



**PLANNING COMMISSION MEETING  
VIRTUAL MEETING HELD VIA WEBEX  
MARCH 22, 2021  
7:00 PM**

Call to Order

Approval of the February 22, 2021, regular Planning Commission meeting minutes.

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

**Agenda Approval**

**Public Hearings**

1. Public hearing and consideration of a recommendation on variety of land use approvals to construct a mixed use development at the northeast corner of Lyndale Avenue and 65th Street.
2. Public hearing to consider a proposed ordinance amendment to modify rules related to home occupations.

**Liaison Reports**

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

**City Planner's Reports**

3. Next Meeting Time and Location
  - Joint City Council and Planning Commission Work Session on Tuesday, March 23, 6:00pm, via Webex
  - Regular Planning Commission meeting on Monday, April 26, 2021, at 7pm via Webex
  - Joint City Council and Planning Commission Work Session on Tuesday, April 27, 5:45pm, via Webex
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

February 22, 2021

MEMBERS PRESENT: Chair Kathryn Quam, Commissioners Brendan Kennealy, Bryan Pynn, Susan Rosenberg, Peter Lavin, James Rudolph, and Brett Stursa

MEMBERS ABSENT: none

STAFF PRESENT: Melissa Poehlman, Asst. Director of Community Development  
Ryan Krzos, Planner  
Nellie Jerome, Assistant Planner

OTHERS PRESENT: John Sylvestre, Margaret McNerny for 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 January 25, 2021, meeting.

*Motion carried: 7-0*

## OPEN FORUM

No members of the public spoke, no comments received.

## APPROVAL OF AGENDA

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

*Motion carried: 7-0*

## PUBLIC HEARINGS

**ITEM #1 - Conduct a public hearing and consider changes to the City's Zoning Code that would allow for slightly larger garage structures if an Accessory Dwelling Unit is attached, in the single-family (R and R-1) residential districts.** Chair Quam explained the role of the Planning Commission in reviewing the proposed ordinance amendment. Commissioner Lavin asked for clarification about the reasoning for proposing an ordinance amendment instead of requesting a variance for a proposed accessory dwelling unit (ADU). Assistant Community Development Director, Melissa Poehlman, explained that the proposed ADU was a reasonable construction but that the variance requirements would not be met in this case. Assistant Community Development Director Poehlman added that the Zoning Code should change as the norms of the community change. The applicants spoke about the ADU plan as an option for intergenerational living and aging in place.

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

*Motion carried: 7-0*

M/Lavin, S/Rudolph to recommend approval of an ordinance related to garage size in the single-family residential (R and R-1) districts.

Commissioner Stursa noted that it makes a lot of sense to amend the code as needed, and as illustrated by this case. Commissioner Rosenberg added that this amendment will be good for the community, for family members to live close. Commissioner Kennealy wondered about the neighbor behind the house, but the applicant and staff confirmed that trees would screen the structure and that setback and height would be within the allowable limits.

*Motion carried: 7-0*

## **OTHER BUSINESS**

### **ITEM #2 - Election of Planning Commission Chairperson, Vice-Chairperson and Secretary**

M/Lavin, S/Rosenberg to reelect Chair Quam as chairperson

*Motion carried: 7-0*

M/Rudolph, S/Pynn to elect Commissioner Lavin as vice-chairperson

M/Quam to elect Commissioner Rudolph as vice-chairperson. (No second).

*Rudolph's motion carried: 7-0*

M/Quam, S/Pynn to elect Commissioner Rudolph as secretary

*Motion carried: 7-0*

### **ITEM #3 - Appointment of liaisons to the City Council, Community Services Advisory Commission, Housing and Redevelopment Authority, School Board and Transportation Committee.**

City Council: Commissioner Rosenberg

Community Services Advisory Commission: Commissioner Rudolph

Housing and Redevelopment Authority (HRA): Commissioner Stursa

Richfield School Board: Commissioner Lavin

Transportation Commission: Commissioner Kennealy

Chamber of Commerce: vacant

Sustainability Commission: Commissioner Pynn

### **ITEM #4 - Review of Planning Commission Bylaws.**

Assistant Community Development Director Poehlman explained that bylaws were reviewed a few years ago but all bylaws are pretty standard. No changes were proposed.

## **LIAISON REPORTS**

Community Services Advisory Commission: A COVID update was presented and procedural tasks, like appointing new chairs, were completed.

City Council: Procedural tasks, nothing else to report.

Housing and Redevelopment Authority (HRA): Pat Elliot has resigned, opening up a seat on the HRA. Applications close Feb. 24.

Richfield School Board: The CDC has recommendations for getting students back to school, which the School Board is looking at.

Transportation Commission: (vacant)

Chamber of Commerce: The Chamber hosted a "lunch and learn" with Police Chief Henthorn last week. The ribbon cutting for Foss Swim School will be held on March 3.

Commissioner Rosenberg added that the Charter Commission was looking for new members, and they meet on an as-needed basis for issues that might impact the City Charter.

## **CITY PLANNER'S REPORT**

Assistant Community Development Director Poehlman highlighted two upcoming work sessions with the City Council to talk about proposed changes to the Subdivision and Platting ordinances, and to talk about the Just Deeds project which helps disavow racial covenants on residential parcels.

Assistant Community Development Director Poehlman noted that the Congress for New Urbanism is hosting a virtual kick-off event for a study of the area around the Portland and

Interstate 494 interchange that would focus on ways to revitalize, improve mobility, and encourage investment in that area. There is an online platform to gain community insight and feedback related to Vets Park, as part of the Portland and 66<sup>th</sup> Street sub-area study for which there is currently a development moratorium. There will be three opportunities for commissioners to participate in equity and inclusion training with Bill Green, the new Equity and Inclusion Administrator for the City.

## **ADJOURNMENT**

The next regular meeting will be Monday, March 22, 2021, at 7pm on the Webex online meeting platform.

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

*Motion carried: 5-0 (some commissioners were not present for the vote)*

The meeting was adjourned by unanimous consent at **8:06 p.m.**

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Planning Commission Secretary





## PLANNING COMMISSION MEETING

3/22/2021

REPORT PREPARED BY: Ryan Krzos, Planner

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director  
3/15/2021

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

**Public hearing and consideration of a recommendation on variety of land use approvals to construct a mixed use development at the northeast corner of Lyndale Avenue and 65th Street.**

### **EXECUTIVE SUMMARY:**

ESG Design and Architecture on behalf of Enclave Companies (Developer) has submitted land use applications for a Planned Unit Development (PUD) consisting of a mixed use building at the northeast corner of Lyndale Avenue and 65th Street. The proposed building, known as Lynk65, would consist of 159 residential units, residential amenities, and approximately 8,000 square feet of commercial space. The development would replace an existing strip mall and a single-family residence. The project area is currently zoned General Commercial (C-2).

The site is located in what has been known as the Lakes at Lyndale area. Since the late 1990s, the City has identified this area for reinvestment and/or redevelopment. The Comprehensive Plan designates this area as Mixed Use; the intent of which is to create a vibrant, thriving city center that will serve as Richfield's downtown. The city center is to include a mix of residential, shopping, recreational and business uses. The proposed development utilizes high-quality urban design and adds households as well as new, small-scale commercial opportunities to the city center.

The proposed development site and building are attractively designed and landscaped, and would provide a number of amenities to its residents, including fitness rooms, bicycle storage & repair, community rooms, and multiple outdoor amenity spaces. The building mass is positioned toward Lyndale Ave and 65th Street and away from the neighborhood to the north. The proposal enhances public infrastructure by providing a sidewalk connection between 64 1/2 Street and 65th Street, as well as an active pedestrian realm along Lyndale Avenue and 65th Street through the use of storefront commercial space and townhome-style units lining the parking podium.

Staff finds that the proposed project meets the goals of the Comprehensive Plan and Zoning Code requirements, and therefore recommends approval of the applications.

### **RECOMMENDED ACTION:**

**Conduct and close a public hearing and by motion:**

- 1. Recommend approval of rezoning the subject property from General Commercial (C-2) to Planned Mixed Use (PMU); and**
- 2. Recommend approval of a Planned Unit Development, Conditional Use Permit, and Final Development Plan for the proposed mixed-use development at the Northeast corner of**

## Lyndale Avenue and 65th Street.

### **BASIS OF RECOMMENDATION:**

#### **A. HISTORICAL CONTEXT**

- On September 24, 2019 representatives of Lynk65 presented conceptual plans for a mixed use development to the City Council, Housing and Redevelopment Authority (HRA), and Planning Commission.
- Revised conceptual plans were presented to the City Council, HRA, and Planning Commission on July 20, 2020.
- In the Fall of 2020 the City Council approved a Modification to the Redevelopment Plan and Tax Increment Plan to facilitate the development and the inclusion of affordable rental units within the project.

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

- The City's Comprehensive Plan designates a large contiguous area including the subject property as a mixed use downtown. The intent of the mixed use category is to create a vibrant, thriving city center that will serve as Richfield's downtown. The city center is to include a mix of residential, shopping, recreational and business uses. Residential densities are envisioned as being a range between 50 and 150 units per acre in the city center. At 77 units per acre, the proposed development falls in the middle of the range.
- 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. The proposal substantially complies with the Mixed Use-Community Districts requirements. Minor deviations with regard to sidewalks along rights-of-way, impervious area and building coverage, and upper story setbacks, are alternatively addressed through site and building design. There are a number of sets of review criteria that apply to this proposal. 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.
- A full discussion of all applicable review criteria is provided as an attachment to this report - see "Required Findings" below.
- The proposal includes 238.5 parking stalls for residents and commercial space users provided as surface and structured podium parking. Parking requirements can be reduced by 10% based on proximity to frequent public transit service, which would apply in this location. Residential parking requirements in the Mixed Use Districts are 1.25 per unit. With 159 proposed units a minimum of 179 stalls are required for the residential component of the project.
- Commercial parking requirements range from 3 to 4 spaces per 1,000 square feet of retail/office/service. As no commercial tenants have been identified, that requirement is averaged to 3.5 spaces per 1,000 square feet. Coffee shops (4.5 spaces per 1,000 square feet) and restaurants (10 spaces per 1,000 square feet) carry higher parking requirements. Calculating the commercial parking requirement for this project is dependent on whether a restaurant or coffee shop space is included. Please see the chart below for examples. Depending on the type of commercial user, between 22 and upwards of 50 spaces would be required for the commercial component of the project. As the proposal includes 53 surface stalls, staff is recommending a condition of the PUD limiting the amount of restaurant space to 4,500 square feet, which would likely result in an associated parking requirement of around 53.

Commercial space allocation	Requirement after 10% transit reduction
8,000 sq. ft. retail/office/service at 3.5 stalls per 1k sf (no restaurant space)	25 spaces
6,800 sq. ft. retail/office/service + 1,200 sq. ft. coffee shop	21 spaces (retail) + 5 spaces (coffee shop) = 26 total

6,800 sq. ft. retail/office/service + 1,200 sq. ft. restaurant	21 spaces (retail) + 11 spaces (restaurant) = 32 total
3,500 sq. ft. retail/office/service + 4,500 sq. ft. restaurant	11 spaces (retail) + 41 spaces (restaurant) = 52 total

- Per City Council Policy a neighborhood meeting is required for Zoning Amendment (rezoning) requests. On Wednesday, March 3, representatives from Enclave Companies and ESG Architecture and Design hosted a neighborhood meeting regarding the development proposal. The project team presented the proposed plans and renderings to approximately a dozen individual attendees. Discussion and questions were on a range of topics including: residential density, parking, affordability, fencing and screening, traffic and other impacts on the surrounding neighborhood.

**C. CRITICAL TIMING ISSUES:**

- A complete application was received and the "60-day clock" started on March 8, 2021. The Council must make a decision, or extend the deadline by an additional 60 days, by May 7, 2021.

**D. FINANCIAL IMPACT:**

- The required application fees have been paid.

**E. LEGAL CONSIDERATION:**

- Notice of this hearing was mailed to properties within 500 feet of the proposed development and published in the Sun Current Newspaper.
- Tentative schedule for City Council actions:
  - April 13, 2021 - 1st Reading of rezoning.
  - April 27, 2021 - 2nd Reading of rezoning and consideration of the Planned Unit Development & Final Development Plans.

**ALTERNATIVE RECOMMENDATION(S):**

- Recommend approval of the proposed rezoning and planned unit development with additional and/or modified conditions.
- Recommend denial of the requests with findings that requirements are not met.

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Brian Bochman, Enclave Companies; Neil Reardon, ESG Architecture and Design

**ATTACHMENTS:**

Description	Type
☐ Ordinance - Rezone from C-2 to PMU	Ordinance
☐ PUD Resolution	Resolution Letter
☐ PUD Requirements	Exhibit
☐ Proposed Plans	Exhibit
☐ Zoning Map	Exhibit
☐ Planned Land Uses Map	Exhibit

**ORDINANCE NO.**

**AN ORDINANCE RELATING TO ZONING;  
AMENDING APPENDIX I TO THE RICHFIELD CITY  
CODE BY REZONING LAND AT THE NORTHEAST  
CORNER OF LYNDALE AVENUE AND 65TH  
STREET AS PLANNED MIXED USE**

**THE CITY OF RICHFIELD DOES ORDAIN:**

Section 1. Section 8 of Appendix I of the Richfield Zoning Code (Planned Mixed Use) is amended to add a new Paragraph 10 to read as follows:

(10) M-4 (NE Corner 65<sup>th</sup> and Lyndale): Lot 1, Block 1, Lyndale Oaks Second Addition.

Sec. 2. Section 3, Paragraph 28 is repealed.  
(28) M-4 (E of Lyndale between 64th and 65th). Lots 3 through 5 and Lots 18 through 20, Block 6, Lyndale Oaks Addition except for the Northwesternly 25 feet of Lot 18; and Lot 2, Block 2, J.N. Hauser's Second Addition. (Amended, Bill No. 1992-11, 2011-22)

Sec. 3. This ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 27th day of April, 2021.

\_\_\_\_\_  
Maria Regan Gonzalez, Mayor

ATTEST:

\_\_\_\_\_  
Elizabeth VanHoose, City Clerk

**RESOLUTION NO.**

**RESOLUTION APPROVING AN  
FINAL DEVELOPMENT PLAN  
AND CONDITIONAL USE PERMIT  
FOR A PLANNED UNIT DEVELOPMENT  
AT THE NORTHEAST CORNER OF LYNDALE AVENUE AND 65TH STREET**

**WHEREAS**, an application has been filed with the City of Richfield which requests approval of a final development plan and conditional use permit for a planned unit development to allow construction of a five-story mixed-use building on the parcel of land located at the northeast corner of Lyndale Avenue and 65<sup>th</sup> Street ("subject property"), legally described as:

Lot 1, Block 1, Lyndale Oaks Second Addition, Hennepin County, Minnesota

**WHEREAS**, the Planning Commission of the City of Richfield held a public hearing at its March 22, 2021 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 500 feet of the subject property on March 9, 2021 and published in the Sun Current newspaper on March 11, 2021; and

**WHEREAS**, the 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 a planned unit development, final development plan and conditional use permit; and

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

1. The City Council adopts as its Findings of Fact the **WHEREAS** clauses set forth above.
2. A planned unit development, final development plan and conditional use permit are approved for a 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 applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee

Reports dated February 26, 2021 and compliance with all other City and State regulations.

- Permitted uses shall include those uses permitted in the Mixed-Use Community District. Additionally, Class I and II restaurants exceeding 4,500 square feet in gross area require review of an amendment to the PUD.
  - If a restaurant tenant is installed, odor control systems are required to mitigate cooking odors in accordance with City Code Subsection 544.27.
  - 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.
  - Final trail sight line and clear zones must be approved by the City Engineer prior to the issuance of a building permit.
  - 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.
  - This approval does not constitute approval of specific signs. Sign permits are required and must be applied for separately.
  - 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 plans must be approved by the Public Works Director.
  - As-builts or \$7,500 cash escrow must be submitted to the Public Works Department prior to issuance of a final certificate of occupancy.
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 27th day of April 2021.

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Maria Regan-Gonzalez, Mayor

ATTEST:

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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.3):

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.* The City's Comprehensive Plan designates a large contiguous area as a mixed use downtown encompassing the greater 66th Street and Lyndale Avenue area. The intent of the Mixed Use category is to create a vibrant, thriving city center that will serve as Richfield's downtown. The city center is to include a mix of residential, shopping, recreational and business uses. The proposed development utilizes high-quality urban design and adds households as well as small-scale commercial opportunities to the city center.
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 deviates from regulations as follows:
  - Sidewalks are required along both sides of all public rights-of-way. As proposed, sidewalks are not provided along the portions of Harriet Avenue and 64 ½ Street abutting the north side of the site. These rights-of-way do not have sidewalks in this area. As a result, sidewalk on the north side of the site would not connect to a sidewalk system and thus would be dead ends at the property line. The proposal does include connections from 64 ½ Street to 65<sup>th</sup> Street along the east side of the building; providing connectivity from the adjoining neighborhood to the north to both the development and to the city center.
  - Proposed impervious area totals 95.3% of the development site exceeding the 80% maximum. The commercial properties proposed to be replaced by this project are extensively covered with impervious surfaces. The intent of this requirement is to provide areas for open space for recreation and storm water management opportunities. The proposed development plans include a third-floor amenity plaza, and two other above-grade outdoor community areas. The size of these amenities is suitable to serve the residents of this development. Additionally, below grade storm water management facilities are proposed to handle increased drainage associated with the added hard surfaces.
  - Building area covers 70.6 percent of the building site exceeding the 50 percent maximum. A significant portion of the proposed building coverage in excess of the 50 percent threshold contains the structure podium parking with the amenity plaza atop. Less this area, the building would be significantly closer to meeting the maximum. For reference, the ground floor building area equates to 54.3% of the total development site. Similar to the impervious area



requirements, the building coverage maximum is intended to ensure the site has open area and for storm water treatment.

- Mixed use developments are required to have a minimum 20-foot front Setback for upper Stories after the 3<sup>rd</sup> story. The intent behind this requirement is to create a pleasant pedestrian realm by addressing massing on higher parts of buildings so as to maintain a human scale. The proposed design includes activated building frontages along Lyndale Avenue and 65<sup>th</sup> Street utilizing commercial storefronts and townhome-style units lining the podium platform. Additionally, architectural treatments on the building, including material patterns and articulation break up the massing along all sides of the building.

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, and walkways provide for orderly and safe accessibility to site that will adequately serve residents and customers arriving by all transportation modes. Pedestrian connections are provided around and through the development. The frontages along Lyndale Avenue and 65th Street are activated by commercial storefronts and townhome-style units lining the podium parking; creating a pleasant pedestrian realm in these corridors;
- 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 (i) above
- iii. *Energy conservation through the design of structures and the use of landscape materials and site grading.* The landscaping plan proposes plantings at the perimeter of the building providing shade and wind screening effects.
- iv. *The minimization of adverse environmental effects on persons using the development and adjacent properties.* No adverse impacts are anticipated.

**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 proposed improvements within the site and the conditions of the resolution are designed to minimize any potential negative impacts on neighboring properties. The massing of the building is positioned on the site away from the lower density neighborhood to the north. Screening is provided via fencing and landscape plantings. Most traffic is expected to reach the development via Lyndale Avenue, rather than from the Harriet Avenue or 64 ½ Street. Entering or exiting the development through the neighborhood would be slower and less efficient than directly via Lyndale 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 surface parking area with varying setback to north property line and a 10 ft. setback from the east 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. A proposed buffer provides screening of the parking lot through a combination of fencing and landscaping. The proposed buffer areas are substantial enough to support the plants selected and provide an attractive barrier between the development and the adjacent property.

- Required Trees – The Code requires that mixed-use site provide One (1) tree per 2,500 square feet of Developable Landscaping Area (the total area of a development site minus water features or protected wetlands). This equates to 36 required trees. The proposed landscaping plan includes 18 trees which maximize planting locations. Additional trees would likely result in overcrowding negatively impacting long-term viability of the landscaping.
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.



# 6445 Lyndale Avenue South

Enclave - Richfield

6445 Lyndale Ave. S  
Richfield, MN 55234



esg

ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

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 architect under the laws of the State of Minnesota

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_

NOT FOR CONSTRUCTION



## Richfield, MN

**Project Site (Proposed PUD) Consists of Current Parcels:**

6467 Lyndale Avenue South  
6439 Lyndale Avenue South  
415 64 1/2 Street West

**New Project Addresses:**

6445 Lyndale Ave South (Residential Apt. Bldg.)  
6425 to 6443 Lyndale Ave S. (Commercial Spaces)

DRAWING INDEX

DRAWING INDEX - LUA/PUD	
SHEET	
NUMBER	NAME
GENERAL INFORMATION	
T1-1	TITLE SHEET
T1-2	ZONING & NARRATIVE
CIVIL	
V1.0	LAND SURVEY
CIVIL	
C2.0	PRELIMINARY CIVIL SITE PLAN
C2.1	PRELIMINARY PLAT
C3.0	PRELIMINARY GRADING PLAN
C4.0	PRELIMINARY EROSION CONTROL PLAN
C5.0	PRELIMINARY UTILITY PLAN
C5.1	PRELIMINARY STORM VAULT DETAILS
LANDSCAPE	
L1.0	PRELIMINARY LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
ARCHITECTURAL	
A0-1	3D RENDERINGS
A0-2	EXISTING PHOTOS
A0-3	EXISTING SITE PLAN
A0-4	ARCHITECTURAL SITE PLAN
A1-1	FIRST LEVEL PLAN
A1-2	SECOND LEVEL PLAN
A1-3	THIRD LEVEL PLAN
A1-4	FOURTH LEVEL PLAN
A1-5	FIFTH LEVEL PLAN
A1-6	ROOF PLAN
A2-1	EXTERIOR ELEVATIONS
A2-2	EXTERIOR ELEVATIONS
A2-3	EXTERIOR ELEVATIONS
A4-1	SHADOW STUDIES
ELECTRICAL	
E0.1	SITE PLAN - ELECTRICAL
E0.2	SITE PLAN - LIGHTING CALCULATIONS

PROJECT TEAM

**OWNER/DEVELOPER:**

Enclave Companies

1 2nd St. North  
Ste. 102  
Fargo, ND 58102

**ARCHITECT:**

ESG Architecture & Design

500 Washington Ave. South, Suite 1080  
Minneapolis, MN 55415  
Ph: 612-339-5508  
Fx: 612-339-5382

**CONTRACTOR:**

Enclave Companies

1 2nd St. North  
Ste. 102  
Fargo, ND 58102

**CIVIL AND LANDSCAPE:**

Westwood

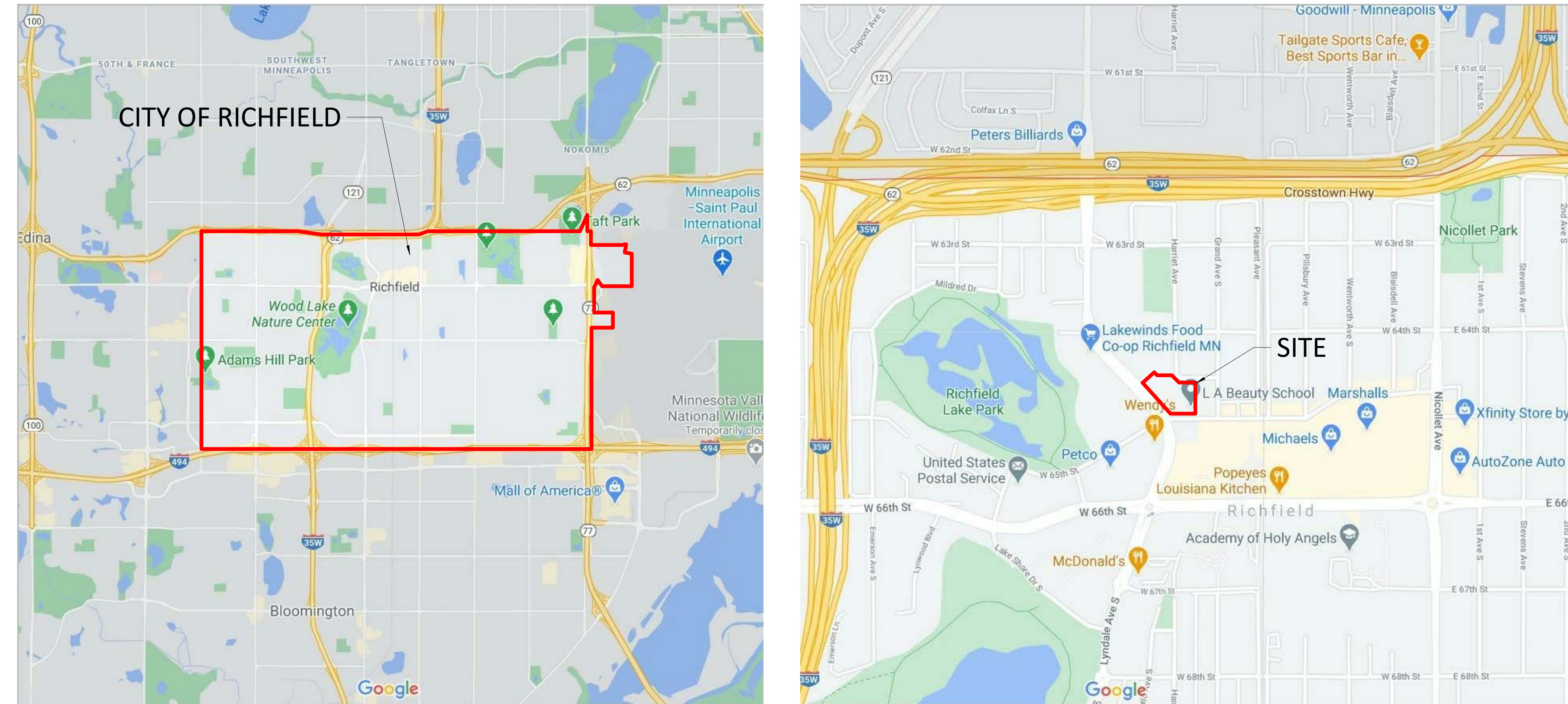
12701 Whitewater Drive, Suite 300  
Minnetonka, MN 55343

**ELECTRICAL:**

Vareberg Engineering

1331 32nd Ave. South  
Fargo, ND 58103

## PROJECT LOCATION



Vicinity

Site Location

## BUILDING METRICS

Use	Name	Gross Area			Departments							
		Project GSF	Residential GSF	Residential Efficiency	Residential	Amenity	Common / Circulation	Service	Retail	Parking	Terrace	
LEVEL 5		40,764	39,367	88%	35,699	629	3,668	769	-	-	454	
LEVEL 4		41,270	40,501	89%	36,829	-	3,672	769	-	-	-	
LEVEL 3		41,263	37,556	81%	33,399	2,882	4,157	823	-	-	13,981	
LEVEL 2		68,759	17,708	24%	15,473	-	2,235	421	-	45,629	-	
LEVEL 1		48,964	11,596	21%	10,279	4,633	1,317	2,052	7,265	23,418	-	
Totals		236,018	146,728	59%	131,678	8,143	15,050	4,835	7,265	69,047	14,435	

## PARKING TABLES

Automobile Parking						Bicycle Parking			
Type	Site (Comm.)	Site (Res.)	Level 1	Level 2	Type Totals	Type	Site	Level 1	Level 2
Standard	20	28	47	86	181	Site Rack	28	0	0
Tandem	0	0	0	10.5	10.5	Wall Mount at Parking	0	31	56
Compact	0	0	4	31	35	Wall Mount in Bike Room	0	35	0
Accessible	3	2	3	4	12	Totals	28	66	56
Totals	23	30	54	131.5		Grand Total		150	
Residential Totals			215.5						
Grand Total			238.5						

LUA / PUD  
Revisions  
3/8/21

ORIGINAL ISSUE:

REVISIONS:

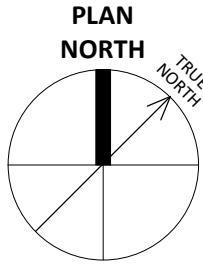
No.	Description	Date
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220549  
PROJECT NUMBER

NR  
DRAWN BY

NR  
CHECKED BY

KEY PLAN



Enclave - Richfield

TITLE SHEET

T1-1





PROJECT NARRATIVE

Project Overview

The proposed redevelopment along Lyndale Avenue at West 65<sup>th</sup> Street will replace an existing strip mall and small residential property and its associated parking lot with a mixed-use development, including commercial space and residential apartment community. The project as proposed includes 159 rental dwelling units and approximately 8000 SF of commercial space. The site is currently zoned C2 (Commercial) and is at the northeastern quadrant of Lyndale Ave South and West 65<sup>th</sup> Street. Lyndale Avenue an active commercial and mixed-use corridor and the proposed project enhances the mixed use node by offering an urban infill design that incorporates a mix of uses with one building and transforming the property by adding 159 residential dwelling units.

Streetscape and Public Realm

The proposed redevelopment will dramatically improve the current site conditions, including the overall quality of the existing building. The associated site improvements will be a positive asset within the neighborhood and other adjoining neighborhoods that are walk-able cycle-able to and from the site. Adding the combination of retail and residential uses at this location naturally creates a more inviting streetscape, as more people will be walking and biking to and from the site, which creates an energetic, safe and people-friendly hub, improving the site’s existing conditions drastically.

The project will utilize just one curb cuts on Lyndale Avenue to access a drive that takes vehicules to a rear surface parking area and residential drop off location. On 64<sup>th</sup> ½ street an existing curb cuts will be repurposed to access the surface parking lot. Also accessed from this curb as well as the Lydale curb cut are the level 1 and level 2 parking access garage doors. This dual access strategy disperses traffic while keeping the majority of the residential parking enclosed within the building. The buildings strong frontage at the two public streets will improve sidewalk conditions, thus encouraging area residents to walk to and from the project.

Additionally the building’s residential parking is lined with walk up units at it’s perimeter including at a new through way connection between 65<sup>th</sup> and 64<sup>th</sup> ½ that will provide access from the single family neighborhoods to the north and east with the commercial nodes at 65<sup>th</sup> / 66<sup>th</sup> and Lyndale. At all areas adjacent to the building, the streetscape is planned to be improved with trees, color pavement, planters, dynamic signage, seating, and art features (exact locations to be determined with staff and commission)

Building Design

The building design will be contemporary, constructed of precast concrete at the first two levels, and wood-frame on the upper three levels. Windows at the retail level and residential level will be expansive, allowing plenty of daylight into the commercial space and dwelling units. Exterior materials will consist primarily of brick, metal panel, fiber cement, precast and glass. White composite metal panels add a seek modern feel with other natural textures at the pedestrian and upper levels. The podium of the building is designed with heft and grounding

The design incorporates vegetation on the ground near the building façade and on the outdoor shared amenities decks at level 3, as well as at several private unit terraces at level 3, adding park-like qualities to the site and building design. The residential lobby connects the front of the building’s main entry at Lyndale near the commercial entry to the rear secondary drop off / pick up residential entry.

In addition to the unit terraces, the exterior facades will feature projecting and recessed balconies on upper levels that allow residents to take advantage of private outdoor space. On level 5, the building includes an indoor and outdoor gathering amenity area for residents to enjoy and adds a distinctive architectural element to the design on the east side of the project.

APPLICATIONS & ZONING SUMMARY

APPLICATIONS:

PLANNED UNIT DEVELOPMENT (PLANNED MIXED USE)  
REZONING  
PRELIMINARY PLAT (FINAL PLAT AT LATER DATE)  
UTILITY EASEMENT VACATION  
SITE PLAN APPROVAL

ZONING:

CURRENT ZONING: C-2  
PROPOSED RE-ZONING: MU-C (MIXED-USE COMM.)  
COMPREHENSIVE PLAN LAND USE DESIGNATION: MIXED-USE

PROPOSED BUILDING SUMMARY

EXISTING SITE AREA 90,310 SF (2.07 ACRES)  
NEW SITE AREA (WITH OUT ROUNDABOUT AREA): 90,250 SF

LEVEL 1 BLDG. FOOTPRINT 48,964 SF (54.2%)  
TOTAL BUILDING GSF 236,000 SF

PERVIOUS SURFACE AREA 4,264 SF (4.7%)  
IMPERVIOUS SURFACE AREA 86,046 SF (95.3%)

FAR 1.85  
DWELLING UNITS 159  
DWELLING UNITS PER ACRE 77 UNITS PER ACRE  
BEDROOMS 209

COMMERCIAL AREA ~8000 SF  
COMMERCIAL PARKING STALLS 23  
COMMERCIAL STALLS PER 1000 SF 2.9

RESIDENTIAL PARKING STALLS 215.5  
RESIDENTIAL PARKING PER UNIT 1.36  
RESIDENTIAL PARKING PER BEDROOM 1.03

HEIGHT: 59'-8"  
FRONTYARD SETBACK (LYNDALE): 1'-9"  
FRONTYARD SETBACK (65TH): 5'-5"  
REARYARD SETBACK (64<sup>TH</sup> ½ STREET): 67'-9"  
SIDEYARD SETBACK (NORTHWEST): 11'-3"  
SIDEYARD SETBACK (EAST): 11'-11"

SEE BUILDING METRICS AND PARKING SUMMARIES ON TITLE SHEET FOR ADDITIONAL INFORMATION



500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

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 architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

LUA / PUD  
Revisions  
3/8/21

ORIGINAL ISSUE:  
01/13/21

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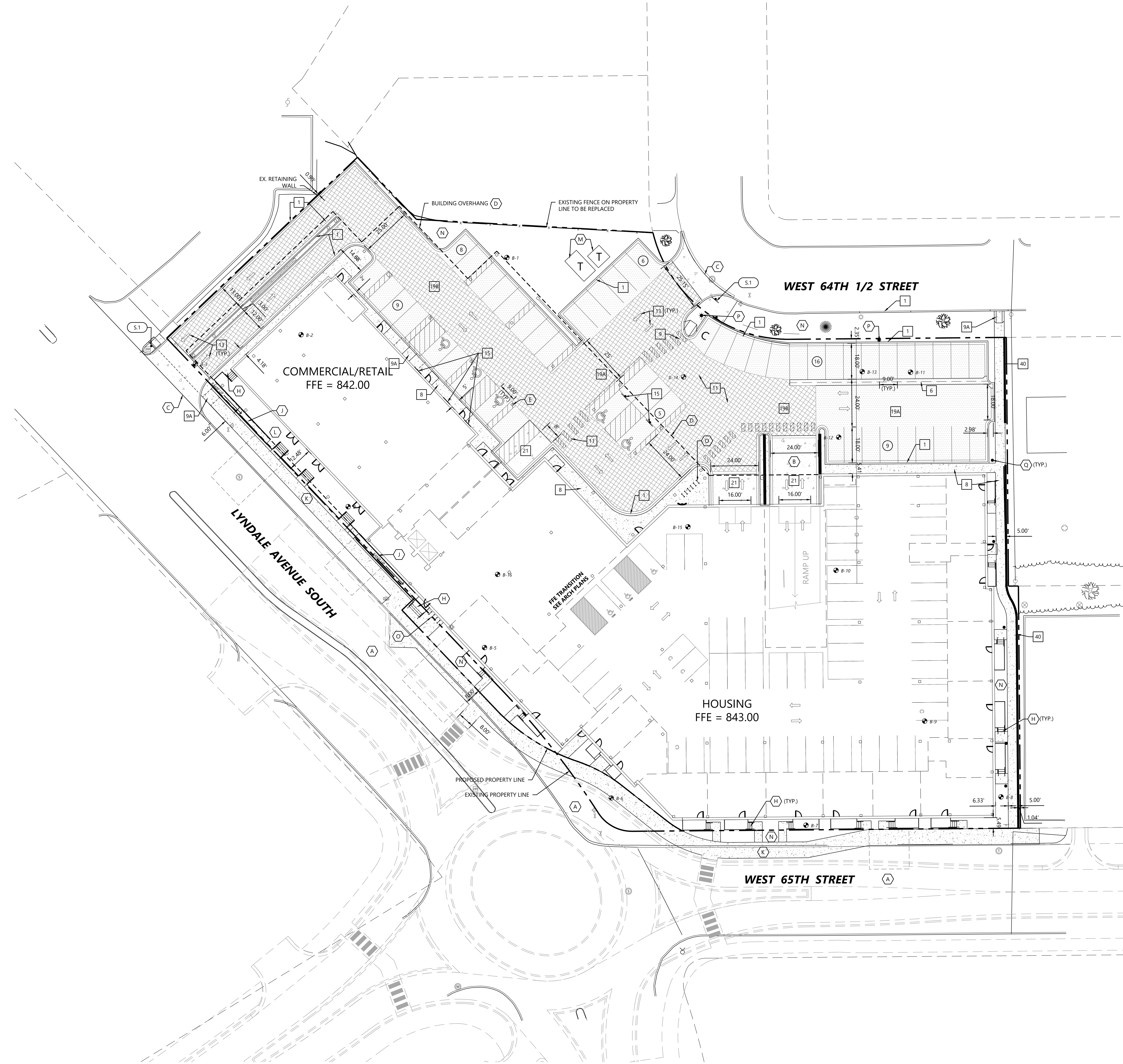
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KEY PLAN

Enclave - Richfield

ZONING & NARRATIVE  
T1-2





## SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND NORMAL WATER LEVEL
		RETAINING WALL
		FENCE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		NORMAL DUTY BITUMINOUS PAVEMENT
		NUMBER OF PARKING STALLS
		TRANSFORMER
		SITE LIGHTING
		TRAFFIC SIGN
		POWER POLE
		BOLLARD / POST

## GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, JANUARY 18<sup>TH</sup>, 2021.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

## SITE DEVELOPMENT SUMMARY

EXISTING ZONING:	C-2, GENERAL COMMERCIAL
PROPOSED ZONING:	<b>PUD</b>
PARCEL DESCRIPTION:	LOT 1 - BLOCK 1
PROPERTY AREA:	90,310 SF (2.073 AC)
PERVIOUS SURFACE:	4,264 SF (4.7%)
IMPERVIOUS SURFACE(RATIO):	86,046 SF (95.3%)
BUILDING FOOTPRINT:	<b>48,964 SF</b>
PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE
SURFACE PARKING PROVIDED:	53 TOTAL STALLS (INCLUDES 5 ACCESSIBLE STALLS) 17 COMMERCIAL STALLS (INCLUDES 3 ACCESSIBLE STALLS) 36 COMMERCIAL STALLS (INCLUDES 3 ACCESSIBLE STALLS)

REFER TO ARCHITECTURAL SITE PLAN FOR TOTAL SITE PARKING CALCULATIONS

## SITE DETAILS (SI-0XX)

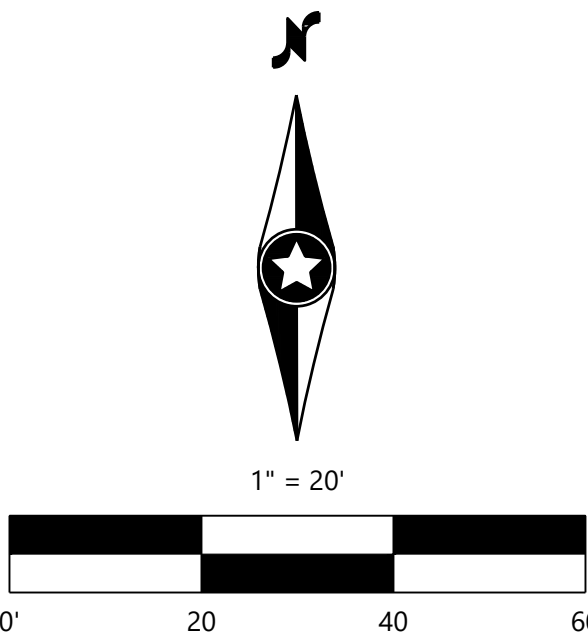
- B612 CURB AND GUTTER
- FLUSH CURB AND GUTTER
- INTEGRAL CURB AND WALK
- CONCRETE CROSS GUTTER
- PRIVATE CONCRETE SIDEWALK
- PRIVATE PEDESTRIAN CURB RAMP
- PUBLIC PEDESTRIAN CURB RAMP
- CROSS WALK STRIPING
- TRAFFIC ARROW
- SIGN INSTALLATION
- HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- BOLLARD
- PAVEMENT SECTION - STANDARD DUTY BITUMINOUS
- PAVEMENT SECTION - HEAVY DUTY BITUMINOUS
- HEAVY DUTY CONCRETE SECTION
- CONCRETE CURB AT SIDEWALK
- SIGN POST WITH BOLLARD
- RETAINING WALL WITH FENCE (SEE DETAIL)
- CONCRETE STAIR AND RAILING DETAIL

## SIGN LEGEND

REFERENCE	SIZE	MnDOT DESIGNATION
S.1	30" X 30"	R1-1

## SITE KEYNOTES

- FUTURE 65TH ST IMPROVEMENTS (BY OTHERS)
- CONCRETE HEATED RAMP (SEE ARCH. AND PLUMBING PLANS)
- MATCH EX. PAVEMENT W/ SAWCUT
- BUILDING OVERHANG
- CONCRETE COLUMN
- REMOVE DRIVEWAY APRON AND CONSTRUCT CURB AND GUTTER
- CONCRETE CURB TRANSITION
- CONCRETE STAIR & RAIL (SEE ARCHITECTURAL PLAN)
- ADA ACCESSIBLE ELEVATED SIDEWALK
- PUBLIC SIDEWALK
- COMMERCIAL TERRACE/CONCRETE SIDEWALK
- TRANSFORMER PAD
- PLANTED AREA
- BIKE RACKS
- LIGHT POLE
- BOLLARD LIGHT



## ENCLAVE - RICHFIELD

65th & Lyndale  
Richfield, MN 55234

## Westwood

Phone (882) 937-5150 12701 Whitewater Drive, Suite #300  
Fax (882) 937-5822 Minneapolis, MN 55443  
Toll Free (888) 937-5150 westwoods.com  
Westwood Professional Services, Inc.

## escg

ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

I HEREBY CERTIFY THAT THIS PLAN 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

DANIEL M. PARKS  
DATE: 02/15/21 LICENSE NO. 18919

NOT FOR  
CONSTRUCTION

## PRELIMINARY PLANNED UNIT DEVELOPMENT PLANS AND PRELIMINARY PLAT

ORIGINAL ISSUE:  
01/18/21

REVISIONS:		
No.	Description	Date
1	PROGRESS SET	01/18/2
2	LUA / PUD	02/15/2
3	LUA / PUD REVISIONS	03/08/2
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0028894.00  
PROJECT NUMBER

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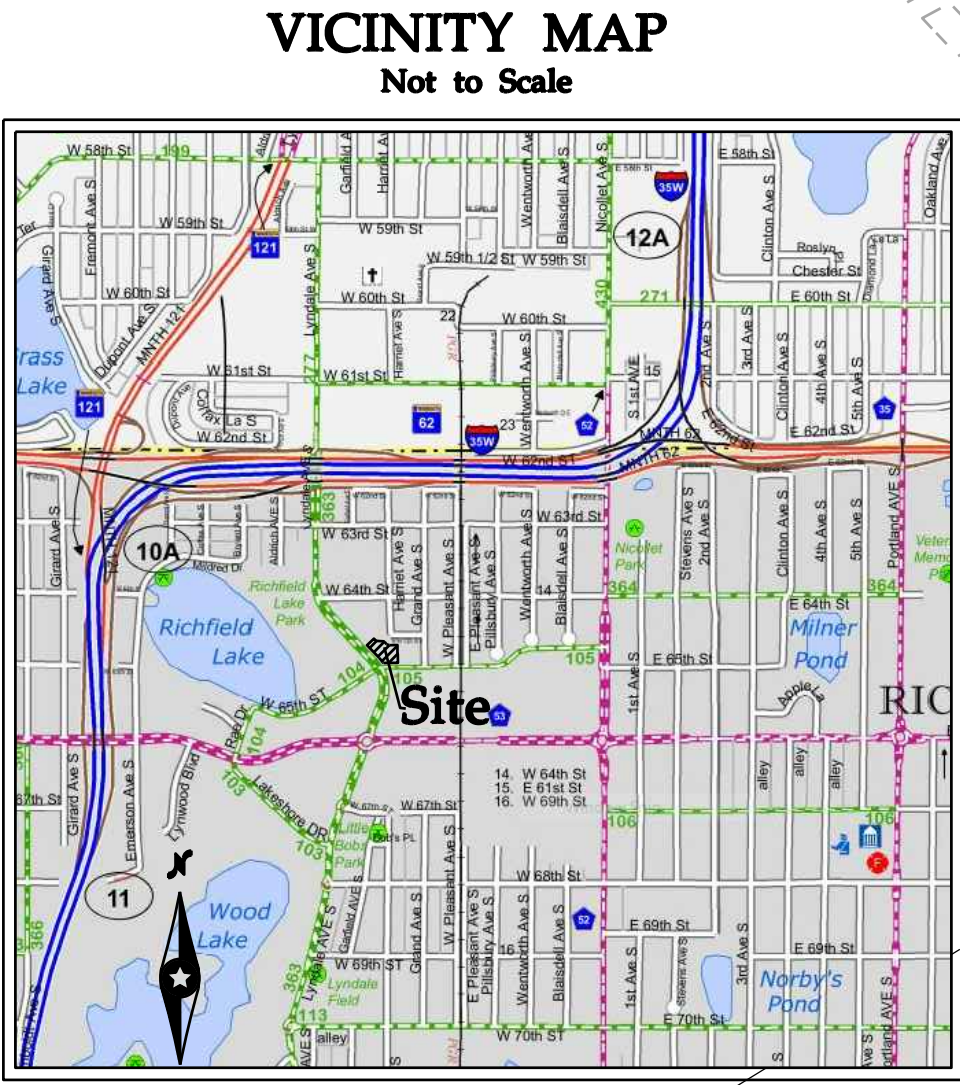
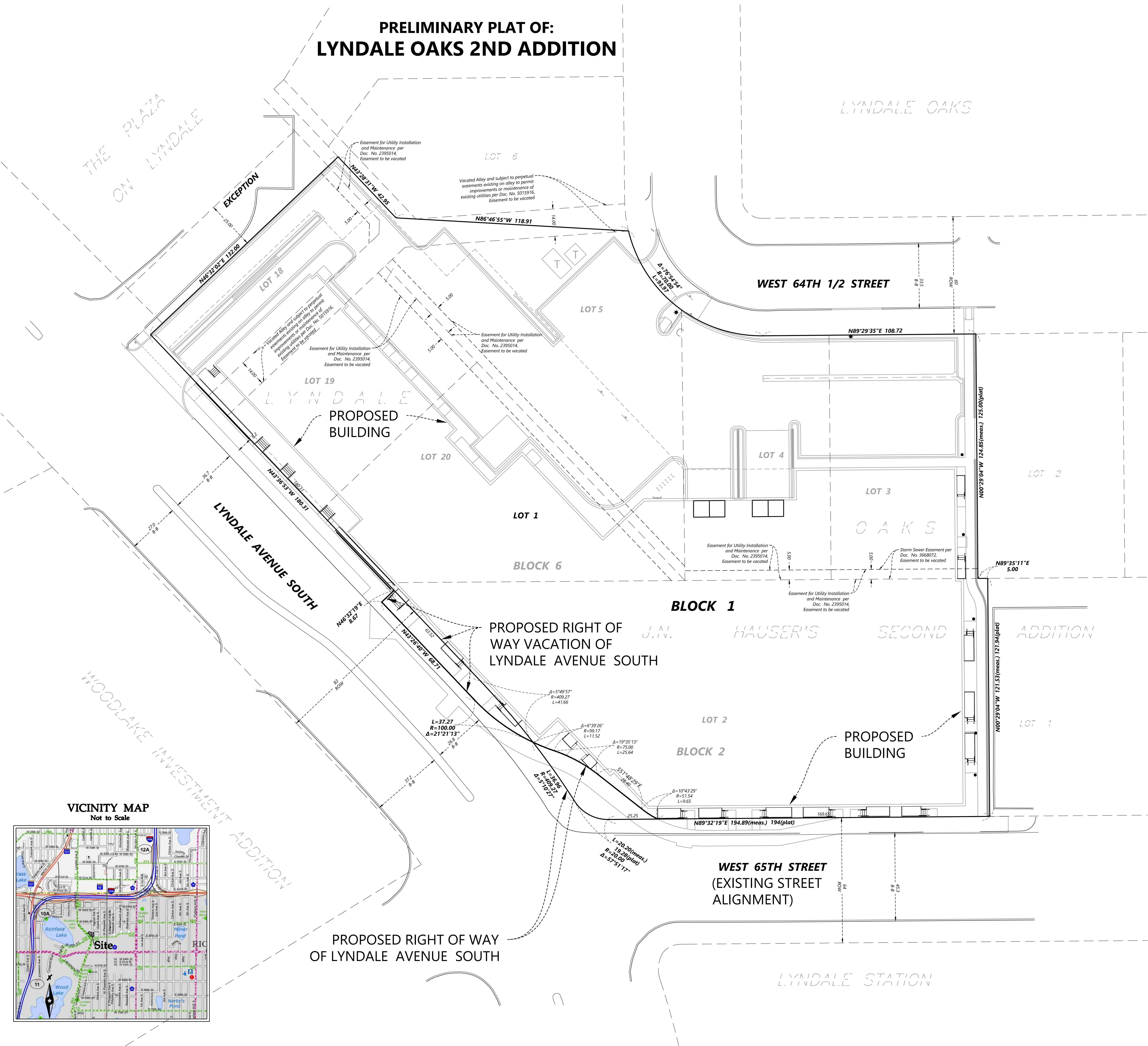
KEY PLAN

## PRELIMINARY CIVIL SITE PLAN

C2.0



PRELIMINARY PLAT OF:  
LYNDALE OAKS 2ND ADDITION



PROPERTY DESCRIPTION

PROPERTY DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 56766

PARCEL 1:  
LOT 2, BLOCK 2, "J. N. HAUSER'S SECOND ADDITION".  
HENNEPIN COUNTY, MINNESOTA  
TORKENS PROPERTY

PARCEL 2:  
LOTS 4, 5, 19, 20 AND ALL OF LOT 18 EXCEPT THE NORTHWESTERLY 25 FEET THEREOF, BLOCK 6, LYNDALE OAKS, ACCORDING TO THE RECORDED PLAT THEREOF, HENNEPIN COUNTY, MINNESOTA; TOGETHER WITH THOSE PARTS OF THE VACATED ALLEYS IN SAID BLOCK 6, LYNDALE OAKS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOT 19 IN SAID BLOCK 6; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 19 AND ITS EXTENSION TO THE NORTHERLY LINE OF LOT 5 IN SAID BLOCK 6; THENCE EASTERLY ALONG SAID NORTH LINE 114.29 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF SAID LOT 5; THENCE WESTERLY PASSING THROUGH THE SOUTHWESTERLY CORNER OF LOT 6 IN SAID BLOCK 6 TO THE CENTERLINE OF THE VACATED ALLEY ADJOINING THE NORTHEASTERLY LINE OF LOT 18 IN SAID BLOCK 6; THENCE NORTHWESTERLY ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 25 FEET OF SAID LOT 18; THENCE SOUTHWESTERLY ALONG SAID EXTENSION TO THE NORTHEASTERLY LINE OF SAID LOT 18; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID LOT 18; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 18 TO THE SOUTHERLY CORNER OF SAID LOT 18; THENCE SOUTHEASTERLY TO THE POINT OF BEGINNING.  
HENNEPIN COUNTY, MINNESOTA  
ABSTRACT PROPERTY

PARCEL 3:  
LOT 3, BLOCK 6, LYNDALE OAKS, HENNEPIN COUNTY, MINNESOTA.  
ABSTRACT PROPERTY

TOGETHER WITH:

THAT PART OF LYNDALE AVENUE SOUTH AS DEDICATED ON J. N. HAUSER'S SECOND ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, HENNEPIN COUNTY, MINNESOTA, LYING SOUTHEASTERLY AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 2, BLOCK 2, SAID J.N. HAUSER'S SECOND ADDITION; THENCE SOUTH 43 DEGREES 36 MINUTES 53 SECONDS EAST, ASSUMED BEARING ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 5.38 FEET TO THE POINT OF BEGINNING OF THE RIGHT OF WAY TO BE VACATED; THENCE SOUTH 46 DEGREES 32 MINUTES 19 SECONDS WEST, A DISTANCE OF 8.07 FEET; THENCE SOUTH 43 DEGREES 26 MINUTES 40 SECONDS EAST, A DISTANCE OF 68.71 FEET; THENCE SOUTHEASTERLY, ALONG A TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 21 DEGREES 21 MINUTES 13 SECONDS, A RADIUS OF 100.00 FEET FOR AN ARC DISTANCE OF 37.27 FEET TO SAID WESTERLY LINE OF LOT 2 AND SAID LINE THERE TERMINATING.

GENERAL NOTES

- 1) THIS SURVEY WAS PREPARED USING CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 56766 HAVING AN EFFECTIVE DATE OF OCTOBER 11, 2020 AT 07:00 AM
- 2) SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS ZONE X WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 27053C0368F DATED NOVEMBER 4, 2016.
- 3) SUBJECT PROPERTY CONTAINS 91,127 SQ. FT. OR 2.092 ACRES.
- 4) SUBJECT PROPERTY CONTAINS 89 TOTAL PARKING STALLS, INCLUDING 3 HANDICAPPED STALLS.
- 5) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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 LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. (GOPHER STATE ONE CALL TICKET NO. 203291663, NO. 203291690 AND NO. 203291691
- 6) ADJOINING OWNERS SHOWN PER HENNEPIN COUNTY PARCEL WEBSITE.
- 7) WESTWOOD PROFESSIONAL SERVICES, INC. WAS NOT PROVIDED ADJOINER DEEDS.
- 8) THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM, N.A.D. 1983 (1986 ADJUSTMENT) US SURVEY FEET.

ZONING

SUBJECT PROPERTY IS CLASSIFIED AS C-2 GENERAL COMMERCIAL PER THE CITY OF RICHFIELD ZONING MAP FOUND ON THEIR WEBSITE

AREA

SUBJECT PROPERTY CONTAINS:

LOT 1, BLOCK 1 AREA = 89,480 SQ. FT. OR 2.054 ACRES  
VACATED RIGHT OF WAY OF LYNDALE AVENUE SOUTH AREA = 817 SQ. FT. OR 0.019 ACRES  
RIGHT OF WAY OF LYNDALE AVENUE SOUTH AREA = 830 SQ. FT. OR 0.019 ACRES  
TOTAL AREA = 91,127 SQ. FT. OR 2.092 ACRES

OWNER/SUBDIVIDER

ENCLAVE DEVELOPMENT  
1, 2ND STREET NORTH, SUITE 102  
FARGO, NORTH DAKOTA, 58102

SURVEYOR/ENGINEER

WESTWOOD PROFESSIONAL SERVICES  
12701 WHITEWATER DRIVE, SUITE 300  
MINNETONKA, MN 55343  
952-937-5150

LEGEND

⊕	SANITARY MANHOLE	⊗	STEEL/WOOD POST
⊙	SEWER CLEANOUT	⌵	SIGN
⊗	SEPTIC COVER	⊠	MAIL BOX
⊕	STORM MANHOLE	⌵	FLAG POLE
⊕	BEEHIVE CATCH BASIN	♿	HANDICAPPED STALL
⊠	CATCH BASIN	⊠	AIR CONDITIONER
⊠	FLARED END SECTION	⊠	BUSH/SHRUB
⊠	CATCH BASIN MANHOLE	⊠	CONFEROUS TREE
⊠	HYDRANT	⊠	DECIDUOUS TREE
⊠	GATE VALVE	—	TREE LINE
—	FIRE DEPARTMENT CONNECTION	—	CABLE TELEVISION LINE
⊠	CURB STOP BOX	—	GAS LINE
⊠	POST INDICATOR VALVE	—	POH — POWER OVERHEAD
⊠	ELECTRIC BOX	—	PUG — POWER UNDERGROUND
⊠	ELECTRIC METER	—	SAN — SANITARY SEWER
⊠	ELECTRIC MANHOLE	—	STO — STORM SEWER
⊠	ELECTRIC TOWER	—	TOH — TELEPHONE OVERHEAD
⊠	STREET LIGHT	—	TUG — TELEPHONE UNDERGROUND
⊠	GLY WIRE	—	WAT — WATERMAIN
⊠	POWER POLE	—	FO — FIBER OPTIC
⊠	TRAFFIC SIGNAL	—	FENCE LINE
⊠	TELEPHONE BOX	—	CURB & GUTTER
⊠	TELEPHONE MANHOLE		
⊠	HAND HOLE/JUNCTION BOX		
⊠	CABLE TV BOX		
⊠	CABLE TV MANHOLE		

ENCLAVE - RICHFIELD

65th & Lyndale  
Richfield, MN 55234

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300  
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ARCHITECTURE & DESIGN

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I HEREBY CERTIFY THAT THIS PLAN 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: 02/15/21 LICENSE NO. \_\_\_\_\_

NOT FOR  
CONSTRUCTION

PRELIMINARY PLANNED  
UNIT DEVELOPMENT  
PLANS AND  
PRELIMINARY PLAT

ORIGINAL ISSUE:

01/18/21

REVISIONS:

No.	Description	Date
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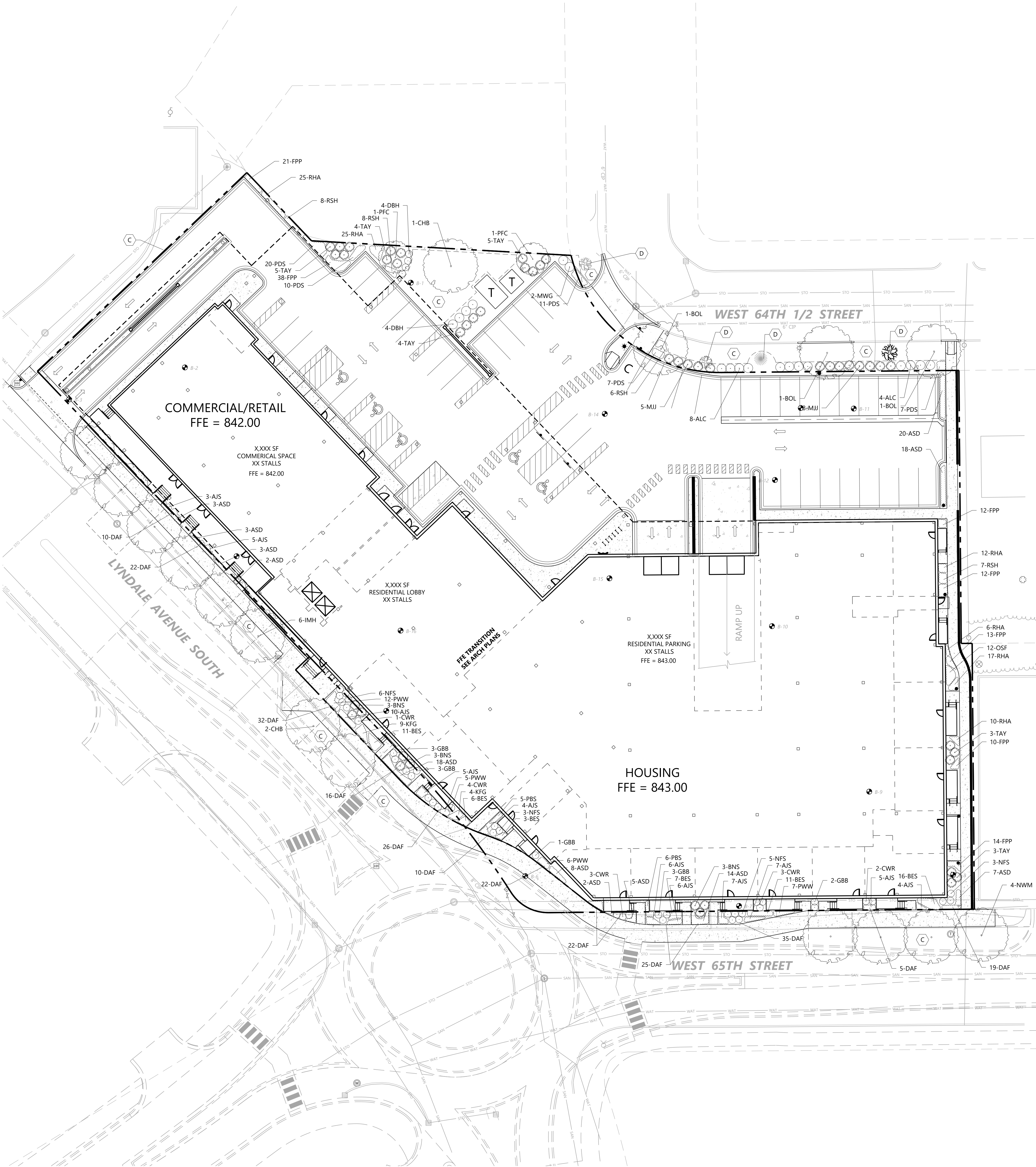
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KEY PLAN

PRELIMINARY PLAT

C2.1



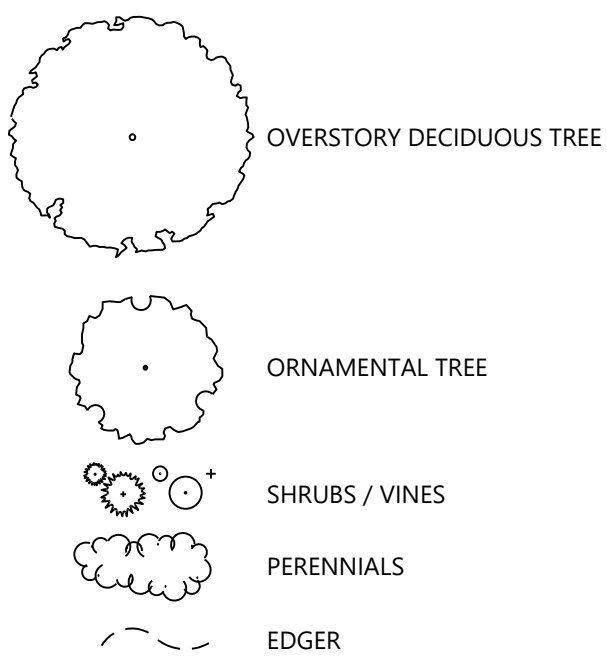


PLANT SCHEDULE

CODE	QTY	COMMON	BOTANICAL NAME	SIZE	ROOT	SPACING	REMARKS
<strong>OVERSTORY TREE 16</strong>							
NWM	4	NORTHWOOD MAPLE	ACER RUBRUM 'NORTHWOOD'	2.5" CAL.	B&B	AS SHOWN	SINGLE
IMH	6	IMPERIAL HONEYLOCUST	GLIEDTSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE'	3.5" CAL.	B&B	AS SHOWN	SINGLE
CHB	3	HACKBERRY	CELTIS OCCIDENTALIS	4.5" CAL.	B&B	AS SHOWN	SINGLE
BOL	3	BOULEVARD LINDEN	TILIA AMERICANA 'BOULEVARD'	3.5" CAL.	B&B	AS SHOWN	SINGLE
<strong>ORNAMENTAL TREE 2</strong>							
PFC	2	PRAIRIEFIRE CRAB	MALUS 'PRAIRIEFIRE'	1.5" CAL.	B&B	AS SHOWN	SINGLE
<strong>CONIFEROUS SHRUB 46</strong>							
BNS	9	BIRD'S NEST SPRUCE	PICEA ABIES 'NIDIFORMIS'	#5	CONT.	3'-0" O.C.	--
MJJ	13	MINT JULEP JUNIPER	JUNIPERUS CHINENSIS 'MONLEP'	#5	CONT.	5'-0" O.C.	--
TAY	24	TAUNTON YEW	TAXUS MEDI 'TAUNTON'	#5	CONT.	5'-0" O.C.	--
<strong>DECIDUOUS SHRUB 64</strong>							
NFS	17	NEON FLASH SPIREA	SPIRAEA JAPONICA 'NEON FLASH'	#5	CONT.	3'-0" O.C.	--
CWR	13	CAREFREE WONDER ROSE (PINK)	ROSA 'MEIPTAC'	#5	CONT.	3'-0" O.C.	--
GBB	12	GOLDEN BARBERRY	BERBERIS THUNBERGII 'AUREA'	#5	CONT.	3'-0" O.C.	--
ALC	12	ALPINE CURRANT	RIBES ALPINUM	#5	CONT.	4'-0" O.C.	--
DBH	8	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#5	CONT.	3'-0" O.C.	--
MWG	2	MINUET WEIGELA	WEIGELA FLORIDA 'MINUET'	#5	CONT.	3'-0" O.C.	--
<strong>PERENNIALS 584</strong>							
ASD	103	APRICOT SPARKLES DAYLILY	HEMEROCALLIS 'APRICOT SPARKLES'	#1	CONT.	12" O.C.	--
BES	54	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	#1	CONT.	16" O.C.	--
PBS	11	PRAIRIE BLAZING STAR	LIATRIS PYCNOSTACHYA	#1	CONT.	18" O.C.	--
PWW	30	POW WOW WILDBERRY ECHINACEA	ECHINACEA PURPUREA 'POW WOW WILDBERRY'	#1	CONT.	18" O.C.	--
MOC	--	MOONBEAM COREOPSIS	COREOPSIS 'MOONBEAM'	#1	CONT.	18" O.C.	--
AJS	62	AUTUMN JOY SEDUM	SEDUM X 'AUTUMN JOY'	#1	CONT.	18" O.C.	--
FPP	120	FLAME PINK PHLOX	PHLOX PANICULATA PINK 'BARTWELVE'	#1	CONT.	12" O.C.	--
RHA	95	RHEINLAND ASTILBE	ASTILBE 'RHEINLAND'	#1	CONT.	12" O.C.	--
OSF	12	OSTRICH FERN	MATTEUCCIA STRUTHIOPTERIS	#1	CONT.	18" O.C.	--
RSH	29	ROYAL STANDARD HOSTA	HOSTA 'ROYAL STANDARD'	#1	CONT.	16" O.C.	--
KFG	13	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1	CONT.	24" O.C.	--
PDS	55	PRAIRIE DROPSEED GRASS	SPOROBOLUS HETEROLEPIS	#1	CONT.	18" O.C.	--
<strong>BULBS 244</strong>							
DAF	244	DAFFODIL	NARCISSUS SP.	12" O.C.	BULB	1 BULBS PER S.F.	
DAFFODILS TO BE PLANTED BETWEEN PERENNIALS ALONG THE SIDEWALK EDGE WHERE SHOWN.							

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER  
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

LANDSCAPE LEGEND



LANDSCAPE KEYNOTES

- A SHREDDED HARDWOOD MULCH (TYP.)
- B EDGER (TYP.)
- C SOD (TYP.)
- D EXISTING TREE TO REMAIN (TO BE PROTECTED DURING CONSTRUCTION)

ENCLAVE - RICHFIELD

65th & Lyndale  
Richfield, MN 55234

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OF THE STATE OF MINNESOTA

JEFF WESTENDORF  
DATE: 02/15/21 LICENSE NO. 44018

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PRELIMINARY PLANNED  
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PLANS AND  
PRELIMINARY PLAT

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PRELIMINARY  
LANDSCAPE PLAN

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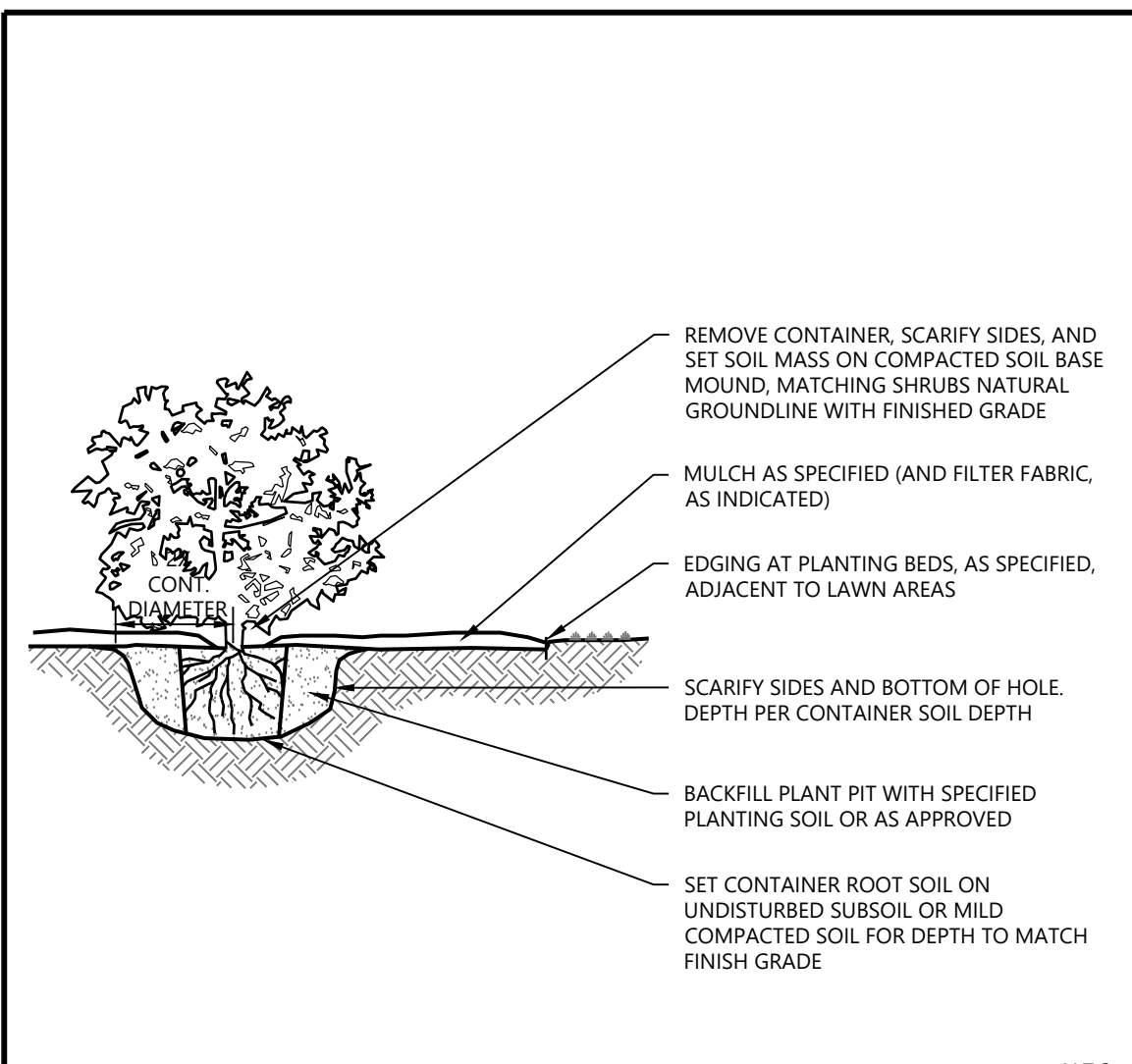
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PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:  
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.  
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.  
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.  
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.  
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON 88 MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- PROVIDE A MINIMUM OF 4" TOPSOIL IN LAWN AREAS AND 12" TOPSOIL IN LANDSCAPE BEDS. ADD SOIL AMENDMENTS FOR OPTIMUM PLANT GROWTH. ALL PARKING ISLAND GRADES SHALL HAVE A SIGNIFICANT CROWN.
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. SINGLE TREE AND SHRUB PLANTINGS SHALL HAVE A 4" DEPTH SHREDDED HARDWOOD MULCH RING AROUND EACH BASE. DECIDUOUS PLANT MATERIAL SHALL HAVE A MINIMUM 3" DIAMETER RING. EVERGREEN PLANT MATERIAL SHALL HAVE A RING TO THE DRIP LINE. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EXISTING TREES AND SHRUBS, AROUND THE SITE, SHALL BE PRUNED TO REMOVE DEAD OR UNDESIRABLE LIMBS AND TO SHAPE PLANT FOR DESIRABLE APPEARANCE AND COMPLETED BY A QUALIFIED INDIVIDUAL. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION AND DISPOSE OF ALL REMOVALS OFF-SITE PER PROJECT IMPROVEMENTS.
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4" FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE. FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. SEE PLAN FOR LIMITS OF IRRIGATION. LANDSCAPE WITHIN LANDSCAPE/IRRIGATION DASHED LINE TO BE IRRIGATED FROM BUILDING. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO WATER PLANT MATERIAL DURING INSTALLATION AND DURING ESTABLISHMENT PERIOD. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR. VOLUME OF WATER TO BE PER PLANT REQUIREMENT FOR ESTABLISHMENT AND NORMAL GROWTH. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- VERIFY ALL LANDSCAPE IMPROVEMENTS WITH REMOVALS AND SITE WORK.
- ALL DISTURBED LANDSCAPED AREAS, NOT INDICATED AS PLANTING BEDS, ARE TO BE SODDED, UNLESS NOTED OTHERWISE. SOD IS TO BE PRIMARILY KENTUCKY BLUEGRASS, FREE OF LAWN GRASS WEEDS. MATCH INTO EXISTING, AS APPLICABLE. ANCHOR SOD ON SLOPED OR POTENTIAL EROSION AREAS, OR AS REQUIRED.
- CONTRACTOR TO VERIFY PLANTS REQUIRED AS REFLECTED ON PLAN, NOTIFY LANDSCAPE ARCHITECT IF PLAN AND SCHEDULE DO NOT MATCH. ALL PLANT MATERIAL TO ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST VERSION. ADD FERTILIZER, HERBICIDE, AND PESTICIDE AS NECESSARY FOR OPTIMUM GROWTH.



REMOVE CONTAINER, SCARIFY SIDES, AND SET SOIL MASS ON COMPACTED SOIL BASE MOUND, MATCHING SHRUBS NATURAL GROUNDLINE WITH FINISHED GRADE

MULCH AS SPECIFIED (AND FILTER FABRIC, AS INDICATED)

EDGING AT PLANTING BEDS, AS SPECIFIED, ADJACENT TO LAWN AREAS

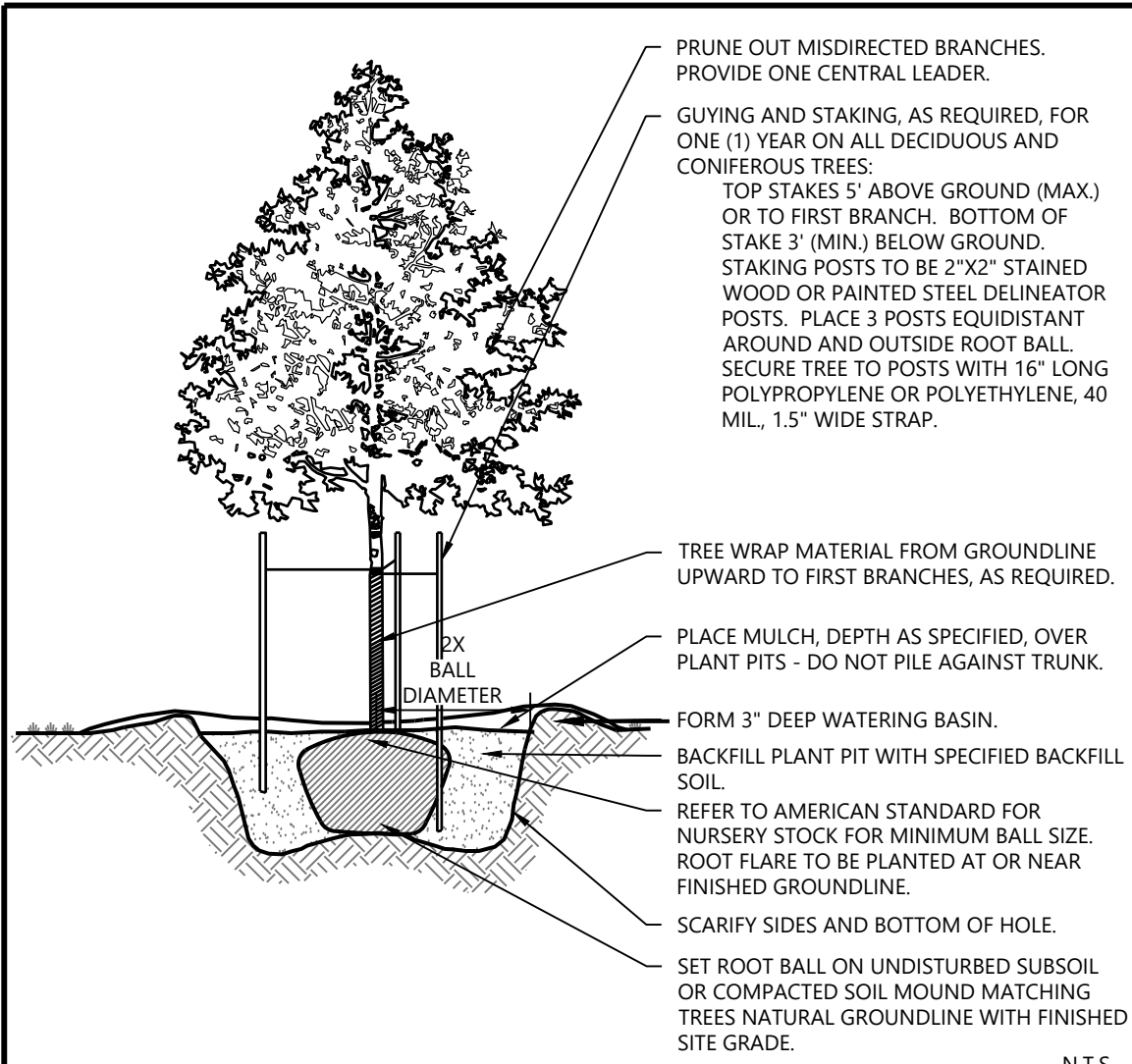
SCARIFY SIDES AND BOTTOM OF HOLE. DEPTH PER CONTAINER SOIL DEPTH

BACKFILL PLANT PIT WITH SPECIFIED PLANTING SOIL OR AS APPROVED

SET CONTAINER ROOT SOIL ON UNDISTURBED SUBSOIL OR MILD COMPACTED SOIL FOR DEPTH TO MATCH FINISH GRADE

N.T.S.

Westwood	SHRUB & PERENNIAL CONTAINER PLANTING	LAST REVISED 10/21/18 LA27-C
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PRUNE OUT MISDIRECTED BRANCHES. PROVIDE ONE CENTRAL LEADER.

GUYPING AND STAKING, AS REQUIRED, FOR ONE (1) YEAR ON ALL DECIDUOUS AND CONIFEROUS TREES

TOP STAKES 5' ABOVE GROUND (MAX.) OR TO FIRST BRANCH. BOTTOM OF STAKE 3" (MIN.) BELOW GROUND.

STAKING POSTS TO BE 2"x2" STAINED WOOD OR PAINTED STEEL DELINEATOR POSTS. PLACE 3 POSTS EQUIDISTANT AROUND AND OUTSIDE ROOT BALL. SECURE TREE TO POSTS WITH 16" LONG POLYPROPYLENE OR POLYETHYLENE, 40 MIL., 1.5" WIDE STRAP.

TREE WRAP MATERIAL FROM GROUNDLINE UPWARD TO FIRST BRANCHES, AS REQUIRED.

PLACE MULCH, DEPTH AS SPECIFIED, OVER PLANT PITS - DO NOT PILE AGAINST TRUNK.

FORM 3" DEEP WATERING BASIN.

BACKFILL PLANT PIT WITH SPECIFIED BACKFILL SOIL.

REFER TO AMERICAN STANDARD FOR NURSERY STOCK FOR MINIMUM BALL SIZE.

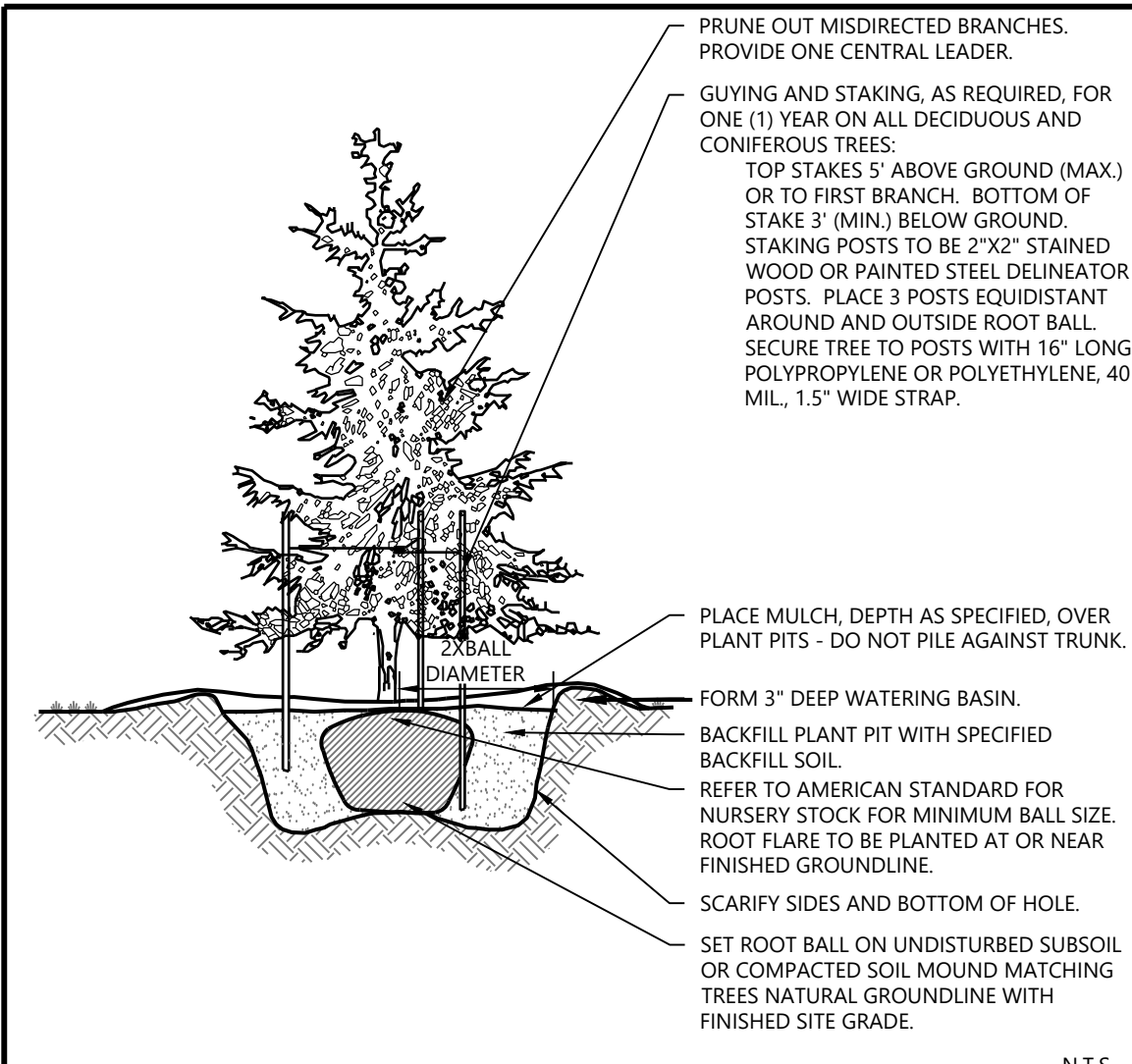
ROOT FLARE TO BE PLANTED AT OR NEAR FINISHED GROUNDLINE.

SCARIFY SIDES AND BOTTOM OF HOLE.

SET ROOT BALL ON UNDISTURBED SUBSOIL OR COMPACTED SOIL MOUND MATCHING TREES NATURAL GROUNDLINE WITH FINISHED SITE GRADE.

N.T.S.

Westwood	DECIDUOUS TREE PLANTING	LAST REVISED 10/18/18 LA28
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PRUNE OUT MISDIRECTED BRANCHES. PROVIDE ONE CENTRAL LEADER.

GUYPING AND STAKING, AS REQUIRED, FOR ONE (1) YEAR ON ALL DECIDUOUS AND CONIFEROUS TREES

TOP STAKES 5' ABOVE GROUND (MAX.) OR TO FIRST BRANCH. BOTTOM OF STAKE 3" (MIN.) BELOW GROUND.

STAKING POSTS TO BE 2"x2" STAINED WOOD OR PAINTED STEEL DELINEATOR POSTS. PLACE 3 POSTS EQUIDISTANT AROUND AND OUTSIDE ROOT BALL. SECURE TREE TO POSTS WITH 16" LONG POLYPROPYLENE OR POLYETHYLENE, 40 MIL., 1.5" WIDE STRAP.

PLACE MULCH, DEPTH AS SPECIFIED, OVER PLANT PITS - DO NOT PILE AGAINST TRUNK.

FORM 3" DEEP WATERING BASIN.

BACKFILL PLANT PIT WITH SPECIFIED BACKFILL SOIL.

REFER TO AMERICAN STANDARD FOR NURSERY STOCK FOR MINIMUM BALL SIZE.

ROOT FLARE TO BE PLANTED AT OR NEAR FINISHED GROUNDLINE.

SCARIFY SIDES AND BOTTOM OF HOLE.

SET ROOT BALL ON UNDISTURBED SUBSOIL OR COMPACTED SOIL MOUND MATCHING TREES NATURAL GROUNDLINE WITH FINISHED SITE GRADE.

N.T.S.

Westwood	EVERGREEN TREE PLANTING	LAST REVISED 10/15/18 LA29
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PRELIMINARY PLANNED  
UNIT DEVELOPMENT  
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KEY PLAN

LANDSCAPE DETAILS

L1.2





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FROM SOUTHWEST



FROM WEST



FROM SOUTHWEST



BIRD'S EYE FROM SOUTH



VIEW FROM SOUTHWEST



BIRD'S EYE FROM SOUTH



VIEW FROM EAST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHEAST



BIRD'S EYE FROM NORTH



VIEW FROM FUTURE ROUNDABOUT



BIRD'S EYE FROM WEST

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Revisions  
3/8/21

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3D RENDERINGS

A0-1





9 - FROM WEST 64 1/2 STREET LOOKING SOUTH



8 - FROM HARRIET AVE S/WEST 64 1/2 CORNER LOOKING SOUTHWEST



7 - FROM NORTHWEST SIDE LOOKING SOUTHEAST



6 - FROM LYNDALE AVE SOUTH LOOKING NORTHEAST



5 - FROM LYNDALE AVE S/WEST 65TH ST CORNER LOOKING NORTHWEST



4 - FROM LYNDALE AVE S/WEST 65TH ST CORNER LOOKING WEST



3 - FROM WEST 65TH STREET LOOKING WEST



2 - FROM SOUTHEAST CORNER LOOKING NORTHWEST



1 - FROM EAST SIDE LOOKING WEST

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EXISTING PHOTOS

**A0-2**





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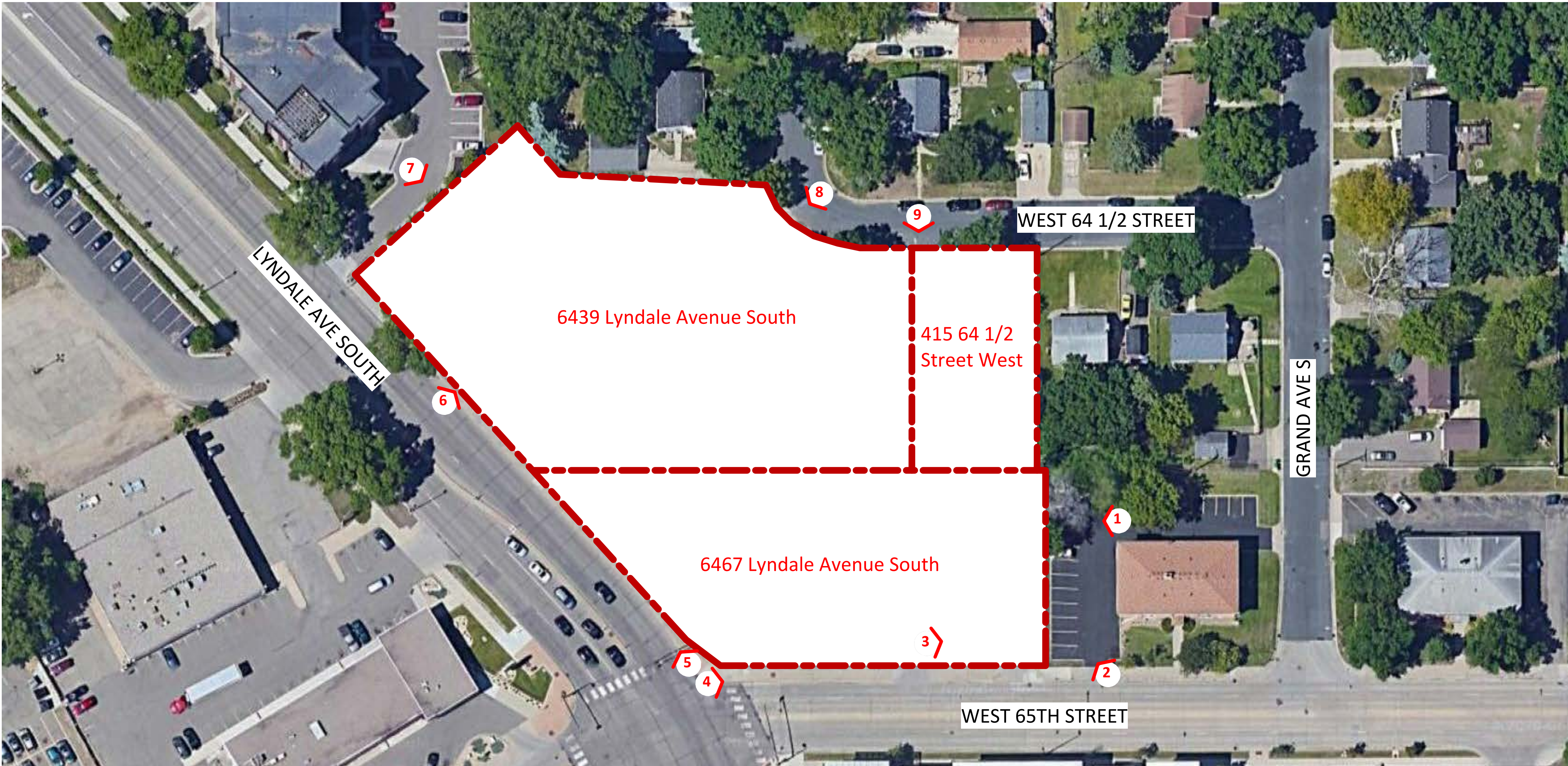
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2 SITE LOCATION MAP  
A0-3 12" = 1'-0"



1 EXISTING SITE PLAN  
A0-3 12" = 1'-0"

NUMBERS CORRESPOND TO PHOTOS ON A0-2

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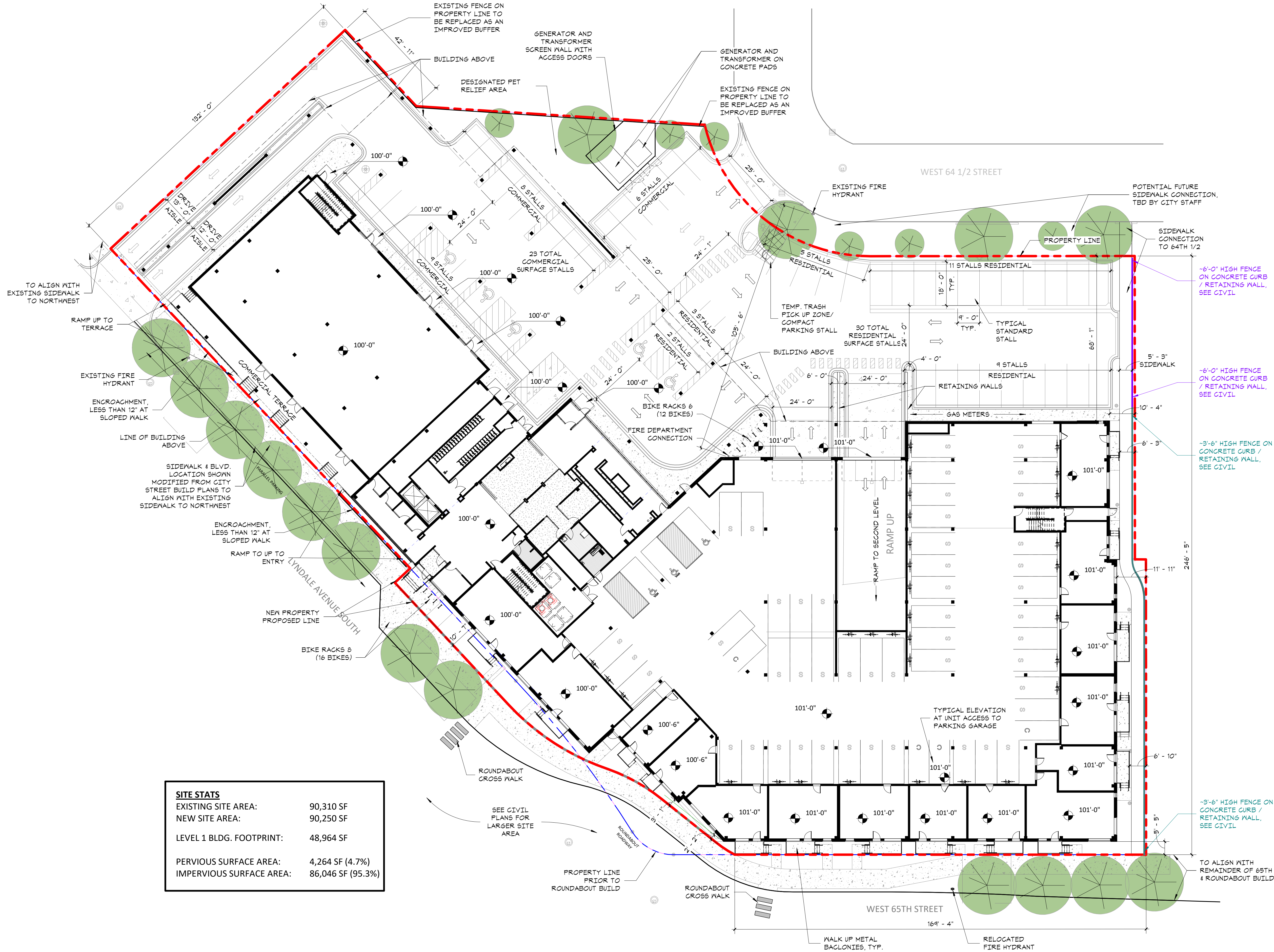
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EXISTING SITE PLAN

A0-3



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ARCHITECTURAL SITE PLAN

A0-4





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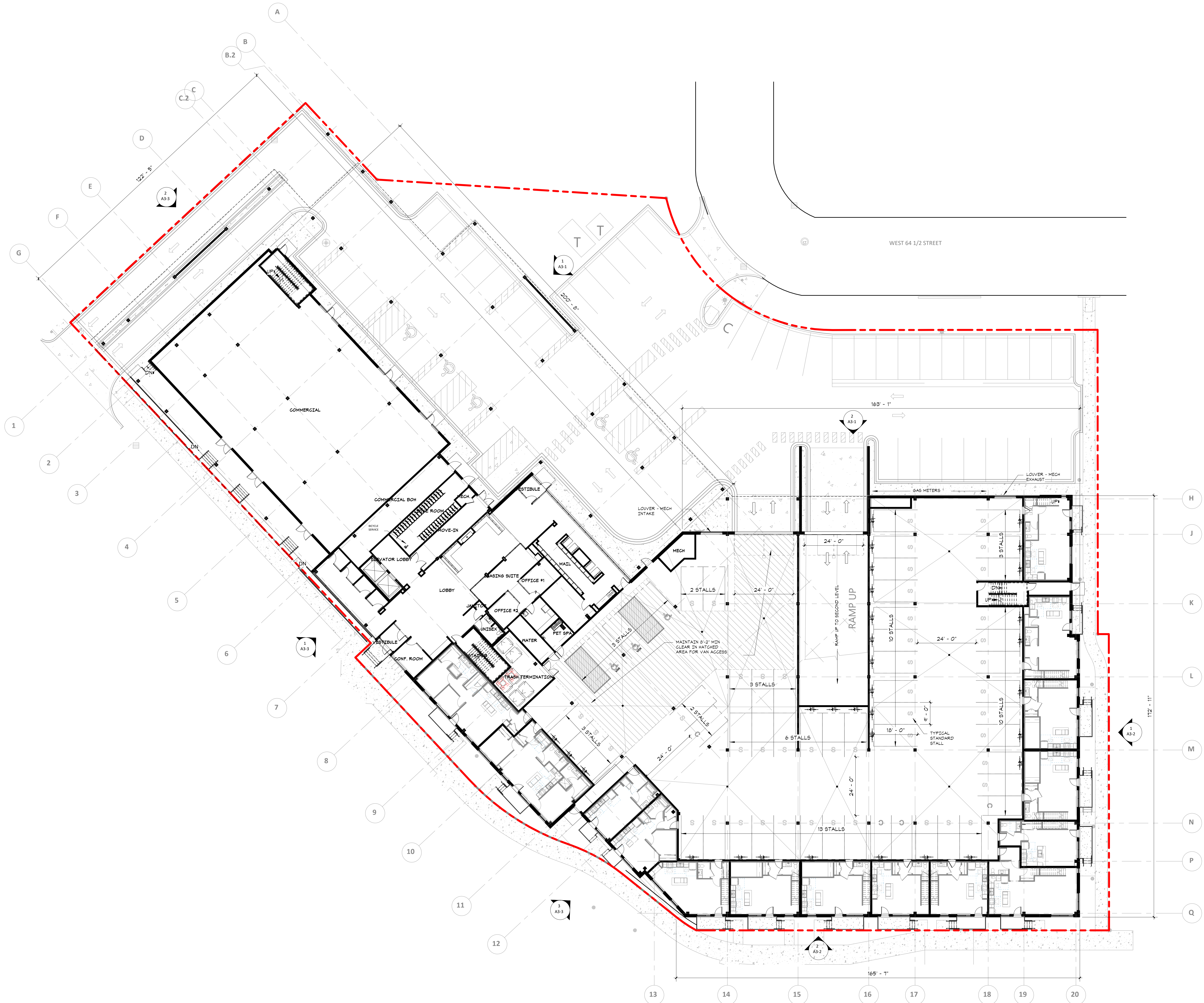
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1 FIRST LEVEL FLOOR PLAN  
A1-1 1/16" = 1'-0"

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FIRST LEVEL PLAN

A1-1





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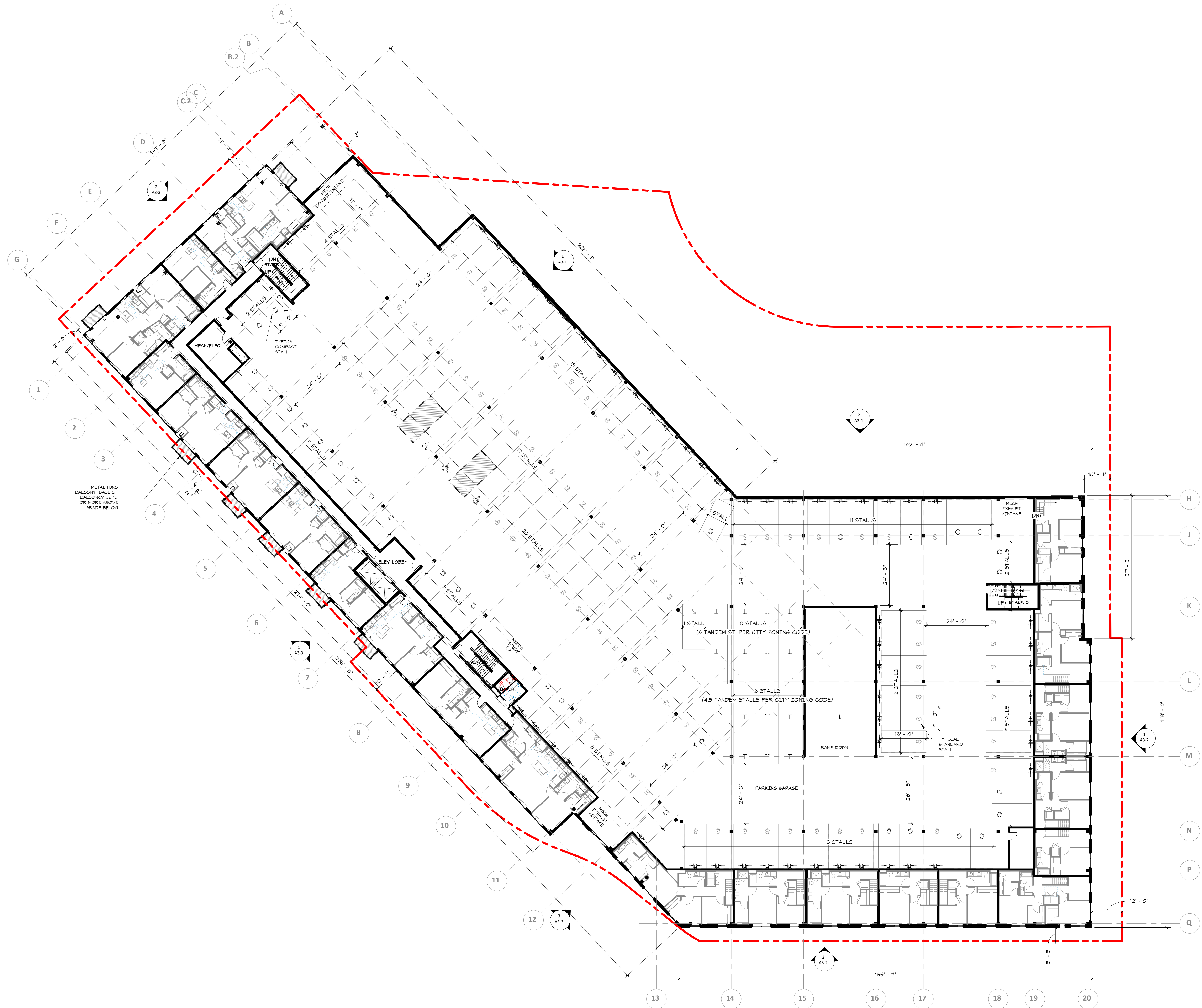
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SECOND LEVEL PLAN

A1-2





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1 THIRD LEVEL OVERALL PLAN  
A1-3 3/16" = 1'-0"

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THIRD LEVEL PLAN

A1-3





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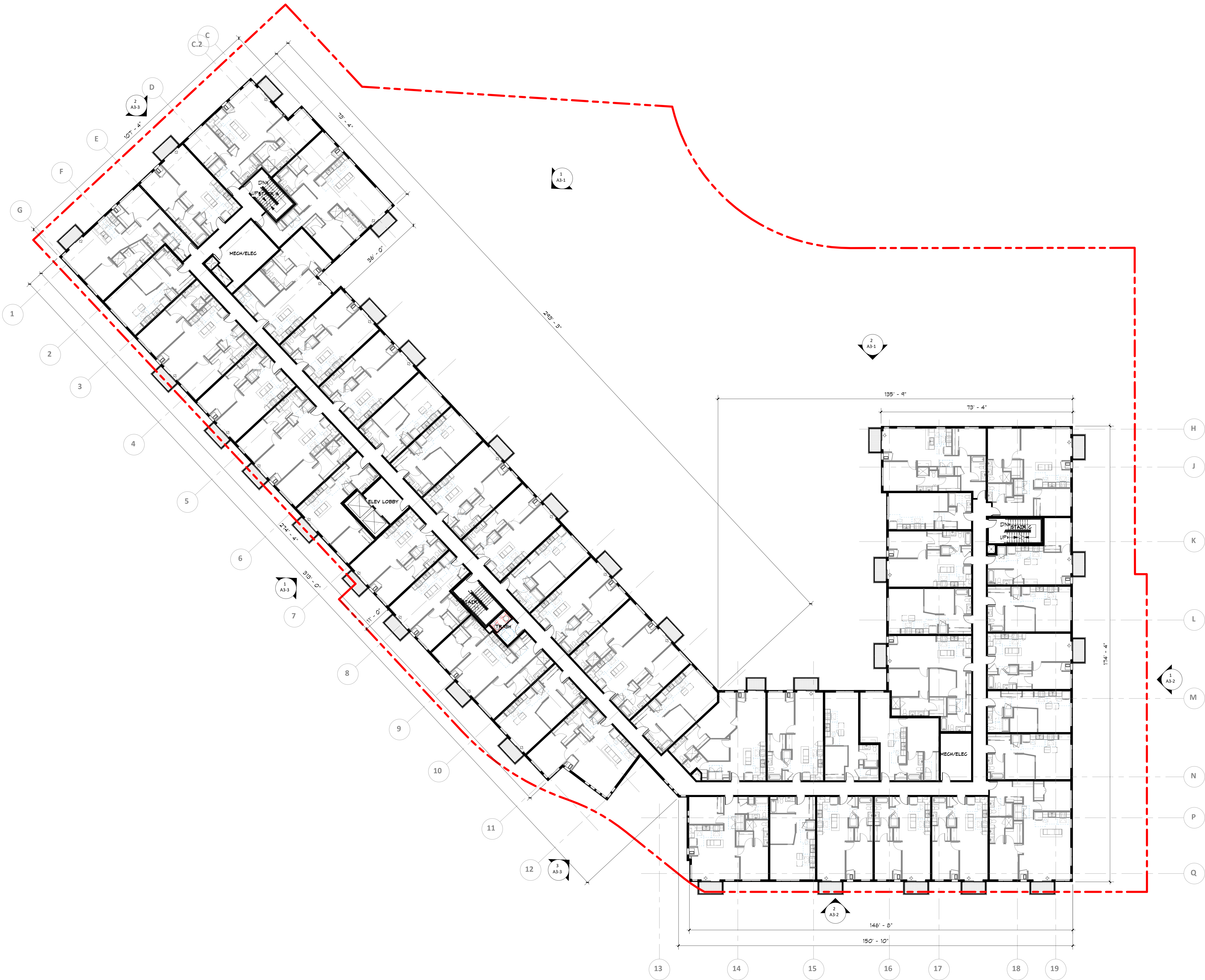
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under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

NOT FOR  
CONSTRUCTION



1 FOURTH LEVEL OVERALL PLAN  
A1-4 3/16" = 1'-0"

LUA / PUD  
Revisions  
3/8/21

ORIGINAL ISSUE:  
01/13/21

REVISIONS:  
No. Description Date

220549

PROJECT NUMBER

CR

DRAWN BY

KEY PLAN

NR

CHECKED BY

Enclave - Richfield

FOURTH LEVEL PLAN

A1-4





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Minneapolis, MN 55415  
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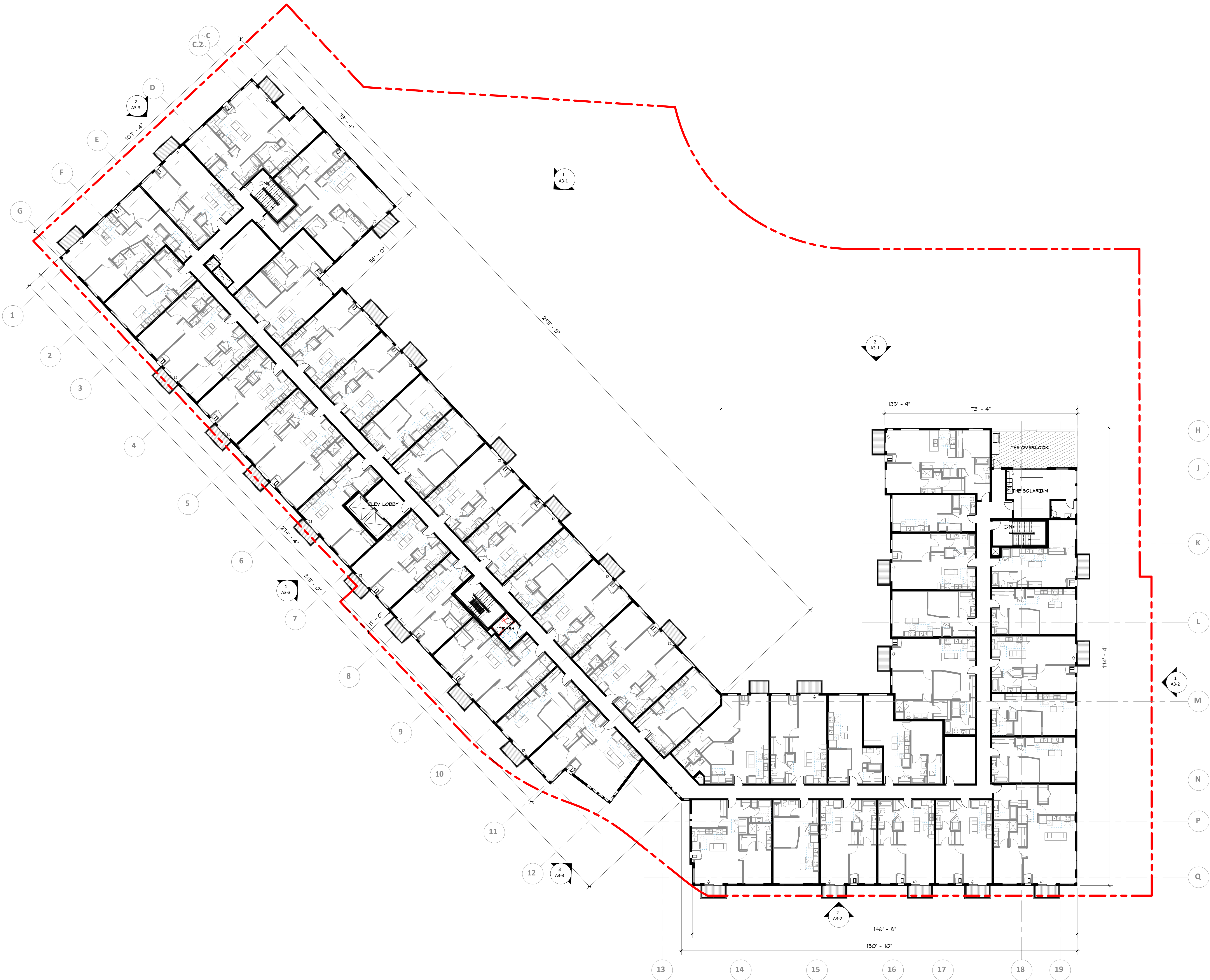
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supervision and that I am a duly licensed architect  
under the laws of the State of Minnesota

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CONSTRUCTION



1 FIFTH LEVEL OVERALL PLAN  
A1-5 3/16" = 1'-0"

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3/8/21

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FIFTH LEVEL PLAN

A1-5



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3/8/21

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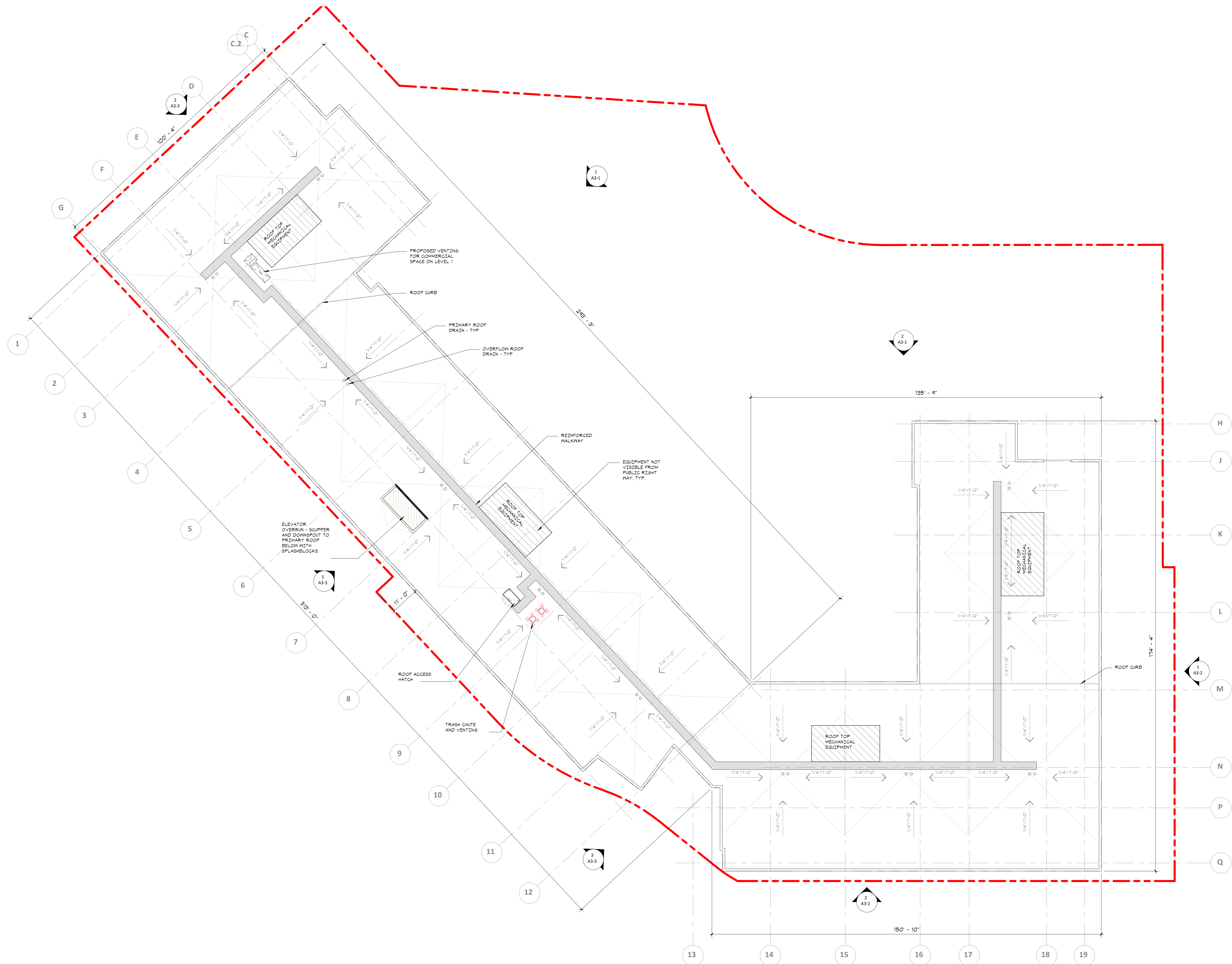
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## KEY PLAN

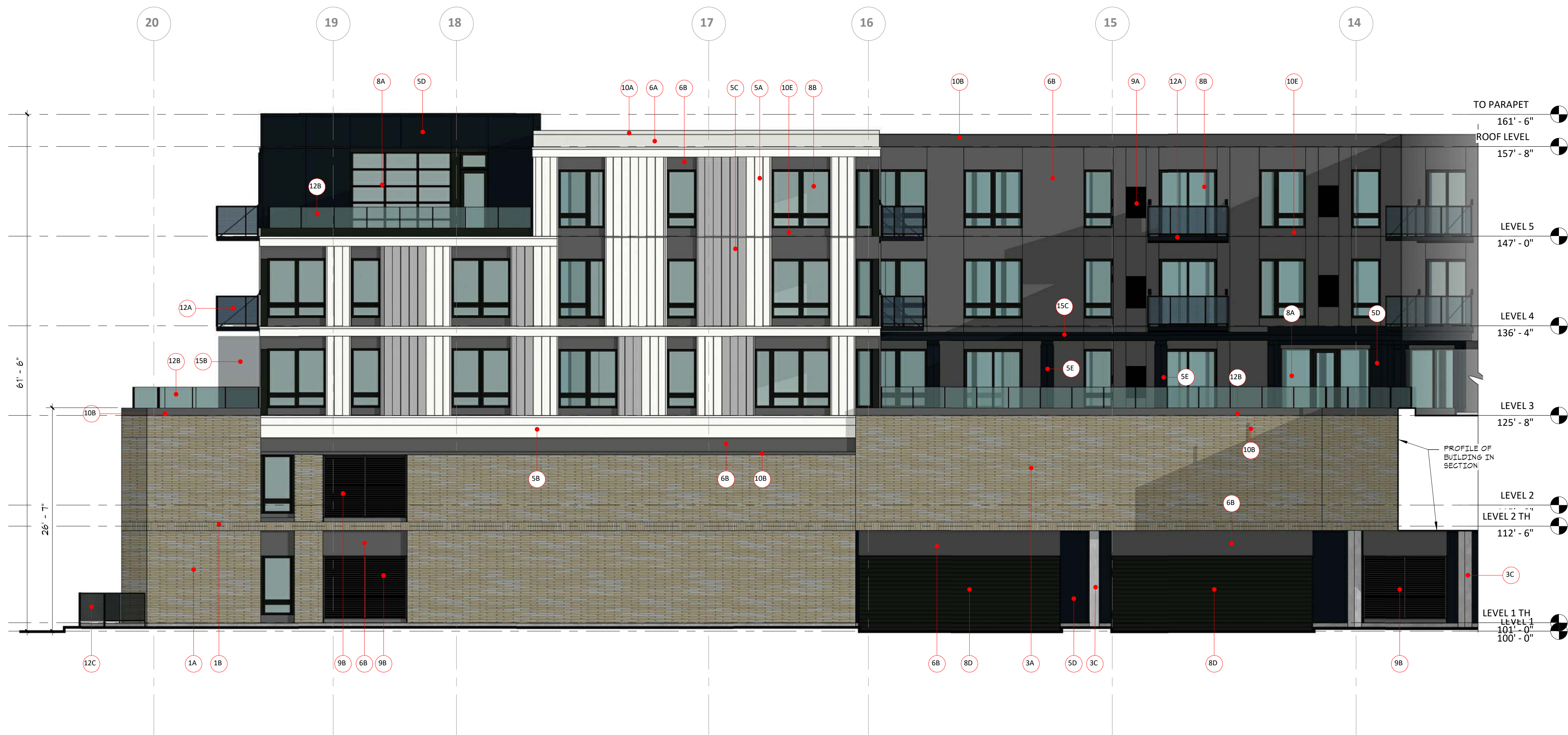
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ROOF PLAN

**A1-6**







EXTERIOR MATERIAL KEYNOTES LUA/PUD	
1A	MASONRY, COLOR #1
1B	MASONRY, COLOR #1, SOLDIER COURSE
1C	MASONRY, WATERTABLE, COLOR #2
3A	MASONRY INLAY PRECAST CONCRETE PANEL
3C	PRECAST CONCRETE COLUMN
5A	METAL PANEL, VERTICAL, COLOR #1
5B	METAL PANEL, HORIZONTAL, COLOR #1
5C	METAL PANEL, VERTICAL, COLOR #2
5D	METAL PANEL, HORIZONTAL, COLOR #2
5E	METAL CLADDING, COLOR #3
5F	METAL CLADDING, COLOR #4
6A	FIBER CEMENT PANEL, COLOR #1
6B	FIBER CEMENT PANEL, COLOR #2
6C	FIBER CEMENT PANEL, COLOR #3
6D	FIBER CEMENT PANEL, COLOR #4
8A	ALUMINUM STOREFRONT
8B	COMPOSITE WINDOW/DOOR UNIT
8D	OVERHEAD DOOR

EXTERIOR MATERIAL KEYNOTES LUA/PUD	
8E	ALUMINUM DOOR
8F	METAL DOOR
9A	MECHANICAL GRILLE
9B	MECHANICAL LOUVER
10A	METAL FLASHING COLOR #1
10B	METAL FLASHING COLOR #2
10D	METAL FLASHING COLOR #4
10E	METAL SILL TRIM, COLOR #2
12A	METAL BALCONY & RAILING, COLOR #3
12B	METAL RAILING SYSTEM
12C	METAL STOOP WITH RAILING SYSTEM
12D	METAL RAILING, PAINTED
12E	METAL BATTEN
14	BUILDING SIGNAGE
15B	PRIVACY SCREEN WALL, COLOR #3
15C	METAL CANOPY, COLOR #3
15D	STEEL CANOPY, COLOR #2

Enclave - Richfield

6445 Lyndale Ave. S  
Richfield, MN 55234



**esg**  
ARCHITECTURE & DESIGN

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supervision and that I am a duly licensed architect  
under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

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CONSTRUCTION**

2  
LUA/PUD - NORTH ELEVATION  
A3-1 1/8" = 1'-0"



1  
LUA/PUD - NORTHEAST ELEVATION  
A3-1 1/8" = 1'-0"

LUA / PUD  
Revisions  
3/8/21

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No. Description Date

220549  
PROJECT NUMBER

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EXTERIOR ELEVATIONS

**A3-1**



EXTERIOR MATERIAL KEYNOTES LUA/PUD

- 1A MASONRY, COLOR #1
- 1B MASONRY, COLOR #1, SOLDIER COURSE
- 1C MASONRY, WATERTABLE, COLOR #2
- 3A MASONRY INLAY PRECAST CONCRETE PANEL
- 3C PRECAST CONCRETE COLUMN
- 5A METAL PANEL, VERTICAL, COLOR #1
- 5B METAL PANEL, HORIZONTAL, COLOR #1
- 5C METAL PANEL, VERTICAL, COLOR #2
- 5D METAL PANEL, COLOR #3
- 5E METAL CLADDING, COLOR #3
- 5F METAL CLADDING, COLOR #4
- 6A FIBER CEMENT PANEL, COLOR #1
- 6B FIBER CEMENT PANEL, COLOR #2
- 6C FIBER CEMENT PANEL, COLOR #3
- 6D FIBER CEMENT PANEL, COLOR #4
- 8A ALUMINUM STOREFRONT
- 8B COMPOSITE WINDOW/DOOR UNIT
- 8D OVERHEAD DOOR

EXTERIOR MATERIAL KEYNOTES LUA/PUD

- 8E ALUMINUM DOOR
- 8F METAL DOOR
- 9A MECHANICAL GRILLE
- 9B MECHANICAL LOUVER
- 10A METAL FLASHING COLOR #1
- 10B METAL FLASHING COLOR #2
- 10D METAL FLASHING COLOR #4
- 10E METAL SILL TRIM, COLOR #2
- 12A METAL BALCONY & RAILING, COLOR #3
- 12B METAL RAILING SYSTEM
- 12C METAL STOOP WITH RAILING SYSTEM
- 12D METAL RAILING, PAINTED
- 12E METAL BATTEN
- 14 BUILDING SIGNAGE
- 15B PRIVACY SCREEN WALL, COLOR #3
- 15C METAL CANOPY, COLOR #3
- 15D STEEL CANOPY, COLOR #2



2  
A3-2  
LUA/PUD - SOUTH ELEVATION  
3/8\"/>



1  
A3-2  
LUA/PUD - EAST ELEVATION  
3/8\"/>



EXTERIOR MATERIAL KEYNOTES LUA/PUD

- 1A MASONRY, COLOR #1  
1B MASONRY, COLOR #1, SOLDIER COURSE  
1C MASONRY, WATERTABLE, COLOR #2  
3A MASONRY INLAY PRECAST CONCRETE PANEL  
3C PRECAST CONCRETE COLUMN  
5A METAL PANEL, VERTICAL, COLOR #1  
5B METAL PANEL, HORIZONTAL, COLOR #1  
5C METAL PANEL, VERTICAL, COLOR #2  
5D METAL PANEL, COLOR #3  
5E METAL CLADDING, COLOR #3  
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6C FIBER CEMENT PANEL, COLOR #3  
6D FIBER CEMENT PANEL, COLOR #4  
8A ALUMINUM STOREFRONT  
8B COMPOSITE WINDOW/DOOR UNIT  
8D OVERHEAD DOOR

EXTERIOR MATERIAL KEYNOTES LUA/PUD

- 8E ALUMINUM DOOR  
8F METAL DOOR  
9A MECHANICAL GRILLE  
9B MECHANICAL LOUVER  
10A METAL FLASHING COLOR #1  
10B METAL FLASHING COLOR #2  
10D METAL FLASHING COLOR #4  
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12D METAL RAILING, PAINTED  
12E METAL BATTEN  
14 BUILDING SIGNAGE  
15B PRIVACY SCREEN WALL, COLOR #3  
15C METAL CANOPY, COLOR #3  
15D STEEL CANOPY, COLOR #2



2 LUA/PUD - NORTHWEST ELEVATION

A3-3 1/8" = 1'-0"



3 LUA/PUD - SOUTHWEST ELEVATION RIGHT

A3-3 1/8" = 1'-0"



1 LUA/PUD - SOUTHWEST ELEVATION LEFT

A3-3 1/8" = 1'-0"

LUA / PUD  
Revisions  
3/8/21

ORIGINAL ISSUE:

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REVISIONS:

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EXTERIOR ELEVATIONS

A3-3



DECEMBER 21ST



9 AM



NOON



3 PM



6 PM

MARCH 21ST / SEPTEMBER 21ST



9 AM



NOON



3 PM



6 PM

JUNE 21ST



9 AM



NOON



3 PM



6 PM



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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 architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

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LUA / PUD  
Revisions  
3/8/21

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SHADOW STUDIES

A4-1





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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 engineer under the laws of the State of Minnesota

Signature  
Troy D. Vareberg  
Typed or Printed Name  
25261 3/8/2021  
License # Date

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CONSTRUCTION



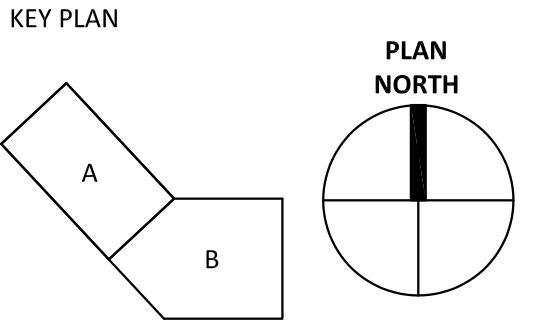
SCHEMATIC  
DESIGN SET  
03/08/21

ORIGINAL ISSUE:  
03/08/21

REVISIONS:  
No. Description Date

21019  
PROJECT NUMBER

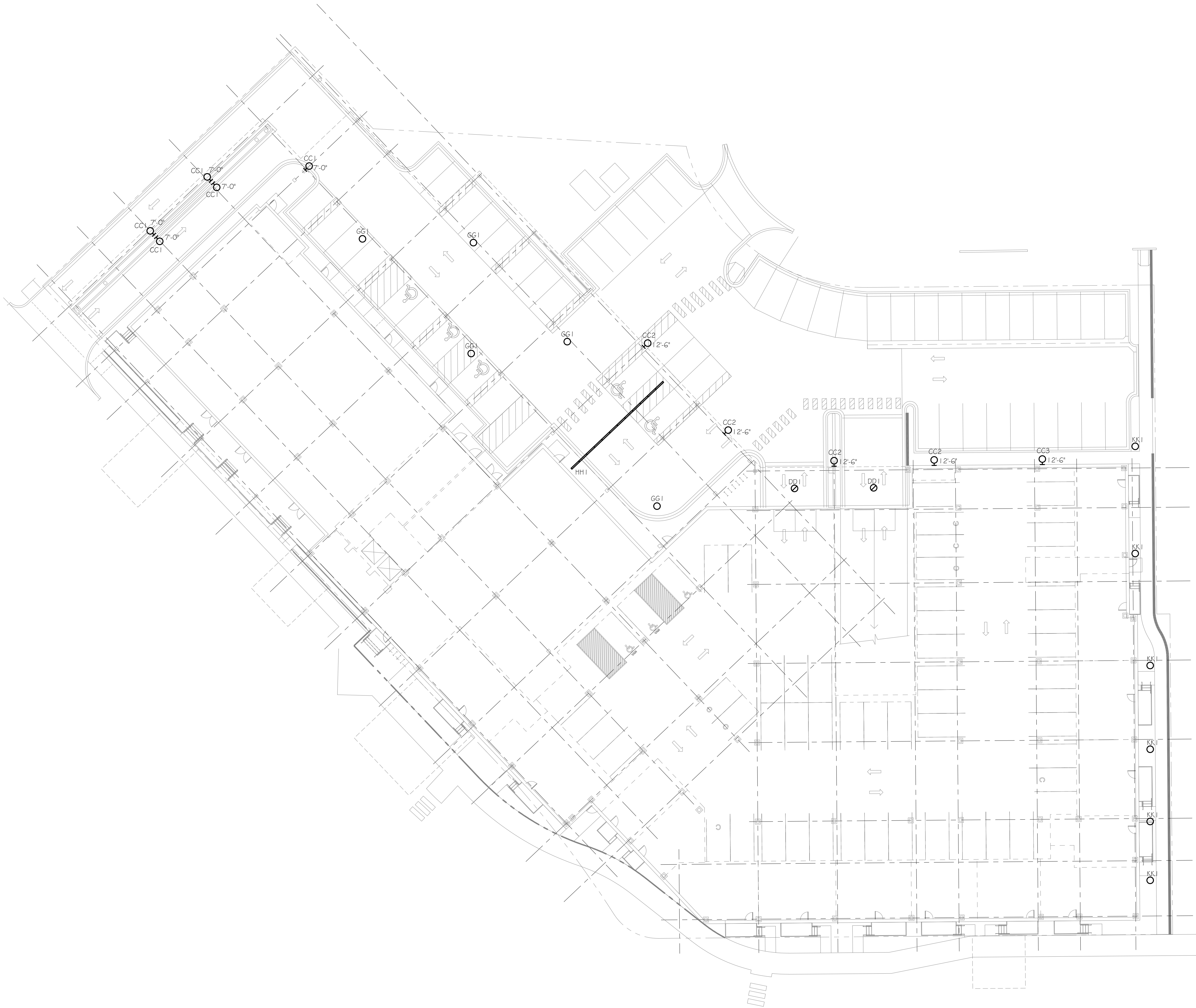
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Enclave - Richfield

SITE PLAN - ELECTRICAL

E0.1



1 SITE PLAN - ELECTRICAL  
E0.1 1" = 20'-0"

EXTERIOR LIGHTING FIXTURE SCHEDULE													
FXT. TYPE LETTER	MANUFACTURER	CATALOG NUMBER	MOUNTING	VOLTS	TYPE	LAMP DATA		COLOR TEMP. (K)	TOTAL FIXTURE WATTAGE	TOTAL FIXTURE LUMENS	DRIVER DATA		REMARKS
						MIN. CRI					TYPE	#	
CC1	MCGRAW EDISON	GWC-SA1-A-740-U-SL2	WALL	120	LED	70	4000		34	4874	LED DRIVER	1	WALL MOUNTED FIXTURE WITH TYPE II DISTRIBUTION AND DARK BRONZE FINISH.
CC2	MCGRAW EDISON	GWC-SA2C-740-U-LT4FT	WALL	120	LED	70	4000		113	14850	LED DRIVER	1	WALL MOUNTED FIXTURE WITH TYPE IV DISTRIBUTION AND DARK BRONZE FINISH.
CC3	MCGRAW EDISON	GWC-SA2D-740-U-LT4FT	WALL	120	LED	70	4000		129	16280	LED DRIVER	1	WALL MOUNTED FIXTURE WITH TYPE IV DISTRIBUTION AND DARK BRONZE FINISH.
DD1	PORTFOLIO	LDCB20DD10-EUEJB1G20S040-GLBW1H	RECESSED	120	LED	80	4000		21.2	2000	0-10V DIMMING DRIVER	1	6" DIAMETER RECESSED DOWNLIGHT WITH SELF FLANGED HAZE REFLECTOR.
HH1	NFO-RAY	S122DR-S4R5D040-GYF4FO-1XX-UDD-F-X-S	RECESSED	120	LED	80	4000		4.8W	495FT	0-10V DIMMING DRIVER	1	RECESSED LED FIXTURE WITH SATIN FLUSH DIFFUSER.
GG1	COOPER - LUMARK	RPGC25S- POSITION0	SURFACE	120	LED	70	4000		63	7811	LED DRIVER	1	1/2" DIAMETER CEILING MOUNTED FIXTURE WITH WIDE DISTRIBUTION AND FACTORY INSTALLED DIMMING OCCUPANCY SENSOR.
KK1	SELUX	NT-3-LG4700-40-BZ-1-20	GROUND	120	LED	-	4000		14	804	LED DRIVER	1	3' BOLLARD WITH DARK BRONZE FINISH ON CONCRETE BASE.

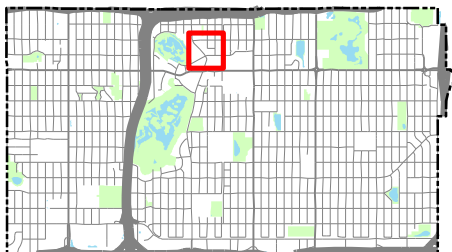
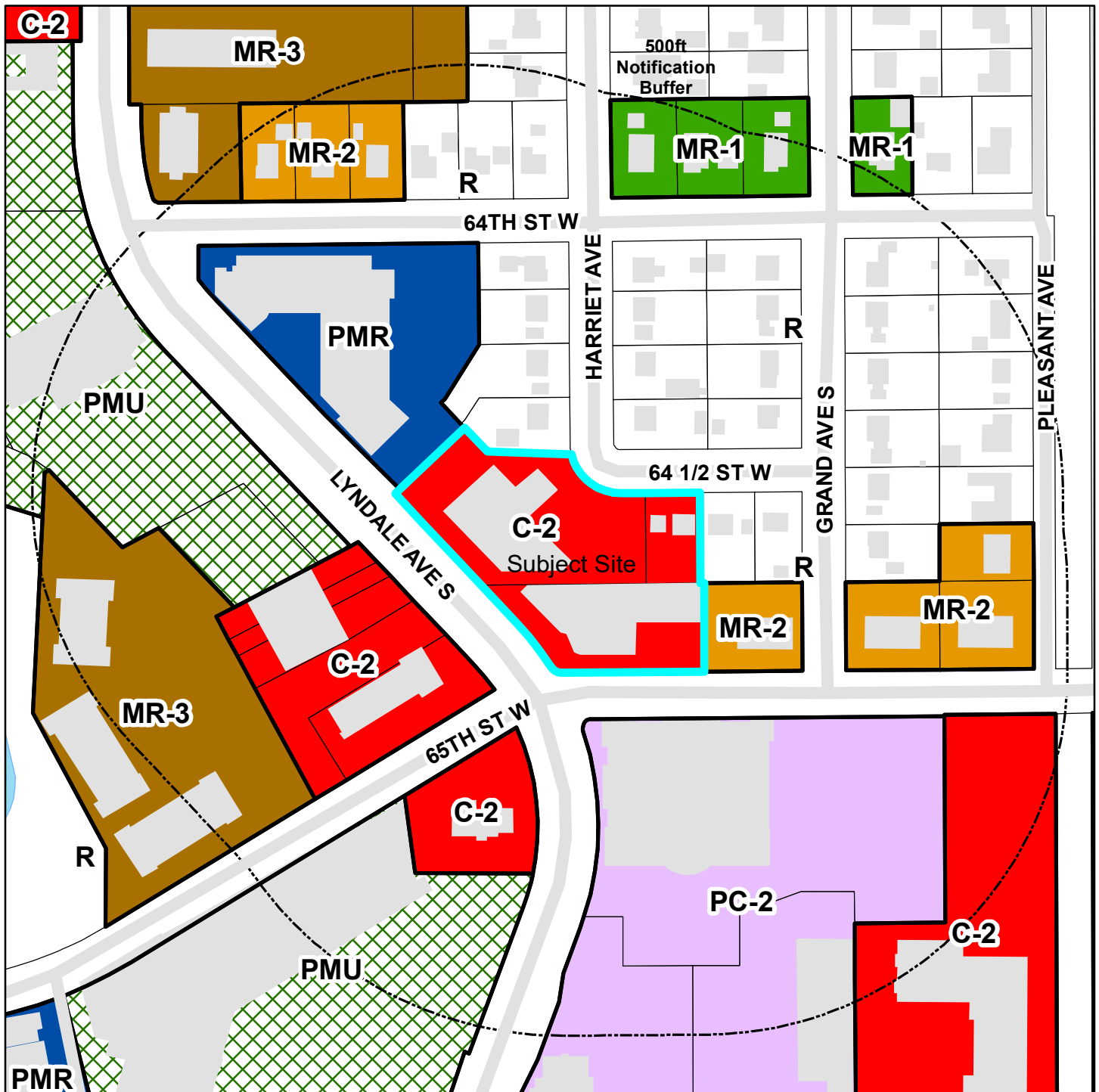




# Lynk65 Mixed Use Development

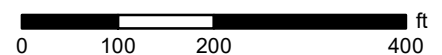
## Surrounding Zoning

Case No: 21-RZN-02, 21-PUD-01, 21-FDP-01, & 21-CUP-01



### Zoning Districts

R Single-Family	MR-2/CAC Multi-Fam + Cedar Overlay	PC-2 Planned General Commercial	MU-C/PAC Mixed Use + Penn Overlay
R-1 Low-Density Single-Family	MR-3 High-Density Multi-Family	PMU Planned Mixed Use	MU-N Mixed Use-Neighborhood
MR-1 Two-Family	SO Service Office	MU-C Mixed Use-Community	MU-R Mixed Use-Regional
PMR Planned Multi-Family	C-1 Community Commercial	MU-C/CAC Mixed Use + Cedar Overlay	I Industrial
MR-2 Multi-Family	C-2 General Commercial		

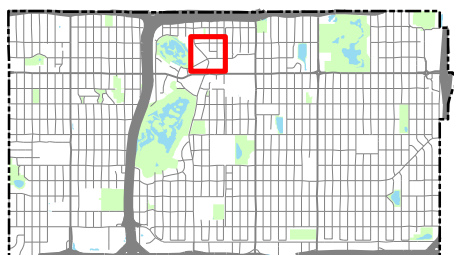
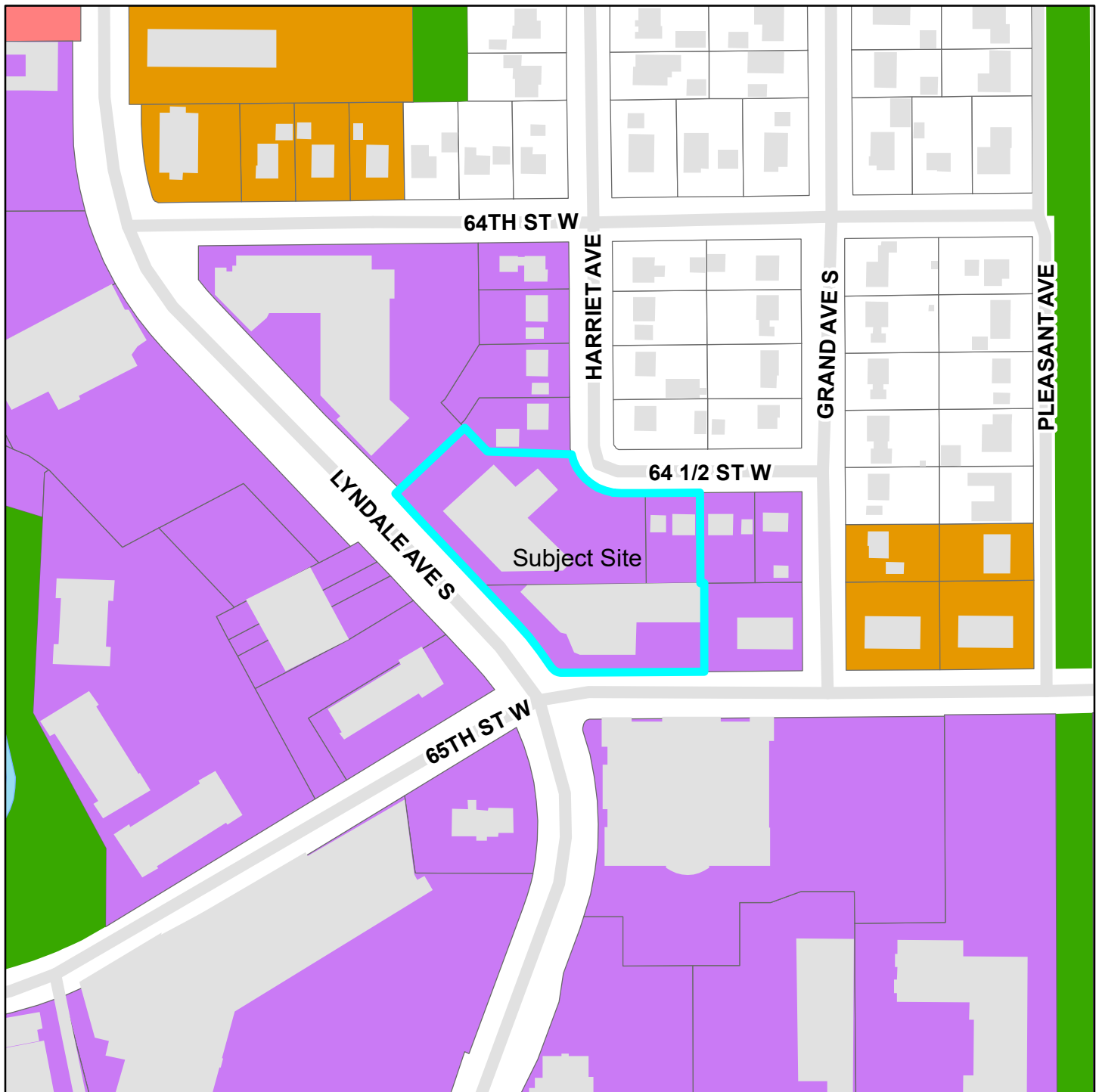




# Lynk65 Mixed Use Development

## 2040 Planned Land Uses

Case No: 21-RZN-02, 21-PUD-01,  
21-FDP-01, & 21-CUP-01



### 2040 Planned Land Use

- |                          |                            |
|--------------------------|----------------------------|
| Mixed Use                | Medium Density Residential |
| Regional Commercial      | Low Density Residential    |
| Community Commercial     | Park                       |
| Neighborhood Commercial  | Quasi-Public               |
| High Density Residential | Right-of-Way (ROW)         |

0 100 200 400 ft





## PLANNING COMMISSION MEETING

### 3/22/2021

REPORT PREPARED BY: Nellie Jerome, Assistant Planner / Melissa Poehlman, Asst. Community Development Director

CITY PLANNER REVIEW: Melissa Poehlman, Assistant Community Development Director  
3/15/2021

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

**Public hearing to consider a proposed ordinance amendment to modify rules related to home occupations.**

#### **EXECUTIVE SUMMARY:**

The identified purposes of the home occupation regulations of the Zoning Code are to allow for home occupations that are appropriate for residential settings; to protect those conducting a home occupation from self-induced harm; and to allow for home occupations that would not negatively impact others in a residential area. At the request of the City Council and in reaction to activities last year, staff has reviewed the current zoning regulations, the Comprehensive Plan, and recent complaints related to home occupations. Based on this review, staff is recommending the following revisions.

#### **Proposed revisions:**

- Clarify that operators of a home occupation must reside on the premises full-time.
- Add an exception that will allow the growing of food or ornamental crops, for sale or donation off-site, outdoors so long as materials are maintained in a clean and orderly manner.
- Clarify commercial vehicle allowances.
- Clarify prohibitions related to retail sales as a home occupation to include the distribution of goods.
- Allow one non-resident employee in addition to resident employees by right.

The proposed regulations are intended to allow expanded opportunities for home occupations and local food production, while minimizing the more-disruptive aspects of commercial business that are bothersome to neighbors.

#### **RECOMMENDED ACTION:**

**Conduct and close a public hearing and by motion: Recommend approval of an ordinance amendment to modify rules related to home occupations.**

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

##### **A. HISTORICAL CONTEXT**

- The ability to conduct a home occupation can provide affordability and flexibility for business

owners and employees, particularly small entrepreneurs.

- Businesses that generate noise, include outdoor storage, generate traffic, or have similar noticeable effects tend to generate complaints from neighbors and have historically been prohibited as home occupations.
- At present, all residents in Richfield can grow food at home and share that food with friends and family. There are no limits as to the size or placement of either food or ornamental gardens on private residential property (with the exception of sight triangle regulations at corners).
- Backyard gardens, like the World War II “victory gardens” which encouraged people in the US to grow their own food, are common throughout the metro area and can be a rewarding pastime and a way to grow extra produce during the warmer months.
- The Community Supported Agriculture (CSA) model generally sells “shares” at the beginning of the growing season and a box of produce is provided to the consumer weekly or bi-weekly throughout the season.
- Commercial businesses and religious institutions often serve as distribution locations for CSA shares.
- Businesses that are conducted within a fully enclosed building, with limited outside employees, or customer traffic are generally not noticeable to neighbors and have therefore been permitted as home occupations.

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

- The purpose of the Zoning Code is to protect public health, safety, comfort, aesthetics, economic viability, and general welfare of the city, by fostering harmonious and workable relationships between land uses.
- The purposes of the home occupation rules are to allow home occupations that are appropriate for residential settings, to protect those conducting a home occupation from self-induced harm, and to protect the property rights of neighbors.
- The Comprehensive Plan includes a goal to explore opportunities for policy change related to local food production and entrepreneurship.
- Staff has reviewed the home occupation regulations of nearby and peer communities in regard to market/production gardens and CSA distribution. Staff reviewed the ordinances of the cities of Bloomington, Eagan, Edina, Hopkins, Minneapolis, and St. Louis Park. The following is a summary of policies in these peer communities:
  - Horticultural activities are generally allowed as accessory uses in most cities, although not as a home occupation.
  - None of the cities allowed retail sales from residential properties.
  - None of the suburban cities allow production/market gardening as a home occupation.
  - Minneapolis permits “the growing of food or ornamental crops, to be sold or donated off-site” as a home occupation.
  - Minneapolis allows CSA box pickup as an accessory use in residential areas, unrelated to home occupations.
- Staff understands that policymakers may be interested in allowing the distribution/sale of home-grown produce from a residential property – finding that there are benefits that outweigh the potential impacts on nearby neighbors. In that case, staff recommends a specific provision to allow CSA pick-up/drop-off without a specified limit on the number of pick-ups per day. While limiting customer traffic initially seems desirable, upon further examination it proves to be largely unenforceable and unworkable for growers.
  - Limiting daily pick-ups creates a difficult enforcement issue for staff.
  - Although limiting pick-ups would decrease traffic (e.g. limit to five per day), requiring this is not realistic for a grower who would usually organize harvesting and boxing for regular pick-ups.
  - Limiting pick-ups would be an especially difficult requirement to meet for farmers outside the city who might deliver a weekly load of CSA boxes to a residential home for pick-up.

**C. CRITICAL TIMING ISSUES:**

- Delay of the adoption of revised rules will likely impact the spring growing season. Current rules do not allow production/market gardening as a home occupation.

**D. FINANCIAL IMPACT:**  
None.

**E. LEGAL CONSIDERATION:**

- Notice of this public hearing was published in the Sun Current newspaper on March 11, 2021.
- First and second readings of the ordinance by the City Council are scheduled for April 13 and April 27, respectively.
- Zoning ordinance amendments are effective upon publication in the Sun Current Newspaper, typically 10 days following adoption by the City Council.

**ALTERNATIVE RECOMMENDATION(S):**

- Recommend approval of an ordinance amendment to modify rules related to home occupations with an added provision allowing CSA (Community Supported Agriculture) drop-off/pick up at residential sites.
- Recommend denial of an ordinance amendment to modify rules related to home occupations, maintaining the status quo.

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

**ATTACHMENTS:**

Description	Type
☐ Ordinance	Ordinance
☐ Public Comments	Backup Material

BILL NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE RICHFIELD ZONING CODE  
REGULATIONS RELATED TO HOME OCCUPATION RULES**

**THE CITY OF RICHFIELD DOES ORDAIN:**

Section 1           Section 509.21 of the Richfield Zoning Code, Home Occupations, is amended to read as follows:

**Subdivision 1.** Home occupation defined. Home occupations are defined in subsection 507.07 of this Code.

**Subd. 2.** Purposes. The purposes of this subsection are to allow for home occupations that are appropriate for residential settings; protect those conducting a home occupation from self-induced harm; and protect the property rights of neighbors.

**Subd. 3.** Compliance required. A home occupation may be established and conducted only in accordance with this subsection.

**Subd. 4.** Subordinate use. A home occupation shall be permitted as an accessory use to a residential dwelling unit. The home occupation use must be clearly subordinate to the residential use of the property, occupying no more than 25 percent of the gross floor area of the dwelling (excluding garages), and must be conducted by a person or persons who reside full-time in the dwelling .

**Subd. 5.** Activities. A home occupation must be conducted in such a manner that activities connected with it are not noticeable from adjacent streets or residential lots, and except as permitted in Subd. 6 below, do not draw attention to the home occupation. All activities related to a home occupation must be conducted within a fully enclosed building, except that the growing of food or ornamental crops, to be sold or donated off-site, shall be exempt from this provision provided that plants and related materials are maintained in a clean and orderly manner and that waste is disposed of appropriately.

**Subd. 6.** Advertising. Signs are allowed in accordance with the provisions of Section 549 of the zoning code.

**Subd. 7.** Outside storage. No outside storage of products or materials or equipment connected with the home occupation is permitted. This subdivision does not prohibit the outside parking of motor vehicles on the driveway of the premises in accordance with Subd. 8 below.

**Subd. 8.** Outdoor parking of commercial vehicle. Outdoor parking of no more than one (1) commercial vehicle identified for business purposes is permitted, provided that the vehicle is registered to an occupant of the home, and that such vehicle parking is not otherwise prohibited by Section 1320 of the city code or any other applicable district regulations.

**Subd. 9.** Parking, structural changes, lighting. Parking, structural alteration, lighting or similar facilities which indicate a use of the dwelling for purposes other than a residential structure are prohibited. Home occupations involving the need for more than three (3) outdoor parking spaces for operators and customers shall be prohibited. Parking facilities required to serve the home occupation shall be provided on the premises, but no such parking facilities shall be provided within any required front or side yard, except upon an established driveway.

**Subd. 10.** Retail sales. ~~Continuous-Regular~~ retail sales or distribution of products on the premises are prohibited. Occasional sales of products or other articles are permitted where the dwelling serves as an office for a person regularly engaged in retail sales outside the dwelling, or where such occasional sales are incidental to and not the primary purpose of the home occupation.

**Subd. 11.** Specific activities prohibited. The following activities shall not be allowed as home occupations:

- a) The repair, whether for consideration or not, of motor vehicles which are not registered to a resident of the dwelling on the property where the repair is made, or to a son or daughter, sibling, parent, grandparent, or grandchild of a resident of the property;
- b) Adult business establishments regulated under Section 1196 of the city code;
- c) The practice of medical, dental, chiropractic, psychiatric, or other similar treatment or therapy, including acupuncture, where the person(s) providing such treatment or therapy is not licensed by the State of Minnesota to administer such treatment or therapy; or in the case of massage therapy, where the person(s) providing such treatment is not certified by the "National Certification Board for Therapy Massage and Bodywork" or by the "Massage and Bodywork Licensing Examination;"
- d) Businesses, educational programs, or similar gatherings which meet on a regular basis, having more than six (6) nonresident adults in attendance at one (1) time;

- e) Pet grooming or pet care facilities, except those legally existing on or before June 1, 1995;
- f) Gun or ammunition sales/repair, except those legally existing on or before June 1, 1995;
- g) Music instruction, unless conducted within a single-family (detached) dwelling;
- h) Tattoo businesses; and
- i) Sale of honey produced by hives located within the city regulated under section 906 of the city code.

**Subd. 12.** Performance standards. A home occupation may not adversely impact the residential character of the dwelling or its neighborhood because of the emission of noise, odor, water, smoke, dust, gases, heat, glare, vibration, electrical interference, or parking or traffic resulting from the conduct of the home occupation.

**Subd. 13.** Nonresident employee. One (1) person in addition to the person or persons who occupy the dwelling may be employed at the residence. ~~if a conditional use permit is issued in accordance with Subsection 547.09 of this Code.~~

**Subd. 14.** Hours of operation. The hours of operation for any home occupation shall be limited to between 7:00 a.m. and 9:00 p.m.

**Subd. 15.** Use of equipment. No mechanical or electrical equipment requiring in excess of 240 volts single phase shall be permitted in the conduct of a home occupation, and no electric motor shall exceed three (3) horsepower.

Section 2                      This Ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 27th day of April, 2021.

---

Maria Regan Gonzalez, Mayor

ATTEST:

---

Elizabeth VanHoose, City Clerk



## Nellie Jerome

---

**From:** Jason Reese <jreese6310@gmail.com>  
**Sent:** Tuesday, March 16, 2021 7:50 AM  
**To:** Maria Regan Gonzalez; Mary Supple; Sean Hayford Oleary; Ben Whalen; Simon Trautmann; Katie Rodriguez; Nellie Jerome  
**Cc:** Pam Dmytrenko; John Stark; Melissa Poehlman; Courtney Kupsch  
**Subject:** Public Comment for March 22 Planning Commission Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear City Leaders,

For the last five years my wife and I have made a home in Richfield where we raise our two young daughters. Three years ago, we decided to transform the majority of our yard into a garden. Many of our neighbors, friends, and family members asked if they could take part in our garden in order to have access to fresh, affordable produce. So we decided to start a small Community Supported Agriculture (CSA) program. While we had no intention of serving more than just a handful of families, due to the recent COVID pandemic, our CSA grew from around 10 shares to 17 last year. Growing food at home is not a new idea. Growing gardens vs. lawns contributes positively to the environment, makes organic food more accessible and cost effective, and builds community with fellow neighbors and other gardeners.

Last summer, we received a notice from the city stating that we had violated some zoning codes and had one traffic complaint. After speaking directly with city staff, we addressed those issues and we were told the city would work with us to discuss possible zoning changes later in the fall of 2020.

We were recently notified that changes are being proposed to the Richfield Planning Commission. Below is our feedback on some of those proposed amendments. Changes are signified by the color red.

***Subd. 5. Activities. A home occupation must be conducted in such a manner that activities connected with it are not noticeable from adjacent streets or residential lots, and except as permitted in Subd. 6 below, do not draw attention to the home occupation. All activities related to a home occupation must be conducted within a fully enclosed building, **excluding gardening or horticultural activities provided that plants and related materials are maintained in a clean and orderly manner and that waste is disposed of appropriately.** (Amended, Bill No. 2014-4)***

This amendment will allow Richfield to be a future leader in urban agriculture. We ask that you please enact this change before the upcoming growing season this spring. This is a good first step and allows us time to develop a more robust urban agriculture policy for Richfield.

Nevertheless, we are deeply concerned by some of the other proposed changes to the home occupation regulations. The proposal does not align with the Climate Action Plan passed by the council in 2020. It also adds unreasonable and arbitrarily enforceable regulations to the city code that affect more than just market gardeners and CSA operators.

***Subd. 10. Retail sales. Continuous **or regular** retail sales **or distribution** of products on the premises are prohibited. Occasional sales of products or other articles are permitted where the dwelling serves as an office for a person regularly engaged in retail sales outside the dwelling, or where such occasional sales are incidental to and not the primary purpose of the home occupation.***

We believe the change cited above needs more discussion and affects many stakeholders that have not had an opportunity to provide input. It appears any cottage food producer that allows pickups from their home would be breaking the new law. Our garden is not a cottage food business, but we are concerned for many of our neighbors that rely on their cottage business to make ends meet. This is doubly concerning during a pandemic and economic crisis. If we are reading this correctly, the change would also outlaw the sharing of produce from someone's home garden. In addition, "continuous," "occasional" and "regular" are very arbitrary terms. As we have seen in our own situation, one anonymous neighbor can complain about "traffic" and has the ability to ruin a cottage business owner's whole model. Pickups should be allowed period and a clear daily and/or weekly limit on customer car traffic should be set. Businesses and homeowners should not be expected to interpret the vague nature of this ordinance. Moreover, outlawing pickups from residential properties puts unnecessary hardships on working families. A delivery-based model is the next most reasonable solution, but it puts parents on the road, rather than at home with their children. This would be especially difficult for single parents.

***Subd. 11. Specific activities prohibited. The following activities shall not be allowed as home occupations:***

***j) Sale or distribution of produce from a garden or other horticultural activity.***

This proposed prohibition was included due to one anonymous complaint levied against our garden, as Ms. Poehlman stated in an email to us. We have had one known complaint in the three years that we have grown produce on our property and we promptly remedied the situation after being notified. We have had no further complaints since. We would like to be treated like any other entity and feel the change above unfairly targets Community Supported Agriculture (CSA). At the very least, an exemption should be made to allow for CSA drop offs and pickups at residential properties. CSAs should follow the same traffic regulations as cottage food producers. CSAs are also an integral part of the Richfield Climate Action Plan. Let's make sure we aren't limiting their ability to thrive in Richfield. We believe the Sustainability Commission should be consulted along with local gardeners before any prohibition is enacted.

Ultimately, we would like to see all of the major stakeholders brought to the table to develop an urban agriculture policy for Richfield. The proposed changes were brought forth with no input from the stakeholders. We were under the impression, from correspondence with our council member, that we would be included in the amendment writing process. It seems like we are now too late to actually help form the policy changes being reviewed. Public comment appears to be our only form of recourse at this point. We are asking for a dialogue with city officials and want to answer your questions and alleviate your concerns. Is there a forum for that? How does the amendment process work? Who initiates it? And, how can we get involved?

We have already started this conversation with neighbors and have received an overwhelming response on the Richfield community Facebook page. We feel that our proposed changes and viewpoints in this public comment are strongly supported by many Richfield residents. As Richfield community members, we believe in working together with our neighbors and city officials. The policies created should be transparent, fair, and express the will of our community.

Thank you for your time and consideration,

Jason Reese and Courtney Kupsch