



**PLANNING COMMISSION MEETING  
VIRTUAL MEETING HELD VIA WEBEX  
JUNE 28, 2021  
7:00 PM**

Call to Order

Approval of the Minutes

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

**Agenda Approval**

**Other Business**

1. Election of Planning Commission Vice-Chairperson
2. Consider the 2023-2026 Capital Improvement Program and a finding of consistency with the Comprehensive Plan of the Capital Improvement Program and the 2022 Capital Improvement Budget.

**Public Hearings**

3. Conduct a public hearing and consider a recommendation of an ordinance rezoning nine properties throughout the City in order to comply with the Comprehensive Plan.

**Liaison Reports**

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

**City Planner's Reports**

4. Next Meeting Time and Location

Regular meeting on July 26, 2021, at 7:00 p.m. in the Council Chambers.  
Work Sessions on July 19 and July 26, 2021, at 5:45 in the Bartholomew Room.

5. Adjournment

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



# Planning Commission Minutes

May 24, 2021

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

MEMBERS ABSENT: Commissioner Bryan Pynn

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

OTHERS PRESENT: For Item #1: Lance Bernard and Jeff Miller, HKGi.

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

## APPROVAL OF MINUTES

M/Rudolph, S/Stursa to approve the minutes of the February 22, 2021, meeting.

*Motion carried: 5-0 (Commissioner Rosenberg was absent for the vote)*

## OPEN FORUM

No members of the public spoke, no comments received.

## APPROVAL OF AGENDA

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

*Motion carried: 6-0*

## PUBLIC HEARINGS

**ITEM #1 - Consider a recommendation of approval of the Portland Avenue and 66th Street Study as a guiding document; and the attached ordinance establishing the Portland Avenue and 66th Street Overlay District.** Assistant Community Development Director Melissa Poehlman presented the staff report. Lance Bernard, HKGi, presented the potential overlay development modeling and the community study feedback.

M/Kennealy, S/Lavin to take a five minute recess.

*Motion carried: 6-0*

Robin Jacobson, 6601 and 6609 Oakland Ave; Linda Seime, 6438 5th Ave; Jon & Sandy Clay, 6600 Columbus; Lori Grotz, 6214 5th Ave; and Kent Fairbairn, 7020 Stevens Ave, provided comments related to the height of future buildings, heavy traffic, the view and aesthetics of the park from surrounding areas, and disapproval of the existing comprehensive plan designation within the study area.

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

*Motion carried: 6-0*

Commissioners discussed the potential for a future extension of Oakland Ave, the parking needs of the park and Legion site, building setback, and building height.

M/Quam, S/Rosenberg to recommend approval of the attached Portland Avenue and 66th Street Study; and to recommend approval of the attached ordinance establishing the Portland Avenue and 66th Street (PSS) Overlay District regulations for properties in the vicinity of Veteran's Memorial Park.

M/Quam, S/Lavin to amend the attached ordinance establishing the Portland Avenue and 66th Street Overlay District to limit the height of buildings to 4 stories or fifty feet, whichever is less.  
*Motion carried: 6-0*

M/Rudolph, S/Lavin to amend the attached ordinance establishing the Portland Avenue and 66th Street Overlay District to remove the possibility of having a road north of 66<sup>th</sup> Street, into the development, either on Oakland Ave o through the park.  
*Motion failed: 2-4 (Lavin and Rudolph voted in support of the amendment)*

M/Lavin, S/Quam to amend the attached ordinance establishing the Portland Avenue and 66th Street Overlay District to consider modifying the quantity of parking language to establish parking needs at minimal levels necessary to service specific project developments while limiting impact to surrounding neighbors.  
*Motion carried: 4-2 (Stursa and Rosenberg voted against the amendment)*

M/Quam, S/Lavin to amend the attached ordinance establishing the Portland Avenue and 66th Street Overlay District to add, in section 541.25, Subdivision 1, under Park and Neighborhood Connectivity, “wheelchair/walker,” after the word “pedestrian”.  
*Motion carried: 6-0*

M/Quam, S/Rosenberg to recommend approval of the attached Portland Avenue and 66th Street Study; and to recommend approval of the attached ordinance establishing the Portland Avenue and 66th Street (PSS) Overlay District with the three approved amendments: to limit the height of buildings to 4 stories or fifty feet, whichever is less; to modify the development principal statement about parking to establish parking needs at a minimal level necessary to service developments while limiting neighborhood impacts; and, to modify section 541.25, Subdivision 1, under Park and Neighborhood Connectivity, to include “wheelchair/walker,” after the word “pedestrian”.  
*Motion carried: 4-2 (Lavin and Rudolph voted against the amendment)*

M/Rudolph, S/Lavin to take a five minute recess.  
*Motion carried: 6-0*

**ITEM #2 - Conduct a public hearing and consider a recommendation on an ordinance rezoning property in the vicinity of Veteran's Memorial Park.** Assistant Community Development Director Melissa Poehlman presented the staff report for rezoning these parcels to meet with the 2040 Comprehensive plan, an action required by State Statute 473.858. Commissioners and staff discussed parcels that would be rezoned and would therefore contain legally nonconforming uses. Staff clarified that legally nonconforming uses may be repaired, maintained, and improved in perpetuity.

Jon & Sandy Clay, 6600 Columbus Ave, and Robin Jacobson, 6601 Oakland Ave, provided comments related to disapproval of the rezoning, and asked about limits on improving and expanding homes that would be legally nonconforming after being rezoned.

Asst. Community Development Director Poehlman clarified that nonconforming uses may add additional bedrooms, but not additional dwelling units. Asst. Director Poehlman added that the Comprehensive Plan has already guided these properties for future use and the City is required to follow through on the plans, per State Statute.

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

*Motion carried: 6-0*

M/Stursa, S/Quam to recommend approval of an ordinance rezoning property in the vicinity of Veteran's Memorial Park.

*Motion carried: 6-0*

## **LIAISON REPORTS**

Community Services Advisory Commission: the inclusive playground is now going in, and bids for two additional playgrounds will be reviewed this week. The pool will be open at full capacity this summer, and the band shell will also be used for programming. The planning for the 65-year-old pool line replacement is starting.

City Council: Woodlake is celebrating their 50<sup>th</sup> anniversary, and the Council is making final plans for the organized trash hauling, and public hearing is set for June 1.

Housing and Redevelopment Authority (HRA): the HRA authorized staff to work on discharging the discriminatory covenant on HRA-owned properties, as part of the Just Deeds project.

Inclusionary Housing Policy revisions were also approved, leading the way for deeper affordability and ADA accessibility.

Richfield School Board: no report.

Transportation Commission: the most recent meeting was cancelled, no report.

Chamber of Commerce: (none)

Sustainability Commission: (none)

## **CITY PLANNER'S REPORT**

We will return to in-person meetings next month, as the Mayor is planning to rescind the Emergency Order.

## **ADJOURNMENT**

The next regular meeting will be Monday, June 28, 2021, at 7pm

M/Kennealy, S/Lavin to adjourn the meeting.

*Motion carried: 5-0 (Rosenberg was absent for the vote)*

The meeting was adjourned by unanimous consent at **10:28 p.m.**

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Planning Commission Secretary



## PLANNING COMMISSION MEETING

### 6/28/2021

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

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director  
6/15/2021

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

##### **Election of Planning Commission Vice-Chairperson**

#### **EXECUTIVE SUMMARY:**

In accordance with Planning Commission Bylaws (Part II, Organization), the resignation or retirement of an officer of the Commission shall require that the Commission elect a new officer at the next regular meeting. Commissioner Lavin formerly served as the Vice-Chairperson and has resigned from the Commission.

The responsibility of the Vice-Chairperson is to fulfill the responsibilities of the Chairperson in the event the Chairperson is absent. These responsibilities include:

1. Presiding over meetings of the Commission.
2. Making appointments to committees.
3. Signing documents of the Commission.
4. Ensuring that actions of the Commission are properly taken.
5. Calling special meetings of the Commission.
6. Working with City staff to organize agendas of general Commission meetings.

Upon election, the Vice-Chairperson shall take office immediately and hold office until a successor is elected.

Officers are elected by a majority vote of all the members of the Commission. Voting shall take place in a manner agreed to by the Commission; historically voting has taken place by voice vote.

#### **RECOMMENDED ACTION:**

**Elect a Planning Commission Vice-Chairperson.**

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

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

None

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

- See Executive Summary and attached Bylaws

##### **C. CRITICAL TIMING ISSUES:**

- Upon the resignation of an officer, a new officer is to be elected at the next regular meeting of the

Commission.

D. **FINANCIAL IMPACT:**

None

E. **LEGAL CONSIDERATION:**

None

**ALTERNATIVE RECOMMENDATION(S):**

None

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

N/A

**ATTACHMENTS:**

Description	Type
□ Planning Commisson Bylaws	Exhibit

**BYLAWS AND RULES OF PROCEDURE  
OF THE CITY PLANNING COMMISSION  
RICHFIELD, MINNESOTA**

The following Bylaws and Rules of Procedure are adopted by the Richfield Planning Commission to facilitate the performance of its duties and functions as empowered under Chapter III, Subsection 305.07, Subdivisions 1-6 of the City Code. General requirements related to residency, terms, attendance, removal, vacancies, etc. shall be dictated by Subsection 305.01.

**PART I. MEETINGS**

**Section 1. Regular Meetings**

Regular meetings of the Planning Commission shall be on the fourth Monday of each month commencing at 7:00 P.M. in the Council Chambers of the Municipal Center, unless otherwise noticed.

**Section 2. Work Session Meetings**

Approximately six times per year, the Commission will meet to discuss and deliberate on general planning matters related to property development and future well being of the Community. These meetings shall be held on the fourth Monday of the month commencing at 6:00 P.M. whenever possible. In the event of a conflict or need for additional discussion time, meetings shall be held on the second Monday of the month commencing at 7:00 P.M. Unless otherwise noticed, meetings shall be held in the Bartholomew Conference Room of the Municipal Center.

**Section 3. Special Meetings**

Special meetings of the Planning Commission can be called by the Chairperson and one member or by three members of the Commission or at the request of the City Council. Notice, designating the time and place of the meetings, shall be given to all members in accordance with the open meeting law.

**Section 4. Quorum**

Four members of the Planning Commission shall constitute a quorum for the transaction of business. No action shall be taken in the absence of a quorum with the exception that the Planning Commission members present may take testimony for use at a later meeting at which a quorum is present, and may adjourn a meeting to a later time without further notice.

**Section 6. Voting**

At all meetings of the Planning Commission, each member attending shall be entitled to cast one vote. Voting shall be by voice. An affirmative vote of a majority of members present shall be necessary for the passage of any matter before the Planning Commission, except as otherwise provided in these Bylaws.

## **Section 7. Proceedings**

### **a) Format of Meeting**

At a regular meeting of the Planning Commission, the following format shall be followed in conducting the business of the meeting.

- 1) Call to order / noting of attendance
- 2) Approval of Minutes
- 3) Approval of Agenda
- 4) Open Forum
- 5) Public Hearing Items
- 6) Other Business
- 7) Liaison Reports
- 8) Adjournment

### **b) Public Hearing**

The purpose of a hearing is to collect information and facts in order for the Commission to either render a decision or develop a planning recommendation for the City Council. At a public hearing the following procedure shall be followed for each case for which a public hearing is held:

- 1) Chair shall state the case to be heard.
- 2) Chair shall call upon the Community Development Director or designee to present the staff report and stand for questions from the Commission.
- 3) Chair shall ask the applicant to present his/her case.
- 4) Members of the Planning Commission shall be allowed to question the applicant about his/her proposal.
- 5) The Chair shall open the public hearing and all interested persons may address the Commission, giving relevant information regarding the proposal before the Commission.
  - a) All questions or statements by Richfield staff personnel, Planning Commissioners, applicants or interested citizens will be directed through the Chair.
  - b) All who wish to speak will be heard, but only in accordance with the above procedure and after recognition by the Chair.
  - c) No individual may speak longer than five (5) minutes, except through previous arrangement with the Chair, or by vote of the Commission.



- d) The spokesperson for a group will be allowed ten (10) minutes.
  - e) At the determination of the Chair, if questions or responses from the Commission, the applicant, the public, or City staff introduce materially new information or issues relevant to the matter under consideration, interested citizens may make additional comments in accordance with the above procedure. In order to promote meeting efficiency, the Chair may discourage duplicative comments.
- 6) The hearing shall be closed. Interested persons shall not be heard again unless the hearing is reopened by a majority vote of the Commission.
  - 7) Members of the Planning Commission may ask additional questions of City staff or the applicant, and the applicant shall be allowed to respond.
  - 8) The Commission shall discuss and clarify the item before it, and take action in the form of a motion, resolution, or report.

## **PART II. ORGANIZATION**

### **Section 1. Election of Officers**

At the first regular meeting in February of each year, the Commission shall hold an organizational meeting and elect from its membership a Chairperson, Vice-chairperson, and Secretary. Officers shall be elected by a majority vote of all the members of the Commission. Voting shall take place in a manner agreed to by the Commission. If no one receives a majority of all the members of the Commission, voting shall continue until one member receives majority support. Vice-chairperson and Secretary shall be elected from the remaining members by the same procedure.

If the Chairperson resigns from office before the next regular organizational meeting, the Vice-chairperson shall automatically become acting Chairperson until a new officer is elected at the next regular meeting. If both Chairperson and Vice-chairperson resign, the Secretary shall become acting Chairperson. In any instance, where an officer of the Commission resigns or retires from office a new officer shall be elected to the vacated position at the next regular meeting of the Commission.

If the Chairperson, Vice-chairperson, and Secretary are absent from a meeting, the Commission shall elect a temporary Chairperson by voice vote.

In the event that the Secretary is absent from a meeting, the Chairperson shall appoint a member of the Commission to approve the minutes of that meeting.

## **Section 2. Tenure**

The Chairperson, Vice-chairperson, and Secretary shall take office immediately following their election and hold office until their successors are elected and assume office.

## **Section 3. Duties of Officers**

The duties and powers of the officers of the Planning Commission shall be as follows:

### **a) Chairperson**

- 1) Presides over all meetings of the Commission.
- 2) Appoints committees and performs such other duties as may be ordered by the Commission.
- 3) Signs documents of the Commission.
- 4) Sees that all actions of the Commission are properly taken.
- 5) Calls special meetings of the Commission in accordance with these Bylaws.
- 6) Works with appropriate city staff in organizing agendas of all general Planning Commission meetings.

### **b) Vice-chairperson**

Performs all of the duties and responsibilities of the Chairperson in his/her absence.

### **c) Secretary**

- 1) Assumes duties and responsibilities of the Chairperson when both Chairperson and Vice-chairperson are absent.
- 2) Signs all minutes of the Commission as well as other official documents of the Commission.

## **PART III. MISCELLANEOUS**

### **Section 1. Suspension of Rules**

The Commission may suspend any of these Rules by a 2/3 vote of those members present.

## **Section 2. Amendments**

These Rules may be amended at any regular meeting by a 2/3 majority of the members of the Commission.


## **Section 3. Review**

The contents of these Bylaws and Rules of procedure should be comprehensively reviewed, evaluated, and modified where necessary, at the organizational meeting held in February of each year.

**Adopted this 26th day of February, 2018**



Chairperson, Richfield Planning Commission



Secretary, Richfield Planning Commission



## PLANNING COMMISSION MEETING

6/28/2021

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

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director  
6/15/2021

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

**Consider the 2023-2026 Capital Improvement Program and a finding of consistency with the Comprehensive Plan of the Capital Improvement Program and the 2022 Capital Improvement Budget.**

### **EXECUTIVE SUMMARY:**

Each year, the City Manager makes a recommendation to the City Council regarding the Capital Improvement Budget (CIB) for the upcoming year. The Planning Commission is responsible for reviewing the Capital Improvement Plan (CIP) and making a recommendation to the City Council. The Commission is also responsible for ensuring that the CIB and the CIP are consistent with the Comprehensive Plan.

Finance Director, Chris Regis will present a summary and answer questions.

### **RECOMMENDED ACTION:**

**By motion:**

- 1. Recommend approval of the 2023-2026 Capital Improvement Program; and**
- 2. Adopt a resolution finding that the 2022 Capital Improvement Budget and 2023-2026 Capital Improvement Program are consistent with the Comprehensive Plan.**

### **BASIS OF RECOMMENDATION:**

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

None

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

- The Planning Commission is required by City Charter to prepare and recommend a CIP for inclusion in the annual budget message of the City Council.
- The Planning Commission is required by State Statute to review all proposed capital improvements within the City and make written findings to the City Council for consistency with the Comprehensive Plan.

#### **C. CRITICAL TIMING ISSUES:**

The Council is scheduled to consider a preliminary budget and levy on September 14.

#### **D. FINANCIAL IMPACT:**

The CIB/CIP are the City's immediate budget and five-year plan for making investments in publicly owned facilities and infrastructure.

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

Discussed above.

**ALTERNATIVE RECOMMENDATION(S):**

- Recommend rejection of the Capital Improvement Program.
- Reject the attached resolution finding that the Capital Improvement Program and Capital Improvement Budget are not consistent with the Comprehensive Plan.

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Chris Regis, Finance Director

**ATTACHMENTS:**

Description		Type
▣	Resolution	Resolution Letter
▣	2022 CIP & 2023-2026 CIP	Exhibit
▣	State and Local Laws	Exhibit

**RESOLUTION NO.**

**RESOLUTION OF THE RICHFIELD PLANNING COMMISSION  
FINDING THAT THE 2022 CAPITAL IMPROVEMENT BUDGET AND  
2023-2026 CAPITAL IMPROVEMENT PROGRAM  
ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN**

**WHEREAS**, the Planning Commission has reviewed the Comprehensive Plan regarding the proposed capital improvements in the 2022 Capital Improvement Budget and 2023-2026 Capital Improvement Program; and

**WHEREAS**, the Planning Commission has found that the proposed capital improvements is consistent with the City's Comprehensive Plan,

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Commission finds that the proposed capital improvements found in the 2022 Capital Improvement Budget and the 2023-2026 Capital Improvement Program are in conformance with the City's Comprehensive Plan.

Adopted this 28th day of June, 2021 by the Planning Commission of the City of Richfield, Minnesota.

\_\_\_\_\_  
Chairperson, Richfield Planning Commission

**ATTEST:**

\_\_\_\_\_  
Secretary, Richfield Planning Commission

**2022**  
**CAPITAL IMPROVEMENT BUDGET**  
**&**  
**2023-2026**  
**CAPITAL IMPROVEMENT PROGRAM**

## 2022 Capital Improvement Budget

PROJECT EXPENDITURE		
<b>RECREATION &amp; OPEN SPACE</b>		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	25,000	R
Fairwood Park Tennis Court Rebuild	65,000	R
Monroe Park Play Equipment	90,000	R
Sheridan Park Play Equipment	90,000	R
Wood Lake Nature Center Building	100,000	R
Outdoor Pool Improvements	80,000	R
<b>TOTAL REC. &amp; OPEN SPACE</b>	<b>\$ 500,000</b>	
<b>RIGHT OF WAY IMPROVEMENT</b>		
77th Street Underpass	\$ 6,000,000	S
	2,000,000	MD
	2,000,000	F
65th Street Reconstruction	9,600,000	B
	200,000	U
Pedestrian Improvements	40,000	M
Bicycle Improvements	40,000	M
Richfield Parkway RRFB Installation	150,000	M
77th/Lyndale Traffic Signal Replacement	450,000	M
Traffic Signal Controller Upgrades	25,000	M
Pavement Management Program	900,000	FF
<b>TOTAL RIGHT-OF-WAY IMPROVEMENT</b>	<b>\$ 21,405,000</b>	
<b>PUBLIC FACILITIES</b>		
Replacement Central Garage Equipment	\$ 700,000	TL
Technology Replacement	135,000	TL
City Wide Water Meter Upgrade	1,025,000	U
HUB Redevelopment Stormwater	500,000	U
	500,000	D
Lime Filter Press Rehabilitaion	120,000	U
Penn Avenue Storm Lift Station Control Panel	40,000	U
Water Plant Roof Replacement	450,000	U
Rehabilitation of Stormwater Collection Mains	200,000	U
Rehabilitation of Stormwater Collection Manhole Structures	200,000	U
Sanitary Sewer Main Lining	800,000	U
<b>TOTAL PUBLIC FACILITIES</b>	<b>\$ 4,670,000</b>	
<b>TOTAL USES OF FUNDS</b>	<b>\$ 26,575,000</b>	
<b>ESTIMATED REVENUE BY SOURCE</b>		
(B) G.O. Street Reconstruction Bonds	\$ 9,600,000	
(D) Developer Contribution	500,000	
(F) Federal Grant	2,000,000	
(FF) Franchise Fees	900,000	
(M) Municipal State Aids	705,000	
(MD) MnDot	2,000,000	
(R) Special Revenue	500,000	
(S) State Grant	6,000,000	
(TL) Tax Levy	835,000	
(U) User Fees	3,535,000	
<b>TOTAL FUNDING BY SOURCE</b>	<b>\$ 26,575,000</b>	



## 2023 Capital Improvement Plan

PROJECT EXPENDITURE		
<b>RECREATION &amp; OPEN SPACE</b>		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	25,000	R
Donaldson Park Play Equipment	90,000	R
Wood Lake Nature Center Building	125,000	R
Outdoor Pool Improvements	80,000	R
Donaldson Park Parking Lot	130,000	R
<b>TOTAL REC. &amp; OPEN SPACE</b>	<b>\$ 500,000</b>	
<b>RIGHT OF WAY IMPROVEMENT</b>		
77th Street Underpass	\$ 5,000,000	F
Pedestrian Improvements	40,000	M
Bicycle Improvements	40,000	M
Pavement Management Program	630,000	FF
<b>TOTAL RIGHT-OF-WAY IMPROVEMENT</b>	<b>\$ 5,710,000</b>	
<b>PUBLIC FACILITIES</b>		
Replacement Central Garage Equipment	\$ 700,000	TL
Technology Replacement	135,000	TL
City Wide Water Meter Upgrade	268,000	U
Rehabilitation of Stormwater Collection Mains	200,000	U
Rehabilitation of Stormwater Collection Manhole Structures	200,000	U
Sanitary Sewer Main Lining	800,000	U
Watermain Rehabilitation	200,000	U
<b>TOTAL PUBLIC FACILITIES</b>	<b>\$ 2,503,000</b>	
<b>TOTAL USES OF FUNDS</b>	<b>\$ 8,713,000</b>	
<b>ESTIMATED REVENUE BY SOURCE</b>		
(F) Federal Grant	5,000,000	
(FF) Franchise Fees	630,000	
(M) Municipal State Aids	80,000	
(R) Special Revenue	500,000	
(TL) Tax Levy	835,000	
(U) User Fees	1,668,000	
<b>TOTAL FUNDING BY SOURCE</b>	<b>\$ 8,713,000</b>	

## 2024 Capital Improvement Plan

PROJECT EXPENDITURE		
<b>RECREATION &amp; OPEN SPACE</b>		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	25,000	R
Augsburg Tennis Court	65,000	R
Wood Lake Nature Center Building	125,000	R
	9,650,000	RB
	10,000,000	SB
Adams Hill Park Play Equipment	90,000	R
Fairwood Park Play Equipment	90,000	R
Outdoor Pool Improvements	55,000	R
<b>TOTAL REC. &amp; OPEN SPACE</b>	<b>\$ 20,150,000</b>	
<b>RIGHT OF WAY IMPROVEMENT</b>		
69th Street Reconstruction	\$ 5,900,000	B
Pedestrian Improvements	40,000	M
Bicycle Improvements	40,000	M
Pavement Management Program	630,000	FF
<b>TOTAL RIGHT-OF-WAY IMPROVEMENT</b>	<b>\$ 6,610,000</b>	
<b>PUBLIC FACILITIES</b>		
Replacement Central Garage Equipment	\$ 700,000	TL
Technology Replacement	140,000	TL
Rehabilitation of Stormwater Collection Mains	200,000	U
Rehabilitation of Stormwater Collection Manhole Structures	200,000	U
Sanitary Sewer Main Lining	900,000	U
Watermain Rehabilitation	200,000	U
Taft Storage Site Improvements	65,000	U
	10,000	O
<b>TOTAL PUBLIC FACILITIES</b>	<b>\$ 2,415,000</b>	
<b>TOTAL USES OF FUNDS</b>	<b>\$ 29,175,000</b>	
<b>ESTIMATED REVENUE BY SOURCE</b>		
(B) G.O. Street Reconstruction Bonds	\$ 5,900,000	
(FF) Franchise Fees	630,000	
(M) Municipal State Aids	80,000	
(O) Other Funding	10,000	
(R) Special Revenue	500,000	
(RB) Referendum Bonds	9,650,000	
(SB) State Bonding	10,000,000	
(TL) General Tax Levy	840,000	
(U) User Fees	1,565,000	
<b>TOTAL FUNDING BY SOURCE</b>	<b>\$ 29,175,000</b>	

## 2025 Capital Improvement Plan

PROJECT EXPENDITURE		
<b>RECREATION &amp; OPEN SPACE</b>		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	50,000	R
Outdoor Pool Improvements	260,000	R
	2,525,000	OR
Heredia Park Play Equipment	90,000	R
Christian Park Tennis Court Rebuild	50,000	R
<b>TOTAL REC. &amp; OPEN SPACE</b>	<b>\$ 3,025,000</b>	
<b>RIGHT OF WAY IMPROVEMENT</b>		
TH62 Noise Barrier	\$ 250,000	M
70th Street Reconstruction	2,900,000	B
	\$ 100,000	X
Pedestrian Improvements	40,000	M
Bicycle Improvements	40,000	M
Pavement Management Program	630,000	FF
<b>TOTAL RIGHT-OF-WAY IMPROVEMENT</b>	<b>\$ 3,960,000</b>	
<b>PUBLIC FACILITIES</b>		
Replacement Central Garage Equipment	\$ 705,000	TL
Technology Replacement	140,000	TL
Emergency Water Interconnect with Neighboring Comm.	2,000,000	U
Rehabilitation of Stormwater Collection Mains	200,000	U
Rehabilitation of Stormwater Collection Manhole Structures	200,000	U
Sanitary Sewer Main Lining	900,000	U
Watermain Rehabilitation	200,000	U
<b>TOTAL PUBLIC FACILITIES</b>	<b>\$ 4,345,000</b>	
<b>TOTAL USES OF FUNDS</b>	<b>\$ 11,330,000</b>	
<b>ESTIMATED REVENUE BY SOURCE</b>		
(B) G.O. Street Reconstruction Bonds	\$ 2,900,000	
(FF) Franchise Fees	630,000	
(M) Municipal State Aids	330,000	
(OR) Other Recreation Funding	2,525,000	
(R) Special Revenue	500,000	
(TL) General Tax Levy	845,000	
(U) User Fees	3,500,000	
(X) Xcel Energy	100,000	
<b>TOTAL FUNDING BY SOURCE</b>	<b>\$ 11,330,000</b>	

## 2026 Capital Improvement Plan

PROJECT EXPENDITURE		
<b>RECREATION &amp; OPEN SPACE</b>		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	50,000	R
Donaldson Park Building Renovation	250,000	R
Donaldson Park Field Renovation	65,000	R
Christian Park Court Rebuild	85,000	R
<b>TOTAL REC. &amp; OPEN SPACE</b>	<b>\$ 500,000</b>	
<b>RIGHT OF WAY IMPROVEMENT</b>		
76th West Street Reconstruction	\$ 5,100,000	B
	1,000,000	X
Traffic Signal Replacements	500,000	M
Pedestrian Improvements	40,000	M
Bicycle Improvements	40,000	M
Pavement Management Program	630,000	FF
<b>TOTAL RIGHT-OF-WAY IMPROVEMENT</b>	<b>\$ 7,310,000</b>	
<b>PUBLIC FACILITIES</b>		
Replacement Central Garage Equipment	\$ 710,000	TL
Technology Replacement	140,000	TL
Roof Replacement of Wells	85,000	U
Rehabilitation of Stormwater Collection Mains	200,000	U
Sanitary Sewer Main Lining	900,000	U
Watermain Rehabilitation	500,000	U
<b>TOTAL PUBLIC FACILITIES</b>	<b>\$ 2,535,000</b>	
<b>TOTAL USES OF FUNDS</b>	<b>\$ 10,345,000</b>	
<b>ESTIMATED REVENUE BY SOURCE</b>		
(B) G.O. Street Reconstruction Bonds	\$ 5,100,000	
(FF) Franchise Fees	630,000	
(M) Municipal State Aids	580,000	
(R) Special Revenue	500,000	
(TL) General Tax Levy	850,000	
(U) User Fees	1,685,000	
(X) Xcel Energy	1,000,000	
<b>TOTAL FUNDING BY SOURCE</b>	<b>\$ 10,345,000</b>	

## Capital Improvement Plan - Beyond 2026

PROJECT EXPENDITURE		
<b>RECREATION &amp; OPEN SPACE</b>		
Park Maintenance/Wood Lake Fence Repair	\$ 50,000	R
Community Center/Wood Lake Building Repair	50,000	R
Little Bob's Park Play Equipment	90,000	R
Taft Park Building Renovation	225,000	R
Taft Park Field Renovation	85,000	R
<b>TOTAL REC. &amp; OPEN SPACE</b>	<b>\$ 500,000</b>	
<b>RIGHT OF WAY IMPROVEMENT</b>		
Traffic Signal Replacements	\$ 1,500,000	M
Humboldt Ave/Lakeshore Drive Reconstruction	8,500,000	B
Nicollet Avenue Reconstruction	7,500,000	B
	13,400,000	C
Penn Avenue Reconstruction	7,500,000	B
	13,400,000	C
<b>TOTAL RIGHT-OF-WAY IMPROVEMENT</b>	<b>\$ 51,800,000</b>	
<b>PUBLIC FACILITIES</b>		
Clarifier Rake Assembly Replacement	\$ 350,000	U
Rehabilitation of Stormwater Collection Mains	1,000,000	U
Sanitary Sewer Main Lining	900,000	U
Watermain Rehabilitation	18,900,000	U
<b>TOTAL PUBLIC FACILITIES</b>	<b>\$ 21,150,000</b>	
<b>TOTAL USES OF FUNDS</b>	<b>\$ 73,450,000</b>	
<b>ESTIMATED REVENUE BY SOURCE</b>		
(B) G.O. Street Reconstruction Bonds	\$ 23,500,000	
(C) Hennepin County	26,800,000	
(M) Municipal State Aid	1,500,000	
(R) Special Revenue	500,000	
(U) User Fees	21,150,000	
<b>TOTAL FUNDING BY SOURCE</b>	<b>\$ 73,450,000</b>	

# 2023 - 2026 CAPITAL IMPROVEMENT PLAN - CITY OF RICHFIELD, MINNESOTA

Recommended and Scheduled for Four Year Period

PROJECTS	TOTAL* CIP COST	2023	2024	2025	2026	Beyond 2026
<b>RECREATION</b>						
<b>OPEN SPACE DEVELOPMENT</b>						
1 Park Maintenance/Wood Lake Fence Repair	\$ 250,000	\$ 50,000 R	\$ 50,000 R	\$ 50,000 R	\$ 50,000 R	\$ 50,000 R
2 Community Center/Wood Lake Building Repair	\$ 200,000	25,000 R	25,000 R	50,000 R	50,000 R	50,000 R
3 Donaldson Park Play Equipment	\$ 90,000	90,000 R	-	-	-	-
4 Wood Lake Nature Center Building	\$ 250,000	125,000 R	125,000 R	-	-	-
5	\$ 9,650,000	-	9,650,000 RB	-	-	-
6	\$ 10,000,000	-	10,000,000 SB	-	-	-
7 Outdoor Pool Improvements	\$ 395,000	80,000 R	55,000 R	260,000 R	-	-
8	\$ 2,525,000	-	-	2,525,000 OR	-	-
9 Donaldson Park Parking Lot	\$ 130,000	130,000 R	-	-	-	-
10 Augsburg Park Tennis Court	\$ 65,000	-	65,000 R	-	-	-
11 Adams Hill Park Play Equipment	\$ 90,000	-	90,000 R	-	-	-
12 Fairwood Park Play Equipment	\$ 90,000	-	90,000 R	-	-	-
13 Heredia Park Play Equipment	\$ 90,000	-	-	90,000 R	-	-
14 Christian Park Tennis Court Rebuild	\$ 50,000	-	-	50,000 R	-	-
15 Donaldson Park Building Renovation	\$ 250,000	-	-	-	250,000 R	-
16 Donaldson Park Field Renovation	\$ 65,000	-	-	-	65,000 R	-
17 Christian Park Court Rebuild	\$ 85,000	-	-	-	85,000 R	-
18 Little Bob's Park Play Equipment	\$ 90,000	-	-	-	-	90,000 R
19 Taft Park Building Renovation	\$ 225,000	-	-	-	-	225,000 R
20 Taft Park Field Renovation	\$ 85,000	-	-	-	-	85,000 R
21 TOTAL RECREATION & OPEN SPACE	\$ 24,675,000	\$ 500,000	\$ 20,150,000	\$ 3,025,000	\$ 500,000	\$ 500,000
22						
23 (R) Special Revenue	\$ 2,500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
24 (OR) Other Recreation Funding	\$ 2,525,000	-	-	2,525,000	-	-
25 (RB) Referendum Bonds	\$ 9,650,000	-	9,650,000	-	-	-
26 (SB) State Bonding	\$ 10,000,000	-	10,000,000	-	-	-
27 TOTAL FUNDING BY SOURCE	\$ 24,675,000	\$ 500,000	\$ 20,150,000	\$ 3,025,000	\$ 500,000	\$ 500,000
28						
29						
30						
<b>PROJECTS</b>						
31						
32						
<b>RIGHT OF WAY IMPROVEMENTS</b>						
33 77th Street Underpass	\$ 5,000,000	\$ 5,000,000 F	\$ -	\$ -	\$ -	\$ -
34 69th Street Reconstruction	\$ 5,900,000	-	5,900,000 B	-	-	-
35 T.H. 62 Noise Barrier	\$ 250,000	-	-	250,000 M	-	-
36 70th Street Reconstruction	\$ 2,900,000	-	-	2,900,000 B	-	-
37	\$ 100,000	-	-	100,000 X	-	-
38 76th Street West Reconstruction	\$ 5,100,000	-	-	-	5,100,000 B	-
39	\$ 1,000,000	-	-	-	1,000,000 X	-
40 Traffic Signal Replacements	\$ 2,000,000	-	-	-	500,000 M	1,500,000 M
41 Humboldt Ave/Lakeshore Drive Recon.	\$ 8,500,000	-	-	-	-	8,500,000 B
42 Nicollet Avenue Reconstruction	\$ 7,500,000	-	-	-	-	7,500,000 B
43	\$ 13,400,000	-	-	-	-	13,400,000 C
44 Penn Avenue Reconstruction	\$ 7,500,000	-	-	-	-	7,500,000 B
45 Pedestrian Improvements	\$ 13,560,000	40,000 M	40,000 M	40,000 M	40,000 M	13,400,000 C
46 Bicycle Improvements	\$ 160,000	40,000 M	40,000 M	40,000 M	40,000 M	-
47 Pavement Management Program	\$ 2,520,000	630,000 FF	630,000 FF	630,000 FF	630,000 FF	-
48						
49	\$ 75,390,000	\$ 5,710,000	\$ 6,610,000	\$ 3,960,000	\$ 7,310,000	\$ 51,800,000
50						
51 (B) G.O. Improvement Bonds	\$ 37,400,000	\$ -	\$ 5,900,000	\$ 2,900,000	\$ 5,100,000	\$ 23,500,000
52 (C) Hennepin County	\$ 26,800,000	-	-	-	-	26,800,000
53 (F) Federal Grant	\$ 5,000,000	5,000,000	-	-	-	-
54 (FF) Franchise Fees	\$ 2,520,000	630,000	630,000	630,000	630,000	-
55 (M) Municipal State Aid	\$ 2,570,000	80,000	80,000	330,000	580,000	1,500,000
56 (X) Xcel Energy	\$ 1,100,000	-	-	100,000	1,000,000	-
57 TOTAL FUNDING BY SOURCE	\$ 75,390,000	\$ 5,710,000	\$ 6,610,000	\$ 3,960,000	\$ 7,310,000	\$ 51,800,000
58						

# 2023 - 2026 CAPITAL IMPROVEMENT PLAN - CITY OF RICHFIELD, MINNESOTA

		Recommended and Scheduled for Four Year Period						
59	PROJECTS	TOTAL*						
60		CIP COSTS	2023	2024	2025	2026	Beyond 2026	
61	PUBLIC FACILITIES							
62	Replacement Central Garage Equipment	\$ 2,815,000	\$ 700,000 TL	\$ 700,000 TL	\$ 705,000 TL	\$ 710,000 TL	\$ -	
63	Technology Replacement	\$ 555,000	135,000 TL	140,000 TL	140,000 TL	140,000 TL	-	
64	City Wide Water Meter Upgrade	\$ 268,000	268,000 U	-	-	-	-	
65	Emergency Water Interconnect with Neighb. Comm.	\$ 2,000,000	-	-	2,000,000 U	-	-	
66	Roof Replacement of Wells	\$ 85,000	-	-	-	85,000 U	-	
67	Clarifier Rake Assembly Replacement	\$ 350,000	-	-	-	-	350,000 U	
68	Rehabilitation of Stormwater Collection Mains	\$ 1,800,000	200,000 U	200,000 U	200,000 U	200,000 U	1,000,000 U	
69	Rehab. of Stormwater Collection Manhole Structures	\$ 600,000	200,000 U	200,000 U	200,000 U	-	-	
70	Sanitary Sewer Main Lining	\$ 4,400,000	800,000 U	900,000 U	900,000 U	900,000 U	900,000 U	
71	Watermain Rehabilitation	\$ 20,000,000	200,000 U	200,000 U	200,000 U	500,000 U	18,900,000 U	
72	Taft Storage Site Improvements	\$ 65,000	-	65,000 U	-	-	-	
73		\$ 10,000	-	10,000 O	-	-	-	
74	TOTAL PUBLIC FACILITIES	\$ 32,948,000	\$ 2,503,000	\$ 2,415,000	\$ 4,345,000	\$ 2,535,000	\$ 21,150,000	
76								
76	(TL) Tax Levy	\$ 3,370,000	\$ 835,000	\$ 840,000	\$ 845,000	\$ 850,000	\$ -	
77	(O) Other Funding	\$ 10,000	-	10,000	-	-	-	
78	(U) User Fees	\$ 29,568,000	1,668,000	1,565,000	3,500,000	1,685,000	21,150,000	
79	TOTAL FUNDING BY SOURCE	\$ 32,948,000	\$ 2,503,000	\$ 2,415,000	\$ 4,345,000	\$ 2,535,000	\$ 21,150,000	
80								
81	SUMMARY PROJECTS							
82								
83	Recreation/Open Space Development	\$ 24,675,000	\$ 500,000	\$ 20,150,000	\$ 3,025,000	\$ 500,000	\$ 500,000	
84	Right of Way Improvements	\$ 75,390,000	5,710,000	6,610,000	3,960,000	7,310,000	51,800,000	
85	Public Facilities	\$ 32,948,000	2,503,000	2,415,000	4,345,000	2,535,000	21,150,000	
86	TOTAL CAPITAL PROJECTS	\$ 133,013,000	\$ 8,713,000	\$ 29,175,000	\$ 11,330,000	\$ 10,345,000	\$ 73,450,000	
87								
88	(B) G.O. Improvement Bonds	\$ 37,400,000	\$ -	\$ 5,900,000	\$ 2,900,000	\$ 5,100,000	\$ 23,500,000	
89	(C) Hennepin County	\$ 26,800,000	-	-	-	-	26,800,000	
90	(F) Federal Grant	\$ 5,000,000	5,000,000	-	-	-	-	
91	(FF) Franchise Fees	\$ 2,520,000	630,000	630,000	630,000	630,000	-	
92	(M) Municipal State Aid	\$ 2,570,000	80,000	80,000	330,000	580,000	1,500,000	
93	(O) Other Funding	\$ 10,000	-	10,000	-	-	-	
94	(OR) Other Recreation Funding	\$ 2,525,000	-	-	2,525,000	-	-	
95	(R) Special Revenue	\$ 2,500,000	500,000	500,000	500,000	500,000	500,000	
96	(RB) Referendum Bonds	\$ 9,650,000	-	9,650,000	-	-	-	
97	(SB) State Bonding	\$ 10,000,000	-	10,000,000	-	-	-	
98	(TL) Tax Levy	\$ 3,370,000	835,000	840,000	845,000	850,000	-	
99	(U) User Fees	\$ 29,568,000	1,668,000	1,565,000	3,500,000	1,685,000	21,150,000	
100	(X) Xcel Energy	\$ 1,100,000	-	-	100,000	1,000,000	-	
101	TOTAL FUNDING SOURCES	\$ 133,013,000	\$ 8,713,000	\$ 29,175,000	\$ 11,330,000	\$ 10,345,000	\$ 73,450,000	

102 \* Total CIP costs do not include any project costs reflected in the 2022 CIB.

**CHAPTER 7**  
**RICHFIELD CITY CODE**

**TAXATION AND FINANCES**

**Section 7.05. Preparation and Submission of Annual Budget.**

At a special budget meeting of the Council on or before September 15, the City Manager must submit to the Council a proposed budget and a budget message in the form and containing the information specified in Section 7.06. In preparing the budget and the budget message, the Manager must obtain from City department heads information regarding (i) proposed expenditures for the ensuing fiscal year, and (ii) capital projects and capital expenditures proposed to be undertaken in the ensuing budget year and in the following four fiscal years. The Council must hold one or more informational meetings on the proposed budget at which the public may provide comments and may thereafter revise the proposed expenditures and capital projects contained in the proposed budget document.

(Amended, Bill 1990-13; Bill No. 2003-23)

**Section 7.06. Form of Annual Budget.**

**Subdivision 1.** The budget must contain a financial plan for the ensuing fiscal year. The financial plan must include: (i) a budget message, (ii) a general summary of the financial plan, (iii) estimates of revenues applicable to proposed expenditures, and, (iv) proposed expenditures. Proposed expenditures may not exceed proposed revenues. Proposed expenditures for the general and special revenue funds must (i) be listed by organization, unit or activity, and (ii) be in parallel columns opposite the major and minor object of the expenditure showing the amount of expenditure for the last fiscal year, the amount estimated for the current fiscal year and the proposed expenditure for the ensuing fiscal year. The revenues attributable to each general and special fund must be presented in a similar manner. The statement of revenues must include the source of and amount of miscellaneous revenues, the amount of surplus of prior fiscal year revenues, and the amount of revenues raised by property taxes in the prior fiscal year and estimated to be raised in the current fiscal year.

(Amended, Bill 1990-13; Bill No. 2003-23)

**Subd. 2. The Budget Message.** The budget message may be submitted by the Manager as a separate document but it must accompany the budget. The message must contain the following elements:

(Amended, Bill No. 2003-23)

- (i) Current operations. The budget message must explain the budget. The message must contain an outline of the proposed financial position of the City for the ensuing fiscal year and the important features of the financial plan of the City. The message must give reasons for major changes in expenditures and revenues from the prior fiscal year and explain the rationale for major changes, if any, from previous financial policies of the City.

(Amended, Bill 2003-23)

- (ii) Capital Improvements. The message must contain a description of pending and proposed capital projects together with estimates of the costs of those projects and the sources of funds to be used to pay for them.

(Amended, Bill 2003-23)

- (iii) Capital Program. The message must contain, or have attached to it, a Capital Project Plan for the four fiscal years following the fiscal year of the budget. The Capital Project Plan is to be prepared by the



Manager after consultation with the department heads and any informational meetings conducted under Section 7.05.

(Amended, Bill 1990-13; Bill No. 2003-23)

- (iv) Miscellaneous. The Manager must attach to or include in the budget message supporting schedules, exhibits and other data believed by the Manager to be appropriate and informative.

(Amended, Bill No. 2003-23)

## **462.356 PROCEDURE TO EFFECT PLAN: GENERALLY.**

### **Subdivision 1. Recommendations for plan execution.**

Upon the recommendation by the planning agency of the comprehensive municipal plan or sections thereof, the planning agency shall study and propose to the governing body reasonable and practicable means for putting the plan or section of the plan into effect. Subject to the limitations of the following sections, such means include, but are not limited to, zoning regulations, regulations for the subdivision of land, an official map, a program for coordination of the normal public improvements and services of the municipality, urban renewal and a capital improvements program.

### **Subd. 2. Compliance with plan.**

After a comprehensive municipal plan or section thereof has been recommended by the planning agency and a copy filed with the governing body, no publicly owned interest in real property within the municipality shall be acquired or disposed of, nor shall any capital improvement be authorized by the municipality or special district or agency thereof or any other political subdivision having jurisdiction within the municipality until after the planning agency has reviewed the proposed acquisition, disposal, or capital improvement and reported in writing to the governing body or other special district or agency or political subdivision concerned, its findings as to compliance of the proposed acquisition, disposal or improvement with the comprehensive municipal plan. Failure of the planning agency to report on the proposal within 45 days after such a reference, or such other period as may be designated by the governing body shall be deemed to have satisfied the requirements of this subdivision. The governing body may, by resolution adopted by two-thirds vote dispense with the requirements of this subdivision when in its judgment it finds that the proposed acquisition or disposal of real property or capital improvement has no relationship to the comprehensive municipal plan.



## PLANNING COMMISSION MEETING

6/28/2021

REPORT PREPARED BY: Ryan Krzos, Planner

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director  
6/22/2021

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

**Conduct a public hearing and consider a recommendation of an ordinance rezoning nine properties throughout the City in order to comply with the Comprehensive Plan.**

### **EXECUTIVE SUMMARY:**

In 2018, the City adopted the 2040 Comprehensive Plan (Plan) to guide future growth within the City. This Plan is meant to inform decisions regarding land use, transportation, parks, and public facilities. Cities are required by State Law to ensure that their zoning ordinances are in compliance with their Plan. This includes changing the zoning designation (rezoning) of properties where necessary to align with the Plan.

City staff has identified nine properties within the City where the current zoning designation does not align with the land use designations prescribed by the 2040 Comprehensive Plan. The proposed ordinance amendment would change the zoning for the subject properties to the corresponding zoning designation, affecting the following properties:

- R to MR-2: 6936 and 6944 Penn Ave; and 6745, 6737 and 6729 Pleasant Ave.
- MR-3 to C-1: 7104 and 7108 Chicago Ave;
- R to C-1: 2010 66th St W; 6701 Lyndale Ave.

The 2040 Comprehensive Plan re-guided these nine parcels to match their existing uses. Accordingly, the commercial and medium density residential zoning category proposed for each site will similarly match the existing use. Single-family properties are not included in the proposed rezoning per the City's policy of not rezoning such property prior to an application for a specific development proposal or adoption of a specific area redevelopment plan.

### **RECOMMENDED ACTION:**

**Conduct and close a public hearing and by motion: Recommend approval of an ordinance rezoning nine properties throughout the City in order to comply with the Comprehensive Plan.**

### **BASIS OF RECOMMENDATION:**

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

- The City has approved a number of Comprehensive Plans over the years, including the current Plan in 2018. The current Plan largely builds on the plans completed in 1997 and 2008.
- Following adoption of the 2008 Comprehensive Plan the City rezoned a significant number of parcels throughout the City to achieve consistency with that plan.
- The 2040 Comprehensive Plan mostly remained consistent with the guidance of the 2008 Comprehensive Plan. As such, the current zoning designation of the vast majority of property in

the City complies with the current Plan. However, the nine sites included in the proposed rezoning were re-guided to a commercial or medium density residential land use designation based on the their existing use.

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

- Minnesota Statutes Section 473.858 requires that cities amend their zoning ordinance so as to not conflict with the Comprehensive Plan.
- Past practice has been to rezone single-family properties that do not align with the Comprehensive Plan only in areas that are ripe for investment or when a project comes forward. Although technically required by Law to rezone all parcels to match their Comprehensive Plan designation, staff has made Metropolitan Council staff aware of this policy and it has been accepted. As such, no single-family properties are included in the proposed rezoning.

**C. CRITICAL TIMING ISSUES:**

- Cities have nine months following adoption of a Comprehensive Plan to amend their ordinances to conform with the Comprehensive Plan.

**D. FINANCIAL IMPACT:**

None.

**E. LEGAL CONSIDERATION:**

- Notice of this public hearing was published in the Sun Current Newspaper and sent to property owners and tenants within 500 feet of the subject properties.
- Schedule for City Council actions:
  - July 13, 2021 - 1st Reading of the rezoning ordinance
  - July 27, 2021 - 2nd Reading of the rezoning ordinance.

**ALTERNATIVE RECOMMENDATION(S):**

- Recommend approval of the ordinance with amendments.
- Recommend denial of the proposed rezoning with a find that the rezoning would conflict with the Comprehensive Plan

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Property owners in and around the subject area.

**ATTACHMENTS:**

Description	Type
☐ Ordinance Rezoning Nine Parcels	Ordinance
☐ 2010 66th St W Exhibit	Exhibit
☐ 6923-45 Penn Ave Exhibit	Exhibit
☐ Lyndale & Pleasant Exhibit	Exhibit
☐ 7104-08 Chicago Ave Exhibit	Exhibit

## ORDINANCE NO.

### AN ORDINANCE RELATING TO ZONING; AMENDING APPENDIX I TO THE RICHFIELD CITY CODE BY REZONING NINE PARCELS THROUGHOUT THE CITY IN ORDER TO CONFORM TO THE COMPREHENSIVE PLAN

#### THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Section 13 (Multiple Family Residential District (MR-2)) of Appendix I of the Richfield City Code is amended by adding new paragraphs (53) and (54) as follows:

(53) M-6 (NW Corner of Penn and 70th) Lots 10, 11 and 12; and the South 25 feet of Lot 9, Block 16, Tingledale Bros.' Lincoln Hills Third Addition.

(54) M-8 (E side of Pleasant N of 68th) Lots 5, 6, and 7, Block 2, Ralph Hollenback's First Addition.

Sec. 2. Paragraph (31) of Section 14 (High Density Multiple Residential (MR-3)) of Appendix I of the Richfield City Code is amended to read as follows:

(31) M-13 (SW corner, 71st and Chicago). That area lying between the east line of Block 1, Wallaces Sunnyside Acres 6th Addition and the center line of Chicago Avenue, and between the center line of 71st Street and a line distant ~~200~~**140** feet south and parallel to said center line.  
(Added, Bill No. 2010-22)

Sec. 3. Paragraph (10) of Section 2 (Neighborhood Business District (C-1)) of Appendix I of the Richfield City Code is amended to read as follows:

(10) M-13 (W side of Chicago, 71st to 72nd). That area lying between the east line of Block 1, Wallaces Sunnyside Acres 6th Addition and the center line of Chicago Avenue, and between the center line of 72nd Street and a line distant ~~200~~**140** ft. south and parallel to the center line of 71st Street. (Amended, Bill No. 1999-15, Bill No. 2010-22)

Sec. 4. Section 2 (Neighborhood Business District (C-1)) of Appendix I of the Richfield City Code is amended by adding new paragraphs (20) and (21) as follows:

(20) M-3 (NE Corner of 66th and Newton) Part of Lots 10 and 11 lying South of the North 58 feet except part taken for Road, Block 9, Fairwood Park First Addition.

(21) M-8 (SE Corner of Lyndale and 67th) Lots 24 and 25, except that part taken for Road, Block 4, Lyndale Shores on Wood Lake.

- Sec. 5. This Ordinance constitutes a rezoning of the following properties: 6936 and 6944 Penn Ave; 7108 and 7104 Chicago Ave; 2010 66th St W; 6701 Lyndale Ave; and 6745, 6737 and 6729 Pleasant Ave.
- Sec. 6. 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 20th day of July, 2021.

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

ATTEST:

\_\_\_\_\_  
Kari Sinning, City Clerk

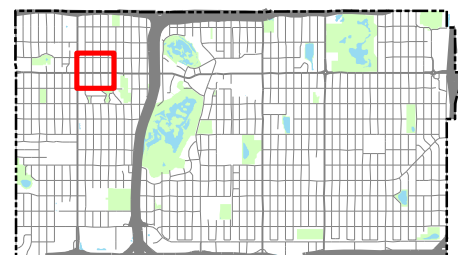
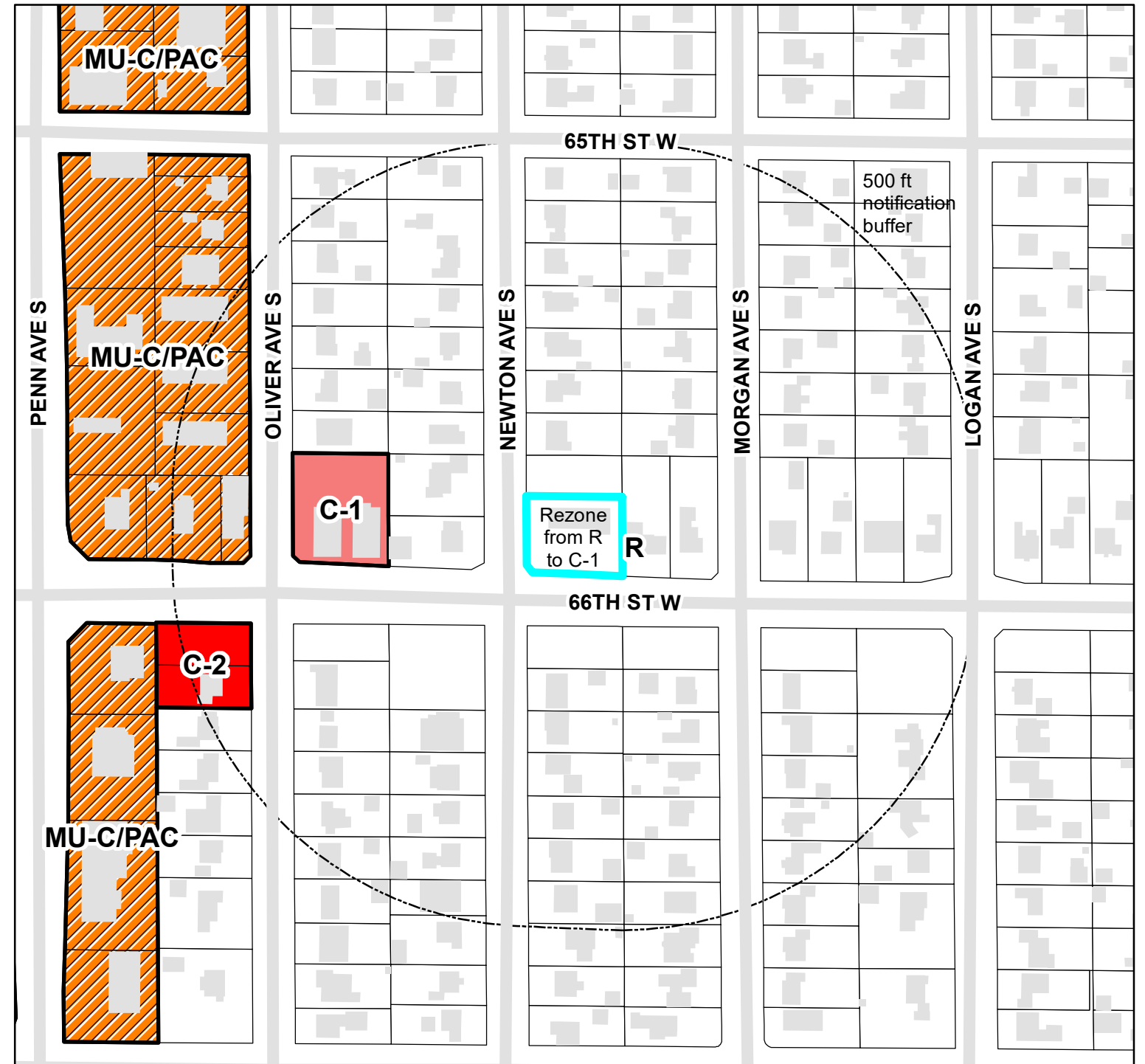


# Comprehensive Plan Rezoning - 2010 66th Street W

2040 Comprehensive Plan Designations

Existing Zoning

Case No: 21-RZN-04



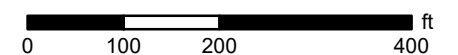
## 2040 Comprehensive Plan Designations

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



## Zoning Districts

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



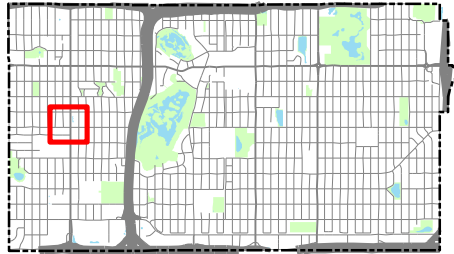
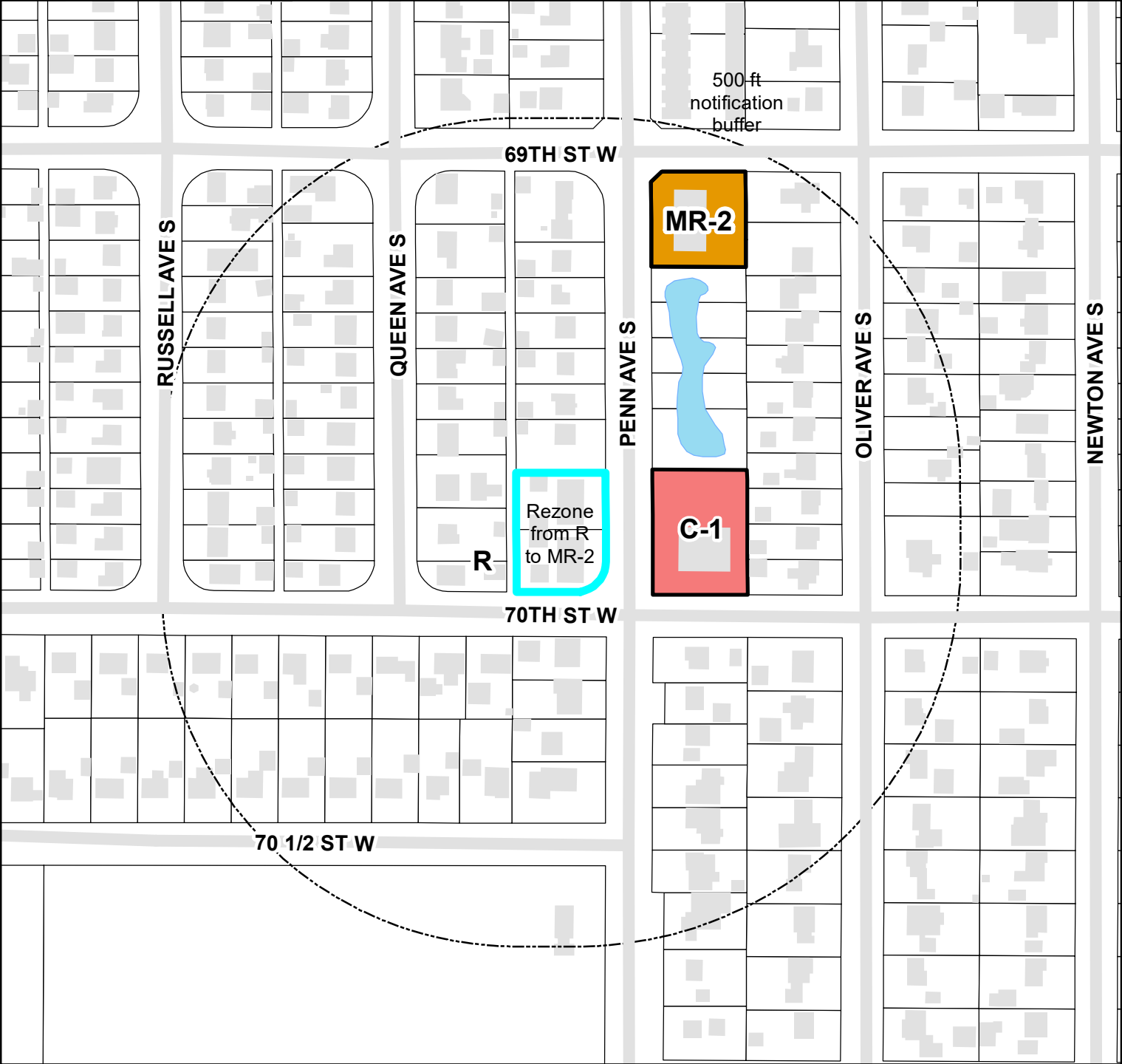
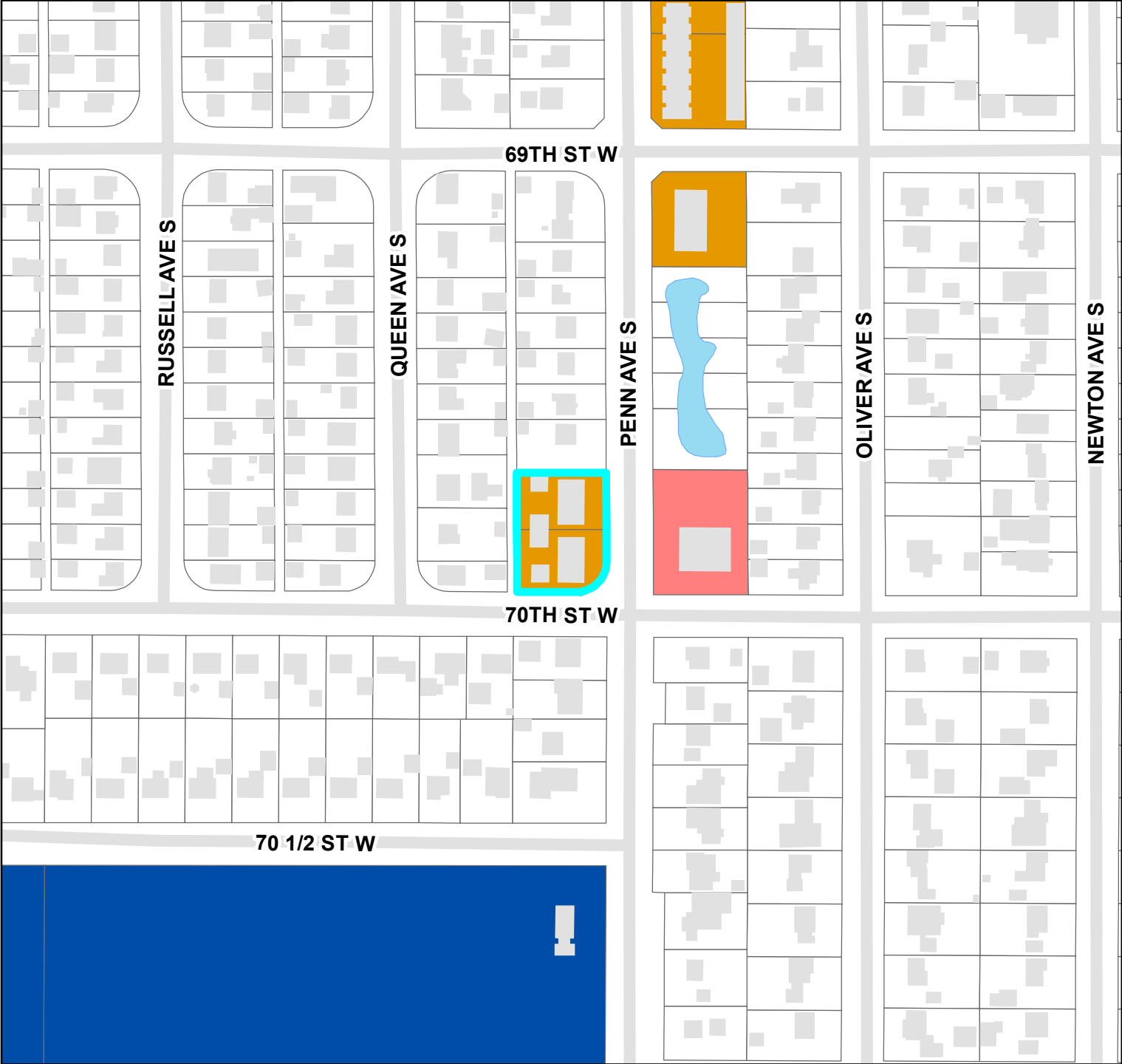


# Comprehensive Plan Rezoning - 6936-45 Penn Avenue

2040 Comprehensive Plan Designations

Existing Zoning

Case No: 21-RZN-04



## 2040 Comprehensive Plan Designations

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

## Zoning Districts

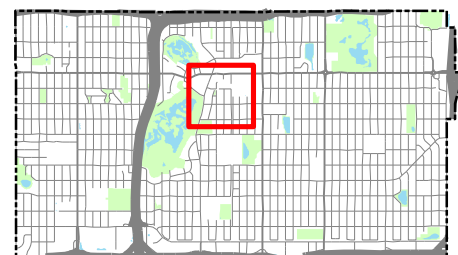
- |                                    |                                 |                                    |                             |
|------------------------------------|---------------------------------|------------------------------------|-----------------------------|
| R Single-Family 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





# Comprehensive Plan Rezoning - 6701 Lyndale & 6729-45 Pleasant Avenue

2040 Comprehensive Plan Designations

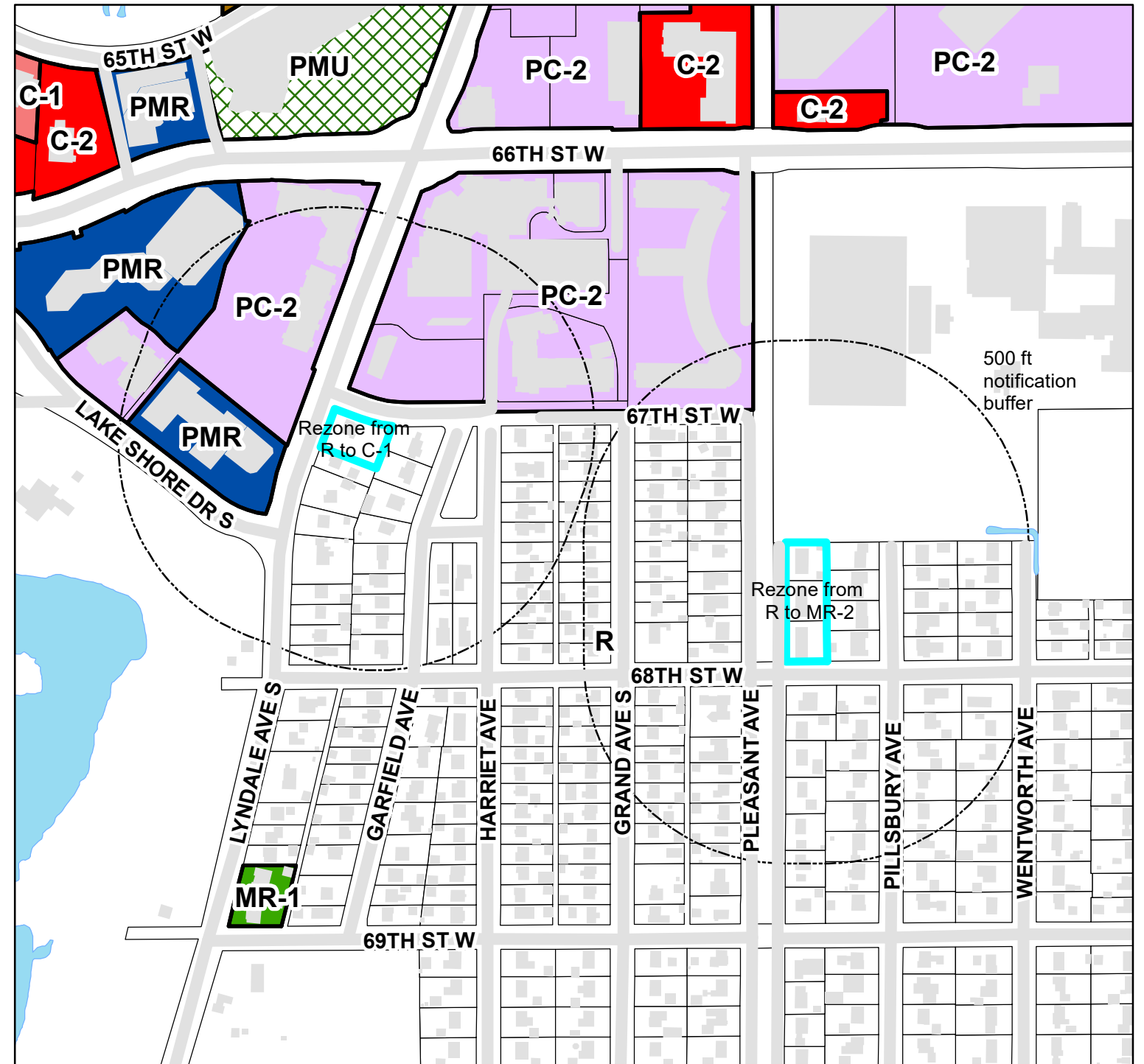


## 2040 Comprehensive Plan Designations

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

Existing Zoning

Case No: 21-RZN-04



## Zoning Districts

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



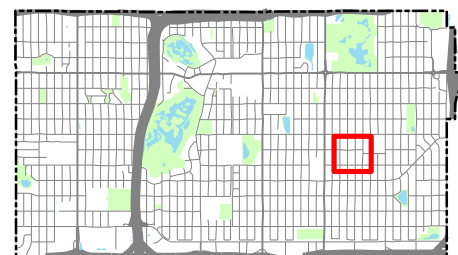
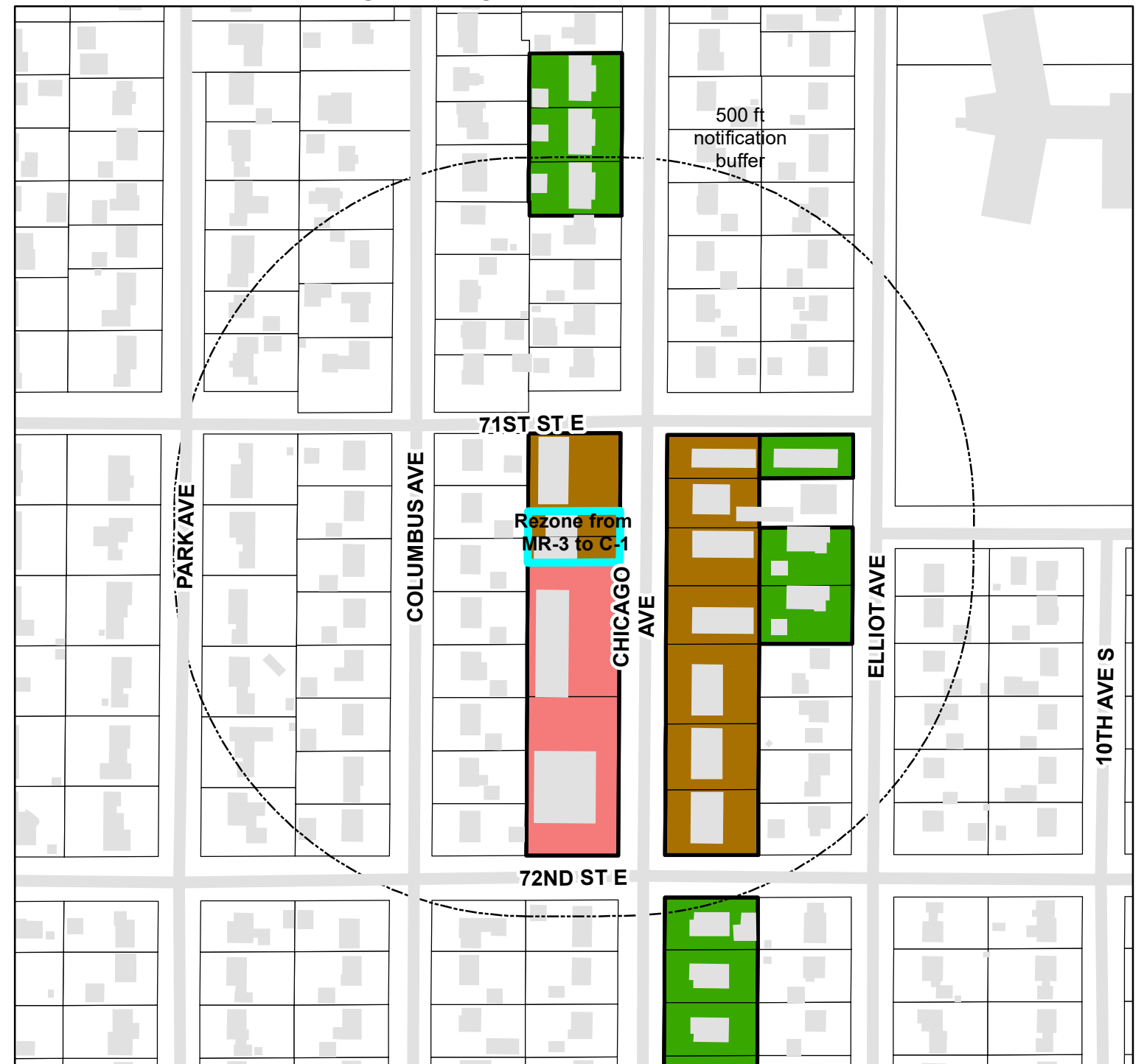
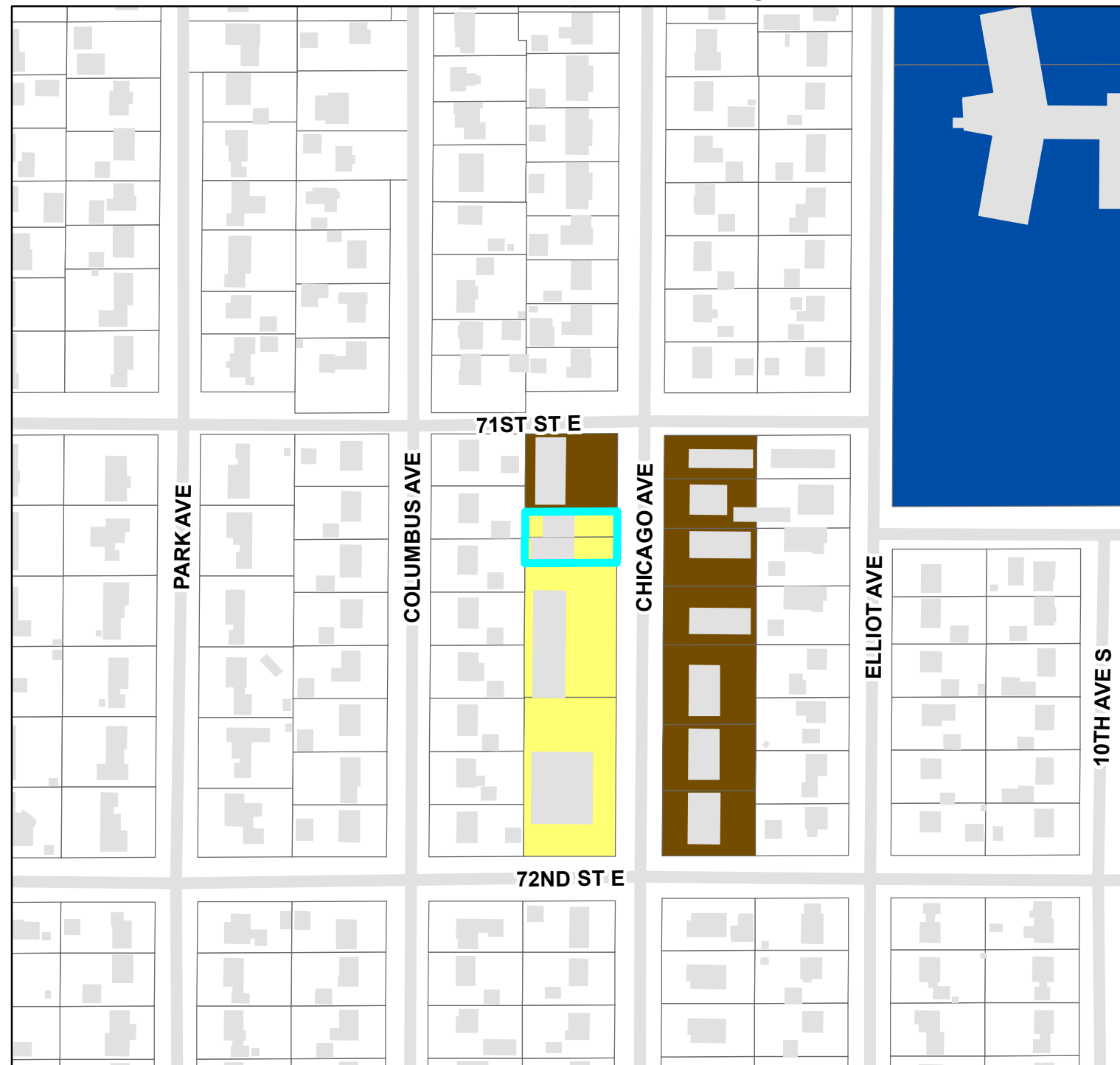


# Comprehensive Plan Rezoning - 7104-08 Chicago Avenue

2040 Comprehensive Plan Designations

Existing Zoning

Case No: 21-RZN-04



## 2040 Comprehensive Plan Designations

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

## Zoning Districts

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