Richfield, MN
<table>
<thead>
<tr>
<th>EXISTING ZONING</th>
<th>PROPOSED ZONING</th>
</tr>
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<tbody>
<tr>
<td>R SINGLE FAMILY</td>
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<tr>
<td>EXISTING COMPREHENSIVE PLAN DESIGNATION</td>
<td>PROPOSED COMPREHENSIVE PLAN DESIGNATION</td>
</tr>
<tr>
<td>LDF LOW DENSITY RESIDENTIAL</td>
<td>MHD MEDIUM-HIGH DENSITY RESIDENTIAL</td>
</tr>
</tbody>
</table>
Parking Data

**Parking Requirements**
- Commercial Services | 3/1000 SF
- Commercial Retail | 4/1000 SF
- Apartments | 1.5 Unit

**Commercial Average Requirements**
\[
7413/(3.5/100) = 26 \text{ Stalls Required}
\]

**Apartment Parking Required**
\[
31 \text{ units} \times 1.5 = 47 \text{ Stalls Required}
\]

**Plan Provided Total = 69 Parking Stalls**
\[
33 \text{ Indoor Parking Stalls} + 36 \text{ Parking Lot Stalls} = 69 \text{ Total Stalls}
\]
Site Plan

SITE PLAN
36 Parking Stalls
# Building Data

## Number of Stories
3 stories above grade, underground parking

## Number of Units
31 total units

## Types of Units
- Studio Units: 10
- 1 Bedroom Units: 10
- 2 Bedroom Units: 10
- 3 Bedroom Units: 1

## % Residential
82% residential use

## % Commercial
18% commercial use
Floor Plans

LOWER LEVEL FLOOR PLAN
33 Indoor Parking Stalls
Floor Plans

MAIN LEVEL FLOOR PLAN
7,413 SF of Retail Space
Secured Residential Entry
5 Residential Units
SECOND FLOOR PLAN
13 Residential Units
Shared Amenities
(Community Room & Outdoor Patio)
THIRD FLOOR PLAN
13 Residential Units
Exterior Finish Options

Masonry

Fiber Cement Panels
Exterior Finish Options

Masonry

Fiber Cement Panels
Exterior Finish Options

Masonry

Metal Panels + EIFS
Elevations Plans

North Elevation

West Elevation
Elevations Plans

South Elevation

East Elevation