**Richfield 2030 Comprehensive Plan**

Land Use and Housing Goals and Policies

1. **Goal:** Maintain and enhance the “urban hometown” character of Richfield.

**Policies:**

* Establish a land use pattern and supporting infrastructure that creates a “walkable” environment.
* Maintain a housing supply that meets changing needs while sustaining the integrity of existing neighborhoods.
* Encourage “green” building practices.
* Preserve historical, natural and cultural resources.
* Develop residential standards (scale, density, etc.) for redevelopment areas that creates neighborhood character.
* Support commercial land uses that are diverse and responsive to their context.
* Maintain and provide quality amenities and a safe living environment.

1. **Goal:** Develop the Lakes at Lyndale area as a City Center.

**Policies:**

* Continue to develop and redevelop the Lakes at Lyndale area as a mixed-use center of living, commerce and recreation.
* Provide appropriate density transitions from the intense uses at 66th and Lyndale to the surrounding neighborhoods.
* As the market permits, provide circulator transit services connecting the City Center area to the remainder of Richfield.
* Provide the means to calm vehicular traffic at the intersection of 66th Street and Lyndale Avenue South to enhance safety and livability for residents and visitors.
* Expand the vision of the Lakes at Lyndale to include the original “HUB” and Nicollet shops.

1. **Goal:** Beyond the City Center, develop identifiable nodes, corridors and gateways throughout the community.

**Policies:**

* Facilitate an intense mixed pattern of regional and community-oriented land uses along regional corridor routes including I-494 and Cedar Avenue.
* Encourage a mix of uses that serve a market in and around Richfield in community commercial nodes.
* Encourage a mix of uses that serve surrounding local neighborhoods in neighborhood commercial nodes.
* Create meeting places in multiunit complexes to allow for interaction between its residents and between its residents and surrounding neighbors.
* Improve gateways to create a visual means of welcoming people to Richfield.

1. **Goal:** Provide an economic climate within Richfield that will encourage the availability of quality goods, services and employment opportunities for residents.

**Policies:**

* Accommodate business growth.
* Encourage and support the development of strong commercial districts that respect the values and standards of the citizens of Richfield.
* Encourage the development of viable and responsive neighborhood commercial services.
* Promote development that broadens the tax base.
* Create commercial districts that sustain specific types of development and stabilize the economic base.

1. **Goal:** Maintain and enhance Richfield’s image as a community with strong, desirable and livable neighborhoods.

**Policies:**

* Encourage the use of quality, durable building and landscaping materials to maintain a high-quality standard in residential development.
* Support the rehabilitation and upgrading of the existing housing stock.
* Encourage the creation of “move-up” housing through new construction and home remodeling.
* Support ongoing maintenance and upkeep of residential properties.
* Ensure redevelopment and infill projects maintain the integrity of existing neighborhoods.
* Maintain an appropriate mix of housing types in each neighborhood based on available amenities, transportation resources and adjacent land uses.
* Encourage the use of design elements and strategies to create safer streets; facilitate social interaction between neighbors; foster connections with nearby businesses; and enhance neighborhood character, such as sidewalks, traffic calming strategies, front porches, alley enhancements and open/green space.
* Limit redevelopment of single-family neighborhoods into other uses except where such neighborhoods are directly adjacent to commercial areas or areas adversely affected by major roadways, the airport, or other major developments.
* Implement housing codes and support programs which incorporate state-of-the-art technology for new construction and which promote innovative and sustainable building methods that have application for remodeling homes.
* Support initiatives which help connect residents with their neighborhood and foster a sense of community, such as block groups, neighborhood clean-up days, and cultural activities.

1. **Goal:** Ensure sufficient diversity in the housing stock to provide for a range of household sizes, income levels and needs.

**Policies:**

* Promote the development of a balanced housing stock that is available to a range of income levels.
* Encourage improvements to the housing stock to better serve families with children and seniors.
* Promote additional housing diversity to serve families at all stages of their life-cycle through assistance, incentive programs, and the exploration of possible partnerships.
* Regularly review land use and zoning ordinances to ensure maximum opportunities for development of housing.
* Promote the development, management, and maintenance of affordable housing in the City through assistance programs; alternative funding sources; and the creation of partnerships whose mission is to promote low to moderate income housing.

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Land Use Definitions

**Low Density Residential (LDR)**

Most Richfield’s existing housing stock falls within the Low Density Residential land use category. The low density residential category has been derived from the Single-family Residential category that was included in the City’s 1999 Comprehensive Plan. The low density residential category allows for the mixture of single-family detached and attached units such as, duplexes and lower density townhomes. Low Density residential development ranges from 1 to 6 units per acre.

**Medium Density Residential (MDR)**

The Medium Density Residential land use category was derived from the Single-family Residential – High Density category (R-SFH) that was included in the City’s 1999 Comprehensive Plan. The medium density residential category replaces the R-SFH category. Naming this category medium density better clarifies the intent of the residential uses within this category. Medium density residential accommodates attached housing, predominantly townhomes or condominiums ranging from 7 to 12 units per acre. Medium density residential also includes manufactured housing.

**Medium - High Density Residential (MHD)**

Medium - High Density Residential includes multi-unit and multi-building developments. The intent is to allow for higher density housing, such as townhome developments. The allowed density would range from 12 to 24 units per acre and no greater than 4 stories tall.

**High Density Residential (HDR)**

High Density Residential includes multi-unit and multi-building developments at a more intense scale. The allowed density range is a minimum of 24 units per acre. High Density Residential uses are primarily located convenient to transportation, utility, security, shopping and social services to support higher concentrations of people.

**High Density Residential/Office (HDRO)**

The High Density Residential/Office category is like the High Density Residential category. The HDRO includes multi-unit and multi-building developments with the presence of office uses. Like the HDR category, a minimum density of 24 units per acre is required.

**Neighborhood Commercial (NC)**

The Neighborhood Commercial land use category provides the opportunity for retail goods and services that directly cater to a limited geographic area or neighborhood in Richfield. The intent of this category is to provide space to allow for goods or services that neighborhood resident’s need on a frequent basis. For example, neighborhood uses may include a convenience store, coffee shop, drug store, hardware store or dry cleaner. Neighborhood commercial uses must fit within the character and scale of a residential neighborhood and should be accessible by foot and bicycle. The size of neighborhood commercial is limited to 5,000 square feet. An example of an existing neighborhood commercial use is the center that is located along Chicago Ave. between E 71st St. and E 72nd St.

**Community Commercial (CC)**

Community Commercial accommodates a wide variety of retail goods and services that are more intense than neighborhood scale commercial but generally not uses that attract customers from throughout the Twin City metropolitan area. Community commercial uses are intended to serve residents of Richfield and the immediate vicinity around Richfield. Community commercial uses are primarily located along major local corridors, such as 66th St., Penn Ave., Nicollet Ave., and Portland Ave. An example of an existing community commercial area is the HUB which is located at East 66th Street and Nicollet Avenue. Community commercial uses can contain buildings up to 150,000 square feet in size.

**Community Commercial/Office (CCO)**

In addition to the retail and services uses allowed in the Community Commercial land use category, Community Commercial/Office allows for the presence of offices. Within this category, office uses are to be integrated into the overall development up to a total building size of 150,000 square feet. Office uses would preferably be located above retail uses or situated in stand-alone building developments.

**Regional Commercial (RC)**

Regional Commercial uses are primarily, if not exclusively located along regional corridors that provide visibility and accessibility, such as Interstate 35W, Interstate 494, US Highway 77 and US Highway 62. These commercial land uses are larger in scale, ranging from 150,000 + square feet and attract users from throughout the Twin City metropolitan area. Primary uses would include large anchor retail tenants, mid-sized retailers or a collection of specialty retail tenants fashioned in lifestyles centers, shopping malls or large stand-alone buildings.

**Regional Commercial/Office (RCO)**

In addition to the retail and service uses allowed in the Regional Commercial land use category, Regional Commercial/Office allows for the presence of offices. Within this category, office uses are to be integrated into the overall development with buildings exceeding 150,000 square feet in size. Office uses would preferably be located above retail uses or situated in stand-alone building developments.

**Mixed-Use (MU)**

The Mixed-Use category helps better define the planned land use patterns near 66th Street & Lyndale Avenue and the Penn Avenue corridor from 68th Street to Highway 62.

**Lyndale & 66th Street:** The intent of the mixed-use category is to focus on creating a city center in Richfield that would serve as a “downtown.” The city center is expected to include a mix of residential, shopping, recreational and businesses uses. The area at 66th Street and Lyndale has been developing for the past decade as Richfield city center. The intent is to continue the expansion of the city center area by incorporating residential housing at 50+ units per acre and providing commercial, office and recreational opportunities.

**Penn Avenue Corridor:** The intent of the mixed-use category is to create a traditional neighborhood center that is a vibrant, pedestrian-oriented district. The district would accommodate residential, shopping, recreational and businesses uses in a flexible arrangement that captures the spirit and intent of the Penn Avenue Revitalization Master Plan.

**Office (O)**

Office uses are accommodated in several of the residential and commercial land use categories. However, the office land use category is intended to provide stand-alone office development. These stand-alone developments may include such uses as office research and development facilities, real estate offices or banks. A floor area ratio (FAR) of 0.20 should be achieved for stand- alone office building development.

**Public and Quasi-Public**

Public and Quasi-public uses include all civic, county and state facilities (excluding parks); religious facilities, schools and other similar non-profit uses.

**Park**

The park designation includes all public parks, public playgrounds and trail corridors.

**Right-of-Way**

Right-of-way includes all public land that is under the jurisdiction of the City of Richfield Hennepin County or the State of Minnesota that is generally devoted to transportation and/or utilities.