave reconstruction plans and public input survey was discussed, in regards to car, pedestrian, and bike traffic. Commissioner Rudolph advocated for more regional trail connection maps posted up in the city.

CITY PLANNER'S REPORT

Nothing to report

ADJOURNMENT

The next regular meeting will be Monday, August 28, at 7pm, on Webex online meeting platform.

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

Motion carried: 5-0

The meeting was adjourned by unanimous consent at **7:45 p.m.**

Planning Commission Secretary

AGENDA SECTION:	Public Hearings
AGENDA ITEM #	1.
CASE NO.:	20-VAR-02



PLANNING COMMISSION MEETING

9/28/2020

REPORT PREPARED BY: Nellie Jerome, Assistant Planner

CITYPLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
9/22/2020

ITEM FOR COMMISSION CONSIDERATION:

Public hearing to consider a request for variance for a driveway wider than the allowed maximum at 2015 Forest Drive.

EXECUTIVE SUMMARY:

The property located at 2015 Forest Drive is in the Low-Density Single-Family Residential (R-1) Zoning District. The purpose of the requested variance is to allow a driveway that is wider than the allowable maximum width of 20 feet. In 2019, the applicant was granted a set of variances to construct a new, attached garage. The variances were for a side setback requirement, the total number of allowable accessory storage buildings, and the total allowable square footage for accessory and garage space. As part of the variance application process, contractors hired by the applicant for construction of the attached garage were notified that the maximum driveway width was 20 feet. The contractors subsequently submitted a plan that met this requirement and plans with a conforming driveway were approved by the Planning Commission on July 22, 2019.

In Spring of 2020, the contractors constructed a driveway that was 25.5 feet wide, without first obtaining the required driveway permit, without meeting the previously-approved site plan, and after being notified of the maximum allowable width of 20 feet. Approval of variances requires that an applicant meet five statutory findings. Of particular importance in this case is that the situation for which the variance is requested cannot be one that was created by the applicant. A full discussion of the criteria for a variance is listed in the "Policies" section. Finding that criteria are not met, staff recommend denial.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Approve a resolution denying a variance for a driveway wider than the allowed maximum at 2015 Forest Drive.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

In 2019, the applicant was granted a set of variances to construct a new, attached garage. A site plan with a allowable driveway was approved by the Planning Commission on July 22, 2019. The current driveway does not meet the plan approved in 2019.

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

2015 Forest Drive is zoned Low-Density Single-Family Residential (R-1). Driveway requirements are established in Zoning Code Subsection 518.05, Subdivision 6. In the R-1 district, the maximum driveway width in front yard areas is 20 feet.

The findings necessary to approve a variance are as follows (Subsection 547.11):

1. *There are “practical difficulties” that prevent the property owner from using the property in a reasonable manner. Economic considerations alone do not constitute practical difficulties.* No practical difficulties exist. The property owner would still have use of the driveway and garage if the driveway were brought into compliance at 20 feet wide.
2. *There are unusual or unique circumstances that apply to the property which were not created by the applicant and do not apply generally to other properties in the same zone or vicinity.* The applicant created the circumstance by installing a wider driveway without first obtaining a permit, and after notified both verbally and in writing about the maximum width. The property is larger than some other properties in Richfield, with a lot frontage of about 107 feet, but the maximum driveway width of 20 feet still applies.
3. *The variance would not alter the character of the neighborhood or the locality.* Granting a variance to allow a wider driveway will not alter the character of the neighborhood.
4. *The variance is the minimum necessary to alleviate the practical difficulty.* There is no practical difficulty to be eliminated.
5. *The variance is in harmony with the general purpose and intent of the ordinance and consistent with the Comprehensive Plan.* The variance requested is not in harmony with the intent of the zoning ordinance. The intent of the driveway width maximum is to limit impervious surfaces for environmental reasons, and to preserve aesthetics in the city by limiting front yard parking.

C. CRITICAL TIMING ISSUES:

60-DAY RULE: The 60-day clock 'started' when a complete application was received on August 31, 2020. A decision is required by October 30, 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 September 17, 2020.

ALTERNATIVE RECOMMENDATION(S):

Approve the request with a finding that it meets conditions necessary for a variance.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Christine and Renato Krsnik, applicants

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Resolution	Resolution Letter
<input type="checkbox"/> Property Survey	Backup Material
<input type="checkbox"/> ARC Report (2019)	Backup Material
<input type="checkbox"/> Approved site plan (2019)	Backup Material
<input type="checkbox"/> Variance petition	Backup Material
<input type="checkbox"/> Zoning Map	Backup Material

RESOLUTION NO. XXX

RESOLUTION OF THE RICHFIELD PLANNING COMMISSION DENYING A VARIANCE AT 2015 FOREST DRIVE

WHEREAS, an application has been filed with the City of Richfield which requests approval of a variance on the parcel of land commonly known as 2015 Forest Drive (the “property”) and legally described as:

Lot 4, Block 9, Fairwood Park, Hennepin County, Minnesota

WHEREAS, Richfield Zoning Code, Subsection 518.05, Subdivision 6, states that the maximum driveway width in front yard areas of the R-1 district is 20 feet; and

WHEREAS, Richfield Zoning Code, Subsection 547.11 states that a variance may only be granted when all required criteria are met; and

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

WHEREAS, the Planning Commission of the City of Richfield held a public hearing for the requested variance at its September 28, 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 Planning Commission of the City of Richfield, Minnesota, as follows:

1. The Planning Commission adopts as its Findings of Fact the **WHEREAS** clauses set forth above, as well as the following:
2. With respect to the application for a variance from the above-listed requirements, the Planning Commission makes the following findings:
 - a. Strict enforcement of the Zoning Code subsection listed above would not cause a practical difficulty. Economic considerations alone do not constitute practical difficulties. The property owner would still have use of the driveway and garage if the driveway were brought into compliance at 20 feet wide.
 - b. No unique circumstances apply to the property that do not apply generally to other properties in the R-1 residential district, or in the vicinity.
 - c. The property owner caused the circumstances that led to the variance request for a wider driveway.
 - d. The variance requested is not in harmony with the intent of the zoning ordinance. The intent of the driveway width maximum is to limit impervious surfaces for environmental reasons, and to preserve aesthetics in the city.

3. Based on the foregoing findings, the application for a variance to the maximum driveway width is denied.

Adopted by the Planning Commission of the City of Richfield, Minnesota this 28th day of September 2020.

Chairperson, Richfield Planning Commission

ATTEST:

Secretary, Richfield Planning Commission



Community Development Department
Planning & Zoning

ADMINISTRATIVE REVIEW COMMITTEE (ARC) REPORT

MAYOR

MARIA REGAN
GONZALEZ

CITY COUNCIL

EDWINA GARCIA
MARY SUPPLE
SIMON TRAUTMANN
BEN WHALEN

CITY MANAGER

KATIE RODRIGUEZ

HBRE

ATTN: Robbie Hyland
1143 South Shore Drive
Plymouth, MN 55441

July 2, 2019

Subject: Variance – 2015 Forest Dr, Richfield, MN 55423

Dear Mr. Hyland:

Below are the comments from the Administrative Review Committee (ARC) regarding your application. Your application will not be considered complete until the items identified as "Required for consideration of land use approvals" have been submitted / addressed. In order to be considered by the Planning Commission on Monday, July 22nd, these items must be submitted to the City by **4:00 p.m. on Monday, July 8th.**

All additional information and/or plans listed in this report and attachment(s) must be submitted prior to issuance of building permits, unless otherwise indicated. **Please carefully review these items, as certain requirements can be costly.** If you have questions about any particular item, please contact the staff person(s) indicated. All City/Zoning code sections referenced are available on the City's website: richfieldmn.gov/zoningcode.

Planning and Zoning / Community Development

Sadie Gannett, Ph. 612-861-9758

Required for consideration of land use approvals

- A revised survey showing a maximum width of 20 feet on the driveway, a setback for the front corner of the garage, as well as the square footage of the proposed garage listed under the 'proposed accessory structure area'. See attached survey for details.
- Application fee of \$350.

Inspections

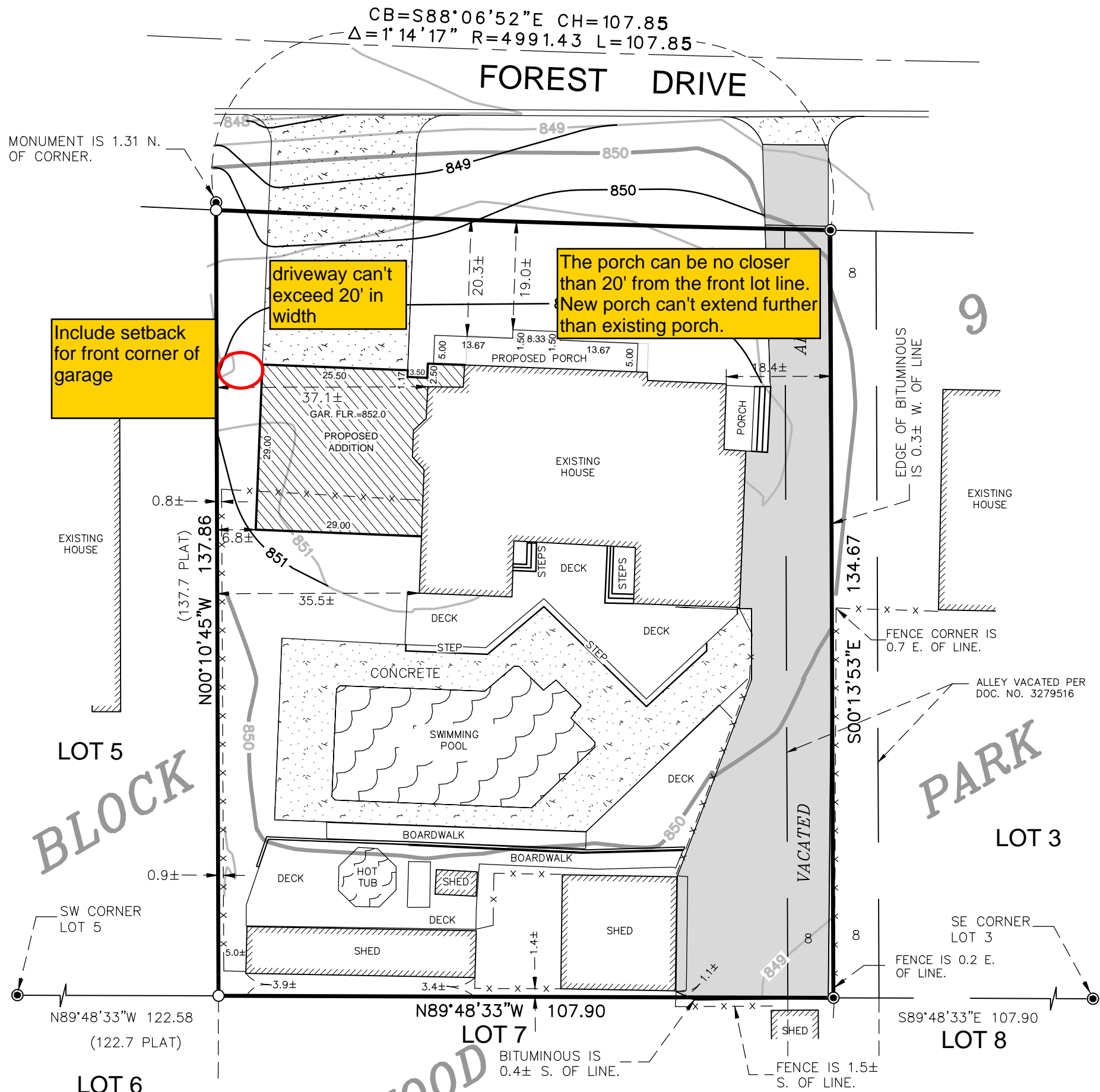
Rick Regnier, Ph. 612-861-9862

- Please submit two complete sets of revised plans if variance is approved.

If you have any questions regarding these requirements, please call the staff person listed.

Sincerely,

Sadie Gannett
Assistant Planner



LOT 6

NOTE: GARAGE FLOOR ELEVATION AND TOP OF FOUNDATION ELEVATIONS TO BE VERIFIED BY CONTRACTOR IN THE FIELD.

○ DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 48634.

● DENOTES FOUND IRON MONUMENT.

■ DENOTES BITUMINOUS SURFACE TO BE REMOVED.

— x — DENOTES FENCE LINE.

EXISTING PROPERTY DESCRIPTION
(Document No. 919102)

Lot 4, Block 9, Fairwood Park, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for Hennepin County Minnesota.

Subject to restrictions, reservations and easements of record, if any.

EXISTING AREAS:

- LOT = 14673 SQ. FT.
- IMPERVIOUS AREA (WITHIN LOT) = 9315 SQ. FT. = 63% COVERAGE

PROPOSED AREAS AFTER ADDITION AND DRIVEWAY REMOVAL:

- LOT = 14673 SQ. FT.
- IMPERVIOUS AREA (WITHIN LOT) = 8591 SQ. FT. = 59% COVERAGE

EXISTING ACCESSORY STRUCTURE AREA:

- 764 SQ. FT.

PROPOSED ACCESSORY STRUCTURE AREA:

- 764 SQ. FT.

proposed attached garage: 852 SQ. FT.

BEARINGS SHOWN HEREON ARE ORIENTED TO THE HENNEPIN COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN)

CERTIFICATE OF SURVEY FOR:

HBRE



JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING

1112 HIGHWAY 55, SUITE 201, HASTINGS, MN 55033
(651) 438-0000

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

Revised: 05/28/2019
Revised: 06/10/2019
Revised: 06/21/2019

Mitchell A. Scofield

Mitchell A. Scofield
Minnesota License No. 48634
Date: 5/10/2019

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS	19-427		S-8156

Variance Petition



Applicant: RENATO & CHRISTINE KRSENIK

Address: 2015 FOREST DR W. RICHFIELD, MN 55423

I am Requesting a Variance to Allow:

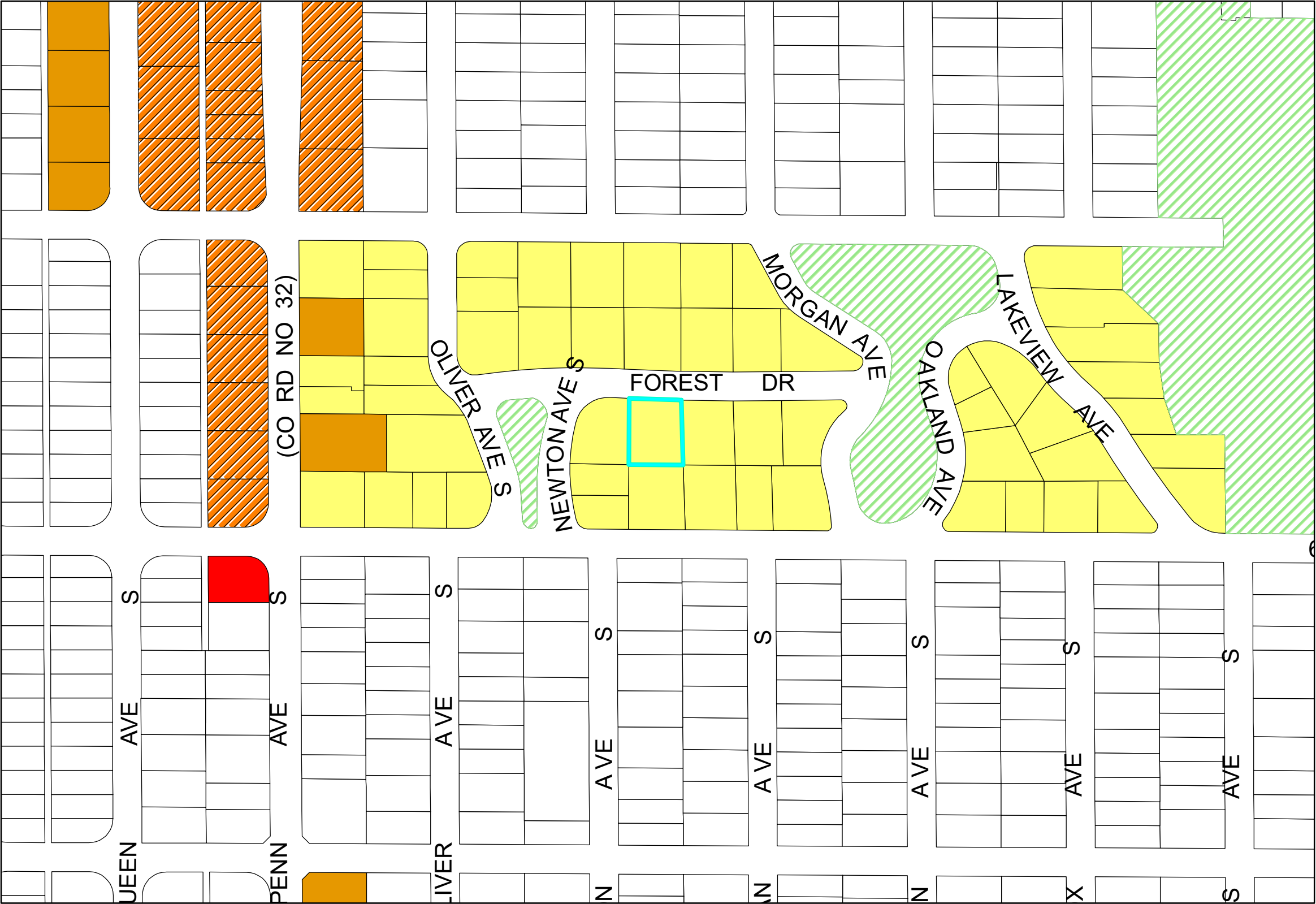
To keep the current driveway which was poured without a permit and was an oversight by the contractor (HBRG).

I AM IN FAVOR OF THE PROPOSED VARIANCE:

*Signature (property owners only)	Address (please print clearly)
	2009 Forest Dr. W
	2024 Forest Dr.
	2034 FOREST DRIVE W
	2101 FOREST DRIVE W
	2101 Forest Dr W

* Signatures may not be removed after the petition is submitted to the City.

Richfield Zoning Map

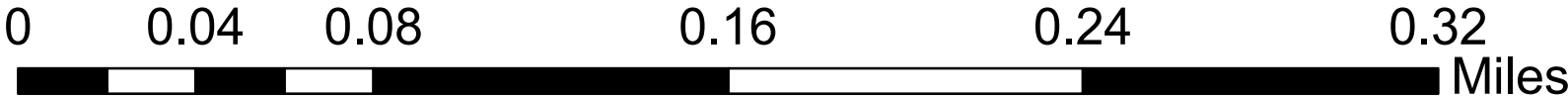


Context Map

- 2015 Forest Drive
- Park (Zoning District is R)
- R Single-Family
- R-1 Low-Density Single-Family
- MR-2 Multi-Family
- C-2 General Commercial
- MU-C/PAC Mixed Use + Penn Overlay



LAST UPDATED: 5/20/2020





PLANNING COMMISSION MEETING

9/28/2020

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

CITYPLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
9/21/2020

ITEM FOR COMMISSION CONSIDERATION:

Consideration of an amendment to approve final development plans for a mixed use development at 101 66th Street East (66th Street and 1st Avenue). The proposed amendment reduces commercial space and increases the number of apartments in the project.

EXECUTIVE SUMMARY:

In June 2018, the City Council approved development plans for a mixed use building with 6,000 square feet of commercial space and 31 apartments at 66th Street and 1st Avenue, now known as The Emi. After a series of delays, PLH & Associates (Developer) approached the City Council and Housing and Redevelopment Authority (HRA) earlier this year to discuss the possibility of amending those plans to reduce ground floor commercial space and provide affordable housing units instead. The Council and HRA were generally supportive and the Developer is now proposing a development that includes 1,770 square feet of commercial and 42 apartments.

The proposed development continues to provide a building that is responsive to the street, albeit this is primarily via walk-up apartments instead of commercial uses. Exterior elevations have changed to accommodate the apartments; however, these changes are modest and continue to provide an attractive frontage on all sides of the building.

The change from commercial space to residential significantly lowers parking requirements. Without a transit reduction and assuming a fairly intense commercial use such as a coffee shop, the development requires 61 spaces. With the permitted transit reduction, the required parking falls to 55 spaces. The Developer has not proposed a reduction in parking and current plans include 72 spaces; however, staff is recommending that the rear row (12 spaces) be landscaped and serve as a proof-of-parking area. A proof-of-parking area serves as space that could be converted to additional parking, if needed. In the meantime, this area could be landscaped - providing additional opportunity for native plantings and reducing impervious surface which is significantly better for the environment and the residents in the area (e.g. urban heat island, water quality, access to green space). The maximum allowable parking per Code is 67 spaces.

The proposed development remains in keeping with the framework, goals, and policies of the Comprehensive Plan. Some of those policies and goals include:

- Commit to equitable opportunities for all.
- Emphasize sustainability.
- Maintain an appropriate mix of housing types in each neighborhood based on available amenities, transportation resources, and adjacent land uses.
- Promote development that broadens the tax base.

- Encourage development of areas where vehicle use is minimized.

Staff finds that the proposal amendment continues to meet the policies and intent of the Comprehensive Plan and Code requirements for mixed use development and recommends approval.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Recommend approval of the attached resolution approving an amendment to the conditional use permit and final development plans for 101 66th Street East.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- Southview Baptist Church vacated the property and began marketing it for sale in 2013.
- The Developer purchased the property in 2016.
- The Planning Commission and City Council were first made aware of a possible development on this site in August 2016; joint Council/Planning Commission work sessions were held on August 23, 2016 and November 20, 2017.
- The Developer held open house meetings to discuss the proposal with the neighborhood on April 19 and May 14, 2018.
- In June 2018, the City Council approved final development plans for the project. Due to delays in securing financing and identifying a general contractor, construction was delayed, and in June 2019 the Council granted a one-year extension to get the project underway. While they had hoped to be under construction this spring, the current pandemic led to a second six-month extension in May 2020.
- On June 15, 2020, the Developer presented updated concepts to the Housing and Redevelopment Authority (HRA) and City Council. The Developer proposed to reduce ground floor retail space in order to provide additional, affordable apartment units.
- July 14, 2020, the City Council approved a resolution supporting an application to the Metropolitan Council for Livable Communities Demonstration Act grant funds for the project.
- July 20, 2020, the HRA approved a preliminary development agreement with the Developer agreeing to explore the option of tax increment financing to support the development.

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

Planned Unit Development

Planned Unit Developments are intended to encourage the efficient use of land and resources and to encourage innovation in planning and building. In exchange for these efficiencies and superior design, flexibility in the application of dimensional requirements is available. There are a number of sets of review criteria that apply to this proposal. A full discussion of all requirements is included as an attachment to this report. Generally, the criteria require that the Council find that the proposal conforms to the goals and policies of the Comprehensive Plan and Zoning Code without having undue adverse impacts on public health, safety, and welfare.

The proposed development meets the intent of the Mixed Use District regulations and the proposed plans are consistent with all but two Zoning Code requirements. These items are not proposed to change and were part of the the originally approved PUD.

1. On the west half of the site, the proposed buffer between the parking lot and the adjacent residential property line is 4 feet 10 inches feet narrower than required (10.17 feet vs. 15 feet). The intent of this provision is to provide adequate area to attractively screen the parking lot and buffer adjacent properties from headlights and vehicle noise. The proposed buffer provides

100% screening of the parking lot through a combination of fencing and landscaping. The buffer area is large enough to support the plants selected and will provide an attractive barrier between the development and the adjacent property to south (6613 1st Avenue).

2. As a corner lot and a through lot (extending through a block), the building could be interpreted to have three “front” sides facing 66th Street, 1st Avenue, and Stevens Avenue. The building exceeds the maximum front/side setback of 15 feet along both 1st Avenue (19.4 feet) and Stevens Avenue (52.6 feet); however, the proposed design nicely balances the need for a customer entrance and patio space adjacent to the commercial uses on the west side of the building, while providing a larger setback to the residential areas to the south and east along Stevens Avenue.

Without a reduction to parking, the plans (as proposed by the Developer) would exceed the allowable parking maximum.

Virtual Open House

City requirements do not require the Developer to hold a neighborhood open house; however, the Developer opted to publicize and solicit for feedback via a virtual neighborhood open house. The Developer will be in attendance at this hearing and will provide an update on feedback received.

C. CRITICAL TIMING ISSUES:

60-DAY RULE: A complete application was received and the 60-day clock started on September 21, 2020. The deadline for a decision was extended by an additional 60 days (120 days total). The Council must make a decision by November 16, 2020.

D. FINANCIAL IMPACT:

None.

E. LEGAL CONSIDERATION:

Notice of this hearing was mailed to properties within 350 feet of the proposed development and published in the Sun Current newspaper in accordance with City and State requirements.

ALTERNATIVE RECOMMENDATION(S):

- Recommend approval of the amended development plans with additional and/or modified conditions.
- Recommend denial of the amended development plans with findings that it does not meet requirements (existing approvals for a development with 6,000 square feet of commercial space and 31 dwelling units would remain in place.)

PRINCIPAL PARTIES EXPECTED AT MEETING:

Paul Lynch, PLH & Associates

ATTACHMENTS:

Description	Type
❑ Resolution	Resolution Letter
❑ Expanded Requirements Discussion	Exhibit
❑ Proposed Plans	Exhibit
❑ 2018 Approved Plans	Backup Material
❑ Developer Virtual Open House Comments	Exhibit

RESOLUTION NO.

**RESOLUTION APPROVING AN
AMENDED FINAL DEVELOPMENT PLAN
AND CONDITIONAL USE PERMIT
FOR A PLANNED UNIT DEVELOPMENT
AT 101 66TH STREET EAST**

WHEREAS, an application has been filed with the City of Richfield which requests approval of an amended final development plan and conditional use permit for a planned unit development to allow construction of a three-story mixed-use building on the parcel of land located at 101 66th Street East ("subject property"), legally described as:

Lots 7 and 8 except the south 50 feet of the west half of Lot 8, Goodspeed's First Plat, Hennepin County, Minnesota

WHEREAS, the Planning Commission of the City of Richfield held a public hearing at its September 28, 2020 meeting, and recommended approval of the amended final development plan and conditional use permit; and

WHEREAS, notice of the public hearing was mailed to properties within 350 feet of the subject property on September 15, 2020 and published in the Sun Current newspaper on September 17, 2020; and

WHEREAS, the amended final development plan and conditional use permit meet 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 an amended planned unit development, final development plan and conditional use permit; and

WHEREAS, this Resolution supersedes and replaces Resolution No. 11513 approved by the City Council on June 26, 2018; 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 mixed-use development as described in City Council Report No. ____, on the Subject Property legally described above.

3. The approved planned unit development, final development plan and conditional use permit are subject to the following conditions:
- The Developer shall continue to work with Community Development staff to finalize the following items:
 - Continue to discuss transformer screening and/or artistic wrap treatment. Continue to discuss landscape and hardscape in this area. The fenced area shall not be larger than necessary to screen the transformer and materials shall be complimentary to building materials.
 - If space allows without reducing parking, residential trash storage shall be accommodated in the underground level or designed within the building.
 - Rear row of parking (12 stalls) identified on Site Plan dated 6/05/19 shall be removed and replaced by additional greenspace/landscaping. Area shall be considered as “proof of parking” area. If safety and/or capacity issues are identified by City, the Developer shall be required to install parking necessary to solve identified issue.
 - The walkway on the south side of the building shall be connected to the Stevens Avenue sidewalk, whether at grade or with stairs through the retaining wall.
 - Plans must include signage and a curb extension to physically prohibit right turns from the development onto southbound Stevens Avenue.
 - Raised berm and landscaping shall fully screen parking lot views from the south. Screening opacity requirements shall be as follows: 100% opacity to 3-4 feet height and 50% opacity to 6 feet height. Developer shall work with the property owner at 6616 Stevens Avenue to devise a mutually acceptable screening solution along the shared property line, in accordance with the above opacity requirement.
 - With the consent and cooperation of the property owner at 6615 Stevens Avenue, the developer shall install plantings on the property or boulevard area to mitigate headlight impacts. A boulevard feature permit from Richfield Public Works is required before planting on public right-of-way.
 - Final landscaping plans must be approved by the Community Development Department prior to installation. Developer should consider native plantings that meet screening requirements previously identified.
 - The existing wood fence abutting the property at 6613 1st Avenue shall be replaced with new fence pickets/panels. Existing fence posts may be reused.
 - Permitted uses shall include those uses permitted in the Mixed-Use Neighborhood District, except convenience stores. Additionally, the following uses from the Mixed-Use Community District are permitted: offices/clinics, health/athletic clubs, spas, yoga studios and class III restaurants without drive-thru/drive-in service.
 - If a restaurant tenant is installed, odor control systems are required to mitigate cooking odors in accordance with City Code Subsection 544.27.
 - Commercial doors facing 66th Street and 1st Avenue shall not be locked during business hours.
 - Direct access to/from 66th sidewalk from individual ground floor units on north side of building shall be provided.

- Signage on the south and east building facades shall not be lit between the hours of 10:00 p.m. and 6:00 a.m., except any signage related to underground parking or resident entry. Large-scale wall or projecting signage shall not be used on the south or east elevation.
 - Bicycle parking is required for commercial uses, with a minimum capacity of six (6) bicycles. An artistic or unique design/color is recommended. Enclosed or underground bicycle parking is required for the residential uses.
 - All parking spaces shall remain available year round.
 - All new utility service must be underground.
 - All utilities must be grouped away from public right-of-way and screened from public view in accordance with Ordinance requirements. A screening plan is required 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 Reports dated April 5, 2018 and September 14, 2020 and compliance with all other City and State regulations. Separate sign permits are required.
 - A recorded copy of the approved resolution must be submitted to the City prior to the issuance of a building permit.
 - Prior to the issuance of an occupancy permit the developer must submit a surety equal to 125% of the value of any improvements not yet complete.
 - Final stormwater management plan must be approved by the Public Works Director. Infiltration not allowed in high-vulnerability wellhead protection area.
 - As-builts or \$7,500 cash escrow must be submitted to the Public Works Department prior to issuance of a final certificate of occupancy.
 - The Public Works Department will monitor traffic counts and patterns following completion of the development.
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 13th day of October 2020.

Maria Regan-Gonzalez, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

Required Findings

Part 1: Development proposals in the Mixed Use Districts shall be reviewed for compliance with the following (537.01, Subd.2):

1. *Consistency with the elements and objectives of the City's development guides, including the Comprehensive Plan and any redevelopment plans established for the area.* As part of the 2040 Comprehensive Plan update, a small area plan for the 66th Street and Nicollet Avenue area (including this site) was prepared. The study confirmed the strength of the Richfield housing market; indicating that there was an opportunity to build additional higher income multi-family units in this area. A small amount of additional office space was also indicated as a possibility for the area, specifically as a complement to the introduction of new residential buildings in a mixed-use development pattern.

Policies in the Comprehensive Plan that support this proposal include the following:

- Commit to equitable opportunities for all.
 - Emphasize sustainability.
 - Maintain an appropriate mix of housing types in each neighborhood based on available amenities, transportation resources, and adjacent land uses.
 - Promote development that broadens the tax base.
 - Encourage development of areas where vehicle use is minimized.
2. *Consistency with the regulations of the Mixed Use Districts as described by Section 537 of the Code.* The proposed development meets the intent of the Mixed Use District regulations. The proposal only deviates from regulations as follows:
 - As a corner lot and a through lot (extending through a block), the building could be interpreted to have three "front" sides facing 66th Street, 1st Avenue, and Stevens Avenue. The building exceeds the maximum front/side setback of 15' along both 1st Avenue (19.4') and Stevens Avenue (52.6'); however, the proposed design balances the need for customer entrance and patio space adjacent to the commercial uses on the west side of the building, while providing a larger setback to the residential areas to the south and east along Stevens Avenue.
 3. *Creation of a design for structures and site features which promotes the following:*
 - i. *An internal sense of order among the buildings and uses.* The location of the building, drive aisle and parking lot, amenities and walkways provide a safe and accessible site that will adequately serve residents and customers arriving by all transportation modes. Pedestrian connections to 66th Street are strong and active uses & building frontages are included on all sides, with the exception of the ground floor facing Stevens Avenue.

- ii. *The adequacy of vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.* See above
- iii. *Energy conservation through the design of structures and the use of landscape materials and site grading.* The approved plans include a proof-of-parking area that will be landscaped unless found necessary to alleviate an unusual parking demand.
- iv. *The minimization of adverse environmental effects on persons using the development and adjacent properties.* The proposal includes buffering and landscaping along property boundaries and exceeds the minimum amount of pervious surfaces required.

Part 2: 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.* See above Part 1, #1
- 2. *The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries.* See above – Part 1, #3.
- 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 Mixed-Use District. Departures from requirements are minimal and the proposal meets the intent of requirements.
- 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. Most traffic is expected to reach the development via 66th Street, rather than from the south via 1st or Stevens Avenue. Entering or exiting the development through the neighborhood would be slower than directly via 66th Street. Furthermore, 1st and Stevens Avenues do not continue south of 68th Street (the street grid is interrupted) making neighborhood traffic increases unlikely. The plan includes signage and curb modifications to prohibit right turns from the development onto southbound Stevens Avenue.

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 3: All uses are conditional uses in the PMU 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 Mixed Use District and the underlying Mixed Use District.
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 performance standards. Deviation from Code requirements is requested as follows:

Parking lot setback – The applicant has proposed a 10.17 ft. setback from the south property line; the Code requires a 15-ft. setback. The intent of this provision is to provide adequate area to attractively screen the parking lot and buffer adjacent properties from headlights and vehicle noise. The proposed buffer provides 100% screening of the parking lot through a combination of fencing and landscaping. The buffer area is large enough to support the plants selected and will provide an attractive barrier between the development and the adjacent property to south (6613 1st Avenue).

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.

PLH MIXED USE BUILDING

RICHFIELD, MINNESOTA

ISG PROJECT # 17-20746



PROJECT GENERAL NOTES	
1.	ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL AND SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
2.	CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CORRELATING QUANTITIES AND DIMENSIONS.
3.	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4.	FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5.	DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
6.	ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
7.	LARGE-SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
8.	PROVIDE CONTINUOUS SEALANT AROUND ALL MATERIALS AT EXTERIOR WALL PENETRATIONS. REFER TO SPECIFICATIONS FOR APPROPRIATE SEALANT.
9.	ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
10.	SEAL ALL OPENINGS IN WALLS, FLOORS, CEILINGS, AND ROOFS, AROUND DUCTS, PIPES, VENTS, TRAPS, CONDUIT AND ALL OTHER PENETRATIONS WITH FIRESTOPPING AS SPECIFIED AND REQUIRED BY CODES.
11.	PROVIDE TEMPORARY WALLS, ENCLOSURES, DUST SHIELDS AND WALK-OFF MATS AS REQUIRED TO SEPARATE DEMOLITION AND CONSTRUCTION FROM EXISTING BUILDING.
12.	PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING STRUCTURE TO REMAIN. PROVIDE SECURE AND WEATHERPROOF ENCLOSURE OF TEMPORARY OPENINGS IN EXTERIOR WALLS. PROTECT ALL BUILDING COMPONENTS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
13.	RESTORE ALL EXISTING AREAS AFFECTED BY DEMOLITION AND RELATED NEW CONSTRUCTION TO THEIR ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, AND CEILINGS AND THEIR ASSOCIATED FINISHES.
14.	PROVIDE SOLID WALL BACKING WITH METAL OR FIRE-RETARDANT WOOD BLOCKING BEHIND DOOR HARDWARE SUCH AS WALL STOPS, BUMPERS, HOLD OPENS, ETC.



HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: LIC. NO.:

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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/05/19	ADDENDUM #1	DRL
06/14/19	ADDENDUM #2	MDS

PROJECT NO.	17-20746
FILE NAME	20746 ARCH R18.RVT
DRAWN BY	DRL
DESIGNED BY	JPW
REVIEWED BY	JPW
ORIGINAL ISSUE DATE	05/22/2019
CLIENT PROJECT NO.	

TITLE

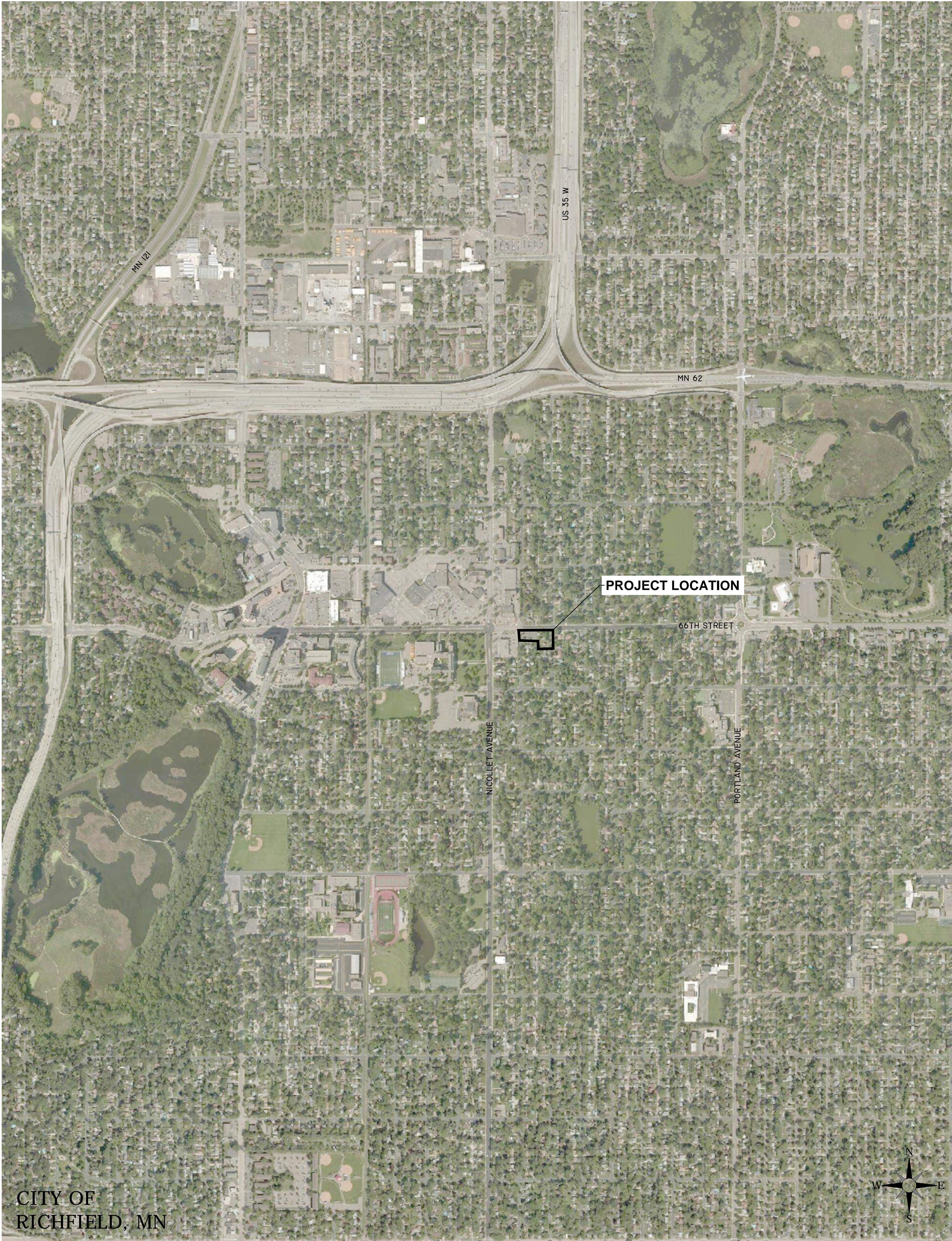
TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES

SHEET G1-10

PROJECT INDEX:

OWNER:	PROJECT ADDRESS:	MANAGING OFFICE:
PLH & ASSOCIATES, LLC. PAUL LYNCH PO BOX 390157 MINNEAPOLIS, MINNESOTA 55439 608.206.7596	PLH MIXED USE BLDG 101 66th STREET EAST RICHFIELD, MINNESOTA	ISG MINNEAPOLIS / ST. PAUL OFFICE 7900 INTERNATIONAL DRIVE INTERNATIONAL PLAZA SUITE 550 MINNEAPOLIS, MN 55425 PHONE: 952.426.0699 PROJECT MANAGER: JOE WAGNER EMAIL: joe.wagner@is-grp.com

REFERENCE SCALE
0 1/4" = 1'-0"
1" = 12'-0"



LOCATION MAP

SCALE IN FEET

0 500' 1000'

PROJECT ADDRESS / LOCATION:
6600 STEVENS AVENUE SOUTH
RICHFIELD, MN 55423

S27, T28, R24

RICHFIELD, HENNEPIN, MINNESOTA

SITE SUMMARY			
PROPOSED ZONING:	PMU, PLANNED MIXED USE		
SITE AREA:	0.98 AC.		
IMPERVIOUS AREA PROPOSED:	0.72 AC. / 73%		
GREENSPACE PROPOSED:	0.26 AC. / 27%		
BUILDING COVERAGE PROPOSED:	0.30 AC. / 31%		
RETAIL SF:	6,122 SF		
RESIDENTIAL SF:	33,250 SF		
UNDERGROUND SF:	13,333 SF		
BUILDING SF:	52,705 SF		
RESIDENTIAL UNITS:	31 UNITS		
PARKING REQUIREMENTS (PER CITY CODE)			
TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
19' x 9'	1.5 / UNIT	47	33
19' X 9'	3.5 / 1000 SF	22	38
HANDICAP STALL		2	2
TOTAL:		69	71
SETBACKS			
	PARKING	BUILDING	
FRONT YARD	3'	0'	
SIDE YARD	3'	0'	
REAR YARD	3'	0'	
RESIDENTIAL	3'	15'	

PROJECT GENERAL NOTES

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- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-252-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF RICHFIELD REQUIREMENTS AND MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 EDITION, AND THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2015, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) ON THE HENNEPIN COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JUNE 2017 BY ISG.

FLOOD ZONE

THE FLOOD ZONE CLASSIFICATION/LIMITS DEPICTED HEREON, IF ANY, ARE SUBJECT TO MAP SCALE UNCERTAINTY. THE SURVEYED PROPERTY SHOWN ON THIS SURVEY MAP IS NOT IN A HAZARDOUS FLOOD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 27053C0369F, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE NOVEMBER 4, 2016. FLOOD AREAS ARE SHOWN ON THIS SURVEY.

LEGEND

EXISTING	
---	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOT LINE
---	EASEMENT LINE
---	ACCESS CONTROL
---	WATER EDGE
---	WETLAND BOUNDARY
---	WETLAND / MARSH
---	FENCE LINE
---	CULVERT
---	STORM SEWER
---	SANITARY SEWER
---	SANITARY SEWER FORCEMAIN
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV
---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY
---	UNDERGROUND FIBER OPTIC
---	CONTOUR (MAJOR)
---	CONTOUR (MINOR)
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	TREE LINE
---	MANHOLE/STRUCTURE
---	CATCH BASIN
---	HYDRANT
---	VALVE
---	CURB STOP
---	POWER POLE
---	UTILITY PEDESTAL / CABINET
PROPOSED	
---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	CULVERT
---	STORM SEWER (PIPE WIDTH)
---	SANITARY SEWER
---	WATER
---	GAS
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TV
---	CONTOUR
---	SANITARY CLEAN OUT
---	STORM MANHOLE
---	CATCH BASIN
---	HYDRANT
---	VALVE
---	CURB STOP
---	LIGHT POLES

CIVIL SHEET INDEX

C0-10	SITE DATA
C0-20	SITE DETAILS
C0-21	SITE DETAILS
C0-22	SITE DETAILS
C0-23	SITE DETAILS
C0-24	SITE DETAILS
C0-25	STORMWATER CHAMBER DETAILS
C1-10	STORMWATER POLLUTION PREVENTION PLAN (SWPPP) EXISTING CONDITIONS
C1-20	STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROPOSED CONDITIONS
C1-30	STORMWATER POLLUTION PREVENTION PLAN NOTES
C1-31	STORMWATER POLLUTION PREVENTION PLAN NOTES
C1-32	STORMWATER POLLUTION PREVENTION PLAN NOTES
C1-33	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C2-10	EXISTING SITE & REMOVALS PLAN
C3-10	SITE PLAN
C3-20	SITE UTILITY PLAN
C4-10	SITE GRADING PLAN
C5-10	SITE RESTORATION PLAN
C5-20	PLANTING PLAN
C5-21	PLANT SCHEDULE, NOTES, & DETAILS
C6-10	PHOTOMETRICS PLAN

ISG

B.M. ELEVATION=841.76
TOP NUT OF HYDRANT LOCATED ON THE NORTH
WEST CORNER OF THE STEVENS AVENUE AND
66TH STREET INTERSECTION.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR
REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA.

RYAN J. ANDERSON

Ryan Anderson
DATE: 05/14/19 LIC. NO.: 55938

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DATE: LIC. NO.:

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PROJECT

PLH MIXED USE
BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	17-20746
FILE NAME	20746 C0 - DETAILS
DRAWN BY	ART
DESIGNED BY	ART
REVIEWED BY	ATB
ORIGINAL ISSUE DATE	3/23/18

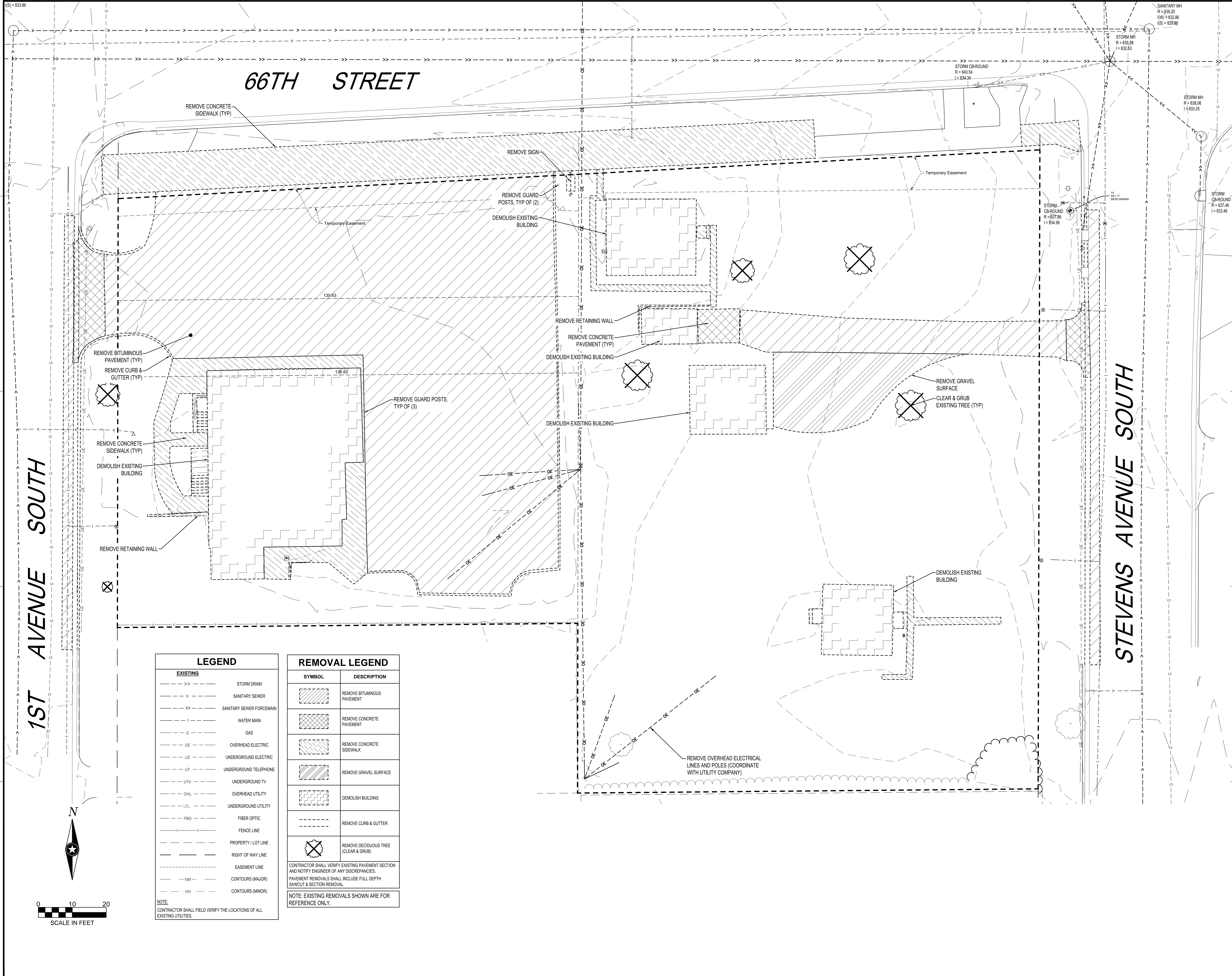
CLIENT PROJECT NO.

TITLE

SITE DATA

SHEET

CO-10



B.M. ELEVATION=841.76
TOP NUT OF HYDRANT LOCATED ON THE NORTH
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PROJECT

PLH MIXED USE
BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

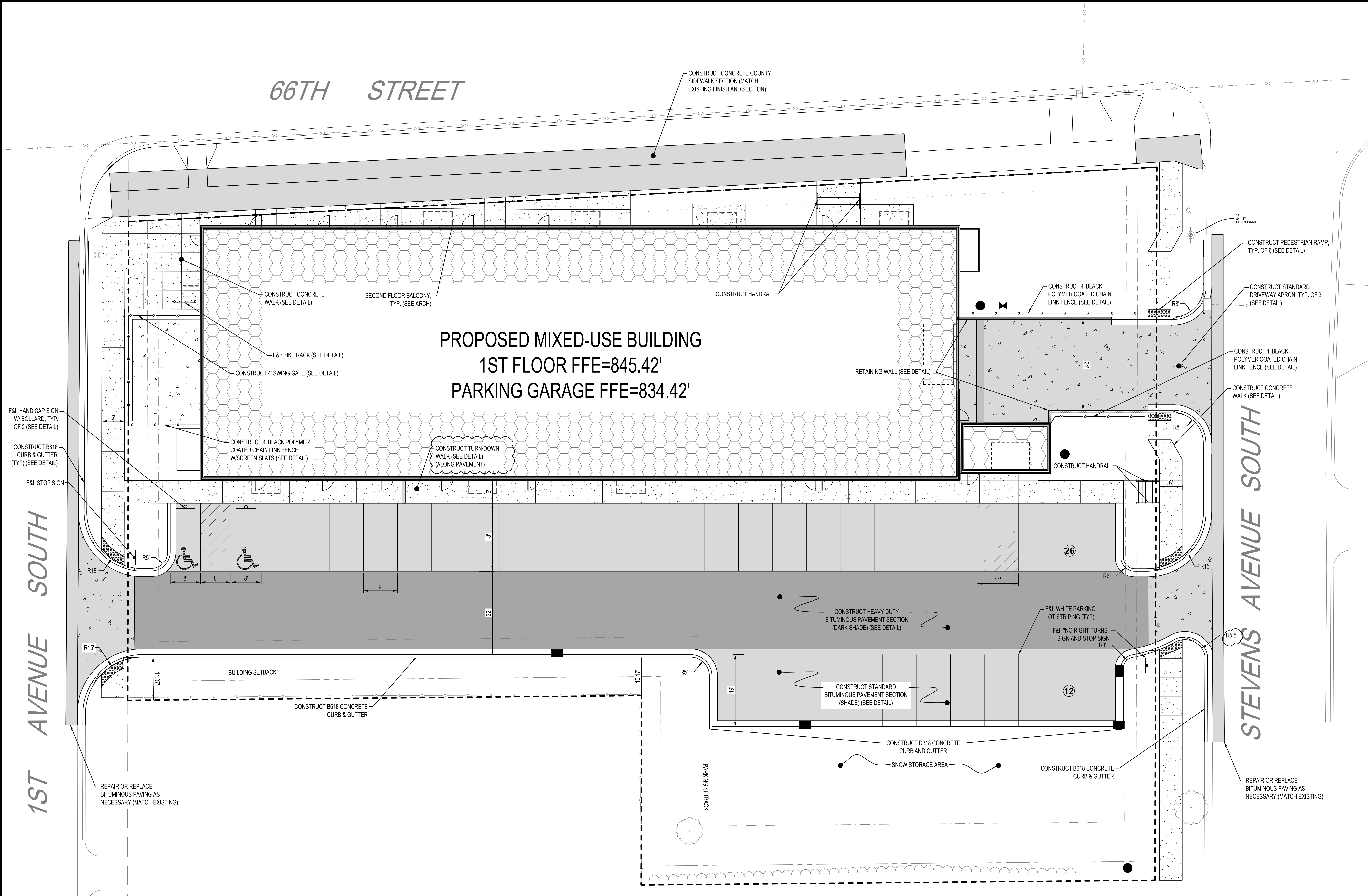
PROJECT NO.	17-20746
FILE NAME	20746 C2 - EXISTING
DRAWN BY	MNA
DESIGNED BY	MNA
REVIEWED BY	ATB
ORIGINAL ISSUE DATE	3/23/18
CLIENT PROJECT NO.	

TITLE

EXISTING SITE &
REMOVALS PLAN

SHEET

C2-10



PROPOSED MIXED-USE BUILDING
1ST FLOOR FFE=845.42'
PARKING GARAGE FFE=834.42'

B.M. ELEVATION=841.76
TOP NUT OF HYDRANT LOCATED ON THE NORTH
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Ryan Anderson
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PROJECT

PLH MIXED USE
BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/05/19	ADDENDUM 1	ART

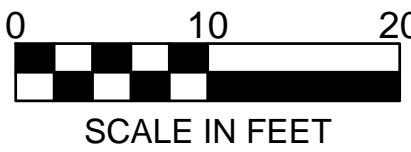
PROJECT NO.	17-20746
FILE NAME	20746 C3 - SITE
DRAWN BY	MNA
DESIGNED BY	MNA
REVIEWED BY	ATB
ORIGINAL ISSUE DATE	3/23/18
CLIENT PROJECT NO.	

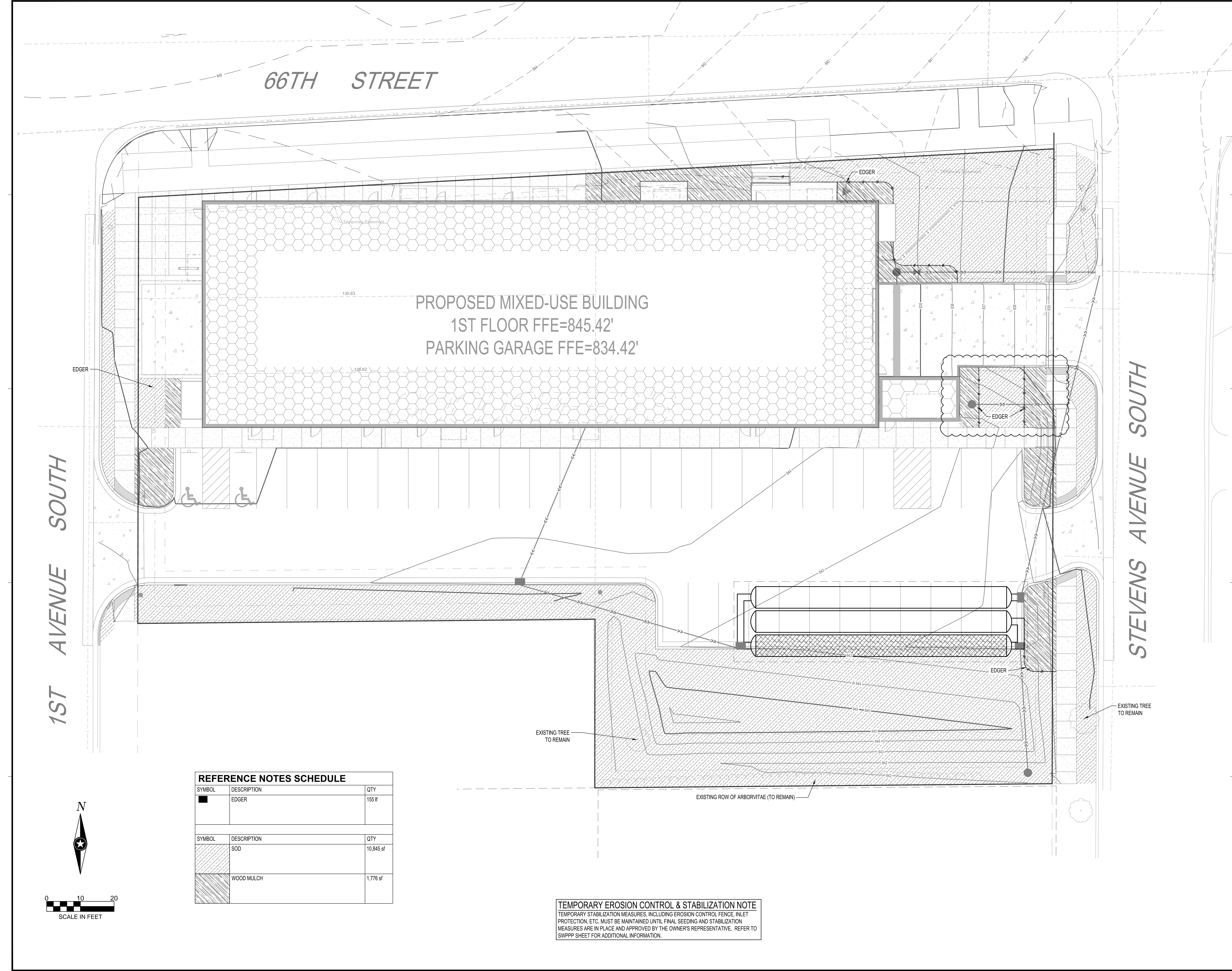
TITLE

SITE PLAN

SHEET
C3-10

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	COUNTY CONCRETE SIDEWALK SECTION
	CONCRETE SIDEWALK





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PROJECT

PLH MIXED USE
BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
06/05/19	ADDENDUM 1	ART

PROJECT NO.	17-20746
FILE NAME	20746 C5 - LANDSCAPE
DRAWN BY	-
DESIGNED BY	-
REVIEWED BY	-
ORIGINAL ISSUE DATE	3/23/18
CLIENT PROJECT NO.	-

TITLE

SITE RESTORATION
PLAN

SHEET

C5-10

B.M. ELEVATION=841.76
TOP NUT OF HYDRANT LOCATED ON THE NORTH
WEST CORNER OF THE STEVENS AVENUE AND
66TH STREET INTERSECTION.

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SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA.

RYAN J. ANDERSON

Ryan Anderson
DATE: 05/14/19 LIC. NO.: 55938

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DATE: LIC. NO.:

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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
5/16/18	CITY RESUBMITTAL	ART

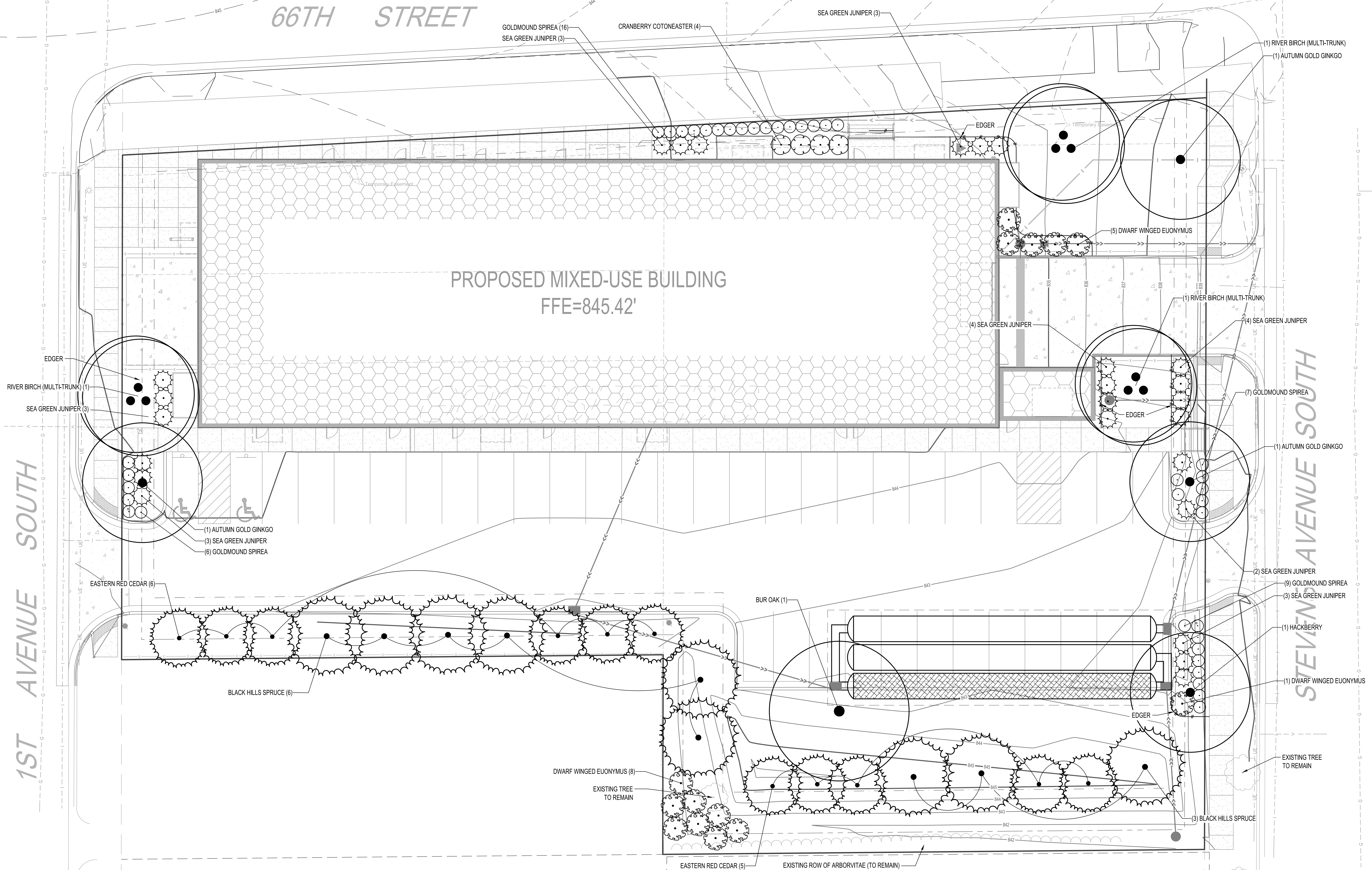
PROJECT NO.	17-20746
FILE NAME	20746 C5 - LANDSCAPE
DRAWN BY	—
DESIGNED BY	—
REVIEWED BY	—
ORIGINAL ISSUE DATE	3/23/18
CLIENT PROJECT NO.	—

TITLE

PLANTING PLAN

SHEET

C5-20



LANDSCAPE REQUIREMENTS

TOTAL SITE = 42,699 SF

30 TREES SHOWN
2 EXISTING TREES (TO BE SAVED)
28 PROPOSED TREES
83 SHRUBS SHOWN

17 TREES REQUIRED
CODE: 1 TREE PER 2500 SF OF DEVELOPABLE LANDSCAPE AREA
(42,699 / 2500 = 17.1 OR 17 TREES)
43 SHRUBS REQUIRED
CODE: 1 SHRUB PER 1000 SF OF DEVELOPABLE LANDSCAPE AREA
(42,699 / 1000 = 42.7 OR 43 SHRUBS)

UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES
ON-SITE PRIOR TO CONSTRUCTION.



66TH STREET

PROPOSED MIXED-USE BUILDING
FFE=845.42'

STEVENS AVENUE SOUTH

1ST AVENUE SOUTH

Luminaire Schedule				
TYPE	SYMBOL	QTY	DESCRIPTION	MODEL
Z1		2	LITHONIA D-SERIES SIZE 1-530-T2M	DSXW1 LED 10C 530 40K T2M MVOLT
Z12		5	LITHONIA D-SERIES SIZE 1-350-T2M	DSXW1 LED 10C 350 40K T2M MVOLT
Z14		1	LITHONIA D-SERIES SIZE 1 - T4M	DSXW1 LED 10C 350 40K T4M MVOLT
Z2F		3	LITHONIA D-SERIES SIZE 2 - TFTM	DSXW2 LED 20C 1000 40K TFTM MVOLT

B.M. ELEVATION=841.76
TOP NUT OF HYDRANT LOCATED ON THE NORTH
WEST CORNER OF THE STEVENS AVENUE AND
66TH STREET INTERSECTION.

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PROJECT

PLH MIXED USE
BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	17-20746
FILE NAME	20746 C6 - PHOTO
DRAWN BY	ART
DESIGNED BY	ART
REVIEWED BY	ATB
ORIGINAL ISSUE DATE	3/23/18
CLIENT PROJECT NO.	

TITLE

PHOTOMETRICS
PLAN

SHEET

C6-10



UNIT LEGEND

STUDIO - 18 UNITS
1ST FLOOR - 0
2ND FLOOR - 10
3RD FLOOR - 10

1 BEDROOM - 20 UNITS
1ST FLOOR - 10
2ND FLOOR - 5
3RD FLOOR - 5

2 BEDROOM - 4 UNITS
1ST FLOOR - 0
2ND FLOOR - 2
3RD FLOOR - 2

42 TOTAL UNITS

TOTAL FLOOR SQUARE FOOTAGES
LOWER LEVEL: 13,333 PARKING = 13,333 SF TOTAL
FIRST FLOOR: 12,313 RESIDENTIAL + 1,170 RETAIL = 13,483 SF TOTAL
SECOND FLOOR: 13,384 RESIDENTIAL = 13,384 SF TOTAL
THIRD FLOOR: 13,384 RESIDENTIAL = 13,384 SF TOTAL

53,584 TOTAL SQUARE FOOTAGE

WALL LEGEND

--- FUTURE CONSTRUCTION
--- NEW CONSTRUCTION

SHEET NOTES

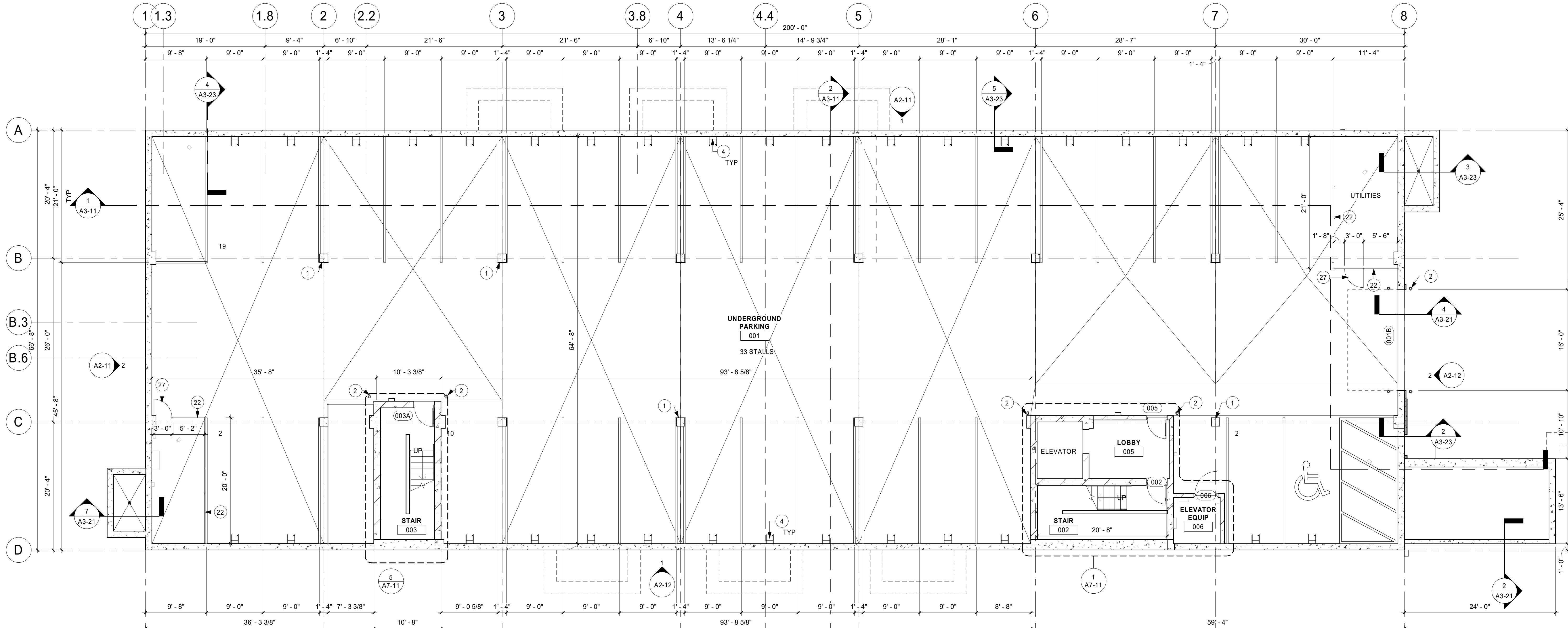
1. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE J6, UNLESS OTHERWISE NOTED.
2. SEE ENLARGED UNIT PLANS FOR UNIT WALL DIMENSIONS AND TYPES, DOOR NUMBERS AND ELEVATION REFERENCES.
3. TYPICAL DOOR LAYOUT IS FOR THE HINGE SIDE OF THE DOOR PANEL TO BE 6" FROM FACE OF ADJACENT WALL, UNLESS NOTED OTHERWISE.
4. DIMENSIONS ARE TO GRIDS AND CENTERLINE OF INTERIOR WALLS.
5. UNIT TYPES MAY BE MIRRORED. COORDINATE ENLARGED UNIT TYPE PLANS WITH FLOOR PLANS.
6. REFER TO CODE PLANS FOR RATED EXTERIOR WALLS. REFER TO ASSEMBLY TYPES ON SHEET A1-01 FOR CONSTRUCTION.
7. GYP BD AT PARTY WALLS AND CEILINGS TO CONTINUE PAST INTERIOR WALLS AND THROUGH CHASES TO MAINTAIN SYSTEM INTEGRITY. PRE-ROCK ALL PARTY WALLS AND CEILINGS. SEE A1-01 FOR ASSEMBLY TYPES.
8. VERIFY ALL FRAMING DIMENSIONS W/ TUB ROUGH OPENING REQUIREMENTS PRIOR TO PANELIZING WALL SYSTEM.

KEYNOTE LEGEND

- 1 COLUMN, TYPICAL. REFER TO STRUCTURAL DOCUMENTS
- 2 BOLLARD, TYPICAL. REFER TO BOLLARD DETAIL
- 3 EQUIPMENT BY OWNER. COORDINATE LOCATION AND POWER REQUIREMENTS WITH ELECTRICAL
- 4 WALL MOUNTED BICYCLE HANGER, (1) TYP AT EACH PARKING STALL
- 8 CONCRETE PATIO, REFER TO STRUCTURAL DOCUMENTS
- 22 FULL HEIGHT CHAIN LINK FENCE AND GATE WITH LATCH, OWNER TO PROVIDE LOCK
- 24 SECONDARY ROOF DRAIN LEADER, REFER TO PLUMBING DOCUMENTS
- 25 FLOOR TO SLOPE TO OH DOOR
- 27 3'-0" x 7'-0" HIGH CHAIN LINK FENCE GATE
- 29 2 YARD DUMPSTERS BY OTHERS
- 34 STEEL GRATING, REFER TO STRUCTURAL DOCUMENTS

2 FIRST FLOOR PLAN

1/8" = 1'-0"



1 LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"



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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

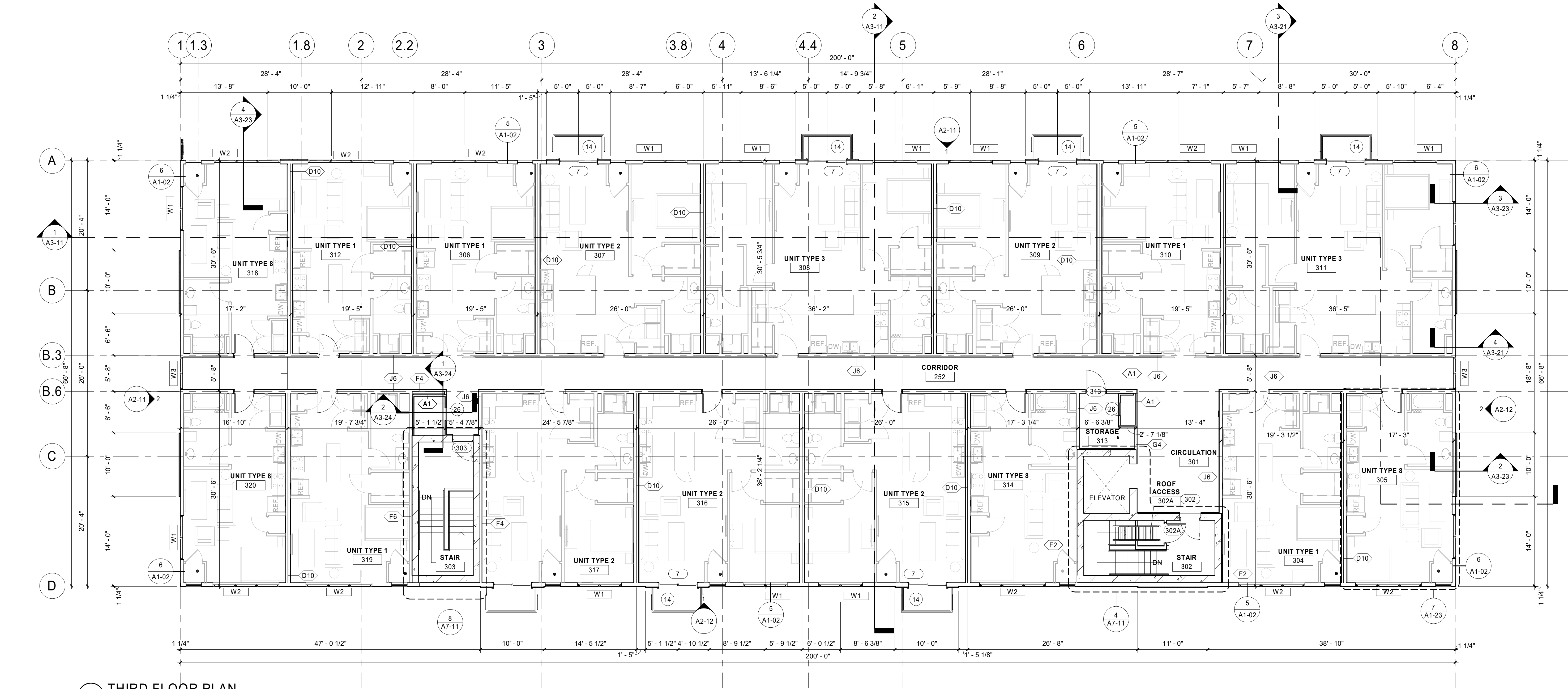
PROJECT NO.	17-20746
FILE NAME	20746 ARCH R18.RVT
DRAWN BY	DRL
DESIGNED BY	JPW
REVIEWED BY	JPW
ORIGINAL ISSUE DATE	05/22/19
CLIENT PROJECT NO.	

TITLE

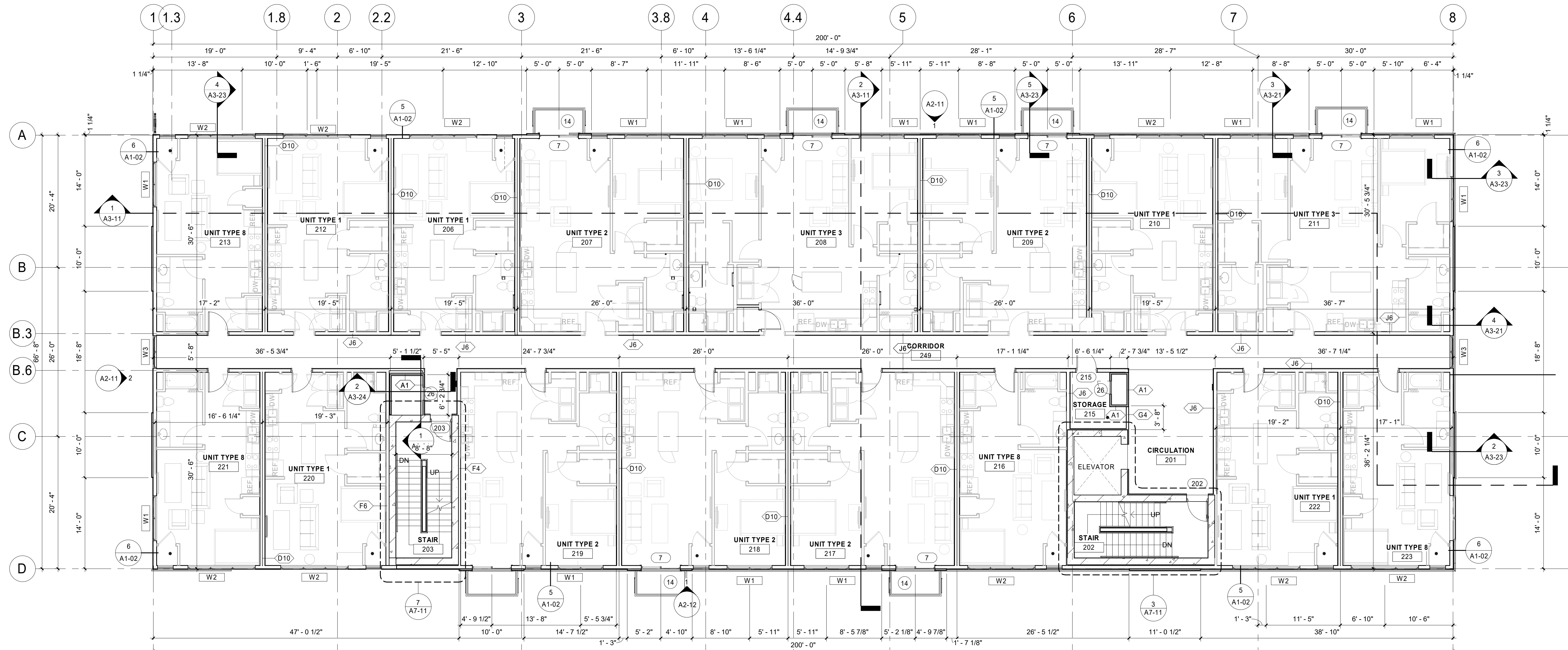
LOWER LEVEL AND FIRST FLOOR PLAN

SHEET

A1-21



2 THIRD FLOOR PLAN
1/8" = 1'-0"



1 SECOND FLOOR PLAN
1/8" = 1'-0"

SHEET NOTES

1. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE J6, UNLESS OTHERWISE NOTED.
2. SEE ENLARGED UNIT PLANS FOR UNIT WALL DIMENSIONS AND TYPES, DOOR NUMBERS AND ELEVATION REFERENCES.
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5. UNIT TYPES MAY BE MIRRORRED. COORDINATE ENLARGED UNIT TYPE PLANS WITH FLOOR PLANS.
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8. VERIFY ALL FRAMING DIMENSIONS W/ TUB ROUGH OPENING REQUIREMENTS PRIOR TO PANELIZING WALL SYSTEM.

KEYNOTE LEGEND

- | | |
|----|---|
| 14 | BALCONY, REFER TO SECTION 5/A3-21 |
| 23 | ROOF DRAIN LEADER, REFER TO PLUMBING DOCUMENTS |
| 24 | SECONDARY ROOF DRAIN LEADER, REFER TO PLUMBING DOCUMENTS |
| 26 | 24" x 24" ACCESS PANEL, COORDINATE LOCATION WITH MECHANICAL DOCUMENTS |



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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

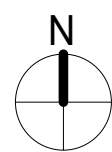
PROJECT NO. 17-20746
FILE NAME 20746 ARCH R18.RVT
DRAWN BY DRJ
DESIGNED BY JPW
REVIEWED BY JPW
ORIGINAL ISSUE DATE 05/22/19
CLIENT PROJECT NO.

TITLE

SECOND AND THIRD FLOOR PLAN

SHEET

A1-22

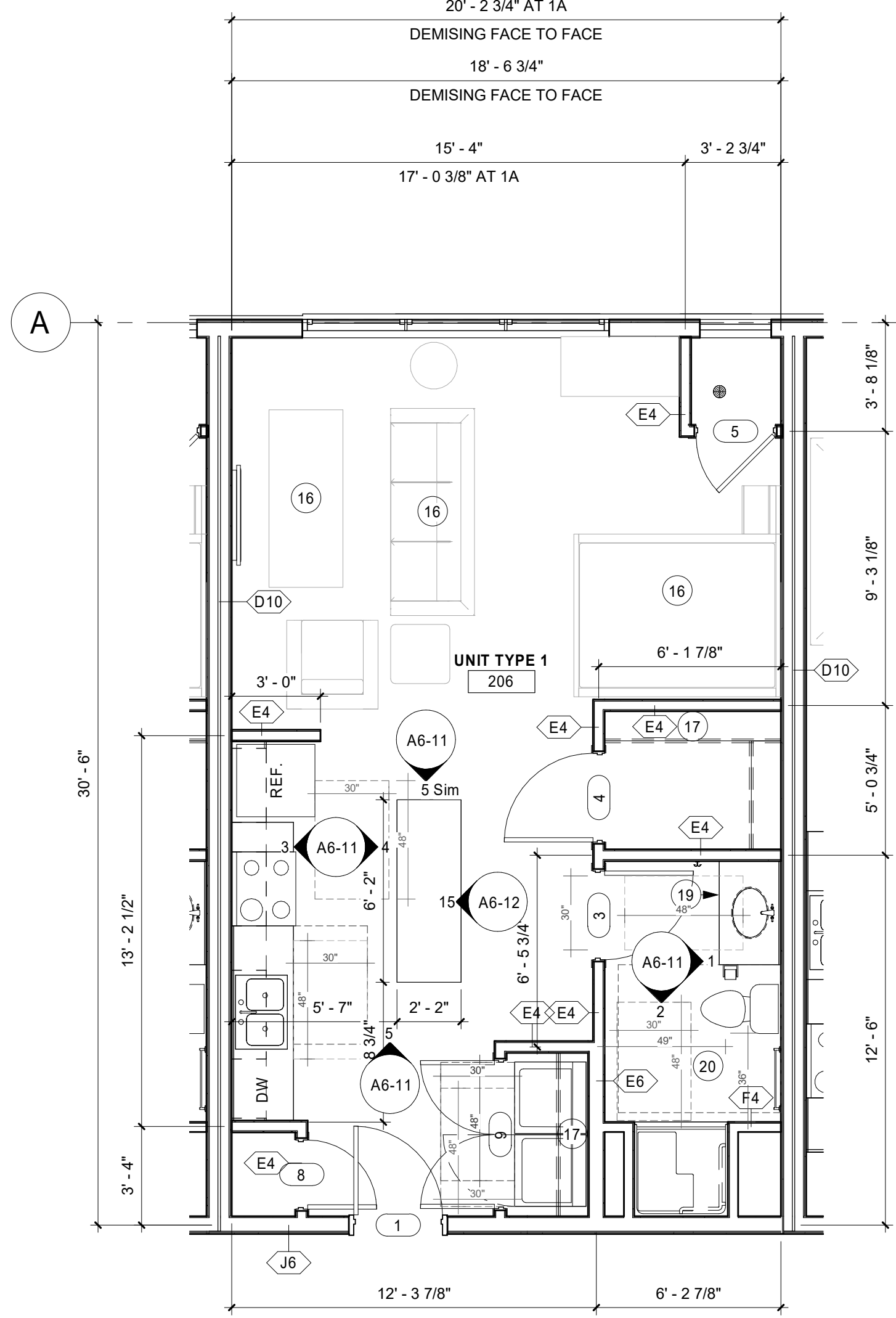




RESTROOM ACCESSORY SCHEDULE		
MARK	DESCRIPTION	COMMENTS
GB1	GRAB BAR - HORIZONTAL 36" LONG	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED
GB2	GRAB BAR - HORIZONTAL 42" LONG	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED
MIR	24"x36" FRAMELESS GLASS MIRROR	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED
PTD	PAPER TOWEL DISPENSER - SHEET	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED
SD	SOAP DISPENSER	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED
SN	SANITARY NAPKIN DISPOSAL	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED
TPD	TOILET PAPER DISPENSER	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED

KEYNOTE LEGEND	
3	EQUIPMENT BY OWNER. COORDINATE LOCATION AND POWER REQUIREMENTS WITH ELECTRICAL
6	MECHANICAL UNIT. REFER TO MECHANICAL DOCUMENTS
16	FURNITURE BY OWNER
17	WIRE CLOSET SHELVING UNIT. COORDINATE WITH OWNER
19	SINK BASE IS REMOVABLE. COUNTER IS AT 34" AFF
20	PROVIDE BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS IN THIS BATHROOM
35	ALL FIXTURES THIS ROOM TO COMPLY WITH ADA MOUNTING HEIGHTS AND LOCATIONS - SEE SHEET G1-01
36	BASE CABINET IS REMOVABLE

SHEET NOTES	
1.	ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE J6, UNLESS OTHERWISE NOTED
2.	SEE ENLARGED UNIT PLANS FOR UNIT WALL DIMENSIONS AND TYPES, DOOR NUMBERS AND ELEVATION REFERENCES
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4.	DIMENSIONS ARE TO GRIDS AND CENTERLINE OF INTERIOR WALLS
5.	UNIT TYPES MAY BE MIRRORED. COORDINATE ENLARGED UNIT TYPE PLANS WITH FLOOR PLANS.
6.	REFER TO CODE PLANS FOR RATED EXTERIOR WALLS. REFER TO ASSEMBLY TYPES ON SHEET A1-01 FOR CONSTRUCTION.
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8.	VERIFY ALL FRAMING DIMENSIONS W/ TUB ROUGH OPENING REQUIREMENTS PRIOR TO PANELIZING WALL SYSTEM.



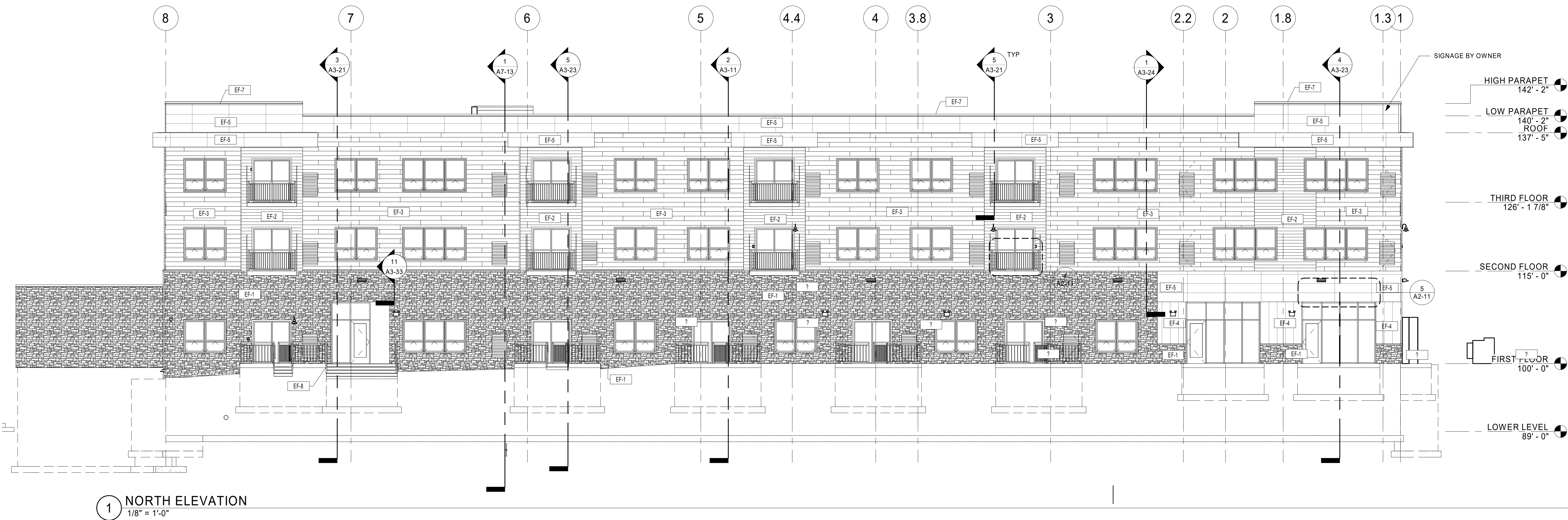


SIGNAGE				
MARK	WIDTH	HEIGHT	TEXT HEIGHT	COUNT
S3	8' - 6"	2' - 0"	1' - 0"	1
S5	12' - 0"	3' - 0"	1' - 6"	2

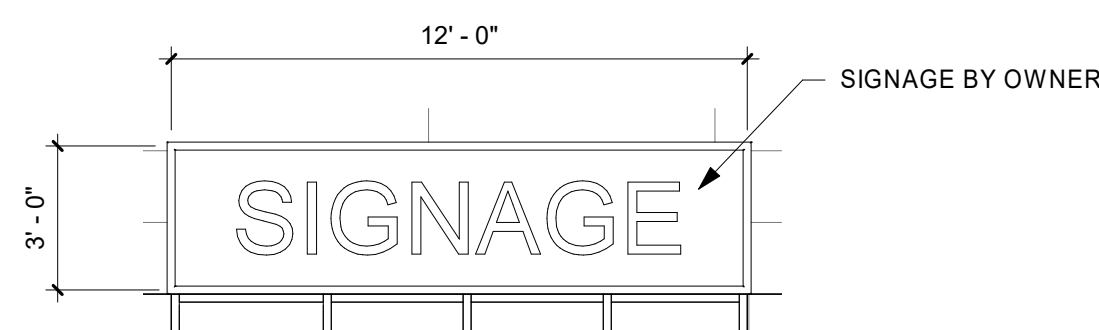
NOTE:
OWNER TO APPROVE OF ALL FINISHES AND
COLORS PRIOR TO PLACING FINAL ORDER

EXTERIOR WALL MATERIAL SCHEDULE AND TAKEOFF				
MARK	MATERIAL DESCRIPTION	MANUFACTURER	MODEL / COLOR	COMMENTS
EF-1	STONE PANEL		LEDGESTONE / OWNER TO SELECT COLOR	PROVIDE MATCHING SILL, FLASHING TO MATCH STONE
EF-2	6" LAP SIDING		OWNER TO SELECT COLOR	INSTALL HORIZONTALLY
EF-3	18" x 120" FIBER CEMENT SIDING		CEDAR	INSTALL HORIZONTALLY
EF-3A	METAL PANEL		CN1653, COLOR MANSARD BROWN	INSTALL HORIZONTALLY
EF-4	BOARD AND BATTEN SIDING		WHITE	INSTALL VERTICALLY
EF-5	18" x 72" FIBER CEMENT PANELS		GREY	INSTALL HORIZONTALLY
EF-7	CAP FLASHING		TO MATCH ADJACENT FINISH	
EF-8	PAINT		TO MATCH ADJACENT FINISH	

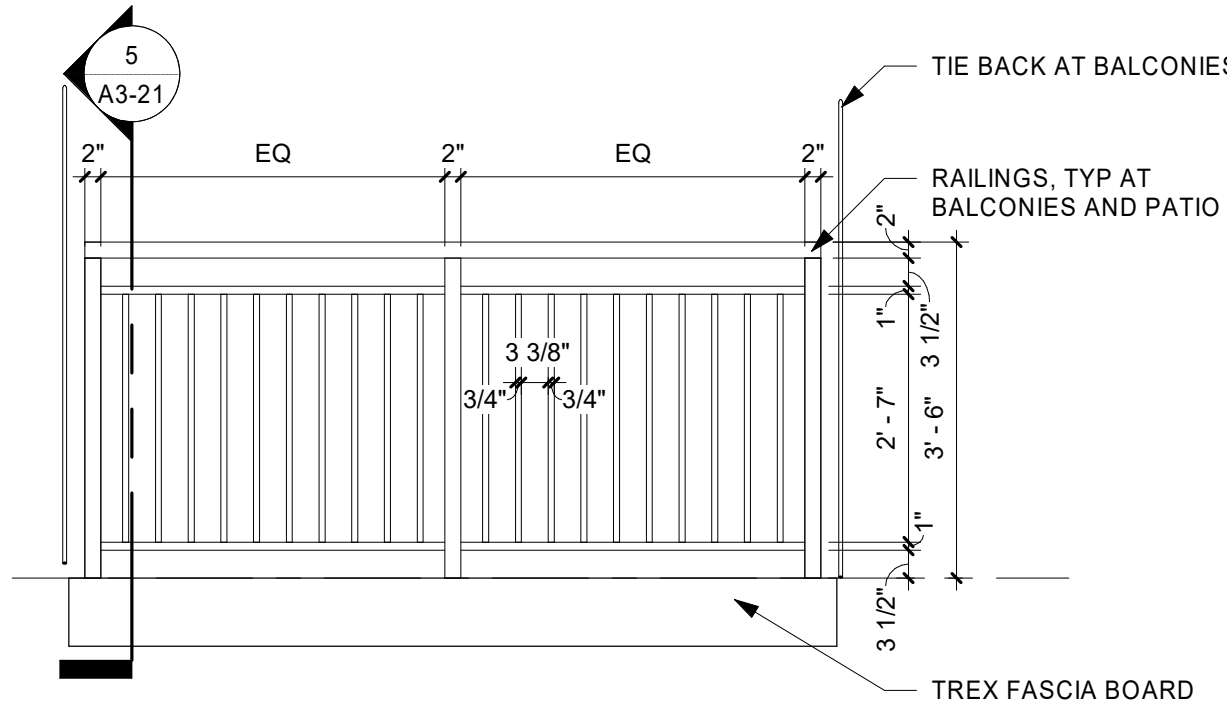
ALTERNATE:
PROVIDE COST TO REPLACE UP TO 50% OF
THE EF-3 WITH EF-3A



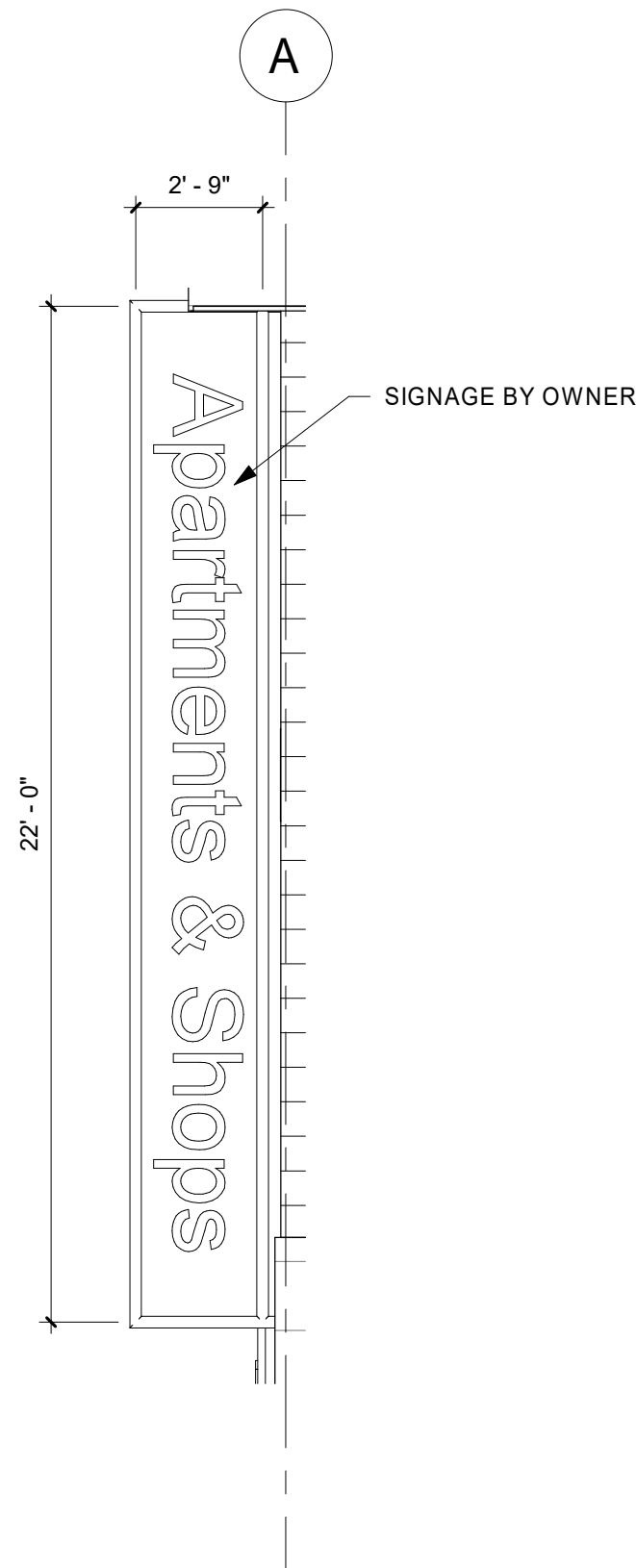
1 NORTH ELEVATION
1/8" = 1'-0"



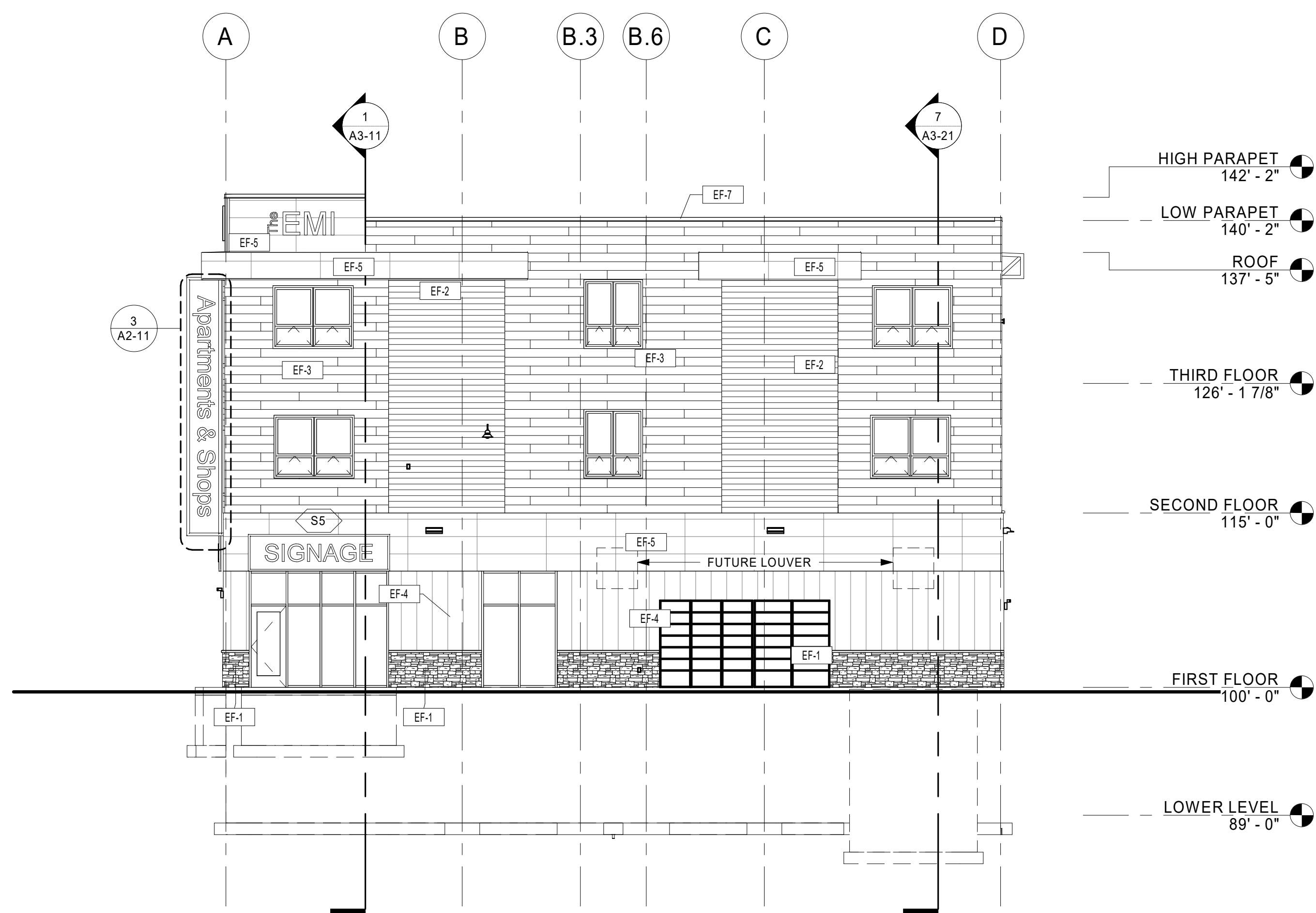
5 ENLARGED SIGN DETAIL
1/4" = 1'-0"



4 TYPICAL RAILING ELEVATION
1/2" = 1'-0"



3 ENLARGED SIGN DETAIL
1/4" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	17-20746
FILE NAME	20746 ARCH R18.RVT
DRAWN BY	DRL
DESIGNED BY	JPW
REVIEWED BY	JPW
ORIGINAL ISSUE DATE	05/22/19
CLIENT PROJECT NO.	

TITLE

EXTERIOR ELEVATIONS

SHEET

A2-11

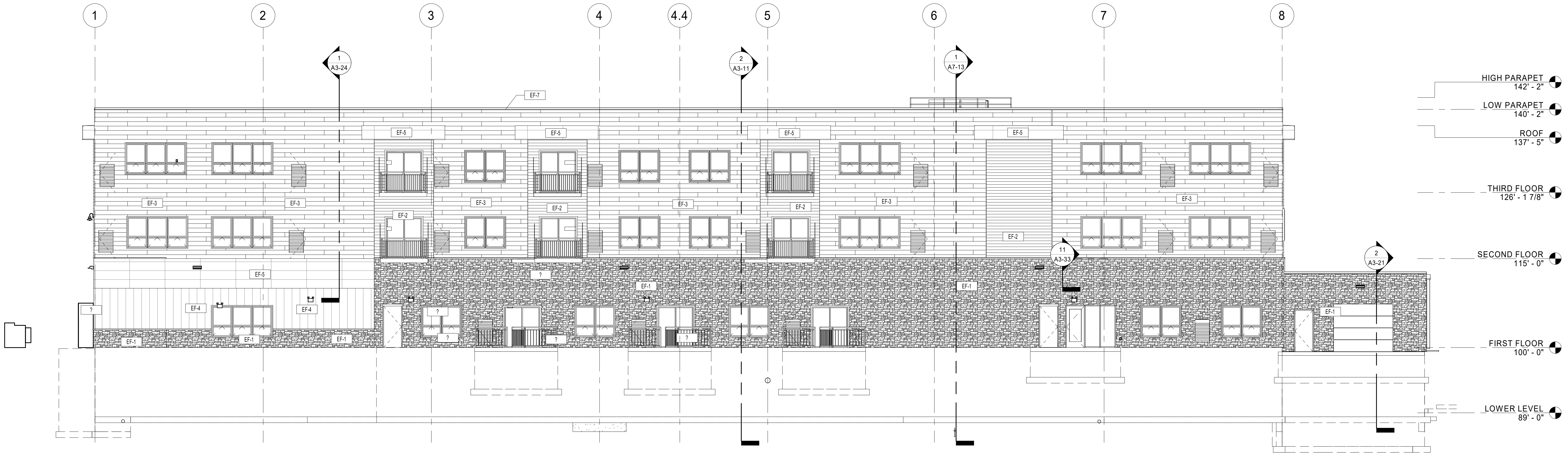


SIGNAGE				
MARK	WIDTH	HEIGHT	TEXT HEIGHT	COUNT
S3	8' - 6"	2' - 0"	1' - 0"	1
S5	12' - 0"	3' - 0"	1' - 6"	2

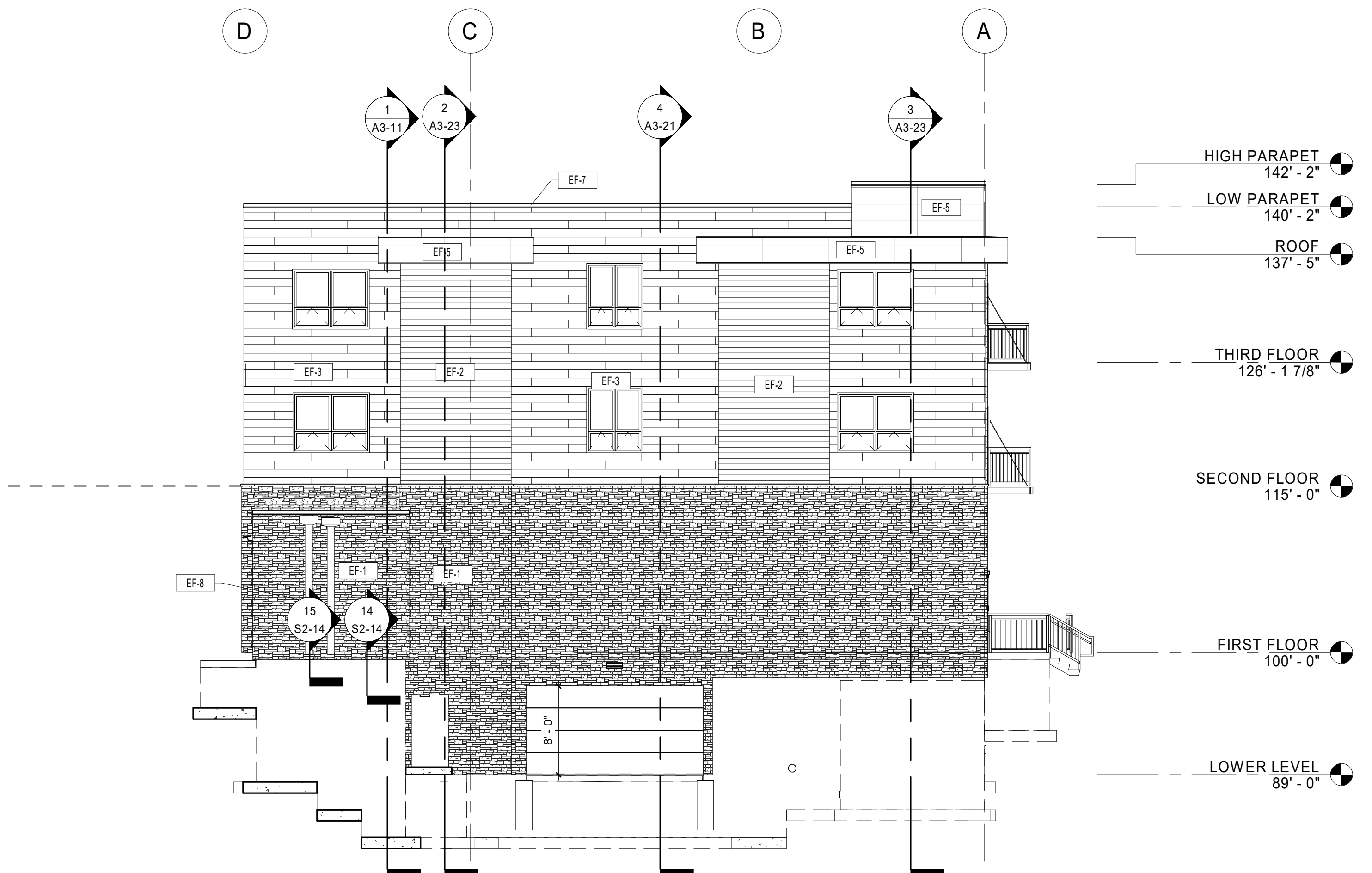
NOTE:
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COLORS PRIOR TO PLACING FINAL ORDER

EXTERIOR WALL MATERIAL SCHEDULE AND TAKEOFF				
MARK	MATERIAL DESCRIPTION	MANUFACTURER	MODEL / COLOR	COMMENTS
EF-1	STONE PANEL		LEDGESTONE / OWNER TO SELECT COLOR	PROVIDE MATCHING SILL, FLASHING TO MATCH STONE
EF-2	6" LAP SIDING		OWNER TO SELECT COLOR	INSTALL HORIZONTALLY
EF-3	18" x 120" FIBER CEMENT SIDING		CEDAR	INSTALL HORIZONTALLY
EF-3A	METAL PANEL		CN1653, COLOR MANSARD BROWN	INSTALL HORIZONTALLY
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EF-7	CAP FLASHING		TO MATCH ADJACENT FINISH	
EF-8	PAINT		TO MATCH ADJACENT FINISH	

ALTERNATE:
PROVIDE COST TO REPLACE UP TO 50% OF
THE EF-3 WITH EF-3A



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	17-20746
FILE NAME	20746 ARCH R18.RVT
DRAWN BY	DRJ
DESIGNED BY	JPW
REVIEWED BY	JPW
ORIGINAL ISSUE DATE	05/22/19
CLIENT PROJECT NO.	

TITLE

EXTERIOR ELEVATIONS

SHEET

A2-12



EXTERIOR CONCEPTUAL RENDERING



PRELIMINARY
NOT FOR CONSTRUCTION

B.M. ELEVATION=841.76
TOP NUT OF HYDRANT LOCATED ON THE NORTH
WEST CORNER OF THE STEVENS AVENUE AND
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ANDREW T. BRANDEL

DATE _____ LIC. NO. 47078

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PROJECT

**PLH MIXED USE
BUILDING**

RICHFIELD MINNESOTA

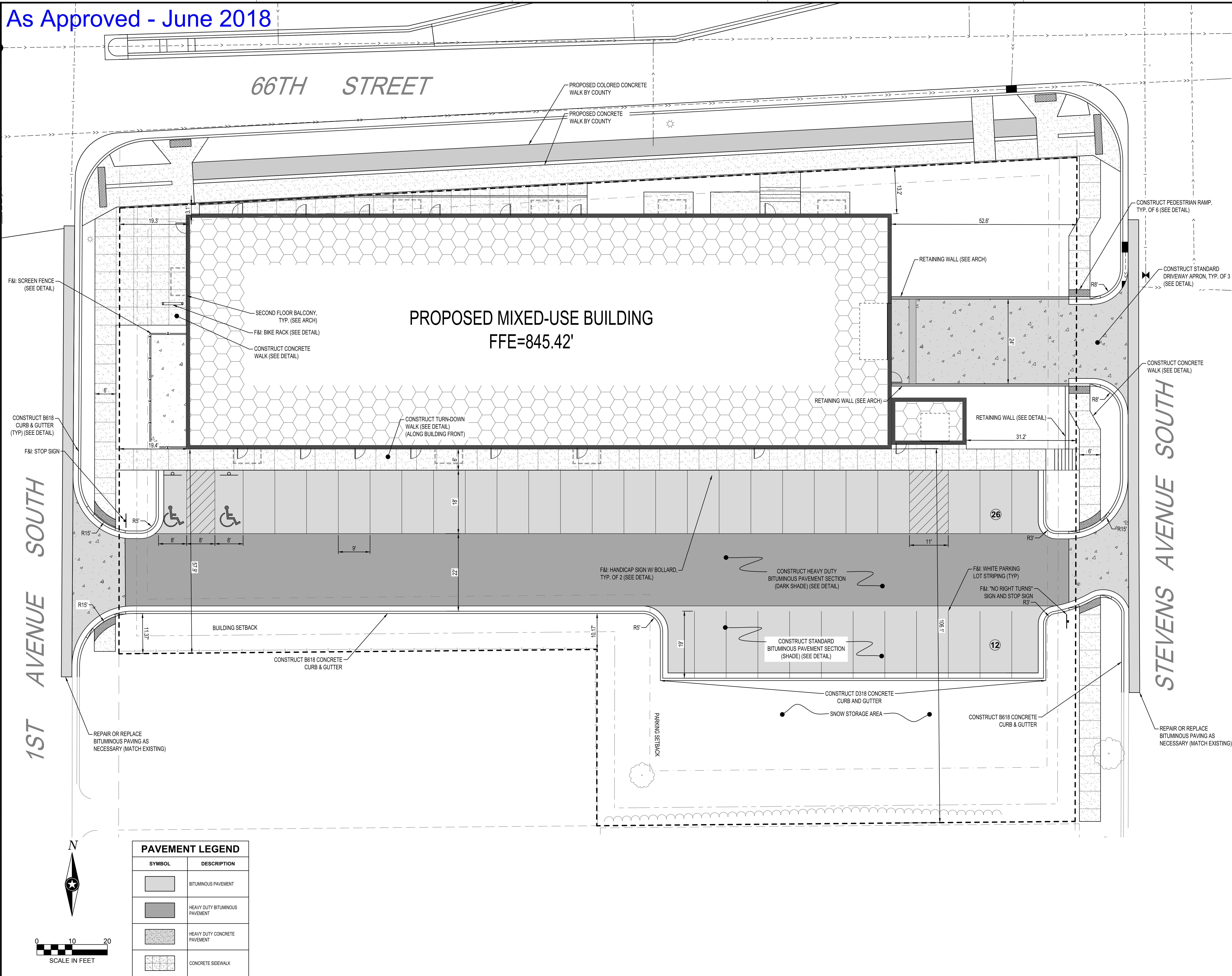
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
5/16/18	CITY RESUBMITTAL	ART

PROJECT NO.	17-20746
FILE NAME	20746 C3 - SITE
DRAWN BY	MNA
DESIGNED BY	MNA
REVIEWED BY	ATB
ORIGINAL ISSUE DATE	3/23/18
CLIENT PROJECT NO.	

TITLE

SITE PLAN

SHEET
C3-10





PRELIMINARY
NOT FOR CONSTRUCTION

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TOP NUT OF HYDRANT LOCATED ON THE NORTH
WEST CORNER OF THE STEVENS AVENUE AND
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PROJECT

**PLH MIXED USE
BUILDING**

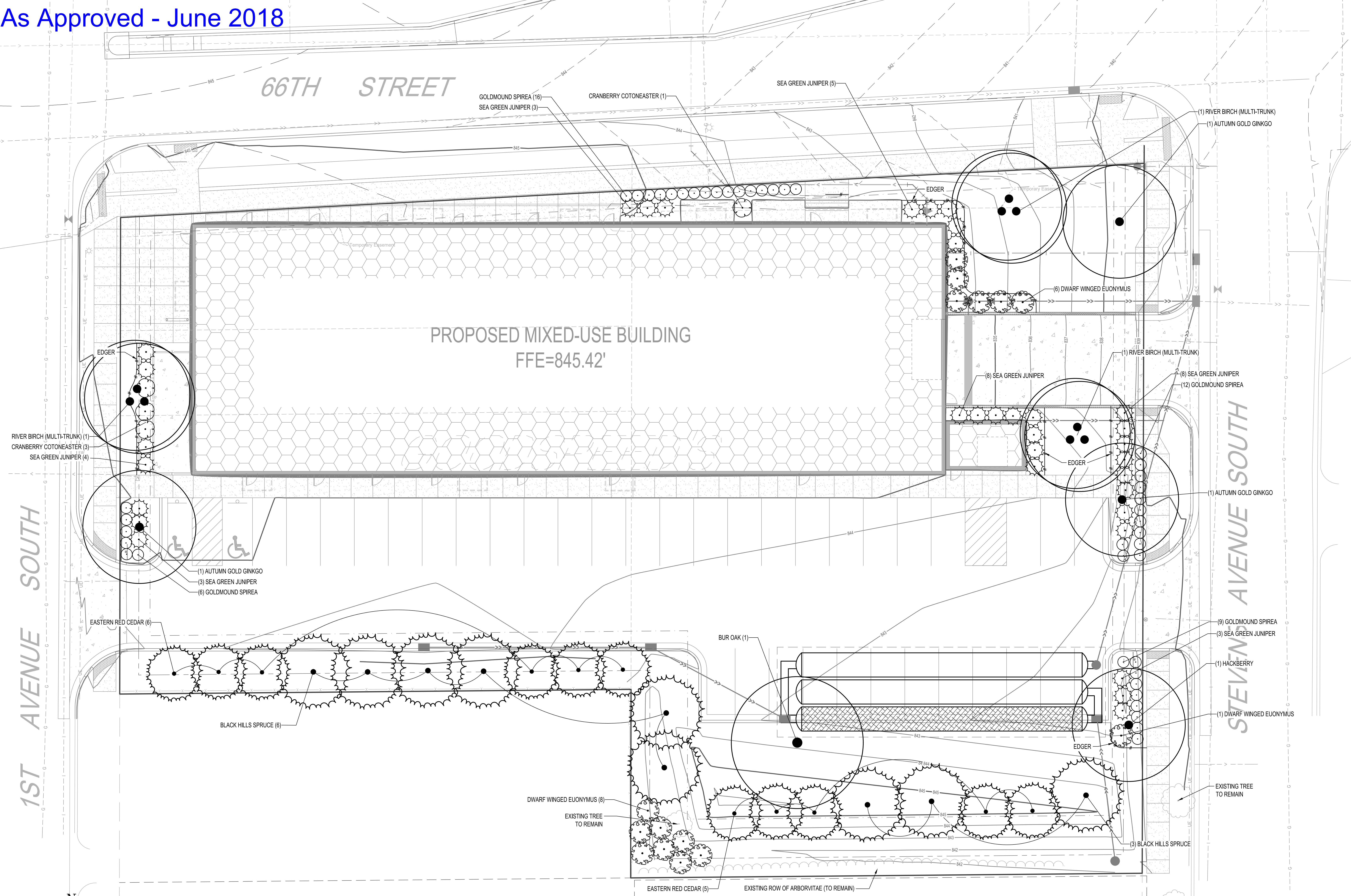
RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
5/16/18	CITY RESUBMITTAL	ART

PROJECT NO.	17-20746
FILE NAME	20746 CS - LANDSCAPE
DRAWN BY	—
DESIGNED BY	—
REVIEWED BY	—
ORIGINAL ISSUE DATE	3/23/18
CLIENT PROJECT NO.	—

TITLE

PLANTING PLAN



LANDSCAPE REQUIREMENTS

TOTAL SITE = 42,699 SF

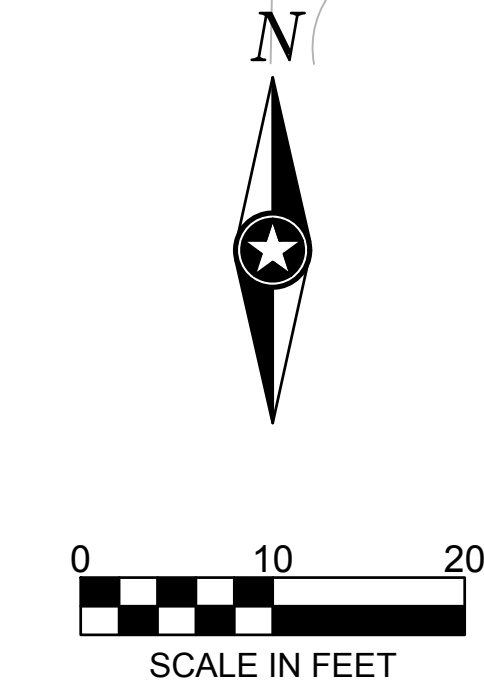
30 TREES SHOWN
2 EXISTING TREES (TO BE SAVED)
28 PROPOSED TREES

96 SHRUBS SHOWN

17 TREES REQUIRED
CODE: 1 TREE PER 2500 SF OF DEVELOPABLE LANDSCAPE AREA
(42,699 / 2500 = 17.1 OR 17 TREES)

43 SHRUBS REQUIRED
CODE: 1 SHRUB PER 1000 SF OF DEVELOPABLE LANDSCAPE AREA
(42,699 / 1000 = 42.7 OR 43 SHRUBS)

UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES
ON-SITE PRIOR TO CONSTRUCTION.



PLAN SHEET NOTES
1. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE ____ UNLESS OTHERWISE NOTED.

KEYNOTE LEGEND



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DATE: _____ LIC. NO. _____

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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO. 17-20746

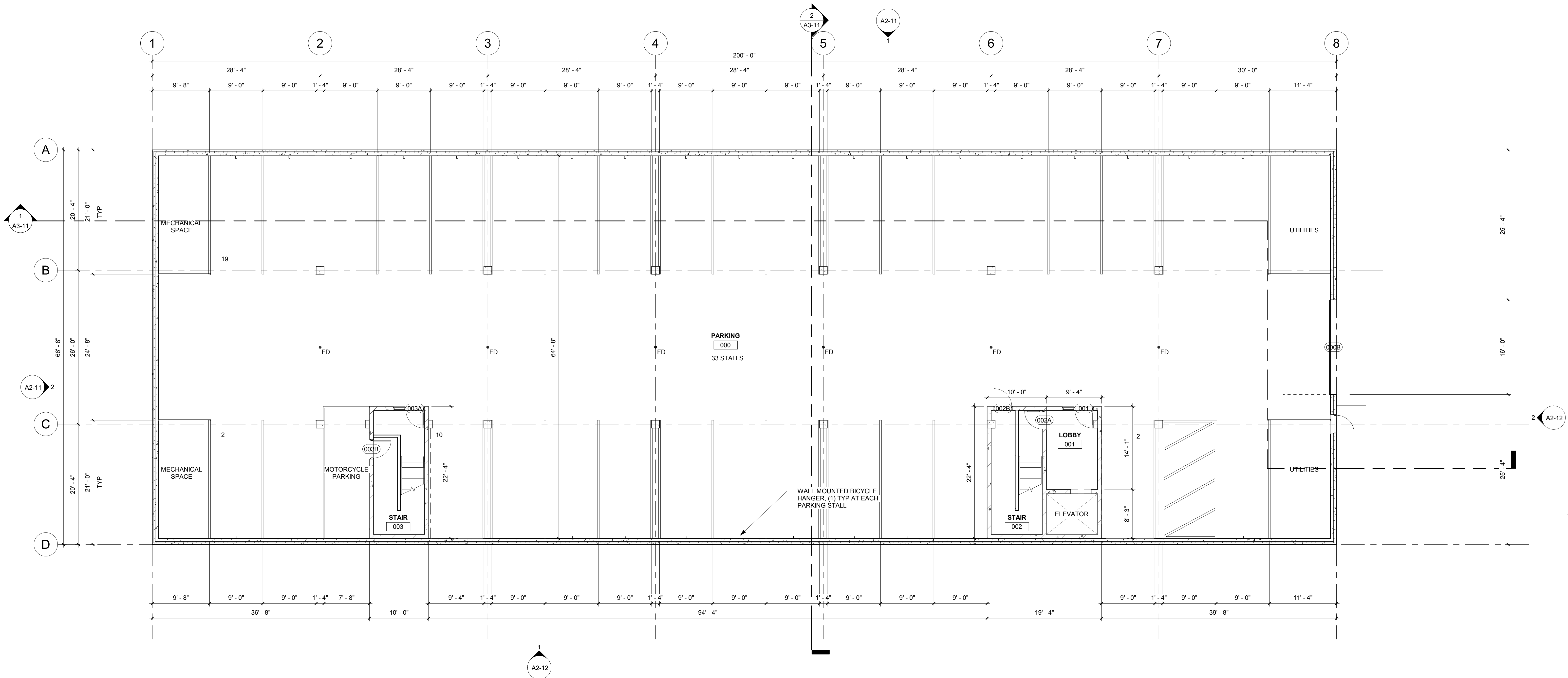
FILE NAME
DRAWN BY
DESIGNED BY
REVIEWED BY
ORIGINAL ISSUE DATE
CLIENT PROJECT NO.

TITLE

LOWER LEVEL PLAN

SHEET

A1-20



1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

REFERENCE SCALE
0 1/4" 1/2" 1" 2" 4" 8" 16" 32" 64" 128" 256" 512" 1024" 2048" 4096" 8192" 16384" 32768" 65536" 131072" 262144" 524288" 1048576" 2097152" 4194304" 8388608" 16777216" 33554432" 67108864" 134217728" 268435456" 536870912" 1073741824" 2147483648" 4294967296" 8589934592" 17179869184" 34359738368" 68719476736" 137438953472" 274877906944" 549755813888" 1099511627776" 2199023255552" 4398046511104" 8796093022208" 17592186044416" 35184372088832" 70368744177664" 140737488355328" 281474976710656" 562949953421312" 1125899906842624" 2251799813685248" 4503599627370496" 9007199254740992" 18014398509481984" 36028797018963968" 72057594037927936" 144115188075855872" 288230376151711744" 576460752303423488" 1152921504606846976" 2305843009213693952" 4611686018427387904" 9223372036854775808" 18446744073709551616" 36893488147419103232" 73786976294838206464" 147573952589676412928" 295147905179352825856" 590295810358705651712" 1180591620717411303424" 2361183241434822606848" 4722366482869645213696" 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As Approved - June 2018

UNIT LEGEND
STUDIO - 1 BED TYPES - 10 UNITS 1ST FLOOR - 2 2ND FLOOR - 4 3RD FLOOR - 4
1 BEDROOM TYPE - 10 UNITS 1ST FLOOR - 2 2ND FLOOR - 4 3RD FLOOR - 4
2 BEDROOM TYPES - 11 UNITS 1ST FLOOR - 1 2ND FLOOR - 5 3RD FLOOR - 5
TOTAL UNIT MIX 10 - STUDIO - 32% 10 - 1 BEDROOM - 32% 11 - 2 BEDROOM - 35% 31 TOTAL UNITS
TOTAL FLOOR SQUARE FOOTAGES LOWER LEVEL: 13,333 PARKING = 13,333 SF TOTAL FIRST FLOOR: 7,016 RESIDENTIAL + 6,124 RETAIL = 13,138 SF TOTAL SECOND FLOOR: 13,117 RESIDENTIAL = 13,117 SF TOTAL THIRD FLOOR: 13,117 RESIDENTIAL = 13,117 SF TOTAL 52,705 TOTAL SQUARE FOOTAGE

PLAN SHEET NOTES
1. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE ____, UNLESS OTHERWISE NOTED.

KEYNOTE LEGEND



PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

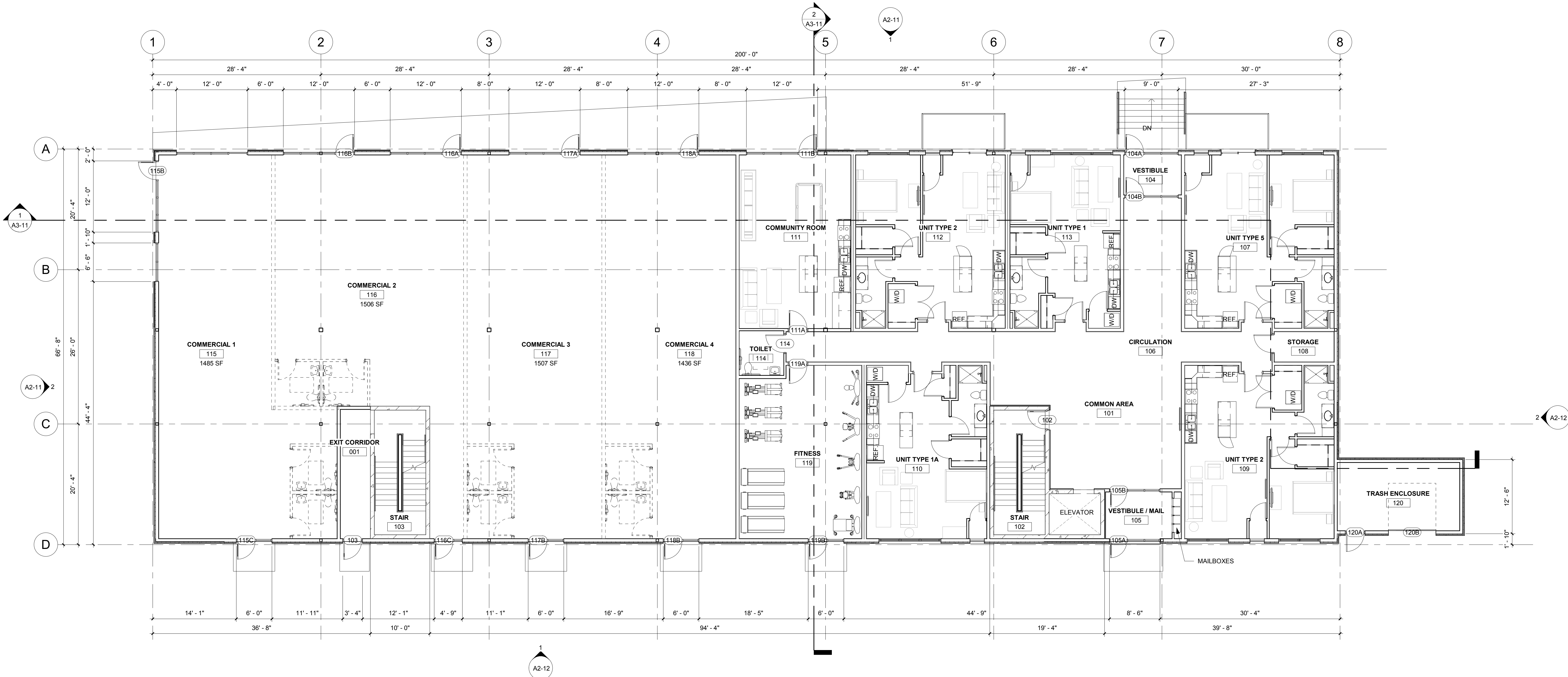
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO.	17-20746
FILE NAME	
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

FIRST FLOOR PLAN

SHEET
A1-21



1 FIRST FLOOR PLAN
1/8" = 1'-0"

REFERENCE SCALE
0 1/4" 1/2" 1" 2" 4" 8" 16" 32" 64" 128" 256" 512" 1024" 2048" 4096" 8192" 16384" 32768" 65536" 131072" 262144" 524288" 1048576" 2097152" 4194304" 8388608" 16777216" 33554432" 67108864" 134217728" 268435456" 536870912" 1073741824" 2147483648" 4294967296" 8589934592" 17179869184" 34359738368" 68719476736" 137438953472" 274877906944" 549755813888" 1099511627776" 2199023255552" 4398046511104" 8796093022208" 17592186044416" 35184372088832" 70368744177664" 140737488355328" 281474976710656" 562949953421312" 1125899906842624" 2251799813685248" 4503599627370496" 9007199254740992" 18014398509481984" 36028797018963968" 72057594037927936" 144115188075855872" 288230376151711744" 576460752303423488" 1152921504606846976" 2305843009213693952" 4611686018427387904" 9223372036854775808" 18446744073709551616" 36893488147419103232" 73786976294838206464" 147573952589676412928" 295147905179352825856" 590295810358705651712" 1180591620717411303424" 2361183241434822606848" 4722366482869645213696" 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As Approved - June 2018

PLAN SHEET NOTES

1. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE ____ UNLESS OTHERWISE NOTED.

KEYNOTE LEGEND



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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

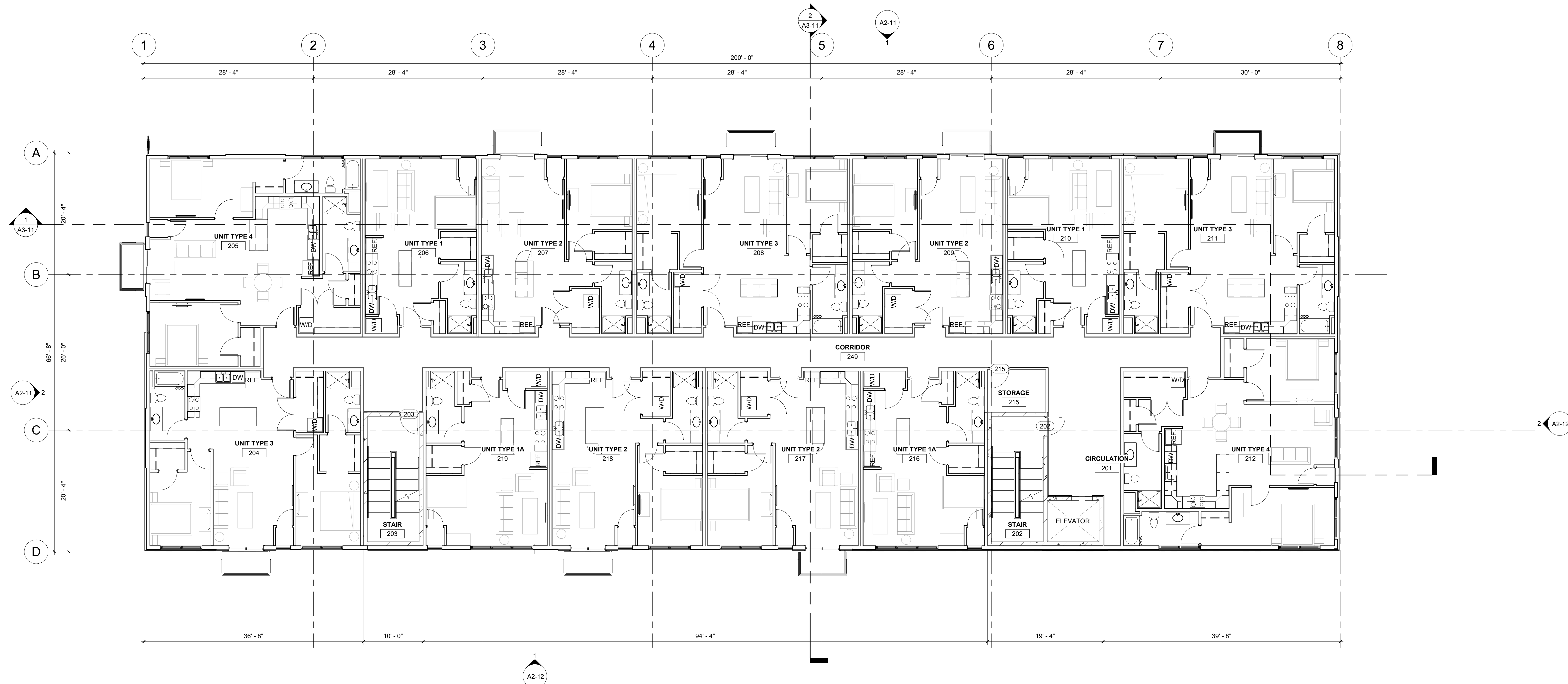
PROJECT NO.	17-20746
FILE NAME	
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

SECOND FLOOR PLAN

SHEET

A1-22



1 SECOND FLOOR PLAN
1/8" = 1'-0"

REFERENCE SCALE
0 1/4" 1/2" 1" 2" 4" 8" 16'

PRELIMINARY NOT FOR CONSTRUCTION

As Approved - June 2018

PLAN SHEET NOTES

1. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE ____ UNLESS OTHERWISE NOTED.

KEYNOTE LEGEND



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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

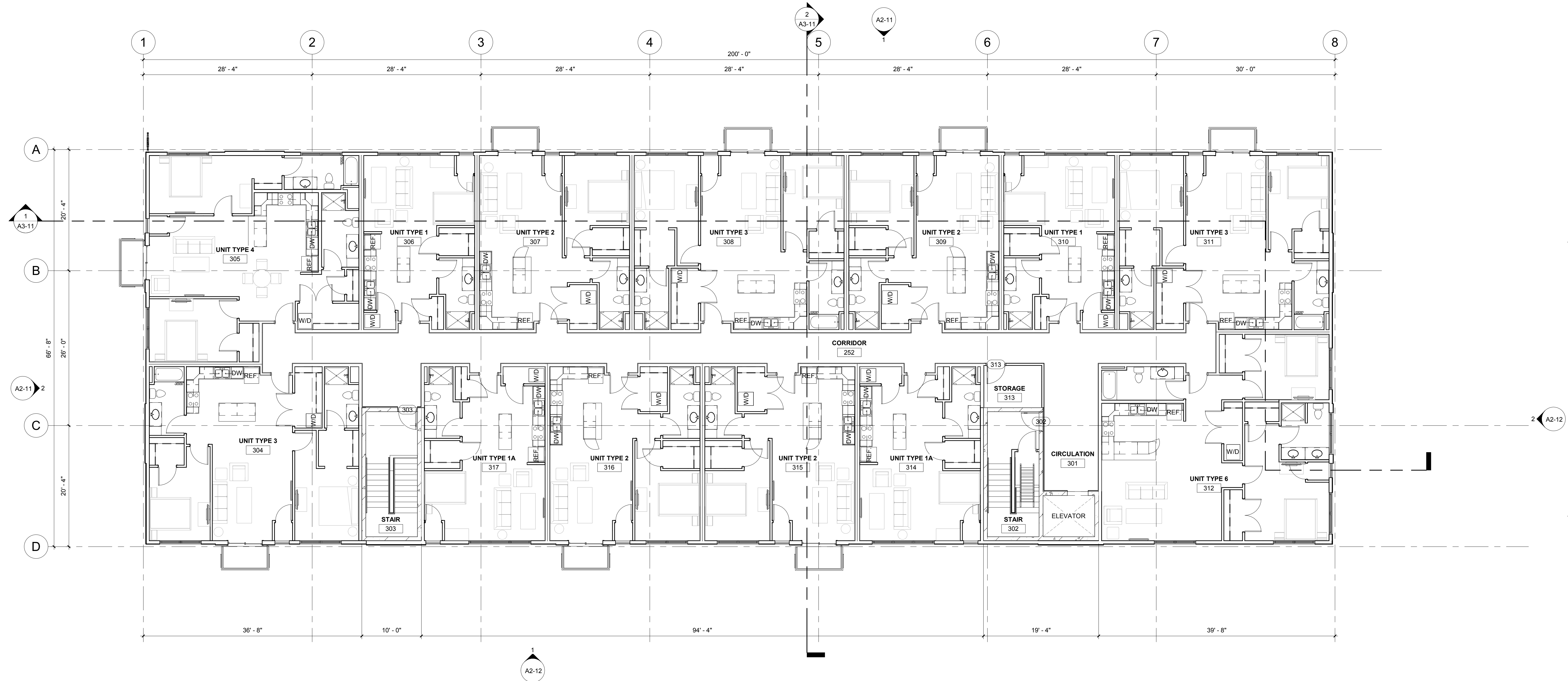
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO.	17-20746
FILE NAME	
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	09/12/17
CLIENT PROJECT NO.	

TITLE

THIRD FLOOR PLAN

SHEET
A1-23

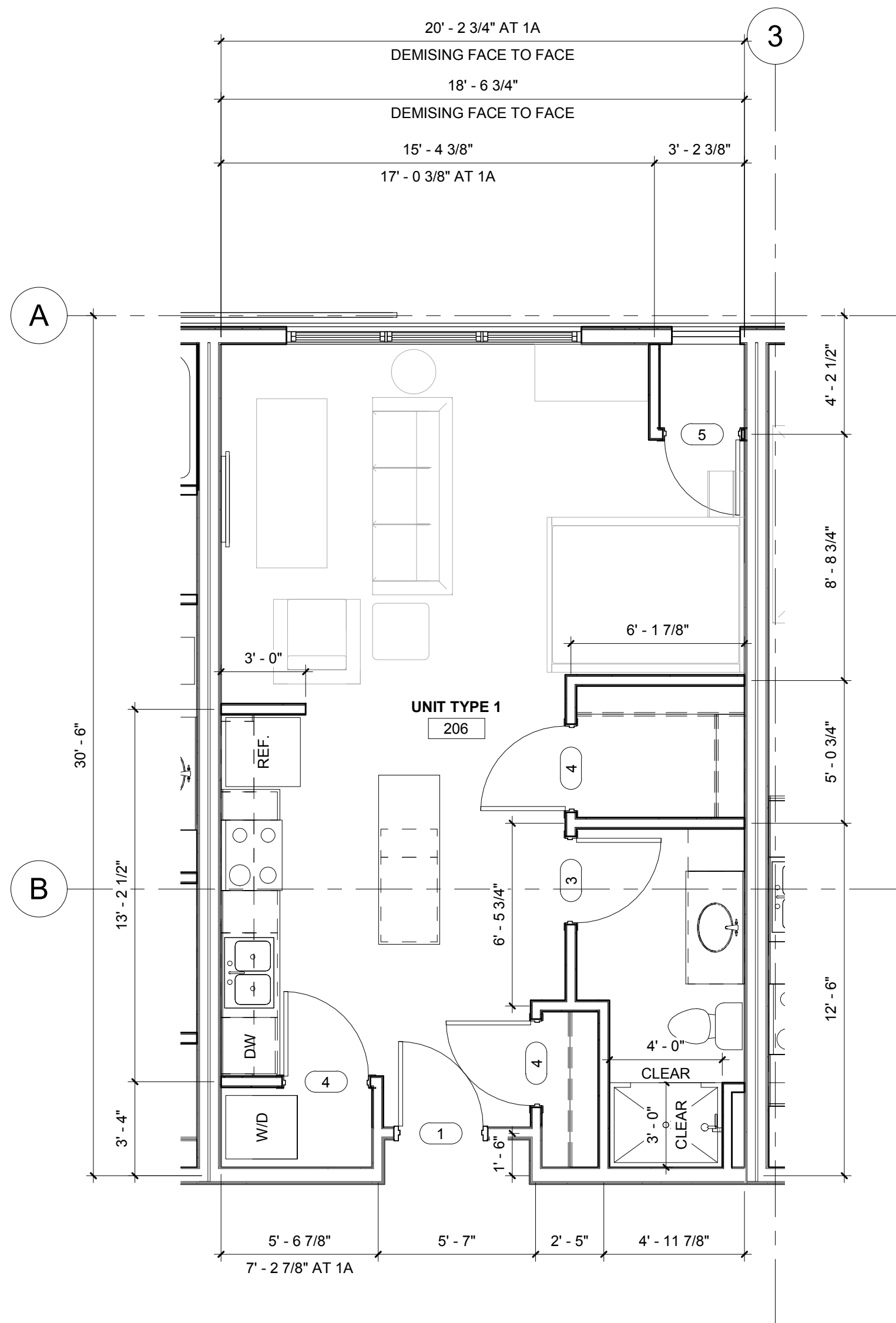


1 THIRD FLOOR PLAN
1/8" = 1'-0"



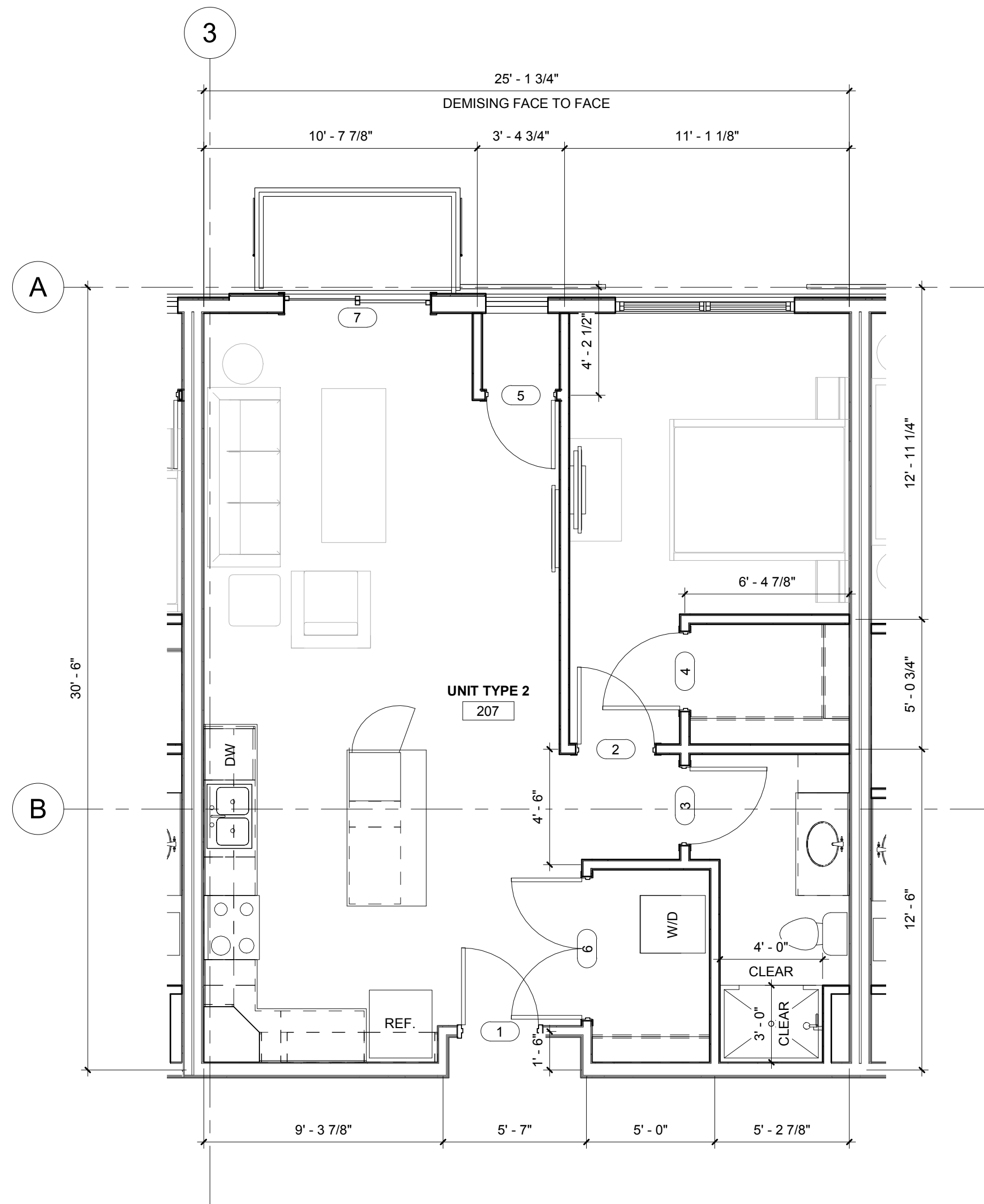
PRELIMINARY NOT FOR CONSTRUCTION

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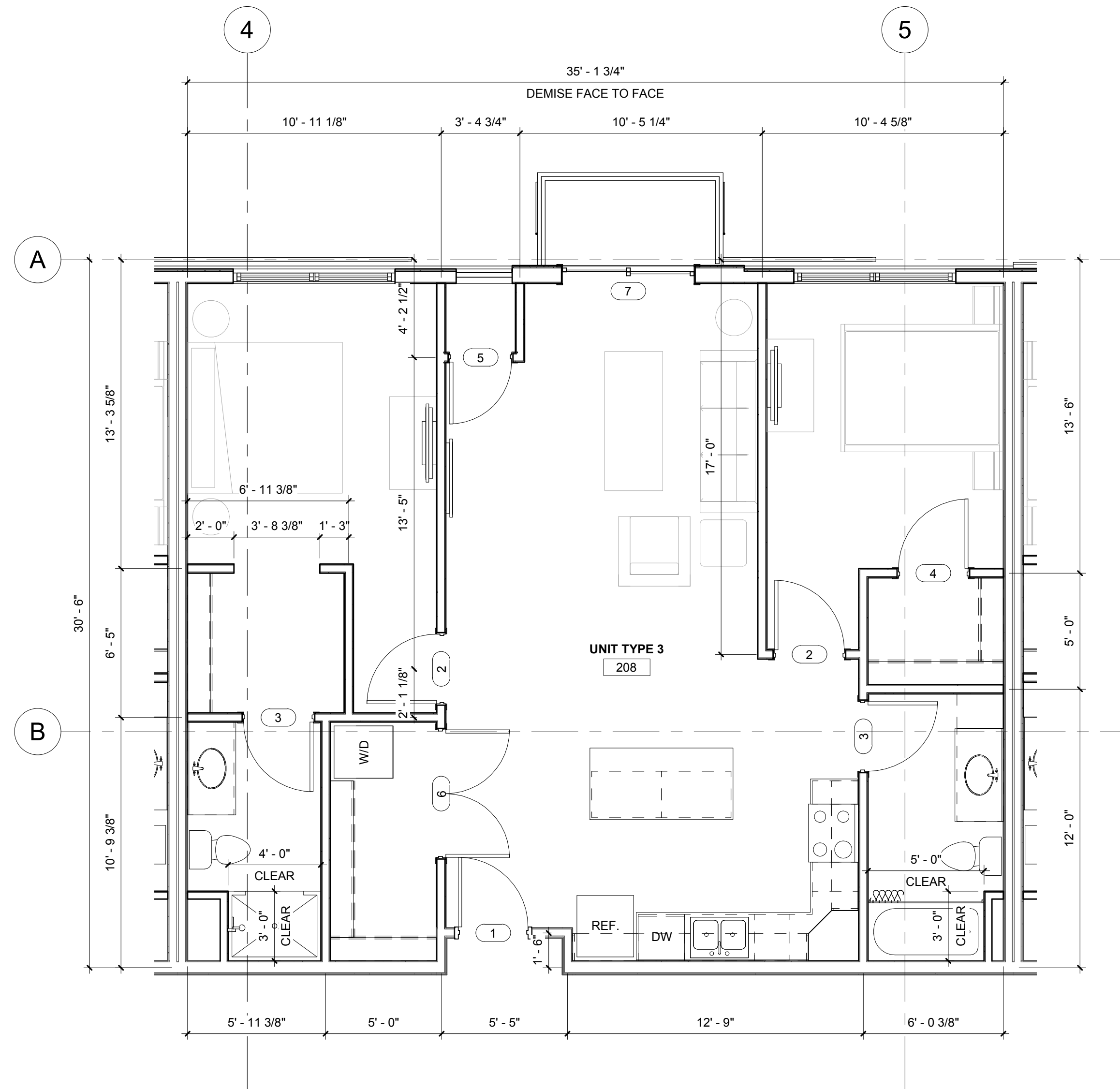


1 UNIT TYPE 1 & 1A - STUDIO (1 - 580 SF - 5 INSTANCES)
1/4" = 1'-0"

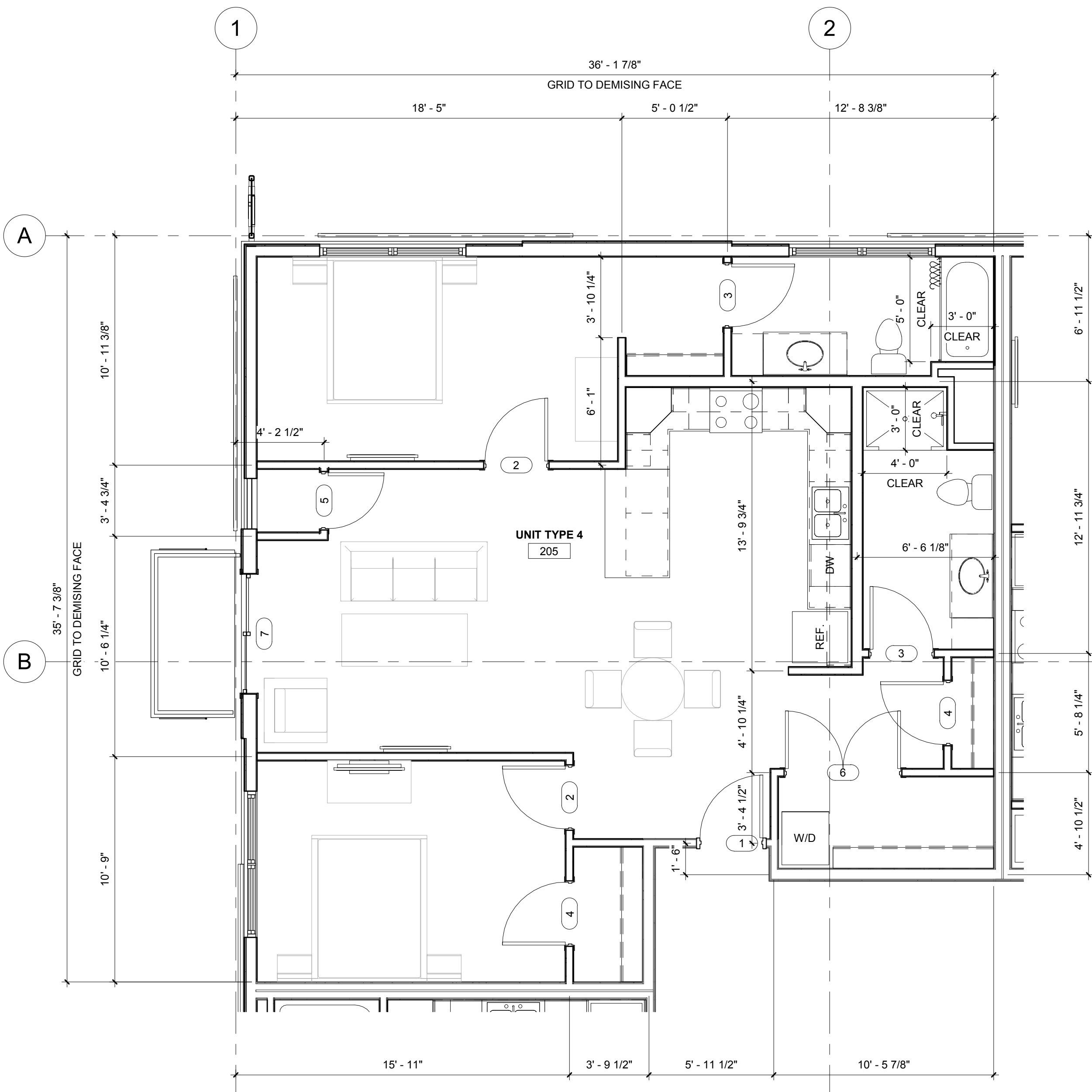
(1A - 633 SF - 5 INSTANCES)



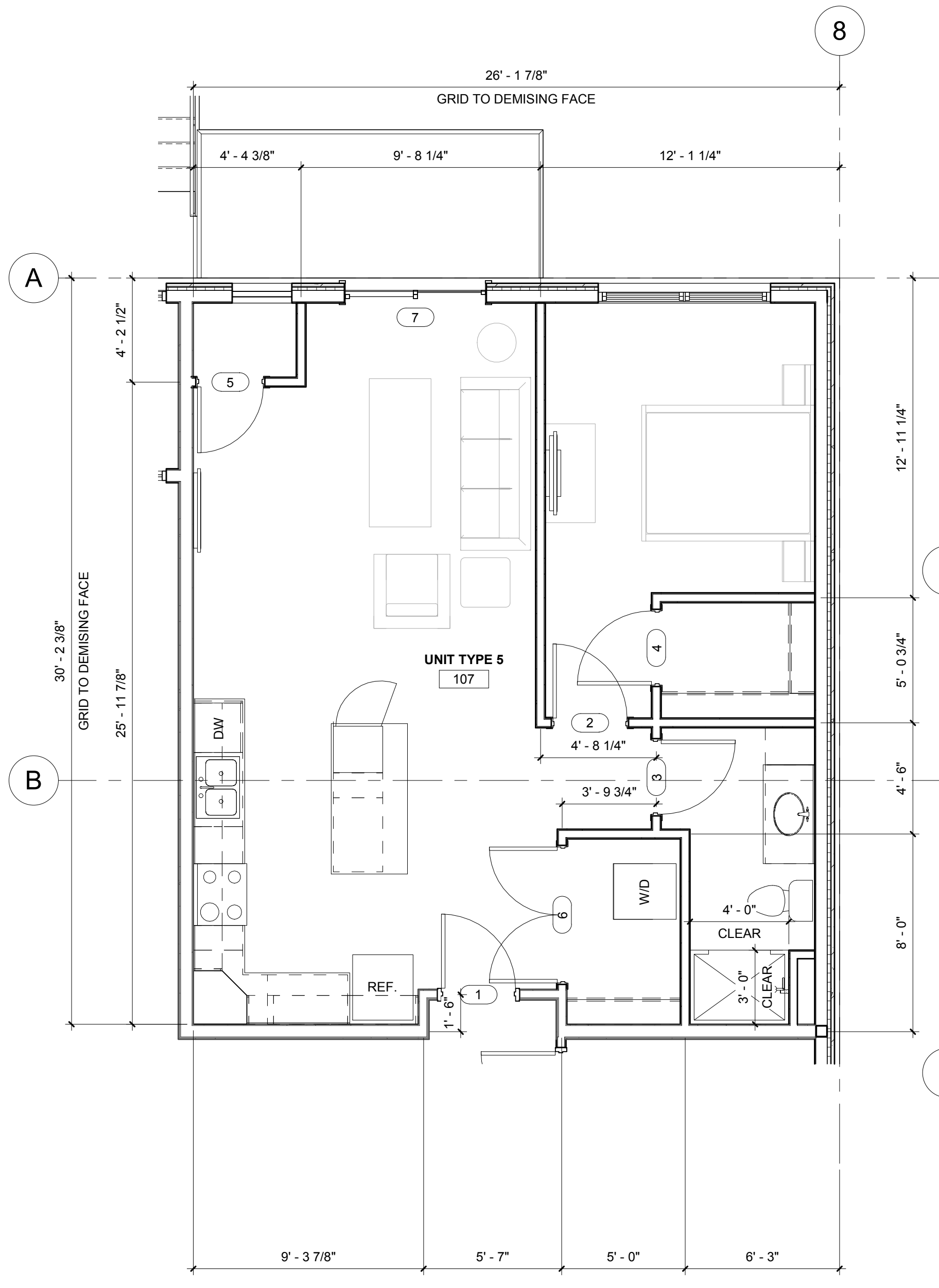
2 UNIT TYPE 2 - 1 BEDROOM (783 SF - 10 INSTANCES)
1/4" = 1'-0"



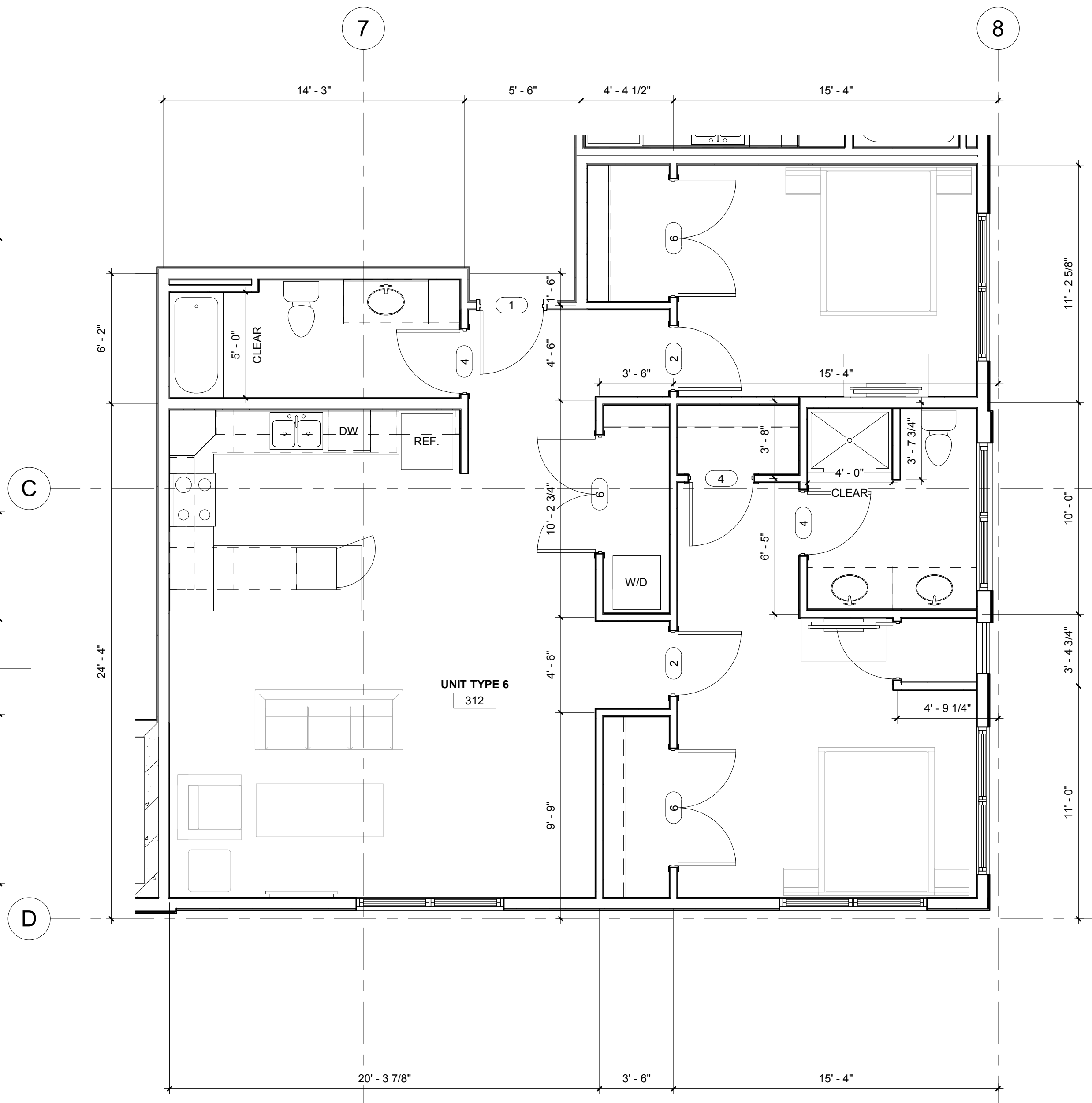
3 UNIT TYPE 3 - 2 BEDROOM (1086 SF - 6 INSTANCES)
1/4" = 1'-0"



4 UNIT TYPE 4 - 2 BEDROOM (1194 SF - 3 INSTANCES)
1/4" = 1'-0"



6 UNIT TYPE 5 - 1 BEDROOM (798 SF - 1 INSTANCE)
1/4" = 1'-0"



5 UNIT TYPE 6 - 2 BEDROOM (1290 SF - 1 INSTANCE)
1/4" = 1'-0"



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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO. 17-20746

FILE NAME

DRAWN BY

DESIGNED BY

REVIEWED BY

ORIGINAL ISSUE DATE 10/17/17

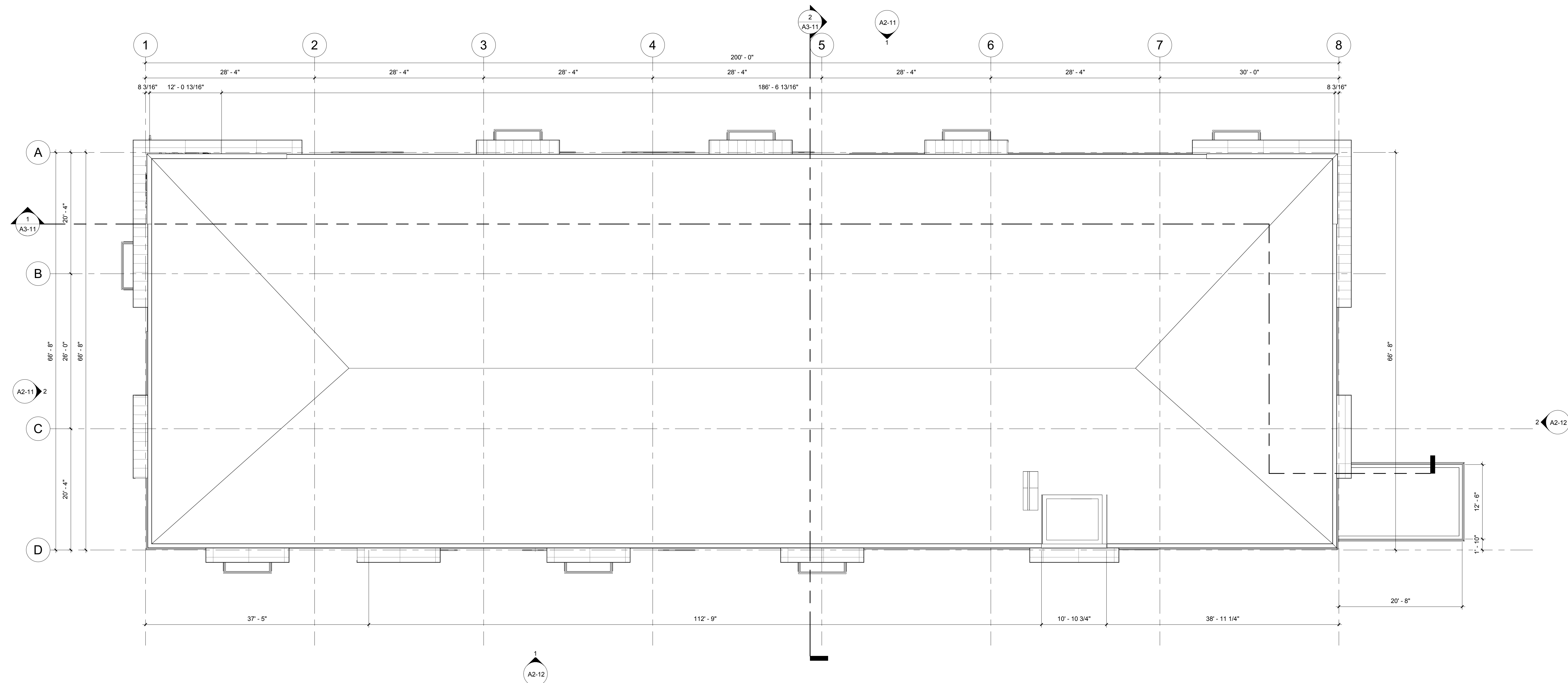
CLIENT PROJECT NO.

TYPICAL UNIT PLANS

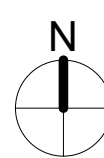
SHEET

A1-24

PRELIMINARY NOT FOR CONSTRUCTION



1 ROOF PLAN
1/8" = 1'-0"



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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO. 17-20746
FILE NAME
DRAWN BY
DESIGNED BY
REVIEWED BY
ORIGINAL ISSUE DATE
CLIENT PROJECT NO.

TITLE

ROOF PLAN

SHEET
A1-71

As Approved - June 2018

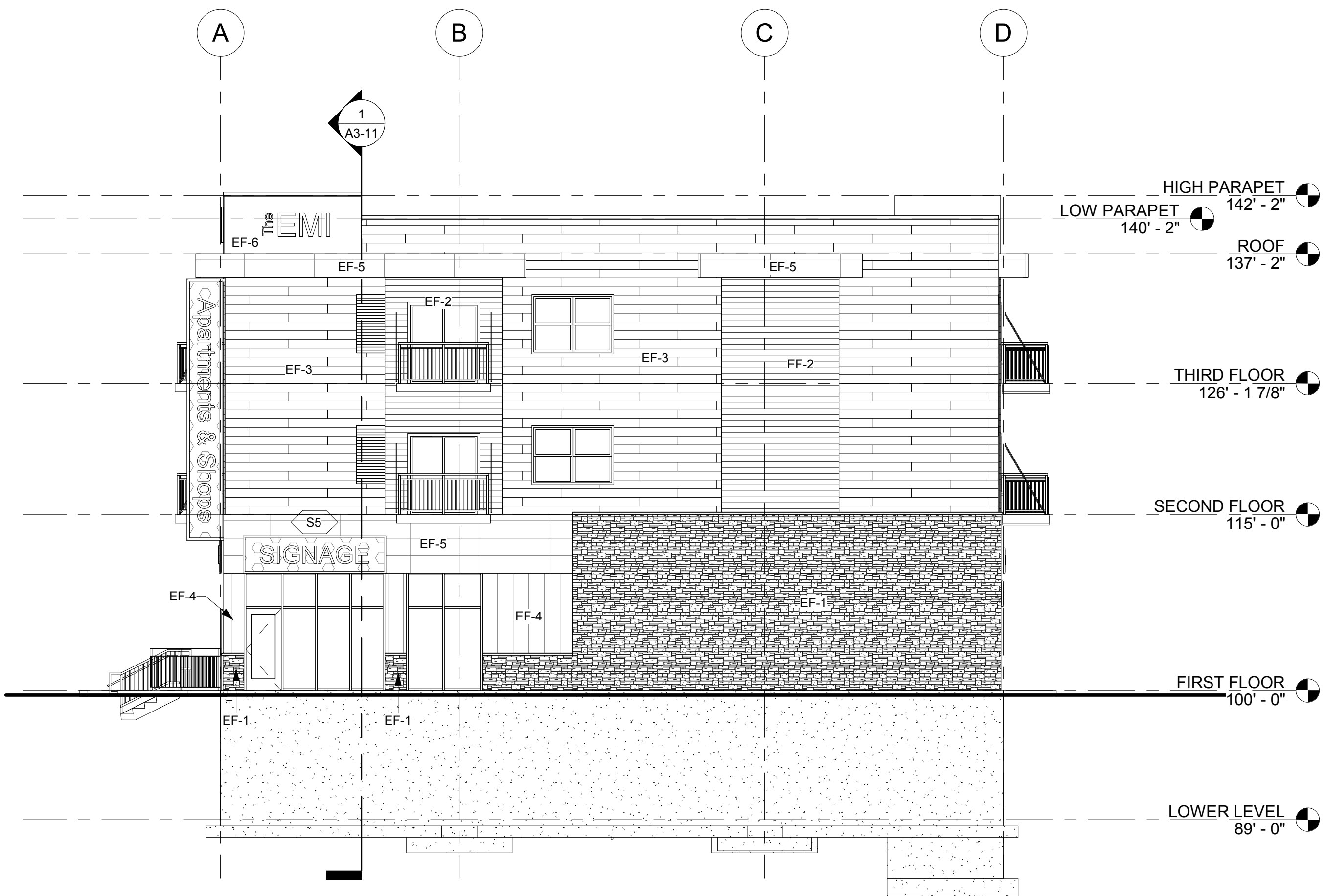
SIGNAGE				
MARK	WIDTH	HEIGHT	TEXT AREA	COUNT
S1	4' - 0"	2' - 0"	0' - 9"	1
S2	6' - 0"	2' - 0"	0' - 9"	4
S3	8' - 6"	2' - 0"	1' - 0"	1
S5	12' - 0"	3' - 0"	1' - 6"	6

EXTERIOR WALL MATERIAL SCHEDULE AND TAKEOFF				
MARK	MATERIAL DESCRIPTION	MANUFACTURER	MODEL / COLOR	APPROX AREA
EF-1	STONE VENEER			4442 SF
EF-2	LAP SIDING	LP SMARTSIDE	LITE COLOR	2155 SF
EF-3	18" x 120" FIBER CEMENT SIDING	NICHIA VINTAGE WOOD	LITE CEDAR COLOR	7547 SF
EF-4	BOARD AND BATTEN SIDING	LP SMARTSIDE	WHITE COLOR	926 SF
EF-5	16" x 72" FIBER CEMENT PANELS	NICHIA	GREY COLOR	1676 SF
EF-6	PAINT		BLACK	849 SF

NOTE:
ALL QUANTITIES IN "AREA" ARE APPROXIMATE
AND FOR REFERENCE ONLY. THESE
NUMBERS ARE NOT GUARANTEED AND NOT
INTENDED TO BE REPLACEMENTS FOR SHOP
DRAWINGS OR PHYSICAL DRAWING
EVALUATIONS AND TAKEOFFS.



1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO. 17-20746

FILE NAME

DRAWN BY

DESIGNED BY

REVIEWED BY

ORIGINAL ISSUE DATE

CLIENT PROJECT NO.

TITLE

EXTERIOR ELEVATIONS

SHEET

A2-11

REFERENCE SCALE
0 1/4" 1/2" 1" 2" 4" 8" 16"

5/17/2018 11:24:30 AM

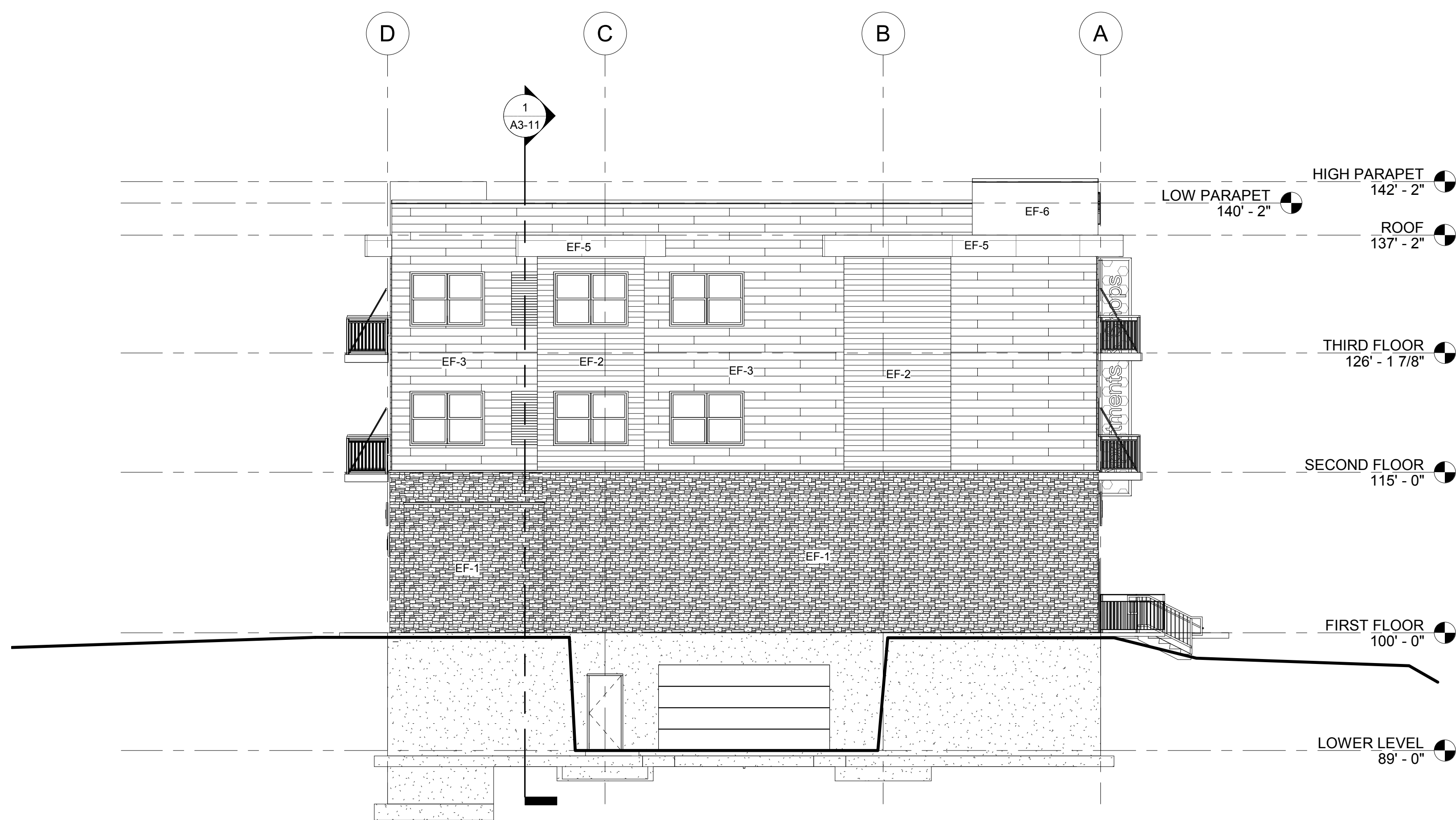
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1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

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PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

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DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO. 17-20746

FILE NAME

DRAWN BY

DESIGNED BY

REVIEWED BY

ORIGINAL ISSUE DATE

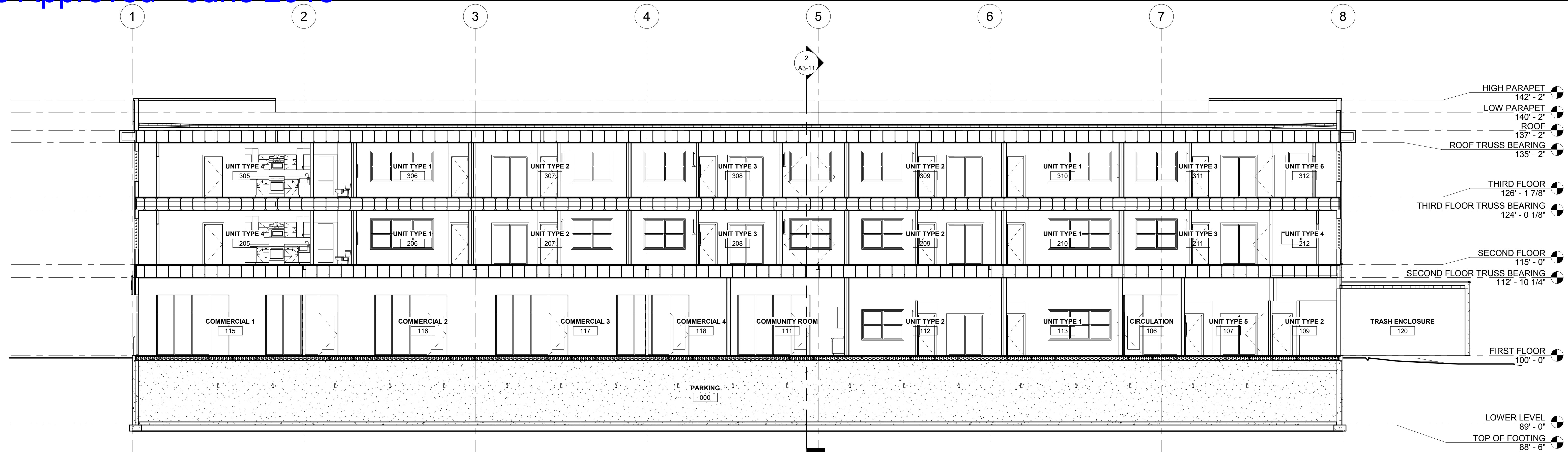
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TITLE

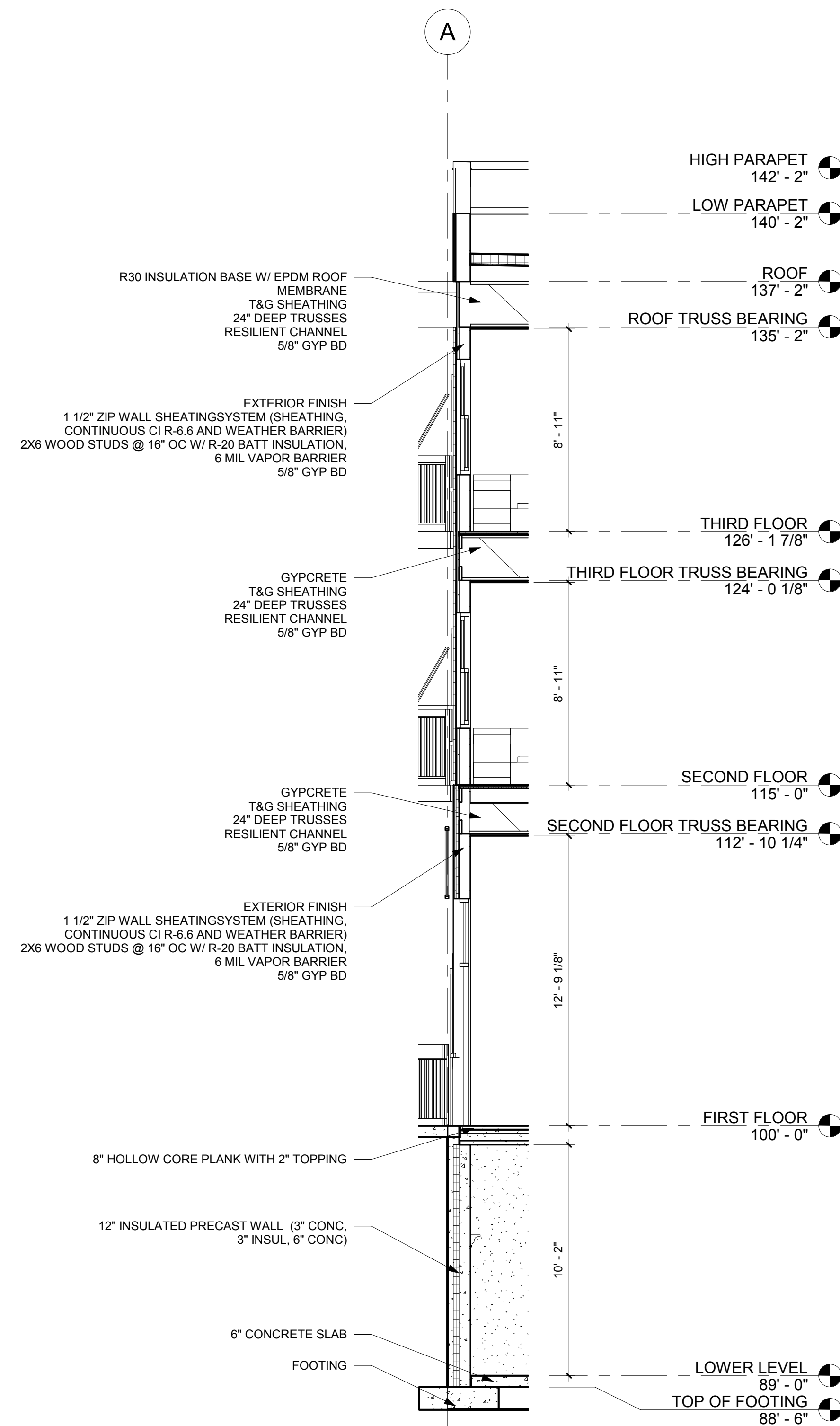
EXTERIOR ELEVATIONS

SHEET

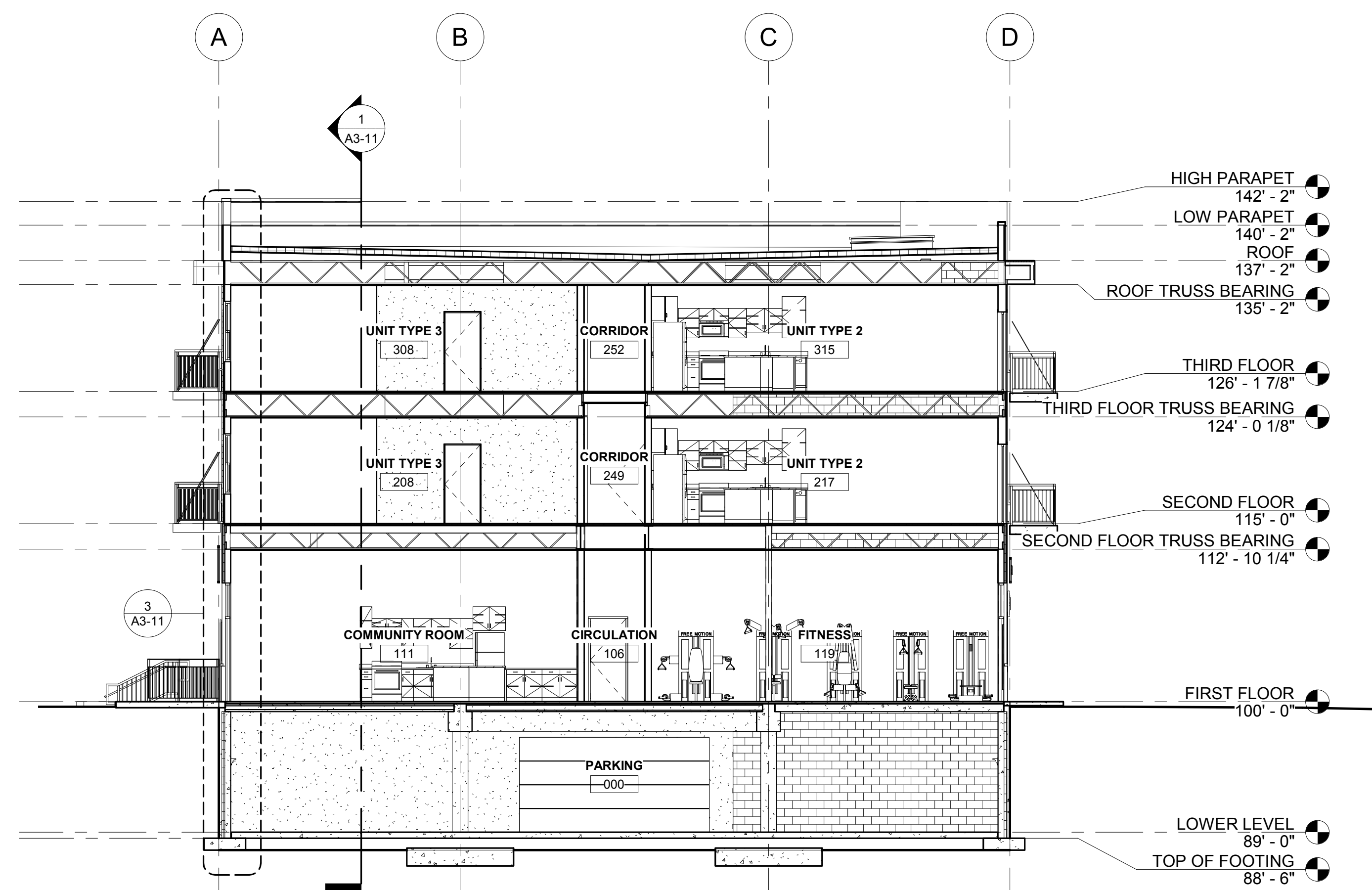
A2-12



1 BUILDING SECTION
1/8" = 1'-0"



3 TYPICAL WALL SECTION
1/4" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



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RICHFIELD MINNESOTA

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ORIGINAL ISSUE DATE
CLIENT PROJECT NO.

TITLE

BUILDING SECTIONS

SHEET

A3-11

The Emi – Virtual Open House Comments (as of 9/24/20)

1. I am still very much against this monstrosity going into our neighborhood, but guess it has become useless to beat a dead horse. Perhaps if the building had some architectural value, it would be more palatable. It reminds me of a big box warehouse. And too close to the street on the north side. I am also very concerned about who will be willing to rent these tiny studio apartments and the extra traffic it will bring going north on Stevens. Sorry for the negativity, but you already have been told by almost every neighbor in the area that we feel this was pushed down our throats. It just doesn't fit.
2. Still sounds like too much traffic, parking on ours streets, etc. I was so hoping two homes would be built there.
3. While the news of the reduced retail space is welcome, I'm concerned about the increased number of units (31 to 42) with the same number of parking stalls (33) planned. How can you say the parking ratios are better with more units and the same number of stalls?? In addition, I see that the exit/entrance to the parking lot on Stevens is restricted to avoid southbound traffic onto Stevens, but no such restriction on 1st. We get enough traffic now with drivers cutting through to avoid backups at the 66th/Nicollet roundabout and open access on 1st will lead to even MORE traffic coming down 1st Ave.
4. There is not enough parking for the complex. I don't want the over flow parking on the streets. Further reducing the flow of traffic. And when comes to street cleaning and snow removal the city will not tag parking parking offenders. Further creating traffic flow issues on 1st ave. and Stevens. When the snow is not cleaned up from cars not being moved.
5. Hello - Thank-you for sending out postcards informing neighbors about updates made to the EMI. 1. My fellow neighbors and I (all sharing the block with the EMI) are environmentally conscious. I personally have a pollinator-friendly yard and have committed to organic lawn care. As a token of good faith, will you commit to caring for your green space (turf) organically? Will you consider landscaping with plants that are native (i.e. more drought tolerant) and pollinator-friendly? Not only will this help get neighbors on board with your project, but it will be a great marketing tool for your building. Your green space will be safe for adults, children, pets, and our local water supply. If using native plants, as well, you will need to use less water once established - saving you money! If you need names of some great local companies that provide organic lawn care services and help with restorative landscaping, please let me know. 2. I also would like assurance

that you will commit to using a non-salt alternative for winter sidewalk de-icing such as "SafePaw". Again - another great way to market your building as environmentally conscious. And it won't negatively affect your green space come spring - saving you money for the cost of turf replacement. 3. Do you have updated drawings with removal of 5,000sf of commercial space on the first floor of the EMI? I look forward to hearing from you, XXX

6. EMI was suppose to 'work with' the neighbors for this new design and to my knowledge, not one resident was contacted for input until now and we are only 7 days away from the Planning Commission meeting. I don't believe that there are enough parking spots for the added apts. EMI is assuming that the reduced retail space would be sufficient. Retail parking is short term and residential parking is long term. This floor plan does not provide enough long term parking. In addition, apts on ground level facing 66th St are subject to high levels of road dust and air pollution. In addition, this new exterior design is not shown in its entirety, only an elongated view that is incomplete. This new design is quite 'unattractive' and is not a visible asset to the neighborhood.
7. I'm a local resident who, truthfully, is open to more density but is not super keen on how modern and mismatched the style of this development is to our local community. NOTHING looks like this and it's not a classic look that will age well. However, I know that's the current vibe. I do however have some concerns with the changes to the plan. When this was approved to be changed from residential only to mixed use, it was done so with the promise that there would be local businesses to benefit the existing residents nearby. This is being greatly reduced. So now we will have a bit of an eye sore, and very few benefits to those of us within a walking distance. Richfield needs more small local businesses, especially with front facing property on main roads for visibility. I'd be happy to share our street parking with visitors to a coffee shop or yoga studio. It's short sighted to make these changes - COVID will not be here in 3 years, this building will be. Keep the commercial spaces available for local businesses that need them. That's a bigger need than a few more windowless studio apartments.