



**PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
AUGUST 28, 2017
7:00 PM**

Call to Order

Approval of minutes of the regular Planning Commission meeting of July 24, 2017.

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

Public Hearings

1. Continue a public hearing to consider plans for a new quick-service restaurant with drive-thru and site improvements at 6529 Penn Avenue, 6545 Penn Avenue, and 2210 - 66th Street East to September 25, 2017.
17-CUP-05, 17-VAR-06
2. Continue a public hearing to consider ordinance amendments related to driveway regulations to September 25, 2017.
3. Public hearing to consider a resolution re-approving site plans for a community band shell at Veterans Memorial Park.
17-SP-01
4. Consideration of a variety of land use approvals related to a proposal for construction of three new multi-family apartment buildings and rehabilitation of three existing apartment buildings between 66th and 68th Streets, along 18th Avenue/Richfield Parkway and Cedar Avenue.
Zoning Case No.- 17-CP-1,17-RZN-02,17-CUP-02, 17-FDP-02, 17-PUD-02
5. Public hearing to consider changes to the city's zoning ordinance that would make small wireless facilities a conditional use in residential districts.

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

6. City Planner's Report
7. Next Meeting Time and Location

September 25, 2017 at 7 p.m. in the City Council Chambers.

8. 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

July 24, 2017

MEMBERS PRESENT: Chairperson Erin Vrieze Daniels, Commissioners Dan Kitzberger, Sean Hayford Oleary, Bryan Pynn and Allysen Hoberg

MEMBERS ABSENT: Commissioners Gordon Vizecky and Susan Rosenberg

STAFF PRESENT: Melissa Poehlman, City Planner
Matt Brillhart, Associate Planner

OTHERS PRESENT: Ellen & Phillip Egelston, 7222 James Avenue
Rachael & Jay Petersen, 6941 Nicollet Avenue LLC
Carl Schlueter, 1401 76th Street West

Chairperson Vrieze Daniels called the meeting to order at 7:00 p.m.
Commissioner Pynn was appointed Acting Secretary.

APPROVAL OF MINUTES

M/Hayford Oleary, S/Pynn to approve the minutes of the June 26, 2017 meeting.
Motion carried: 5-0

OPEN FORUM

No members of the public spoke.

PUBLIC HEARING(S)

ITEM #1

17-CUP-05, 17-VAR-06 – Continue a public hearing to consider plans for a new quick-service restaurant with drive-thru and site improvements at 6529 Penn Avenue, 6545 Penn Avenue, and 2210 - 66th Street East to August 28, 2017.

M/Hoberg, S/Hayford Oleary to continue the public hearing to August 28, 2017.
Motion carried: 5-0

ITEM #2

17-IUP-02 – Cancel a public hearing to consider an interim use permit for a housing with services establishment at 6808 3rd Avenue.

M/Pynn, S/Hoberg to cancel the public hearing.
Motion carried: 5-0

ITEM #3

17-VAR-05 – Consider a request for a variance to allow a reduced rear building setback for a deck at 7222 James Avenue.

Associate Planner Matt Brillhart presented the staff report.

M/Hayford Oleary, S/Pynn to close the public hearing.
Motion carried: 5-0

M/Pynn, S/Kitzberger to approve the resolution granting a variance.
Motion carried: 5-0

July 24, 2017

ITEM #4

17-ASP-03 – Consider a request for a site plan amendment to allow additional parking space at 6941 Nicollet Avenue.

Associate Planner Matt Brillhart presented the staff report.

In response to questions from Chairperson Vrieze Daniels and Commissioner Hayford O'Leary, Brillhart clarified that while effectively three parking stalls would be available in this area, only two stalls could be 'counted' as legal parking stalls, as the third stall is located within the public right-of-way for Nicollet Avenue.

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

Motion carried: 5-0

M/Vrieze Daniels, S/Pynn to recommend approval of the site plan amendment.

Motion carried: 5-0

ITEM #5

17-ASP-04, 17-VAR-07 – Consider a request for a site plan amendment and variance to allow a building addition and reconfigured parking lot for a K-8 school at 1401 76th Street West.

Associate Planner Matt Brillhart presented the staff report.

In response to a question from Chairperson Vrieze Daniels, Brillhart noted that the reduced setback for the proposed gymnasium building would be similar to that of the existing building.

Carl Schlueter, Seven Hills Executive Director, made brief remarks introducing the school and the proposed expansion.

M/Pynn, S/Hoberg to close the public hearing.

Motion carried: 5-0

In response to a question from Commissioner Hayford O'Leary, Brillhart clarified the stipulation in the resolution regarding the required pedestrian connection and noted that revised site plans were expected prior to Council consideration on August 8.

M/Vrieze Daniels, S/Pynn to recommend approval of the site plan amendment and variance.

Motion carried: 5-0

OTHER BUSINESS

ITEM #6

PC Letter No. 7 – Amend Planning Commission Bylaws to reflect changes in the format of meetings.

City Planner Melissa Poehlman presented the staff report.

M/Vrieze Daniels to amend the bylaws as proposed by staff, with an additional amendment to Part I, Section 7 (Proceedings) as follows:

Add "and stand for questions from the Commission" to #2 under (b) Public Hearing.

M/Vrieze Daniels to amend previous motion to add "Approval of Agenda" to (a) Format of Meeting. Commissioner Pynn seconded the amended motion.

Motion carried: 5-0

July 24, 2017

ITEM #7

Cedar Point Commons retail building discussion

Commissioner Hayford Oleary raised concerns regarding the pedestrian access routes, transformer and utility meter locations at the recently completed Cedar Point Commons west retail building.

In response to a question from Commissioner Kitzberger, Poehlman stated that the building had been issued temporary certificates of occupancy, and that the city was holding funds in escrow until all remaining correction items were complete.

In response to a question from Commissioner Hayford Oleary, Poehlman stated that at the time site plans come before the Planning Commission, utility plans are often preliminary and do not show the final location of transformers and utility meters.

LIAISON REPORTS

Community Services Advisory Commission: Chairperson Vrieze Daniels – No report

City Council: Commissioner Rosenberg – No report

HRA: Commissioner Hoberg – Affordable housing strategies

Richfield School Board: Commissioner Kitzberger – No report

Transportation Commission: Commissioner Hayford Oleary – 69th Street update; D Line station plans currently omit 70th Street

Chamber of Commerce: Commissioner Vizecky – No report

CITY PLANNER'S REPORT

Poehlman noted that The Chamberlain proposal would be on the Planning Commission agenda in August and gave an update on the Comprehensive Plan process. An open house will be held to discuss a market study of the Nicollet & 66th area and the Parks Master Plan.

ADJOURNMENT

M/Pynn, S/Kitzberger to adjourn the meeting.

The meeting was adjourned by unanimous consent at **7:56 p.m.**

Bryan Pynn
Acting Secretary

AGENDA SECTION:	Public Hearings
AGENDA ITEM #	1.
CASE NO.:	17-CUP-05, 17-VAR-06



PLANNING COMMISSION MEETING 8/28/2017

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITYPLANNER REVIEW:

ITEM FOR COMMISSION CONSIDERATION:

Continue a public hearing to consider plans for a new quick-service restaurant with drive-thru and site improvements at 6529 Penn Avenue, 6545 Penn Avenue, and 2210 - 66th Street East to September 25, 2017.

EXECUTIVE SUMMARY:

In June 2017, Penn Avenue Partners II LLC submitted preliminary plans for a Dunkin' Donuts restaurant with drive-thru at 6529 Penn Avenue (currently CarHop) and site improvements to the adjacent parcels at 6545 Penn Avenue (formerly Flowerama), and 2210 - 66th Street East (unimproved alley). The public hearing and Planning Commission consideration of these items was initially scheduled for the July 24 meeting. Prior to that meeting, the applicant requested that the hearing be postponed until the August 28 meeting, while they continued work on plan revisions based on staff feedback.

While revised plans were received in time to be considered at this meeting, a number of staff's concerns remain unaddressed, including sidewalk width and placement along Penn Avenue, right-of-way or easement dedication, drive-thru stacking conflicts with accessible parking spaces and more. Staff is not comfortable recommending approval without knowing whether or not these items can be adequately addressed. Staff recommends that the public hearing be continued to the September 25, 2017 meeting. Continuing the public hearing to September 25 would allow for the City Council to make a decision at the scheduled meeting on October 10, 2017.

RECOMMENDED ACTION:

Continue a public hearing to consider plans for a new quick-service restaurant with drive-thru and site improvements at 6529 Penn Avenue, 6545 Penn Avenue, and 2210 - 66th Street East to September 25, 2017.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

None

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

None

C. CRITICAL TIMING ISSUES:

60-DAY RULE: The 60-day clock 'started' when a complete application was received on August 14, 2017. A decision is required by October 13, 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.

Continuing the public hearing to September 25 would allow for the City Council to make a decision at the scheduled meeting on October 10, 2017.

D. FINANCIAL IMPACT:

None.

E. LEGAL CONSIDERATION:

- Notice of this public hearing was published in the Sun Current newspaper on July 13 and mailed to properties within 350 feet of the site on August 15.

ALTERNATIVE RECOMMENDATION(S):

- Open and close the public hearing and recommend approval of the currently proposed plans.
- Open and close the public hearing and recommend approval of the proposed plans with stipulations.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Property Owner and/or Franchise Representative(s)

ATTACHMENTS:

Description	Type
☐ Currently Proposed Plans	Exhibit

RESTAURANT DEVELOPMENT PLANS

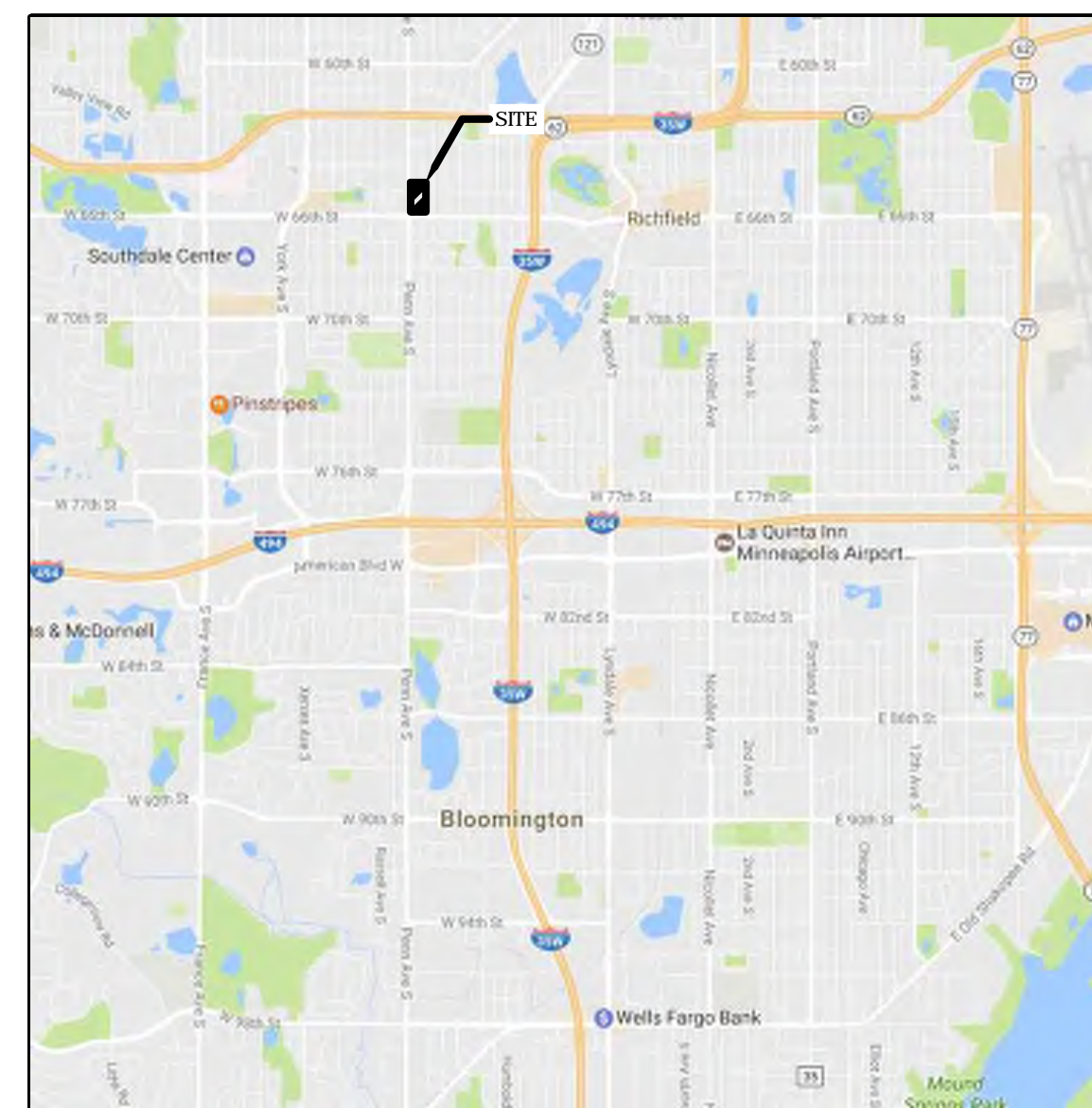
PENN AVENUE PARTNERS, LLC

6529 PENN AVENUE S

RICHFIELD, MN

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
 TOPOGRAPHY: CORNERSTONE LAND SURVEYING, INC. 6750 STILLWATER BLVD N., MINNESOTA 55082. 651-275-8969
 CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.



Vicinity Map

Not to Scale

PLAN INDEX:

- C0. COVER SHEET
- C1. DEMOLITION PLAN
- C2. SITE PLAN
- C3. GRADING AND DRAINAGE PLAN
- C4. EROSION CONTROL PLAN
- C5. UTILITY PLAN
- C6. LANDSCAPE PLAN
- C7. DETAIL SHEET 1
- C8. CITY DETAILS SHEET 1

APPROVED

DATE

CITY OF RICHFIELD

RESOURCE LIST:

CITY OF RICHFIELD	FIRE DEPARTMENT
CITY PLANNER MELISSA POEHLMAN 612-861-9766	WAYNE KEWITSCH FIRE CHIEF - CITY OF RICHFIELD 6700 PORTLAND AVE. RICHFIELD, MN 55423 PHONE: 612-243-4501 FAX: 612-243-4516
CITY ENGINEER JEFF PEARSON 612-861-9791	
PUBLIC WORKS DIRECTOR KRISTIN ASHER 612-861-9795	

OWNER:

ARCHITECT:

KARLA CARLSON
PENN AVENUE PARTNERS II, LLC
50 SOUTH SIXTH ST, SUITE 1480
MINNEAPOLIS, MN 55402

ELLIOT STENDEL
ARCHITECTURAL CONSORTIUM
901 NORTH THIRD ST, SUITE 220
MINNEAPOLIS, MN 55401

CIVIL ENGINEER:

ALAN CATCHPOOL, PE, CPESC
CEI ENGINEERING ASSOCIATES, INC.
2025 CENTRE POINTE BLVD, SUITE 210
MENDOTA HEIGHTS, MN 55120
PHONE: (651) 452-8960



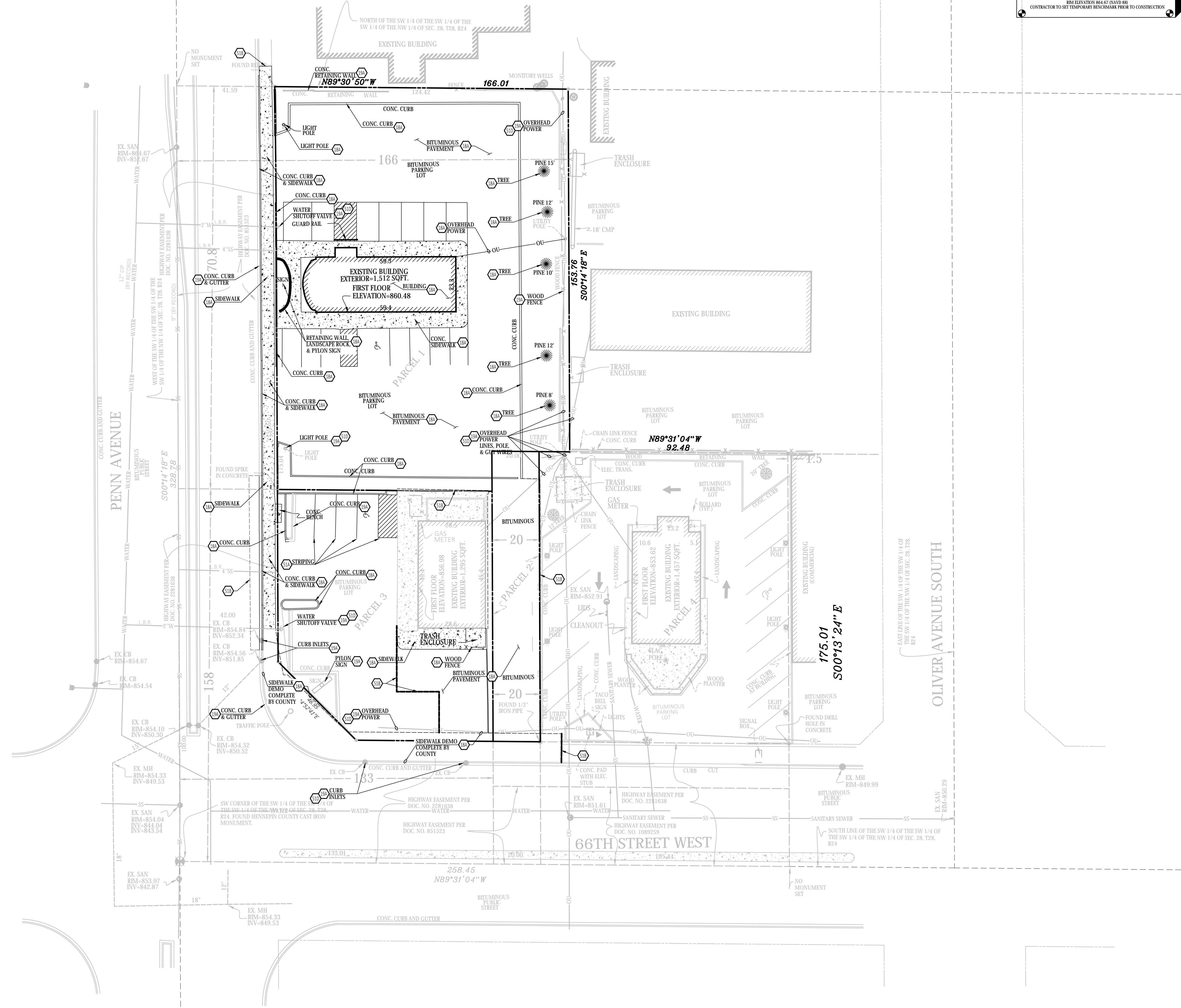
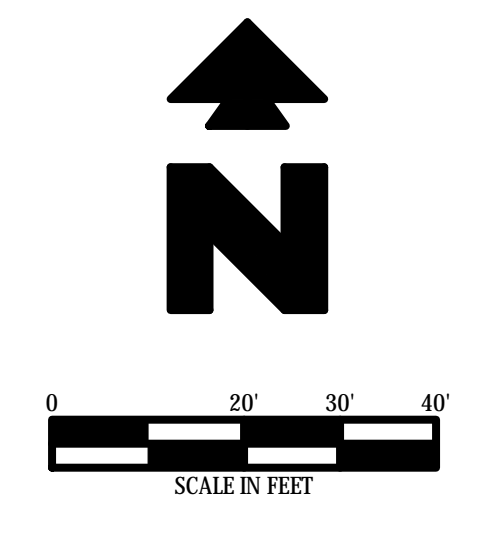
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LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
2025 Centre Pointe Blvd., Suite 210 (651)452-8960
Mendota Heights, MN 55120 (651)452-1149

Arkansas * California * Minnesota * Pennsylvania * Texas

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DWG NAME: 30115-CS	
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REV-1	

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SITE BENCHMARK
 TEMPORARY SITE BENCHMARK
 SANITARY SEWER MANHOLE SOUTHWEST OF NORTHWEST PROPERTY CORNER
 RIM ELEVATION: 844.67 (AVD)=89
 CONTRACTOR TO SET TEMPORARY BENCHMARK PRIOR TO CONSTRUCTION

EXISTING LEGEND

	MANHOLE		CATCH BASIN
	CULVERT		HYDRANT
	GAS METER		SIGN
	FENCE		WATER VALVE
	CONCRETE		UTILITY POLE
	DENOTES FOUND		LIGHT POLE
	DENOTES SET 1/2" IRON PIPE MARKED RIS 25718		TELE/ELEC BOX
			GAS VALVE
			OVERHEAD WIRES
			WELL

GENERAL DEMOLITION NOTES

- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE 'OWNER STANDARD SITE WORK SPECIFICATIONS'.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ENGINEER'S NOTICE TO CONTRACTOR**
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

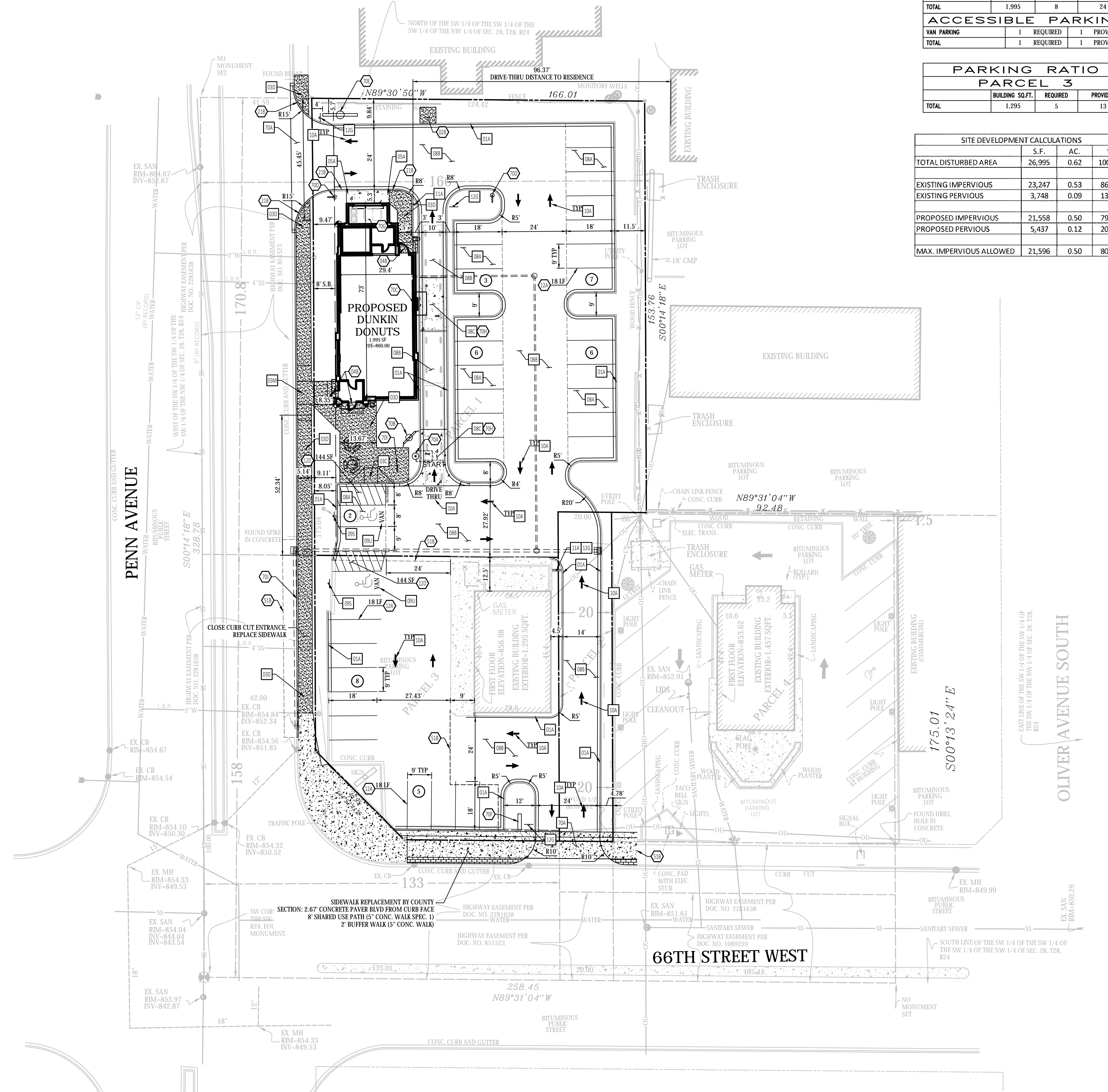
DEMOLITION NOTES

- 18A EXISTING TO BE REMOVED.
- 19A EXISTING TO REMAIN.
- 51A BLACKOUT STRIPING
- 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
- 51D PROTECT EXISTING STRUCTURES AND/OR PIPES DURING DEMOLITION AND CONSTRUCTION PHASES.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

30115	8/14/17	ALC	ALC	AIR	AIR
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
CEI Engineering Associates, Inc.					
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2025 Centre Pointe Blvd., Suite 210 (651)453-8960 Mendota Heights, MN 55120 (651)452-1149					
PENN AVENUE PARTNERS, LLC					
6529 PENN AVENUE S RICHFIELD MN					
DEMOLITION PLAN				REV DATE 8/14/17 REV-1	SHEET NO. C1

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PARKING RATIO PARCEL 1			
	BUILDING SQ.FT.	REQUIRED	PROVIDED
TOTAL	1,995	8	24

ACCESSIBLE PARKING			
	REQUIRED	PROVIDED	
VAN PARKING	1	1	PROVIDED
TOTAL	1	1	PROVIDED

PARKING RATIO PARCEL 3			
	BUILDING SQ.FT.	REQUIRED	PROVIDED
TOTAL	1,295	5	13

SITE DEVELOPMENT CALCULATIONS			
	S.F.	AC.	%
TOTAL DISTURBED AREA	26,995	0.62	100.0%
EXISTING IMPERVIOUS	23,247	0.53	86.1%
EXISTING PERVIOUS	3,748	0.09	13.9%
PROPOSED IMPERVIOUS	21,558	0.50	79.9%
PROPOSED PERVIOUS	5,437	0.12	20.1%
MAX. IMPERVIOUS ALLOWED	21,596	0.50	80.0%

SITE BENCHMARK
 TEMPORARY SITE BENCHMARK
 SANITARY SEWER MANHOLE SOUTHWEST OF NORTHWEST PROPERTY CORNER
 RIM ELEVATION: 864.67 (PAV.)
 CONTRACTOR TO SET TEMPORARY BENCHMARK PRIOR TO CONSTRUCTION

NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

811
 Know what's below.
 Call before you dig.

0 20' 30' 40'
 SCALE IN FEET

EXISTING LEGEND	
	MANHOLE
	CULVERT
	GAS METER
	FENCE
	CONCRETE
	DENOTES FOUND 1/2" IRON PIPE
	DENOTES SET 1/2" IRON PIPE MARKED R15 25718
	CATCH BASIN
	HYDRANT
	SIGN
	WATER VALVE
	UTILITY POLE
	LIGHT POLE
	TELE/ELEC BOX
	GAS VALVE
	OVERHEAD WIRES
	WELL

PROPOSED LEGEND	
	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
	CURB INLET
	BUILDING CONTROL POINT
	PROPOSED PARKING SPACES
	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B.
 - ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED WHITE PER SITE PLAN.
 - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
 - ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
 - CITY OF RICHFIELD ENGINEERING MUST BE PRESENT TO INSPECT ALL CONCRETE FORMS WITHIN ROW PRIOR TO CONCRETE POUR. MINIMUM 24 HOUR NOTICE REQUIRED.
 - PERMITS ARE REQUIRED FROM RICHFIELD ENGINEERING FOR ANY EXCAVATION IN THE ROW, OBSTRUCTION OF PUBLIC ROADWAYS, PARKING LANES, OR PUBLIC SIDEWALK, AND PERMANENT STRUCTURES CONSTRUCTED IN CITY ROW. CONTACT 612-861-9790 FOR PERMITS.

- SITE NOTES**
- 02B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS)
 - 04B EXIT STOOP (PER ARCH PLANS)
 - 12A 4 INCH TRAFFIC WHITE LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
 - 12D 4 INCH WIDE PAINTED WHITE STRIPES, 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL)
 - 21B TAPER CURB FROM 6" TO 0" IN 2'
 - 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
 - 70A ORDER CANOPY AND SPEAKER (PER ARCH PLANS)
 - 70B MENU BOARD (PER ARCH PLANS)
 - 70C DRIVE-THRU WINDOW (PER ARCH PLANS)
 - 70D DUNKIN DONUTS DIRECTIONAL SIGN (PER ARCH PLANS)
 - 70E PYLON SIGN (PER ARCH PLANS)
 - 70F SHARED MONUMENT DIRECTIONAL SIGN (PER ARCH PLANS)
 - 70G INTEGRAL TRASH AREA (PER ARCH PLANS)
 - 70H LOOP DETECTOR WITHIN CONCRETE PAVING
 - 70I SHERVE BIRE RACK, SURFACE MOUNT AND POWDER COATED BLACK. (BY WWW.DERO.COM OR APPROVED EQUAL)
 - 70J B624 CURB (PER CITY & COUNTY STANDARDS)

- SITE DETAILS**
- 01A TYPE A CONCRETE CURB AND GUTTER
 - 03C WHEELCHAIR RAMP IN SIDEWALK
 - 03D CONCRETE SIDEWALK
 - 03M WHEELCHAIR RAMP IN SIDEWALK
 - 05A GUARD POST
 - 08A STANDARD DUTY ASPHALT PAVING
 - 08B HEAVY DUTY ASPHALT PAVING
 - 08C HEAVY DUTY CONCRETE PAVING
 - 08S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
 - 09U ACCESSIBLE PARKING SYMBOL
 - 10A TRAFFIC FLOW ARROW
 - 11A DO NOT ENTER SIGN
 - 12C STOP SIGN
 - 70A COMMERCIAL DRIVEWAY APRON (PER CITY OF RICHFIELD STR-01)

PRELIMINARY NOT FOR CONSTRUCTION

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 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

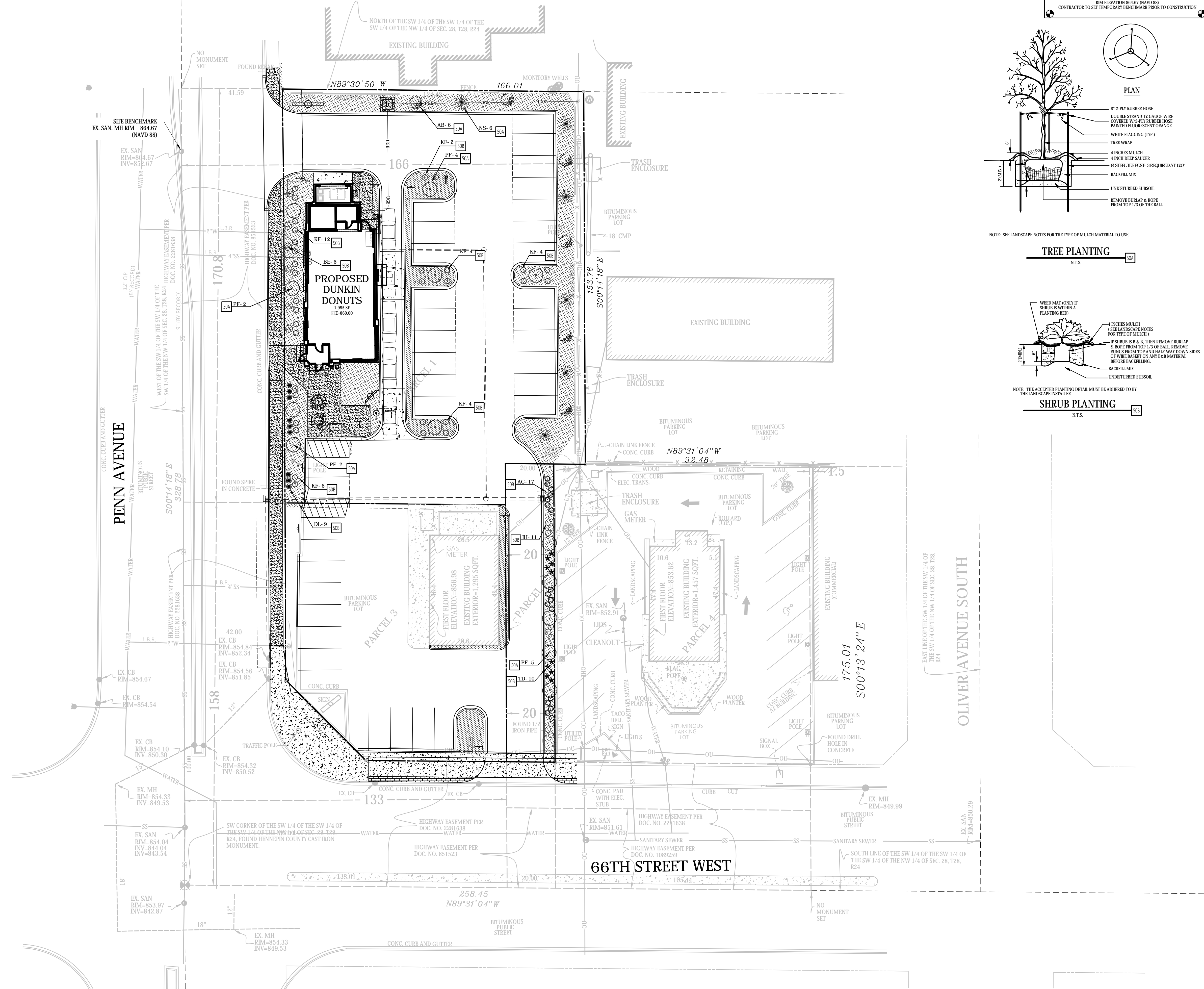
2025 Centre Pointe Blvd., Suite 210 (651)453-8960
 Mendota Heights, MN 55120 (651)452-1149

PENN AVENUE PARTNERS, LLC
 6529 PENN AVENUE S
 RICHFIELD MN

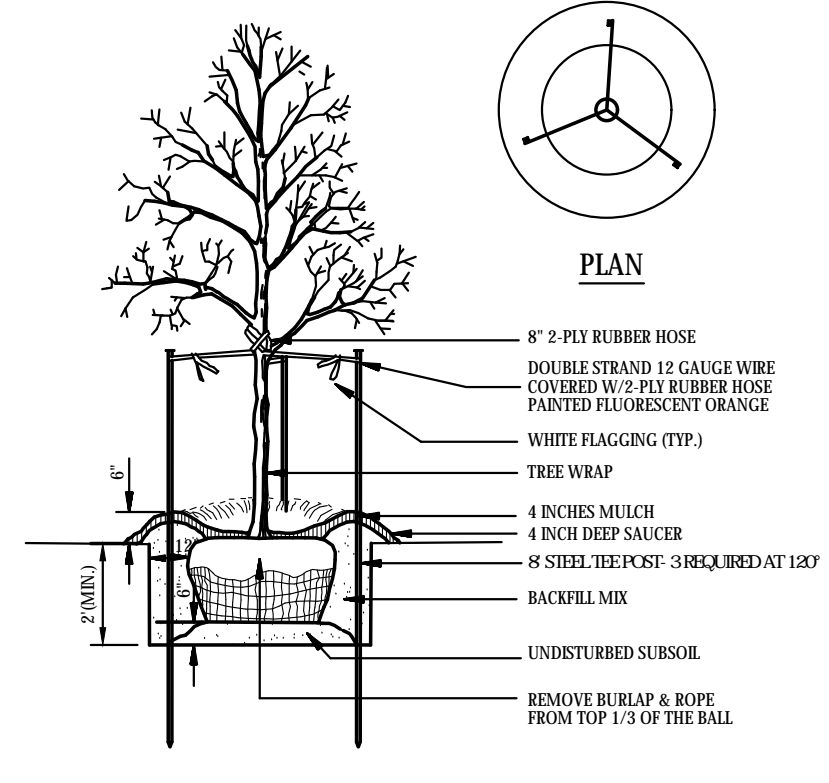
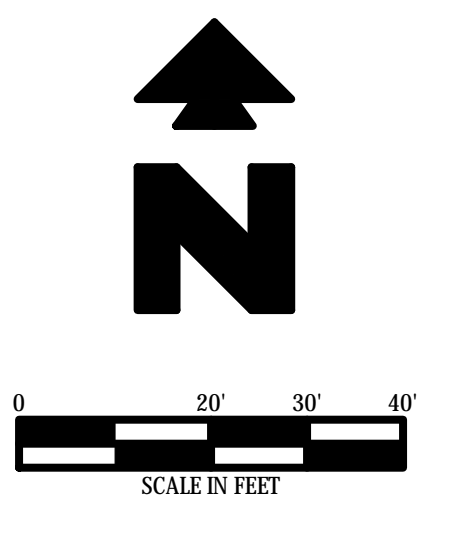
30115	8/14/17	ALC	ALC	AIR	AIR
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
REV DATE	8/14/17	REV-1			
SITE PLAN					SHEET NO. C2

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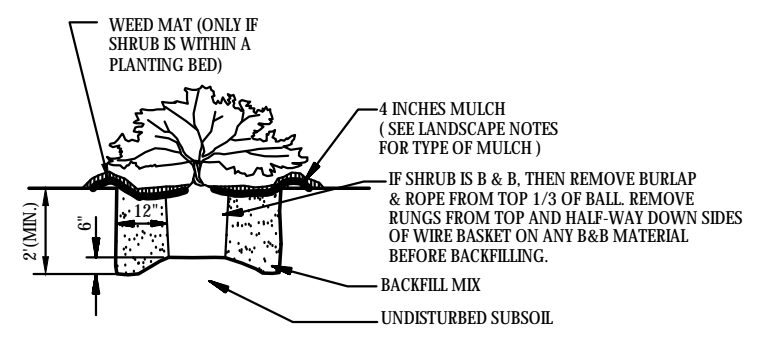


SITE BENCHMARK
 TEMPORARY SITE BENCHMARK
 SANITARY SEWER MANHOLE SOUTHWEST OF NORTHWEST PROPERTY CORNER
 RIM ELEVATION: 864.67 (NAVD)
 CONTRACTOR TO SET TEMPORARY BENCHMARK PRIOR TO CONSTRUCTION



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.



NOTE: THE ACCEPTED PLANTING DETAIL MUST BE ADHERED TO BY THE LANDSCAPE INSTALLER.

SHRUB PLANTING
N.T.S.

EXISTING LEGEND

- MANHOLE
- CULVERT
- GAS METER
- FENCE
- CONCRETE
- DENOTES FOUND
- DENOTES SET 1/2\"/>
- CATCH BASIN
- HYDRANT
- SIGN
- WATER VALVE
- UTILITY POLE
- LIGHT POLE
- TELE/ELEC BOX
- GAS VALVE
- OVERHEAD WIRES
- WELL

PROPOSED LEGEND

- 3\"/>
- SOD OVER 4\"/>

LANDSCAPE DETAILS

- 50A TREE PLANTING
- 50B SHRUB PLANTING

GENERAL LANDSCAPE NOTES

- A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- C. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE GRADES AND STANDARDS FOR NURSERY PLANTS, AND SHALL CONFORM TO Mn/DOT SPECIFICATIONS.
- E. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- F. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.
- G. A FULLY DESIGNED IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY IRRIGATION CONTRACTOR. IRRIGATION DESIGNER SHALL BE RESPONSIBLE FOR SIZING AND SPECIFYING BACKFLOW PREVENTER IN ACCORDANCE WITH LOCAL CODES.
- H. CONFIRM HEALTH OF TREES IN THE EXISTING PARKING LOT ISLANDS, REPLACE AS NEEDED.

TREE LIST

SYB	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
	NS	6	DWARF NORWAY SPRUCE <i>Pinus Monticola</i>	CONT.	MIN 6\"/>	
	PF	13	PRAIRIE FIRE CRABAPPLE <i>Malus \"Prairie Fire\"</i>	CONT.	1.5\"/>	
	AB	6	AUTUMN BLAZE MAPLE <i>ACER X FREEMANII \"AUTUMN BLAZE\"</i>	CONT.	MIN 6\"/>	
		25				

SHRUB LIST

SYB	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
	KF	32	KARL FOERSTER REED GRASS <i>Calamagrostis x Acutiflora</i>	CONT.	1 GAL	PLANT AS SHOWN
	DL	9	DAYLILIES <i>Hermerocallis</i>	CONT.	1 GAL	PLANT AS SHOWN
	BE	6	GOLDSTRUM BLACK EYED SUSAN <i>Rudbeckia fulgida \"Goldstrum\"</i>	CONT.	#2 POT	PLANT AS SHOWN
	AC	17	ALPINE CURRANT <i>BIBES ALPINUM \"GREEN MOUND\"</i>	CONT.	5 GAL	PLANT AS SHOWN
	IH	11	COMPACT BURNING HOLLY <i>ILEX GLABRA \"COMPACT\"</i>	CONT.	5 GAL	PLANT AS SHOWN
	TD	10	RED TWIG DOGWOOD <i>CORNUS SERICEA \"ALLEMANS\"</i>	CONT.	5 GAL	PLANT AS SHOWN
		85				

**PRELIMINARY
NOT FOR
CONSTRUCTION**

CEI Engineering Associates, Inc.
 ENGINEERS • PLANNERS • SURVEYORS
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

2025 Centre Pointe Blvd., Suite 210
 Mendota Heights, MN 55120

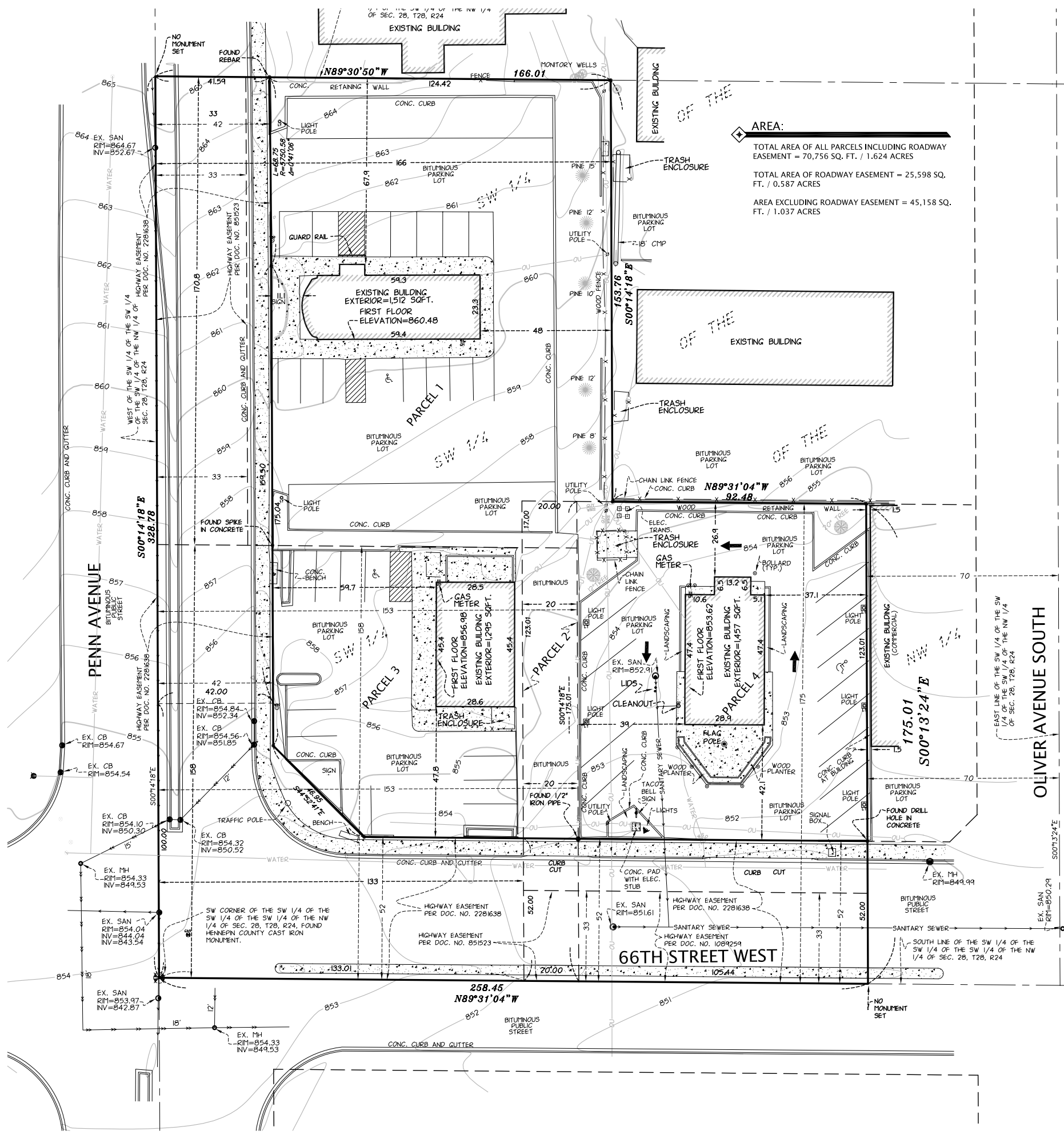
PENN AVENUE PARTNERS, LLC
 6529 PENN AVENUE S
 RICHFIELD, MN

LANDSCAPE PLAN

30115 8/14/17 A/C A/C A/R A/R
 CEI PROJECT NO. INITIAL DATE D/POR P/M D/S D/RW

REV DATE SHEET NO.
 8/14/17 C6
 REV-1

© 2017 CEI ENGINEERING ASSOCIATES, INC.



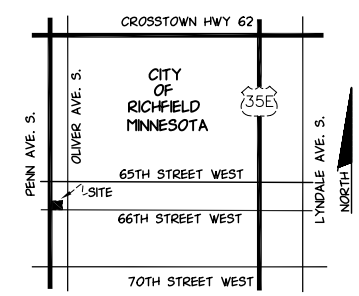
AREA:

TOTAL AREA OF ALL PARCELS INCLUDING ROADWAY EASEMENT = 70,756 SQ. FT. / 1.624 ACRES

TOTAL AREA OF ROADWAY EASEMENT = 25,598 SQ. FT. / 0.587 ACRES

AREA EXCLUDING ROADWAY EASEMENT = 45,158 SQ. FT. / 1.037 ACRES

VICINITY MAP



FLOOD INFORMATION:

THE CITY OF RICHFIELD DOES NOT PARTICIPATE IN THE FLOOD INSURANCE RATE MAP PROGRAM. THE PROPERTY WOULD BE IN ZONE "C" PER THE CITY OF RICHFIELD ZONING DEPARTMENT.

SURVEY NOTES:

1. THE WEST LINE OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SEC. 28, T28, R24 IS ASSUMED TO HAVE THE BEARING OF SOUTH 00 DEGREES 14 MINUTES 18 SECONDS EAST.
2. UNDERGROUND GAS WAS NOT LOCATED BY THE UTILITY COMPANY AT THE TIME OF THIS SURVEY.

EXISTING LEGAL DESCRIPTIONS:

PARCEL 1:
Legal Description per Commercial Partners Title, LLC as agent for Lawyers Title Insurance Corporation Commitment File No. 27401, dated July 23, 2006.

That part of the West 166.00 feet of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW1/4 of the SW1/4 of the SW1/4 of the NW1/4) of Section 28, Township 28, Range 24, lying North of the South 175.00 feet thereof; and the North 17.00 feet of the South 175.00 feet of the West 133 feet of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW1/4 of the SW1/4 of the SW1/4 of the NW1/4) of Section 28, Township 28, Range 24, in the Village of Richfield, Hennepin County, Minnesota.

PARCEL 2:

The East 20.00 feet of the West 153.00 feet of the South 175.00 feet of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW1/4 of the SW1/4 of the SW1/4 of the NW1/4) of Section 28, Township 28, Range 24, in the Village of Richfield, Hennepin County, Minnesota.

PARCEL 3:

The South 158.00 feet of the West 133.00 feet of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW1/4 of the SW1/4 of the SW1/4 of the NW1/4) of Section 28, Township 28, Range 24, in the Village of Richfield, Hennepin County, Minnesota.

PARCEL 4:

That part of the South 175.00 feet of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter (SW1/4 of the SW1/4 of the SW1/4 of the NW1/4) of Section 28, Township 28, Range 24, lying East of the West 153.00 feet thereof and lying West of the East 70.00 feet thereof, in the Village of Richfield, Hennepin County, Minnesota.

Torrens Property
Torrens Certificate No. 1126138 (Parcels 1 and 2)
Torrens Certificate No. 1158718 (Parcel 3)
Torrens Certificate No. 1121043 (Parcel 4)

CERTIFICATION:

To: Penn Avenue Partners II, LLC, Lawyers Title Insurance Corporation and Commercial Partner's Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 8, 9, 10, 11a, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor registered in the State of Minnesota that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

CORNERSTONE LAND SURVEYING, INC.
Dated: 8-24-06

By: *Daniel L. Thurmes*
Daniel L. Thurmes
Minnesota License No. 25718

SCHEDULE B NOTES:

- SUBJECT TO THE RIGHT OF WAY OF PENN AVENUE SOUTH OVER THE WESTERLY 33.00 FEET THEREOF, PER DOC. NO. 851523. AS SHOWN ON SURVEY (ITEM NO. 19)
- SUBJECT TO THE RIGHT OF WAY OF WEST 66TH STREET OVER THE SOUTHERLY 33.00 FEET THEREOF, PER DOC. NO. 851523. AS SHOWN ON SURVEY (ITEM NO. 20)
- SUBJECT AN EASEMENT OF HIGHWAY PURPOSES IN FAVOR OF COUNTY OF HENNEPIN, AS CREATED IN DOC. NO. 2281638. AS SHOWN ON SURVEY. (ITEM NO. 21)
- SUBJECT TO THE RIGHT OF WAY OF 66TH STREET OVER THE SOUTH 33.00 FEET THEREOF PER DOC. NO. 1089259. AS SHOWN ON THE SURVEY. (ITEM NO. 28)
- SUBJECT TO THE HIGHWAY EASEMENT OVER THE SOUTH 52.00 FEET THEREOF PER DOC. NO. 2281638. AS SHOWN ON THE SURVEY. (ITEM NO. 29)

BUILDING SETBACK & ZONING INFO

ALL INFORMATION PER THE CITY OF RICHFIELD ZONING DEPARTMENT.
THIS PARCEL IS ZONED I (INDUSTRIAL).
THE BUILDING HEIGHT RESTRICTIONS FOR THIS ZONING DISTRICT IS 50 FEET

BUILDING SETBACKS -
FRONT = 40 FEET FROM EXISTING RIGHT OF WAY OF 66TH STREET.
REAR = 25 FEET
SIDE = 25 FEET

PARKING SETBACKS -
FRONT = 8 FEET FROM EXISTING RIGHT OF WAY OF 66TH STREET.
REAR = 15 FEET (ADJOINS RESIDENTIAL)
SIDE = 5 FEET

- SYMBOLS:**
- MANHOLE CULVERT
 - GAS METER
 - FENCE
 - CONCRETE
 - DENOTES FOUND
 - 1/2" IRON PIPE
 - DENOTES SET 1/2" IRON PIPE MARKED RLS 25718
 - CATCH BASIN
 - HYDRANT SIGN
 - WATER VALVE
 - UTILITY POLE
 - LIGHT POLE
 - TELE/ELEC BOX
 - GAS VALVE
 - OVERHEAD WIRES
 - WELL

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

CONTACT:

Charlotte M. Schu
Penn Avenue Partners II, LLC
50 South Sixth Street, Suite 1480
Minneapolis, Minnesota 55402
Phone: 612-313.2500
Fax: 612.313.0136

COUNTY/CITY:

HENNEPIN COUNTY
CITY OF RICHFIELD

SEAL:

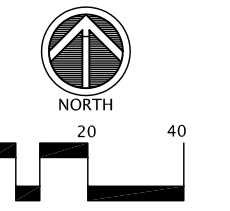
THE STATE OF MINNESOTA DOES NOT REQUIRE A SEAL.

CERTIFICATION:

SEE CERTIFICATION ON SHEET

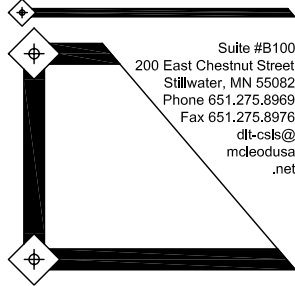
REVISIONS:

DATE	REVISION
8-24-06	ORIGINAL SURVEY



PROJECT LOCATION:

2208
2210
West 66th Street
6529
6545
PEN AVENUE SOUTH
P.I.D.#2802824230018
P.I.D.#2802824230019
P.I.D.#2802824230020
P.I.D.#2802824230021

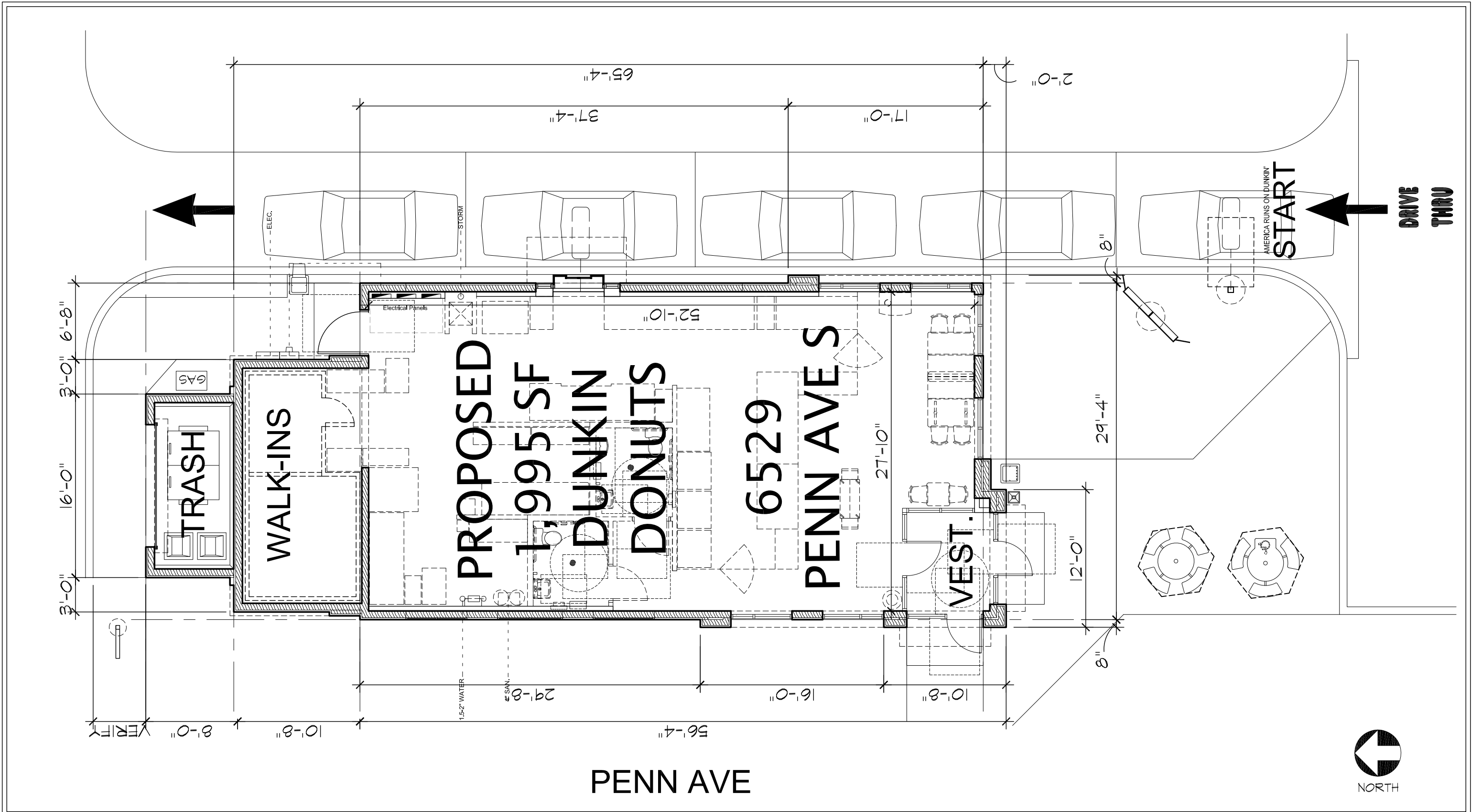


CORNERSTONE LAND SURVEYING, INC

Suite #B100
200 East Chestnut Street
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dl-csls@mdeodusa.net

FILE NAME: SURVCR13
PROJECT NO.: CR06013

CERTIFICATE OF SURVEY



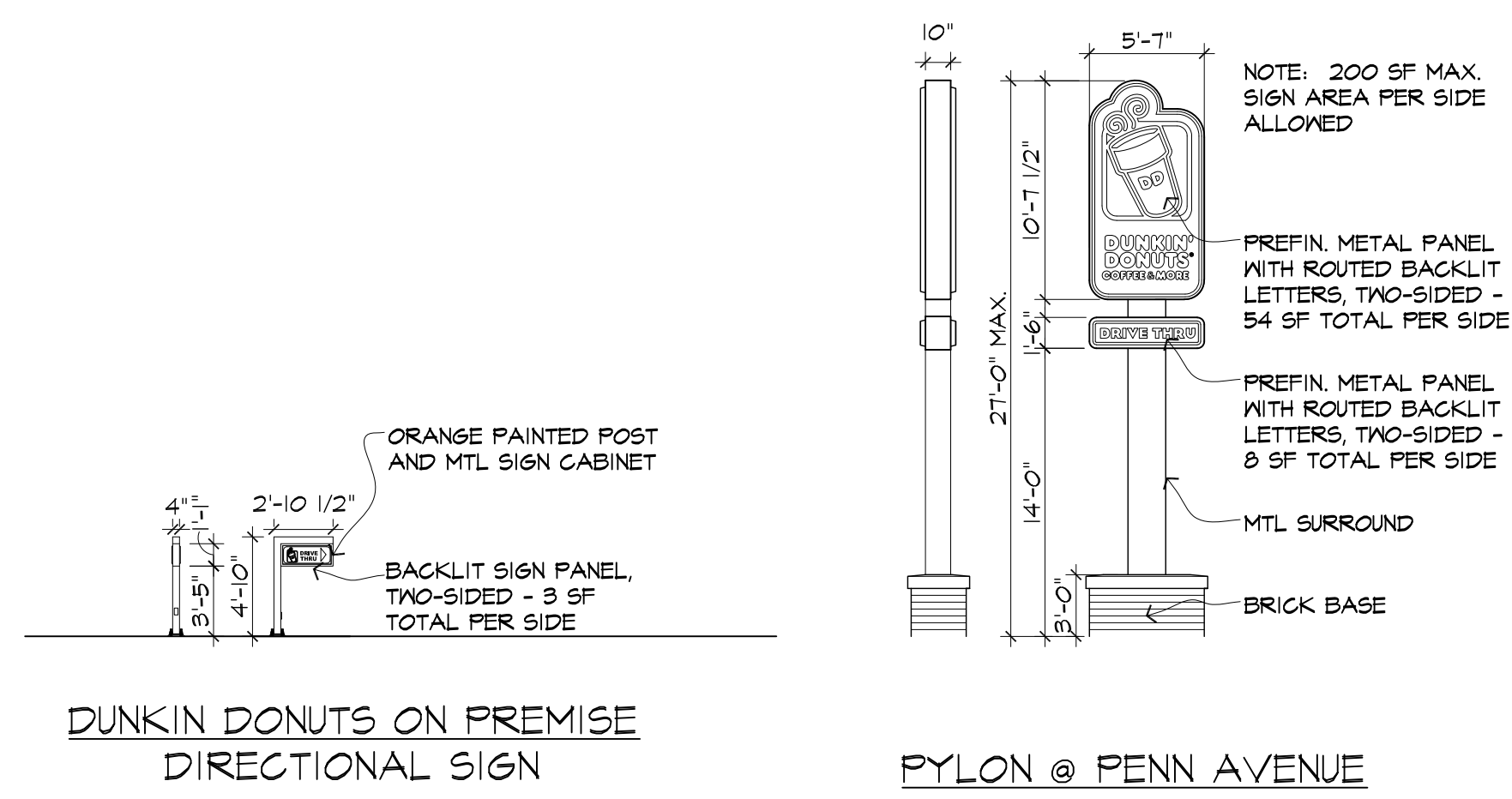
ARCHITECTURAL CONSORTIUM L.L.C.
 901 North 3rd Street
 Minneapolis, MN 55401
 612-436-4030
 Fax 612-692-9960

PREPARED FOR:

DUNKIN' DONUTS
 6529 PENN AVE S
 RICHFIELD, MN

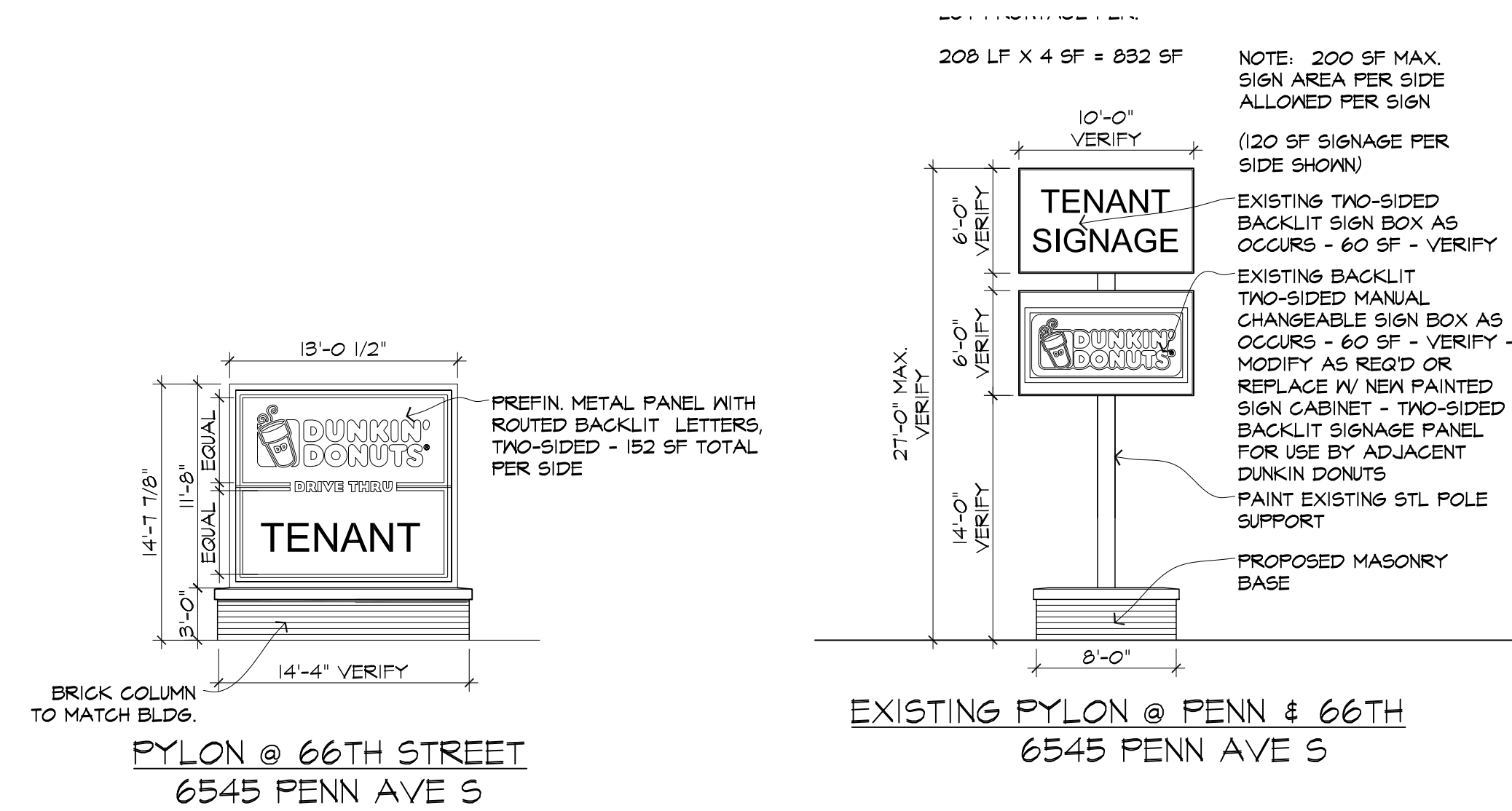
PRELIMINARY FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROJECT NUMBER:	16-1048-01
ISSUED DATE:	08/10/17
DRAWN BY:	ES
CHECKED BY:	KA
A2.1	



DUNKIN DONUTS ON PREMISE
DIRECTIONAL SIGN

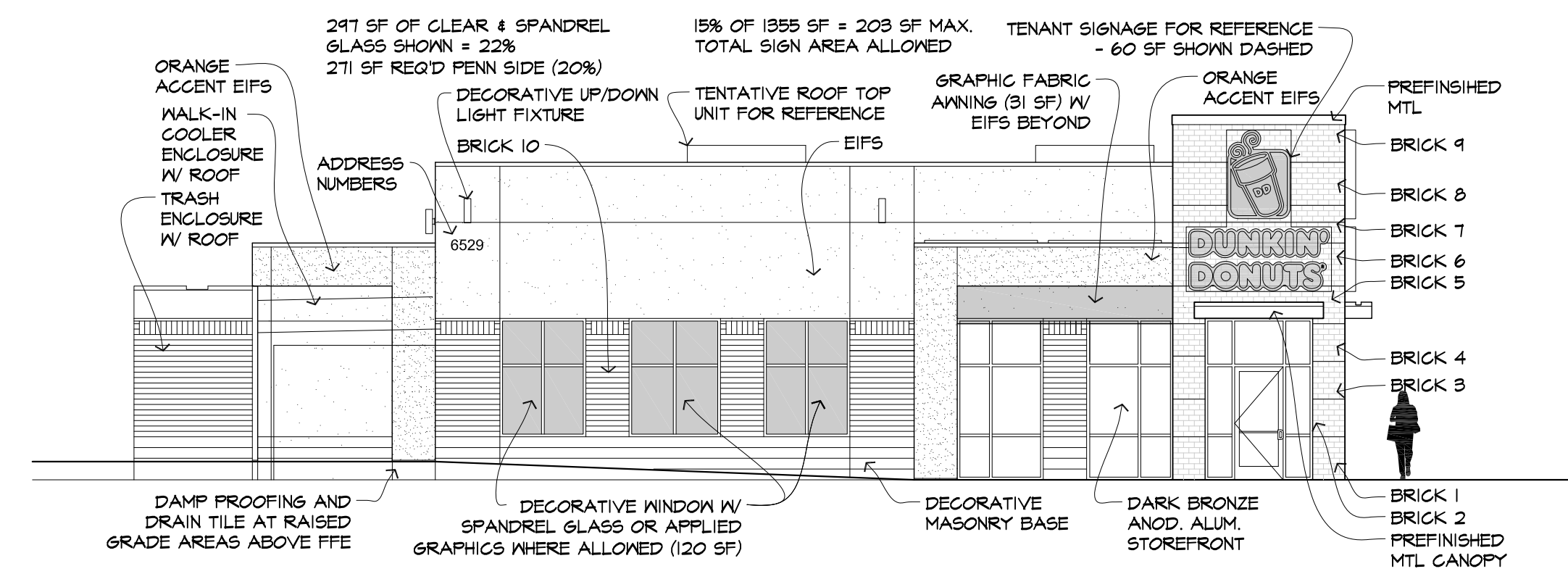
PYLON @ PENN AVENUE



PYLON @ 66TH STREET
6545 PENN AVE S

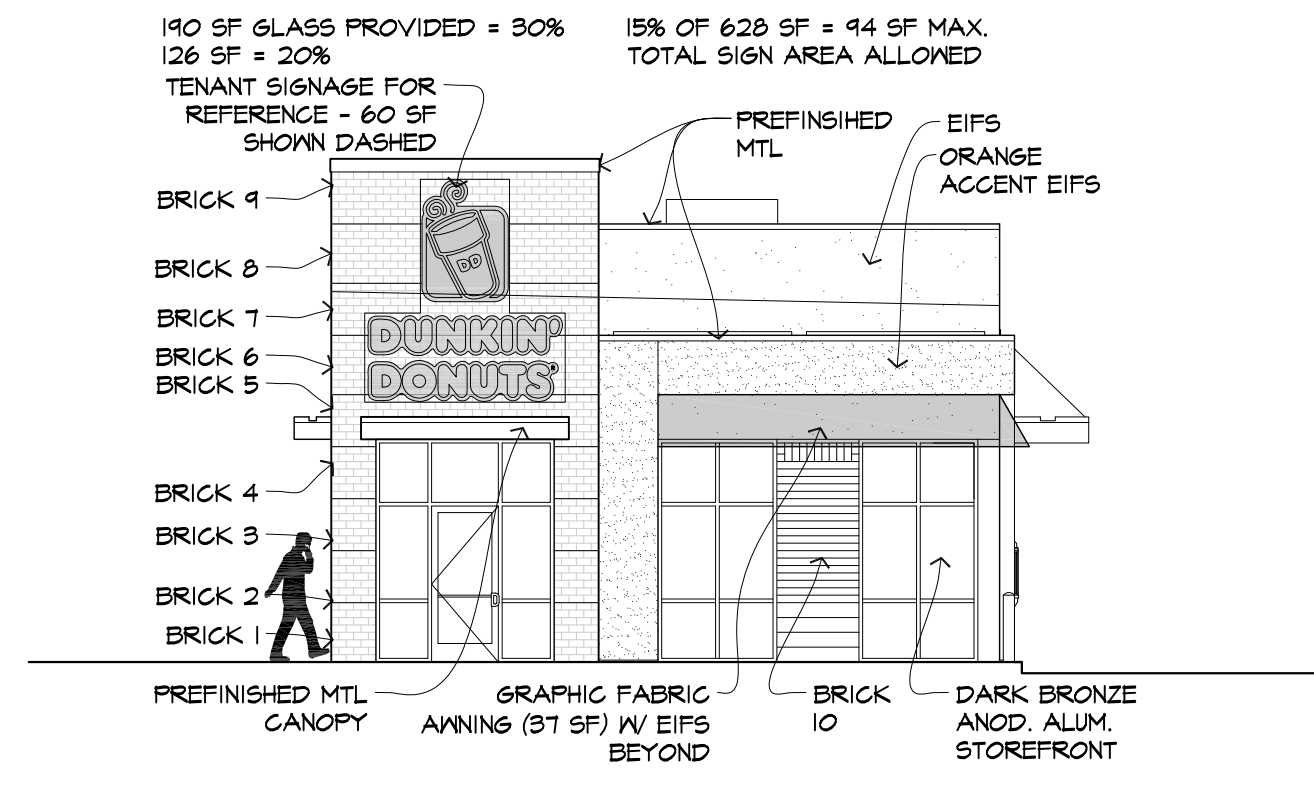
EXISTING PYLON @ PENN & 66TH
6545 PENN AVE S

5 PROPOSED ON PREMISE SITE SIGNAGE
1/8" = 1'-0"

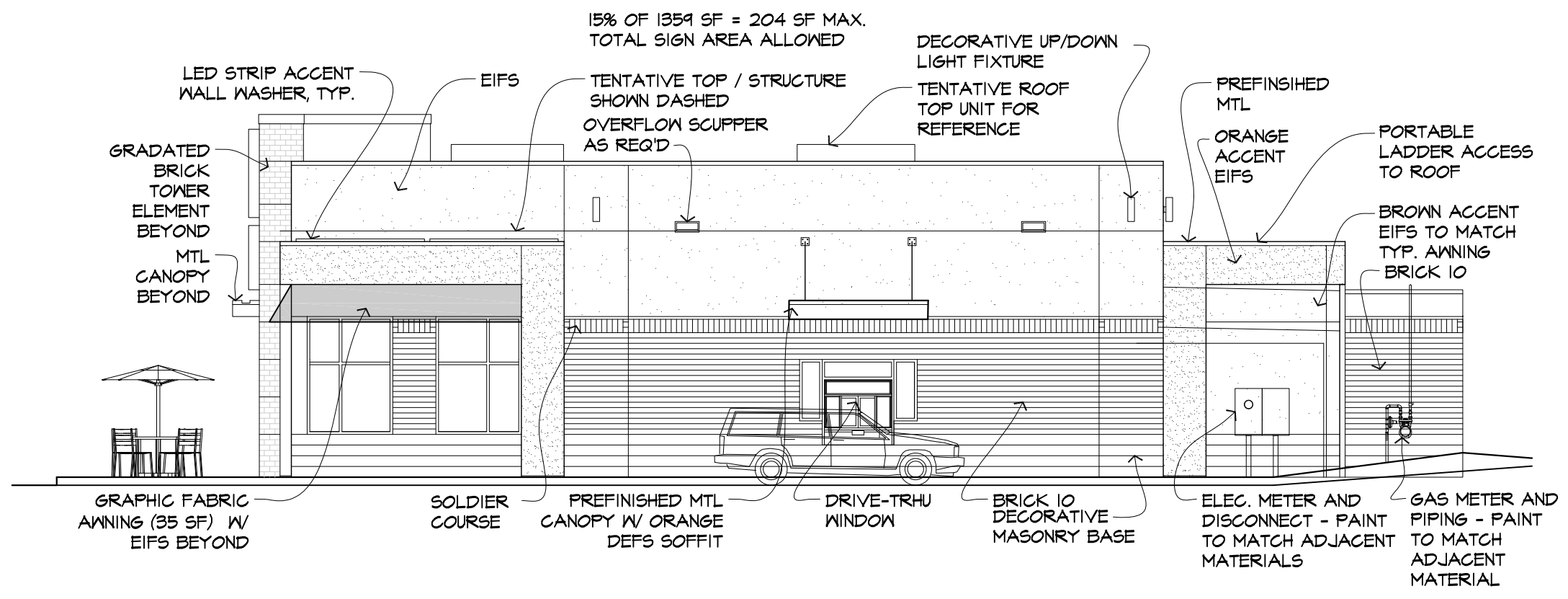


4 WEST ELEVATION
FACING PENN
1/8" = 1'-0"

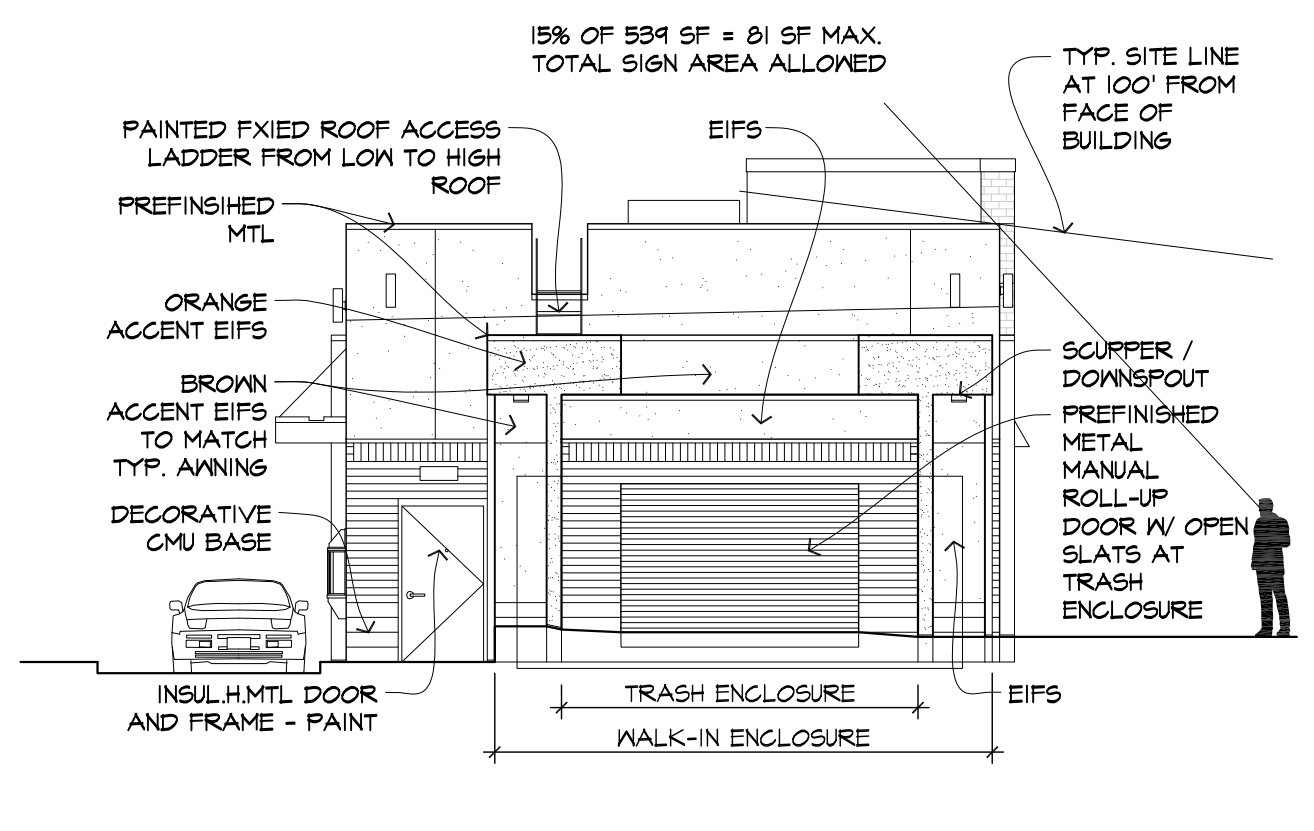
6 PROPOSED OF PREMISE SITE SIGNAGE
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



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



2 NORTH ELEVATION
1/8" = 1'-0"

Mark	Revision / Issue	Date
	CITY SUBMITTAL	08/11/17

PRELIMINARY
NOT FOR CONSTRUCTION

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 Architect under the laws of the State of Minnesota.
Printed Name: Kathy L. Anderson
Signature: _____
Date: _____ License #: _____



6529 PENN AVE S
RICHFIELD, MN 55423

**PROPOSED
EXTERIOR
ELEVATIONS**

SCALE: AS NOTED

PROJECT NUMBER:	16-1048-01
ISSUED DATE:	08/10/17
DRAWN BY:	ES
CHECKED BY:	KA
LOCATION PG #:	356550



4 WEST ELEVATION
FACING PENN 1/8" = 1'-0"

3 SOUTH ELEVATION 1/8" = 1'-0"



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



2 NORTH ELEVATION 1/8" = 1'-0"

**ARCHITECTURAL
CONSORTIUM L.L.C.**
901 North 3rd Street
Minneapolis, MN 55401

PREPARED FOR:

DUNKIN' DONUTS
6529 PENN AVE S
RICHFIELD, MN

PROPOSED RENDERING

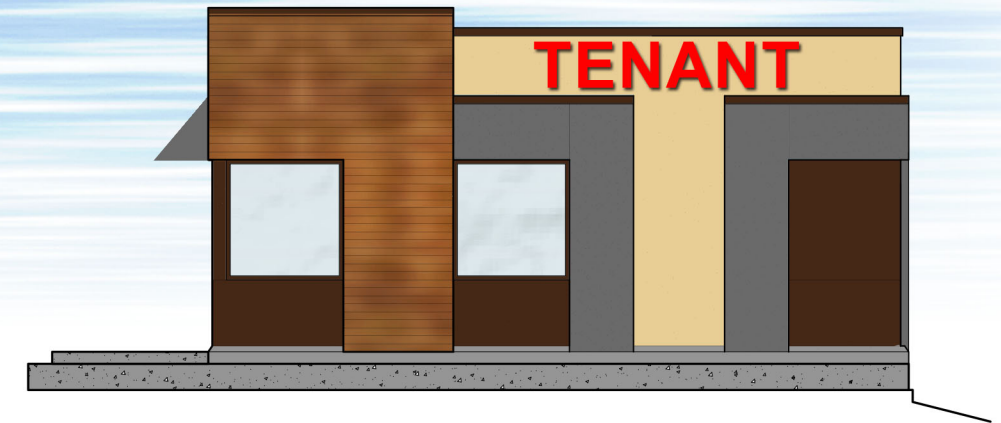
SCALE: AS NOTED

PROJECT NUMBER: 16-1048-01
ISSUED DATE: 08/11/17
DRAWN BY: ES
CHECKED BY: KA

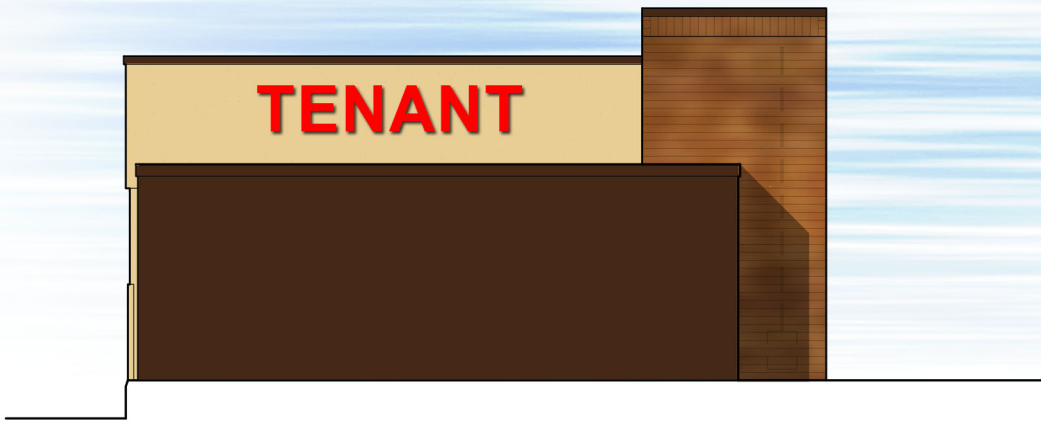
A3.2



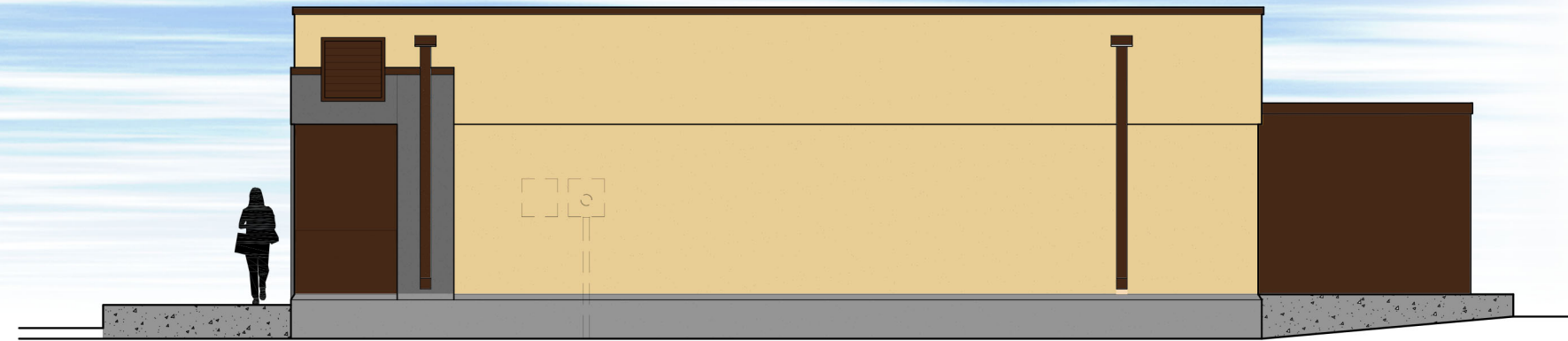
1 PROPOSED WEST ELEVATION
FACING PENN 1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
FACING 66TH 1/8" = 1'-0"



4 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



3 PROPOSED EAST ELEVATION
1/8" = 1'-0"

**ARCHITECTURAL
CONSORTIUM L.L.C.**
901 North 3rd Street
Minneapolis, MN 55401
612-436-4030
Fax 612-692-9960

Note: Rendering shown general reference and intent. Final colors to be determined via future tenant.

FORMER FLOWERAMA
6545 PENN AVE S
RICHFIELD, MN

**PRELIMINARY
EXTERIOR ELEVATIONS**
SCALE: AS NOTED

PROJECT NUMBER: 17-1015-01
ISSUED DATE: 03/10/17
DRAWN BY: ES
CHECKED BY: KA

A3.1



PLANNING COMMISSION MEETING
8/28/2017

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITYPLANNER REVIEW:

ITEM FOR COMMISSION CONSIDERATION:

Continue a public hearing to consider ordinance amendments related to driveway regulations to September 25, 2017.

EXECUTIVE SUMMARY:

At the direction of the City Council, staff have begun researching potential options to modify driveway regulations. Current regulations prohibit a property with a single-car garage from having a driveway that is wider than the garage itself. City staff and councilmembers annually receive a small number of complaints regarding this policy. In conjunction with relaxing that particular regulation, staff is also researching other potential modifications to driveway regulations, which were last modified in 2005. A City Council memo on this matter is attached.

In anticipation of bringing forward an ordinance amendment this month, notice of a public hearing was published in the Sun Current newspaper. At this time, research and refinement of an ordinance amendment is still underway. That work should be complete prior to the September 25, 2017 Planning Commission meeting.

RECOMMENDED ACTION:

Continue a public hearing to consider ordinance amendments related to driveway regulations to September 25, 2017.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

See attached Council Memo No. 66.

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

None.

C. **CRITICAL TIMING ISSUES:**

None.

D. **FINANCIAL IMPACT:**

None.

E. **LEGAL CONSIDERATION:**

Notice of this public hearing was published in the Sun Current newspaper on August 17.

ALTERNATIVE RECOMMENDATION(S):

None.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description	Type
□ City Council Memo No. 66 - Driveway Size Regulations	Backup Material

CITY OF RICHFIELD, MINNESOTA
Office of City Manager

July 6, 2017

Council Memorandum No. 66

The Honorable Mayor
and
Members of the City Council

Subject: Driveway Size Regulations

Council Members:

In 2004, the Council asked staff to review the City's front-yard parking regulations. Both Council Members and citizens had expressed concerns about what was seen as excessive amounts of paving and vehicles in the front yards of residential properties. The issue was particularly a problem along major streets where on-street parking was and remains prohibited.

A moratorium was put in place in 2004 so the city could study the issue. City regulations at that time allowed up to 50% of front yards to be paved in many instances. Residents were using this paved area for parking, sometimes resulting in up to a dozen vehicles parked in the front yard of some homes. After the study was completed, the City Council passed a new ordinance that severely limited excessive driveway areas.

New regulations were adopted by the Council in 2005. These regulations:

- Prohibited front yard parking (parking would be allowed on driveways only).
- Driveways continued to be defined as areas that led to a garage or other approved parking areas (in side or back yards).
- In all cases, driveways were limited to 22 feet or up to a maximum of 35% of the front yard area.
- On arterial and collector streets, a provision for a "turnaround area" was created. The turnaround area was/is defined as "an area used for vehicle maneuvers." Turnaround areas are allowed to be up to 150 square feet and must be contiguous to the driveway. Parking is not allowed in turnaround areas.

Since the adoption of these rules, once or twice each summer, Inspections and/or Planning gets complaints from property owners with a single car garage about these rules. The rules prohibit a property with a single-car garage from having a driveway that is wider than the garage itself. While street parking is available in most locations (with the exception of snow emergencies), property owners would generally prefer to park on a driveway. A recent such request has been received by staff and some Council Members.

Unless Council Members object, staff will look at some potential options to relax the existing rules for properties with a single car garage to submit to the Council for your consideration. However, this will be done with careful attention to the underlying restrictions that were put in place in 2005 to correct a long standing problem identified by the City Council at that time.

Respectfully submitted,

A handwritten signature in blue ink that reads "Steven L. Devich". The signature is written in a cursive, flowing style.

Steven L. Devich
City Manager

SLD:tff

Email: Assistant City Manager
Department Directors
City Planner



PLANNING COMMISSION MEETING 8/28/2017

REPORT PREPARED BY: Melissa Poehlman, Assistant Community Development Director

CITYPLANNER REVIEW:

ITEM FOR COMMISSION CONSIDERATION:

Public hearing to consider a resolution re-approving site plans for a community band shell at Veterans Memorial Park.

EXECUTIVE SUMMARY:

In June and July of 2016, the Planning Commission and City Council approved site plans for a community band shell at Veterans Memorial Park (the "Band Shell"). Since that time, a sound study has been conducted (in accordance with the approved resolution) and the project has been put out to bid a number of times. Previous bids were rejected because the bids exceeded the amount of funding secured. On July 25, 2017 the Council awarded a contract to Fendler Patterson Construction Group. Foundation work for the Band Shell is expected to take place this year, with completion of the structure in the spring. Awarding a contract has taken longer than expected and the site plan must now be re-approved. No changes have been made to the plans that were reviewed and recommended for approval on June 27, 2016.

RECOMMENDED ACTION:

By motion: Approve the resolution for Site Plan Approval for a band shell at Veterans Memorial Park.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

The community and Council have identified construction of a bandshell/amphitheater/performance stage in a community park as a goal in a variety of long-range plans.

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

- Parks and related recreational facilities are permitted in all zoning districts.
- Site plan approval is required prior to the construction of any building in the City.
- Site plan approvals expire after one year if substantial construction has not taken place.
- Neither the the proposed plans nor the City's review requirements have not changed since 2016.

C. CRITICAL TIMING ISSUES:

Construction is anticipated to begin in September/October.

D. FINANCIAL IMPACT:

Band Shell Budget: \$538,545

- Sources:
 - \$250,000 - Capital Improvement Budget
 - \$75,000 - Additional City funds approved by Council (July 8, 2014)
 - \$213,545 - Donations

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.
- The Planning Commission recommended approval of the proposed plans on June 27, 2016 (5-1, Standfuss dissenting).

ALTERNATIVE RECOMMENDATION(S):

- Approve the resolution with modifications.
- Deny the request with findings that the proposed use does not meet requirements.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Jim Topitzhofer, Recreation Services Director.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Resolution	Resolution Letter
<input type="checkbox"/> Requirements	Exhibit
<input type="checkbox"/> Proposed Plans	Exhibit
<input type="checkbox"/> Planning & Zoning Maps	Exhibit

RESOLUTION NO. _____

**RESOLUTION GRANTING APPROVAL
OF A SITE PLAN
TO ALLOW A COMMUNITY BAND SHELL
AT VETERANS MEMORIAL PARK**

WHEREAS, an application has been filed with the City of Richfield which requests approval of site plan to allow a community band shell Veterans Memorial Park;

WHEREAS, the requested site plan has been reviewed by the City Council and meets City requirements; and

WHEREAS, the proposed site plan will adequately serve the purpose for which it is proposed and will not have an adverse effect upon the public safety or general welfare; and

WHEREAS, the City has fully considered the request for approval of the site plan.

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 site plan for a community bandshell as described in City Council Report No. ____, on the Subject Property legally described above is approved.
3. The approved site plan is subject to the following conditions:
 - Final building material selections must be approved by the Community Development Director prior to the issuance of a building permit;
 - Installation of required landscaping along 66th Street may be delayed in order to coordinate with 66th Street reconstruction;
 - A Noise Control Plan similar to, or more robust than, that described City Council Report No. 111 must be continuously in place;
 - The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report and compliance with all other City and State regulations. Permits are required prior to the commencement of any work;
 - This approval shall expire one year following the date of approval unless the use has commenced or a building permit has been obtained and construction begun.

Adopted by the City Council of the City of Richfield, Minnesota this 12th day of September, 2017.

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

Site Plan Approval (Subsection 547.13)

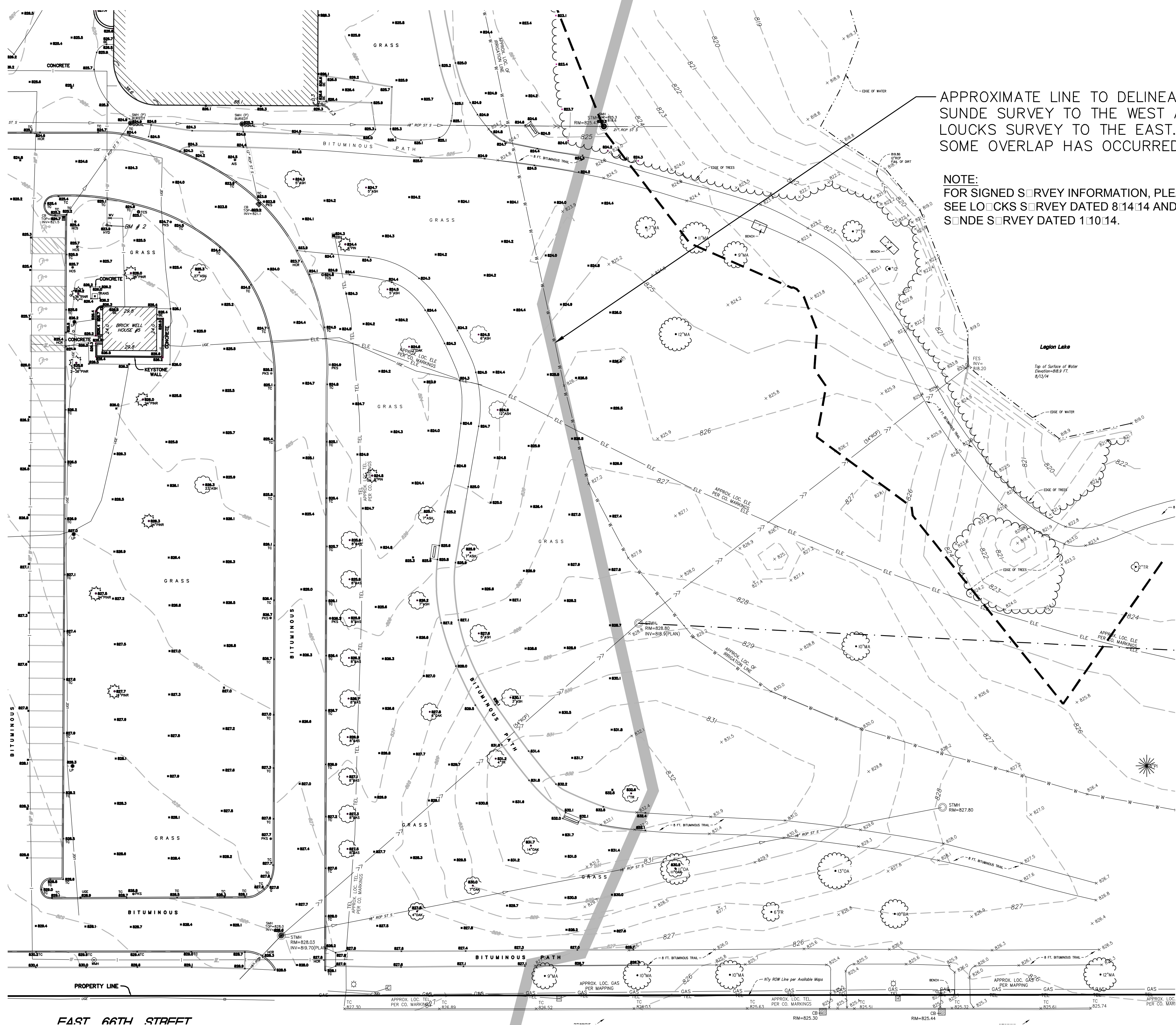
In evaluating a site plan, the Planning Commission and Council shall consider its compliance with the following:

- a) *Consistency with the various elements and objectives of the City's long range plans including, but not limited to, the Comprehensive Plan.* A community band shell and/or amphitheater has been identified in numerous long-range policy documents over the past many years. These documents include the 1985 Veterans Memorial Park Master Plan, the 2001 Richfield 2020 Visioning Report, and the 2008 Comprehensive Plan.
 - Veterans Memorial Park Master Plan approved August 26, 1985.
 - Richfield 2020:
 - Pg. 11 – “Construct a natural amphitheater in a suitable community park to accommodate an expanded summer concert program. Construct a permanent stage area which includes state-of-the art sound and light equipment.
 - 2008 Comprehensive Plan
 - Pg. 7-9 – “Most community facilities and festivals are located in Veterans Memorial Park. Improvements to this park should be a high priority.”
 - Pg. 7-13 – “performance stage” identified as potential improvement within Augsburg Park.
- b) *Consistency with the purposes of the Zoning Code.* The purposes of the Zoning Code include: assisting in the implementation of the Comprehensive Plan; creating harmonious and workable relationships among land uses; and more. The proposal is not inconsistent with the purposes of the Zoning Code.
- c) *Preservation of the site in its natural state, insofar as practicable, by minimizing tree and soil removal, and designing any grade changes so as to be in keeping with the general appearance of neighboring developed or developing areas.* The proposed building has been designed so as to compliment the surrounding area.
- d) *Creation of a harmonious relationship of buildings and open spaces with the terrain and with existing and future buildings having a visual relationship to the proposed development.* Building materials, building location and building orientation have all been designed to coordinate with the surrounding natural and man-made amenities, in addition to the nearby residential neighborhoods.
- e) *Creation of a functional and harmonious design for structures and site features including:*
 - i. *Creation of an internal sense of order for the various functions and buildings on the site and provision of a desirable environment for occupants, visitors and the general community;*

- ii. *Appropriateness of the amount and arrangement of open space and landscaping to the design and function of the development;*
- iii. *Appropriateness of the materials, textures, colors and details of construction as an expression of the design concept of the project and the compatibility of the same with the adjacent and neighboring structures and functions; and*
- iv. *Adequacy of vehicular, cycling and pedestrian circulation, including walkways, interior drives and parking, in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian, cycling and vehicular traffic and arrangement and amount of parking so as to be safe, convenient and, insofar as practicable, compatible with the design of proposed buildings, structures and neighboring properties.*

The proposed plans address internal circulation through the provision of adequate parking on site; additional accessible parking spaces and an accessible walkway; convenient additional bicycle parking; and integration with existing park paths/walkways. The building and location are sensitive to the surrounding buildings and park.

- f) *Creation of an energy-conserving design through design location, orientation and elevation of structures, the use and location of glass in structures, and the use of landscape materials and site grading. As a protective measure for area birds, no glass will be used in the structure.*
- g) *Protection of adjacent and neighboring properties through reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design, not adequately covered by other regulations, which may have substantial effects on neighboring land uses. Adequate provisions are in place to protect neighboring land uses from substantial effects, including a noise control plan.*



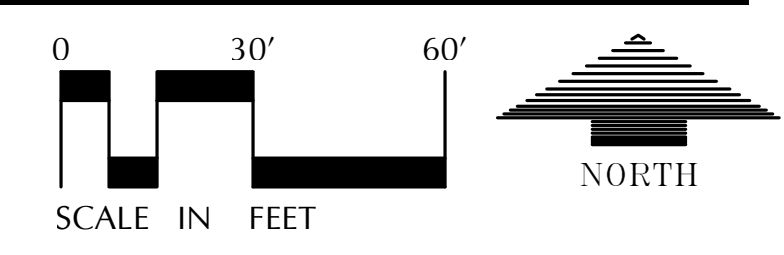
APPROXIMATE LINE TO DELINEATE SUNDE SURVEY TO THE WEST AND LOUCKS SURVEY TO THE EAST. SOME OVERLAP HAS OCCURRED.

NOTE:
FOR SIGNED SURVEY INFORMATION, PLEASE SEE LOUCKS SURVEY DATED 8/14/14 AND SUNDE SURVEY DATED 1/10/14.

FAST 66TH STREET

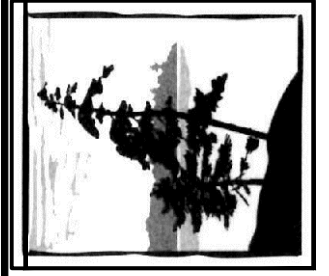
EXISTING CONDITIONS:

1. Benchmark: To 1/2" nut or 1/2" fire hydrant located at the northeast corner of Hocke arena. Elevation 827.60 Feet (City of Richfield Datum)



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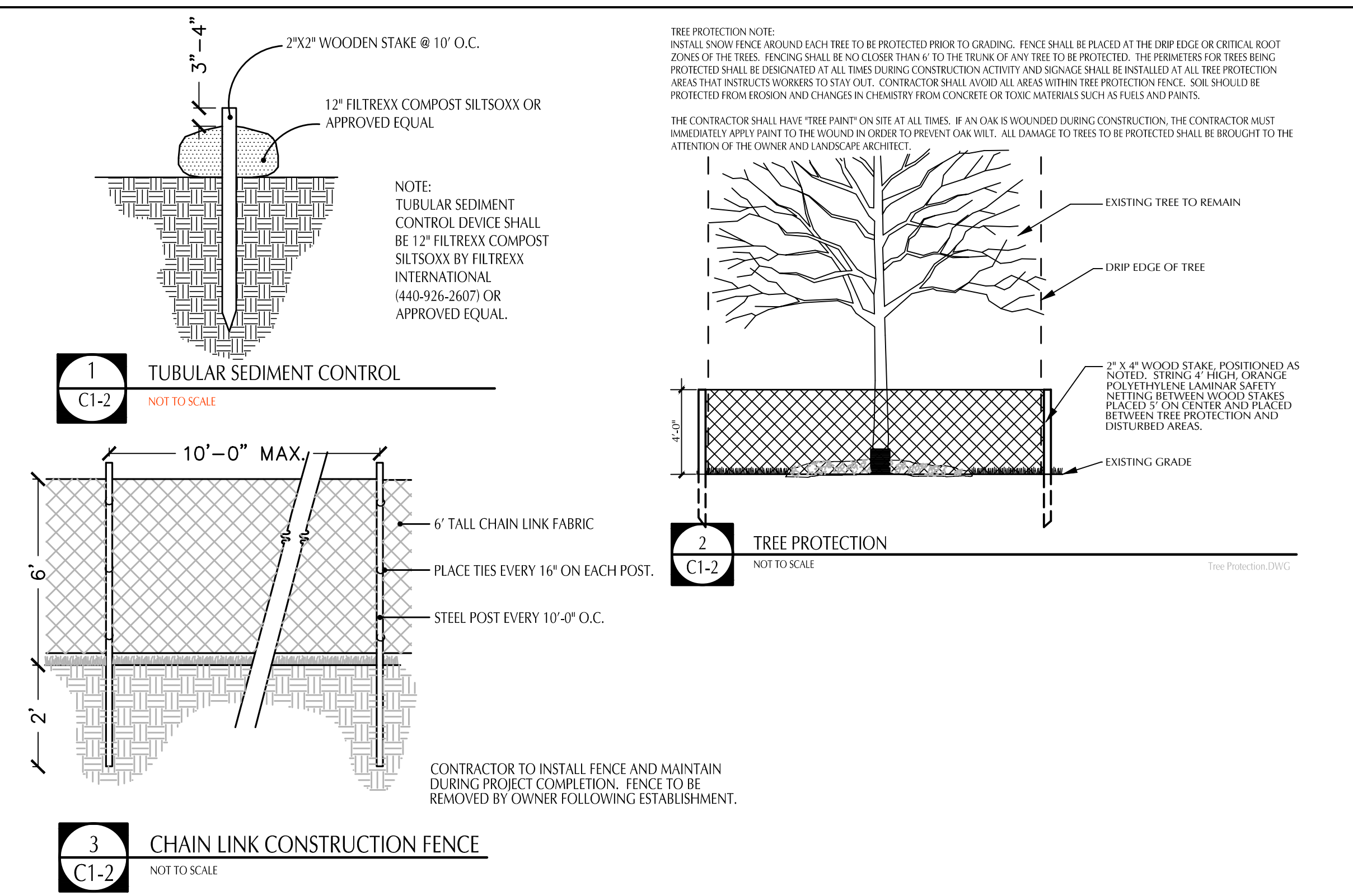
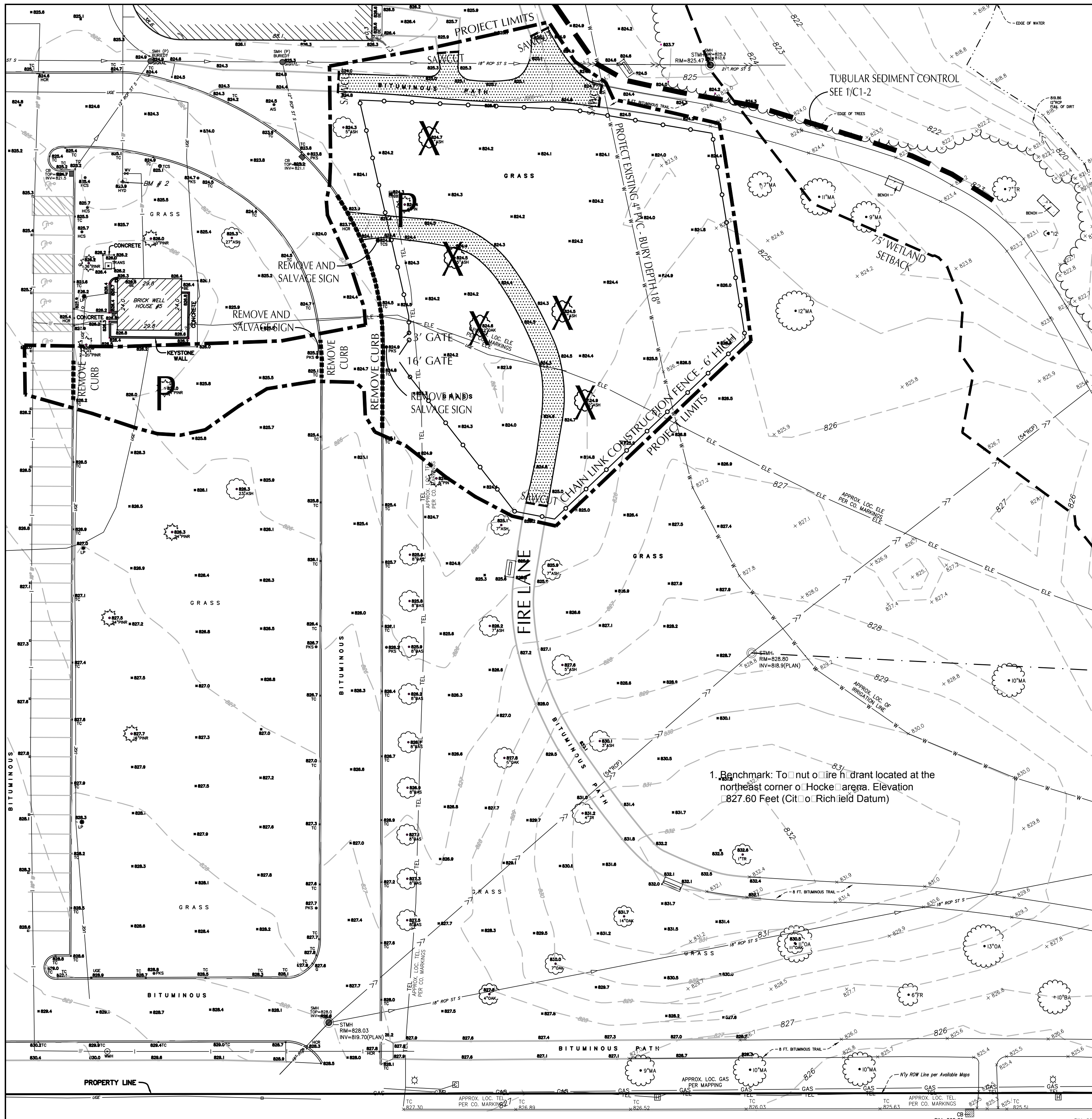


HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
PRINT NAME: LARRY WACKER
SIGNATURE: *Larry Wacker*
DATE: 6/22/17 LICENSE: 12579

CITY OF RICHFIELD
BAND SHELL
VETERAN'S PARK
RICHFIELD, MN 55423

BID SET
SITE PREPARATION | EROSION CONTROL

Revisions	
Drawn	GAJ
Checked	LW
Date	June 22, 2017
Job Number	14249
Sheet	C1-1



SITE PREPARATION NOTES

- CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BID. INSPECT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF THE WORK.
- ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.
- LOCATION AND SIZES OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE SHOWN BASED ON FIELD LOCATION OF VIEWABLE FIXTURES. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES WITH GOPHER ONE AND LOCAL UTILITY SERVICES. PROVIDE THE NECESSARY PROTECTION FOR EXISTING UTILITIES BEFORE CONSTRUCTION OR MATERIAL INSTALLATION BEGINS (MINIMUM 10' CLEARANCE).
- NO CONSTRUCTION, DEMOLITION OR COMMERCIAL POWER MAINTENANCE EQUIPMENT SHALL BE OPERATED WITHIN THE CITY BETWEEN THE HOURS OF 6:00 PM AND 7:00AM ON WEEKDAYS OR DURING ANY HOURS ON SATURDAYS, SUNDAYS AND STATE AND FEDERAL HOLIDAYS, EXCEPT UNDER PERMIT.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING SITE FEATURES TO REMAIN. ANY DAMAGE TO EXISTING SITE FEATURES SHALL BE REPORTED TO LANDSCAPE ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION ACTIVITIES. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.
- LOCATIONS FOR STORING CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
- ANY DAMAGE TO THE PUBLIC SIDEWALKS AND CURBS DURING CONSTRUCTION MUST BE REPLACED BY A LICENSED CONTRACTOR WITH THE CITY OF RICHFIELD. RESTORATION WORK MUST BE DONE UNDER A PERMIT FROM PUBLIC WORKS.
- ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING SHALL BE AS DIRECTED BY THE OWNER. NO ON-STREET PARKING / LOADING / UNLOADING ALLOWED.
- BITUMINOUS REMOVAL SHALL INCLUDE ALL SURFACING AND BASE MATERIAL.

EROSION CONTROL NOTES

- INSTALL EROSION CONTROL MEASURES AT LOCATIONS SHOWN ON EROSION CONTROL PLAN PRIOR TO ANY LAND DISTURBANCE. INSTALL SEDIMENT FILTERS IMMEDIATELY FOLLOWING INSTALLATION OF STRUCTURE.
- REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
- SLOPES MUST BE STABILIZED BY BEING SEEDED AND COVERED WITH AN EROSION CONTROL BLANKET OR MULCHED WITH A TACKIFYING AGENT AS SOON AS POSSIBLE AFTER GRADING AND NO LATER THAN 14 DAYS.
- ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR/PERMITEE UNTIL THE SITE HAS BEEN RE-VEGETATED, AT WHICH TIME THEY SHALL BE REMOVED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY. FOR PROPOSED PAVED SURFACE AREA.
- LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF A MINIMUM OF 4" OF TOPSOIL FOR DISTURBED AREAS THAT ARE TO BE REVEGETATED.
- INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CATCH BASIN INSERTS OR OTHER APPROVED PRODUCT ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUNOFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
- THE CONTRACTOR/PERMITEE SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND SITE IMPROVEMENTS SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEED SOON AFTER DISTURBANCE. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER COMPLETION OF FINAL GRADING OR AFTER 14 DAYS OF GRADING INACTIVITY. ALL MULCH MATERIAL SHALL BE DISCED INTO THE SOIL IN DIRECTION PERPENDICULAR TO THE STORMWATER FLOW OVER SUCH AREAS. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED IS RECOMMENDED THEREFORE MINIMIZING EROSION POTENTIAL.
- ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN AN AREA ON THE SITE AS DIRECTED BY THE CONSTRUCTION MANAGER. UNDER NO CIRCUMSTANCES MAY THE WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM SEWER CONVEYANCE.

EAST 66TH STREET
SITE PREPARATION / EROSION CONTROL:

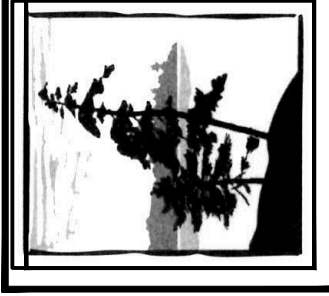
LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED - SEE 2/C1-1
- REMOVE BITUMINOUS SURFACING

SCALE IN FEET
0 30' 60'

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HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OF CONSTRUCTION SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: LARRY WACKER
SIGNATURE: [Signature]
DATE: 6/21/17 LICENSE: 12579

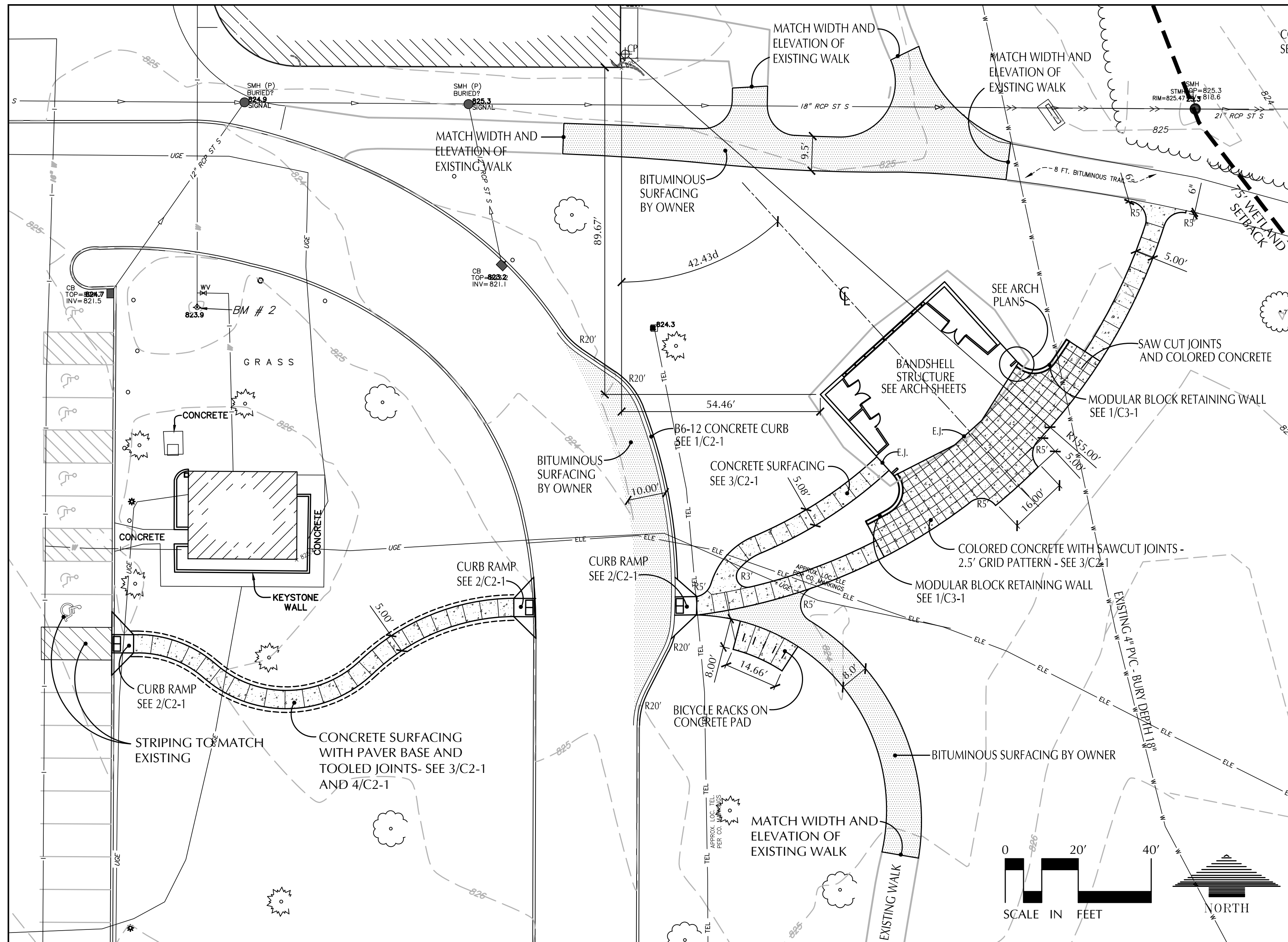
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BID SET
SITE PREPARATION / EROSION CONTROL

Revisions
02/01/17

Drawn: GAJ
Checked: LW
Date: June 22, 2017
Job Number: 14249
Sheet

C1-2



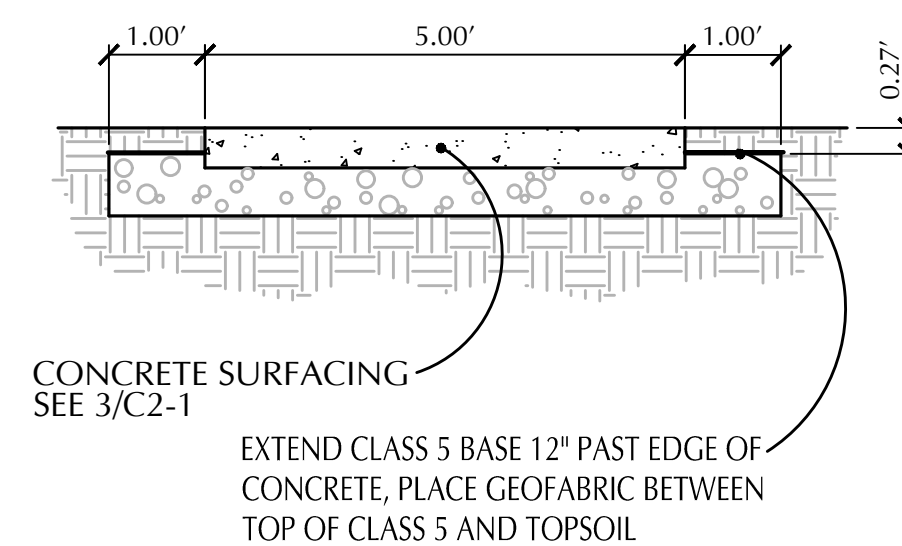
LAYOUT PLAN:

LAYOUT NOTES

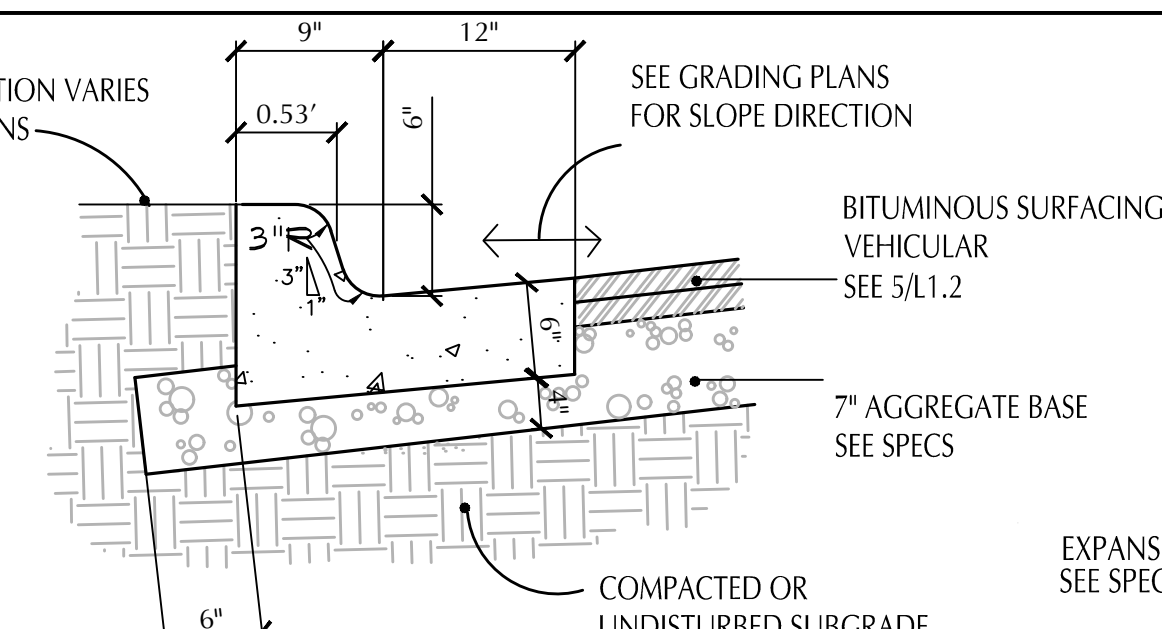
- ELECTRONIC DATA IS AVAILABLE FROM LANDSCAPE ARCHITECT FOR SITE LAYOUT.
- VERIFY LAYOUT AND DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.
- THE ALIGNMENT AND GRADES OF THE PROPOSED SITE AMENITIES ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

LEGEND

- CONCRETE SURFACING WITH TOOLED JOINTS - SEE 3/C2-1
- COLORED CONCRETE SURFACING WITH SAWCUT JOINTS - SEE 3/C2-1
- BITUMINOUS SURFACING AND AGGREGATE BASE SHALL BE INSTALLED BY OWNER ON ROUGH GRADE PREPARED BY CONTRACTOR. SEE 5/C2-1 AND 6/C2-1

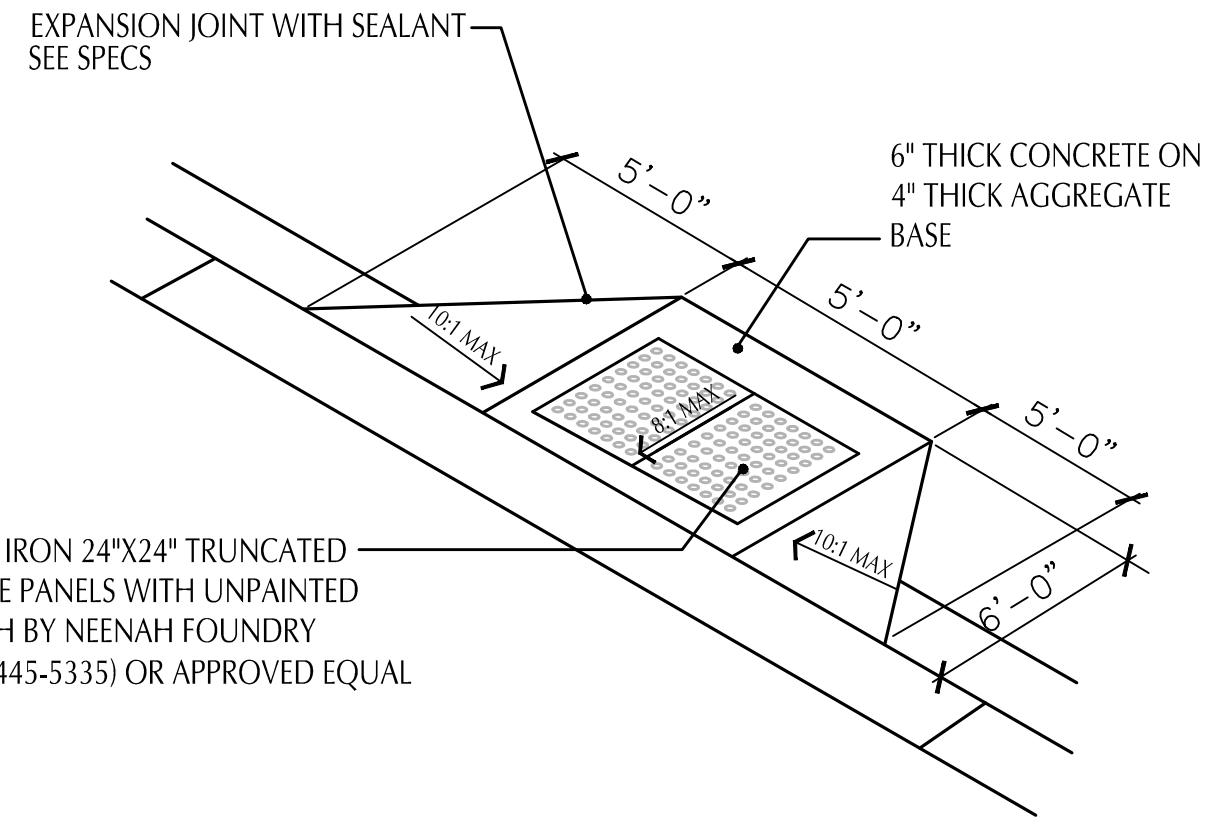


4 CONCRETE WALK WITH PAVER BASE SECTION
SCALE: 1/2" = 1'-0"

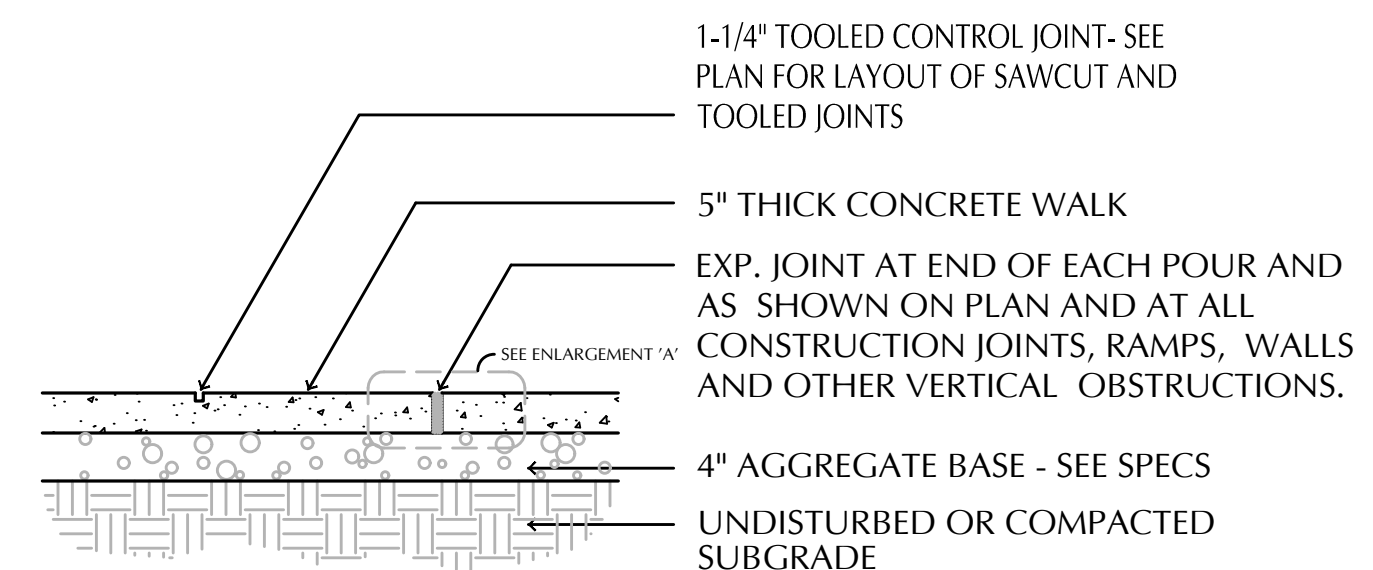
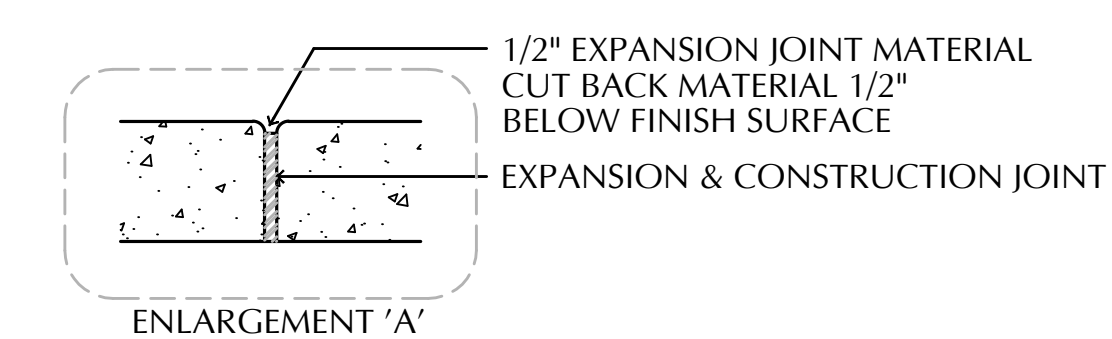


NOTES:
1. PLACE CONTRACTION JOINTS EVERY 10' O.C.

1 B6-12 CONCRETE CURB
SCALE: 1" = 1'-0"



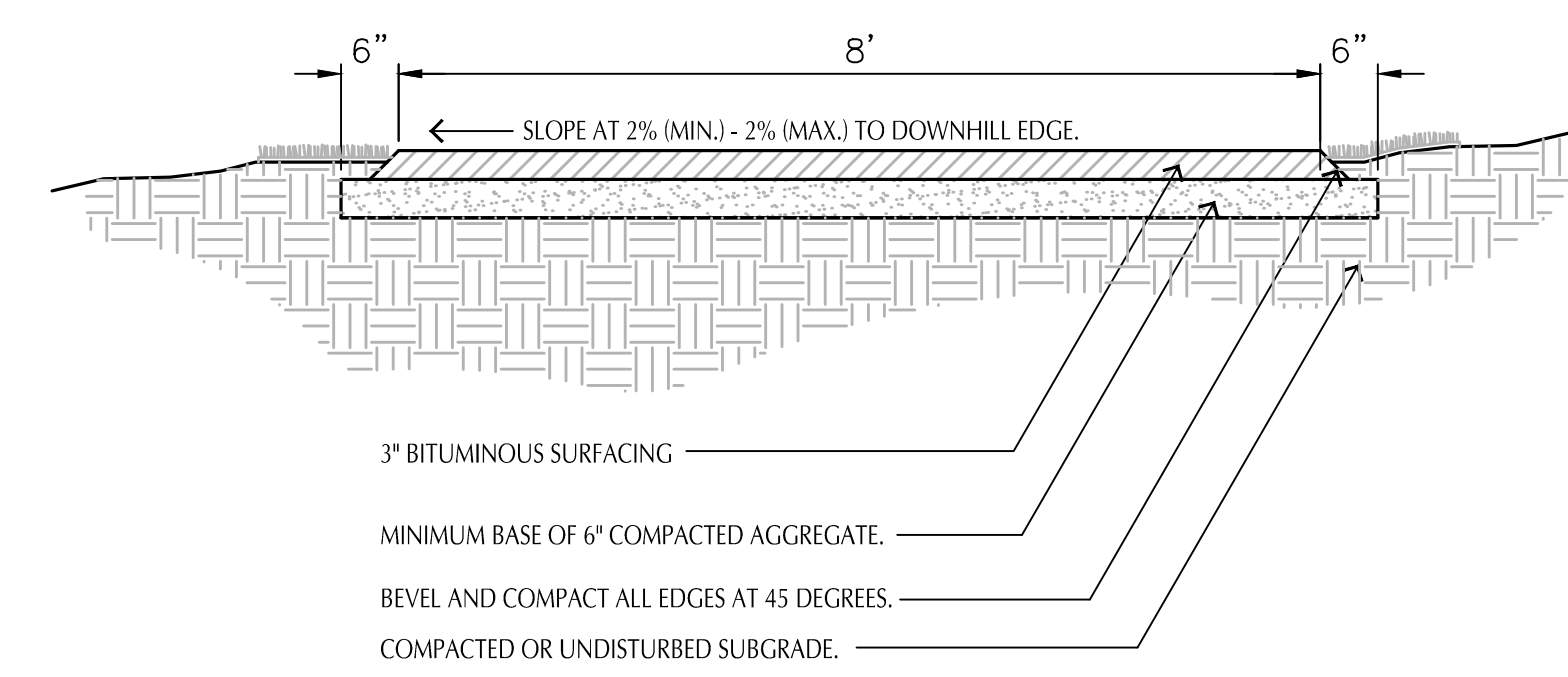
2 CURB RAMP
SCALE: 3/8" = 1'-0"



NOTES:
1. STANDARD FINISH TO BE MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN TRAFFIC
2. MAXIMUM CONTROL JOINT GRID SIZE SHALL BE 5'X5'

PEDESTRIAN

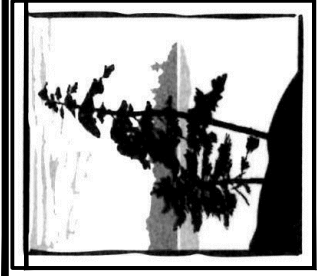
3 CONCRETE SURFACING
SCALE: 1/2" = 1'-0"



5 BITUMINOUS SURFACING
SCALE: 1" = 1'-0"

6 BITUMINOUS SURFACING - TRAIL
NOT TO SCALE

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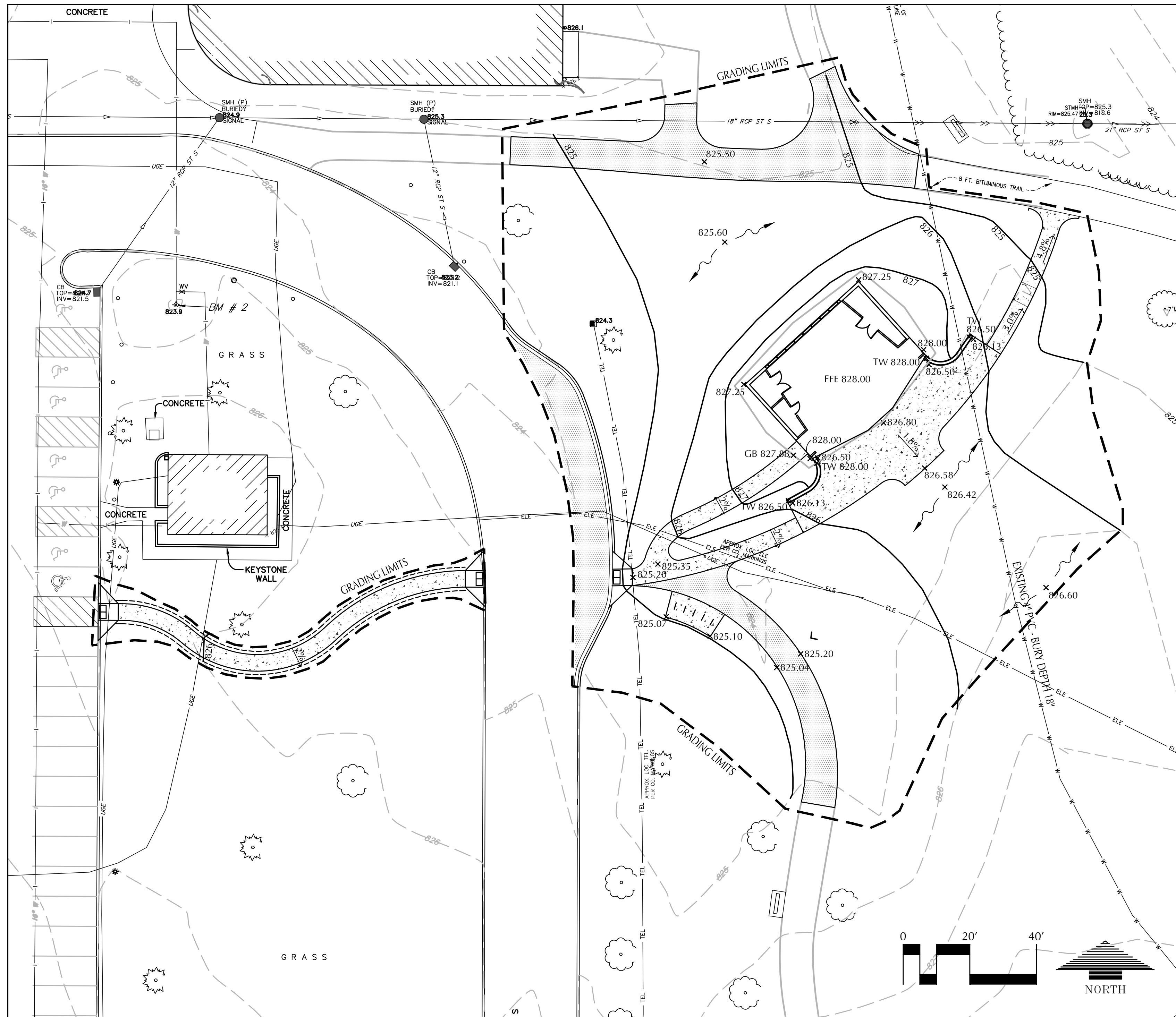
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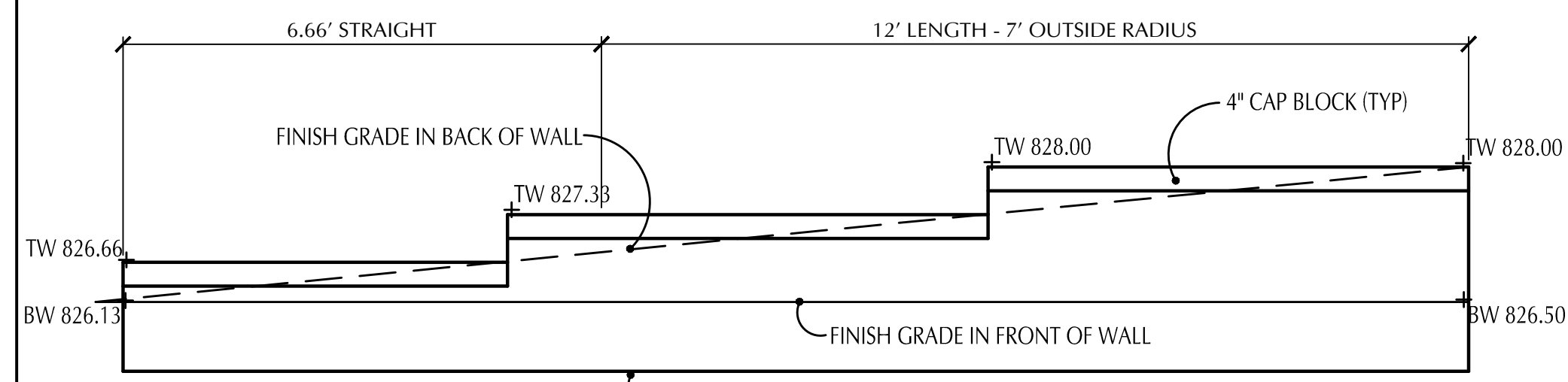
BID SET
LAYOUT PLAN - DETAILS

Revisions	
Drawn	GAJ
Checked	LW
Date	June 22, 2017
Job Number	14249
Sheet	

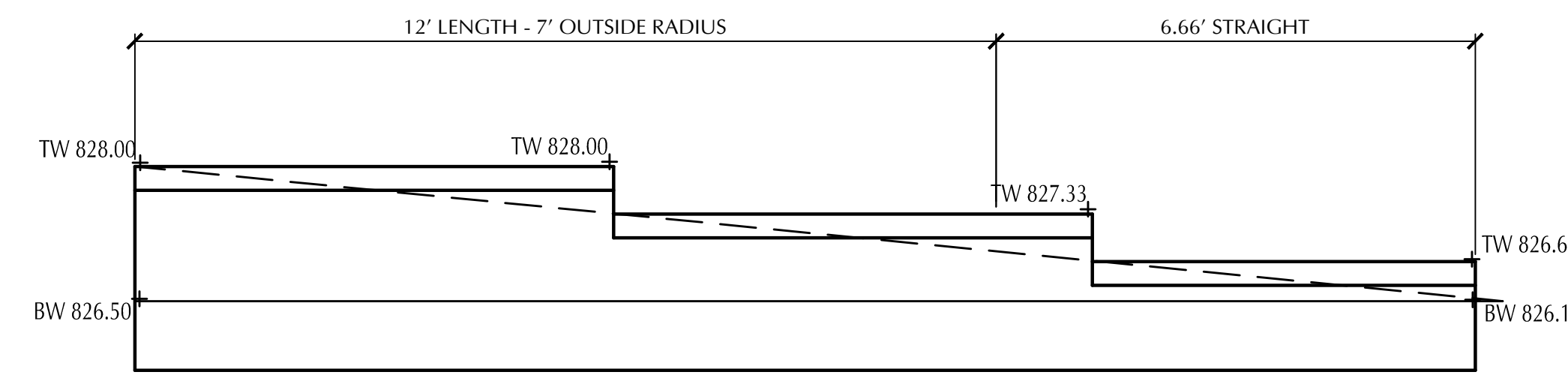
C2-1



GRADING PLAN: SCALE IN FEET



WEST WALL SHALL EXTEND ONE FULL BLOCK MINIMUM BELOW GRADE



EAST

- RETAINING WALL NOTES:
1. WALL IS DRAWN ON A FLAT PLANE - 8" BLOCK WITH 4" CAPS
 2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL
 3. SEE ARCHITECTURAL PLANS FOR JOINT DETAIL BETWEEN WALL ENDS AND BUILDING.
 4. 4" CAP SHALL BE GREY, 8" BLOCK SHALL BE TAN.
 5. WALL FACES SHALL BE FLAT WITH NO BATTER.

LEGEND:

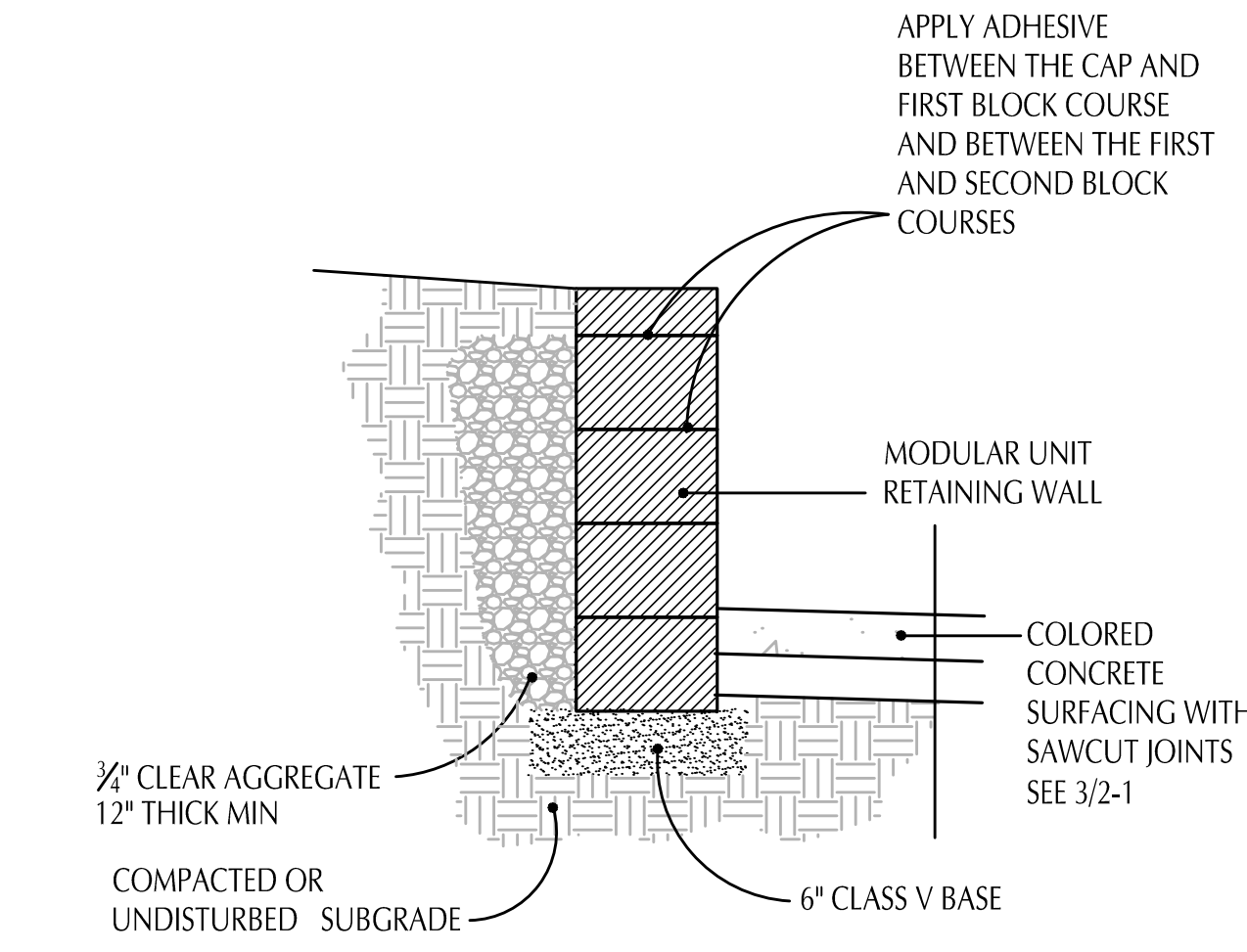
EXISTING SPOT	× 826.3
PROPOSED SPOT	× 828.00
GRADE BREAK	× GB 827.88
TOP OF WALL	× TW 826.50
EXISTING CONTOUR	---
PROPOSED CONTOUR	---

AREA CALCULATIONS:

TOTAL DISTURBED AREA	31,195 SF
EXISTING IMPERVIOUS	3592 SF
PROPOSED IMPERVIOUS - HARDSCAPE	6,411 SF
PROPOSED IMPERVIOUS - BUILDING	1,670 SF

GRADING NOTES

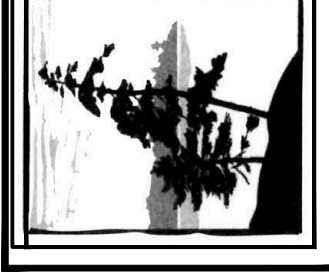
1. ALL WALKS TO HAVE 2% CROSS SLOPE. MAINTAIN POSITIVE DRAINAGE.
2. MAXIMUM SLOPE ON ALL WALKWAYS SHALL BE 20:1
3. MAXIMUM SLOPE ON ALL LAWN AREAS SHALL BE 4:1
4. ANY ADJUSTMENT TO GRADING PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. WALK ELEVATIONS ARE INTENDED TO CONFORM WITH ADJACENT GRADE. ADJUSTMENTS MAY BE MADE AFTER REVIEW OF STAKING IN THE FIELD.
6. ELEVATIONS FOR BUILDING FOUNDATIONS, CURBS AND PAVEMENTS SHALL BE STAKED BY A REGISTERED SURVEYOR FOR REVIEW BY THE CONSTRUCTION MANAGER PRIOR TO BEGINNING CONSTRUCTION.
7. BITUMINOUS SURFACING AND AGGREGATE BASE SHALL BE INSTALLED BY OWNER ON ROUGH GRADE PREPARED BY CONTRACTOR.
8. THE CONTRACTOR SHALL EXCAVATE AND REPLACE SOILS BENEATH THE BAND SHELL STRUCTURE TO A DEPTH OF APPROXIMATELY 10-FT BELOW THE EXISTING GRADES. THE EXCAVATION AND BACKFILL WORK WILL BE PAID FOR ON A UNIT PRICE BASIS. THE CONTRACTOR SHALL ENTER UNIT PRICES AS REQUIRED ON THE BID FORM.
9. BRAUN INTERTEC WILL PERFORM ALL SOIL COMPACTION TESTING ON THE PROJECT. BRAUN WILL ALSO IDENTIFY EXCAVATED SOILS THAT ARE SUITABLE FOR REUSE AND SOILS THAT THE CONTRACTOR SHALL DISPOSE OF. THE CONTRACTOR SHALL COORDINATE WITH BRAUN AS NEEDED TO PERFORM SOILS TESTING PROCEDURES. THE OWNER WILL PAY FOR ALL SOILS TESTING SERVICES.



2 MODULAR BLOCK RETAINING WALL SECTION (TYP) NOT TO SCALE

1 MODULAR BLOCK RETAINING WALL SCALE: 1/2" = 1'-0"

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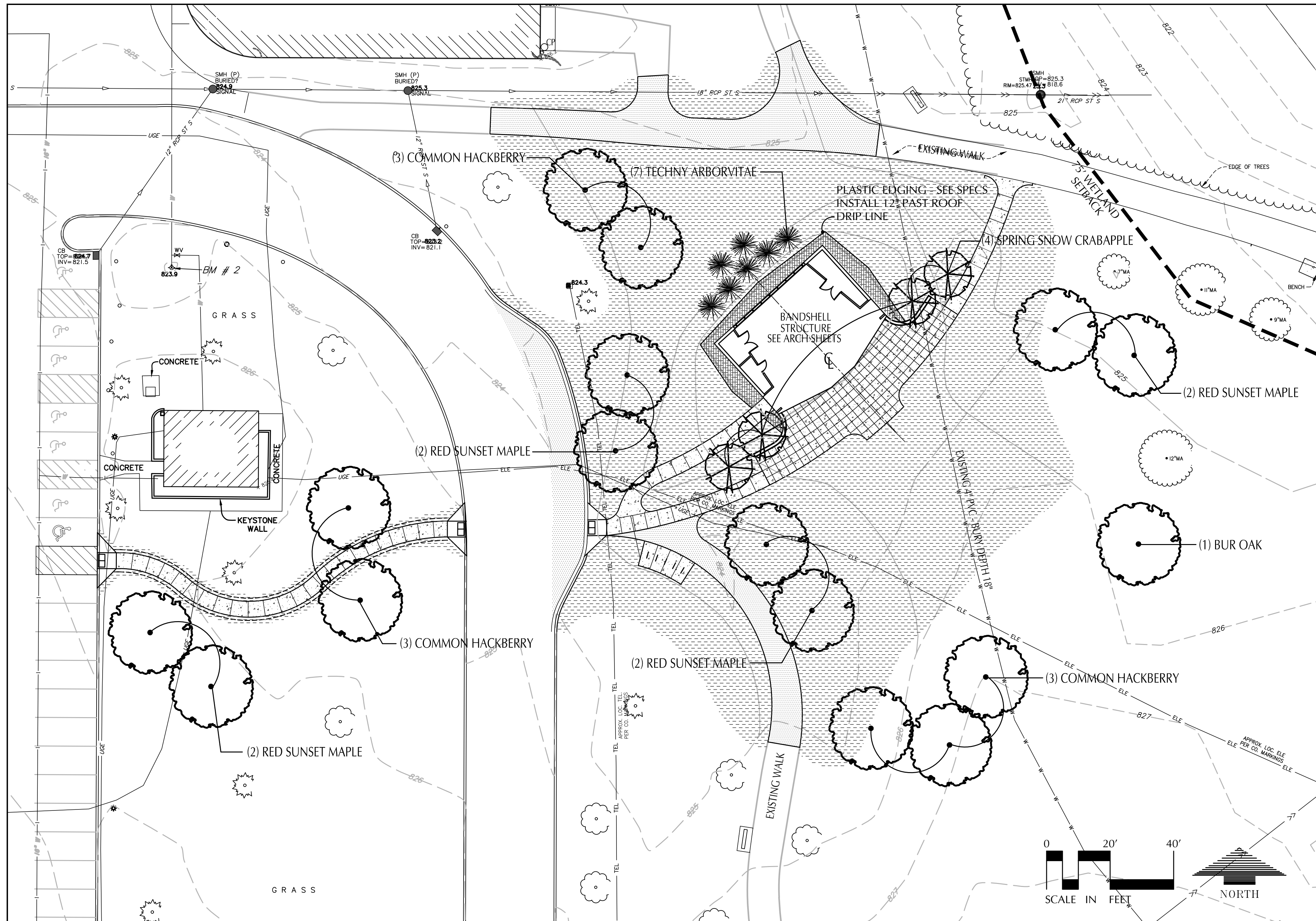
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GRADING PLAN

Revisions
Drawn GAJ
Checked LW
Date June 22, 2017
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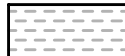



LANDSCAPE PLAN

NOTE

ALL TREES WILL BE PROVIDED AND PLANTED BY THE OWNER.

LEGEND:

-  TURF SEED MIX - MNDOT 25-131
-  AREA SHALL BE PREPARED FOR INSTALLATION OF A 3" MULCH LAYER BY OWNER

LANDSCAPE NOTES

1. SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY AND NOT COVERED BY BUILDINGS, PAVEMENT, OR PLANTING BEDS.
2. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH GENERAL SITE CONTRACTOR.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY SOIL OR WATER CONCERNS WHICH BECOME APPARENT AFTER DIGGING HOLES FOR PLANTING.
4. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES IN THE FIELD BEFORE ANY EXCAVATION FOR PLANTINGS. HAND DIGGING MAY BE NECESSARY.
5. MULCH FOR SEEDED AREAS SHALL BE TYPE 5 WOOD FIBER HYDROMULCH CONFORMING TO MnDOT 3884 PLACED AT 2000LBS. PER ACRE.
6. ALL DISTURBED AREAS TO BE SEEDED WITHIN 48 HOURS OF ROUGH GRADING, WITH REVEGETATION TO OCCUR WITHIN 48 HOURS.
7. ALL AREAS SEEDED WITH TURF SEED MIX SHALL RECEIVE 10-10-10 FERTILIZER @ 200LBS. PER ACRE.
8. ALL AREAS ARE REQUIRED TO BE STABILIZED WITHIN 24 HOURS AFTER WORK HAS BEEN COMPLETED.
9. SCARIFY ALL LAWN AREAS TO A DEPTH OF 4" PRIOR TO INSTALLING TURF SEED MIX.

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
7	TECHNY ARBORVITAE	<i>Picea glauca densata</i>	8' B.B.	BY OTHERS
7	COMMON HACKBERRY	<i>Celtis occidentalis</i>	2-1/2" B.B.	BY OTHERS
6	RED SUNSET MAPLE	<i>Acer rubrum 'Franksred'</i>	2-1/2" B.B.	BY OTHERS
2	IMPERIAL HONEYLOCUST	<i>Gleditsia triacanthos inermis 'Impcole'</i>	2-1/2" B.B.	BY OTHERS
1	BUR OAK	<i>Quercus macrocarpa</i>	2-1/2" B.B.	BY OTHERS
4	SPRING SNOW CRABAPPLE	<i>Malus 'Spring Snow'</i>	2" B.B.	BY OTHERS

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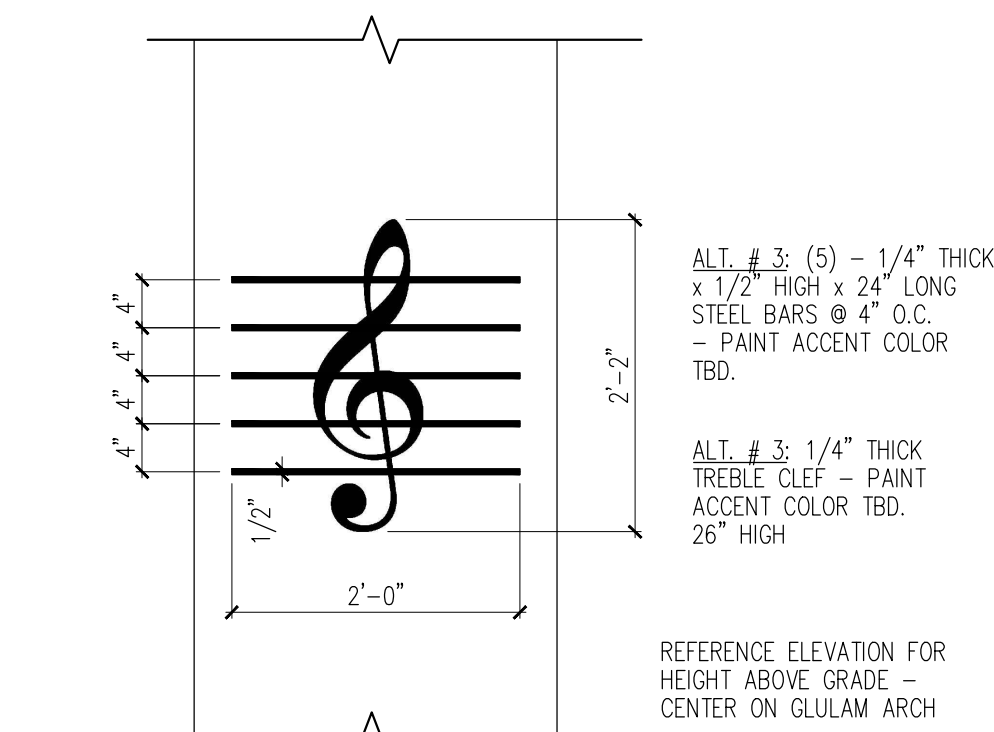


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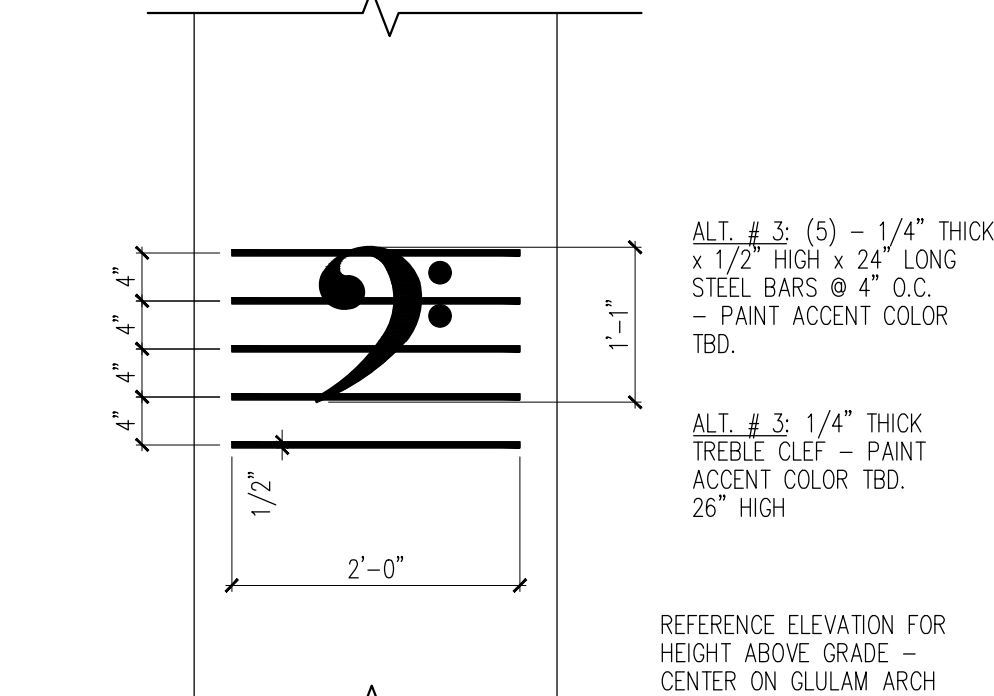
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BID SET
 LANDSCAPE PLAN

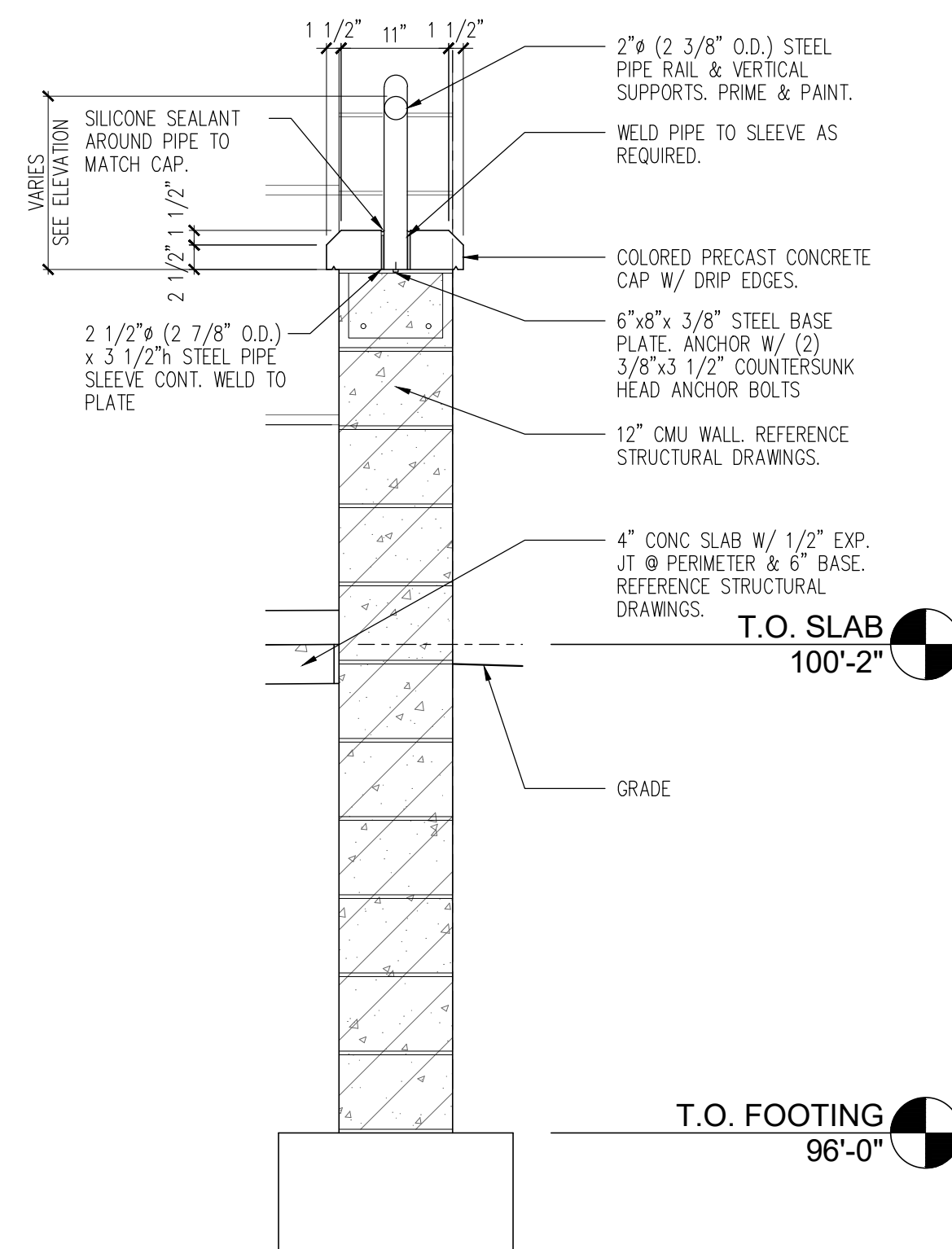
Revisions
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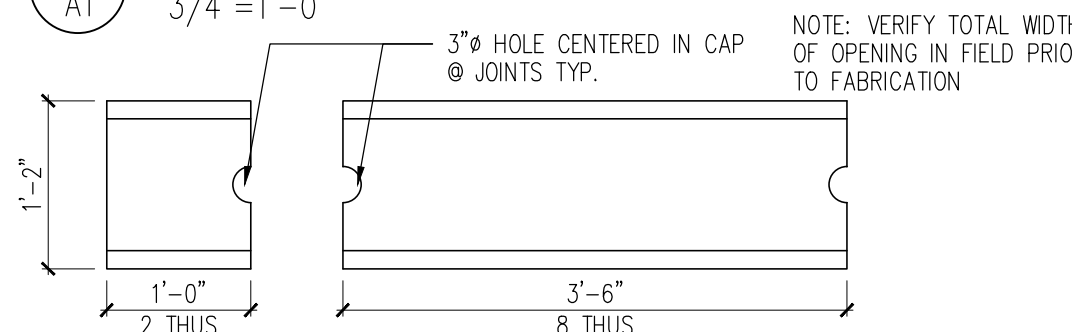
5 TREBLE CLEF DETAIL
3/4" = 1'-0"



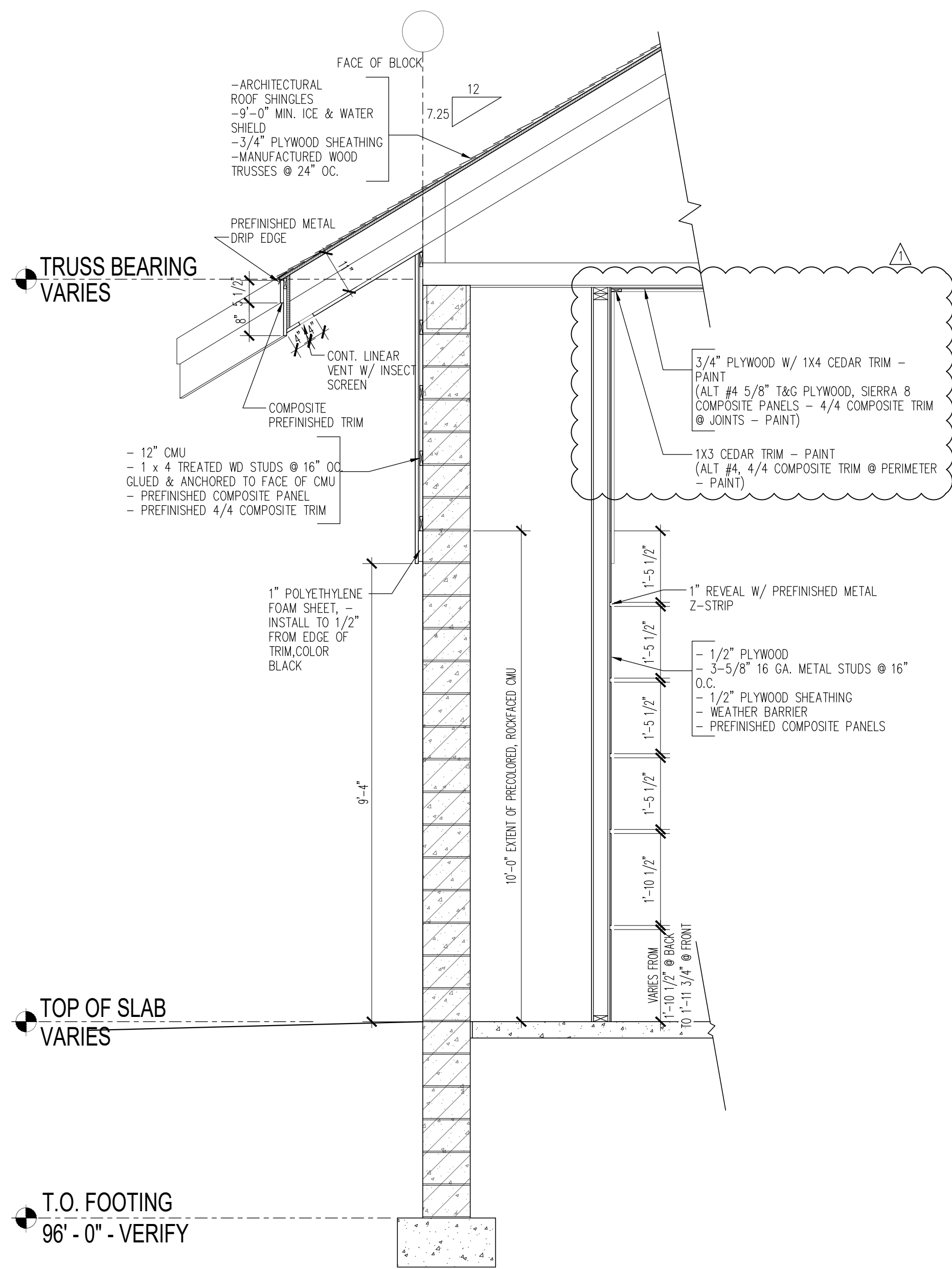
6 BASS CLEF DETAIL
3/4" = 1'-0"



7 WALL SECTION
3/4" = 1'-0"

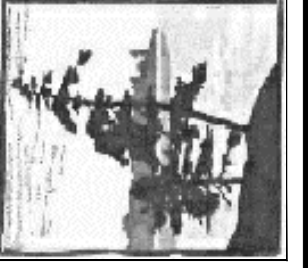
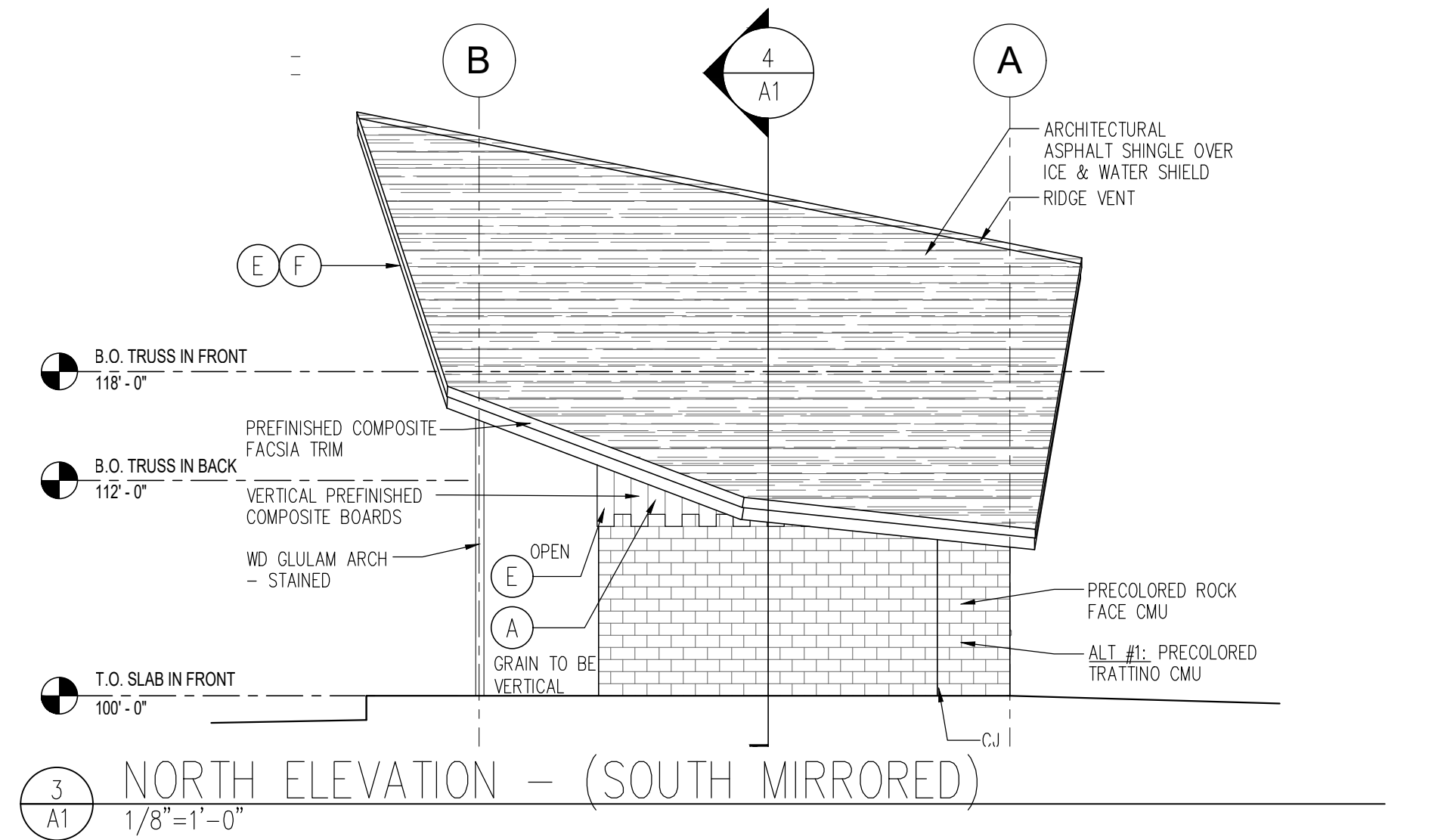
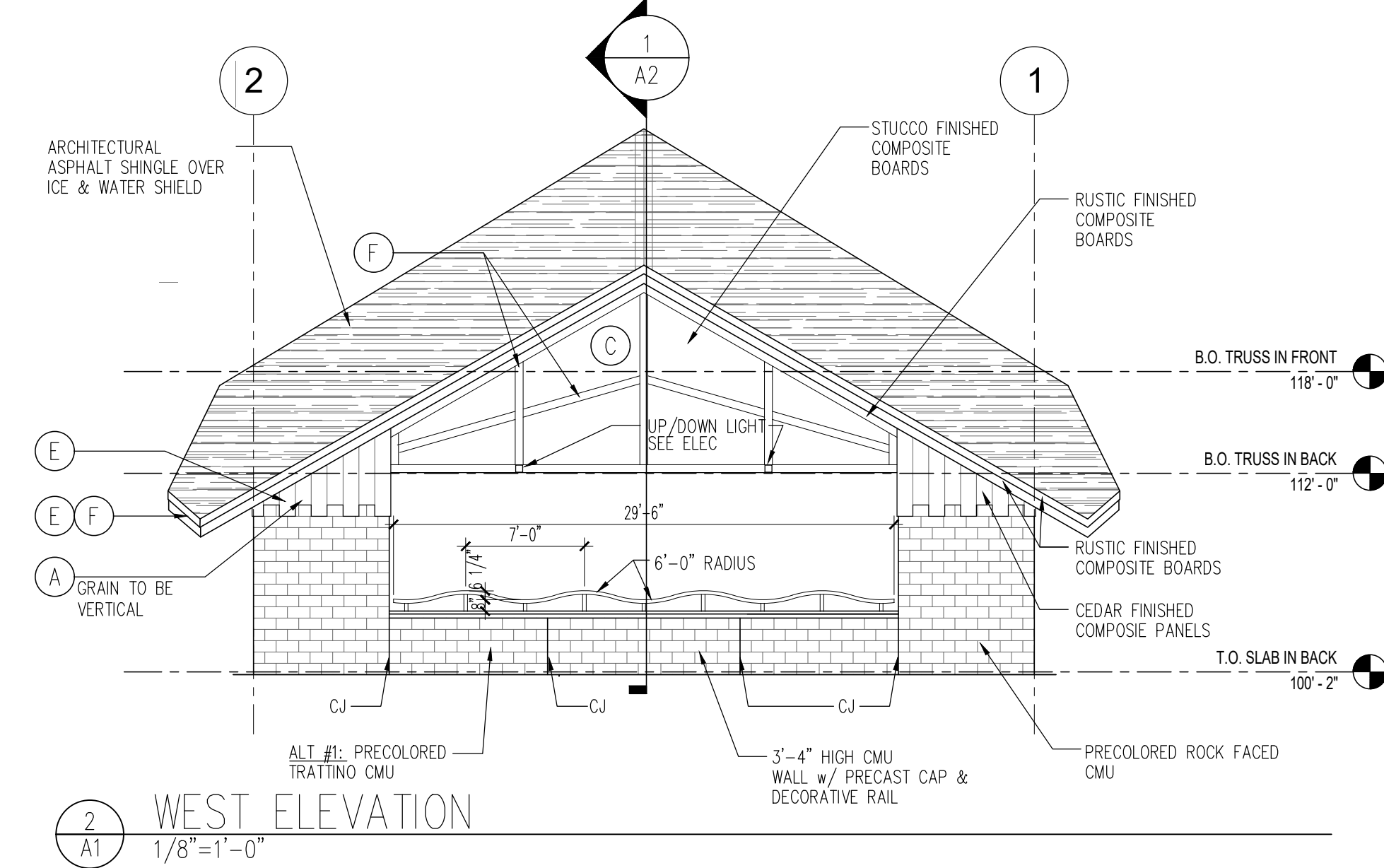
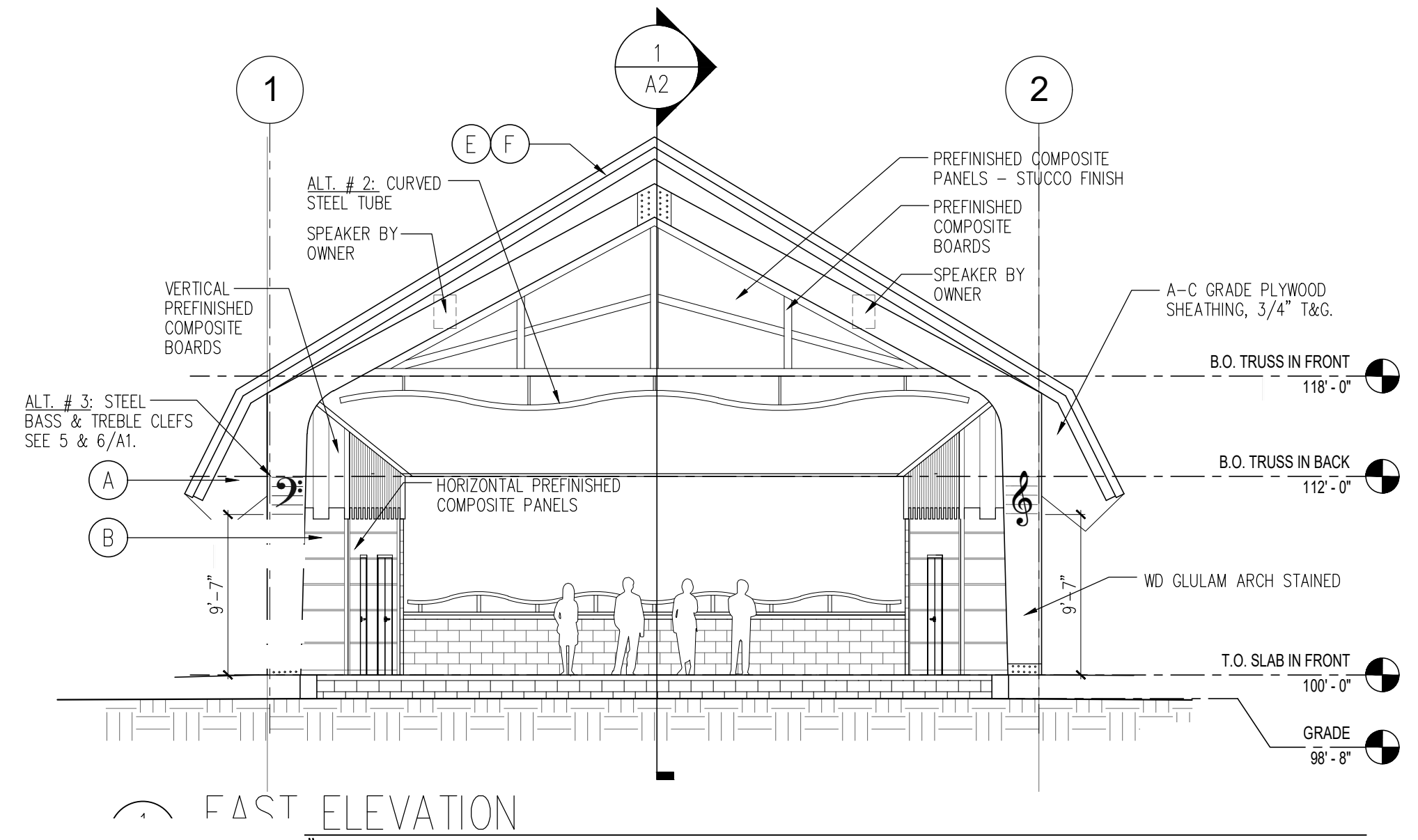


8 PRECAST CAP DETAIL
3/4" = 1'-0"



4 WALL SECTION
1/2" = 1'-0"

COMPOSITE PANELS	
A.	JAMES HARDIE COMPOSITE VERTICAL PANEL - SELECT CEDAR MILL PREFINISHED (---
B.	JAMES HARDIE COMPOSITE VERTICAL PANEL - SMOOTH PREFINISHED (---
C.	JAMES HARDIE COMPOSITE VERTICAL PANEL - STUCCO PREFINISHED (---
D.	JAMES HARDIE COMPOSITE VERTICAL PANEL - SIERRA 8 PRIMED (ALT)
E.	JAMES HARDIE COMPOSITE TRIM BOARD - 4/4 RUSTIC 11.25" PREFINISHED (---
F.	JAMES HARDIE COMPOSITE TRIM BOARD - 4/4 RUSTIC 5.5" PREFINISHED (---
G.	JAMES HARDIE COMPOSITE TRIM BOARD - 4/4 RUSTIC 3.5" PREFINISHED (---



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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: Linner Morschen
SIGNATURE:

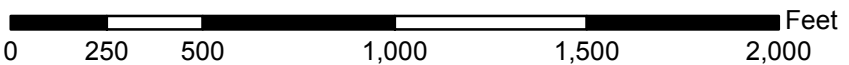
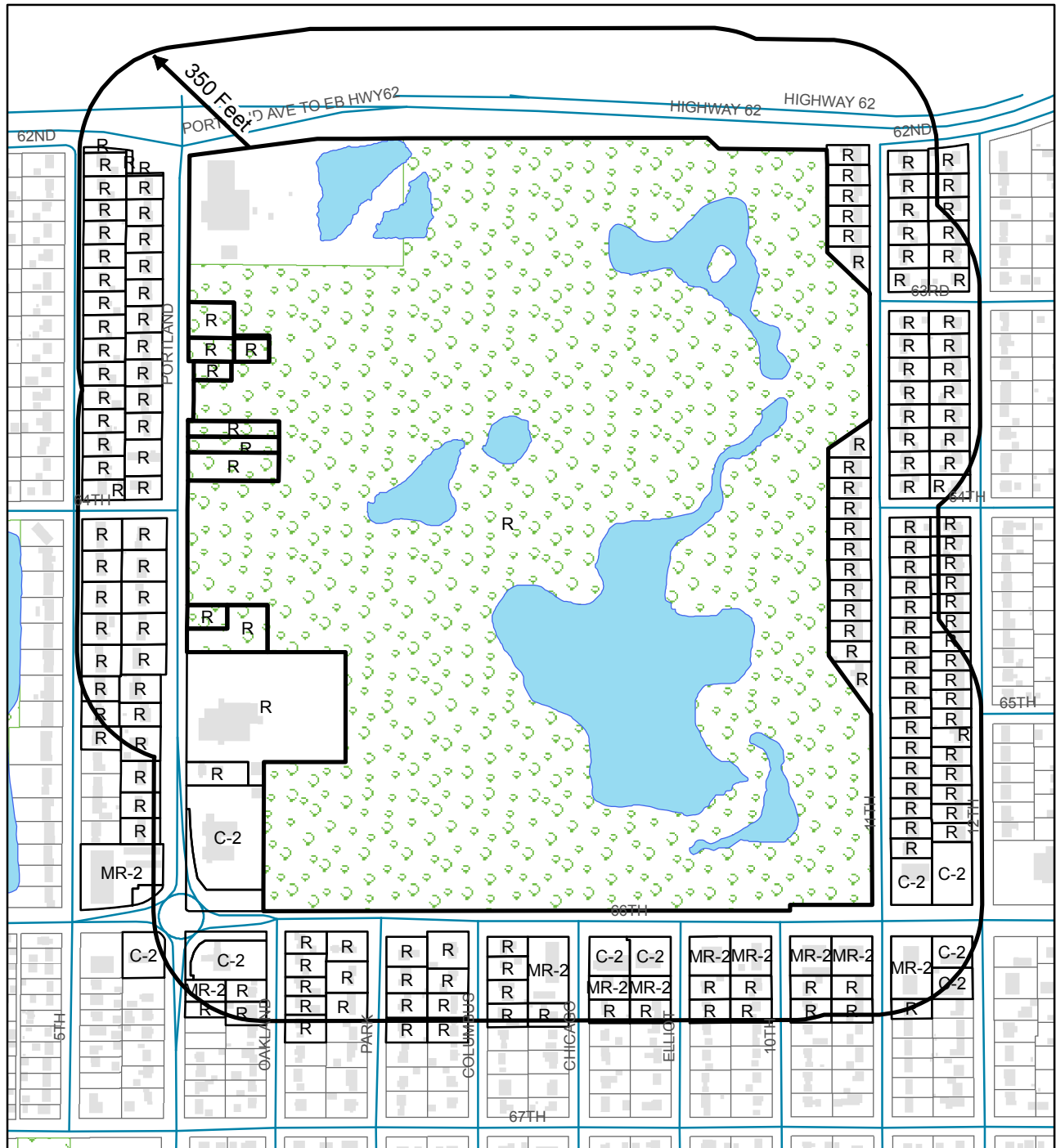
CITY OF RICHFIELD
BAND SHELL
VETERAN'S PARK
RICHFIELD, MN 55423

EXTERIOR ELEVATIONS
WALL SECTIONS
DETAILS

Revisions
06/28/2017
Drawn: JDZ
Checked: LM
Date: 06-22-17
Job Number: 1730
Sheet:

Veterans Park Bandshell Site Plan 6/2016

Surrounding Zoning

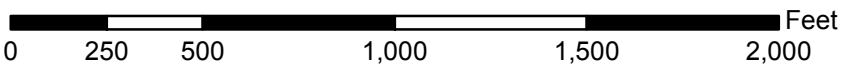
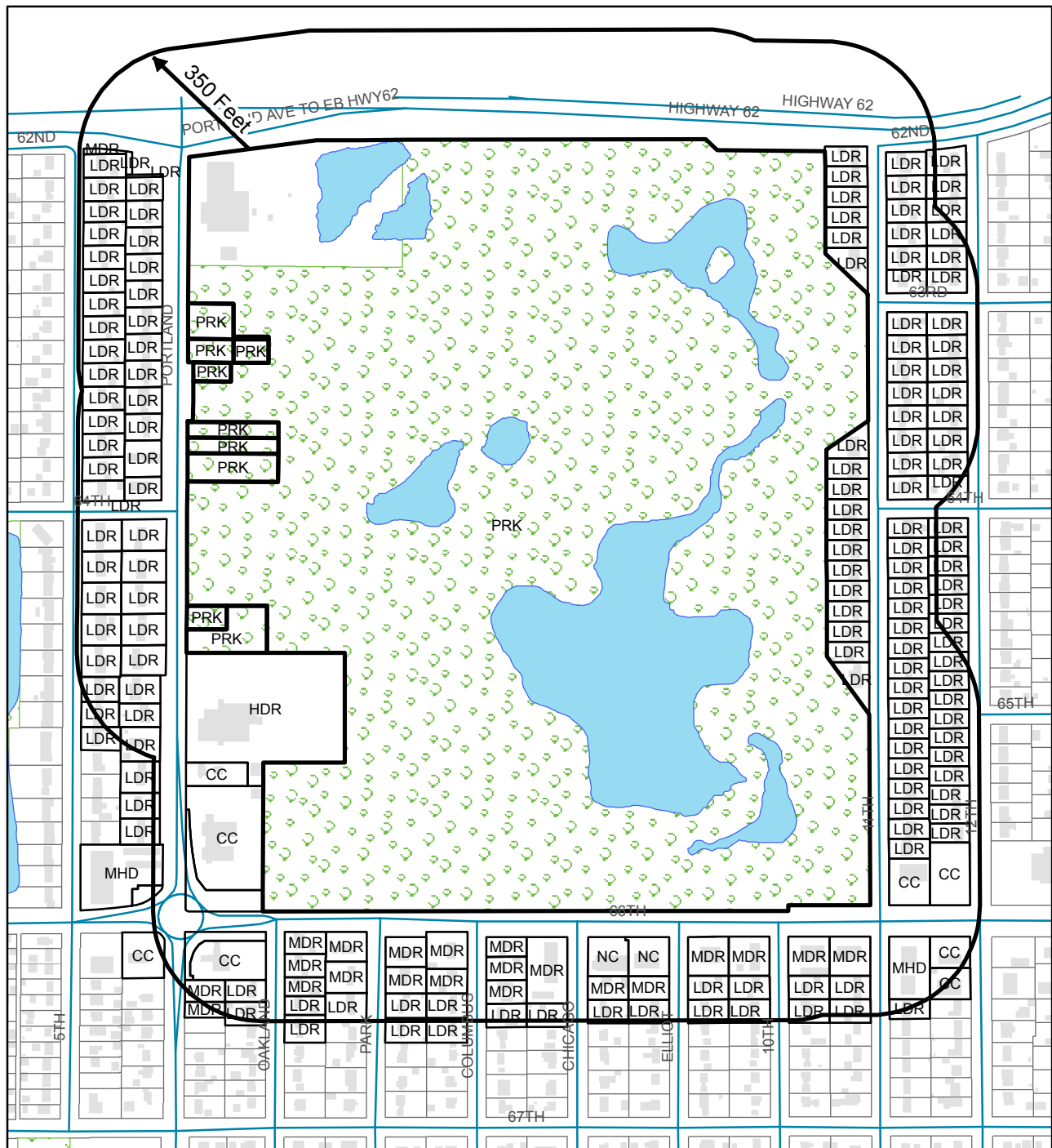


C-2 - General Commercial
 R - Single Family Residential
 MR-2 Multi-Family Residential



Veterans Park Bandshell Site Plan 6/2016

Surrounding Comprehensive Plan



- PRK - Parkland
- LDR - Low Density Residential
- MDR - Medium Density Residential
- MHD - Medium-High Density Residential
- HDR - High Density Residential
- CC - Community Commercial
- NC - Neighborhood Commercial



AGENDA SECTION:	Public Hearings
AGENDA ITEM #	4.
CASE NO.:	Zoning Case No.- 17-CP- 1,17-RZN-02,17-CUP-02, 17-FDP-02, 17-PUD-02



**PLANNING COMMISSION MEETING
8/28/2017**

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

CITYPLANNER REVIEW:

ITEM FOR COMMISSION CONSIDERATION:

Consideration of a variety of land use approvals related to a proposal for construction of three new multi-family apartment buildings and rehabilitation of three existing apartment buildings between 66th and 68th Streets, along 18th Avenue/Richfield Parkway and Cedar Avenue.

EXECUTIVE SUMMARY:

Inland Development Partners ("Inland," formerly Anderson Companies) first approached the city with preliminary plans for the development of approximately 300 apartments in the Cedar Corridor on September 22, 2015. This proposal and the potential impact of the tunnel under Highway 77 prompted the city to revisit the 2004 Cedar Corridor Master Plan. Since that time, the Comprehensive Plan update and project have moved forward somewhat concurrently.

The proposed final development plan includes three new buildings (284 new units total) and renovation and rehabilitation of three existing buildings (33 units). As part of the master plan update, the alignment of Richfield Parkway moved from Cedar Avenue to 18th Avenue. This, combined with the city's increased focus on the preservation of existing affordable housing, has shaped the placement and design of the proposed buildings. While removal of the existing three buildings would allow the project to shift to the east and eliminate the need for a Comprehensive Plan amendment, both staff and the developer feel that renovation would be a better choice that will preserve existing affordable units and avoid displacing current residents. The three buildings will be fully incorporated into the development and tenants will have access to all of the amenities of the new buildings.

The city began work to redevelop this area in 2002 in reaction to runway expansion at Minneapolis-St. Paul Airport. A combination of market factors stalled this work. The proposed project would be the first new multi-family apartment project constructed on the city's east side since 1971. The project addresses the noise/vibration issues that originally prompted redevelopment by providing a buffer to the older, single-family homes to the west, but also addresses a number of current goals and policies of the Cedar Corridor Master Plan:

- To establish a renewed brand at a signature gateway to the city;
- To increase the diversity of housing options; and
- To encourage the rehabilitation and replacement of the lowest-quality housing stock.

The proposed project attempts to mimic the general architecture of the nearby housing and exceeds minimum

setback requirements in order to minimize shadows on adjacent single-family properties. The development is attractively designed, with significant landscaping and minimal views of surface parking lots. Landscaping throughout the project is extensive and includes the three existing buildings along Cedar Avenue. These properties will receive the foundation planting and parking lot screening that are required of any new development. The project provides nearly double the required outdoor space for a project of this size and impervious surface is well-below allowable limits. All apartment residents will have access to a number of amenities that are desired and expected in new construction, but found in few properties in Richfield; including a dog area, pool, outdoor terrace, community gardens, playground, exercise and group fitness rooms, and a common space/club room. The development has been designed using CPTED (Crime Prevention through Environmental Design) strategies and the developer has met with the city's Crime Prevention Specialist to ensure that they are taking the steps necessary to maintain a safe environment. On-street parking along Richfield Parkway will help to slow traffic on this important bicycle and pedestrian route. The proposal also designates space for public art.

Staff finds that the proposed project meets the intent of the redevelopment plans and code requirements for this area and recommends approval of the project.

RECOMMENDED ACTION:

By Motion:

- 1) **Recommend approval of a resolution amending the Comprehensive Plan to change the designation of Lots 1-8, Block 3, Wexler's Addition from Medium Density Residential to Mixed Use.**
- 2) **Recommend approval of an ordinance amending Appendix I of the Richfield City Code to change the zoning designation of Lots 4-13, Block 2 and Lots 1-8, Block 3 and Lots 1-16, Block 4 all in Wexler's Addition from Mixed Use - Community (MU-C) and Multi-Family Residential (MR-2) together with the Cedar Avenue Corridor Overlay (CAC) District to Planned Multi-Family Residential (PMR).**
- 3) **Recommend approval of a resolution approving a Planned Unit Development, Conditional Use Permit, and Final Development Plan for a multi-family apartment development to be built between approximately 66th and 68th Streets East and 17th and Cedar Avenues.**

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

To address the impacts of low-frequency noise created by the proximity of a new airport runway, the city began purchasing homes in this area in 2002. Grant funds (secured through efforts by the Federal Aviation Agency and Metropolitan Airports Commission) provided the money for the acquisition and demolition of structures that were deemed incompatible with the vibration that planes would create.

Additional funds to continue this work never materialized and the market for redevelopment dried up for a number of years.

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

Comprehensive Plan:

In 2016, the city adopted an updated Cedar Corridor Master Plan which has been incorporated into the city's Comprehensive Plan. The proposed development would require an amendment to this plan in order to allow greater density on the east side of 18th Avenue, between 67th and 68th Streets. This area is currently designated as Medium-Density Residential and allows 7-12 dwelling units per acre; the proposed project requests a density of 47 dwelling units per acre and is in keeping with the Mixed Use Designation on the blocks to the north and east. While the increase in density on this block is large, the impact that density will have on the project as a whole and the adjacent parcels is less than these numbers might portray. All access to the property will be from Richfield Parkway and residents traveling south from the development will be filtered east to Cedar Avenue until further construction of Richfield Parkway takes place. The existing dead end at 67th Street and 17th Avenue will remain in place; new residents and guests will not be able to exit the development onto 67th Street or 17th Avenue. The roundabout at 66th Street has the capacity to handle the additional traffic that would be generated. The proposed plan meets the intent of the Cedar Corridor and Comprehensive Plans in more ways than it does not.

Staff is continuing to evaluate whether or not further amendment to the Comprehensive Plan is

warranted; specifically to east side of 17th Avenue between 67th and 68th Streets. This issue may be brought back to policy makers in the future.

Zoning:

The Mixed Use - Community and Multi-Family Residential Districts within the Cedar Corridor Overlay area are intended to produce structures of consistent character and appropriate scale that transition from single-family residential to higher density mixed use. Buildings are expected to take advantage of and help realize the importance of Richfield Parkway as an significant north-south connector and neighborhood amenity. The developer is requesting to rezone the property as a Planned Unit Development. Planned Unit Developments are intended to encourage the efficient use of land and resources and to encourage innovation in planning and building. In exchange for these efficiencies and superior design, flexibility in the application of dimensional requirements is available.

The project provides nearly double the required outdoor open space for a project this size.

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

Guiding Districts for the proposal are the MR-3 (High-Density Residential), MU-C (Mixed Use - Community) and CAC (Cedar Avenue Corridor) Overlay Districts. The following variations from standard requirements are requested:

- **Building Height** - The proposed Building B (west side of Richfield Parkway between 67th and 68th Streets) exceeds the current district (MR-2) height allowance by 3 feet. The proposal does not exceed the height limits of any of the proposed guiding districts.
- **Parking** - Including on-street parking, the proposed project provides 1.24 spaces per unit; the MR-3 District requires 1.25 spaces per unit.

C. CRITICAL TIMING ISSUES:

60-DAY RULE: The 60-day clock 'started' when a complete application was received on August 14, 2017. A decision is required by October 13, 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:

The Housing and Redevelopment Authority will consider a Development Agreement with Inland Development Partners later this week.

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 on August 15.
- Final Council consideration has been tentatively scheduled for September 26.

ALTERNATIVE RECOMMENDATION(S):

- Recommend approval of the proposal with modifications;
- Recommend denial of the proposal finding that requirements are not met.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Inland Development Partners Representatives

ATTACHMENTS:

Description	Type
☐ Draft Resolution - Comprehensive Plan	Resolution Letter
☐ Draft Ordinance - Rezoning	Ordinance
☐ Draft Resolution - PUD	Resolution Letter
☐ Requirements	Exhibit

- ▣ Project Narrative
- ▣ Proposed Plans 1 of 2
- ▣ Proposed Plans 2 of 2
- ▣ Renderings

- Exhibit
- Exhibit
- Exhibit
- Exhibit

DRAFT

RESOLUTION NO. _____

**RESOLUTION AMENDING THE CITY'S COMPREHENSIVE PLAN
CHANGING THE DESIGNATION OF
LOTS 1-8, BLOCK 3, WEXLER'S ADDITION
FROM MEDIUM DENSITY RESIDENTIAL
TO MIXED USE**

WHEREAS, the City's Comprehensive Plan provides a Guide Plan establishing particular planning needs for specific segments of the City; and

WHEREAS, the Comprehensive Plan designates the west side of 18th Avenue between 67th and 68th Streets as "Medium-High Density Residential;" and

WHEREAS, the "Medium-High Density Residential" designation was chosen with a context-sensitive, low-rise development in mind; and

WHEREAS, the proposed high density plan provides a context-sensitive, low-rise development with a higher unit count than currently allowed; and

WHEREAS, the area to the north and east of the proposed development are designated "Mixed Use" and allow for both higher density residential and commercial development that is also context-sensitive; and

WHEREAS, the City has reviewed the Guide Plan classification and determined that it would be appropriate to designate the west side of 18th Avenue between 67th and 68th Streets as "Mixed Use;"

WHEREAS, the Planning Commission conducted a public hearing on August 28, 2017 concerning modifying the Guide Plan and recommended approval of the modifications; and

WHEREAS, the City Council considered the amendment on September 26, 2017;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richfield, Minnesota that the City's Comprehensive Plan is hereby amended to designate Lots 1-8, Block 3, Wexler's Addition as "Mixed Use;" contingent upon the following:

1. The revision is submitted to and approved by the Metropolitan Council.

Adopted by the City Council of the City of Richfield, Minnesota this 26th day of September, 2017.

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

DRAFT

ORDINANCE NO. _____

**AN ORDINANCE RELATING TO ZONING;
AMENDING APPENDIX I TO THE RICHFIELD CITY
CODE BY REZONING
LOTS 4-13, BLOCK 2 AND LOTS 1-8, BLOCK 3
AND LOTS 1-16, BLOCK 4
ALL IN WEXLER'S ADDITION
AS PLANNED MULTI-FAMILY RESIDENTIAL (PMR)**

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Section 9 of Appendix I of the Richfield Zoning Code is amended by adding the following:

(8) M-9, Lots 4-13, Block 2 and Lots 1-8, Block 3 and Lots 1-16, Block 4, Wexler's Addition.

Sec. 2. Section 13, Paragraph (45) of Appendix I of the Richfield Zoning Code are repealed:

(45) M-9 (W of 18th, between 67th and 68th). Lots 1-8, Block 3, Wexlers Addition.

Sec. 3. Section 17, Paragraphs (16) and (17) of Appendix I of the Richfield Zoning Code are repealed:

(16) M-9 (S of roundabout, 17th to 18th) Lots 4-16, Block 2, Wexler's Addition.
(17) M-9 (18th to Cedar, 67th to 68th). Block 4, Wexler's Addition.

Sec. 4. Section 21, Paragraphs (1) and (2) of Appendix I of the Richfield Zoning Code are repealed:

(1) M-9 (S of roundabout between 17th & 18th) Lots 4-16, Block 2, Wexlers Addition.
(2) M-9 (18th to Cedar, 67th to 68th). Block 4, Wexler's Addition.

Sec. 5. This ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

DRAFT

RESOLUTION NO. _____

**RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN
AND CONDITIONAL USE PERMIT
FOR A PLANNED UNIT DEVELOPMENT
TO BE BUILT BETWEEN
66TH AND 68TH STREETS AND
17TH AND CEDAR AVENUES**

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-family development on property legally described as:

[INSERT LEGAL DESCRIPTION]

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 August 28, 2017 meeting; and

WHEREAS, notice of the public hearing was mailed to properties within 350 feet of the subject property on August 15, 2017 and published in the Sun-Current on August 17, 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 property owner is responsible for the ongoing maintenance and tending of all landscaping in accordance with approved plans.
 - The applicant must comply with all City requirements not specifically amended by the 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 August 4, 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 26th day of September, 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 (and incorporated Cedar Avenue Corridor Master Plan) designate this area for redevelopment that will establish a renewed identity for Richfield at a signature gateway to the city and increase the diversity of housing options. The proposal meets these objectives.
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. The project is focused on the extended Richfield Parkway, an important north-south connection in this area. Parking is primarily hidden beneath the project allowing for ample outdoor amenity space and safe walking and biking connections throughout. The proposal will integrate the three existing apartment buildings along Cedar Avenue into the development; revitalizing three tired, but affordable buildings in the city.
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 MR-3, MU-C, and CAC Districts. 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.
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 a Planned Unit Development 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 Multi-Family Residential District and the underlying High-Density Multi-Family Residential (MR-3), Mixed Use – Community (MU-C), and Cedar Avenue Corridor Overlay (CAC) 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.*
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.*

Project Narrative: The Chamberlain Apartments

The Chamberlain Apartments is a mixed market rate and affordable apartment community consisting of (3) 3-story apartment buildings on approximately 6.78 acres of land located south of 66th Street, west of Cedar Avenue, north of 68th Street and east of 17th Avenue S. The site is irregularly shaped and bisects the new Richfield Parkway and relocated 67th Street between the Parkway and Cedar Avenue.

Each of the 3 buildings has just under a 100 dwelling units for a total of 284 new apartments. The associated parking is 333 stalls in a mix of surface (103 stalls) and below grade parking (230 stalls). The exterior aesthetic reflects an urban residential design that transitions from the design of the office/commercial to the north and east to the single family residential neighbor to the south and west. A sampling of property amenities includes:

- Community room
- Fitness center
- Media room
- Outdoor pool and amenity area
- Grilling area
- Bike storage and repair station
- Storage lockers
- Dog run
- Play area
- Community gardens
- Underground garage parking
- On-site management and maintenance

The intent of this development is to provide a new type of rental project along the Richfield Parkway/Cedar Ave Corridor that meets Richfield's Comprehensive Plan goal of "expanding housing choices, promoting modernization of the housing stock, maintaining affordability, and supporting attractive neighborhoods". Based on this design we are able to save and refurbish the 3 existing apartment buildings while maintaining their affordability, and without relocating current residents. The design also buffers the existing single family homes from the noise of both the airport and traffic along Cedar Avenue (Highway 77).

The Chamberlain Apartment project fulfills many of the goals of the current Richfield Comprehensive Plan's Goals & Policies such as:

1. Land Use (Chapter 4)

Goal: Maintain and enhance the "urban hometown" character of Richfield

Policies:

- Establish a land use pattern and supporting infrastructure that creates a "walkable" environment.
 - This project allows for the extension of Richfield Parkway south of 66th Street. Richfield parkway incorporates sidewalks and the Three Rivers

Bike Trail. These sidewalks and bike trail connect to existing residential neighborhoods and to commercial districts just north of 66th along both 17th Avenue S and Richfield Parkway. The construction of Richfield Parkway will continue to transform east Richfield into one of the most walkable neighborhoods in the City.

- Maintain a housing supply that meets changing needs while sustaining the integrity of existing neighborhoods.
 - This project saves and renovates 3 existing apartment buildings (Cedar Pointe South – 6720-44 Cedar Ave)
 - This project also adds both market rate and affordable rental units for new and existing residents of Richfield
- Encourage “green” building practices
 - Project will include storm water management practices that sustainably capture rainwater. In addition there will be butterfly and pollinator-friendly gardens and opportunities for urban micro-farming
 - Mechanical systems are energy efficient
 - Buildings don’t shadow adjacent single family homes.
- Maintain and provide quality amenities and a safe living environment.
 - Project is designed with CPTED (crime prevention through environmental design) in mind to create a safe environment for residents and neighbors, such as eyes on the street from residences.
 - Project provides exterior amenities for residents that include grilling stations, pet relief area and pool. In addition to neighborhood amenities such as added sidewalks and bike paths.

2. Housing (Chapter 5)

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.
 - Building design and landscaping for this project represent a luxury Class A apartment design and finishes
- Support the rehabilitation and upgrading of the existing housing stock.
 - New buildings allow for existing Cedar Pointe South Apartments to remain and be renovated. Residents of existing buildings will have access to overall project amenities.
- Maintain an appropriate mix of housing types in each neighborhood based on available amenities, transportation resources and adjacent land uses.
 - Project expands the existing sidewalk network to provide safe pedestrian access to 66th Street which has extensive bus service in addition to the commercial/retail center across 66th from the site. The site improvements also link existing bike trails to the larger regional trail system.

- Encourage the use of design elements and strategies to create safer streets; facilitate social interaction between neighbors; foster connections with nearby business; and enhance neighborhood character, such as sidewalks, traffic calming strategies, front porches, alley enhancements and open/green space.
 - As mentioned above this project is designed with CPTED strategies.
 - Outdoor amenities such as playground, grilling stations, pet relief area, and raised planting beds for urban micro-farming with facilitate social interaction.
 - Integrating sidewalks into project and limiting curb cuts will create safer streets.

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.
 - New buildings provide housing type that doesn't currently exist in the Cedar Avenue corridor. Also able to save and stabilize existing apartments as a more affordable multifamily housing option.

The FAR is .87 and equates to 46.8 units/acre which is considered High Density Residential (HDR) per Richfield Zoning Classification for both units per acre and multi-unit and multi-building developments. However it should be noted that being 3 stories in height is within the maximum height for Medium-High Density Residential (MHD) of 4 stories. Currently the site is zoned Mixed-Use and Medium-Density Residential per current Richfield Comprehensive Plan (updated 4/2017). It should be noted in the most recent prior Comprehensive Plans (multiple examples from 2011 through 2016) the site was identified as High-Density Residential (HDR), which also includes the Cedar Avenue Corridor Redevelopment Masterplan Update dated September 2016.

In conclusion, the Chamberlain Apartment project is consistent with the City of Richfield's goals for the site and consistent with other Housing, Land Use and Transportation Goals of the Comprehensive Plan. Further, The Chamberlain is consistent with the following goals:

- To maintain and enhance the "urban hometown" character of Richfield – by providing contemporary apartment living with all the amenities. (Cedar Study 9)
- To develop identifiable nodes, corridors and gateways throughout the community – by reinforcing the Richfield Parkway design including pedestrian and bicyclist's paths. (Cedar Study 9)
- To increase the diversity of housing options – by providing maintenance free housing for empty nesters....life-cycle housing that currently doesn't exist in this neighborhood (5.9)
- Support the rehabilitation and upgrading of existing housing stock (5.10) - By renovating the existing 3 apartment buildings along Cedar Ave.

We respectfully ask The City of Richfield to approve our PUD application and recommend amending the Comprehensive Plan for the entire site from C2 & MR3 to MR3 entirely to accommodate The Chamberlain project.

The Chamberlain Apartments

Planning and Zoning Application | August 14, 2017



SYMBOLS

	SECTION MARKER Section identification Sheet where section appears Cut construction		PRIMARY ELEVATION MARKER		ROOM NAME ROOM NAME		ROOM TAG
	ELEVATION MARKER Elevation identification Sheet where elevation appears		SECONDARY ELEVATION MARKER (top of parapet, sill, etc.)		HEIGHT - MAT'L		CEILING TAG
	DETAIL MARKER Detail identification Sheet where detail appears Cut construction		REVISION MARKER		FLOOR TRANSITION TAG Subfloor Material 1 Subfloor Material 2		CARD READER TAG
	NORTH MARKER		DOOR MARKER		AUTOMATIC DOOR OPERATOR BUTTON		
	WINDOW MARKER		KEYNOTE		MATERIAL KEYNOTE		

AREA SUMMARY

BLDG NAME	LEVEL	AREA
BLDG - A	BLDG_A SUBLEVEL	32289 SF
BLDG - A	BLDG_A LEVEL 1	31806 SF
BLDG - A	BLDG_A LEVEL 2	31726 SF
BLDG - A	BLDG_A LEVEL 3	31726 SF
		127526 SF
BLDG - B	BLDG_B SUBLEVEL	27547 SF
BLDG - B	BLDG_B LEVEL 1	27145 SF
BLDG - B	BLDG_B LEVEL 2	27145 SF
BLDG - B	BLDG_B LEVEL 3	27145 SF
		108982 SF
BLDG - C	BLDG_C SUBLEVEL	27547 SF
BLDG - C	BLDG_C LEVEL 1	27145 SF
BLDG - C	BLDG_C LEVEL 2	27145 SF
BLDG - C	BLDG_C LEVEL 3	27145 SF
		345490 SF

PARKING STALLS - INTERIOR

TOTALS	BLDG A	BLDG B	BLDG C	TOTAL
Compact Parking Stall	2	0	0	2
Handicap Parking Stall	7	4	4	15
Standard Parking Stall	73	70	70	213
Grand total	82	74	74	230

PARKING STALLS - EXTERIOR

EXTERIOR PARKING SPACES	LOCATION	TOTALS
Compact Parking Stall	LOT 1	5
Handicap Parking Stall	LOT 1	2
Standard Parking Stall	LOT 1	21
		28
HC Parallel Parking Stall	LOT 2	1
Parallel Parking Stall	LOT 2	18
Standard Parking Stall	LOT 2	9
		28
Parallel Parking Stall	STREET PARKING	47

PROJECT TOTALS

UNIT TYPE	TOTAL
...MICRO-B	1
...STUDIO-A	6
...STUDIO-B	81
...STUDIO-C	2
...STUDIO-D	12
...STUDIO-E	4
ALCOVE-B	27
ALCOVE-C	1
ALCOVE-D	1
ALCOVE-E	3
1 BR-A	6
1 BR-B	47
1 BR-C	2
1 BR-D	4
2 BR-A	3
2 BR-B	23
2 BR-C	33
2 BR-D	6
2 BR-E	2
2 BR-F	12
2 BR-G	6
3 BR-B	2
GRAND TOTAL	284

BIKE RACK TOTALS

BIKE RACK INTERIOR	COUNT
BLDG_A SUBLEVEL	71
BLDG_B SUBLEVEL	65
BLDG_C SUBLEVEL	65
GRAND TOTAL	201

BIKE RACK EXTERIOR	COUNT
BUILDING A	6
BUILDING B	6
BUILDING C	6
GRAND TOTAL	18

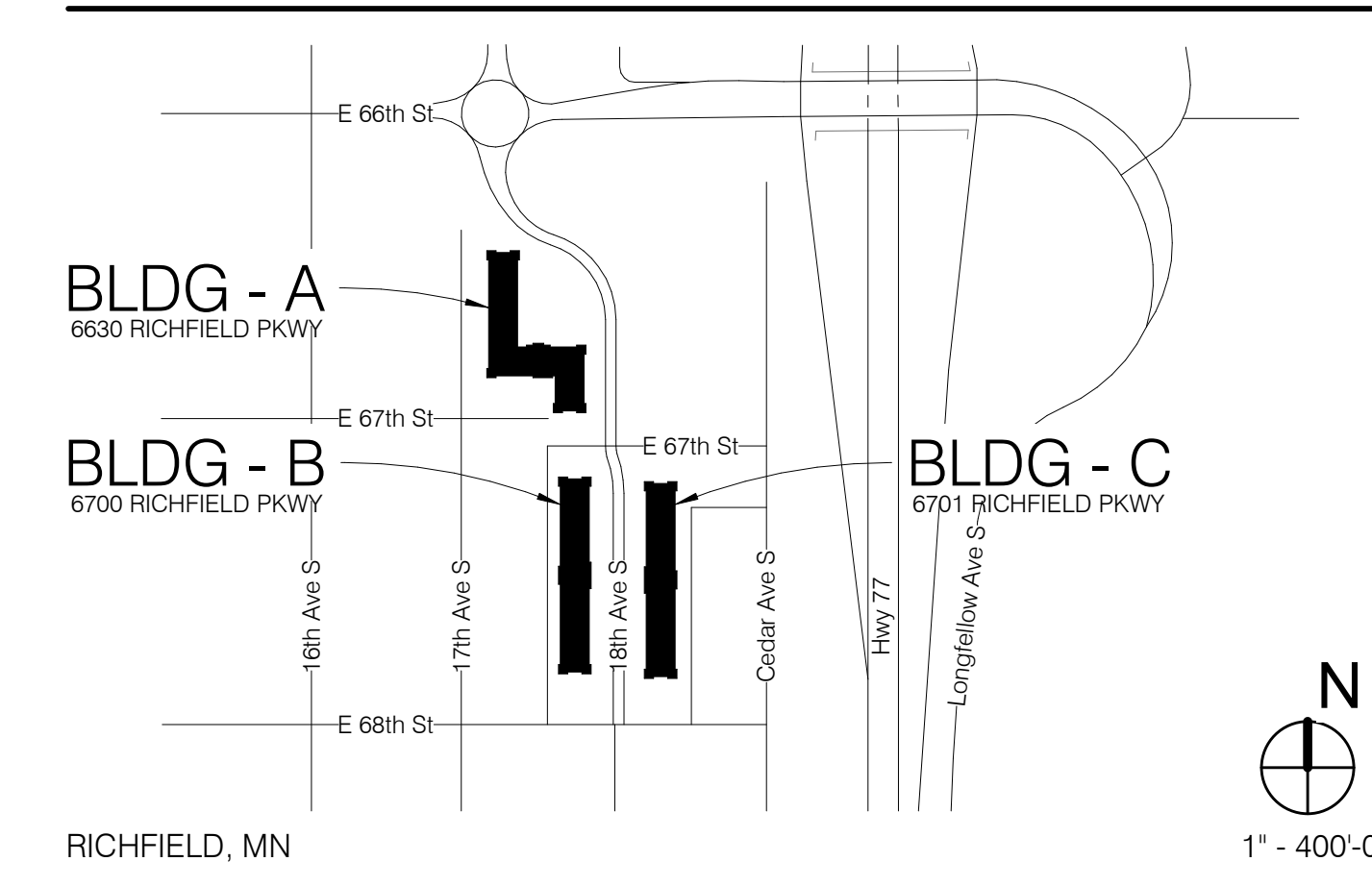
UNIT COUNT

UNIT TYPE	Area	GROSS AREA	01st Floor	02nd Floor	03rd Floor	TOTAL
...MICRO-B	343 SF	390 SF	1	0	0	1
...STUDIO-A	508 SF	548 SF	1	1	0	2
...STUDIO-B	508 SF	548 SF	12	12	13	37
...STUDIO-C	575 SF	620 SF	1	1	1	3
...STUDIO-D	764 SF	821 SF	0	0	1	1
...STUDIO-E	681 SF	734 SF	0	0	1	1
ALCOVE-B	706 SF	750 SF	1	1	1	3
1 BR-A	675 SF	724 SF	1	0	1	2
1 BR-B	674 SF	724 SF	0	2	1	3
1 BR-C	677 SF	724 SF	0	1	1	2
1 BR-D	1059 SF	1130 SF	0	1	0	1
2 BR-A	922 SF	989 SF	3	4	4	11
2 BR-B	1057 SF	1130 SF	4	3	4	11
2 BR-C	1106 SF	1181 SF	2	2	2	6
2 BR-D	1062 SF	1116 SF	0	1	1	2
2 BR-E	959 SF	1015 SF	2	2	0	4
2 BR-F	932 SF	989 SF	0	0	2	2
2 BR-G	934 SF	989 SF	0	1	1	2
3 BR-B	1316 SF	1381 SF	0	1	1	2
BLDG A			28	32	34	94
...STUDIO-A	508 SF	548 SF	1	0	1	2
...STUDIO-B	508 SF	548 SF	7	8	7	22
...STUDIO-C	528 SF	570 SF	1	0	0	1
...STUDIO-D	509 SF	550 SF	2	2	2	6
...STUDIO-E	507 SF	550 SF	0	1	1	2
ALCOVE-B	575 SF	620 SF	4	4	4	12
1 BR-A	675 SF	724 SF	1	1	0	2
1 BR-B	674 SF	724 SF	7	7	8	22
1 BR-C	776 SF	832 SF	0	1	1	2
2 BR-A	1059 SF	1130 SF	0	0	1	1
2 BR-B	982 SF	1033 SF	2	2	2	6
2 BR-C	1057 SF	1130 SF	4	4	3	11
2 BR-F	960 SF	1015 SF	2	2	0	4
2 BR-G	934 SF	989 SF	0	0	2	2
BLDG B			31	32	32	95
...STUDIO-A	508 SF	548 SF	0	1	1	2
...STUDIO-B	508 SF	548 SF	8	7	7	22
...STUDIO-C	528 SF	570 SF	1	0	0	1
...STUDIO-D	509 SF	550 SF	2	2	2	6
...STUDIO-E	507 SF	550 SF	0	1	1	2
ALCOVE-B	575 SF	620 SF	4	4	4	12
1 BR-A	675 SF	724 SF	0	1	1	2
1 BR-B	674 SF	724 SF	8	7	7	22
1 BR-D	1059 SF	1130 SF	0	1	0	1
2 BR-A	982 SF	1033 SF	2	2	2	6
2 BR-C	1057 SF	1130 SF	3	4	4	11
2 BR-F	960 SF	1015 SF	2	2	0	4
2 BR-G	934 SF	989 SF	0	0	2	2
BLDG C			31	32	32	95
...STUDIO-A	508 SF	548 SF	1	0	0	1
...STUDIO-B	508 SF	548 SF	12	12	13	37
...STUDIO-C	575 SF	620 SF	1	1	1	3
...STUDIO-D	764 SF	821 SF	0	0	1	1
...STUDIO-E	681 SF	734 SF	0	0	1	1
ALCOVE-B	706 SF	750 SF	1	1	1	3
1 BR-A	675 SF	724 SF	1	0	1	2
1 BR-B	674 SF	724 SF	0	2	1	3
1 BR-C	677 SF	724 SF	0	1	1	2
1 BR-D	1059 SF	1130 SF	0	1	0	1
2 BR-A	922 SF	989 SF	3	4	4	11
2 BR-B	1057 SF	1130 SF	4	3	4	11
2 BR-C	1106 SF	1181 SF	2	2	2	6
2 BR-D	1062 SF	1116 SF	0	1	1	2
2 BR-E	959 SF	1015 SF	2	2	0	4
2 BR-F	932 SF	989 SF	0	0	2	2
2 BR-G	934 SF	989 SF	0	1	1	2
3 BR-B	1316 SF	1381 SF	0	1	1	2
BLDG A			28	32	34	94
BLDG B			31	32	32	95
BLDG C			31	32	32	95
GRAND TOTAL			90	96	98	284

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

VICINITY MAP



CONTACTS

<p>DEVELOPER/CLIENT NAME: INLAND DEVELOPMENT PARTNERS CONTACT: STEVE SCHWANKE ADDRESS: 3340 REPUBLIC AVENUE ST. LOUIS PARK, MN 55426 PHONE No.: 952.495.6244 E-MAIL: SSSCHWANKE@INLANDDP.COM BCUNNINHAM@INLANDDP.COM</p>	<p>DEVELOPER/CLIENT NAME: KRAUS-ANDERSON DEVELOPMENT CO. CONTACT: MATT ALEXANDER ADDRESS: 4210 W. OLD SHAKOPPEE ROAD BLOOMINGTON, MN 55437-2951 PHONE No.: 612.963.9401 E-MAIL: MALEXANDER@KAREALTY.COM</p>	<p>CONTRACTOR NAME: KRAUS-ANDERSON CONSTRUCTION CO. CONTACT: DAVE ROLLINS ADDRESS: 3433 BROADWAY STREET N.E. MINNEAPOLIS, MN 55413 PHONE No.: 612.332.7281 E-MAIL: DAVE.ROLLINS@KRAUSANDERSON.COM</p>	<p>ARCHITECT NAME: URBANWORKS ARCHITECTURE LLC CONTACT: TOD ELKINS ADDRESS: 901 N 3RD. ST., SUITE 145 MINNEAPOLIS, MN 55401 PHONE No.: 612.455.3100 E-MAIL: TELKINS@URBAN-WORKS.COM SBECKMAN@URBAN-WORKS.COM</p>	<p>CIVIL ENGINEER - OWNER CONSULTANT NAME: WESTWOOD CONTACT: RYAN BLUHLM ADDRESS: 7899 ANAGRAM DRIVE EDEN PRAIRIE, MN 55344 PHONE No.: 952.937.5150 E-MAIL: RYAN.BLUHM@WESTWOODPS.COM</p>	<p>LANDSCAPE ARCHITECT - OWNER CONSULTANT NAME: WESTWOOD CONTACT: NIC MEYER ADDRESS: 7899 ANAGRAM DRIVE EDEN PRAIRIE, MN 55344 PHONE No.: 952.697.5766 E-MAIL: NIC.MEYER@WESTWOODPS.COM</p>	<p>STRUCTURAL ENGINEER NAME: BKBM ENGINEERS CONTACT: JOHN TIMM ADDRESS: 5930 BROOKLYN BLVD. MINNEAPOLIS, MN 55429 PHONE No.: 763.843.0474 E-MAIL: JTIMM@BKBM.COM</p>	<p>ELECTRICAL ENGINEER - OWNER CONSULTANT NAME: LEAF MOUNTAIN DESIGN & ENGINEERING CONTACT: BRUCE R RENO ADDRESS: 4810 UNION TERRACE LN N PLYMOUTH, MN 55442 PHONE No.: 952.472.1369 E-MAIL: BRENO@LMDENG.COM</p>	<p>MECHANICAL ENGINEER - OWNER CONSULTANT NAME: STEEN ENGINEERING INC. CONTACT: RICHARD BECKER ADDRESS: 5430 DOUGLAS DRIVE NORTH MINNEAPOLIS, MN 55429-3106 PHONE No.: 763.585.6742 E-MAIL: RICHARD@STEENENG.COM PETERO@STEENENG.COM</p>	<p>INTERIOR DESIGNER NAME: URBANWORKS ARCHITECTURE LLC CONTACT: SARAH DAVIS ADDRESS: 901 N 3RD. ST., SUITE 145 MINNEAPOLIS, MN 55401 PHONE No.: 612.455.3100 E-MAIL: SDAVIS@URBAN-WORKS.COM</p>
--	--	--	--	--	--	---	--	--	--

Property Description

TORRENS
 Lot 16, Block 2 and Lot 1 and Lot 2, Block 3 all in WEXLER'S ADDITION.

TOGETHER WITH

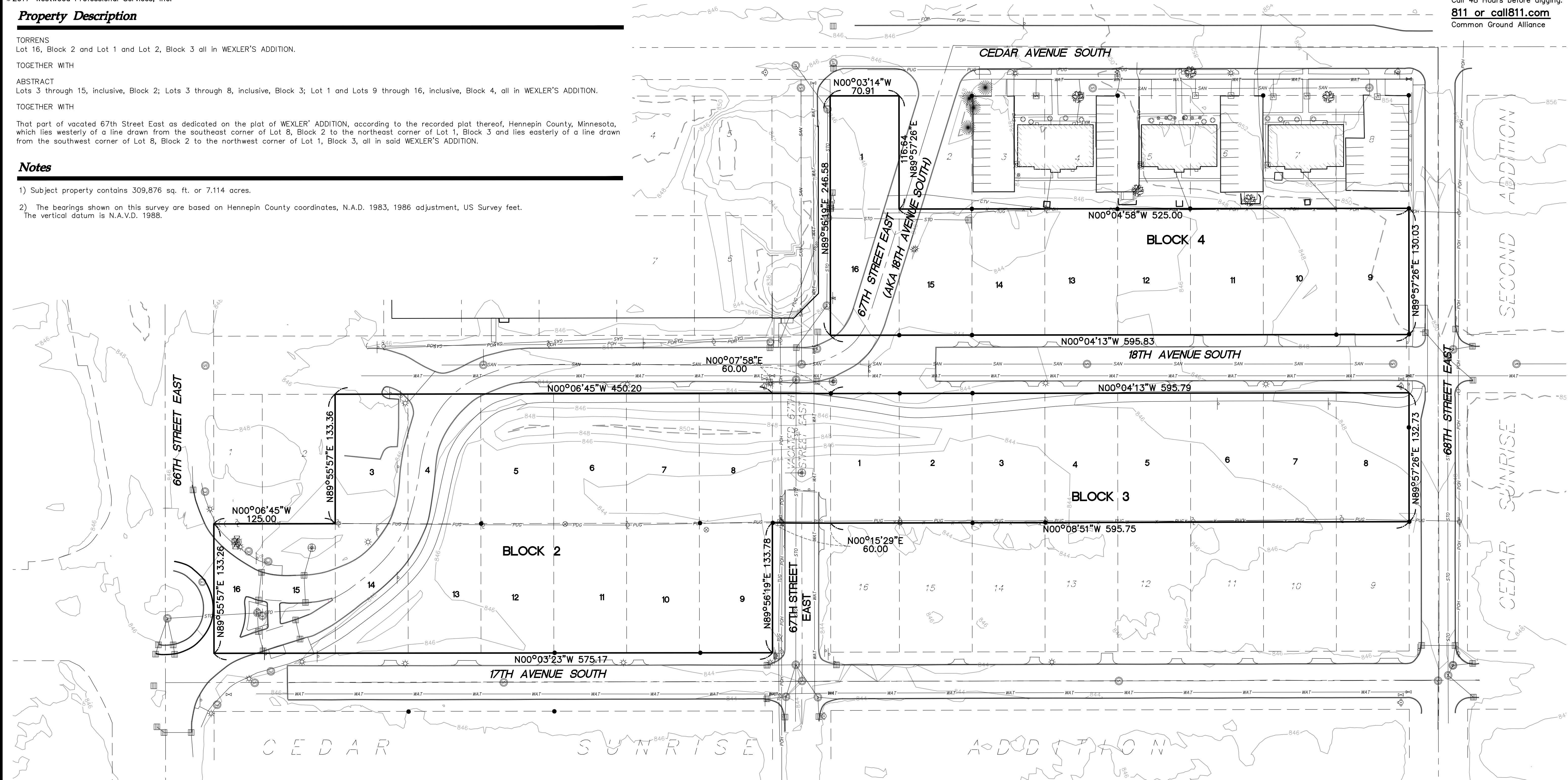
ABSTRACT
 Lots 3 through 15, inclusive, Block 2; Lots 3 through 8, inclusive, Block 3; Lot 1 and Lots 9 through 16, inclusive, Block 4, all in WEXLER'S ADDITION.

TOGETHER WITH

That part of vacated 67th Street East as dedicated on the plat of WEXLER' ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, which lies westerly of a line drawn from the southeast corner of Lot 8, Block 2 to the northeast corner of Lot 1, Block 3 and lies easterly of a line drawn from the southwest corner of Lot 8, Block 2 to the northwest corner of Lot 1, Block 3, all in said WEXLER'S ADDITION.

Notes

- 1) Subject property contains 309,876 sq. ft. or 7.114 acres.
- 2) The bearings shown on this survey are based on Hennepin County coordinates, N.A.D. 1983, 1986 adjustment, US Survey feet. The vertical datum is N.A.V.D. 1988.

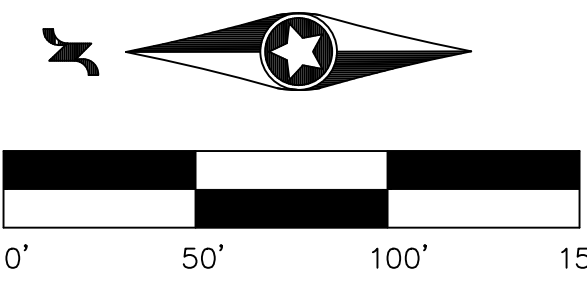


Legend

	BUSH/SHRUB		STORM MANHOLE		HANDICAPPED STALL		WATER METER		SANITARY MANHOLE		POWER UNDERGROUND
	CONIFEROUS TREE		TELEPHONE BOX		PERC TEST		CURB STOP BOX		SEWER CLEANOUT		SANITARY SEWER
	DECIDUOUS TREE		TELEPHONE MANHOLE		MONITORING WELL		WATER MANHOLE		STORM SEWER		TELEPHONE OVERHEAD
	WETLAND		TRAFFIC CONTROL BOX		CABLE TV BOX		WELL		CATCH BASIN		TELEPHONE UNDERGROUND
	STEEL/WOOD POST		HAND HOLE		GAS METER		FLARED END SECTION		CULVERT		WATERMAIN
	SIGN-TRAFFIC/OTHER		TRAFFIC LIGHT		STREET LITE		ELECTRIC BOX		ELECTRIC METER		WATER
	SIGN-TRAFFIC/OTHER		GATE VALVE		GUY WIRE		ELECTRIC MANHOLE		GAS LINE		FENCE LINE
	MAIL BOX		HYDRANT		POWER POLE		ELECTRIC TOWER		POWER OVERHEAD		DECIDUOUS TREE LINE

	CONIFEROUS TREE LINE		CURB & GUTTER
	ACCESS CONTROL		FIBER OPTIC LINE
	CABLE TV		

- Denotes set 1/2"x14" Iron Pipe marked with Plastic Cap inscribed with Lic. No. 23021, unless otherwise noted.
- Denotes Iron Monument Found as noted.
- ⊙ Denotes Cast Iron Monument



NOT FOR CONSTRUCTION

The Chamberlain
 Richfield, Minnesota

Date: **08/14/17** Sheet: **2 OF 13**

Existing Conditions and Survey

Westwood

Phone (952) 937-5150 7699 Anagram Drive
 Fax (952) 937-5822 Eden Prairie, MN 55344
 Toll Free (888) 937-5150 westwoods.com
 Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL SURVEYOR under the laws of the State of Minnesota.

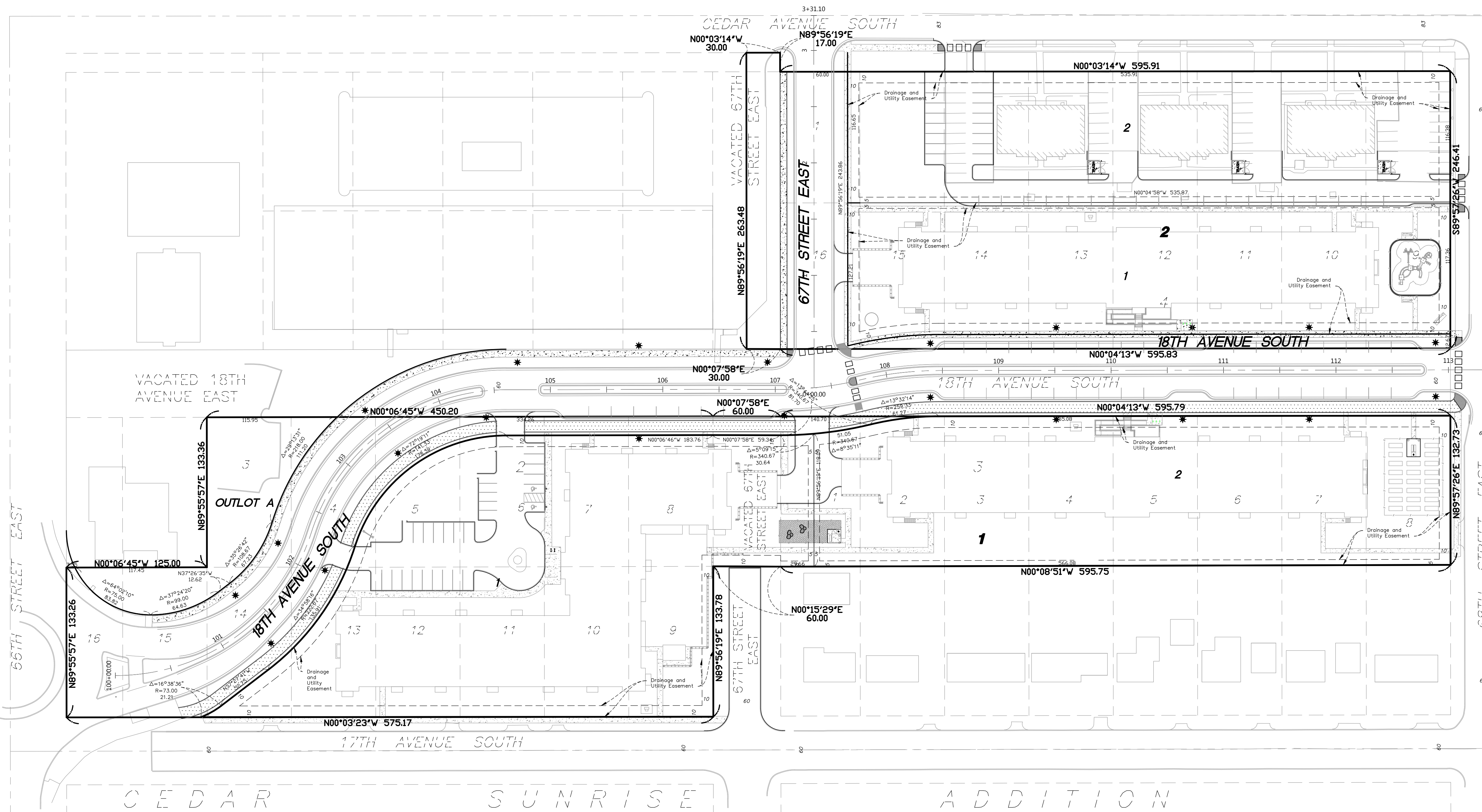
Craig W. Morse
 Date: **08/14/17** License No. **23021**

Revisions:

08-14-17	REVISED PER CITY COMMENTS
----------	---------------------------

Designed:	
Checked:	
Drawn:	
Record Drawing by/date:	

Prepared for:
Inland Development Partners, LLC.
 3340 Republic Avenue
 St. Louis Park, MN 55426



Property Description

TORRENS
 Lot 16, Block 2 and Lot 1 and Lot 2, Block 3 all in WEXLER'S ADDITION.

TOGETHER WITH

ABSTRACT
 Lots 3 through 15, inclusive, Block 2; Lots 3 through 8, inclusive, Block 3; Lots 1 through 16, inclusive, Block 4, all in WEXLER'S ADDITION.

TOGETHER WITH

That part of vacated 67th Street East as dedicated on the plat of WEXLER' ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, which lies westerly of a line drawn from the southeast corner of Lot 8, Block 2 to the northeast corner of Lot 1, Block 3 and lies easterly of a line drawn from the southwest corner of Lot 8, Block 2 to the northwest corner of Lot 1, Block 3, all in said WEXLER'S ADDITION.

TOGETHER WITH

That part of vacated south half of 67th Street East as dedicated on the plat of WEXLER' ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, which lies westerly of a line drawn from the southeast corner of Lot 5, Block 1 to the northeast corner of Lot 1, Block 4 and lies easterly of a line drawn from the southwest corner of Lot 6, Block 1 to the northwest corner of Lot 1, Block 4, all in said WEXLER'S ADDITION.

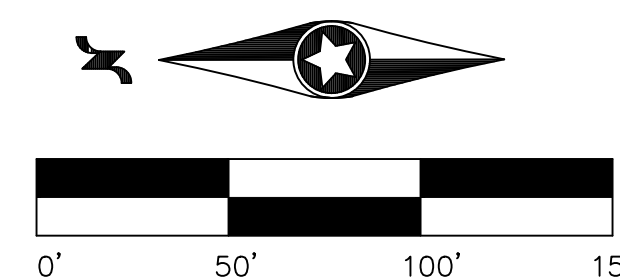
TOGETHER WITH

That part of the West 17.00 feet of vacated Cedar Avenue as dedicated on the plat of WEXLER' ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, which abuts said vacated south half of 67th Street East.

Notes

1) Subject property contains 378,951 sq. ft. or 8.699 acres.

Lot 1, Block 1 area	=	94,453 sq. ft. or 2.168 acres
Lot 2, Block 1 area	=	74,606 sq. ft. or 1.713 acres
Lot 1, Block 2 area	=	63,124 sq. ft. or 1.449 acres
Lot 2, Block 2 area	=	62,439 sq. ft. or 1.433 acres
Outlot A area	=	14,042 sq. ft. or 0.322 acres
18th Avenue South ROW	=	47,567 sq. ft. or 1.093 acres
67th Street East ROW	=	22,700 sq. ft. or 0.521 acres



NOT FOR CONSTRUCTION

The Chamberlain
 Richfield, Minnesota

Date: **08/14/17** Sheet: **3 OF 13**

Preliminary Plat

Westwood

Phone (952) 937-5150 7699 Anagram Drive
 Fax (952) 937-5822 Eden Prairie, MN 55344
 Toll Free (888) 937-5150 westwoodsps.com
 Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL SURVEYOR under the laws of the State of Minnesota.

Craig W. Morse
 Date: **08/14/17** License No. **23021**

Revisions:

08-14-17 REVISED PER CITY COMMENTS

Designed: _____

Checked: _____

Drawn: _____

Record Drawing by/date: _____

Prepared for:

Inland Development Partners, LLC.

3340 Republic Avenue
 St. Louis Park, MN 55426

Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

Site Notes

- A CURB TRANSITION, SEE GRADING PLAN
- B ROOF LINE
- C MATCH EXISTING CURB & GUTTER
- D SAWCUT & MATCH EXISTING PAVEMENT
- E STEPS AND HANDRAIL (SEE ARCH.)
- F DOG PARK
- G COMMUNITY GARDEN AREA
- H MONUMENT SIGN (SEE ARCH.)
- I PUBLIC ART SCULPTURE
- J DECORATIVE STREET LIGHT (BY OTHERS) (TYP.)
- K LANDSCAPE AREA
- L TERRACE (SEE ARCH.)
- M TOT LOT PLAYGROUND
- N TRANSFORMER/GENERATOR LOCATION (SEE ELECTRICAL)
- O EXISTING SIDEWALK TO REMAIN
- P REPLACE SIDEWALK IN LIKE KIND ONCE CONSTRUCTION IS COMPLETE
- Q REPLACE CURB AND GUTTER IN LIKE KIND ONCE CONSTRUCTION IS COMPLETE
- R INFILTRATION BASIN
- S TRASH ENCLOSURE
- T BIKE RACK

Site Details

- 1 B612 CURB & GUTTER
- 2 ACCESSIBLE DROPPED PEDESTRIAN RAMP
- 3 PEDESTRIAN CURB RAMP
- 4 FLUSH CONCRETE CURB & GUTTER
- 5 ACCESSIBLE PARKING LOGO, STRIPING, & SIGNAGE
- 6 DECORATIVE BENCH (TYP.)
- 7 BOLLARD
- 8 ORNAMENTAL FENCE
- 9 MODULAR BLOCK RETAINING WALL
- 10 CURB CUTS
- 11 CROSSWALK

Site Calculations

OPEN SPACE CALCULATIONS:

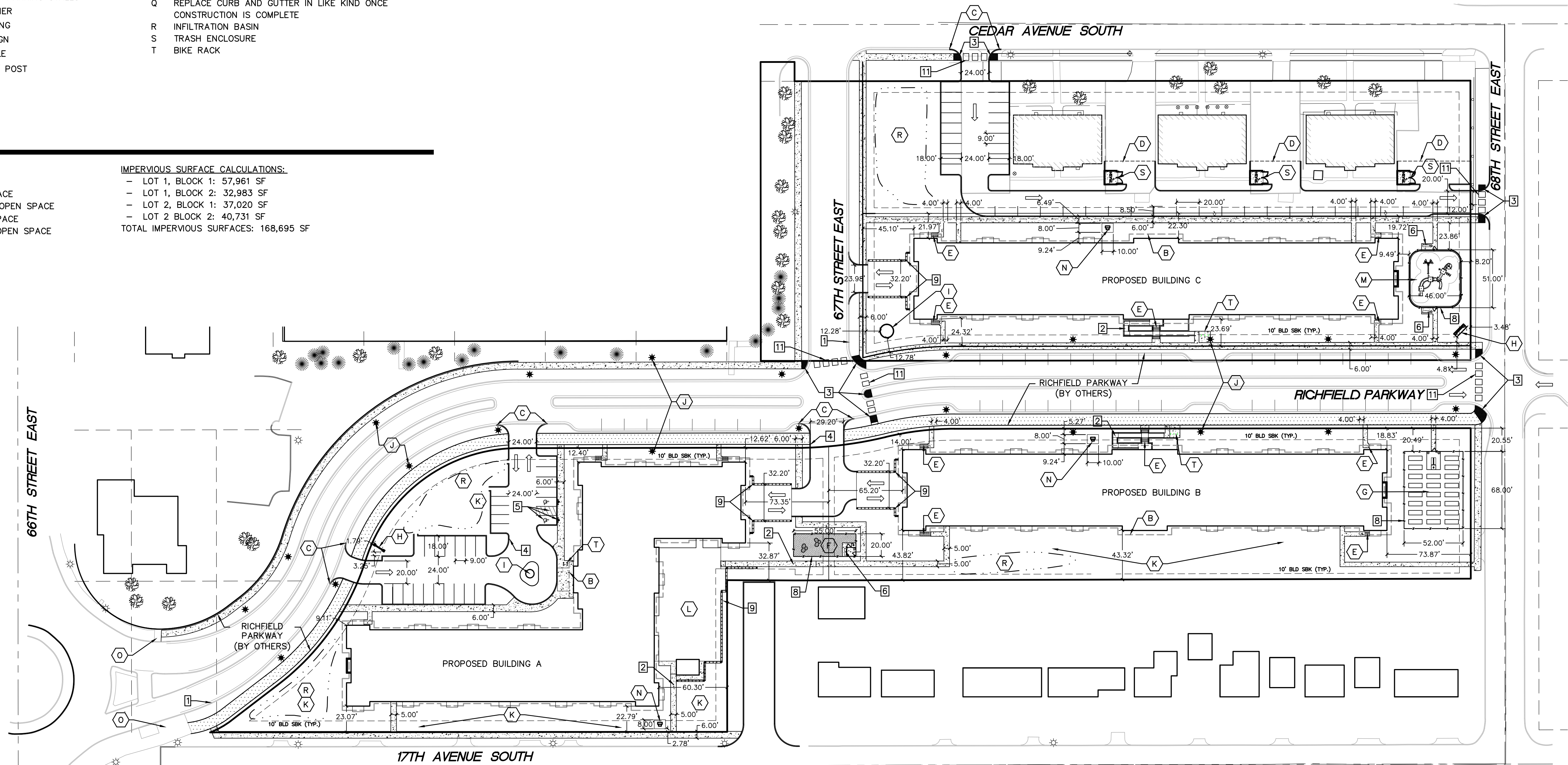
- OPEN SPACE REQUIRED:
- TWO OR FEWER BEDS / UNIT = 300 SF OPEN SPACE
 - TWO OR FEWER BEDS = 282 UNITS = 84,600 SF OPEN SPACE
 - THREE OR MORE BEDS / UNIT = 400 SF OPEN SPACE
 - THREE OR MORE BEDS = 2 UNITS = 800 SF OF OPEN SPACE
- TOTAL OPEN SPACE REQUIRED = 85,400 SF

IMPERVIOUS SURFACE CALCULATIONS:

- LOT 1, BLOCK 1: 57,961 SF
 - LOT 1, BLOCK 2: 32,983 SF
 - LOT 2, BLOCK 1: 37,020 SF
 - LOT 2, BLOCK 2: 40,731 SF
- TOTAL IMPERVIOUS SURFACES: 168,695 SF

OPEN SPACE PROVIDED:

- LOT 1, BLOCK 1: 46,378 SF
 - LOT 1, BLOCK 2: 42,572 SF
 - LOT 2, BLOCK 1: 30,458 SF
 - LOT 2, BLOCK 2: 22,045 SF
- TOTAL OPEN SPACE PROVIDED: 141,453 SF



NOT FOR CONSTRUCTION

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Date: 08/14/17 Sheet: 4 OF 13

Westwood

Phone (952) 937-5150 7699 Anagram Drive
 Fax (952) 937-5822 Eden Prairie, MN 55344
 Toll Free (888) 937-5150 westwoodsps.com
 Westwood Professional Services, Inc.

I hereby certify that this plan 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.

Ryan M. Bluhm
 Date: 08/14/17 License No. 41257

Revisions:

08-14-17 REVISED PER CITY COMMENTS

Designed:

Checked:

Drawn: SYB

Record Drawing by/date:

Prepared for:

Inland Development Partners, LLC.

3340 Republic Avenue
 St. Louis Park, MN 55426

The Chamberlain

Richfield, Minnesota

Site Plan

Overall Landscape Requirements

RESIDENTIAL MULTI-FAMILY LANDSCAPE REQUIREMENTS:	568 TREES
* RESIDENTIAL SITE TREES: 284 UNITS)	284 TREES
- 1 OVERSTORY TREE PER UNIT =	284 TREES
- 1 ORNAMENTAL TREE PER UNIT =	284 TREES
MINIMUM OVERSTORY SIZE BREAKDOWN REQUIREMENT: (3 STORY BUILDING)	
2.5" TREE = (50% X 284 TREES) =	142 TREES
3.5" TREE = (30% X 284 TREES) =	85 TREES
4.5" TREE = (20% X 284 TREES) =	57 TREES
FOUNDATION PLANTINGS ARE REQUIRED IN ALL VISIBLE AREAS.	
* PARKING LOT SCREENING: (208 LINEAR FEET)	6 TREES
- 1 OVERSTORY TREE OR CONIFEROUS TREE FOR EVERY 40' OF STREET FRONTAGE.	
- 25% OF GROUND TO BE COVERED BY SHRUBS/PERENNIALS TO BUFFER VIEWS TO A HEIGHT OF 3' TO 4' (WITH BERMING).	
* STREETScape/BOULEVARD PLANTINGS REQUIRED:	25 TREES
- TREES MUST BE PLANTED IN ACCORDANCE TO DISTRICT SPECIFIC PLANTING PLAN.	

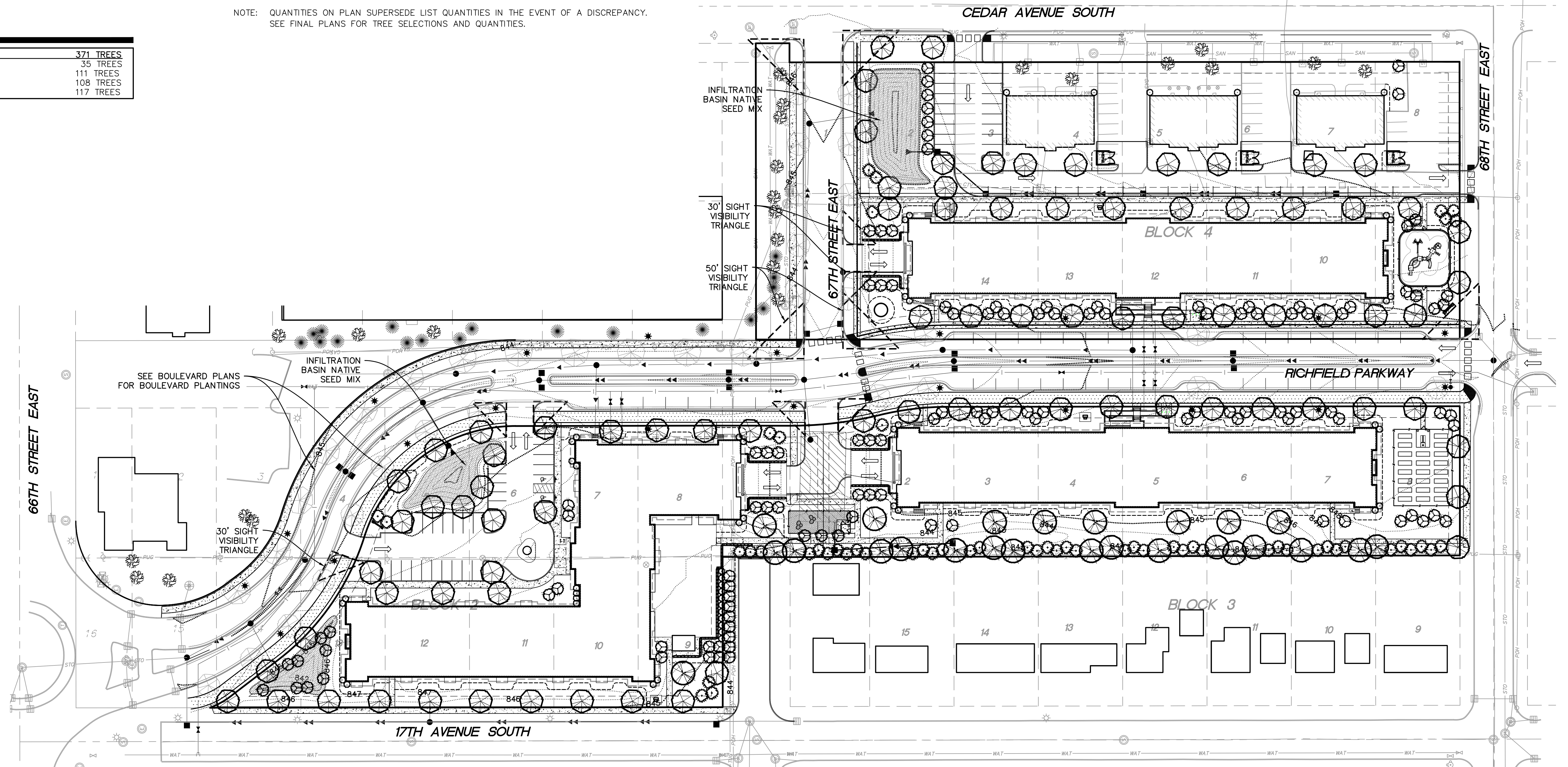
Concept Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING	O.C.
BOULEVARD	35	Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffers Red'	2.5"-4.5" BB	AS SHOWN	
		Sienna Glen Maple / <i>Acer x freemanii</i> 'Sienna'	2.5"-4.5" BB	AS SHOWN	
		Skyline Honeylocust / <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	2.5"-4.5" BB	AS SHOWN	
		Red Oak / <i>Quercus rubra</i>	2.5"-4.5" BB	AS SHOWN	
		Swamp White Oak / <i>Quercus bicolor</i>	2.5"-4.5" BB	AS SHOWN	
OVERSTORY	111	Boulevard Linden / <i>Tilia americana</i> 'Boulevard'	2.5"-4.5" BB	AS SHOWN	
		Sentry Linden / <i>Tilia americana</i> 'McSentry'	2.5"-4.5" BB	AS SHOWN	
		River Birch / <i>Betula nigra</i>	2.5"-4.5" BB	AS SHOWN	
		Whitespire Birch / <i>Betula populifolia</i> 'Whitespire'	2.5"-4.5" BB	AS SHOWN	
		Thornless Cockspur Hawthorn / <i>Crataegus crusgalli</i> 'Inermis'	1.5" BB	AS SHOWN	
ORNAMENTAL	117	Japanese Tree Lilac / <i>Syringa reticulata</i>	6' HT., BB CLUMP	AS SHOWN	
		Fox Valley Birch / <i>Betula nigra</i> 'Little King'	6' HT., BB CLUMP	AS SHOWN	
		Lollipop Crab / <i>Malus 'Lollipop'</i>	#25 CONT.	AS SHOWN	
		Spring Snow Crab / <i>Malus 'Spring Snow'</i>	1.5" BB	AS SHOWN	
		EVERGREEN	108	Black Hills Spruce / <i>Picea glauca densata</i>	6'-10' HT., BB
Norway Pine / <i>Pinus resinosa</i>	6'-10' HT., BB			AS SHOWN	
White Pine / <i>Pinus strobus</i>	6'-10' HT., BB			AS SHOWN	
Techny Arborvitae / <i>Thuja occidentalis</i> 'Techny'	6'-10' HT., BB			AS SHOWN	

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY. SEE FINAL PLANS FOR TREE SELECTIONS AND QUANTITIES.

Overall Landscape Provisions

TOTAL LANDSCAPING PROVIDED:	371 TREES
* BOULEVARD TREES	35 TREES
* OVERSTORY DECIDUOUS TREES:	111 TREES
* EVERGREEN TREES:	108 TREES
* ORNAMENTAL DECIDUOUS TREES:	117 TREES



NOT FOR CONSTRUCTION

Date: 08/14/17 Sheet: 8 OF 13
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Westwood

Phone (952) 937-5150 7699 Anagram Drive
 Fax (952) 937-5822 Eden Prairie, MN 55344
 Toll Free (888) 937-5150 westwoods.com
 Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.
 Nicholas T. Meyer
 Date: 08/14/17 License No. 53774

Revisions:
 08-14-17 REVISED PER CITY COMMENTS

Designed:
 Checked:
 Drawn:
 Record Drawing by/date:

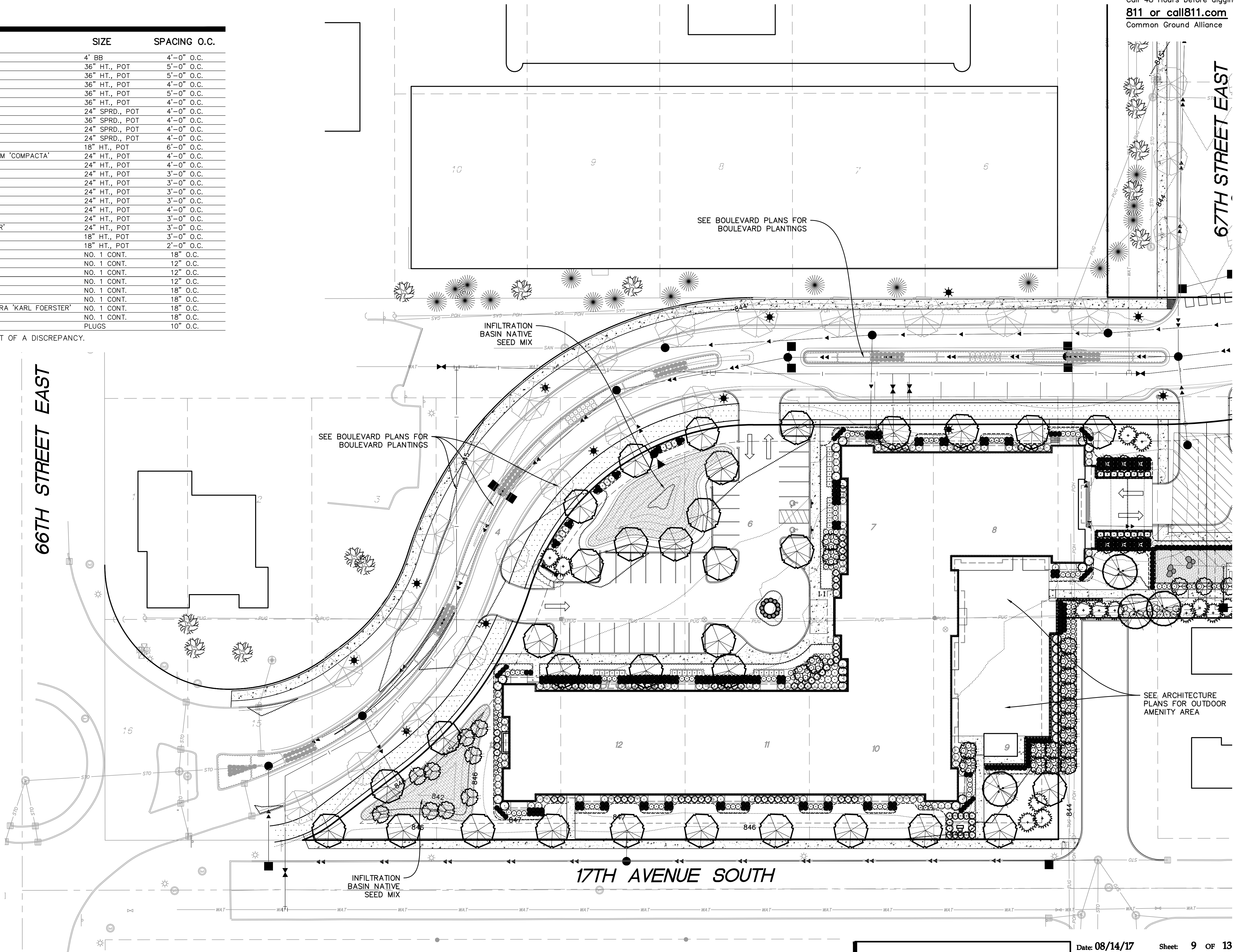
Prepared for:
Inland Development Partners, LLC.
 3340 Republic Avenue
 St. Louis Park, MN 55426

The Chamberlain
 Landscape Plan
 Richfield, Minnesota

Shrub & Perennial Plant Schedule

CODE	QTY.	CAL.	IN.	COMMON/BOTANICAL NAME	SIZE	SPACING	O.C.
TEA	--	NA		TECHNY ARBORVITAE / THUJA OCCIDENTALIS 'TECHNY'	4' BB	4'-0"	O.C.
GRD	--	NA		GRAY DOGWOOD / CORNUS RACEMOSA	36" HT., POT	5'-0"	O.C.
CAD	--	NA		CARDINAL DOGWOOD / CORNUS SERICEA 'CARDINAL'	36" HT., POT	5'-0"	O.C.
AFD	--	NA		ARTIC FIRE DOGWOOD / CORNUS STOLONIFERA 'FARROW'	36" HT., POT	4'-0"	O.C.
NBV	--	NA		NANNYBERRY VIBURNUM / VIBURNUM LENTAGO	36" HT., POT	5'-0"	O.C.
BLC	--	NA		BLACK CHOKEBERRY / ARONIA MELANOCARPA	36" HT., POT	4'-0"	O.C.
MJJ	--	NA		MINT JULEP JUNIPER / JUNIPERUS CHINENSIS 'MONLEP'	24" SPRD., POT	4'-0"	O.C.
ARJ	--	NA		ARCADIA JUNIPER / JUNIPERUS SABINA 'ARCADIA'	36" SPRD., POT	4'-0"	O.C.
MUP	--	NA		MUGO PINE / PINUS MUGO PUMILIO	24" SPRD., POT	4'-0"	O.C.
TAY	--	NA		TAUNTON YEW / TAXUS MEDII 'TAUNTON'	24" SPRD., POT	4'-0"	O.C.
GLS	--	NA		GRO-LOW SUMAC / RHUS AROMATICA 'GRO-LOW'	18" HT., POT	6'-0"	O.C.
CAV	--	NA		COMPACT AMERICAN CRANBERRYBUSH VIBURNUM / VIBURNUM TRILOBUM 'COMPACTA'	24" HT., POT	4'-0"	O.C.
ABH	--	NA		ANNABELLE HYDRANGEA / HYDRANGEA ARBORESCENS 'ANNABELLE'	24" HT., POT	4'-0"	O.C.
DWE	--	NA		DWARF WINGED EUONYMUS / EUONYMUS ALATUS 'COMPACTUS'	24" HT., POT	3'-0"	O.C.
ALC	--	NA		ALPINE CURRANT / RIBES ALPINUM	24" HT., POT	3'-0"	O.C.
HEC	--	NA		HEDGE COTONEASTER / COTONEASTER LUCIDUS	24" HT., POT	3'-0"	O.C.
DBH	--	NA		DWARF BUSH HONEYSUCKLE / DIERVILLA LONICERA	24" HT., POT	3'-0"	O.C.
RES	--	NA		RENAISSANCE SPIREA / SPIRAEA X VANHOUTTEI 'RENAISSANCE'	24" HT., POT	4'-0"	O.C.
SMS	--	NA		SNOWMOUND SPIREA / SPIRAEA NIPPONICA 'SNOWMOUND'	24" HT., POT	3'-0"	O.C.
AWS	--	NA		ANTHONY WATERER SPIREA / SPIRAEA X BUMALDA 'ANTHONY WATERER'	24" HT., POT	3'-0"	O.C.
LPS	--	NA		LITTLE PRINCESS SPIREA / SPIRAEA JAPONICA 'LITTLE PRINCESS'	18" HT., POT	3'-0"	O.C.
FLS	--	NA		FIRE LIGHT SPIREA / SPIRAEA 'FIRE LIGHT'	18" HT., POT	2'-0"	O.C.
RSH	--	NA		ROYAL STANDARD HOSTA / HOSTA 'ROYAL STANDARD'	NO. 1 CONT.	18"	O.C.
ASD	--	NA		APRICOT SPARKLES DAYLILY / HEMEROCALLIS 'APRICOT SPARKLES'	NO. 1 CONT.	12"	O.C.
SDO	--	NA		STELLA DE ORO DAYLILY / HEMEROCALLIS 'STELLA DE ORO'	NO. 1 CONT.	12"	O.C.
RVD	--	NA		RED VOLUNTEER DAYLILY / HEMEROCALLIS 'RED VOLUNTEER'	NO. 1 CONT.	12"	O.C.
BES	--	NA		BLACK EYED SUSAN / RUDBECKIA HIRTA	NO. 1 CONT.	18"	O.C.
LBS	--	NA		LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUS	NO. 1 CONT.	18"	O.C.
KFG	--	NA		KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	NO. 1 CONT.	18"	O.C.
RSG	--	NA		RED SWITCH GRASS / PANICUM SHENANDOAH	NO. 1 CONT.	18"	O.C.
BUF	--	NA		BUFFALO GRASS / BUCHLOE DACTYLOIDES 'LEGACY'	PLUGS	10"	O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.



Westwood

Phone (952) 937-5150 7699 Anagram Drive
 Fax (952) 937-5822 Eden Prairie, MN 55344
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

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

Nicholas T. Meyer
 Date: 08/14/17 License No. 53774

Revisions:

08-14-17 REVISED PER CITY COMMENTS

Designed: _____

Checked: _____

Drawn: _____

Record Drawing by/date: _____

Prepared for:

Inland Development Partners, LLC.

3340 Republic Avenue
 St. Louis Park, MN 55426

The Chamberlain

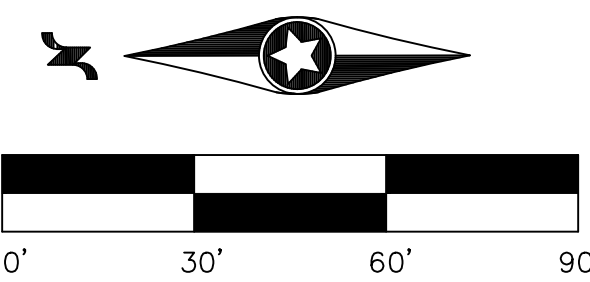
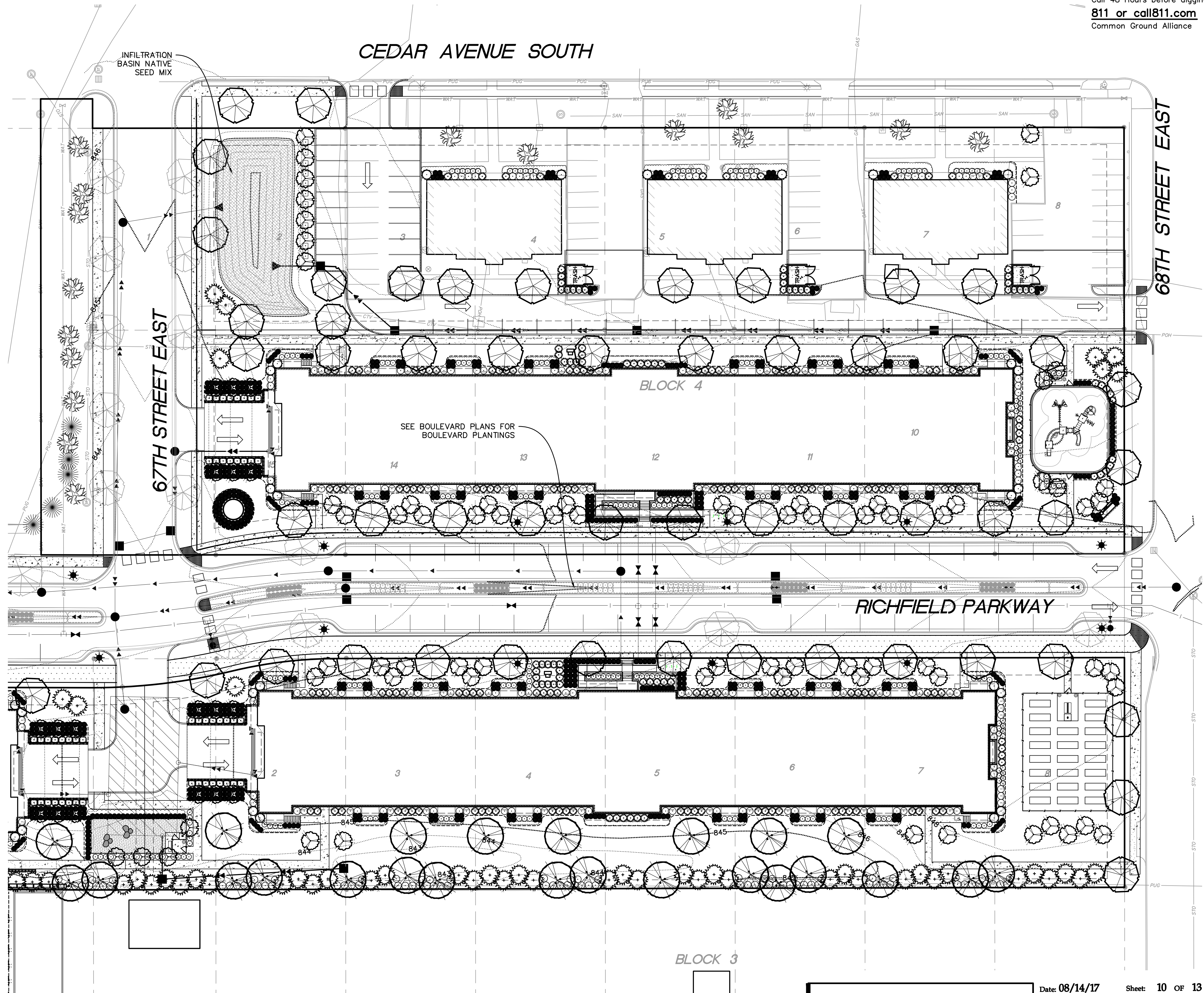
Richfield, Minnesota

Building A
 Landscape Plan

Planting Notes

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
15. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (COMMON TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
16. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
17. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
19. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
20. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
23. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

CEDAR AVENUE SOUTH



Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

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

Nicholas T. Meyer
Date: 08/14/17 License No. 53774

Revisions:

08-14-17 REVISED PER CITY COMMENTS

Designed:

Checked:

Drawn:

Record Drawing by/date:

Prepared for:

Inland Development Partners, LLC.

3340 Republic Avenue
St. Louis Park, MN 55426

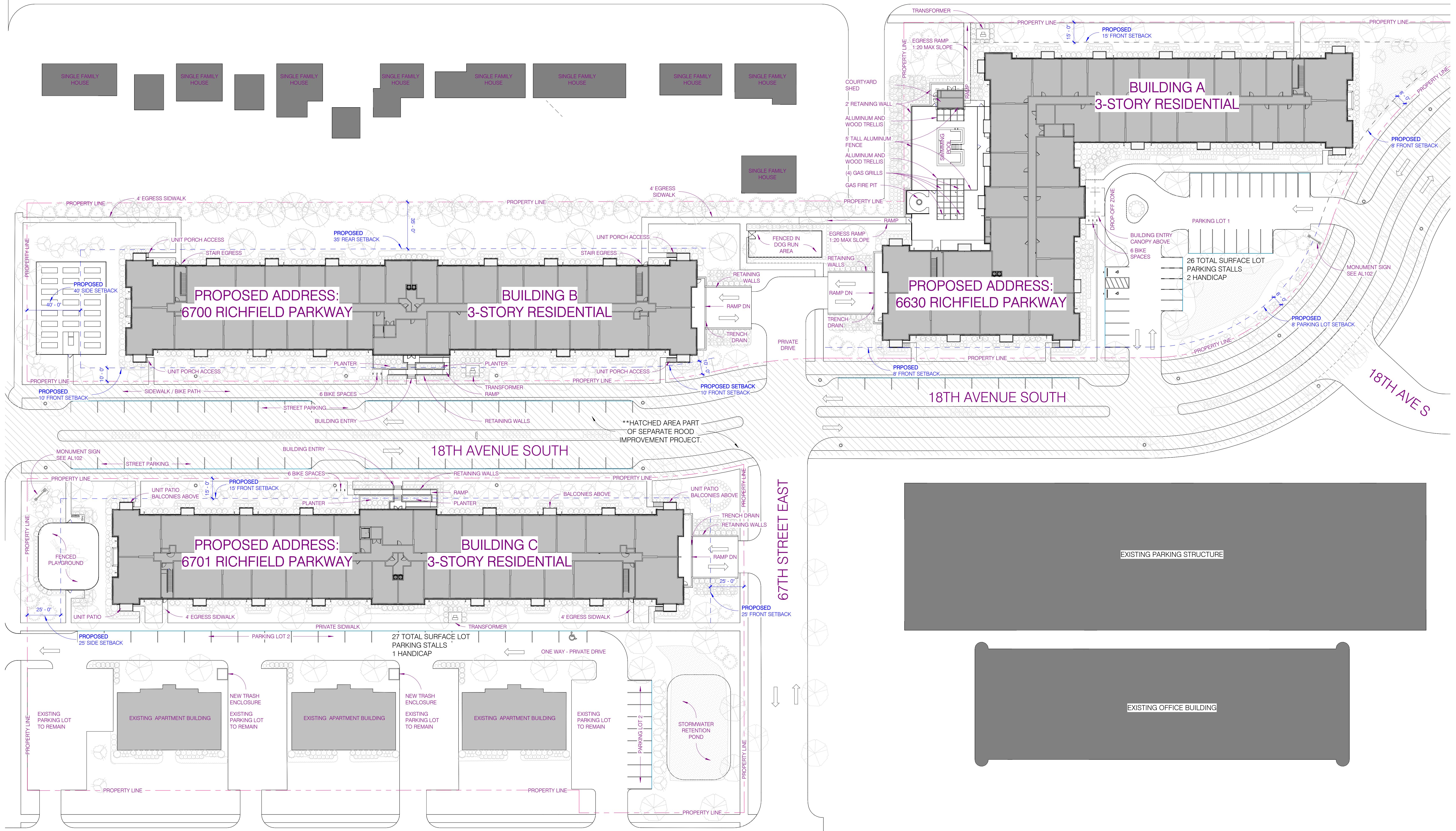
The Chamberlain

Richfield, Minnesota

Building B & C
Landscape Plan

17TH AVENUE SOUTH

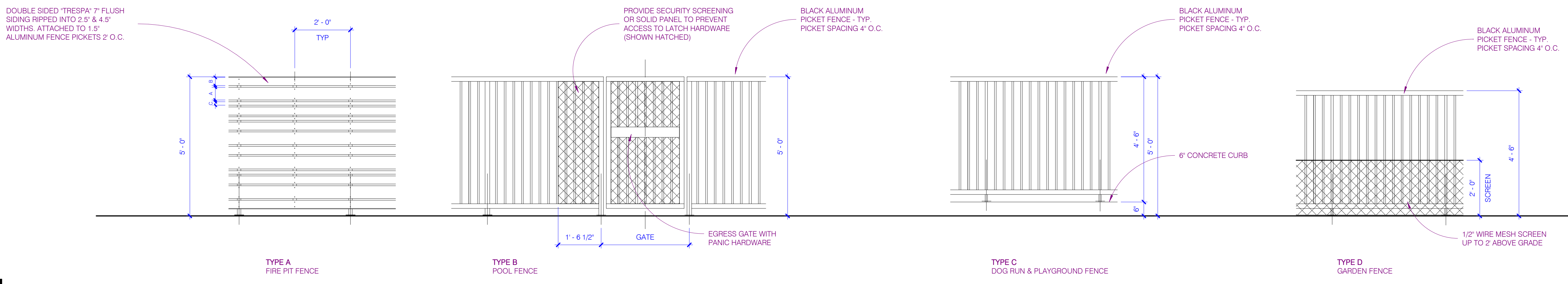
17TH AVENUE SOUTH



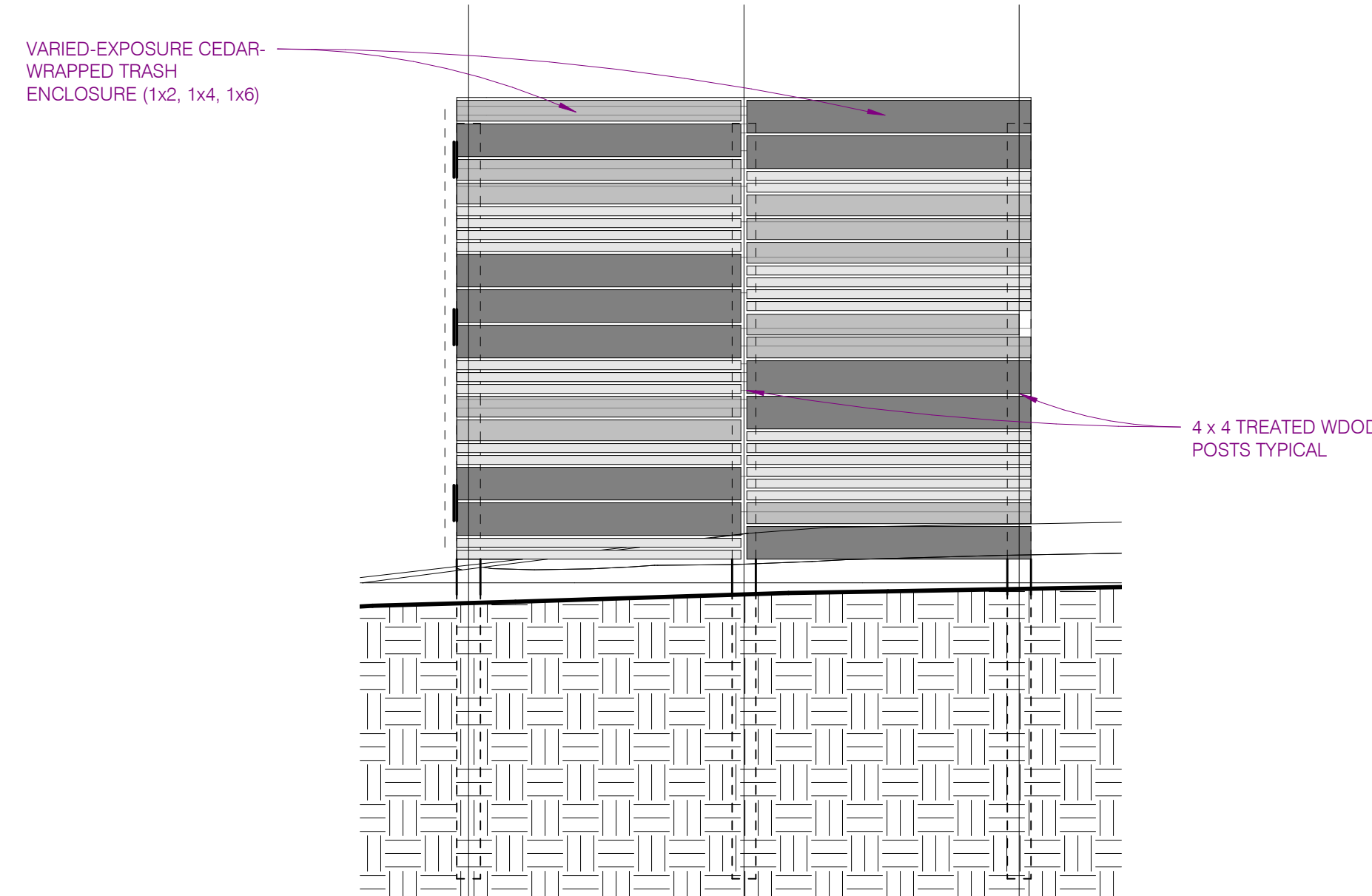
1 ARCHITECTURAL SITE PLAN

AL101 1" = 30'-0"

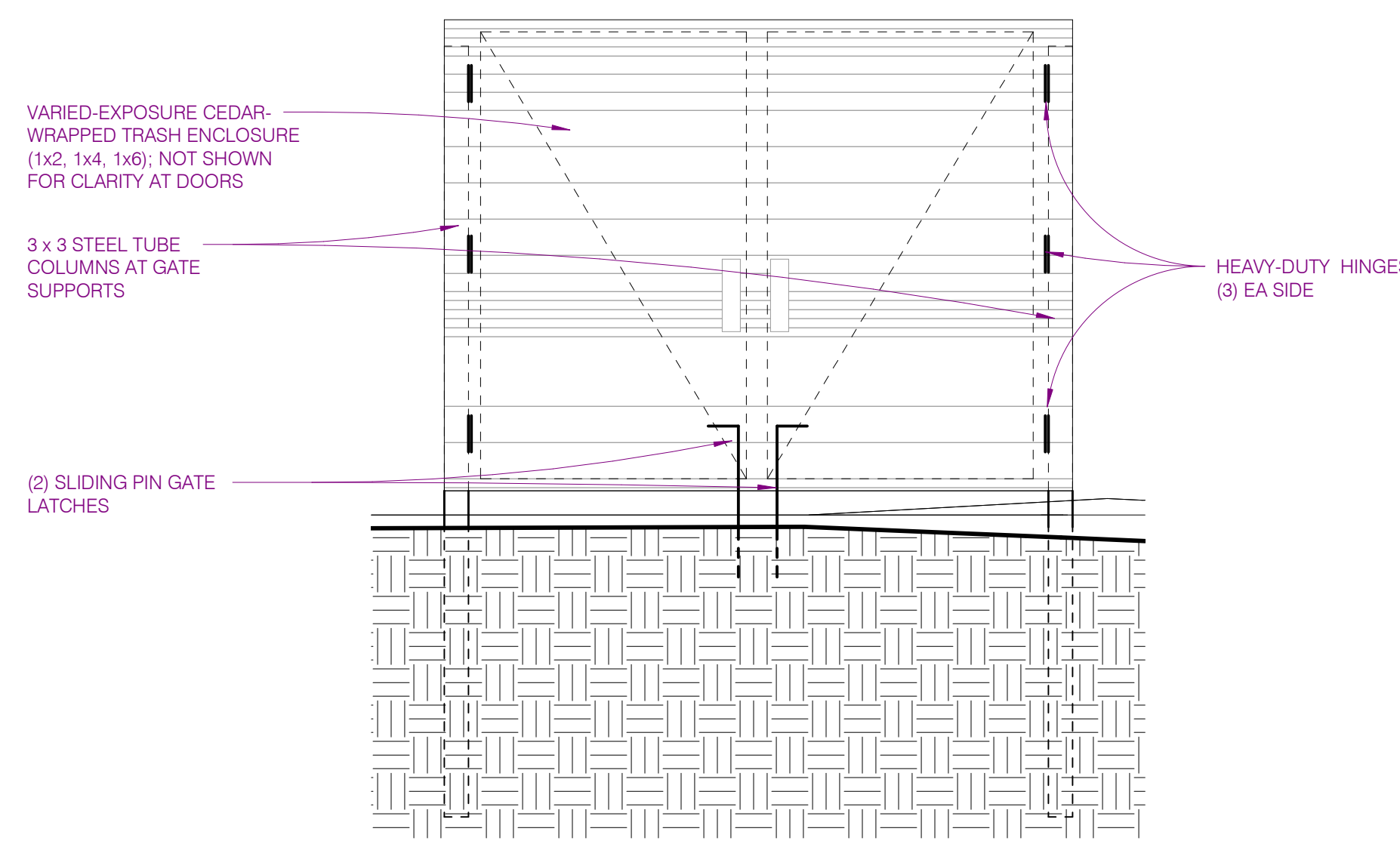




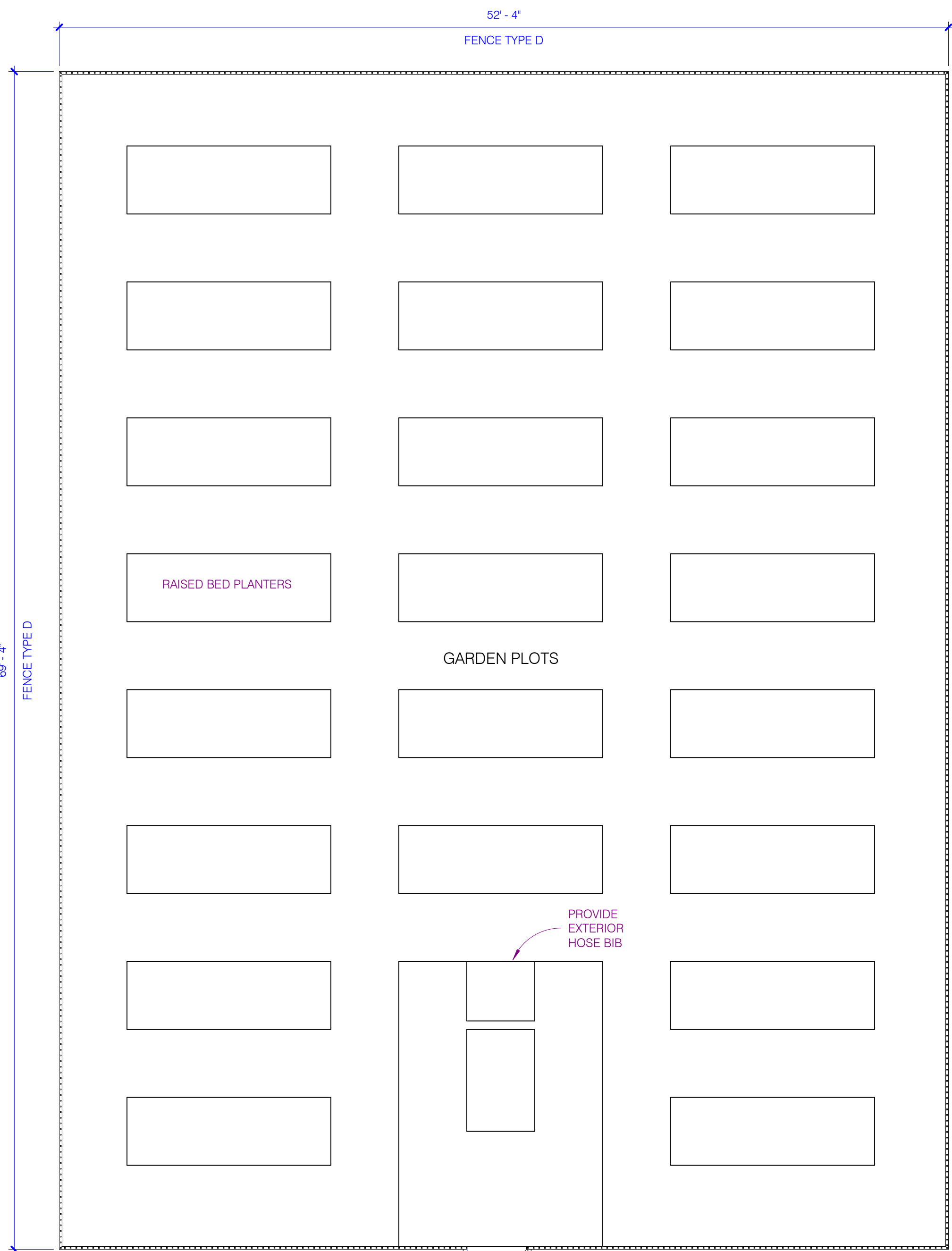
SITE FENCE TYPE
1/2" = 1'-0"



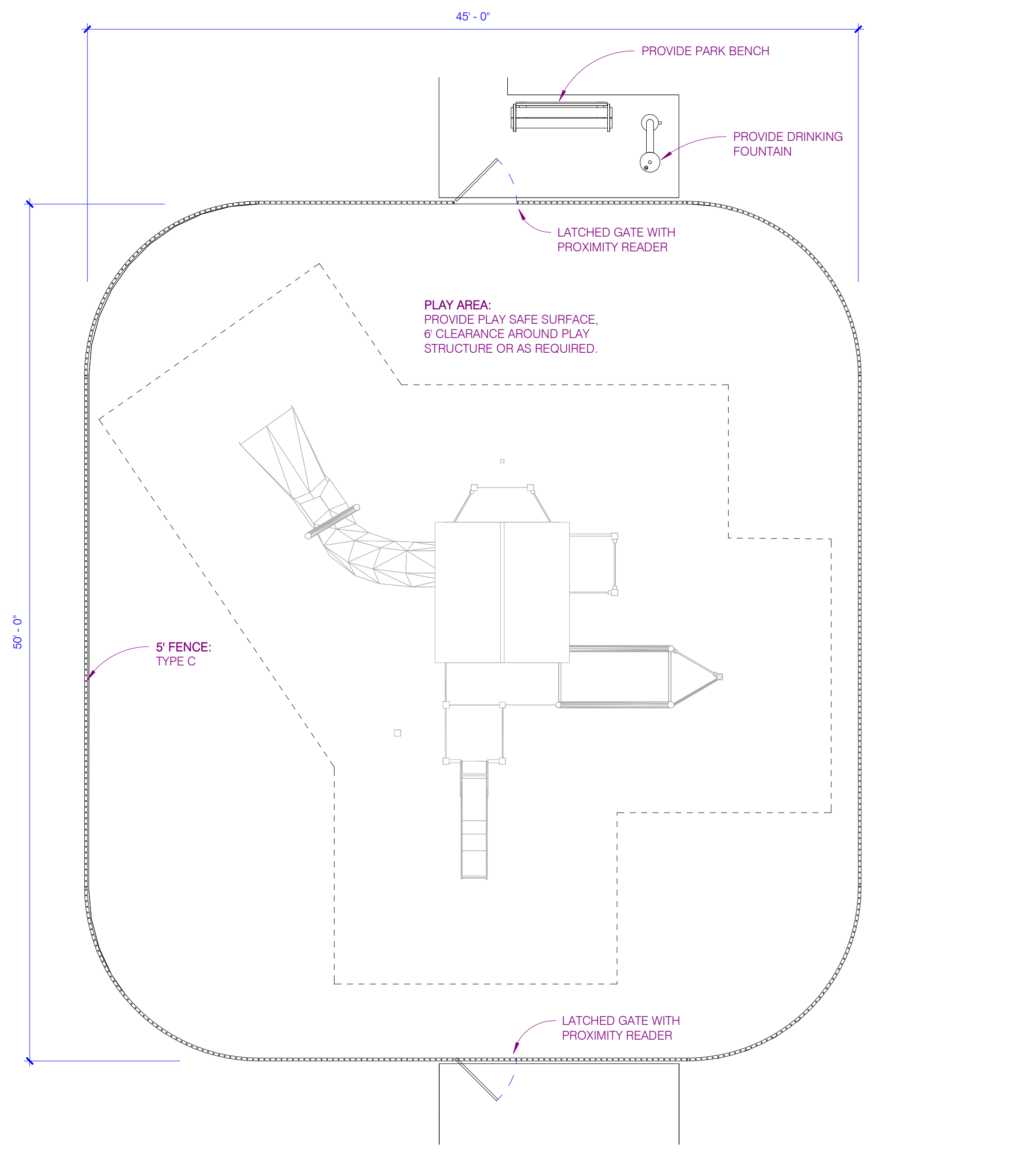
5 TRASH ENCLOSURE - SIDE
AL107 1/2" = 1'-0"



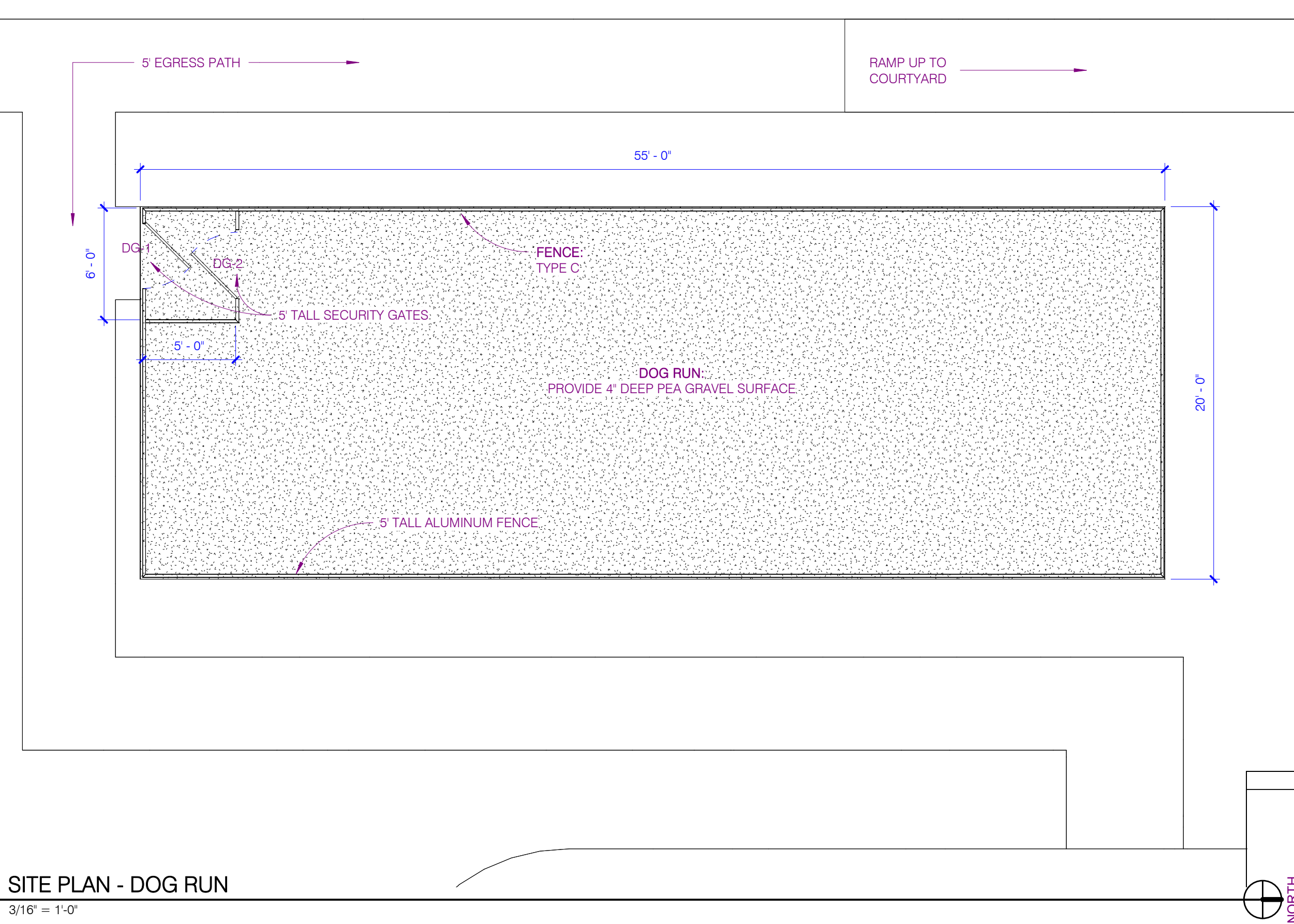
4 TRASH ENCLOSURE - FRONT
AL107 1/2" = 1'-0"



3 SITE PLAN - GARDEN PLOTS
AL107 3/16" = 1'-0"



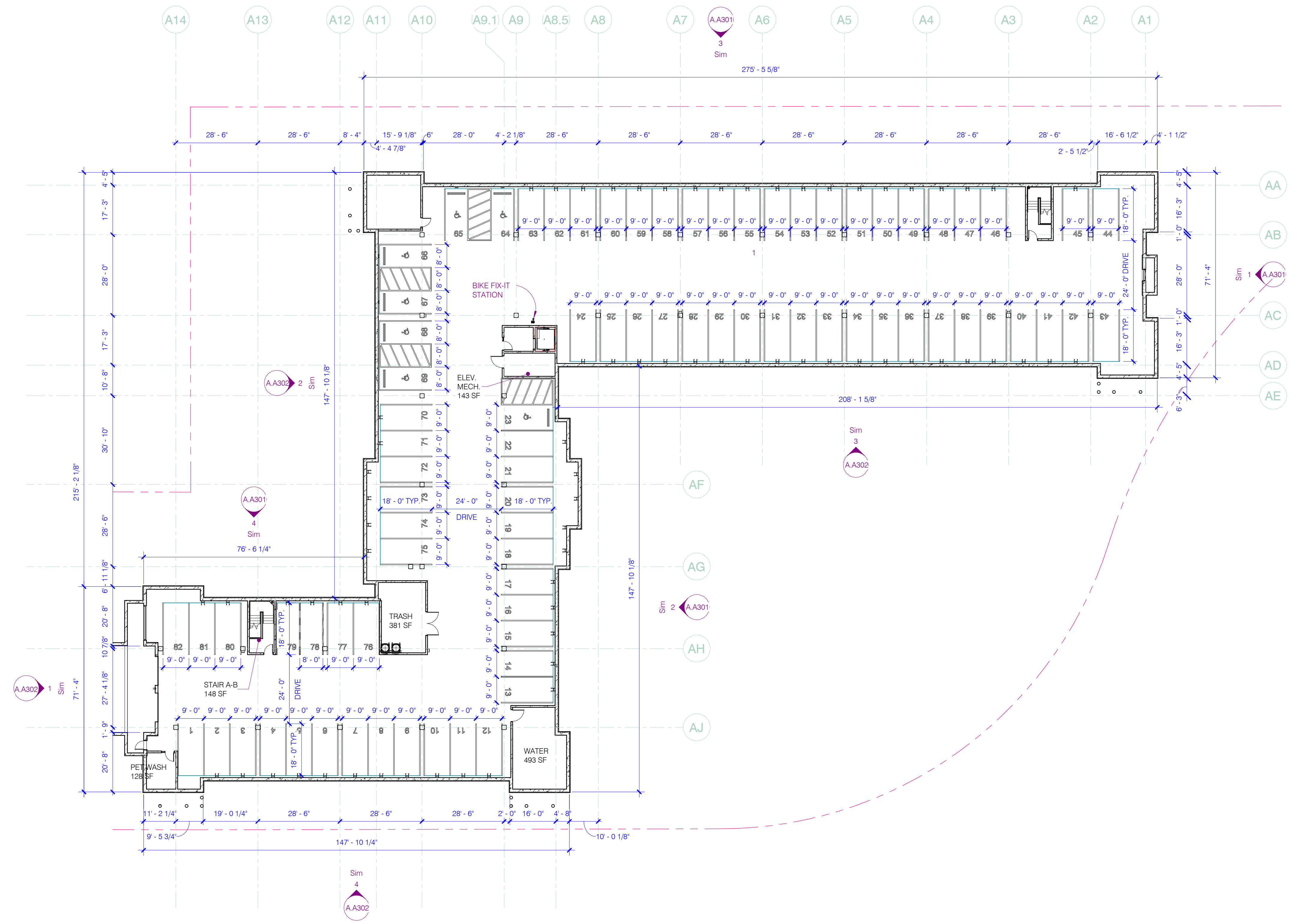
2 SITE PLAN - PLAY AREA
AL107 3/16" = 1'-0"



1 SITE PLAN - DOG RUN
AL107 3/16" = 1'-0"

GENERAL NOTES:


- DIMENSIONS AT EXTERIOR WOOD AND STEEL STUD WALLS ARE TO OUTSIDE FACE OF SHEATHING
- DIMENSIONS AT EXTERIOR CMU WALLS ARE TO FACE OF CMU
- DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS NOTED BY THE SYMBOL C INDICATING CENTERLINE OF WALL
- RESIDENTIAL DISMISSING WALLS BELOW LEVEL 2 ARE TYPE K3, K6, AND K8 1-HR FIRE RATING WITH ACOUSTIC RATING
- RESIDENTIAL CORRIDOR WALLS BELOW LEVEL 2 ARE TYPE B6 AND B8 1-HR FIRE RATING WITH ACOUSTIC RATING
- RESIDENTIAL DISMISSING WALLS ABOVE LEVEL 2 ARE TYPE V4, V6, AND V8 1-HR FIRE RATING WITH ACOUSTIC RATING
- RESIDENTIAL CORRIDOR WALLS ABOVE LEVEL 2 ARE TYPE W6 AND W8 1-HR FIRE RATING WITH ACOUSTIC RATING
- EXTERIOR WOOD STUDS ARE FIRE TREATED 2x6s UNLESS NOTED OTHERWISE
- EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
- EXTEND 1-HR FIRE BARRIERS TO UNDERSIDE OF SHEATHING WHERE APPLICABLE
- NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
- PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SCOFFS)
- PROVIDE PROTECTION AROUND ALL PIPING THROUGHOUT GARAGE AS REQUIRED; COORDINATE LOCATION WITH MECHANICAL
- MAINTAIN 8'-2" MIN. AND 8'-6" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
- ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED AS TYPE A
- REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY

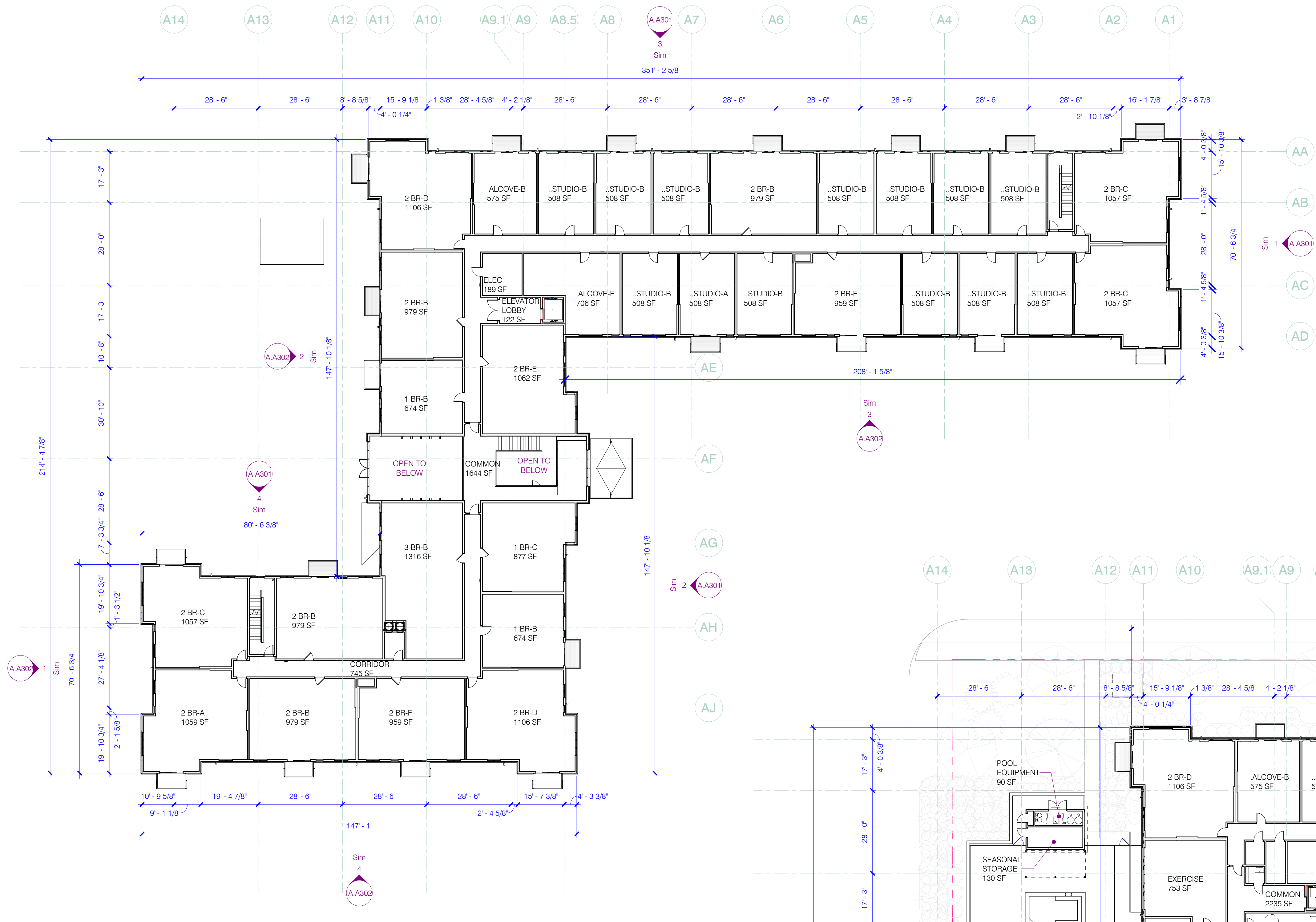


1 SUBLEVEL PLAN - BUILDING A - OVERALL

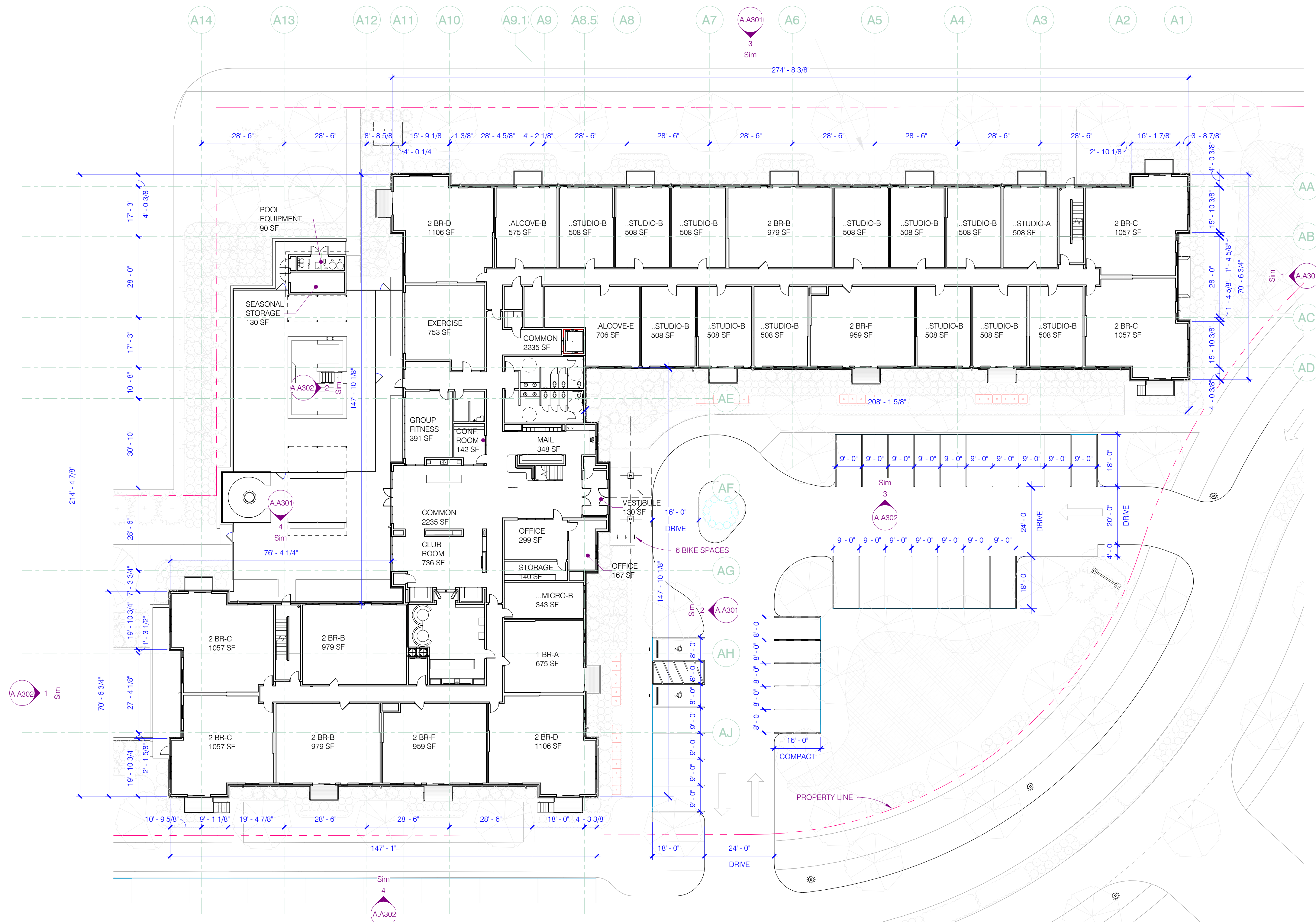
A.A000.0 1" = 20'-0"

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2 LEVEL 2 & LEVEL 3 - BUILDING A - OVERALL
 A.A000.1 1" = 20'-0"

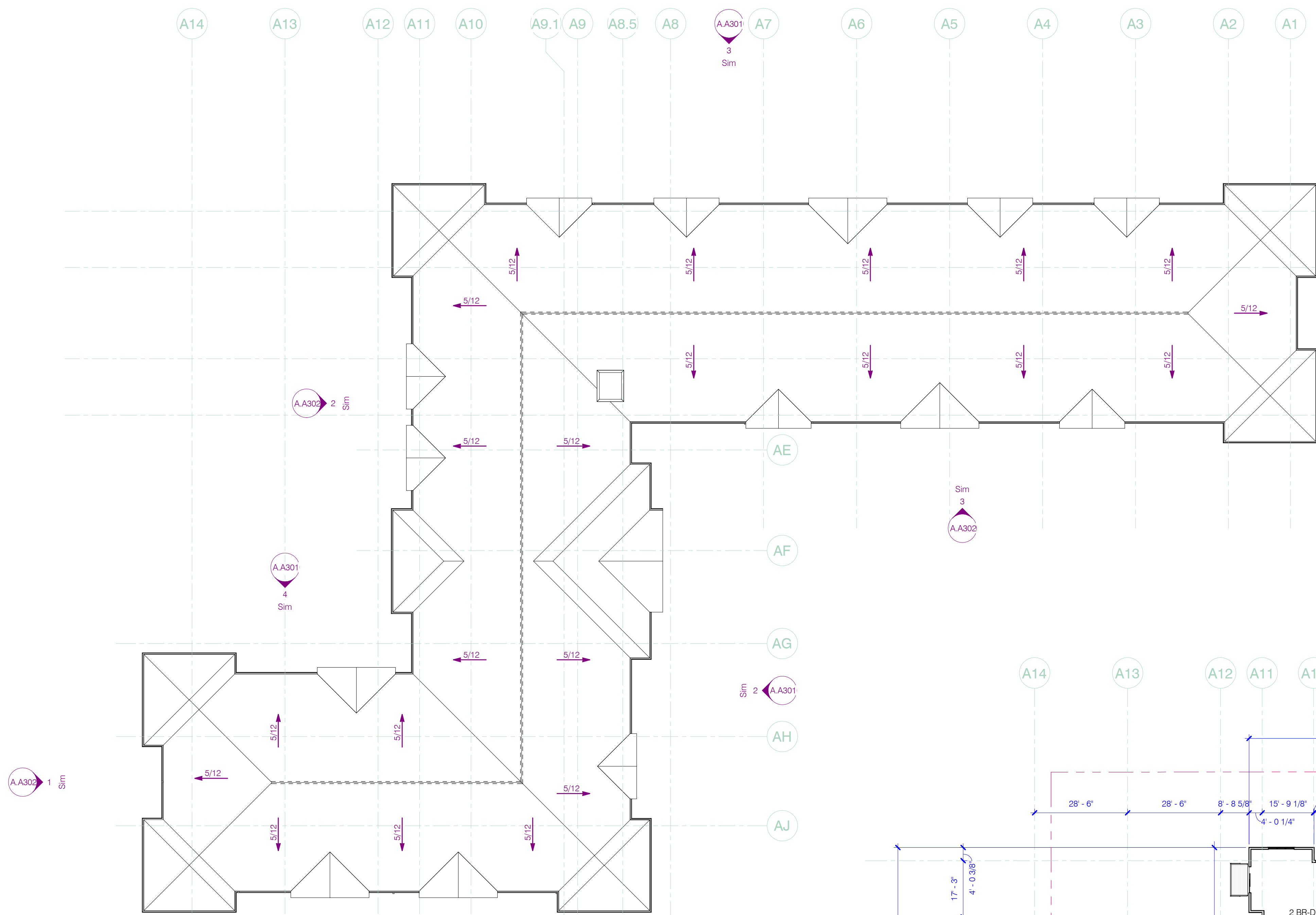


1 LEVEL 1 - BUILDING A - OVERALL
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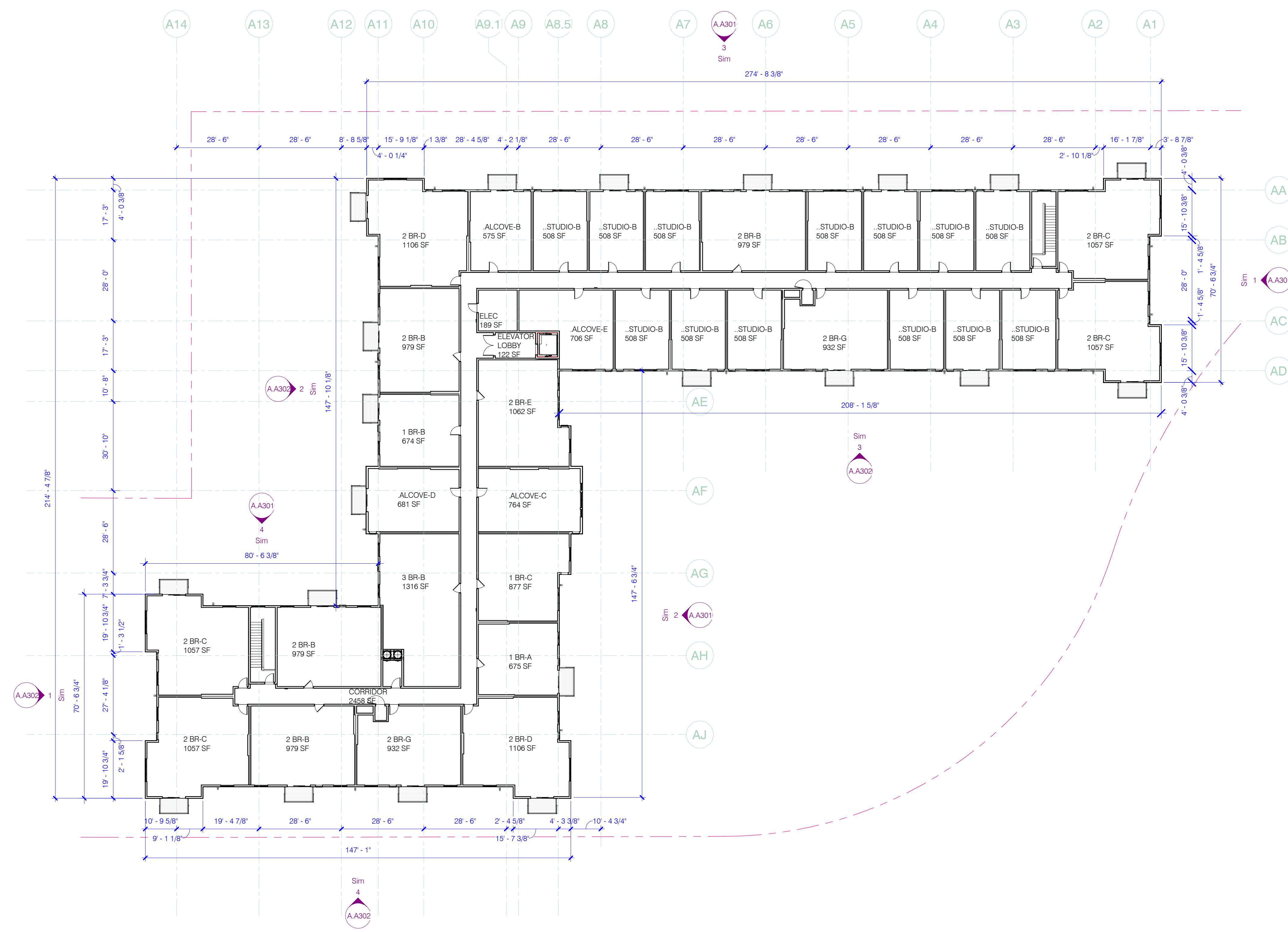
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GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WOOD AND STEEL STUD WALLS ARE TO OUTSIDE FACE OF SHEATHING
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14. PROVIDE PROTECTION AROUND ALL PIPING THROUGHOUT GARAGE AS REQUIRED; COORDINATE LOCATION WITH MECHANICAL
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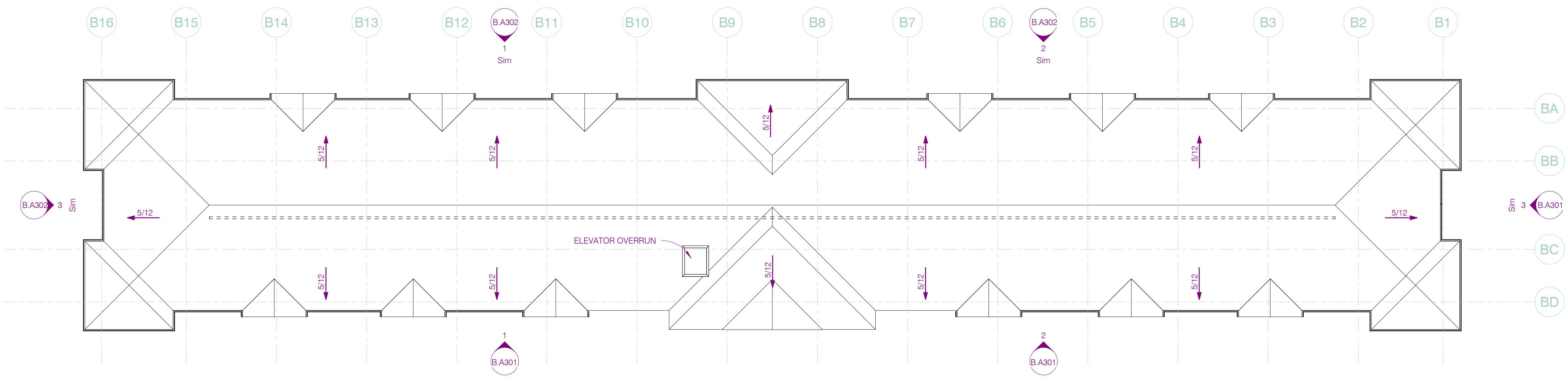


2 ROOF PLAN - BUILDING A - OVERALL
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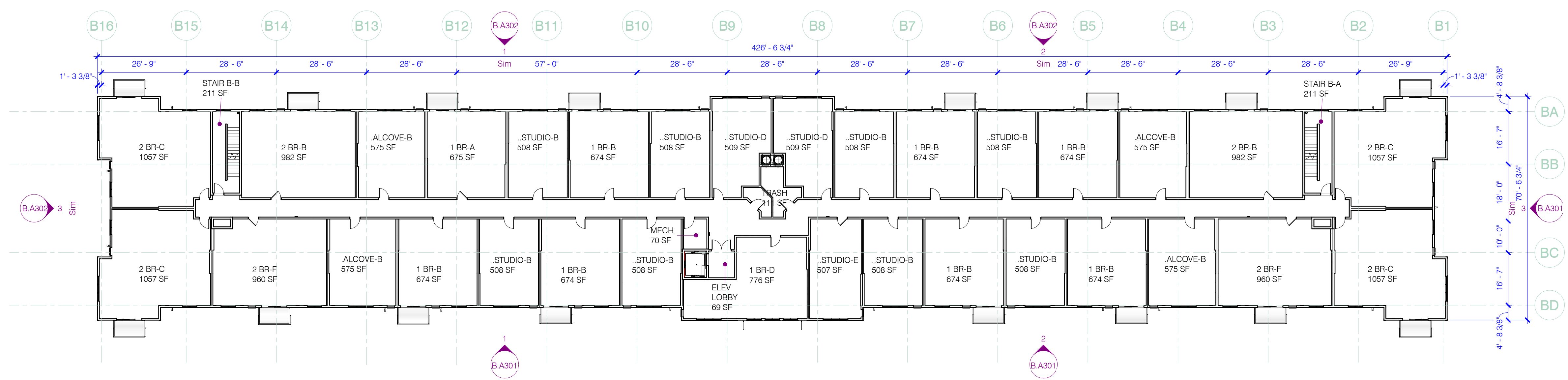


1 LEVEL 3 PLAN - BUILDING A - OVERALL
 A.A000.1 1" = 20'-0"

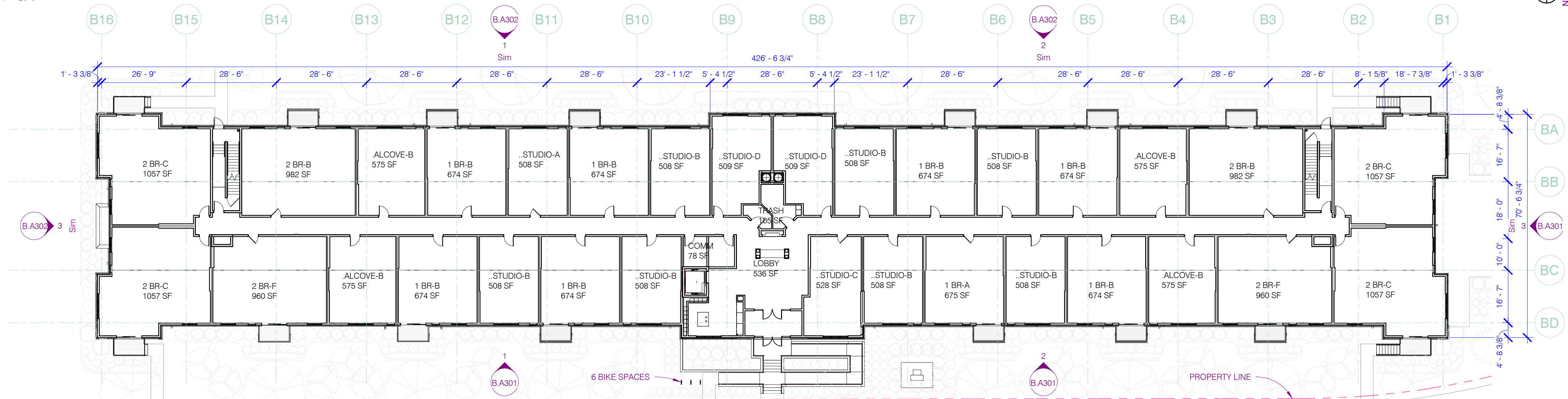
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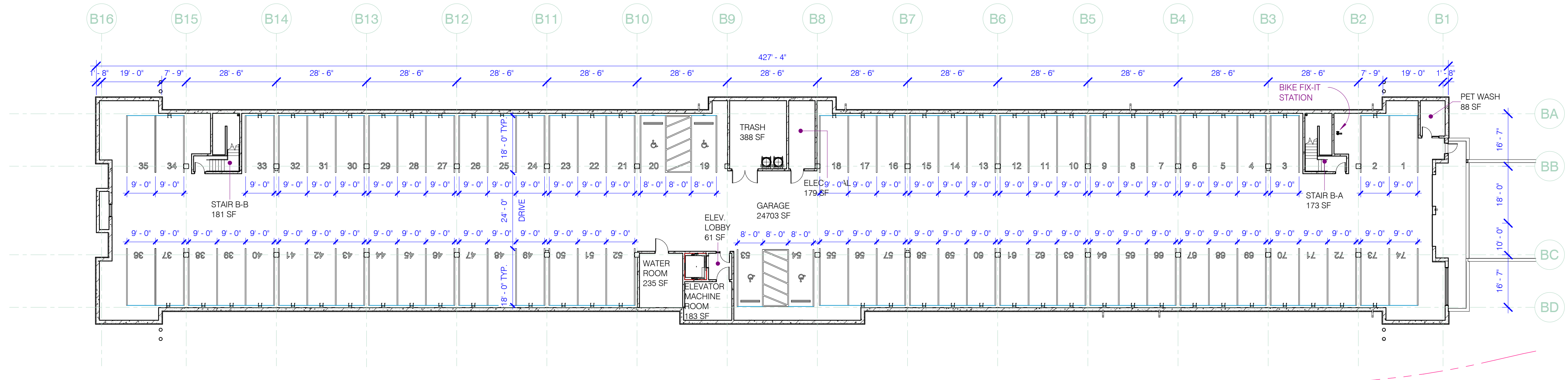
4 ROOF PLAN - BUILDING B - OVERALL
 B.A000.0 1" = 20'-0"



3 LEVEL 2 & LEVEL 3 - BUILDING B - OVERALL
 B.A000.0 1" = 20'-0"



2 LEVEL 1 PLAN - BUILDING B - OVERALL
 B.A000.0 1" = 20'-0"

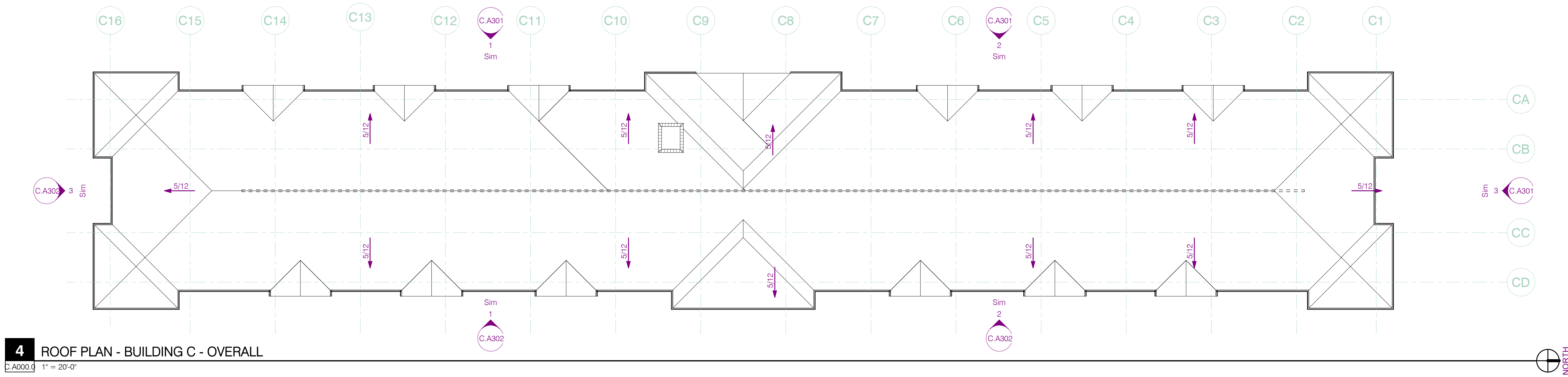


1 SUBLEVEL PLAN - BUILDING B - OVERALL
 B.A000.0 1" = 20'-0"

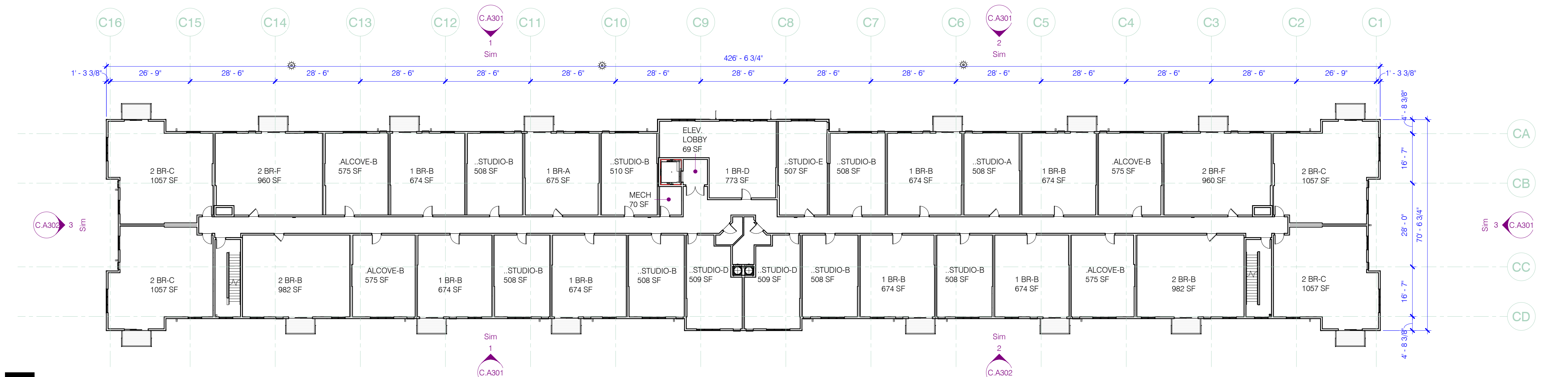
GENERAL NOTES:

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- DIMENSIONS AT EXTERIOR CMU WALLS ARE TO FACE OF CMU
- DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS NOTED BY THE SYMBOL INDICATING CENTERLINE OF WALL
- RESIDENTIAL DISMISSING WALLS BELOW LEVEL 2 ARE TYPE K3, K6, AND K8 1-HR FIRE RATING WITH ACOUSTIC RATING
- RESIDENTIAL CORRIDOR WALLS BELOW LEVEL 2 ARE TYPE W6 AND W8 1-HR FIRE RATING WITH ACOUSTIC RATING
- RESIDENTIAL DISMISSING WALLS ABOVE LEVEL 2 ARE TYPE V4, V6, AND V8 1-HR FIRE RATING WITH ACOUSTIC RATING
- RESIDENTIAL CORRIDOR WALLS ABOVE LEVEL 2 ARE TYPE W6 AND W8 1-HR FIRE RATING WITH ACOUSTIC RATING
- EXTERIOR WOOD STUDS ARE FIRE TREATED 2x8s UNLESS NOTED OTHERWISE
- EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
- EXTEND 1-HR FIRE BARRIERS TO UNDERSIDE OF SHEATHING WHERE APPLICABLE
- NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
- PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
- PROVIDE PROTECTION AROUND ALL PIPING THROUGHOUT GARAGE AS REQUIRED; COORDINATE LOCATION WITH MECHANICAL
- MAINTAIN 8'-2" MIN. AND 8'-6" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS. ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
- ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED AS TYPE A
- REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY

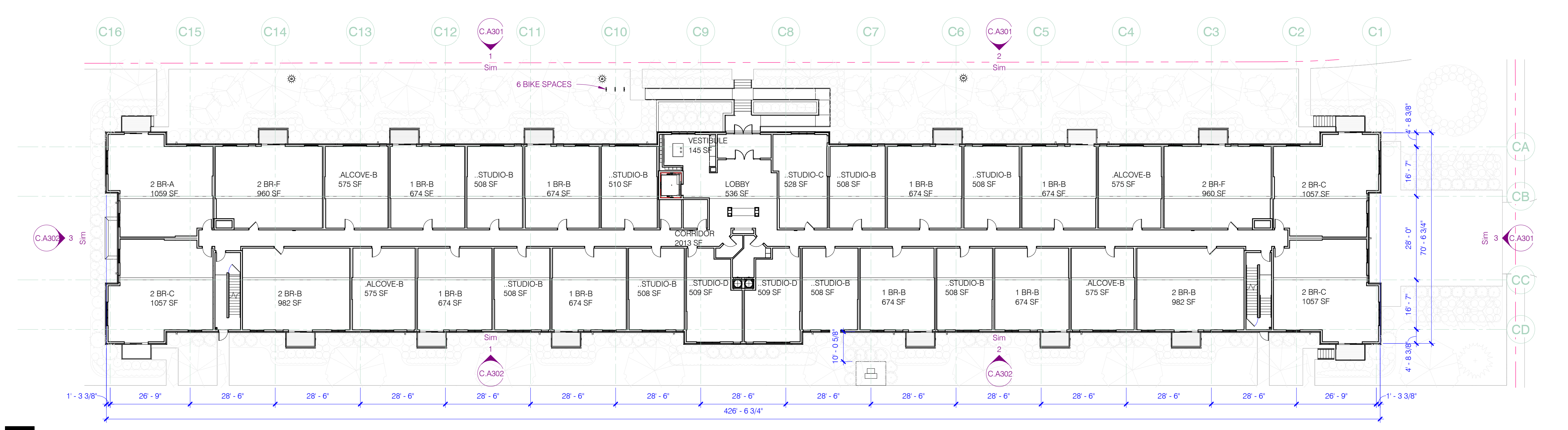
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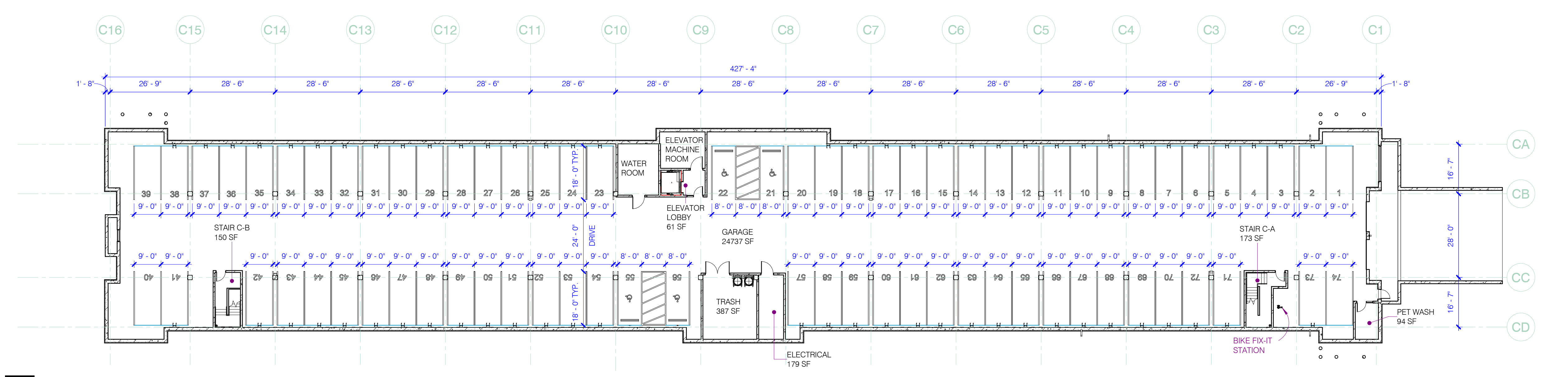
4 ROOF PLAN - BUILDING C - OVERALL
C.A000.0 1" = 20'-0"



3 LEVEL 2 & LEVEL 3 - BUILDING C - OVERALL
C.A000.0 1" = 20'-0"



2 LEVEL 1 PLAN - BUILDING C - OVERALL
C.A000.0 1" = 20'-0"



1 SUBLEVEL PLAN - BUILDING C - OVERALL
C.A000.0 1" = 20'-0"

GENERAL NOTES:

- DIMENSIONS AT EXTERIOR WOOD AND STEEL STUD WALLS ARE TO OUTSIDE FACE OF SHEATHING
- DIMENSIONS AT EXTERIOR CMU WALLS ARE TO FACE OF CMU
- DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
- DIMENSIONS AT INTERIOR WALLS ARE TO FACE OF WALL UNLESS NOTED BY THE SYMBOL C INDICATING CENTERLINE OF WALL
- RESIDENTIAL DISMISSING WALLS BELOW LEVEL 2 ARE TYPE K3, K6, AND K8 1-HR FIRE RATING WITH ACOUSTIC RATING
- RESIDENTIAL CORRIDOR WALLS BELOW LEVEL 2 ARE TYPE B6 AND B8 1-HR FIRE RATING WITH ACOUSTIC RATING
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4 BLDG A - WEST ELEVATION AREA 1

A.A301 | 1/8" = 1'-0"



3 BLDG A - WEST ELEVATION AREA 2

A.A301 | 1/8" = 1'-0"



2 BLDG A - NORTH ELEVATION AREA 1

A.A301 | 1/8" = 1'-0"



1 BLDG A - NORTH ELEVATION AREA 2

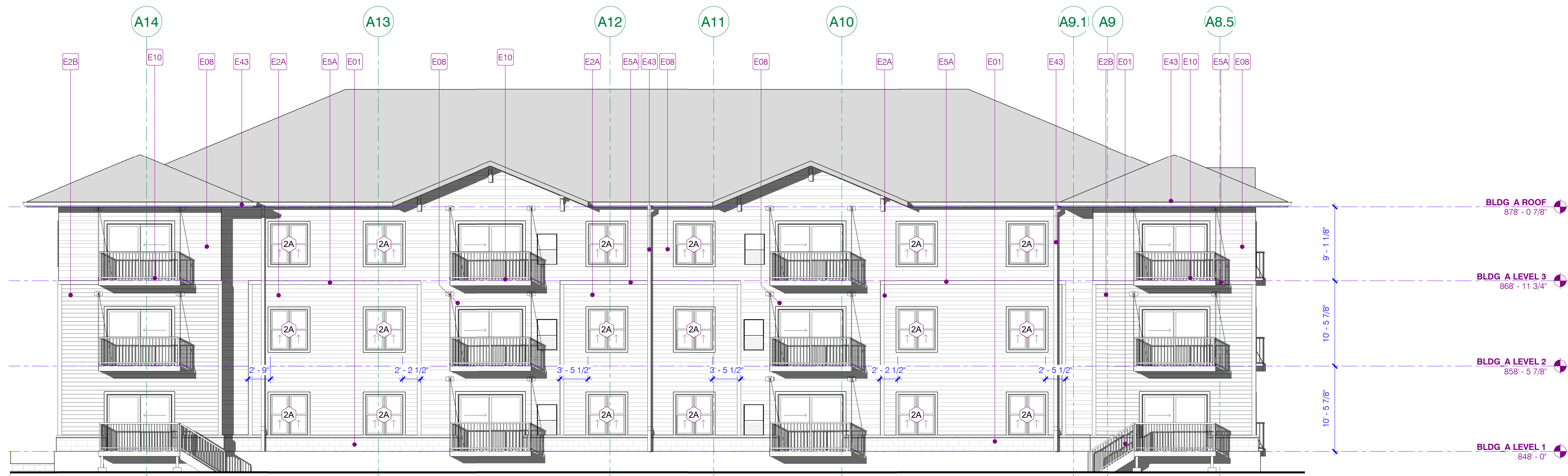
A.A301 | 1/8" = 1'-0"

GENERAL NOTES:

- REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS
- GRADE VARIES AROUND BUILDINGS. COORDINATE EXTENTS OF ROCK FACED BLOCK, SMOOTH FACED COLORED BLOCK, AND FOUNDATION BLOCK WITH GRADING PLAN; REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION

KEYNOTES:

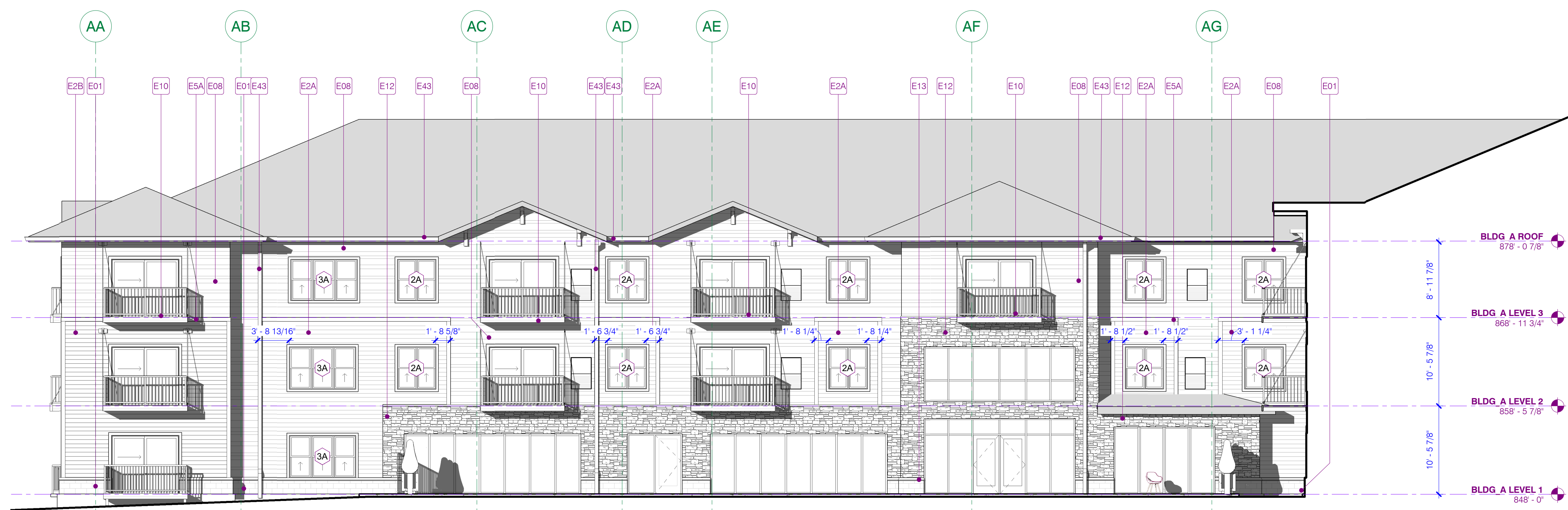
- E01 INTEGRAL COLOR ROCK-FACE CMU
- E2A PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "1"
- E2B PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "2"
- E3A PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "3"
- E3B PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "4"
- E4A PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "5"
- E4B PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "6"
- E5A 5/4" x 5-1/2" CEMENTITIOUS TRIM - PREFINISHED COLOR "1B"
- E08 MULTI EXPOSURE CEMENTITIOUS LAP SIDING - COLOR "1B"
- E09 ASPHALT SHINGLES
- E10 ALUMINUM BALCONY - 5 x 10 TYP.
- E12 CULTURED STONE VENEER
- E13 PRECAST CONCRETE SILL
- E20 PREFINISHED ALUMINUM LOUVER
- E43 PREFINISHED METAL RAIN GUTTER AND LEADER



4 BLDG A - EAST ELEVATION AREA 1
A.A.302 1/8" = 1'-0"



3 BLDG A - EAST ELEVATION AREA 2
A.A.302 1/8" = 1'-0"



2 BLDG A - SOUTH ELEVATION AREA 2
A.A.302 1/8" = 1'-0"



1 BLDG A - SOUTH ELEVATION AREA 1
A.A.302 1/8" = 1'-0"

GENERAL NOTES:

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- GRADE VARIES AROUND BUILDINGS. COORDINATE EXTENTS OF ROCK FACED BLOCK, SMOOTH FACED COLORED BLOCK, AND FOUNDATION BLOCK WITH GRADING PLAN; REFER TO CIVIL DRAWINGS FOR GRADING INFORMATION

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- E02 PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "1"
- E03 PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "2"
- E04 PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "3"
- E05 PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "4"
- E06 PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "5"
- E07 PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "6"
- E08 5/4" x 5-1/2" CEMENTITIOUS TRIM - PREFINISHED COLOR TBD
- E09 MULTI EXPOSURE CEMENTITIOUS LAP SIDING - COLOR TBD
- E10 ASPHALT SHINGLES
- E11 ALUMINUM BALCONY - 5' x 10' TYP.
- E12 CULTURED STONE VENEER
- E13 PRECAST CONCRETE SILL
- E20 PREFINISHED ALUMINUM LOUVER
- E43 PREFINISHED METAL RAIN GUTTER AND LEADER



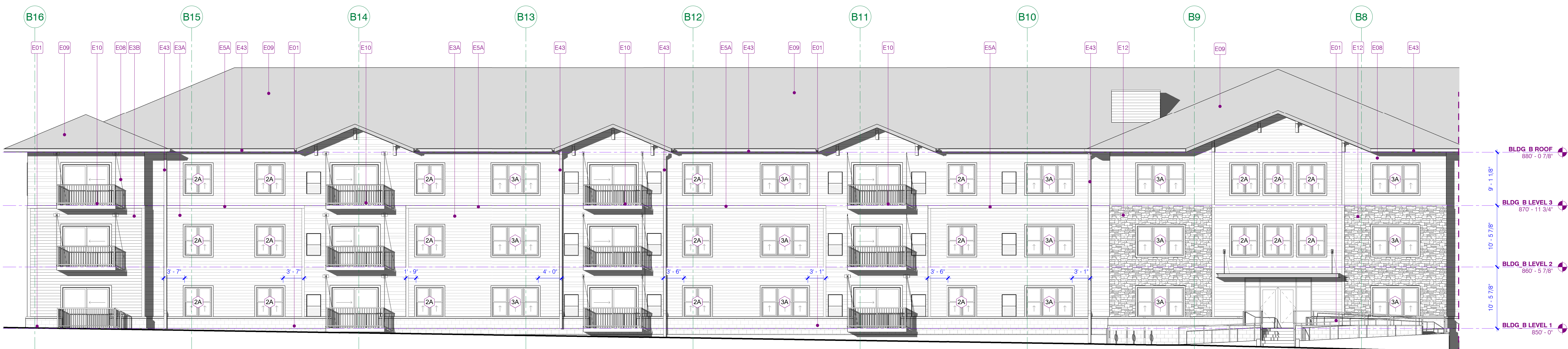
3 BLDG B - NORTH ELEVATION

B.A301 1/8" = 1'-0"



2 BLDG B - EAST ELEVATION AREA 2

B.A301 1/8" = 1'-0"



1 BLDG B - EAST ELEVATION AREA 1

B.A301 1/8" = 1'-0"

GENERAL NOTES:

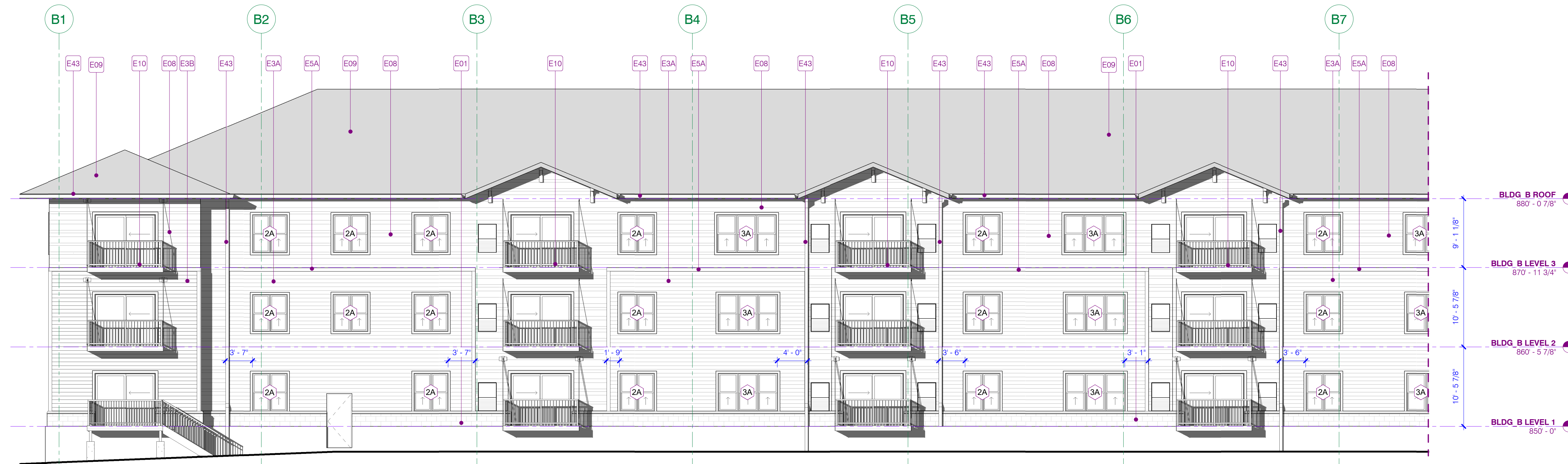
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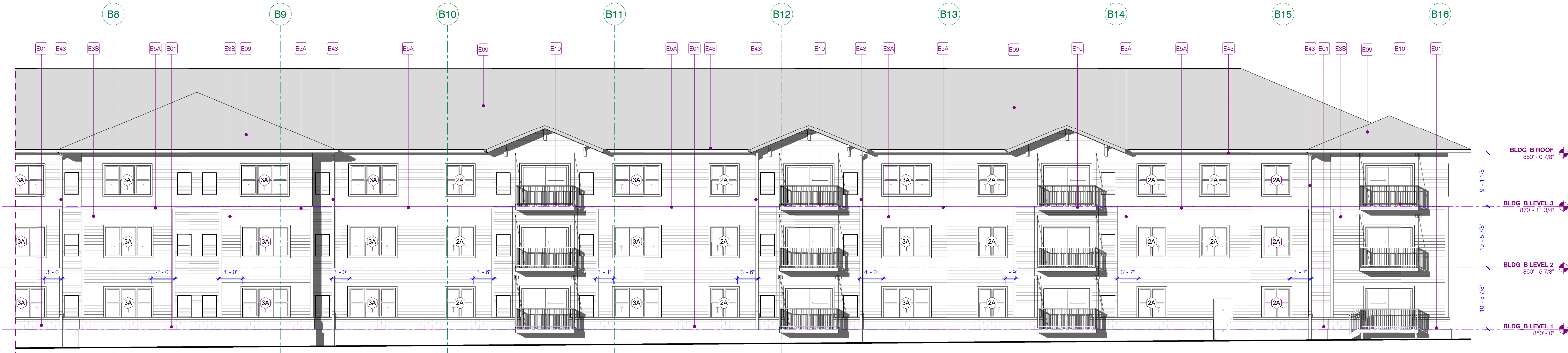
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- E05 PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "4"
- E06 PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "5"
- E07 PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "6"
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- E12 CULTURED STONE VENEER
- E13 PRECAST CONCRETE SILL
- E14 PREFINISHED ALUMINUM LOUVER
- E15 6" PREFINISHED METAL RAIN GUTTER AND LEADER



3 BLDG B - SOUTH ELEVATION
B.A.302 1/8" = 1'-0"



2 BLDG B - WEST ELEVATION AREA 2
B.A.302 1/8" = 1'-0"



1 BLDG B - WEST ELEVATION AREA 1
B.A.302 1/8" = 1'-0"

GENERAL NOTES:

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- E3B PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "4"
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- E13 PRECAST CONCRETE SILL
- E20 PREFINISHED ALUMINUM LOUVER
- E43 6" PREFINISHED METAL RAIN GUTTER AND LEADER

CONSULTANT

PRELIMINARY
NOT FOR CONSTRUCTION

PLANNING & ZONING APPLICATION
08.14.2017

REVISIONS

DATE 08.14.2017
PROJECT # 17-007
PHASE PLANNING & ZONING
DRAWN BY GJ
CHECKED BY SB

ELEVATIONS - BUILDING B



3 BLDG C - NORTH ELEVATION
 [C.A301] 1/8" = 1'-0"



2 BLDG C - WEST ELEVATION AREA 2
 [C.A301] 1/8" = 1'-0"



1 BLDG C - WEST ELEVATION (1-2)
 [C.A301] 1/8" = 1'-0"

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- E12 CULTURED STONE VENEER
- E13 PRECAST CONCRETE SILL
- E14 PREFINISHED ALUMINUM LOUVER
- E15 6" PREFINISHED METAL RAIN GUTTER AND LEADER



3 BLDG C - SOUTH ELEVATION 1

C.A302 1/8" = 1'-0"



2 BLDG C - EAST ELEVATION AREA 2

C.A302 1/8" = 1'-0"



1 BLDG C - EAST ELEVATION AREA 1

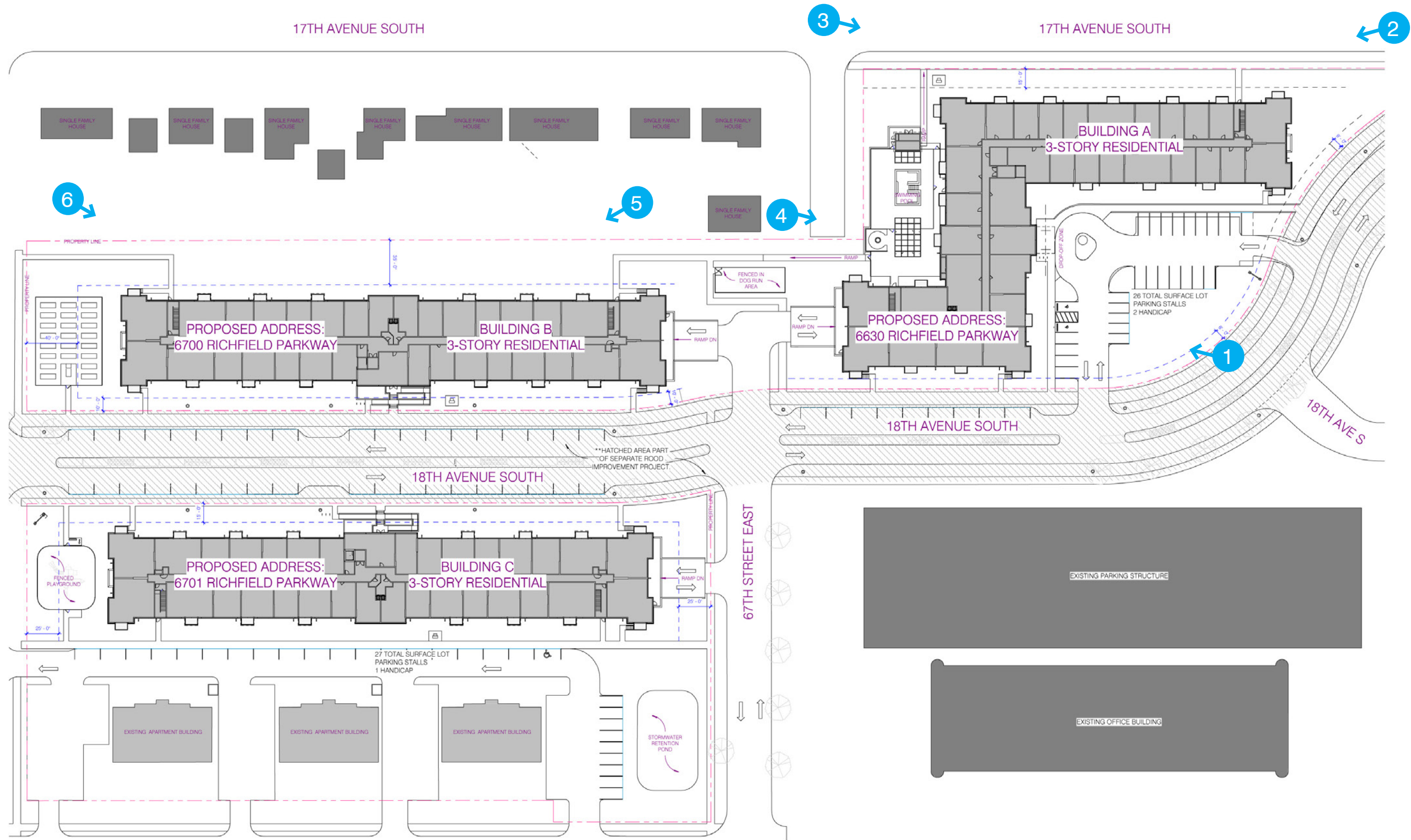
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GENERAL NOTES:

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- E3B PREFINISHED CEMENTITIOUS LAP SIDING - SMOOTH TEXTURE - COLOR "4"
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PLANNING COMMISSION MEETING 8/28/2017

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

CITYPLANNER REVIEW: Melissa Poehlman, AICP
8/22/2017

ITEM FOR COMMISSION CONSIDERATION:

Public hearing to consider changes to the city's zoning ordinance that would make small wireless facilities a conditional use in residential districts.

EXECUTIVE SUMMARY:

State law gives "telecommunications right of way users" the right to install facilities in the right of way. This right is subject to local governmental authority to manage right of way permitting. In 2017, the Minnesota Legislature amended the definition of a "telecommunications right of way user" to include persons deploying facilities to provide "wireless service." Wireless providers may deploy a "small wireless facility" or a "wireless support structure" in the right of way.

While the city's authority to deny permits in the right of way is limited, cities may make such facilities or structures a conditional use in right of way located in "a district or area zoned for single-family residential use or within a historic district." The city council held a work session to discuss this issue on July 25, 2017 and directed city staff to move forward with an amendment to make these facilities a conditional use in single-family residential areas.

The attached ordinance is a first step. The city will continue to evaluate specific conditions to attach to these facilities (separation requirements, etc.), but given that cities are not permitted to adopt a moratorium to study the issue, the city attorney has advised simply making such uses conditional and utilizing the standard requirements of a conditional use permit for the time being.

RECOMMENDED ACTION:

Conduct and close a public hearing and recommend approval of the attached draft ordinance making "small wireless facilities" a conditional use in the Single-Family (R and R-1) Districts.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

None

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

- Statute defines "small" as antennas not exceeding six cubic feet, and all associated equipment, excluding certain types (e.g. back-up generators), must either be concealed or less than 28 cubic feet. This is approximately the size of a refrigerator.
- In order to be an authorized support structure, any proposed new pole cannot exceed the height of 50 feet or 10 feet above an existing pole that is being replaced unless the local government allows

a greater height.

- Local governments may deny permits based on reasonable health, welfare and safety concerns; on "reasonable accommodations for decorative wireless support structures or signs," or upon "any reasonable restocking, replacement, or relocation requirements" for a new wireless support structure in the right of way.
- Local governments may also impose separation requirements between new poles or other wireless support structures.

C. CRITICAL TIMING ISSUES:

The 2017 Session Law amendments were effective immediately upon adoption. The city attorney recommends modifications to city ordinances as soon as possible.

D. FINANCIAL IMPACT:

None

E. LEGAL CONSIDERATION:

- Notice of this public hearing was published in the Sun Current Newspaper on August 17, 2017.
- The council will consider final adoption of the ordinance on September 26, 2017.

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description	Type
□ Draft Ordinance	Ordinance

DRAFT

BILL NO. _____

**AN ORDINANCE AMENDING THE RICHFIELD CITY CODE
REGULATIONS RELATED TO
CONDITIONAL USES IN THE
SINGLE-FAMILY RESIDENTIAL
(R AND R-1)
DISTRICTS**

THE CITY OF RICHFIELD DOES ORDAIN:

- Section 1 Subsection 514.05, Subd. 11 of the Richfield City Code related to permitted uses in the Single-Family (R) Zoning District is amended to read as follows:
- Subd. 11.** Minor public utilities-, excluding “small wireless facilities” and associated “wireless support structures.”
- Section 2 Subsection 514.07, Subd. 12 of the Richfield City Code related to conditional uses in the Single-Family (R) Zoning District is amended to read as follows:
- Subd. 12.** Major public utilities-, and “small wireless facilities” and associated “wireless support structures.”
- Section 3 Subsection 518.05, Subd. 11 of the Richfield City Code related to permitted uses in the Low-Density Single-Family (R-1) Zoning District is amended to read as follows:
- Subd. 11.** Minor public utilities-, excluding “small wireless facilities” and associated “wireless support structures.”
- Section 4 Subsection 518.07, Subd. 4 of the Richfield City Code related to conditional uses in the Low-Density Single-Family (R-1) Zoning District is amended to read as follows:
- Subd. 4.** Major public utilities-, and “small wireless facilities” and associated “wireless support structures.”
- Section 5 This Ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Passed by the City Council of the City of Richfield, Minnesota this 26th day of September, 2017.

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk