



Land Use

2040 Comprehensive Plan

The land use plan is arguably the most prominent chapter in the Richfield Comprehensive Plan. It gives people a visual representation of what the community is expected to look like in the future. The text, maps and images contained in this section identify a framework for the future of land in Richfield. This section helps guide the form of development and redevelopment of land in the City for the next 20 years.

Key Changes

1. Modified the Future Land Use Categories

Combined the office land use categories with the mixed use and commercial land use categories.

Changed the Low Density Residential (LDR) and Medium Density Residential (MDR) ranges to 1 - 7 units per acre (LDR) and 8 - 24 unites per acre (MDR).

2. Focused on Redevelopment Areas

Continued to recognize the redevelopment opportunities in key parts of the community.

- » Cedar Avenue Corridor
- » I-494 Corridor
- » Penn Avenue Corridor
- » 66th Street & Nicollet Ave / The HUB Area

Land Use Goals

Do you agree or disagree with the following goal statements?

Use the Dots to Select Your Choice

Agree

Neutral

Disagree

Maintain and enhance the “urban hometown” character of Richfield.

AGREE

NEUTRAL

DISAGREE

Develop identifiable nodes, corridors and gateways throughout Richfield.

AGREE

NEUTRAL

DISAGREE

Encourage development of areas where vehicle use is minimized.

AGREE

NEUTRAL

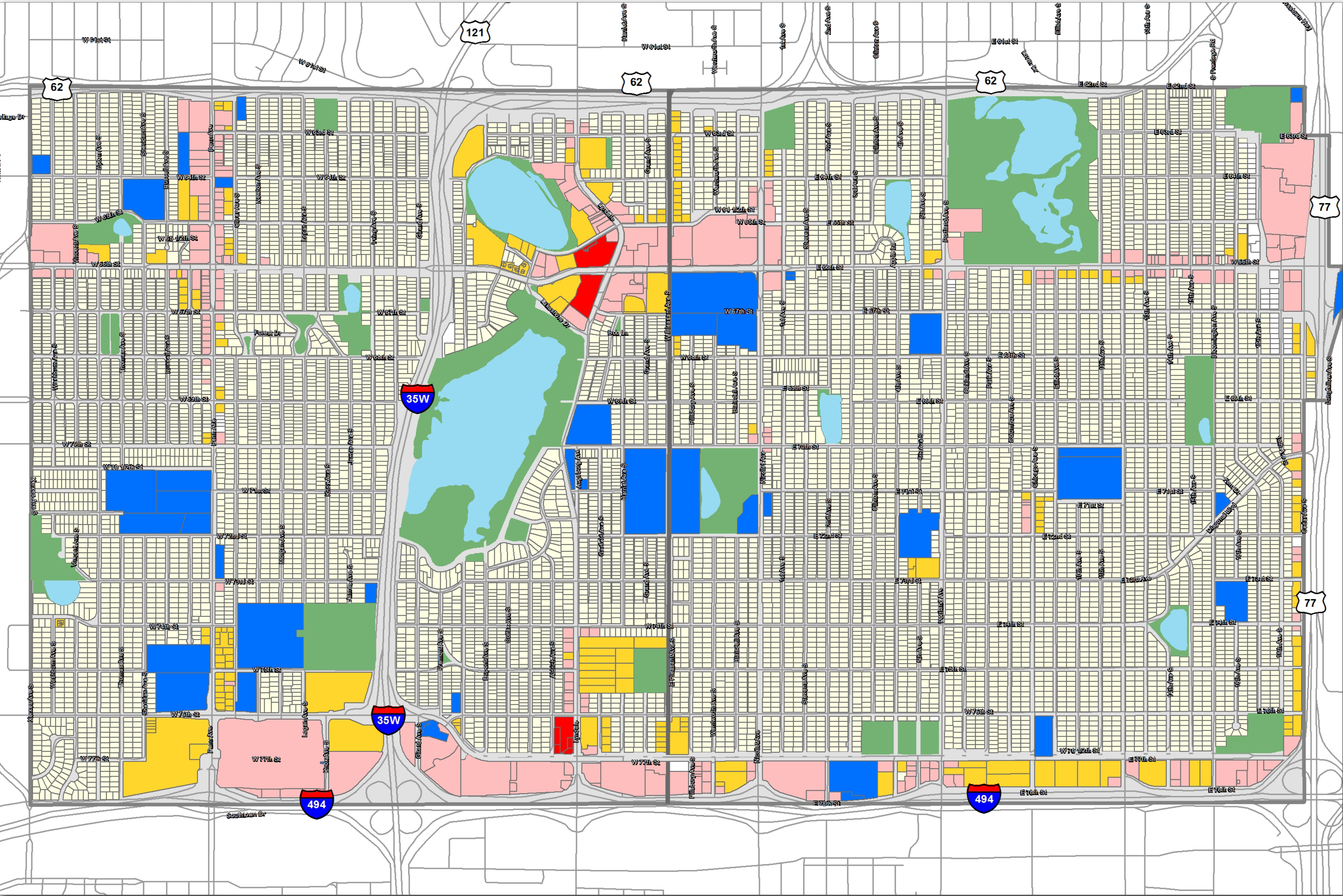
DISAGREE

Place Comments Here



Existing Land Use

2040 Comprehensive Plan



Existing Land Use	Acres	Percentage
Detached Residential	2,040.21	45.79%
Attached Residential	198.28	4.45%
Commercial	288.00	6.46%
Mixed Use	11.92	0.27%
Parks & Recreation	286.36	6.43%
Public & Quasi-Public	217.33	4.88%
Right-of-Way	1,225.11	27.50%
Water/Wetlands	169.06	3.79%
Vacant	18.83	0.42%
Total	4,455.10	100.00%

Existing Land Use (2017)

Detached Residential

 Attached Residential

Commercial

 Mixed Use Parks & Recreation ROW Water

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Land Use Categories



Low Density Residential (LDR)

The LDR category allows for the mixture of single-family detached and attached units, such as duplexes and lower density townhomes. LDR development ranges from 1 to 7 units per acre.



Medium Density Residential (MDR)

The Medium Density Residential (MDR) land use category was derived from the MDR and the Medium-High Density Residential (MHD) category included in the 2008 Comprehensive Plan. These two categories have been combined to better clarify development patterns and the intent to allow for higher density housing, such as townhomes or condominiums ranging from 8 to 24 units per acre. The allowed density would be limited to no more than 4 stories. The MDR category also includes manufactured homes and some presence of office use.



High Density Residential (HDR)

High Density Residential (HDR) includes multi-unit and multi-building developments at a more intense scale. HDR development ranges from 25 to 50 units per acre. HDR uses are primarily located in areas convenient to transportation, shopping and social services in order to support higher concentration of people. Development greater than 50 units per acre can be achieved through the Planned Unit Development (PUD) approval process. The HDR category would also allow for some presence of office use.



Neighborhood Commercial (NC)

The intent of this category is to provide space to allow for goods or services that neighborhood residents' need on a frequent basis. For example, neighborhood uses may include a convenience store, coffee shop, drug store, hardware store or dry cleaner. The size of neighborhood commercial is limited to 5,000 square feet.



Community Commercial (CC)

CC uses are intended to serve residents of Richfield and the immediate vicinity around Richfield. CC uses are primarily located along major local corridors, such as 66th Street, Penn Avenue, Nicollet Avenue, and Portland Avenue. Office uses would preferable be located above retail uses or situated in stand-alone building developments. Overall developments could be up to a total building size of 150,000 square feet.



Regional Commercial

Regional Commercial (RC) uses are primarily, if not exclusively located along regional corridors that provide visibility and accessibility. Primary uses would include large anchor retail tenants fashioned in lifestyle centers, shopping malls or large stand-alone buildings. Office uses would preferably be located above retail uses or situated in stand-alone building developments. Regional Commercial development is generally expected to exceed 150,000+ square feet.



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Mixed Use (MU) Category

Mixed Use (MU) was a new land use category in the 2008 Comprehensive Plan. The category was intended to clarify planned land use patterns near 66th Street and Lyndale Avenue, and the Penn Avenue corridor from 68th Street to Highway 62. Since that time, the MU category has been expanded to include planned land use changes along the Cedar Avenue Corridor.

» Lyndale & 66th Street

The intent of the MU category in this area is to create a city center in Richfield that would serve as a downtown. The city center is expected to include a mix of residential (50%), shopping, recreational and business uses (50%). The intent is to continue the expansion of the city center area by incorporating residential housing at 50 to 75 units per acre and providing commercial, office and recreational opportunities. Lower densities (25-50 units per acre) would be allowed at the edges of this district if needed to appropriately transition to adjacent single-family areas.

» Penn Avenue Corridor

The intent of the MU category is to create a traditional neighborhood corridor that is vibrant and pedestrian-oriented. This area would accommodate residential (60%), shopping, recreational and businesses uses (40%) in a flexible arrangement that captures the spirit and intent of the Penn Avenue Revitalization Master Plan. Densities will generally range from 25 to 50 dwelling units per acre; with increases allowable through the Planned Unit Development process.

» Cedar Avenue Corridor:

The intent of the land-use plan for the Cedar Avenue Corridor redevelopment is to stabilize and revitalize the existing LDR by introducing mixed-use development that accommodates the density necessary to support neighborhood-commercial type goods and services. The Cedar Avenue is expected to include a mix of residential (40%) and commercial uses (60%). Residential densities will generally range from 25 to 50 dwelling units per acre; with increases allowable through the Planned Unit Development process.

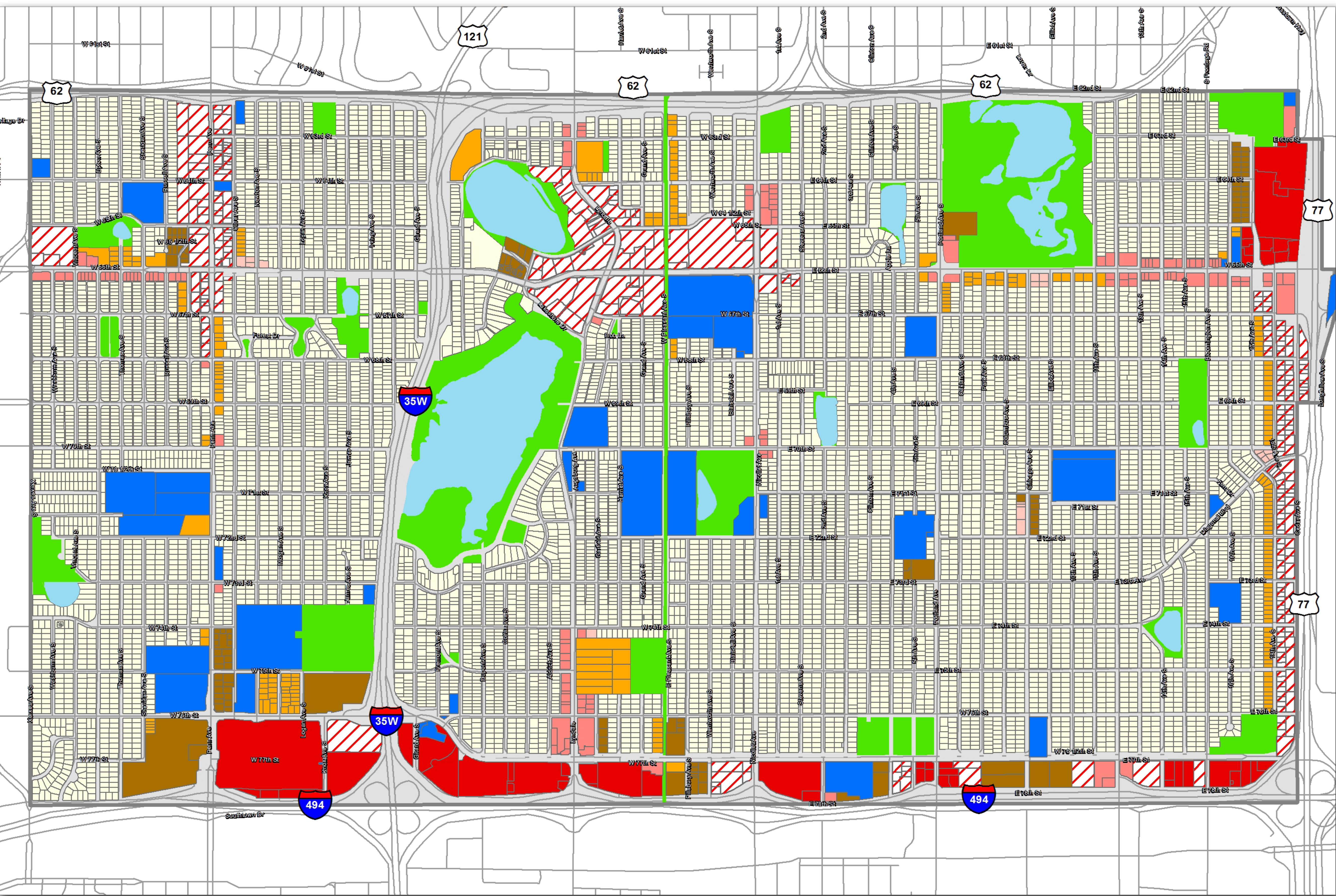
» I-494 Corridor

The MU category is used to denote areas where high density residential or high intensity commercial development could be appropriate. The corridor is intended to be redeveloped with multi-story buildings that front on 77th Street and increase pedestrian and bicycle connections throughout the corridor. Development in this area should also prioritize an attractive frontage along I-494. It is MU areas will achieve a mix of residential (30%) and commercial uses (70%); with residential densities ranging from 50 to 100 dwelling units per acre.

Master Plans


Separate Master Plans have been prepared for the mixed use areas, including the Penn Avenue Corridor (2008), Cedar Avenue Corridor (2016), and I-494 Corridor (2005). A market study and concept was developed for the Lyndale & 66th Street area as part of this comprehensive plan (see Next Board)


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Planned Land Use	Acres	Percentage
Low Density Residential	1,977.45	44.39%
Medium Density Residential	88.73	1.99%
High Density Residential	88.63	1.99%
Neighborhood Commercial	5.31	0.12%
Community Commercial	55.71	1.25%
Regional Commercial	142.60	3.20%
Mixed Use	199.62	4.48%
Park & Recreation	301.80	6.77%
Public & Quasi-Public	213.23	4.79%
Right-of-Way	1,212.94	27.23%
Water/Wetlands	169.06	3.79%
Total	4,455.10	100.00%


2040 Planned Land Use


 Low Density Residential


 Medium Density Residential


 High Density Residential


 Neighborhood Commercial


 Community Commercial


 Regional Commercial

 Mixed Use

 Park

 Public/Quasi-Public

 ROW

 Water

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2040 Land Use Plan (66th St & Nicollet Ave)

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A 2017 Market Analysis was prepared to help inform future land use decisions in the area. Some findings from this study include:

- » The area will likely remain as a neighborhood oriented retail area. Due to the arrival of additional retail space along Cedar Avenue and other retail projects near the I-494 corridor, the area may never regain the retail dominance it had (in terms of size) in the 1950s and 1960s.
- » The area may be able to offer more attractive eating and drinking establishments and unique retail shops.
- » The area will likely be able to attract additional multi-family construction, as well as potentially townhomes or similar forms of attached housing.
- » The area could develop a relatively small amount of additional office space, geared to professional services and other local uses.

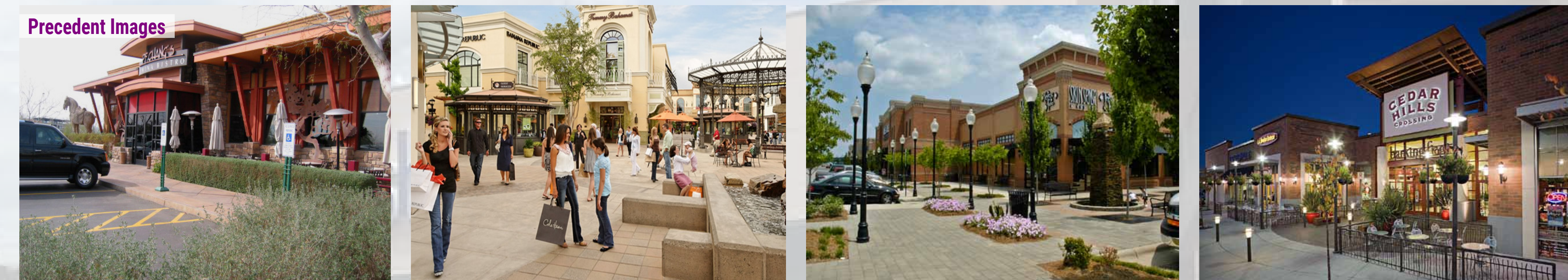


What we heard...

As part of the Comprehensive Plan's public engagement activities, residents provided input on the area. Many responses focused on the aesthetics of the HUB area, current vacancies, and perceived safety concerns. Typically-underrepresented populations (e.g., lower income and transit riders) and seniors in the immediate area value the HUB's existing businesses (e.g., pharmacy and grocery store) and its proximity to transit.

Based on input, a preferred concept/idea emerged (see image to the right). This concept embraces several plan elements and guiding principles to consider if and when the area redevelops. At this time, there is no known development plans. Examples include:

- » Pedestrian-Friendly Main Street
- » Place Making Features/Public Art
- » Outdoor Plaza Space
- » Pedestrian & Bicycle Amenities
- » Street Oriented Architecture
- » Reduction in Parking
- » Development Scale (size) that Considers Adjacent Neighborhoods



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