



**PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
APRIL 24, 2017
7:00 PM**

Call to Order

Approval of minutes of the Regular Planning Commission Meeting of March 27, 2017.

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

Public Hearings

1. Public hearing to consider a request for a conditional use permit and variances to allow a buffet restaurant to operate in the former Old Country Buffet space at 6601 Nicollet Avenue.
17-CUP-02, 17-VAR-01
2. Consider the attached resolution related to approval of a multi-tenant commercial development at 66th Street East, between 16th and 17th Avenues. The proposal would replace four existing single-family homes and eliminate approximately 120 feet of 17th Avenue (in front of 6608 and 6614 - 17th Avenue). This area is currently zoned for commercial development.

Zoning Case No. - 17-RZN-01, 17-CUP-01, 17-FDP-01, 17-PUD-01

Other Business

3. Consider the attached resolution finding that the sale of 6608 17th Avenue and the adjacent remnant parcels by the Housing and Redevelopment Authority for future redevelopment as a commercial property is consistent with the Richfield Comprehensive Plan.

PC Letter #5

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. City Planner's Report
5. Next Meeting Time and Location

May 22, 2017 at 7 p.m. in the City Council Chambers

6. 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

March 27, 2017

MEMBERS PRESENT: Commissioners Sean Hayford Oleary, Gordon Vizecky, Susan Rosenberg, Dan Kitzberger, Bryan Pynn and Allysen Hoberg

MEMBERS ABSENT: Chairperson Erin Vrieze Daniels

STAFF PRESENT: Matt Brillhart, Associate Planner
John Stark, Community Development Director

OTHERS PRESENT: Brian Barnard, Panera Bread

Vice Chairperson Hayford Oleary called the meeting to order at 7:00 p.m.

M/Hoberg, S/Rosenberg to add a New Business item to the agenda, to discuss feedback resulting from the February Planning Commission meeting.

Motion carried: 6-0

APPROVAL OF MINUTES

M/Rosenberg, S/Vizecky to approve the minutes of the February 27, 2017 meeting.

Motion carried: 6-0

OPEN FORUM

No members of the public spoke.

PUBLIC HEARING(S)

ITEM #1

17-IUP-01 – Consider a request for an interim use permit to allow the continued use of 6529 Penn Avenue for used car sales.

Associate Planner Matt Brillhart presented the staff report.

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

Motion carried: 6-0

M/Vizecky, S/Rosenberg to recommend approval of a six-month IUP with an additional stipulation allowing staff to grant two (2) three-month extensions, if there is evidence of progress on the redevelopment of the site.

Motion carried: 6-0

ITEM #2

17-APUD-02 – Consider an amendment to The Shops at Lyndale Planned Unit Development to allow construction of a new Panera Bread restaurant building with a drive-thru to replace the former Don Pablo's restaurant.

Brillhart presented the staff report.

March 27, 2017

Commissioner Hayford Oleary inquired about the possibility of connecting the proposed building to the existing pedestrian network within The Shops at Lyndale.

Commissioner Pynn spoke in support of adding a pedestrian connection and suggested the applicant work with staff to come up with a solution that enhances safety.

Commissioners Hoberg and Rosenberg discussed the balance between national restaurant chains and locally-owned businesses.

M/Vizecky, S/Kitzberger to close the public hearing.

Motion carried: 6-0

M/Hayford Oleary, S/Hoberg to recommend approval of the request, with an additional stipulation to require a pedestrian connection to the existing network at Shops at Lyndale.

Motion carried: 6-0

NEW BUSINESS

Commissioner Hoberg brought up discussion items related to the February meeting.

OLD BUSINESS

None.

LIAISON REPORTS

Community Services Advisory Commission: No report

City Council: Commissioner Rosenberg – Pat Elliott officially sworn in as Mayor

HRA: Commissioner Hoberg – 2016 Year in Review

Richfield School Board: Commissioner Kitzberger

Transportation Commission: Commissioner Hayford Oleary – 66th St reconstruction underway

Chamber of Commerce: No report

CITY PLANNER'S REPORT

Brillhart noted that interviews were being conducted for the Comprehensive Plan advisory committee.

ADJOURNMENT

M/Vizecky, S/Rosenberg to adjourn the meeting.

Motion carried: 6-0

The meeting was adjourned by unanimous consent at **7:43 p.m.**

Gordon Vizecky
Secretary



17-CUP-02, 17-VAR-01
PLANNING COMMISSION MEETING
4/24/2017

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITY PLANNER REVIEW: Melissa Poehlman, AICP
4/20/2017

ITEM FOR COMMISSION CONSIDERATION:

Public hearing to consider a request for a conditional use permit and variances to allow a buffet restaurant to operate in the former Old Country Buffet space at 6601 Nicollet Avenue.

EXECUTIVE SUMMARY:

After operating a restaurant at 6601 Nicollet Avenue for several decades, Old Country Buffet closed for business in February 2016 and the space has remained vacant since. Earlier this year a new buffet restaurant, Lakes Buffet, approached the City about occupying this space. Because the space has been vacant for more than one year, all prior approvals for a restaurant have expired. Traditional or cafeteria-style restaurants are a conditional use in the C-2 General Business District. In order to operate a restaurant in this location, the applicant is requesting approval of a conditional use permit and a variance from the City's odor control regulations.

The Zoning Code establishes requirements for odor control equipment for commercial kitchens that abut residential property and differentiates between new and pre-existing restaurant sites. Because this space has been vacant for more than one year, the Code views this as a "new" restaurant site rather than "pre-existing." New restaurant sites must install odor control equipment, whereas pre-existing sites are instead required to provide plans for a professionally-designed odor control remedy. For pre-existing sites, complaints of odor impacts may result in requiring that the planned odor control device be installed. The applicant is requesting a variance to be considered a pre-existing site rather than a new restaurant site. Requiring professionally drawn and engineered plans now assures both the City and the applicant that the building could accommodate odor control equipment, should it be necessary in the future.

The applicant is also requesting a variance to reduce off-street parking requirements. Approximately 13 parking stalls will be lost due to construction of a roundabout at the corner of 66th Street and Nicollet Avenue in 2018. This pending modification to the parking lot is a unique circumstance not created by the applicant, and affects the property as a whole rather than this particular restaurant tenant. A preliminary plan to reconfigure the parking lot is attached to this report. A revised site plan meeting all City requirements is required to be submitted for approval by City staff within one year, including a pedestrian route to the public sidewalk and bicycle parking for a minimum of 6 bikes.

Finding that the proposal meets requirements, staff recommends approval of the conditional use permit and variances.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Recommend approval of a conditional use permit and variances to allow a new buffet restaurant at 6601 Nicollet Avenue.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

The property at 6601 Nicollet Avenue was originally constructed as a Red Owl supermarket in the 1950s and later subdivided into a multi-tenant commercial building that is currently home to Best Buy Mobile, Hot Comics and Collectibles, and an Army recruiting office. After operating a restaurant at this location for several decades, Old Country Buffet closed for business in February 2016.

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

Traditional or cafeteria-style restaurants are a conditional use in the C-2 General Business District. The applicant is requesting variances from Zoning Code Subsections 544.13 and 544.27, as described above in the Executive Summary. A full discussion of general CUP requirements, and additional information related to the requested variances and required findings can be found as an attachment to this report.

C. CRITICAL TIMING ISSUES:

60-DAY RULE: The 60-day clock 'started' when a complete application was received on April 10, 2017. A decision is required by June 9, 2017 or the Council must notify the applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days total) for issuing a decision.

D. FINANCIAL IMPACT:

None.

E. LEGAL CONSIDERATION:

- Notice of this public hearing was published in the Sun Current newspaper and mailed to properties within 350 feet of the site.
- Council consideration has been tentatively scheduled for May 9, 2017.

ALTERNATIVE RECOMMENDATION(S):

- Recommend approval of the proposal with modifications
- Recommend denial of the conditional use permit and/or variances with a finding that requirements are not met.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Joyce Chan, applicant

ATTACHMENTS:

Description	Type
□ Resolution	Resolution Letter
□ Requirements attachment	Backup Material
□ Site plans, zoning maps	Backup Material

RESOLUTION NO.
RESOLUTION APPROVING A
CONDITIONAL USE PERMIT AMENDMENT AND VARIANCES
FOR A RESTAURANT
AT 6601 NICOLLET AVENUE

WHEREAS, an application has been filed with the City of Richfield which requests approval of a conditional use permit amendment and variances to allow a Class II (traditional/cafeteria) restaurant at property commonly known as 6601 Nicollet Avenue and legally described as follows:

Lots 10, 11, and 12 except road, GOODSPEED'S FIRST PLAT, Hennepin County, Minnesota

WHEREAS, the Planning Commission of the City of Richfield held a public hearing and recommended approval of the requested conditional use permit and variances at its April 24, 2017 meeting; and

WHEREAS, notice of the public hearing was published in the Sun-Current and mailed to properties within 350 feet of the subject property on April 13, 2017; and

WHEREAS, the requested conditional use permit meets the requirements necessary for issuing a conditional use permit as specified in Richfield's Zoning Code, Subsection 547.09 and as detailed in City Council Staff Report No.____; and

WHEREAS, the Zoning Code states that new restaurant sites abutting or adjacent to existing residential properties shall install professionally-designed odor control remedies, Subsection 544.27, Subd. 1; and

WHEREAS, the Zoning Code states that off-street parking for shopping centers shall be provided at a ratio of 3.5 spaces per 1,000 square feet of gross floor area and that restaurants in shopping centers shall be calculated separately, at a ratio of 10 spaces per 1,000 square feet of gross floor area, Subsection 544.13, Subd. 6; and

WHEREAS, Minnesota Statutes Section 462.357, Subdivision 6, provides for the granting of variances to the literal provisions of the zoning regulations in instances where their enforcement would cause "practical difficulty" to the owners of the property under consideration; and

WHEREAS, based on the findings below, the Richfield City Council approves the requested variances from Richfield Zoning Code Subsections 544.27, Subd. 1; and 544.13, Subd. 6; and

WHEREAS, the City has fully considered the request for approval of the conditional use permit;

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

1. The City Council makes the following general findings:
 - a. The Property is zoned General Business (C-2).
 - b. The Zoning Code states that new restaurant sites abutting or adjacent to existing residential properties shall install professionally-designed odor control remedies. A variance from Subsection 544.27, Subd. 1 is necessary.
 - c. The Zoning Code states that off-street parking for shopping centers shall be provided at a ratio of 3.5 spaces per 1,000 square feet of gross floor area and that restaurants in shopping centers shall be calculated separately, at a ratio of 10 spaces per 1,000 square feet of gross floor area. A variance from Subsection 544.13, Subd. 6 is necessary.
2. With respect to the application for variances from the above-listed requirements, the City Council makes the following findings:
 - a. Strict enforcement of Richfield Zoning Code Subsection 544.27, Subd. 1 would cause a practical difficulty by requiring costly odor control equipment at a site that has been a similar restaurant use for several decades and discontinued only recently. The Code establishes requirements for odor control equipment for commercial kitchens that abut residential property and differentiates between new and pre-existing restaurant sites. Because this space has been vacant for more than one year, all prior approvals for a restaurant have expired, and the Code views this as a “new” restaurant site rather than “pre-existing.” New restaurant sites must install odor control equipment, whereas pre-existing sites are required to provide plans for a professionally-designed odor control remedy. The applicant is requesting a variance to be considered a pre-existing site rather than a new restaurant site. Strict enforcement of Richfield Zoning Code Subsection 544.13, Subd. 6 would cause a practical difficulty. The site as it exists today is in compliance with minimum parking requirements. However, in 2018 Hennepin County will construct a roundabout at the intersection of 66th Street and Nicollet Avenue, requiring the acquisition of right-of-way from this property. This loss of property and subsequent reconfiguring of the parking lot will result in a loss of approximately 13 parking spaces. Depending on the final configuration of the parking lot, this will leave the property anywhere from one to six spaces short of the minimum number required.
 - b. The intent of the odor control regulation is to protect neighbors from possible nuisance created by cooking odors. The restaurant use having been discontinued for more than one year is a unique circumstance not created by the applicant. Had this restaurant user come in three months sooner, they would have been considered a pre-existing site and odor control would not be required. The pending loss of parking spaces is a unique circumstance, not created by the applicant.
 - c. Granting the requested variances will not alter the character of the neighborhood. The applicant will be required to comply with the odor control ordinance for pre-existing restaurant sites abutting residential property. Subsequent complaints of odor impacts may result in requiring that the planned odor control device be installed. With regards to parking, adverse impacts are not anticipated. On-street parking is allowed on 1st Avenue, in the event there is a parking shortage. However, given the existing mix of tenants in the shopping center, staff does not anticipate that any shortages will occur. Furthermore, the intersection of 66th Street and Nicollet

Avenue has the highest level of public transit service available in the City, providing a viable alternative to driving alone.

- d. The variances requested are the minimum necessary to alleviate the practical difficulties.
 - e. The proposed variances do not conflict with the purpose or intent of the Ordinance or Comprehensive Plan.
3. Based on the above findings, a variance is hereby approved to regulate this use as a pre-existing restaurant site, as described in Subsection 544.27, Subdivision 1, Part (c). The applicant shall provide plans for a professionally-designed odor control remedy and a statement by a structural engineer that the building design could accommodate the planned odor control and associated screening in the future. Subsequent complaints of odor impacts may result in the requirement that the planned odor control device be installed.
 4. Based on the above findings, a variance is hereby approved to reduce the off-street parking requirement for the Subject Property to not less than 100 stalls.
 5. A conditional use permit is issued to allow a Class II (traditional/cafe/tereria) restaurant, as described in City Council Letter No. _____, on the Subject Property legally described above.
 6. This conditional use permit is subject to the following conditions in addition to those specified in Section 547.09 of the City's Zoning Ordinance:
 - That the recipient of this conditional use permit record this Resolution with the County, pursuant to Minnesota Statutes Section 462.36, Subd. 1 and the City's Zoning Ordinance Section 547.09, Subd. 8. A recorded copy of the approved resolution must be submitted to the City prior to the issuance of an occupancy permit.
 - A revised, complete site plan meeting all City requirements is required to be submitted for approval by City staff within one year of this approval. The parking lot must be re-striped in accordance with said plan, including a pedestrian connection substantially in compliance with Subsection 544.15. Bicycle parking for a minimum of 6 bikes (3 hoops/posts) is required near the main entrance.
 - The existing dumpster enclosure for the restaurant must be repaired to comply with Subsection 544.05 and screening must be provided for the non-compliant dumpsters on the south side of the building. All rooftop or ground mechanical equipment must be screened, per Subsection 544.05.
 - Separate sign permits are required.
 - The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report dated April 3, 2017, and compliance with all other City and State regulations.
 - Prior to the issuance of an occupancy permit the applicant must submit a surety equal to 125% of the value of any improvements and/or requirements not yet complete. This surety shall be provided in the manner specified by the Zoning Code.
 7. The conditional use permit and variances shall expire one year after issuance unless 1) the use for which the permit was granted has commenced; or 2) Building permits have been issued and substantial work performed; or 3) Upon written request of the

applicant, the Council extends the expiration date for an additional period not to exceed one year. Expiration is governed by the City Zoning Ordinance, Section 547.09, Subdivision 9.

8. This 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 City's Zoning Ordinance, Section 547.09, Subd. 10.

Adopted by the City Council of the City of Richfield, Minnesota this 9th day of May 2017.

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

Code Requirements / Required Findings

Part 1 – Conditional Use Permit: The findings necessary to issue a Conditional Use Permit (CUP) are as follows (547.09, Subd. 6):

1. *The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan.* The proposed use of the property is consistent with the guiding "Community Commercial / Office" designation. The Comprehensive Plan identifies a number of goals and policies related to economic development and support for business and employment growth. The proposal is consistent with these goals and policies.
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 purpose of the Zoning Code is to protect and promote the public health, safety, comfort, aesthetics, economic viability, and general welfare of the City. The purpose of the General Business (C-2) District is to allow a wide variety of commercial businesses that are attractive and compatible with nearby residential properties. The proposal is consistent with these purposes.
3. *The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines.* There are no specific redevelopment plans that apply to the property.
4. *The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code.* The proposed use will either maintain the status quo or improve compliance with performance standards requirements. The applicant must submit a complete site plan, showing the revised parking lot layout. The applicant is requesting variances from Subsections 544.13 and 544.27, described in Part 2.
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 issues.
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.
7. *There is a public need for such use at the proposed location.* Investment and improvement in vacant sites is necessary to maintain a thriving community.
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.

Part 2 - Variances: The findings necessary to approve a variance are as follows (Subd. 547.11):

1. *There are “practical difficulties” that prevent the property owner from using the property in a reasonable manner.*
2. *There are unusual or unique circumstances that apply to the property which were not created by the applicant and do not apply generally to other properties in the same zone or vicinity.*
3. *The variance would not alter the character of the neighborhood or the locality.*
4. *The variance is the minimum necessary to alleviate the practical difficulty.*
5. *The variance is in harmony with the general purpose and intent of the ordinance and consistent with the Comprehensive Plan.*

Commercial Kitchen Odor Control (544.27, Subd. 1)

The Zoning Code establishes requirements for odor control equipment for commercial kitchens that abut residential property and differentiates between new and pre-existing restaurant sites. Because this space has been vacant for more than one year, all prior approvals for a restaurant have expired, and the Code views this as a “new” restaurant site rather than “pre-existing.” New restaurant sites *must* install odor control equipment, whereas pre-existing sites are required to provide plans for a professionally-designed odor control remedy. At pre-existing sites, subsequent complaints of odor impacts may result in the requirement that the planned odor control device be installed. The applicant is requesting a variance to be considered a pre-existing site rather than a new restaurant site.

Criteria 1: Strict enforcement of this requirement would create a practical difficulty by requiring costly odor control equipment at a site that has been a similar restaurant use for several decades and discontinued only recently.

Criteria 2: The intent of the odor control regulation is to protect neighbors from possible nuisance created by cooking odors. The restaurant use having been discontinued for more than one year is a unique circumstance not created by the applicant. Had this restaurant user come in three months sooner, they would have been considered a pre-existing site and odor control would not be required.

Criteria 3: Granting the requested variances will not alter the character of the neighborhood. The applicant will be required to comply with the odor control ordinance for pre-existing restaurant sites abutting residential property. Subsequent complaints of odor impacts may result in requiring that the planned odor control device be installed.

Criteria 4: The variance requested is the minimum necessary to alleviate the practical difficulty.

Criteria 5: The proposed variance does not conflict with the purpose or intent of the Ordinance or Comprehensive Plan.

Reduced Parking Requirement (Subsection 544.13, Subd. 6)

The applicant is requesting a variance to reduce the off-street parking requirement from 106 stalls to 100 stalls.

Criteria 1: Strict enforcement of this requirement would cause a practical difficulty. The site as it exists today is in compliance with minimum parking requirements. However, in 2018 Hennepin County will construct a roundabout at the intersection of 66th Street and Nicollet Avenue, requiring the acquisition of right-of-way from this property. This loss of property and subsequent reconfiguring of the parking lot will result in a loss of approximately 13 parking spaces. Depending on the final configuration of the parking lot, this will leave the property anywhere from one to six spaces short of the minimum number required (106 stalls). Staff recommends a reduction of the parking requirement to not less than 100 stalls, in order to provide some flexibility in redesigning the parking lot while still meeting all City requirements.

Criteria 2: The pending loss of parking spaces is a unique circumstance, not created by the applicant.

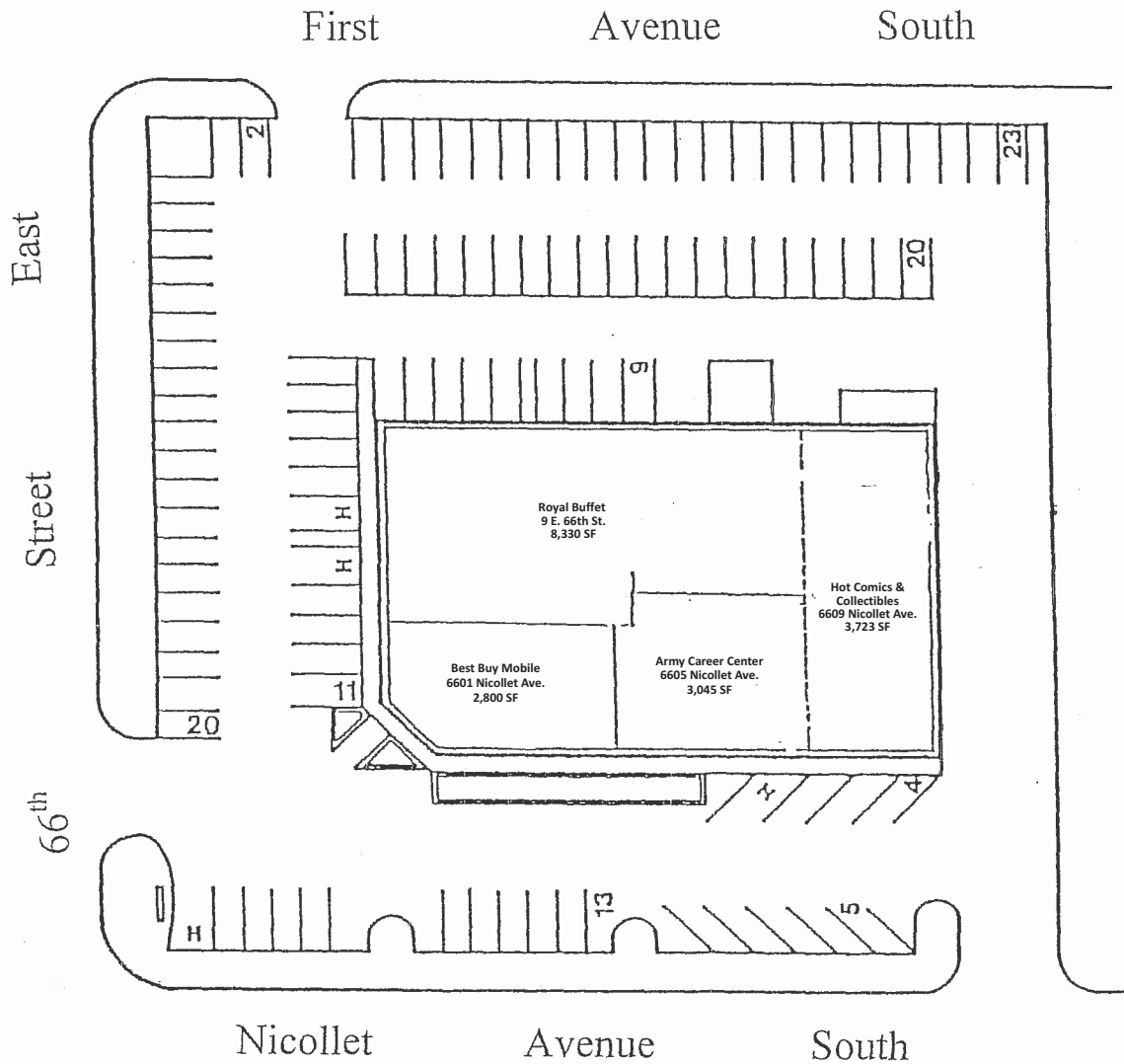
Criteria 3: With regards to parking, adverse impacts are not anticipated. On-street parking is allowed on 1st Avenue, in the event there is a parking shortage. However, given the existing mix of tenants in the shopping center, staff does not anticipate that any shortages will occur. Furthermore, the intersection of 66th Street and Nicollet Avenue has the highest level of public transit service available in the City, providing a viable alternative to driving alone.

Criteria 4: The variance requested is the minimum necessary to alleviate the practical difficulty.

Criteria 5: The proposed variance does not conflict with the purpose or intent of the Ordinance or Comprehensive Plan.

Richfield Shoppes South
9 E. 66th St. & 6601 - 6609 Nicollet Ave.
Richfield, MN 55423

**EXHIBIT TO SHOW TENANT SPACE BREAKDOWN.
NOT AN ACCURATE DEPICTION OF EXISTING PARKING LOT LAYOUT.**



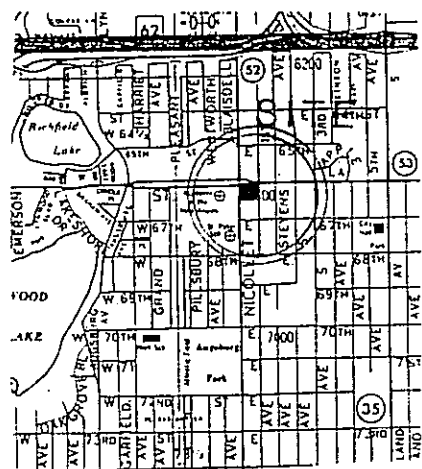
01/06/17

This site plan is attached for informational purposes only and is not a warranty, representation or agreement that the Shopping Center or the parking areas, roadways, access points, sidewalks, buildings or other improvements will be as shown hereon, or that the occupants shown hereon will be in the Shopping Center.

93-149

for:

RICHFIELD SHOPPES DEVELOPERS, A MN GEN. PARTNERSHIP,
 MILLER & SCHROEDER FINANCIAL INC. A MN CORP
 FIRST TRUST NATIONAL ASSOCIATION
 AND COMMONWEALTH LAND TITLE INSURANCE COMPANY



Scale: 1" = 30'
o Denotes Iron, unless noted
Bearings Are Assumed.

Parking Stalls

108 Regular Stalls
5 Handicap Stalls
<hr/> 113 Total Stalls

Zoning

L-2 = general commercial

Setbacks

front yard = 40 feet

side yard = 0 feet

NOTE: The location of underground utilities was based upon visible improvements and record drawing furnished by the City of Richfield, for the general areas and actual marked locations provided by the respective utility companies along the south property line.

This Certificate of Survey was made by the undersigned, a duly registered professional land surveyor under the laws of the State of Minnesota, or under my direct personal supervision, dated January 21, 1994, of the Premises located at 9 - 66th Street East and 6601, 6605, and 6609 Nicollet Avenue South, Richfield, Minnesota, and legally described as follows:

Lots 10, 11, and 12, GOODSPEED'S FIRST PLAT, according to the plat thereof on file or of record in the office of the Register of Deeds in and for Hennepin County, Minnesota.

The undersigned hereby certifies to Richfield Shoppes Developers, a Minnesota General Partnership, Miller & Schroeder Financial, Inc., a Minnesota Corporation, its successors and assigns, First Trust National Association, and Commonwealth Land Title Insurance Company, that as of January 21, 1994, this survey correctly shows the location of all buildings, structures, and other improvements on the Premises, including, without limitation, all streets, easements, rights-of-way and utility lines; and that, except as shown, there are no (a) easements or rights-of-way across the Premises, (b) party walls, (c) encroachments on adjoining premises, streets or alleys by any of said buildings, structures or other improvements, or (d) encroachments upon the Premises by any building, structure or other improvements situated upon any adjoining building lines. That the improvements do not violate any setback or other building lines. Adequate ingress to and egress from the subject property is provided by Nicollet Avenue South, First Avenue South and 66th Street East, the same being paved, dedicated public rights-of-way maintained by the City of Richfield, Minnesota.

The undersigned further certifies that the Premises is not located in a flood zone designated by the Federal Emergency Management Agency.

Walter J. Gregory
Registered Land Surveyor
Minnesota License No. 14889
Merila Project No. 93-149

Revised
4/13/94

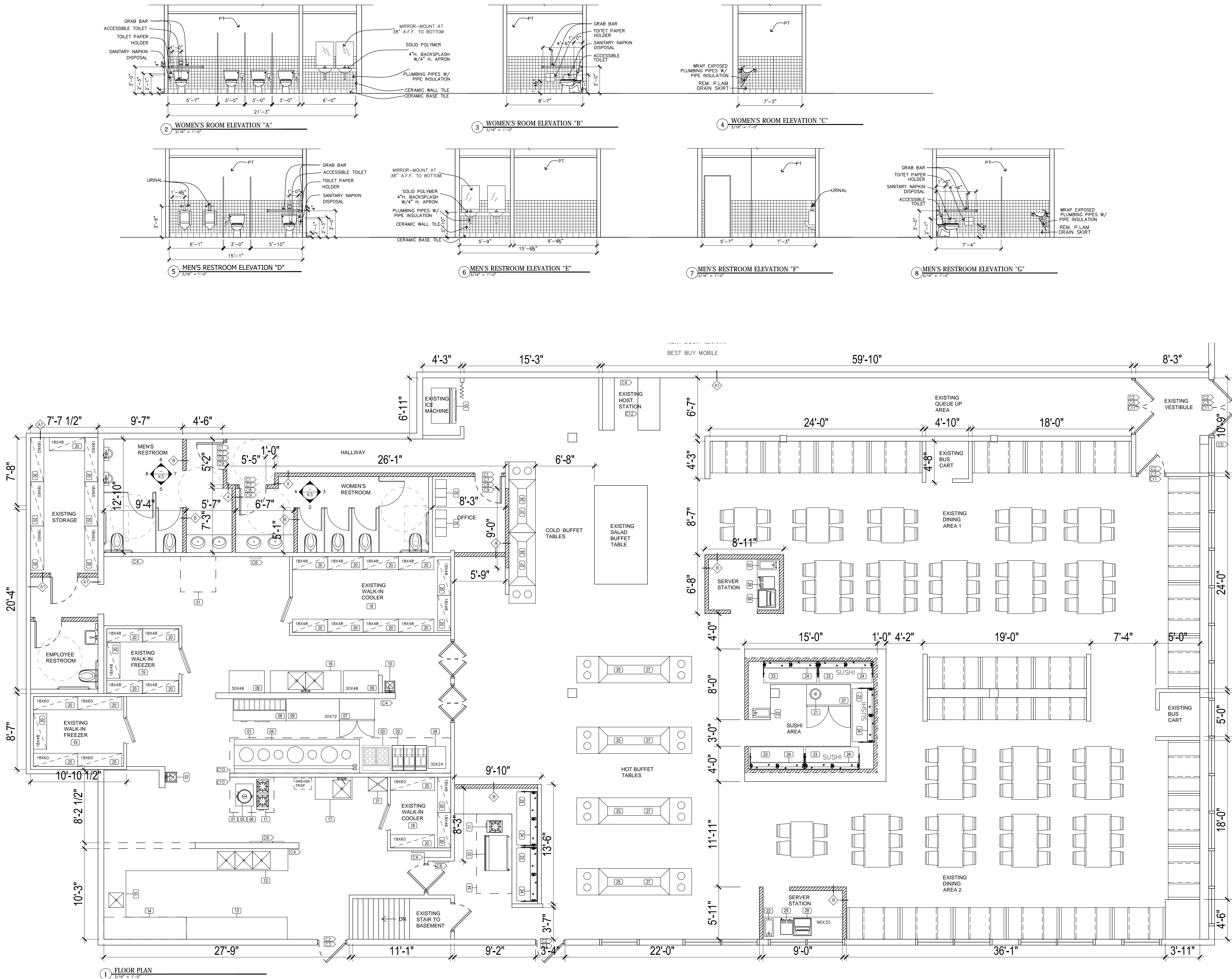
ENGINEERING SURVEYING PLANNING

93-149

8401 73rd Ave. No., Suite 63
Brooklyn Park, MN 55428-1293
Telephone (612) 533-7595
Fax (612) 533-1937

LAKES
BUFFET

9E 66TH STREET
RICHFIELD, MN 55423



REVISION HISTORY

CHAN'S CONSULTING LLC
17993 FULLERTON CT.
LAKEVILLE, MN 55044
TEL: 952-992-0887

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE
NAME: DANIEL J. POLACHEK
DATE: 02/06/2017
REGISTRATION NUMBER: 18040
EMAIL: CHANSCONSULTINGLLC@GMAIL.COM

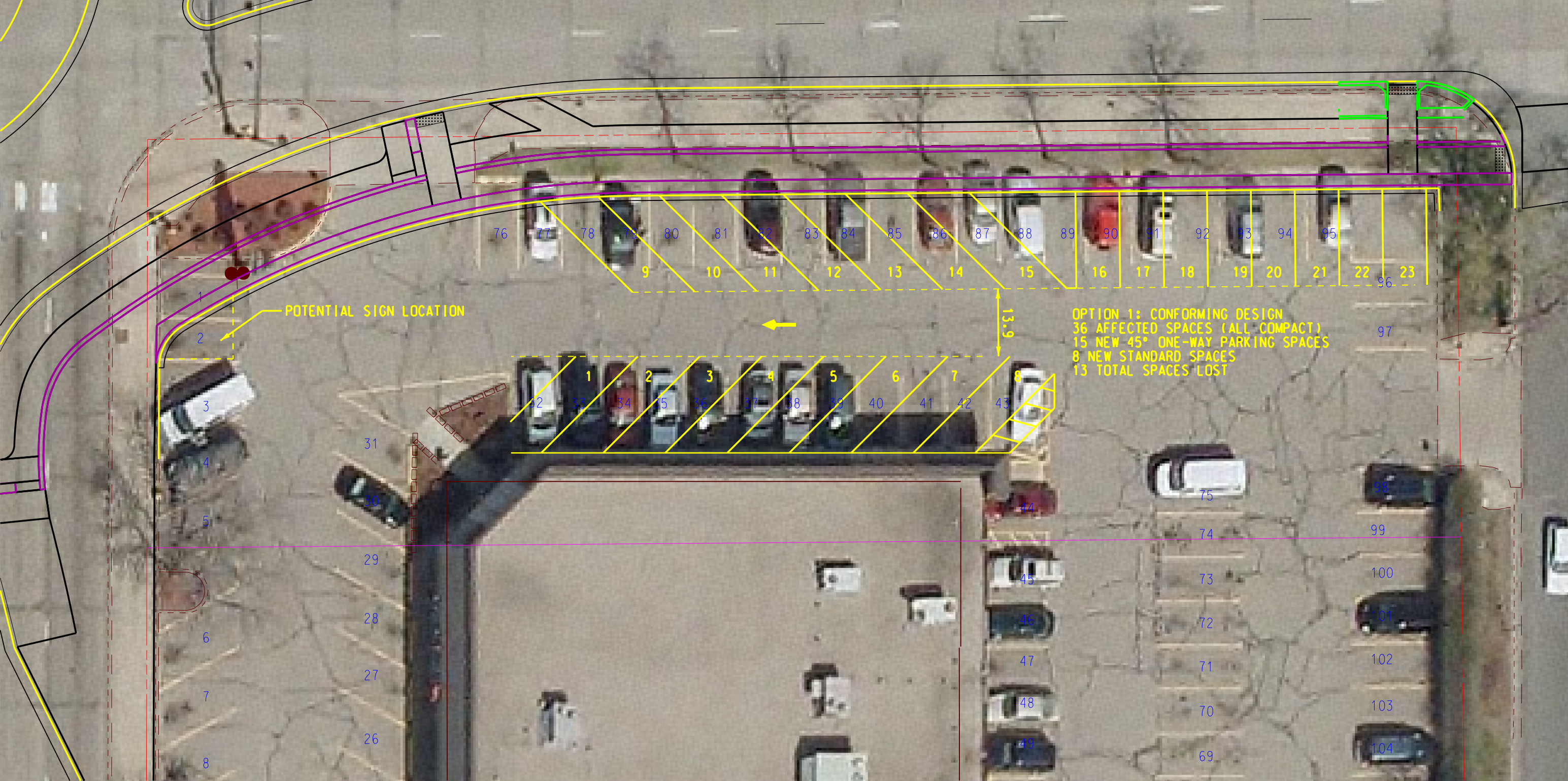
FLOOR PLAN AND
ELEVATIONS

COMM. NO.	17-04
SCALE	3/16" = 1'-0"
DATE	02/06/2017
DRAWN	YF

CD

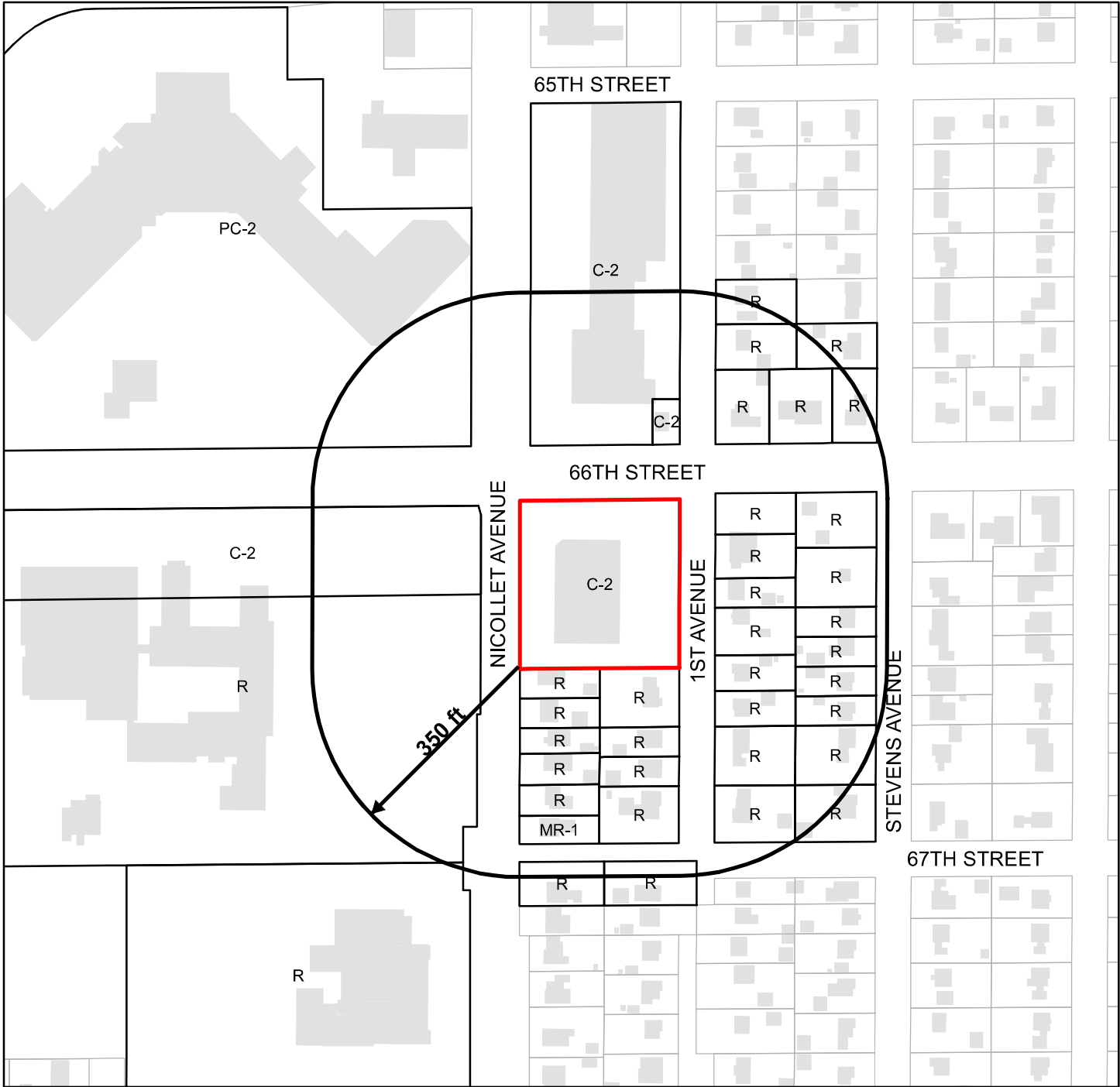
K2

PRELIMINARY LAYOUT OF REVISED PARKING LOT ADJACENT TO 66TH STREET. THIS PLAN IS NOT FINAL OR APPROVED BY CITY STAFF.

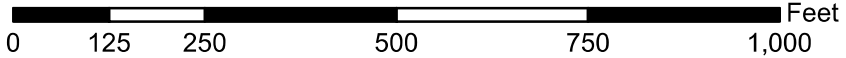


6601 Nicollet Avenue - CUP VAR 4/2017

Surrounding Zoning

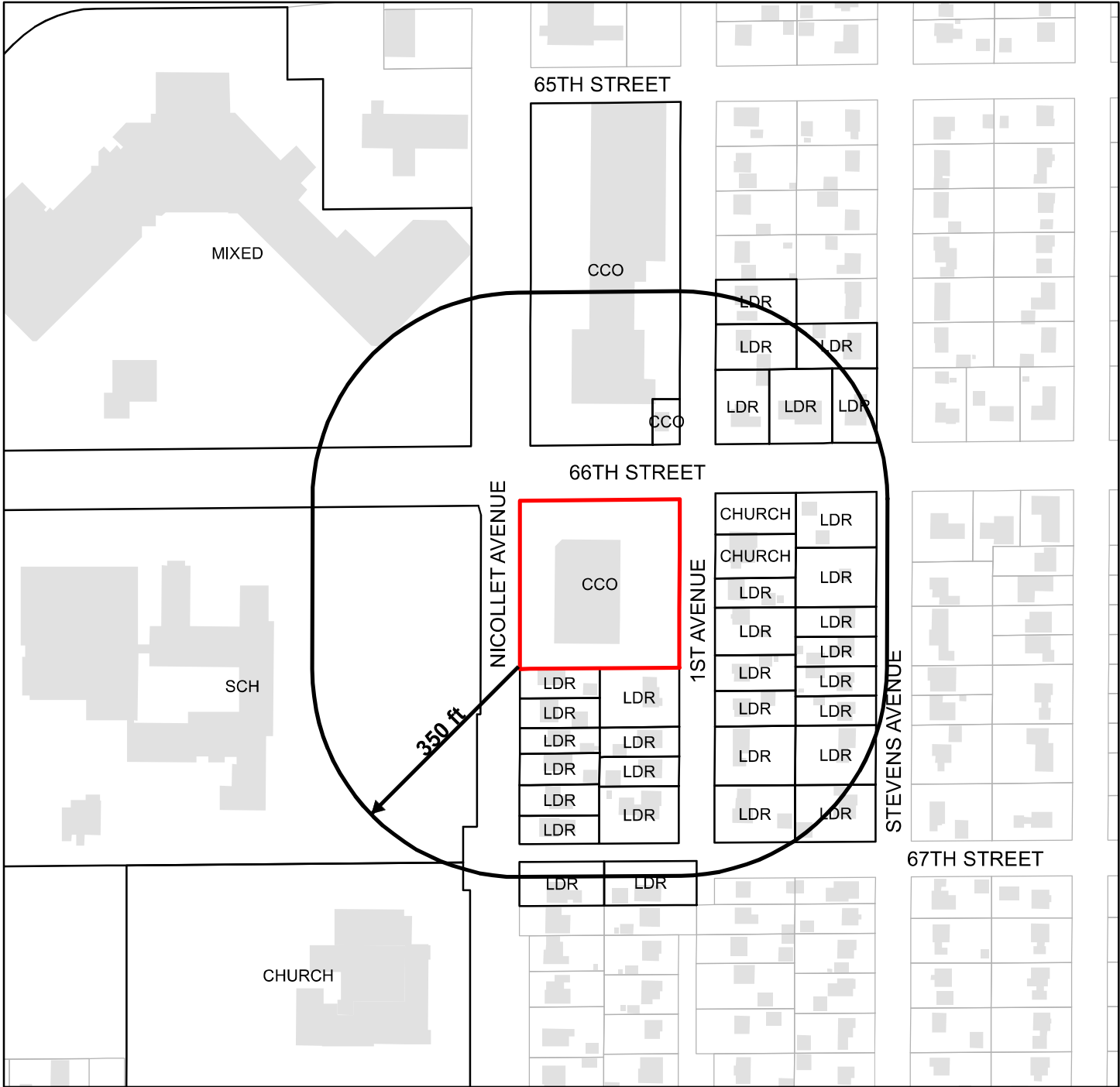


C-2 - General Commercial
PC-2 - Planned General Commercial
R - Single Family Residential
MR-1 - Two Family Residential



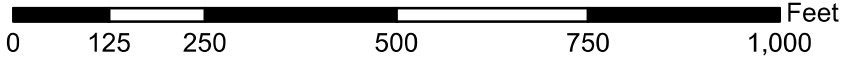
6601 Nicollet Avenue - CUP VAR 4/2017

Surrounding Comprehensive Plan



CCO - Community Commercial / Office

MIXED - Mixed Use
LDR - Low Density Residential
SCH - School





ZONING CASE NO. - 17-RZN-01, 17-CUP-01, 17-FDP-01, 17-PUD-01

PLANNING COMMISSION MEETING

4/24/2017

REPORT PREPARED BY: Melissa Poehlman, City Planner

CITY PLANNER REVIEW: Melissa Poehlman, City Planner
4/20/2017

ITEM FOR COMMISSION CONSIDERATION:

Consider the attached resolution related to approval of a multi-tenant commercial development at 66th Street East, between 16th and 17th Avenues. The proposal would replace four existing single-family homes and eliminate approximately 120 feet of 17th Avenue (in front of 6608 and 6614 - 17th Avenue). This area is currently zoned for commercial development.

EXECUTIVE SUMMARY:

The properties south of 66th Street between 16th and 17th Avenues have been zoned and guided for commercial use since 1968. At work sessions on February 9th, 2016; April 12th, 2016; and January 24th, 2017; Interstate Development (the Developer) presented concept plans to the City Council, Housing and Redevelopment Authority, and Planning Commission for a multi-tenant commercial building on these properties. Based on feedback received at these meetings, the Developer has submitted a plan that includes an attractive building with access and interest along 66th Street, Richfield Parkway, and adjacent to the Three Rivers Regional Trail. Although no tenants have been announced, the Developer has indicated that a coffee tenant would occupy the western-most space with the drive-thru and that negotiations are underway with a smaller restaurant chain that is not currently operating in or near Richfield for the eastern-most space with patio seating. The proposed plans are consistent with all but two Zoning Code requirements.

1. Businesses with drive-thru service are conditionally permitted in this District; however, the proposed drive-thru window is 3 feet closer to the adjacent residential property line than permitted by Code (147 feet vs. 150 feet).
2. The proposed buffer between the parking lot and the adjacent residential property line is 4.5 feet narrower than required (10.5 feet vs. 15 feet). These requirements are intended to protect adjacent residential property owners from nuisances related to headlights and noise. Staff believes that the proposed combination of fencing and landscaping adequately addresses these issues.

Staff received one phone call about the proposal from a resident concerned with additional traffic traveling south on 16th Avenue. A stipulation related to channelization and/or other means of limiting or prohibiting left turns onto 16th Avenue has been included in the attached resolution.

A neighborhood meeting was held on April 20 to discuss the proposal. Based on the outcome of that meeting, the developer may make revisions to their plans or staff may identify additional issues needing to be addressed.

RECOMMENDED ACTION:

By Motion:

- 1) Recommend approval of the rezoning of Lots 1, 2, 3, 14, 15, and 16, Block 1, Cedar Sunrise Addition from General Business (C-2) to Planned General Business (PC-2); and

2) Recommend approval of a Planned Unit Development, Conditional Use Permit, and Final Development Plan for a multi-tenant commercial development to built built on properties legally described at Lots 1, 2, 3, 14, 15, and 16, Block 1, Cedar Sunrise Addition, and adjacent right-of-way.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- The six properties south of 66th Street between 16th Avenue and 17th Avenue have been zoned for commercial development since 1968.
- The properties have been guided for commercial development in the Comprehensive Plan since 1982.
- The construction of the roundabout at Richfield Parkway and 66th Street resulted in the closing of the northern end of 17th Avenue. Redevelopment of this area would eliminate the need for much of this right-of-way and the Developer has requested its vacation. The Public Works Department is supportive of this request.

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

- There are a number of sets of review criteria that apply to this proposal. A full discussion of all requirements is included as an attachment to this report. 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.

C. CRITICAL TIMING ISSUES:

- The Developer planned to meet with neighborhood residents on Thursday, April 20th. Due to the timing of this report, comments received at the meeting are not reflected.
- A complete application was received and the "60-day clock" started on April 10, 2017. The Council must make a decision, or extend the deadline by an additional 60 days, by June 9, 2017.

D. FINANCIAL IMPACT:

- The required application fees have been paid.

E. LEGAL CONSIDERATION:

- Notice of this hearing was mailed to properties within 350 feet of the proposed development and published in the Sun Current Newspaper.
- Other Actions: Tentative Schedule
 - May 9, 2017 - Council: 1st Reading of rezoning.
 - May 15, 2017 - HRA: Public Hearing to consider sale of 6608 - 17th Avenue South and remnant parcels to Interstate Partners LLC.
 - May 23, 2017
 - Council: 2nd Reading of rezoning and consideration of Final Development Plans.
 - Council: Public Hearing to consider plat and 1st reading of ordinance adjacent right-of-way
 - June 13, 2017 - Council: Public Hearing and 2nd Reading of ordinance vacating adjacent right-of-way.

ALTERNATIVE RECOMMENDATION(S):

- Recommend approval of the proposed ordinance amendment and site plans with additional and/or modified conditions.
- Recommend denial of the proposed ordinance amendment and site plans with findings that detail how the proposal does not meet City requirements.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Lonnie Provencher, Interstate Development

ATTACHMENTS:

Description	Type
Ordinance	Ordinance

- ▣ Resolution
- ▣ Required Findings
- ▣ Proposed Plans
- ▣ Planning & Zoning Maps

Resolution Letter
Exhibit
Exhibit
Exhibit

ORDINANCE NO. _____

**AN ORDINANCE RELATING TO ZONING;
AMENDING APPENDIX I TO THE RICHFIELD CITY
CODE BY REZONING
LOTS 1-3 AND 14-16, BLOCK 1, CEDAR SUNRISE
ADDITION AS PLANNED GENERAL BUSINESS
(PC-2)**

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Section 3, Paragraph (75) of Appendix I of the Richfield Zoning Code is amended to read as follows:

(75) M-9 (15th to Cedar 16th Avenue and East 66th Street). That area lying between the center lines of 15th and a line 33 feet east of the center line of Cedar Avenue 16th Avenues, and between the center line of 66th Street and a line distant 250 feet southerly thereof and parallel thereto; except that area where zone PC-2 (5) overlaps with said zone in the block bounded by Cedar and 18th Avenues and by 66th and 67th Streets.

Sec. 2. Section 3, of Appendix I of the Richfield Zoning Code is amended by adding new Paragraphs (93) and (94) as follows:

(93) M-9 (17th Avenue/Richfield Parkway to 18th Avenue, South of 66th). Lots 1-3 and 14-16, Block 2, Wexlers Addn.

(94) M-9 (18th Avenue to Cedar Avenue, South of 66th). That area lying between the center lines of 18th Avenue and a line 33 feet east of the center line of Cedar Avenue, and between the center line of 66th Street and a line distant 250 feet southerly thereof and parallel thereto; except that area where zone PC-2 (5) overlaps with said zone.

Sec. 3. Section 7, of Appendix I of the Richfield Zoning Code is amended by adding new Paragraph (13) as follows:

(13) M-9 (16th to 17th Avenue, South of 66th). Lot 1, Block 1, Plaza 66 in Richfield Addition.

Sec. 4. This ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN
AND CONDITIONAL USE PERMIT
FOR A PLANNED UNIT DEVELOPMENT
TO BE BUILT AT APPROXIMATELY
66TH STREET AND 16TH AVENUE**

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 multi-tenant commercial building on properties currently addressed as 6601 – 16th Ave., 6609 – 16th Ave., 6615 – 16th Ave., 6600 – 17th Ave., 6608 – 17th Ave., and 6614 – 17th Ave., and adjacent vacated right-of-way. The property is legally described as:

Lots 1-3 and 14-16, Block 1, Cedar Sunrise Addition, Hennepin County, Minnesota; and

That part of vacated 17th Avenue South described as follows:

Beginning at the northeast corner of Block 1, CEDAR-SUNRISE ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota; thence on an assumed bearing of South 00 degrees 06 minutes 08 seconds East, along the west line of said vacated 17th Avenue South, a distance of 200.47 feet to the southeast corner of Lot 3 of said Block 1; thence North 89 degrees 57 minutes 16 seconds East, along the easterly prolongation of the south line of said Lot 3, a distance of 60.00 feet to the intersection of the easterly prolongation of the south line of said Lot 3 with the east line of said vacated 17th Avenue South; thence North 00 degrees 06 minutes 08 seconds West, along said east line of vacated 17th Avenue South, a distance of 73.86 feet; thence North 25 degrees 26 minutes 49 seconds West a distance of 140.17 feet to the point of beginning.

WHEREAS, the Planning Commission of the City of Richfield held a public hearing and recommended approval of the requested final development plan and conditional use permit at its April 24, 2017 meeting; and

WHEREAS, notice of the public hearing was mailed to properties within 350 feet of the subject property on April 11, 2017 and published in the Sun-Current on February April 13, 2017; and

WHEREAS, the requested 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 multi-tenant commercial 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:
 - A recorded copy of the approved resolution must be submitted to the City prior to the issuance of a building permit.
 - The property must be platted and the plat recorded prior the issuance of a certificate of occupancy.
 - The Developer must continue to work with Community Development and other City staff to finalize the following items. Items must be approved by Community Development prior to the issuance of a building permit.
 - The sidewalk connection directly to the north side door of the full-service restaurant space is required. Continue to discuss landscape, hardscape, and fencing in this area.
 - Continue to discuss direct sidewalk connection from east patio to parking lot.
 - Continue to discuss final location of transformer and required screening and/or artistic treatment.
 - Coordinate public art, decorative bike racks, and artistic wrap on transformer with City staff.
 - Plans must be revised to limit or prohibit left turns from development onto 16th Avenue.
 - Odor control systems are required to mitigate cooking odors in accordance with City Code Subsection 544.27.
 - Separate sign permits are required.
 - 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.
 - The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee

Report dated April 3, 2017 and compliance with all other City and State regulations.

- 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.
 - 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 24th day of May, 2017.

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

Required Findings

Part 1: 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.* The City's Comprehensive Plan has designated these parcels as a spot for Community Commercial Business since 1982. In 2011, the City and Hennepin County developed a revitalization plan for the East 66th Street Corridor (66th Street Corridor Revitalization Plan). The Plan identified this southwest corner of the roundabout as a potential area of change, even leaving open the possibility for regional commercial development on a portion of this site. The plans are consistent with City plans that have been in place for many years.
2. *The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries.* This requirement is met. Drive-thru traffic is limited, pedestrian connections to 66th Street are strong, and bicycle parking is provided throughout the development.
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 C-2 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 site and the conditions of the resolution are designed to minimize any potential negative impacts on neighboring properties. Exiting the development through the neighborhood would be much slower than exiting via 66th Street or Richfield Parkway; however, increased traffic by residents of the neighborhood to the south coming to or leaving from the development could increase traffic on 16th Avenue. Options to limit left turns from the development onto 16th Avenue include channelization and signage within the driveway apron or modifications to the right-of-way itself. City staff will discuss options with the neighborhood, as some options could limit desired movements by residents.
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 2: All uses are conditional uses in the PC-2 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 General Business District and the underlying General Business Districts.
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 City performance standards. Deviation from Code requirements is requested as follows:
 - Parking lot setback – The applicant has proposed a 10.5-ft. setback from the south 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. The proposed buffer provides 100% screening of the parking lot through a combination of fencing and landscaping. The buffer area is large enough to support the plants selected and will provide an attractive barrier between the development and the homes to the south.
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.

Client
**INTERSTATE
DEVELOPMENT**

6390 CARLSON DRIVE
EDEN PRAIRIE, MN 55346

Project
PLAZA 66

Location
RICHFIELD, MN

SW of 66TH ST E AND 17TH AVE S

Certification

PRELIMINARY

Summary

Designed: EAV Drawn: JMW
Approved: MGB Book / Page:
Phase: PRELIMINARY Initial Issue: 03/20/2017

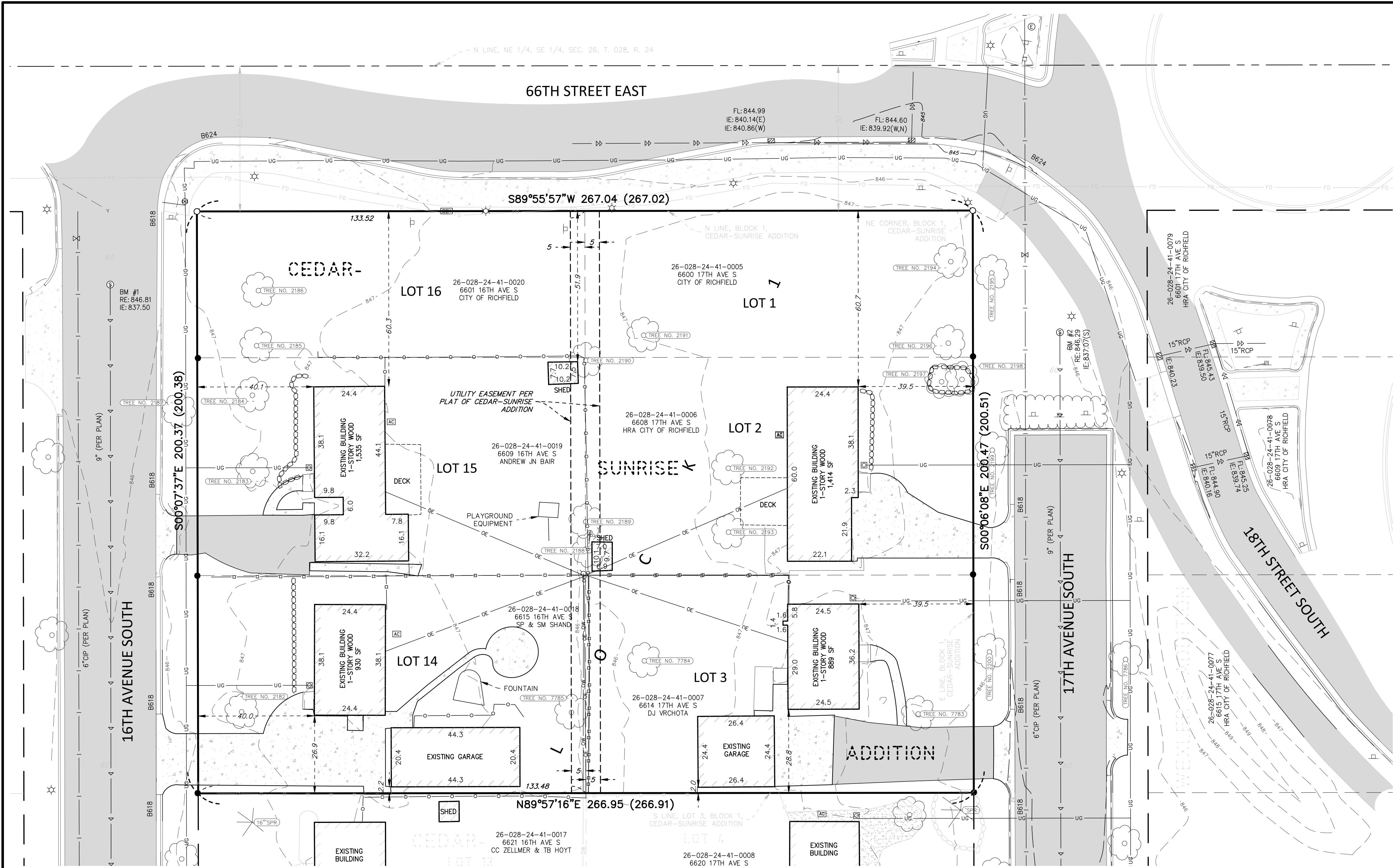
Revision History

No.	Date By	Submittal / Revision
03/20/17	City Submittal	
04/10/17	Revised City Submittal	

Sheet Title
**EXISTING
CONDITIONS**

Sheet No. Revision
C2.01

Project No. 20706



LEGEND

- | | | |
|--------------------------------|----------------------------|-----------------------|
| ● FOUND MONUMENT | — I — WATERMAIN | --- EASEMENT LINE |
| ○ SET MONUMENT MARKED LS 47481 | — S — SANITARY SEWER | --- SETBACK LINE |
| ⊠ ELECTRIC METER | — S — STORM SEWER | --- RESTRICTED ACCESS |
| ★ LIGHT | — S — FLARED END SECTION | — CONCRETE CURB |
| ⊠ AIR CONDITIONER | — S — ELECTRIC TRANSFORMER | — BUILDING LINE |
| — GUY ANCHOR | — S — TELEPHONE PEDESTAL | — BUILDING CANOPY |
| ⊠ HANDICAP STALL | — S — GAS METER | — BITUMINOUS SURFACE |
| ⊠ UTILITY POLE | — S — OVERHEAD WIRE | — CONCRETE SURFACE |
| ⊠ POST | — S — CHAIN LINK FENCE | — LANDSCAPE SURFACE |
| ⊠ SIGN | — S — IRON FENCE | — DECIDUOUS TREE |
| | — S — WIRE FENCE | — CONIFEROUS TREE |
| | — S — WOOD FENCE | |

DESCRIPTION

Lots 1, 2, 3, 14, 15, and 16, Block 1, CEDAR-SUNRISE ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota

TOGETHER WITH

That part of vacated 17th Avenue South described as follows:

Beginning at the northeast corner of Block 1, CEDAR-SUNRISE ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota; thence on an assumed bearing of South 00 degrees 06 minutes 08 seconds East, along the west line of said vacated 17th Avenue South, a distance of 200.47 feet to the southeast corner of Lot 3 of said Block 1; thence North 89 degrees 57 minutes 16 seconds East, along the easterly prolongation of the south line of said Lot 3, a distance of 60.00 feet to the intersection of the easterly prolongation of the south line of said Lot 3 with the east line of said vacated 17th Avenue South; thence North 00 degrees 06 minutes 08 seconds West, along said east line of vacated 17th Avenue South, a distance of 73.86 feet; thence North 25 degrees 26 minutes 49 seconds West a distance of 140.17 feet to the point of beginning.

PROPERTY SUMMARY

- Subject property's addresses and property identification numbers are shown on the survey.
- The gross area of the subject property and area of proposed Lot 1, Block 1 is 1.417 Acres or 61,742 Square Feet.
- The subject property is zoned C-2, General Commercial, per City of Richfield zoning map dated 04/2016.

BENCHMARKS

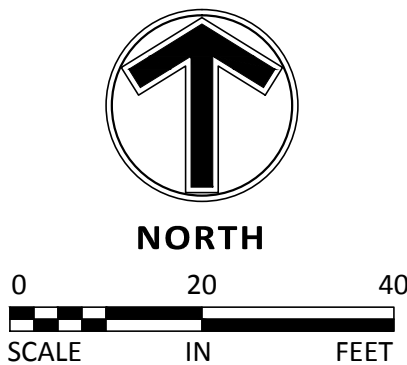
- The vertical datum is based on NAVD88. The originating bench marks are 2785 D and BR 7269 SE, both referenced from the MnDOT Geodetic Database.

BENCHMARK #1
Sanitary sewer manhole rim elevation at northwest corner of property. Elev.=846.81

BENCHMARK #2
Sanitary sewer manhole rim elevation at northeast corner of property. Elev.=846.29

SURVEY NOTES

- The bearing system for this survey is based on the north line of Block 1, CEDAR-SUNRISE ADDITION having an assumed bearing of South 89 degrees 55 minutes 57 seconds West.
- A Gopher State One Call (GSOC) request was placed on 02/16/2017, under Ticket Number 170470481 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as 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. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
- Field work was completed on 02/23/2017.
- The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.



IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

[illegible]

LOT 1
BLOCK 1

16TH AVENUE SOUTH

18TH STREET SOUTH

PROPOSED ROAD

N00°06'08"W 73.86

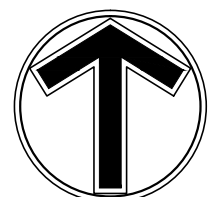
N89°57'16"E 326.95

PROPERTY LIMIT			STANDARD DUTY ASPHALT PAVING	
CURB & GUTTER			CONCRETE PAVING	
EASEMENT			EXISTING BITUMINOUS TRAIL	
BUILDING				
RETAINING WALL				
WETLAND LIMITS				
TREELINE				
SAWCUT LINE				
SIGN				
PIPE BOLLARD				
NUMBER OF PARKING STALLS PER ROW				
KEY NOTE				

AREA		
EXISTING SITE AREA	53,512 SF	1.23 AC
VACATED CITY ROW	8,230 SF	0.19 AC
TOTAL CITY AREA	61,742 SF	1.42 AC
SETBACKS		
FRONT YARD		PUD
REAR YARD		PUD
SIDE YARD		PUD
ZONING		
EXISTING ZONING		XXX
PROPOSED ZONING		PUD
<u>BUILDING REQUIREMENTS</u>		
9'0" 90" STALLS	69 STALLS	
ADA STALLS	3 STALLS	

1. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
2. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
4. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
5. ALL PARKING STALLS TO BE 9' IN WIDTH AND 19' IN LENGTH UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
7. SEE ARCHITECTURAL PLANS FOR LIGHT POLE FOUNDATION DETAIL AND FOR EXACT LOCATIONS OF LIGHT POLE.
8. REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
9. ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS ISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
10. "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.

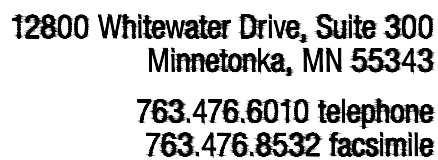
- A. BUILDING, STOOPS, STAIRS (SEE ARCHITECTURAL PLANS)
- B. 8-612 CONCRETE CURB AND GUTTER
- C. 8-618 CONCRETE CURB AND GUTTER
- D. INTERIOR TRASH AREA (SEE ARCHITECTURAL PLANS)
- E. FLAT CURB SECTION
- F. COORDINATE SIGN RELOCATION WITH HENNEPIN COUNTY
- G. ACCESSIBLE RAMP (DESIGN PER CITY STANDARDS)
- H. TRANSFORMER PAD (FINAL LOCATION & SIZE TO BE DETERMINED)
- I. CURB TRANSITION
- J. ACCESSIBLE SIGNAGE
- K. INTEGRAL CURB & SIDEWALK
- L. CONCRETE PATIO (SEE ARCHITECTURAL PLANS)
- M. PATIO FENCE (DESIGN BY OTHERS)
- N. LIGHT POLE (DESIGN BY OTHERS)
- O. (2) 6" RISERS W/ 12" TREAD (RAILING DESIGN BY OTHERS)
- P. MENU BOARD (SEE ARCHITECTURAL PLANS)



NORTH

0 20 40

SCALE IN FEET



Client
INTERSTATE
DEVELOPMENT

**Project
PLAZA 66**

Location
RICHFIELD, MN

SW of 66TH ST E AND 17TH AVE S

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 professional ENGINEER under the laws of the state of Minnesota.

Michael C. Sullivan
Registration No. 50860 Date: 03/20/2017

If applicable, contact us for a wet signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

Designed: EAV Drawn: JMW
Approved: MGB Book / Page:
Phase: PRELIMINARY Initial Issue: 03/20/2017

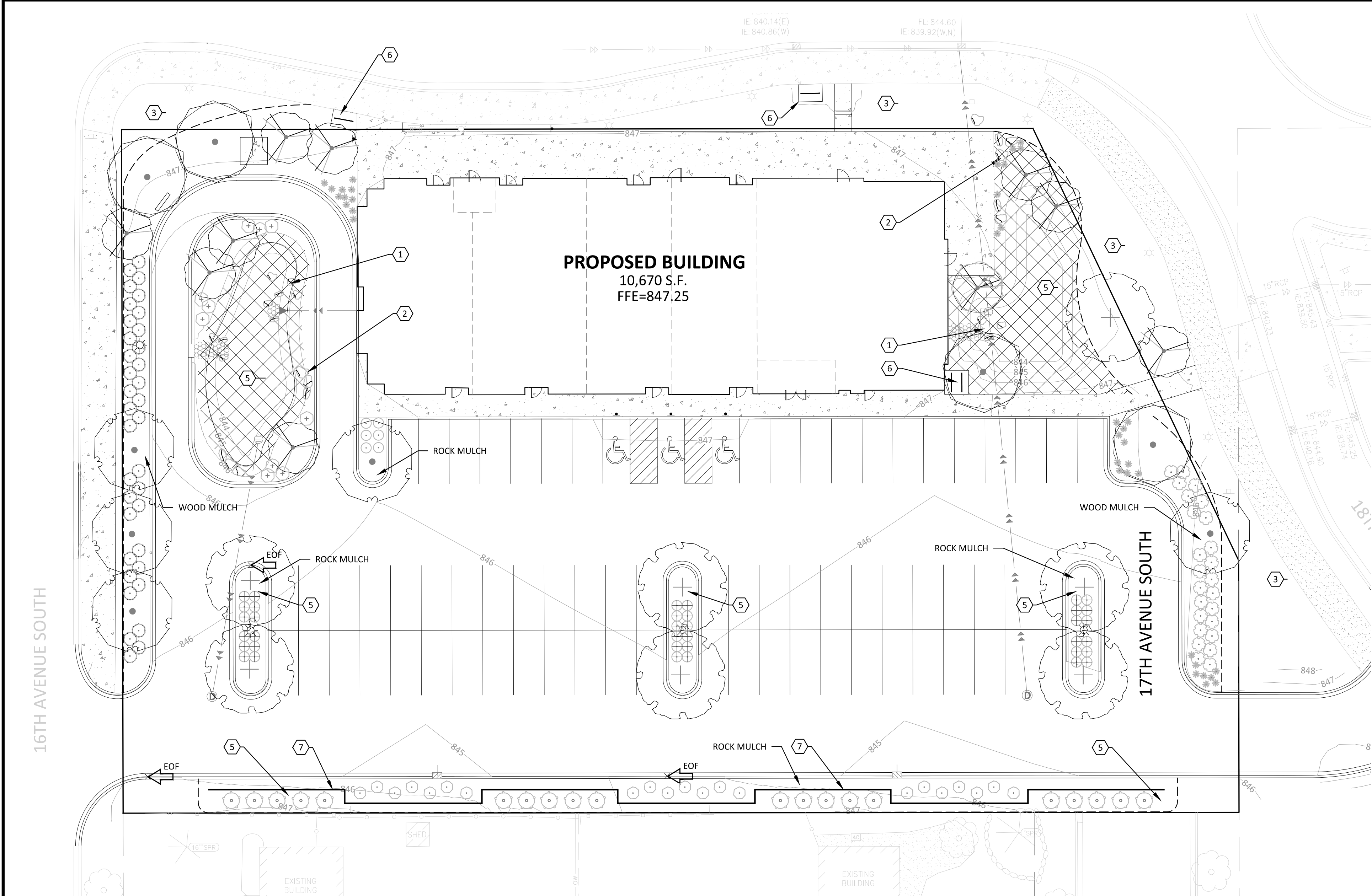
No.	Date By	Submittal / Revision
03/20/17		City Submittal
04/10/17		Revised City Submittal

Sheet Title

SITE PLAN

Sheet No. Revision
C3.01

Project No. 20706



LANDSCAPE LEGEND

- 1 RIVER ROCK BOULDERS 6"-12" (10) AT EACH CUB INLET AND PIPE OUTLET
- 2 RIVER ROCK BOULDERS 18"-36" (7) PLACED AROUND CURB
- 3 SOD - ALL SOD TO BE IRRIGATED
- 4 - - - - STEEL EDGER
- 5 1.5" RIVER ROCK PER CIVIL DETAIL
- 6 BIKE RACK (4) - DERO - BIKE BIKE RACK
- 7 CEDAR FENCE 6' HEIGHT, OPAQUE

CITY LANDSCAPE CODE

LIST CODE HERE

PLANT TYPE	REQUIRED	PROVIDED
DEVELOPABLE AREA REQUIREMENT	= 24	
INTERIOR PLANTING ISLAND	= 4	
PERIMETER PLANTINGS	= 8	
TOTAL PLANTINGS	36	
OVER STORY TREES		16
EVERGREEN TREES		10
ORNAMENTAL TREES		0
		26

PLANT SCHEDULE

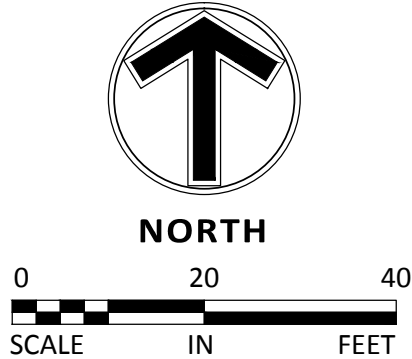
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Quercus bicolor / Swamp White Oak	B & B	2.5"Cal	7
	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5"Cal	5
	Ulmus americana 'Princeton' / American Elm	B & B	2.5"Cal	4
ORN. TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	2"Cal	9
	Syringa reticulata / Japanese Tree Lilac	B & B	2"Cal	1
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT		QTY
	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	5 gal		36
	Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood	5 gal		10
	Diervilla lonicera / Dwarf Bush Honeysuckle	5 gal		36
	Hydrangea paniculata 'Jane' / Little Lime Hydrangea	5 gal		21
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		25
	Spiraea betulifolia 'Tor' / Birchleaf Spirea	5 gal		6
	Syringa x 'Bloomerang' / Lilac	5 gal		20
PERENNIALS	BOTANICAL NAME / COMMON NAME	CONT		QTY
	Heemerocallis x 'Baja' / Baja Daylily	1 gal		37

ALL PLANTINGS TO BE IRRIGATED WITH DRIP SYSTEM PER SPECIFICATION

TREE REMOVAL/PRESERVATION

*REFER TO SHEET C2.01 (EXISTING CONDITIONS) FOR EXISTING TREE TAG LOCATIONS

Tree Tag List		
Tree Number	Size	Tree Name
2182	37	Maple - Silver (acer saccharinum)
2183	13	Maple - Sugar (Acer saccharum)
2184	30	Maple - Silver (acer saccharinum)
2185	32	Maple - Silver (acer saccharinum)
2186	25	Maple - Silver (acer saccharinum)
2187	6	Ash - Green (Fraxinus pennsylvanica)
2188	5	Ash - Green (Fraxinus pennsylvanica)
2189	9	Box Elder (Acer negundo)
2190	7	Box Elder (Acer negundo)
2191	15	Crab Apple (Malus spp.)
2192	27	Ash - Green (Fraxinus pennsylvanica)
2193	34	Maple - Silver (acer saccharinum)
2194	9	Crab Apple (Malus spp.)
2195	19	Ash - Green (Fraxinus pennsylvanica)
2196	14	Birch - Paper (Betula papyrifera)
2197	13, 40'	Fir - Balsam (Abies balsamea)
2198	13, 40'	Fir - Balsam (Abies balsamea)
2199	29	Ash - Green (Fraxinus pennsylvanica)
2200	3	Oak - White (Quercus alba)
7783	26	Maple - Sugar (Acer saccharum)
7784	12	Oak - Red (Quercus rubra)
7785	12, 40'	Fir - Balsam (Abies balsamea)
7786	22	Ash - Green (Fraxinus pennsylvanica)



Client
INTERSTATE
DEVELOPMENT

6390 CARLSON DRIVE
EDEN PRAIRIE, MN 55346

Project
PLAZA 66

Location
RICHFIELD, MN

SW of 66TH ST E AND 17TH AVE S

Certification

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

William L. Levey
Registered Professional Landscape Architect No. 40252 Date: 03/20/2017

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek, Minnetonka, MN office.

Summary

Designed: EAV Drawn: JMW
Approved: MGB Book / Page:
Phase: PRELIMINARY Initial Issue: 03/20/2017

Revision History

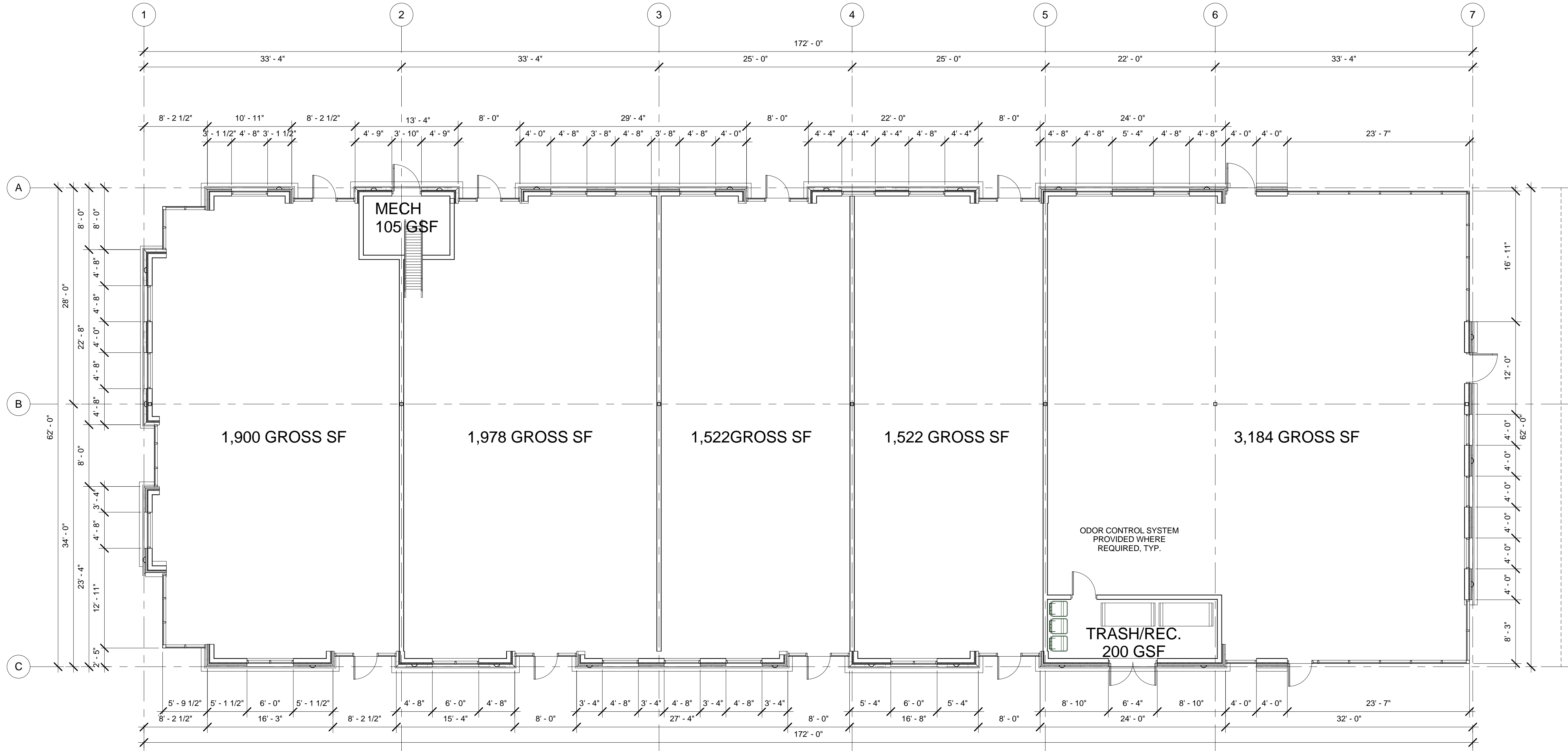
No.	Date By	Submittal / Revision
03/20/17		City Submittal
04/10/17		Revised City Submittal

Sheet Title
LANDSCAPE
PLAN

Sheet No. Revision

L1.01

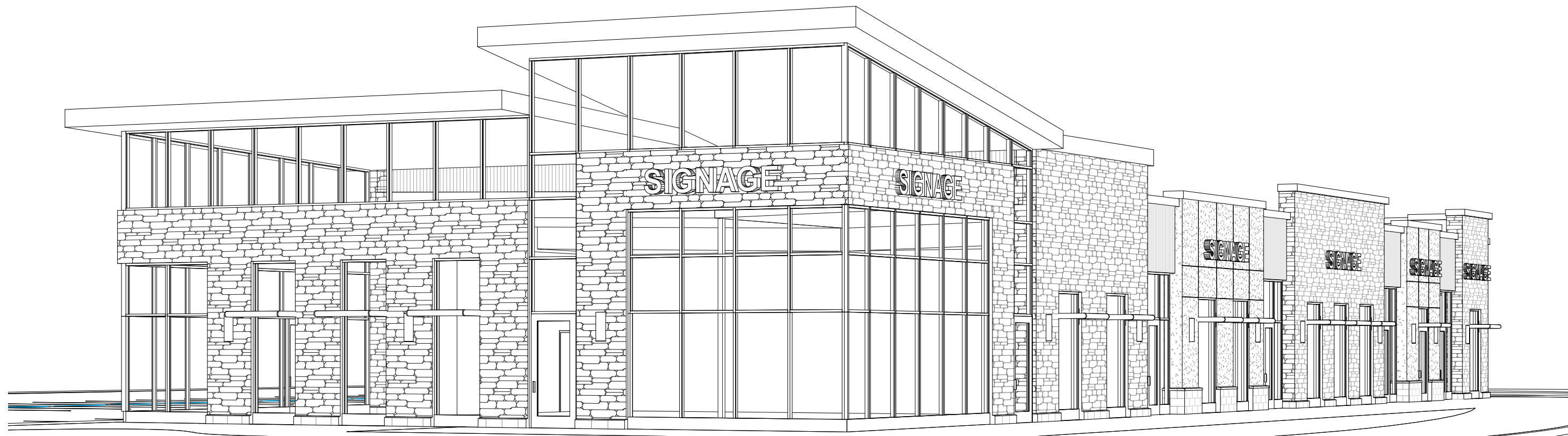
Project No. 20706



H1 FLOOR PLAN - LEVEL 1
1/8" = 1'-0"



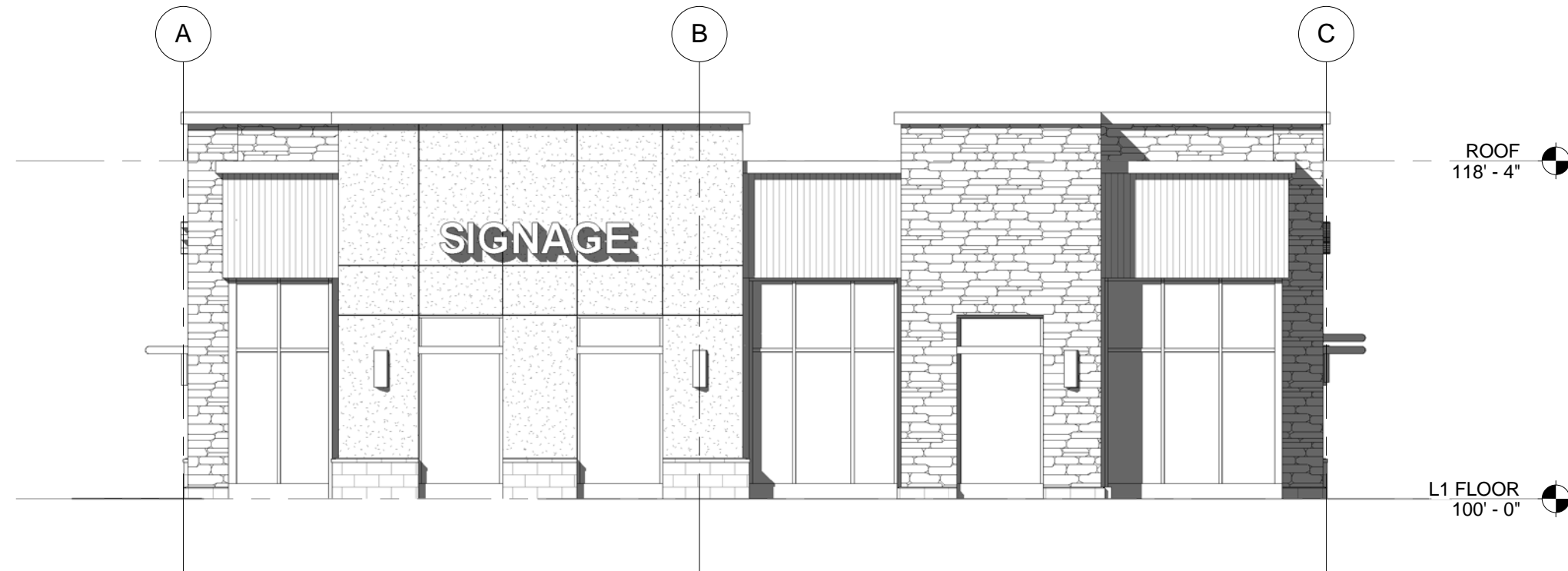
B4 VIEW FROM NW



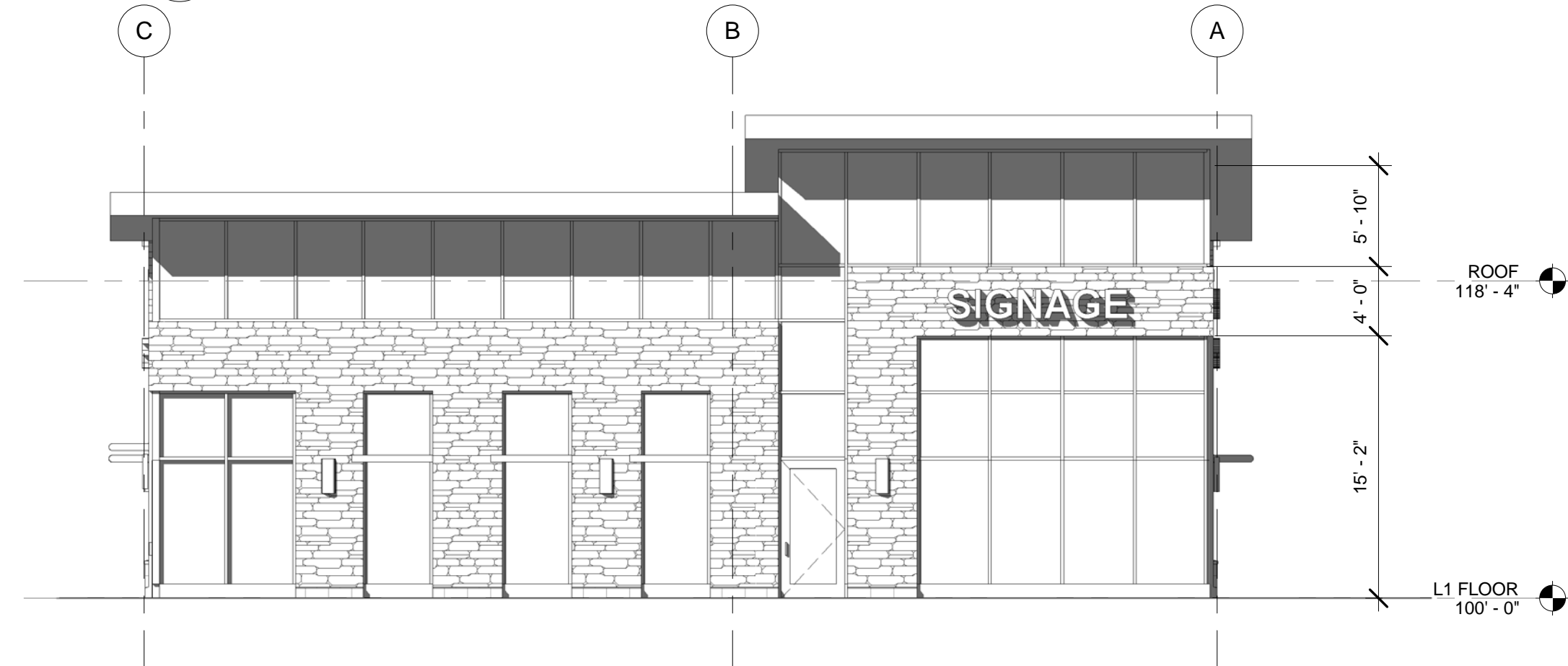
A4 VIEW FROM NE



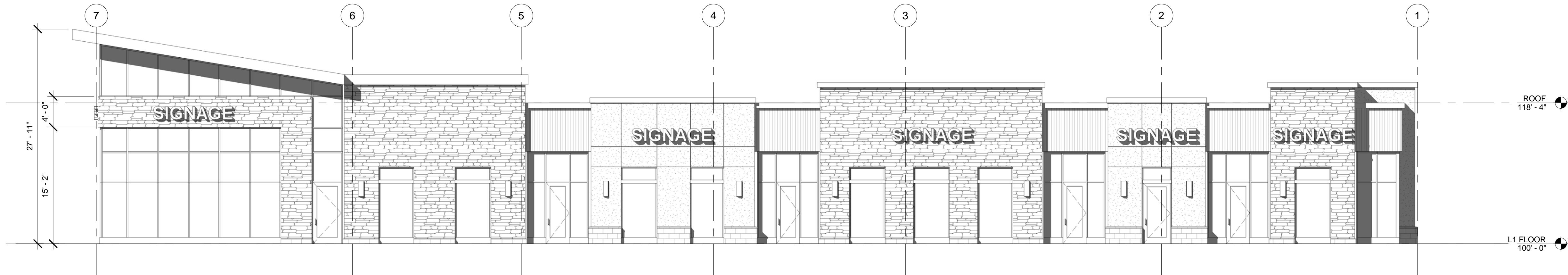
C2 VIEW FROM SW



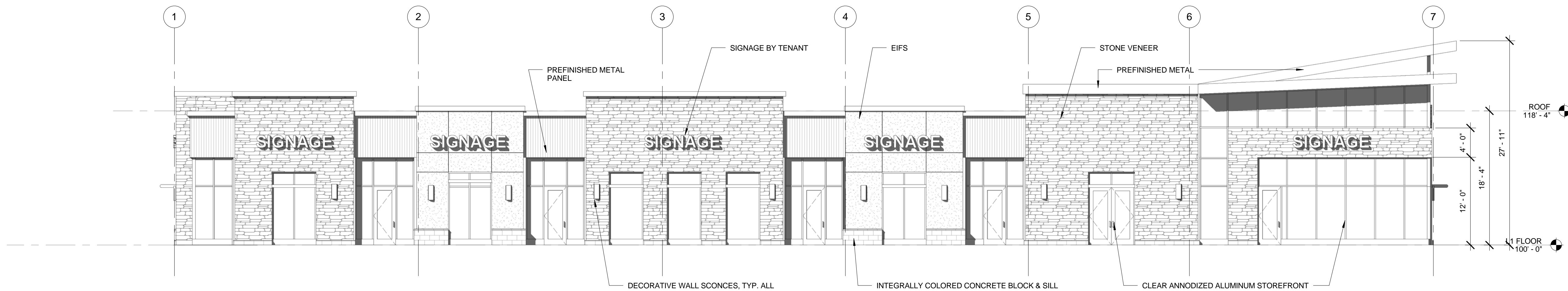
B3 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



A3 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



B1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



A1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



PLAZA 66

Richfield, Minnesota

4-10-2017

Northeast Perspective

16-110



PLAZA 66

Richfield, Minnesota

4-10- 2017

Northwest Perspective

16-110



PLAZA 66

Richfield, Minnesota

4-10- 2017

Southeast Perspective

16-110



PLAZA 66

Richfield, Minnesota

4-10- 2017

Southwest Perspective

16-110

PLAZA 66 IN RICHFIELD

C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Interstate Industrial, LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lots 1, 2, 3, 14, 15, and 16, Block 1, CEDAR-SUNRISE ADDITION

TOGETHER WITH

That part of vacated 17th Avenue South described as follows:

Beginning at the northeast corner of Block 1, CEDAR-SUNRISE ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota; thence on an assumed bearing of South 00 degrees 06 minutes 08 seconds East, along the west line of said vacated 17th Avenue South, a distance of 200.47 feet to the southeast corner of Lot 3 of said Block 1; thence North 89 degrees 57 minutes 16 seconds East, along the easterly prolongation of the south line of said Lot 3, a distance of 60.00 feet to the intersection of the easterly prolongation of the south line of said Lot 3 with the east line of said vacated 17th Avenue South; thence North 00 degrees 06 minutes 08 seconds West, along said east line of vacated 17th Avenue South, a distance of 73.86 feet; thence North 25 degrees 26 minutes 49 seconds West a distance of 140.17 feet to the point of beginning.

Has caused the same to be surveyed and platted as PLAZA 66 IN RICHFIELD, and does hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Interstate Industrial, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

SIGNED: Interstate Industrial, LLC

By: _____, as _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____, as _____ of Interstate Industrial, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, _____
My Commission Expires _____ Notary Printed Name

I, Rick M. Blom, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Rick M. Blom, Licensed Land Surveyor,
Minnesota License No. 21729

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by
Rick M. Blom, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota
My Commission Expires _____ Notary Printed Name

RICHFIELD, MINNESOTA

This plat of PLAZA 66 IN RICHFIELD was approved and accepted by the City Council of Richfield, Minnesota, at a regular meeting thereof held this ____ day of _____, 20__. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30-day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

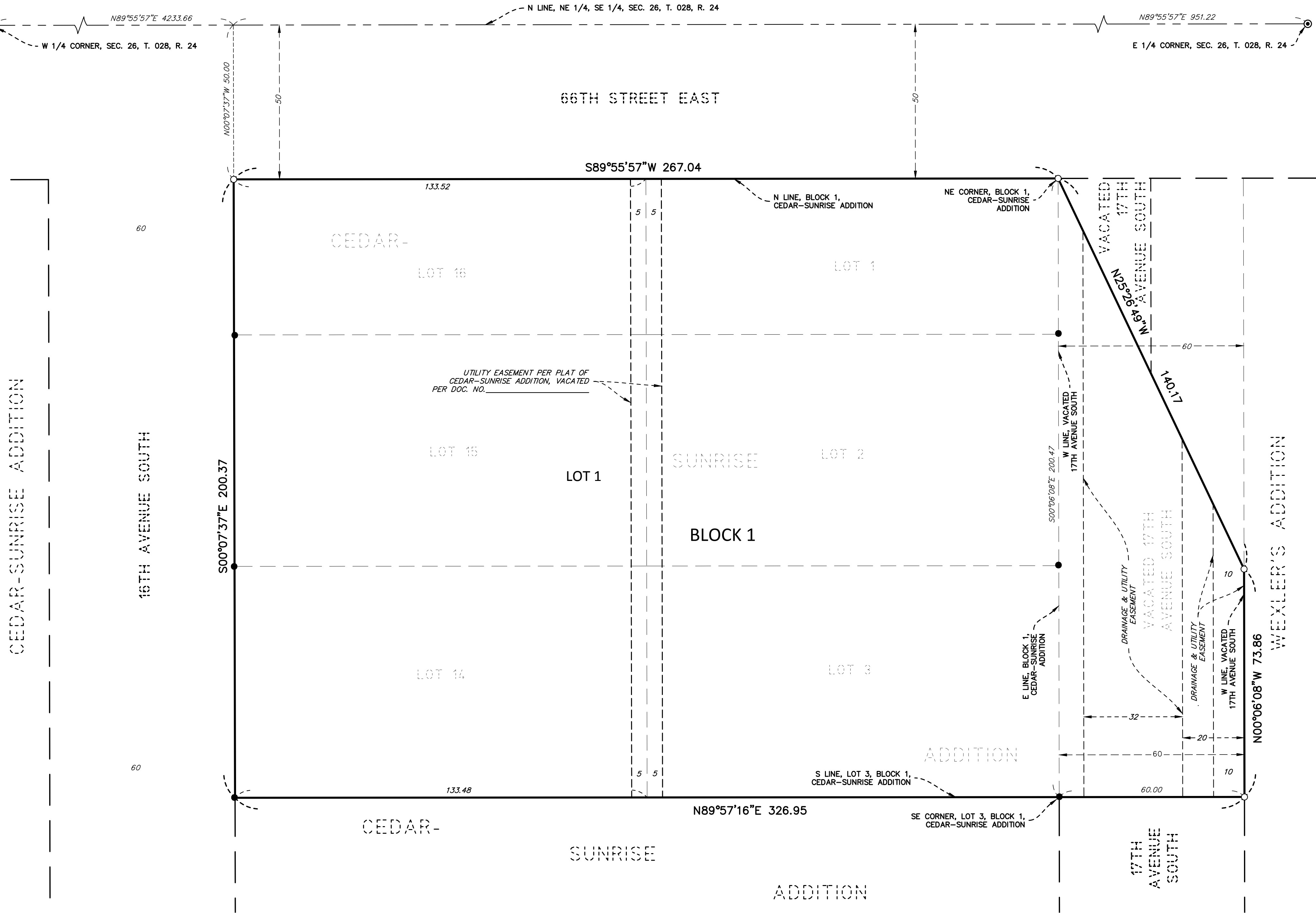
City Council, Richfield, Minnesota

By: _____ Mayor By: _____ Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20__ and prior years have been paid for land described on this plat, dated this ____ day of _____, 20__.

Mark V. Chapin, County Auditor By: _____, Deputy



SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this ____ day of _____, 20__.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of PLAZA 66 IN RICHFIELD was recorded in this office this ____ day of _____, 20__, at ____ o'clock ____ .M.

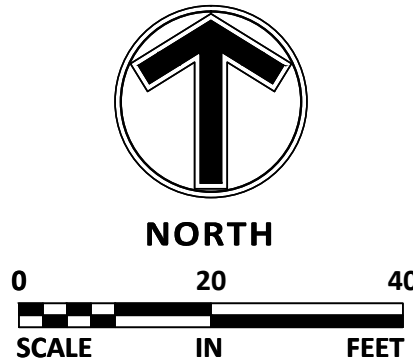
Martin McCormick, County Recorder By: _____, Deputy

○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 21729.

● DENOTES 1/2 INCH PINCHED TOP IRON MONUMENT FOUND, UNLESS OTHERWISE NOTED.

◎ DENOTES FOUND HENNEPIN COUNTY CAST IRON MONUMENT, UNLESS OTHERWISE NOTED.

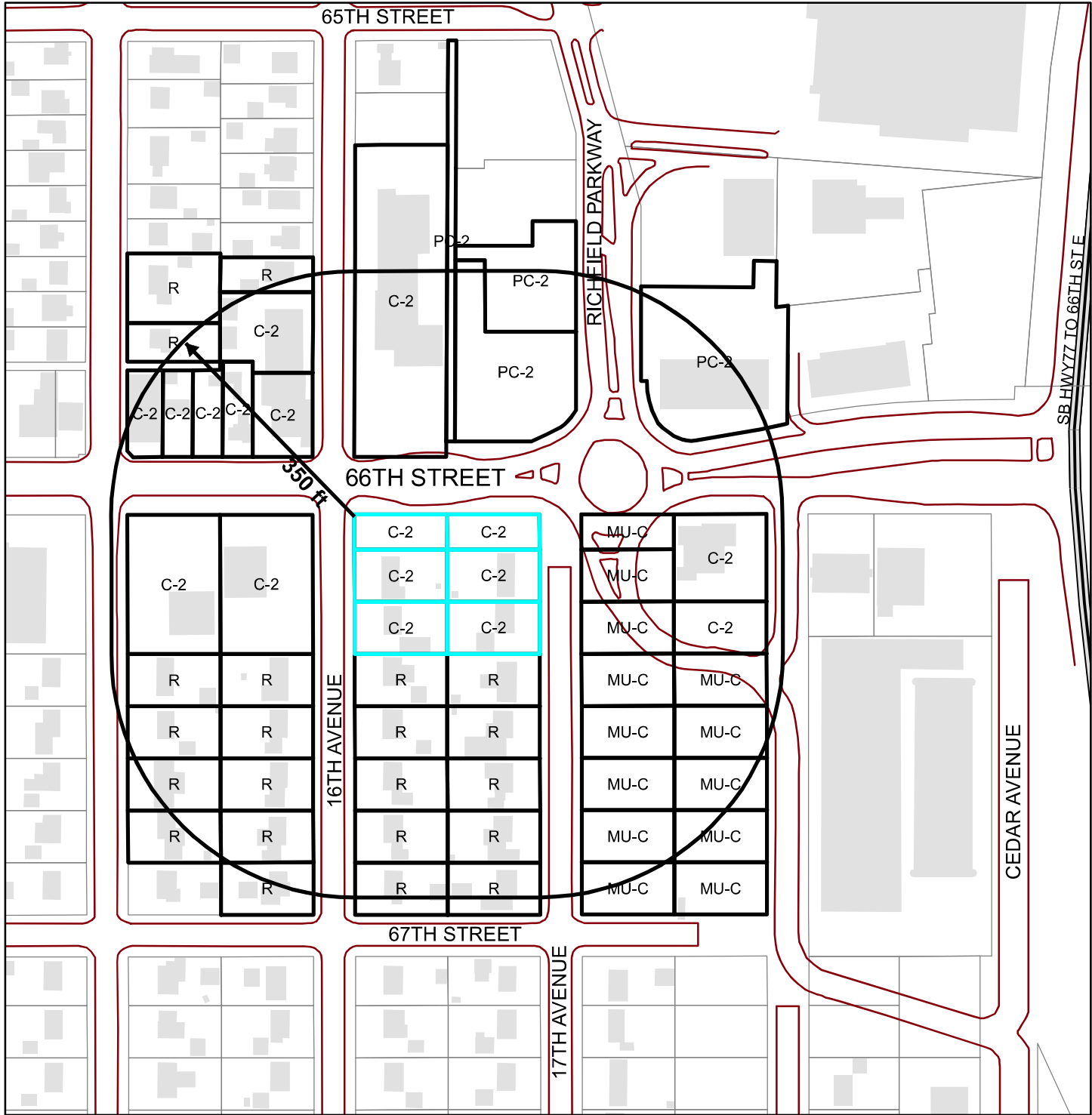
THE NORTH LINE OF BLOCK 1, CEDAR-SUNRISE ADDITION IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 55 MINUTES 57 SECONDS EAST.



SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING

Plaza 66 Development - PUD 4/2017

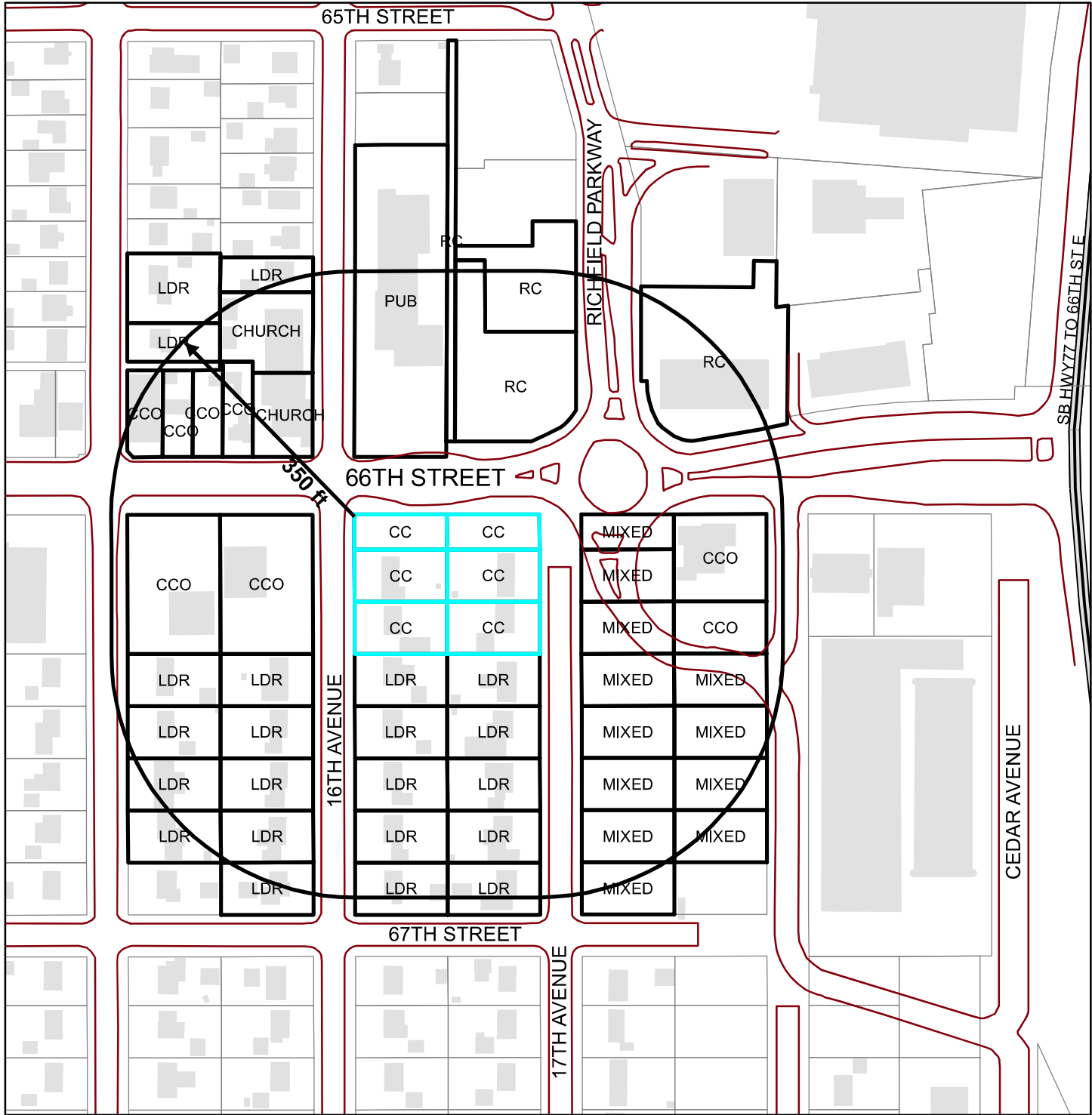
Surrounding Zoning



C-2 - General Commercial
 PC-2 - Planned General Commercial
 MU-C - Mixed Use Commercial
 R - Single Family Residential

Plaza 66 Development - PUD 4/2017

Surrounding Comprehensive Plan



RC - Regional Commercial
 CC - Community Commercial
 CCO - Community Commercial / Office
 MIXED - Mixed Use
 LDR - Low Density Residential
 PUB - Public / Quasi-Public



PC LETTER #5
PLANNING COMMISSION MEETING
4/24/2017

REPORT PREPARED BY: Karen Barton, Community Development Assistant Director

CITY PLANNER REVIEW: Melissa Poehlman, City Planner
4/14/2017

ITEM FOR COMMISSION CONSIDERATION:

Consider the attached resolution finding that the sale of 6608 17th Avenue and the adjacent remnant parcels by the Housing and Redevelopment Authority for future redevelopment as a commercial property is consistent with the Richfield Comprehensive Plan.

EXECUTIVE SUMMARY:

The Housing and Redevelopment Authority owns a single-family home at 6608 17th Avenue and two adjacent remnant parcels to the north and northeast of this home, along 66th Street. This property, and three additional properties in this block, are zoned General Business (C-2) and guided Community Commercial.

The HRA is proposing to sell 6608 17th Avenue and the remnant parcels to Interstate Partners LLC (Developer) for development of an approximately 10,400 square foot commercial building.

State Statute requires that whenever a public agency buys or sells property within the City, the Planning Commission must review the proposed use of the site for consistency with the Richfield Comprehensive Plan.

The Community Commercial designation of this property is consistent with the proposed property use. Approval of this resolution does not constitute approval of the proposed development. This action asks the Planning Commission to consider only if the sale of the property for a commercial development is consistent with the Comprehensive Plan.

RECOMMENDED ACTION:

By Motion: Approve the attached resolution finding that the sale of 6608 17th Avenue and remnant parcels legally described as Lots 1 and 16, Block 1, Cedar Sunrise Addition, by the Housing and Redevelopment Authority for redevelopment as a commercial property is consistent with the Richfield Comprehensive Plan.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

These properties have been zoned C-2 since at least 1968.

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

Chapter 462 of the Minnesota State Statutes requires that the Planning Commission review the sale of this property for consistency with the City's Comprehensive Plan.

C. CRITICAL TIMING ISSUES:

Land use approvals shall be considered separately by the Planning Commission and City Council.

D. FINANCIAL IMPACT:

N/A

E. **LEGAL CONSIDERATION:**

See Policies

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

ATTACHMENTS:

Description	Type
☐ Resolution	Resolution Letter
☐ Map	Exhibit

RESOLUTION NO. _____

**RESOLUTION OF THE RICHFIELD PLANNING COMMISSION
FINDING THAT THE DISPOSITION
OF PROPERTY FOR FUTURE REDEVELOPMENT AS
COMMUNITY COMMERCIAL
IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN**

WHEREAS, the Planning Commission has reviewed the Comprehensive Plan regarding the acquisition and disposition of property located at 6608 17TH Avenue and the remnant parcels legally described as follows:

LOT 001, BLOCK 001, CEDAR SUNRISE ADDN

LOT 002, BLOCK 001, CEDAR SUNRISE ADDN

LOT 016, BLOCK 001, CEDAR SUNRISE ADDN

WHEREAS, the Planning Commission has found that the disposition of the property for future redevelopment as community commercial development would be consistent with the Richfield Comprehensive Plan;

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission finds that the disposition of the above described property, for community commercial use, is in conformance with the Richfield Comprehensive Plan.

Adopted this 24th day of April, 2017, by the Planning Commission of the City of Richfield, Minnesota.

Erin Vrieze Daniels, Chairperson

ATTEST:

Gordon Vizecky, Secretary

6608 17th & Remnants - Finding of Consistency

Comprehensive Plan Designations



Comprehensive Plan Designations

- * CC - Community Commercial
- * CCO - Community Commercial/Office
- * LDR - Low Density Residential
- * PUB - Public/Quasi-Public
- * RC - Regional Commercial
- * MIXED - Mixed Use

 HRA Properties

0 45 90 180 270 360 Feet

