



**PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
MAY 29, 2018
7:00 PM**

Call to Order

Approval of minutes of the regular Planning Commission meeting of April 23, 2018.

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

Agenda Approval

1. Approval of the Agenda

Public Hearings

2. Consider a variety of land use requests related to a proposal to construct condominiums, townhomes, and apartments on the northern portion of the former Lyndale Garden Center property and an adjacent single-family property.

18-CUP-02, 18-FDP-02, 18-PUD-02, 18-RZN-02, 18-CP-02

3. Continue a public hearing to consider final development plans and a conditional use permit to allow a Planned Unit Development for an elementary school at 6500 Nicollet Avenue to June 25, 2018.

18-APUD-03

Other Business

4. Consideration of a variety of land use approvals related to a proposal for a mixed use development at 101 66th Street East.

Zoning Case No. 18-RZN-01, 18-PUD-01, 18CUP-01, 18-FDP-01

5. Consideration of the approval of a resolution finding that the acquisition and disposition by the Housing and Redevelopment Authority of 1430 66th Street East for eventual redevelopment as commercial use is consistent with the Richfield Comprehensive Plan.

Staff Report No. 6

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

June 25, 2018 at 7:00 p.m. in the 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

April 23, 2018

- MEMBERS PRESENT: Chairperson Sean Hayford Oleary, Commissioners Allysen Hoberg, Susan Rosenberg, Dan Kitzberger, James Rudolph, Bryan Pynn, and Kathryn Quam
- MEMBERS ABSENT: None
- STAFF PRESENT: John Stark, Community Development Director
Matt Brillhart, Associate Planner
Sadie Gannett, Assistant Planner
- OTHERS PRESENT: Paul Lynch, Ryan Anderson, and Joe Wagner – applicant & representatives
See Item #5 and attached sign-in sheet for additional speakers.

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

APPROVAL OF MINUTES

M/Rosenberg, S/Quam to approve the minutes of the March 26, 2018 meeting.

Motion carried: 7-0

OPEN FORUM

No members of the public spoke.

ITEM #1 APPROVAL OF AGENDA

M/Pynn, S/Rosenberg to approve the agenda.

Motion carried: 7-0

PUBLIC HEARING(S)

ITEM #2

18-ACUP-01, 18-VAR-05 – Consideration of a request for an amendment to a conditional use permit and variance to allow an expansion to increase capacity from 28 beds to 32 beds at Progress Valley, 308 78th St E.

Assistant Planner Sadie Gannett presented the staff report.

Chair Hayford Oleary opened the public hearing.

No members of the public spoke.

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

Motion carried: 7-0

M/Hoberg, S/Rosenberg to approve the resolution granting an amendment to a conditional use permit and a variance.

Motion carried: 7-0

ITEM #3

18-APUD-02 – Consideration of a request for an amendment to the Richfield Urban Village Planned Unit Development to allow McDonald's to make minor site modifications and the replacement of menu board signs with dynamic display signs.

Associate Planner Matt Brillhart presented the staff report.

Chair Hayford Oleary opened the public hearing.

No members of the public spoke.

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In response to Commissioner Pynn, Brillhart explained how the City regulates dynamic display signs. In response to Commissioner Quam, Brillhart stated that the proposed signs are not in compliance with the proposed changes to the sign ordinance, but staff found that the proposal was appropriate in this case.

M/Rosenberg, S/Pynn to close the public hearing.
Motion carried: 7-0

M/Pynn, S/Rosenberg to recommend approval of an amended Planned Unit Development, Conditional Use Permit and Final Development Plan for Richfield Urban Village.
Motion carried: 7-0

ITEM #4

18-SP-01, 18-VAR-06 – Consideration of a request for a site plan review and variances for a restaurant at 6600 Penn Avenue,

Assistant Planner Sadie Gannett presented the staff report.
Chair Hayford Oleary opened the public hearing.

In response to Commissioner Pynn, Brillhart explained under what conditions the property may need to meet odor control requirements in the future.

In response to Commissioner Rosenberg's concerns with the transit stop in front of the restaurant on 66th St, Brillhart stated that Metro Transit maintains their shelters and property owners are not responsible for maintenance.

The applicant stated that the restaurant will be called Frango, which is Portuguese for chicken. The applicant stated that the location has good visibility and high traffic. One member of the public expressed support for the restaurant.

M/Rosenberg, S/Pynn to close the public hearing.
Motion carried: 7-0

M/Quam, S/Rosenberg to recommend approval of a site plan and variances for a restaurant at 6600 Penn Avenue.
Motion carried: 7-0

ITEM #5

18-CP-01, 18-RZN-01, 18-PUD-01, 18-CUP-01, 18-FDP-01 – Consider approval of the attached ordinance and resolutions related to the approval of a mixed use development on 66th Street, between 1st and Stevens Avenues,

Associate Planner Matt Brillhart presented the staff report.

In response to Commissioner Quam, Brillhart confirmed that an open house was held on April 19, but the timing did not allow comments to be incorporated into the staff report.

The applicant provided a brief overview of the project.

Commissioner Rudolph inquired about the proposed setback variance from 15 feet to 10 feet. Applicant representative Ryan Anderson responded that this was due to site constraints and, based on precedence, the 10 foot setback is adequate to provide the proper screening for the

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adjacent residential property. In response to Commissioner Pynn, Brillhart clarified that the arborvitaes on the south lot line encroach on the developer's lot. 100% opacity screening of 3 to 4 feet is required, adding plantings in addition to what's there should be adequate screening.

Commissioner Pynn confirmed with Mr. Anderson which entrance is for underground parking and that commercial traffic for deliveries, etc. would use the main surface parking lot. Community Development Director Stark added that according to traffic generation formulas provided by the Institute of Transportation Engineers, the project would produce an estimated 91 trips during the peak afternoon hour, based on 31 apartment units, 4000 square feet of general commercial and 2000 square feet of restaurant space.

Chair Hayford Oleary asked if the 91 trips per hour could be put into perspective. Stark responded that a small Walgreens generates about 125 peak hour trips. In response to Chair Hayford Oleary, Lynch confirmed that parking spaces are bundled with the rent. Chair Hayford Oleary commented that it would be preferable to provide bike parking that isn't blocked by car parking. Chair Hayford Oleary opened the public hearing.

22 speakers expressed concerns including inadequate parking, increased traffic, headlights, snow and ice buildup and removal, visibility, and trash. Some expressed concern about renters and potential noise. Many speakers stated that they did not agree with the zoning change to mixed-use and did not think that this development fit with the residential neighborhood. Several speakers also expressed concern over the notification, public engagement and decision making process.

Bruce O'Dell	6616 Stevens
Steve Vopatek	6620 Stevens
Dean Gade	6615 Stevens
Nancy Norton	132 E 66 th St
Terry	63 rd and 15 th
Tracy Satterlund	6628 Stevens
John Lunke	6527 Stevens
Husniya Bradley	6625 Stevens
Nikki Bodurtha	6633 1 st Ave
Julie Lapensky	6621 Stevens
Elizabeth Arnold	148 E 66 th St
Rachel Stavrou	6627 1 st Ave
Matt Ackerman	6718 Stevens
Jean German	6624 Stevens
Cathy Bender	6637 Stevens
Mark Wittman	6645 Stevens
Kathleen Balaban	6526 Stevens
Mike Plantan	6632 Stevens
Lauren Plantan	6632 Stevens
Tim Sullivan	6636 2 nd Ave
Mike Ekholm	6714 Stevens
Jeanne Hiller	6715 Stevens

In response to audience comments, Chair Hayford Oleary clarified the process as well as the roles of the Planning Commission and the City Council.

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

Motion carried: 7-0

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Chair Hayford Oleary clarified the decision making process for development proposals and stated that work sessions are typical and many projects do not materialize. Not all potential developers choose to make a formal application, which is the point that the public gets notified. Stark concurred with the Chair and further explained how the timeline of this project developed in line with the proposed updates to the comprehensive plan.

Commissioner Rudolph commented that there was similar community concern over the Chamberlain project and that the community worked with the Planning Commission, City staff and the developer to work out concerns to let the project move forward.

Commissioner Rosenberg expressed disapproval of how the developer handled the open house. Chair Hayford Oleary stated that holding a neighborhood meeting is the choice of the developer, but not required.

Stark responded to Commissioner Rudolph's questions that staff does give guidance to developers for neighborhood outreach and that the snowstorm did delay the delivery of the notices. He also clarified the process that development proposals go through and that mailed notices are not provided for Council work sessions. Commissioner Rudolph inquired if there was a way for a developer to work with residents before the Planning Commission considers the proposal.

Commissioner Hoberg concurred that the developer should have done a better job with neighborhood outreach and that there should be more engagement with the public prior to coming before the Planning Commission. She commented on the disparity among renters and homeowners in Richfield and stated that long term renters add to the community as well. She also expressed concern with the level of affordability of these apartments and the increase in traffic.

Commissioner Quam also expressed concern over the notification process.

Chair Hayford Oleary expressed general support for the project but expressed concern that the planting on the south border may not be adequate for screening. He commented that the site is too expensive to develop into single-family homes and that if it's not this development, it will be something else.

Brillhart clarified a number of items including screening, trip generation rates, setbacks, visibility, shadowing, handicap parking, and trash storage.

Stark stated that the issue of commercial vacancies at the Hub is not a consideration that can be applied when granting a land use approval of another site.

Commissioner Hoberg expressed that the technical details would have been helpful for the community to have before the neighborhood meeting. She also expressed concerns on the timing of voting on the comprehensive plan.

Brillhart responded to Chair Hayford Oleary's question about the 60-day timeline. Stark added that the 60-day clock is a State Law applied to land use applications. He also clarified the Metropolitan Council's timeframe for hearing case-by-case comprehensive plan amendments.

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Commissioner Hoberg asked if it was possible to be in support of mixed-use but not in support of this development. Stark responded in the affirmative.

In response to Commissioner Pynn, Stark confirmed that they were considering changing the zoning of this property as part of the new comprehensive plan, regardless of who purchased it. Stark also clarified the distinction between a comprehensive plan and a zoning ordinance. Stark responded to a question from the public, explaining that the Metropolitan Council doesn't look at individual projects of this scale, but rather at a community-wide scale.

Commissioner Quam noted that there is a survey available online where people can comment on the Comprehensive Plan.

Commissioner Rudolph inquired if this proposal could be tabled until next month. Chair Hayford O'Leary concurred and inquired if it would conflict with the 60 day clock. Brillhart responded that the Commission can choose to table the item, but the amendment to the comprehensive plan is the most time sensitive due to the June 1st deadline to get amendments to the Metropolitan Council. He clarified that there are three separate motions for the Commission to vote on.

Commissioner Pynn asked for clarification on the motion and expressed support of the parcel being designated for mixed-use, but not for the proposed development as it is now. Chair Hayford O'Leary responded affirmatively to Commissioner Rudolph that they can vote on item one and table items two and three.

Commissioner Rosenberg expressed that she didn't see the point in tabling items two and three if you were in support of item one. Commissioner Hoberg responded that she would prefer to not change the comprehensive plan just for this development but expressed that there are opportunities for great mixed-use development. Rosenberg re-stated the point that it is not economically feasible for this site to be developed as single-family homes, so it is either going to be this development or something else. Chair Hayford O'Leary clarified that the vision of the comprehensive plan is for this site to be guided as mixed-use. Commissioner Rosenberg clarified the Planning Commission's advisory role to the City Council, who makes the final vote.

M/Rosenberg, S/Pynn to recommend approval of amending the comprehensive plan designation for the subject property from Quasi-public, low density residential to mixed use
Motion carried: 7-0

M/Rudolph, S/Pynn to continue motions two and three to the next meeting to give the developer a chance to work with nearby residents.

Commissioner Hoberg stated that this was a good chance to understand what the Comprehensive Plan means for the city and encouraged people to contact their City Council members.

Stark clarified that tonight was the public hearing, which has been closed, so the Planning Commission will not have to hold another public hearing on the tabled items. Commissioner Pynn confirmed that this would provide the developer time to address concerns of residents.

Motion to continue carried: 4-3 (Hayford O'Leary, Rosenberg, and Kitzberger dissenting)

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Chair Hayford Oleary clarified the motions to the members of the audience.

ITEM #6

PC Letter #4, Public hearing to consider changes to the City's Zoning Ordinances related to sign regulations.

Associate Planner Matt Brillhart presented the staff report.

Chair Hayford Oleary asked for clarification between a dynamic display and a billboard when the dynamic display advertises a product that is sold on the premises. Brillhart responded that the sign code does not regulate speech and that staff would not look at the content of dynamic displays that specifically. Chair Hayford Oleary inquired how staff views a prepackaged advertisement for a product that they sell. Stark responded that is considered an on-premise sign. Chair Hayford Oleary expressed concern over visual clutter and wants the City's ordinance to discourage advertising on dynamic displays and keep the intended purpose to allow a changeable text message as opposed to images.

Chair Hayford Oleary opened the public hearing.
No members of the public spoke.

M/Rudolph, S/Hayford Oleary to close the public hearing.
Motion carried: 7-0

M/Kitzberger, S/Rosenberg to recommend approval of the ordinance related to sign regulations
Motion carried: 7-0

ITEM #7

Consideration of a motion to reschedule the May Planning Commission meeting to May 29, 2018.

Associate Planner Matt Brillhart presented the reasons for the date change.

M/Rosenberg, S/Pynn to reschedule the May Planning Commission meeting to May 29, 2018.
Motion carried: 7-0

LIAISON REPORTS

Chair Hayford Oleary opted to skip liaison reports for this meeting.

CITY PLANNER'S REPORT

No report.

ADJOURNMENT

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

The meeting was adjourned by unanimous consent at **10:15 p.m.**

Planning Commission Secretary

PLANNING COMMISSION MEETING SIGN-IN SHEET

Name (print legibly)

Address or Organization

✓ ERIN VRIELE Panek	1812 W. 8th
✓ Bruce O'Neil	6616 Stevens Ave S
✓ Steve Vopata	6620 Stevens
✓ Glen Lee	6615 STEVENS.
✓ NANCY MORTON	132 E. 6th ST
✓ TERRY COOPER	63 & 15th
✓ Tracy Latteland	6628 Stevens
✓ John Zunk	6527 STEVENS
✓ Hensyah Dent Bradley	6625 Stevens Ave
✓ Nikki Bodurthe	6633 1st Ave S
✓ John Lepusky	6621 Stoney Ave
✓ E. ARNO	148 E 66th ST
✓ Rachel Stavrou	6627 1st Ave S
✓ MARY Arkerman	6718 Stevens
✓ Jean Herman	6624 Stevens
✓ Cathy Bender	6637 Stevens
✓ Mark Williamson	6645 Stevens
✓ KANAZEE BAHABAD	6526 Stevens

AGENDA SECTION:	Public Hearings
AGENDA ITEM #	2.
CASE NO.:	18-CUP-02, 18-FDP-02, 18-PUD-02, 18-RZN-02, 18-CP-02



PLANNING COMMISSION MEETING 5/29/2018

REPORT PREPARED BY: Melissa Poehlman, Assistant CD Director

CITY PLANNER REVIEW: John Stark, Community Development Director
5/24/2018

ITEM FOR COMMISSION CONSIDERATION:

Consider a variety of land use requests related to a proposal to construct condominiums, townhomes, and apartments on the northern portion of the former Lyndale Garden Center property and an adjacent single-family property.

EXECUTIVE SUMMARY:

The Lyndale Garden Center closed its doors in 2006. The property was purchased by The Cornerstone Group in 2011 and an overall development plan including 151 apartments, a grocery store, 11,000 square feet of retail/restaurant space, and outdoor activity spaces was approved by the City Council in March of 2013. The Lakewinds Cooperative opened for business in 2014 on the south half of the site, but plans for the housing and additional retail space stalled and approvals have expired. The Cornerstone Group has continued to work on the project, completing shoreline improvements last year and now moving forward with partner North Bay Companies (North Bay) to redevelop the northern portion of the site with a variety of housing types. In addition to the former Lyndale Garden Center land, the Cornerstone Group has purchased one single family home to the north (6328 Aldrich Ave). This property is proposed to be rezoned and included in the development.

The current proposal includes 30 for-sale condominiums along the shoreline of Richfield Lake, 8 rental townhomes, and 66 apartments in a 3-story building adjacent to Lyndale Avenue. Parking for the condominiums will be provided underground and in an accessory garage building that takes advantage of the elevation change to the north of the property. Parking for the townhomes and apartments will be provided in a parking podium that occupies approximately 2/3 of the street level of the apartment building and a surface lot. Along Lyndale Avenue, the street level of the apartment building includes common areas and walk out units. The proposed density of the project is lower than originally proposed and lower than currently permitted by the Comprehensive Plan; however, the draft Comprehensive Plan calls for allowing lower densities at the edges of Richfield's downtown Mixed Use District where a lower density could be used to transition to an adjacent single-family neighborhood. The proposed 33 unit/acre development fits within the proposed transitional density range and the developers have requested a Comprehensive Plan amendment to allow this density now rather than waiting for final approval of the Comprehensive Plan this fall.

Parking for the apartment/townhome portion of the project is provided at a lower ratio than normally allowed. North Bay has submitted a statement in support of their proposed parking, indicating that

the proposal provides two spaces for each townhome and one for each apartment. North Bay believes that the studio units will almost entirely be occupied by a single person and that in some cases these renters may not even own a car and instead rely on bicycles and mass transit. Additionally, the future retail development to south will provide overflow parking. Retail parking will not be constructed until final plans for a retail development have been approved.

The proposed project meets a number of goals of the Comprehensive Plan and the vision that the community has for this area. The project diversifies Richfield's housing offerings, improves the Lyndale Avenue "gateway" to the community, takes full advantage of the amenity of Richfield Lake, provides quality open space and public art, and minimizes the need for vehicle use by providing housing immediately adjacent to recreation and grocery. Staff recommends approval of the proposed project.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion:

- 1. Recommend approval of a Resolution that amends the Richfield Comprehensive Plan to designate Lots 1-2, Block 1, Lyndale Gardens Addition and 6328 Aldrich Avenue as Mixed Use and allow a housing development that is less than 50 dwelling units per acre;**
- 2. Recommend approval of an Ordinance that amends Richfield Zoning Code Appendix I to designate 6328 Aldrich Avenue as Planned Mixed Use; and**
- 3. Recommend approval of a Resolution approving a Conditional Use Permit and Final Development Plans for a Planned Unit Development on Lots 1 and 2, Block 1, Lyndale Gardens 2nd Addition.**

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- This site is located within the Lakes at Lyndale area of the City. For many years, this has been considered Richfield's downtown and redevelopment has been a priority.
- The Lyndale Garden Center closed in 2006 and this site suffered frequent vandalism and occasional criminal activity for many years.
- The Cornerstone Group purchased the property in 2011 and has been working steadily toward redevelopment since that time.
- The Cornerstone Group has held a number of open houses related to the proposed condominium project and an open house related to both the condominium and apartment portions of the development on May 12, 2018.

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

- Planned unit developments (PUDs) are intended to encourage the efficient use of land and resources and to encourage innovation in planning and building. PUDs provide flexibility in the application of requirements if the proposed development is well-designed and can be successfully integrated into the neighborhood.
- The proposed development thoughtfully reacts to the existing character on all sides. Buildings are located to take advantage of Richfield Lake, create street activity and interest along Lyndale Avenue and minimize bulk/mass along the single-family edge.
- Parking provided for the apartments is lower than what has been approved elsewhere in the City. North Bay is confident that enough parking has been provided. City staff is cognizant of changes related to automobile ownership and anticipates further reduction in individual ownership, particularly in this type of development. The availability of shared parking on the retail site provides comfort in allowing this reduced parking number. The attached resolution requires that shared parking agreements be recorded to memorialize this relationship.

C. CRITICAL TIMING ISSUES:

60-DAY RULE: The 60-day clock 'started' when a complete application was received on May 14, 2018. A decision is required by July 13, 2018 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:

Required application fees have been paid.

E. LEGAL CONSIDERATION:

- Notice of this public hearing was published in the Sun Current newspaper and mailed to properties within 500 feet of the site on May 15.
- Consideration by the Council has been scheduled for June 12th (1st reading of zoning change only) and June 26th (2nd reading of zoning change and all other land use requests).

ALTERNATIVE RECOMMENDATION(S):

- Recommend approval of the proposal with additional/modified stipulations.
- Recommend denial of the proposal with findings that requirements are not met.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Representatives of The Cornerstone Group and North Bay Companies

ATTACHMENTS:

Description	Type
☐ Resolution - Comp Plan	Resolution Letter
☐ Ordinance - Rezone 6328 Aldrich Ave	Ordinance
☐ Resolution - PUD	Resolution Letter
☐ Plans - Master PUD & Condominiums (Lakeside)	Exhibit
☐ Plans - Apartment/Townhome	Exhibit
☐ Applicant Narrative	Exhibit
☐ Parking Narrative	Exhibit
☐ Zoning/Comp Plan Map	Exhibit

RESOLUTION NO. _____

**RESOLUTION AMENDING THE CITY'S COMPREHENSIVE PLAN
CHANGING THE DESIGNATION OF
6328 ALDRICH AVENUE TO "MIXED USE"
AND ALLOWING A DENSITY
LOWER THAN 50 UNITS PER ACRE**

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 6328 Aldrich Avenue as "Low-Density Residential;" and

WHEREAS, the Comprehensive Plan designates land immediately adjacent (south) to 6328 Aldrich Avenue as "Mixed Use"; and

WHEREAS, the 2008 Comprehensive Plan calls for densities of 50 or more units per acre in the Mixed Use District; and

WHEREAS, the Draft 2018 Comprehensive Plan calls for densities of 25-50 units per acre on the edges of the Mixed Use District; and

WHEREAS, the Draft 2018 Comprehensive Plan has been sent out to adjacent and affected jurisdictions and the Metropolitan Council for comment; and

WHEREAS, the proposed density of the development meets the guidelines of the Draft 2018 Comprehensive Plan; and

WHEREAS, the property boundary of 6328 Aldrich Avenue extends into the property to the Mixed Use property to the south; and

WHEREAS, the City has reviewed the 2008 and Draft 2018 Comprehensive Plan classification and determined that it would be appropriate to designate 6328 Aldrich Avenue as "Mixed Use" and allow development that meets the densities prescribed by the Draft 2018 Comprehensive Plan; and

WHEREAS, the Planning Commission conducted a public hearing on May 29, 2018 concerning modifying the Guide Plan and recommended approval of the modifications; and

WHEREAS, the City Council considered the amendment on June 26, 2018;

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 6328 Aldrich Avenue as "Regional Commercial" and allow development densities between 25-50 units per acre, all 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 June, 2018.

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE RELATING TO ZONING;
AMENDING APPENDIX I TO THE RICHFIELD CITY
CODE BY REZONING 6328 ALDRICH AVENUE
FROM SINGLE FAMILY RESIDENTIAL (R)
TO PLANNED MIXED USE (PMU)**

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Section 8, Paragraph 3 of Appendix 1 of the Richfield Zoning Code is amended to read as follows:

(3) M-3 (Lyndale Gardens Area). Lots ~~1, 2~~, 3, 4, Block 1 and Outlots B ~~and C~~, Lyndale Gardens Addition.

Sec. 2. Section 8, Appendix 1 of the Richfield Zoning Code is amended to add a new Paragraph 6 to read as follows:

(6) M-3 (Lyndale Gardens Area). Lots 1-3, Block 1, Lyndale Gardens 2nd Addition.

Sec. 3. This ordinance is effective in accordance with Section 3.09 of the Richfield City Charter.

Debbie Goettel, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN
AND CONDITIONAL USE PERMIT
FOR A PLANNED UNIT DEVELOPMENT**

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 include 30 condominiums, 8 townhomes, 66 apartments, and approximately 6,000 square feet of retail space that will coordinate with already-constructed outdoor activity areas and retail space, on land that is legally described in the attached Exhibit A; and

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 May 29, 2018 meeting; and

WHEREAS, notice of the public hearing was published in the Sun-Current and mailed to properties within 500 feet of the subject property on May 15, 2018; and

WHEREAS, the requested final development plan and conditional use permit meets 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 for a mixed use 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 building permit.
 - Cross-access and shared parking agreements must be recorded against all parcels prior to the issuance of a certificate of occupancy.

- Executed maintenance agreements for sidewalks that cross/straddle property lines must be submitted to City prior to the issuance of final occupancy permits.
 - Signage for the various elements of this development may be placed on other parcels within the development (off-site signs) with the permission of the property owner. This approval does not constitute approval of specific signs. Sign permits are required and must be applied for separately.
 - Wayfinding signage for public access to Richfield Lake required.
 - Public art required in accordance with City policies and development agreement.
 - Approval of final site plans, building plans, elevations, etc. for the retail building must be submitted as a minor amendment. If the proposal varies significantly from conceptual plans, a major amendment may be required.
 - Final lighting plans must be submitted to and approved by the Community Development and Public Works Directors.
 - A final sediment and erosion control plan must be submitted to and approved by the Public Works Director.
 - Final stormwater management plans must be submitted to and approved by the Public Works Director. All applicable stormwater fees must be paid to the Public Works Department.
 - Final plans for sidewalks and improvements in and along the right-of-way must be submitted to and approved by the Community Development and Public Works Directors.
 - A maintenance agreement related to sidewalks and landscaping must be executed prior to issuance of a Certificate of Occupancy.
 - Final utility plans must be submitted to and approved by the Public Works Director.
 - 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.
 - 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.
 - The property owner is responsible for replacing any required landscaping that dies.
 - This permit shall expire one year after it has been issued unless: 1) the use for which the permit was granted has commenced; 2) building permits have been issued and substantial work performed; or 3) upon written request of the applicant, the Council extends the expiration date for an additional period not to exceed one year.
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 June, 2018

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

EXHIBIT A

LEGAL DESCRIPTIONS

6328 Aldrich Avenue: The South 45.00 feet of the North 225.00 feet of that part of Government Lot 3, Section 28, Township 28, Range 24, lying south of the south line of Lot 4, Block 2, Ray's Lynnhurst 2nd Addition, which lies between the southerly extension of the East line of said Block 2 and the East line of the alley in said Block 2 and its southerly extension.

And

Lots 1-2, Block 1, Lyndale Gardens and Outlot C, Lyndale Gardens

PROPOSED PLATTED LEGAL DESCRIPTIONS

Lots 1-3, Block 1, Lyndale Gardens 2nd Addition

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.

Signed _____

PRINTED NAME: BENTON G. FORD

DATE: _____

LICENSE NO.: _____

NOT FOR CONSTRUCTION

SITE DEMOLITION PLAN
LAKESIDE AT LYNDALE GARDENS
 THE CORNERSTONE GROUP

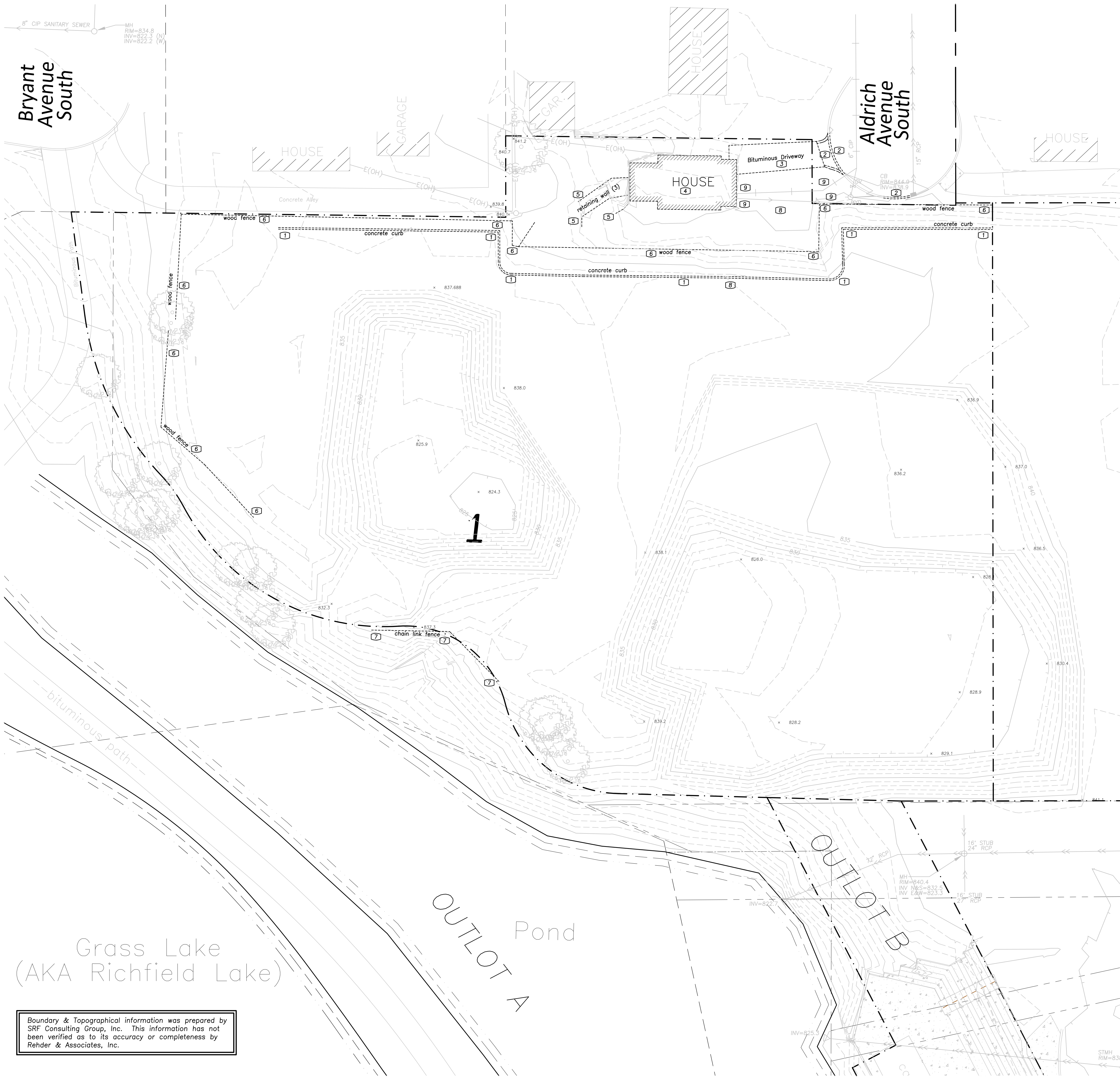
REVISIONS
 City Site Plan Review Resubmittal 5-14-18

DATE ISSUED 5-14-18

JOB NO. 1709

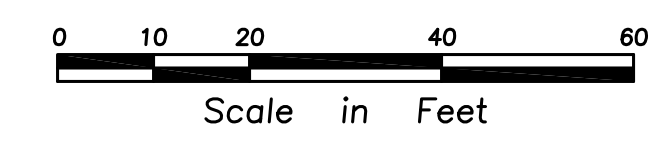
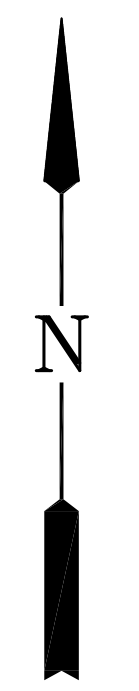
FILE NAME 3034010

CO



- DEMOLITION NOTES**
- ① - Remove concrete curb.
 - ② - Remove concrete driveway apron.
 - ③ - Remove bituminous driveway.
 - ④ - Remove house.
 - ⑤ - Remove retaining wall.
 - ⑥ - Remove wood fence.
 - ⑦ - Remove chain link fence.
 - ⑧ - Remove tree.
 - ⑨ - Remove/abandon sanitary sewer & water service to house per city requirements.

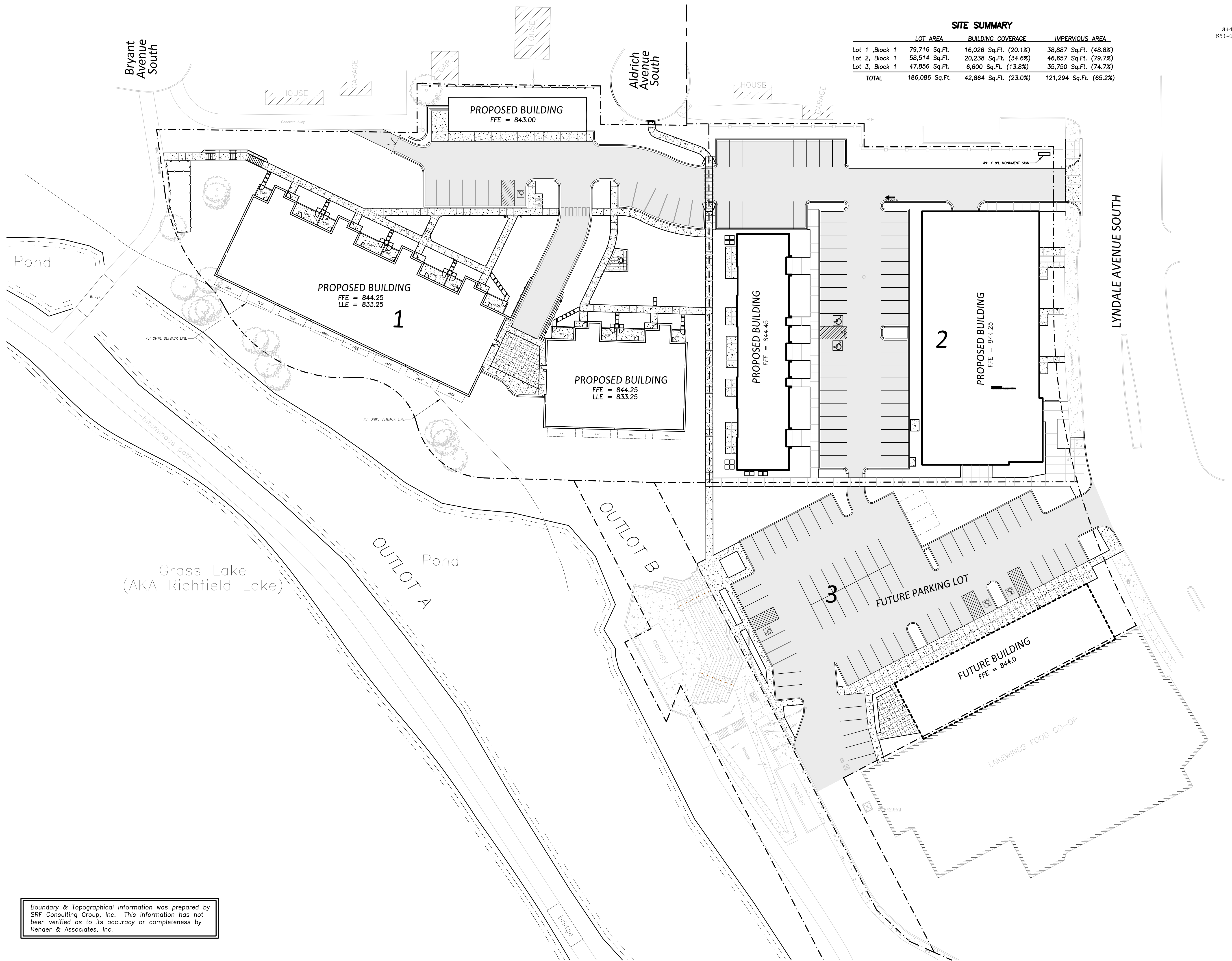
NOTE: SEE ARCHITECTURAL FOR DEMOLITION OF EXISTING HOUSE



Boundary & Topographical information was prepared by SRF Consulting Group, Inc. This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

SITE SUMMARY

	LOT AREA	BUILDING COVERAGE	IMPERVIOUS AREA
Lot 1, Block 1	79,716 Sq.Ft.	16,026 Sq.Ft. (20.1%)	38,887 Sq.Ft. (48.8%)
Lot 2, Block 1	58,514 Sq.Ft.	20,238 Sq.Ft. (34.6%)	46,657 Sq.Ft. (79.7%)
Lot 3, Block 1	47,856 Sq.Ft.	6,600 Sq.Ft. (13.8%)	35,750 Sq.Ft. (74.7%)
TOTAL	186,086 Sq.Ft.	42,864 Sq.Ft. (23.0%)	121,294 Sq.Ft. (65.2%)



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Signed: _____
 PRINTED NAME: _____
 DATE: _____
 LICENSE NO.: _____

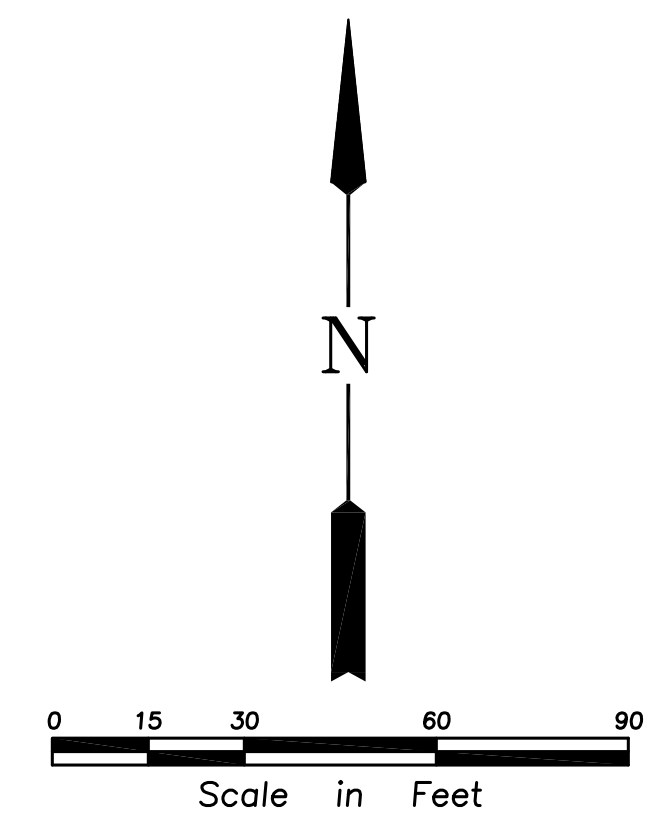
NOT FOR CONSTRUCTION

MASTER SITE PLAN
LYNDALE GARDENS 2ND ADDITION
 THE CORNERSTONE GROUP

REVISIONS

City Site Plan Review Resubmittal	5-14-18
DATE ISSUED	5-14-18
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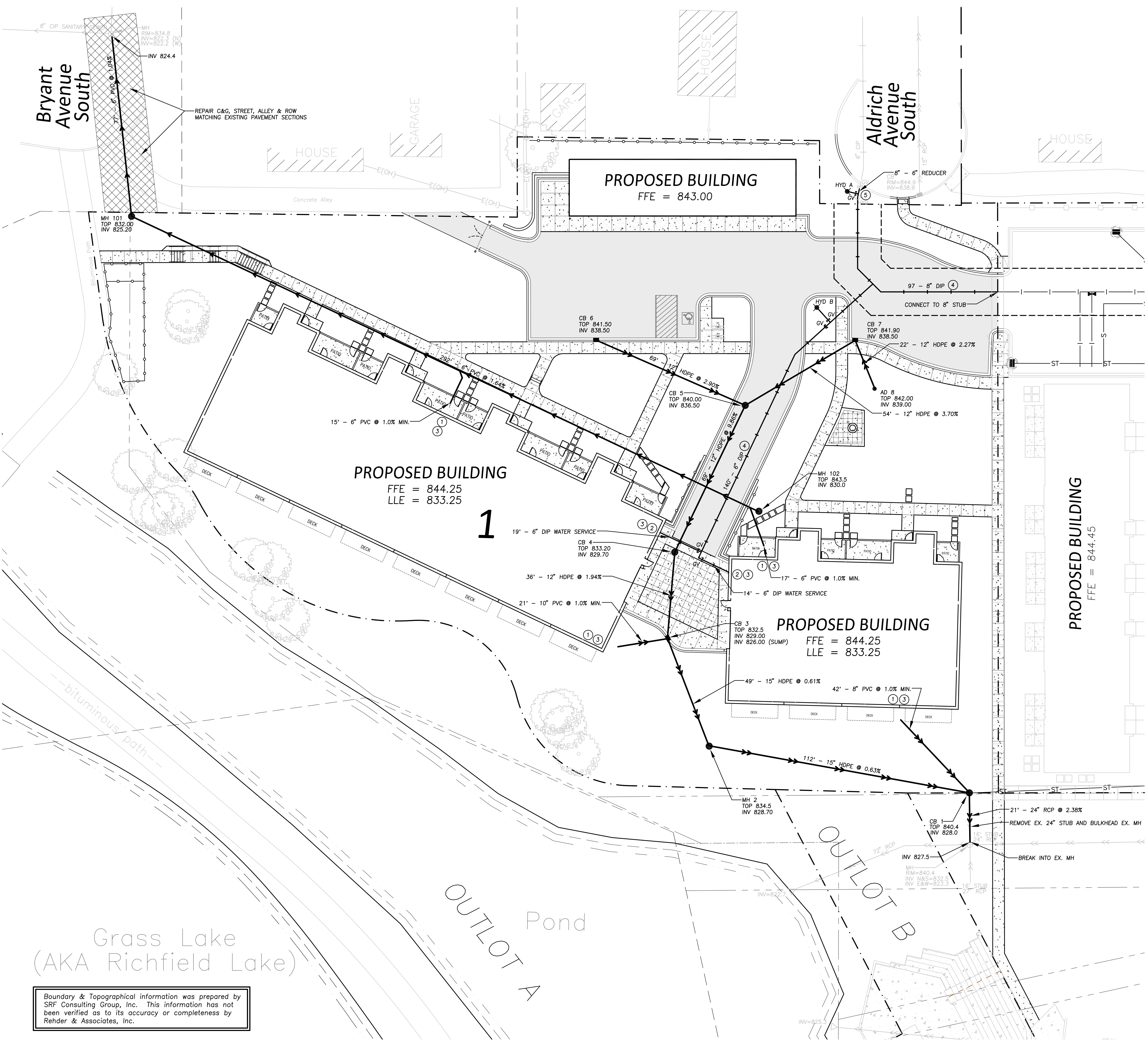


PUD-1

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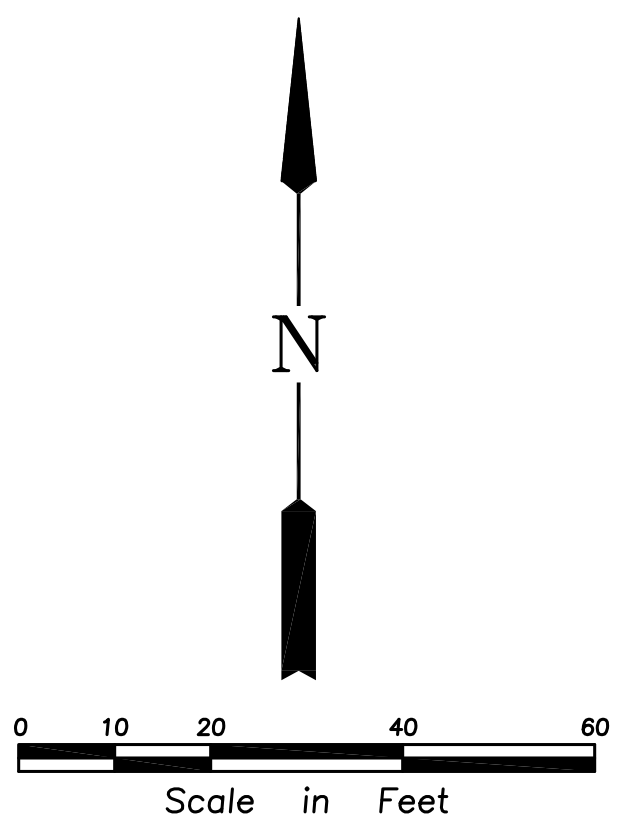
Signed
 PRINTED NAME: BENTON G. FORD
 DATE:
 LICENSE NO.:

NOT FOR CONSTRUCTION



- UTILITY NOTES**
- 1 - All sewer services to extend to a point 5' from proposed building.
 - 2 - Bring water main into proposed building and cap at the floor.
 - 3 - Verify all service locations and inverts with mechanical engineer before construction.
 - 4 - All watermain to have a minimum of 7.5' of cover.
 - 5 - Remove and relocate existing hydrant. Connect to existing 6" CIP water main.

- LEGEND**
- PROPOSED MANHOLE/CATCH BASIN
 - PROPOSED CATCH BASIN
 - ◆ PROPOSED HYDRANT
 - ⋈ PROPOSED GATE VALVE
 - PROPOSED AREA DRAIN
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - ▨ PROPOSED CONCRETE
 - ▨ PROPOSED STD. DUTY BITUMINOUS
 - ▨ PROPOSED CONTOUR
 - (840.00) PROPOSED ELEVATION
 - SILT FENCE
 - INLET PROTECTION DEVICE
 - BOUNDARY/ROW/BLOCK LINE
 - EASEMENT
 - BUILDING/PARKING SETBACK LINE
 - SOIL BORING
 - DRAINAGE ARROW
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - E(OH) EXISTING OVERHEAD ELECTRIC
 - COM(UG) EXISTING BURIED TELEPHONE LINE
 - 980 EXISTING CONTOUR
 - × 995.50 EXISTING ELEVATION



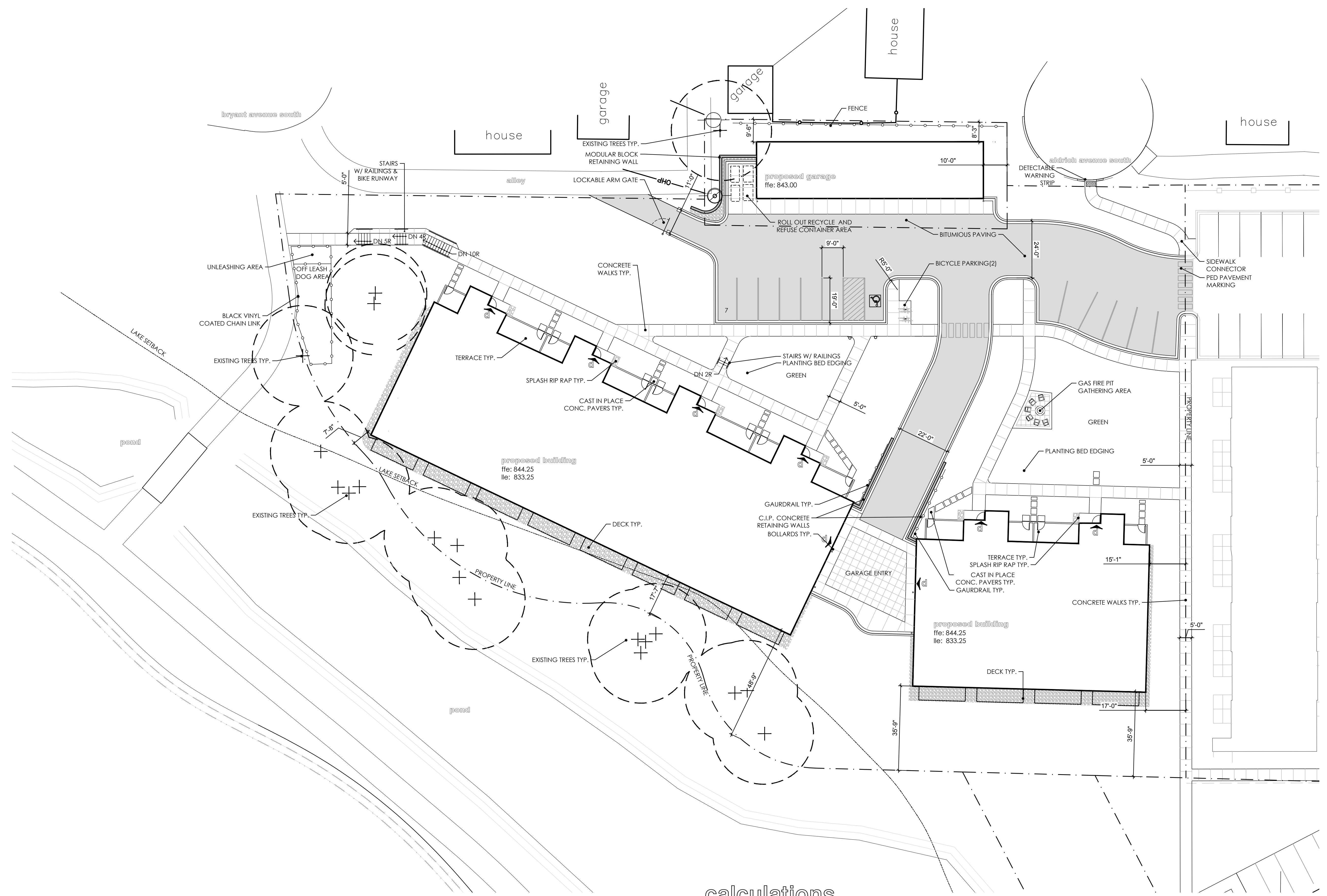
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UTILITY PLAN
LAKESIDE AT LYNDALE GARDENS
 THE CORNERSTONE GROUP

REVISIONS

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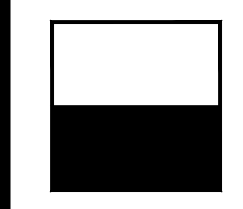
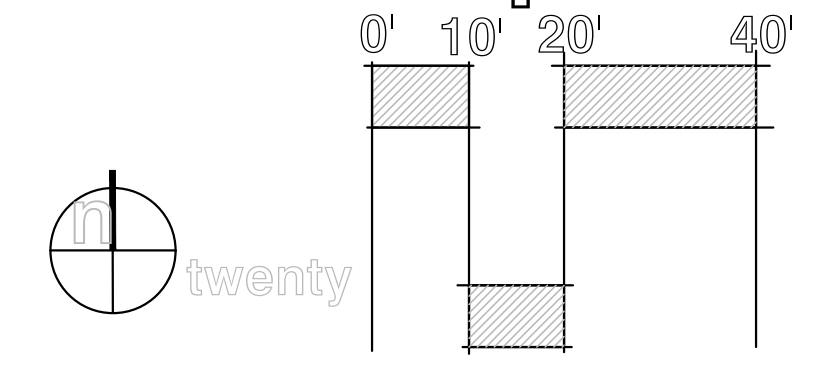
C2



calculations

BUILDING COVERAGE	
BUILDING AREA =	16,026 sq. ft.
LOT AREA =	79,716 sq. ft.
BUILDING COVERAGE PERCENTAGE =	20.1%
IMPERVIOUS SURFACE	
TOTAL IMPERVIOUS AREA =	38,888 sq. ft.
BUILDING AREA =	16,026 sq. ft.
SITE IMPERVIOUS AREA =	22,862 sq. ft.
LOT AREA =	79,716 sq. ft.
IMPERVIOUS COVER PERCENTAGE =	48.8%

site plan



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DATE: 01/03/2018
REG. NO. 42162

aune fernandez
landscape
architects

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612.225.8422 / 612.225.8720 www.cermarkrhoades.com

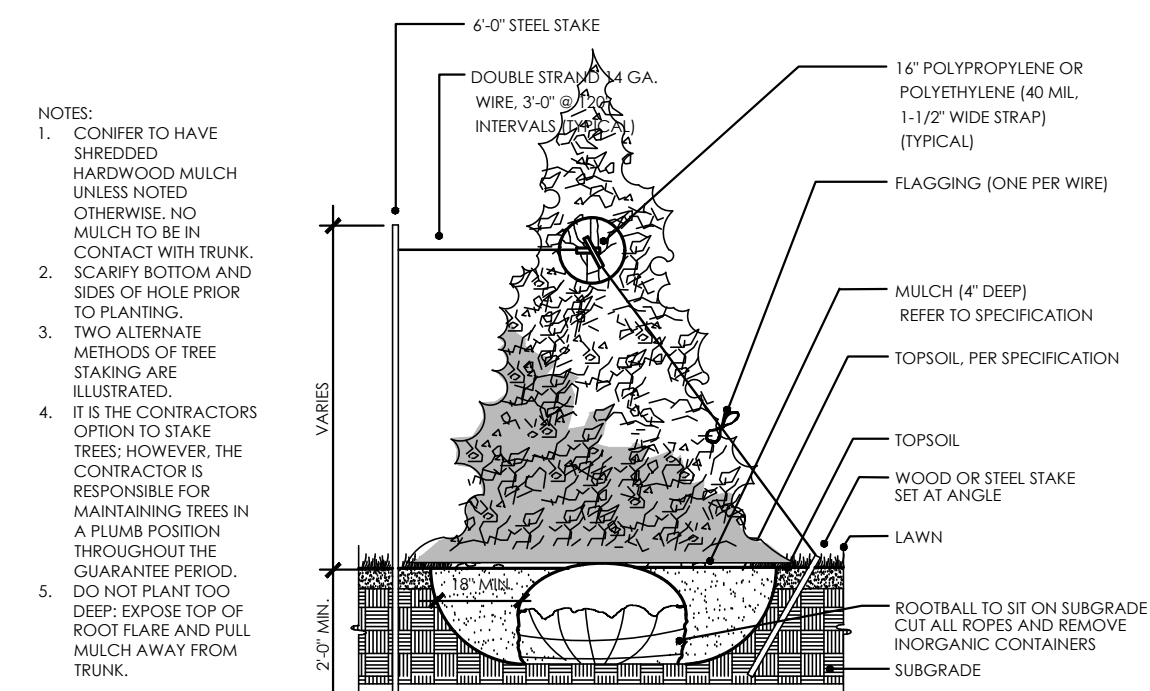
LAKESIDE at LYNDALE GARDENS
THE CORNERSTONE GROUP
RICHFIELD, MN

REVISIONS

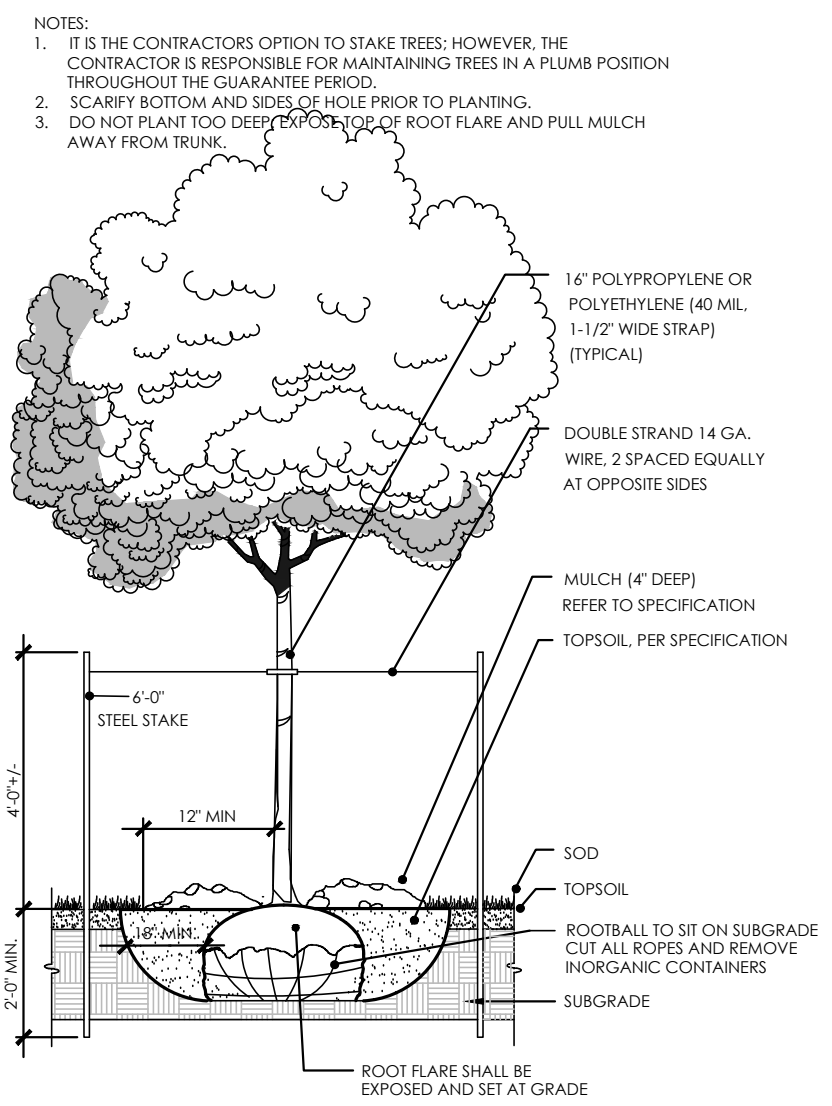
NO.	DESCRIPTION	DATE

CITY SITE PLAN REVIEW
RESUBMITTAL 04/14/2018
DATE ISSUED: 04/14/2018
JOB NO.
FILE NAME

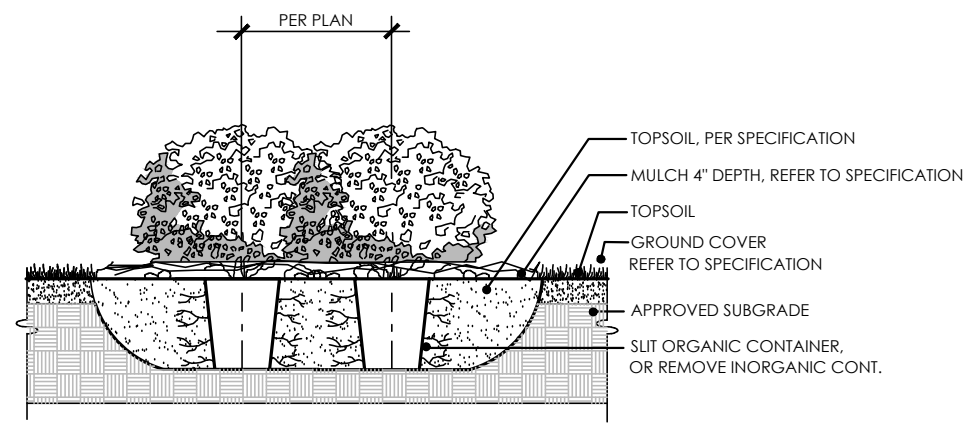
L1.0



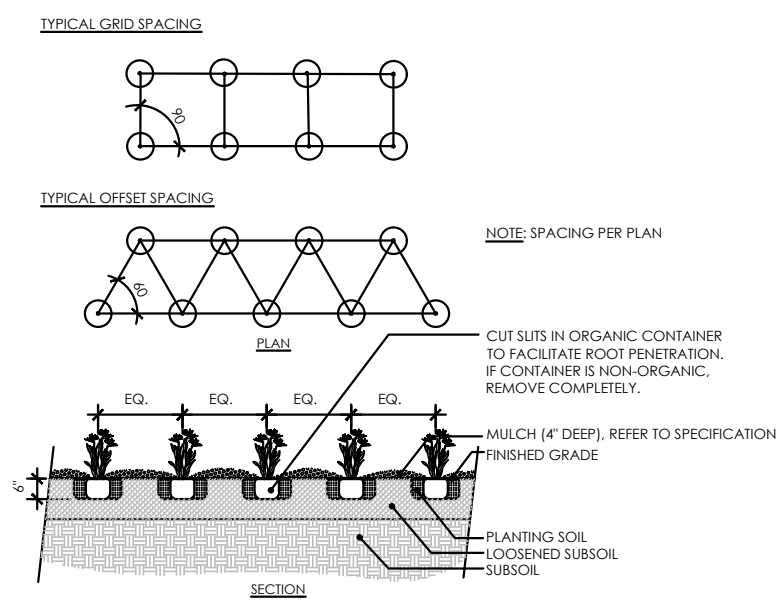
1 conifer. tree
scale: nts



2 decid. tree
scale: nts



3 shrub planting
scale: nts



4 plant spacing
scale: nts

planting schedule

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
AA	Acer x freemanii 'Jeffers' / Autumn Blaze Maple H 50' W 40'	3' BB	11		
AX2	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	7' Clump	7		
BPO	Betula populifolia 'Whitespire' / Whitespire Birch	14' Clump	7		
JV	Juniper virginiana / Eastern Red Cedar	7' BB	22		
MH	Malus x 'Harvest Gold' / Crab Apple	2.5' BB	11		
QB	Quercus bicolor / Swamp White Oak	3 1/2' BB	2		
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
AM	Aronia melanocarpa elata / Glossy Black Chokeberry	#5 Cont.	74		
CS	Cornus sericea 'Cardinal' / 'Cardinal' Red-twig Dogwood	#10 Cont.	6		
HA	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea HT 4' W 4'	#7 Cont.	19		
MD	Microlabiata decussata / Siberian Carpet Cypress	#5 Cont.	58		
RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac HT 3' W 5'	#5 Cont.	134		
TT	Toxus x media 'Tautoni' / Tauton Yew	24' BB	34		
ANNUALS/PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
HM	Hosta x 'August Moon' / Plantain Lily	#1 Cont.	360		
PN	Panicum virgatum 'North Wind' / Northwind Switch Grass	#3 Cont.	46		
SH2	Sporobolus heterolepis / Prairie Dropseed	#1 Cont.	41		
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
PP	Poa pratensis / Kentucky Bluegrass	sod			13,155 sf
FL	Seed Mix / Native Wildflower and Grass Mix	seed			14,565 sf

planting notes

- PLANTINGS PER DETAILS 1-4, L2.0
- CONFIRM ALL QUANTITIES, SHAPES AND LOCATIONS OF BEDS, AND ADJUST AS REQUIRED TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
 - LOCATE ALL UTILITIES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH NEW CONSTRUCTION.
 - THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL SOD/TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 - THE CONTRACTOR SHALL AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES.
 - THE CONTRACTOR SHALL KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE PROJECT SITE SHALL BE KEPT CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. MULCH, PLANTING SOIL AND OTHER MISCELLANEOUS PLANTING COMPONENTS SHALL BE CONSIDERED INCIDENTAL TO THE RELATED PLAN. VERIFY ALL QUANTITIES. CONTRACTOR IS RESPONSIBLE FOR WATERING AND ALL PLANT CARE UNTIL FINAL ACCEPTANCE BY THE OWNER.
 - PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF PLANTINGS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTING IS ACCEPTED EXCLUSIVE OF THE GUARANTEE PERIOD. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
 - WATERING; MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK AND SOD EVERY OTHER DAY UNTIL ACCEPTANCE BY THE OWNER. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

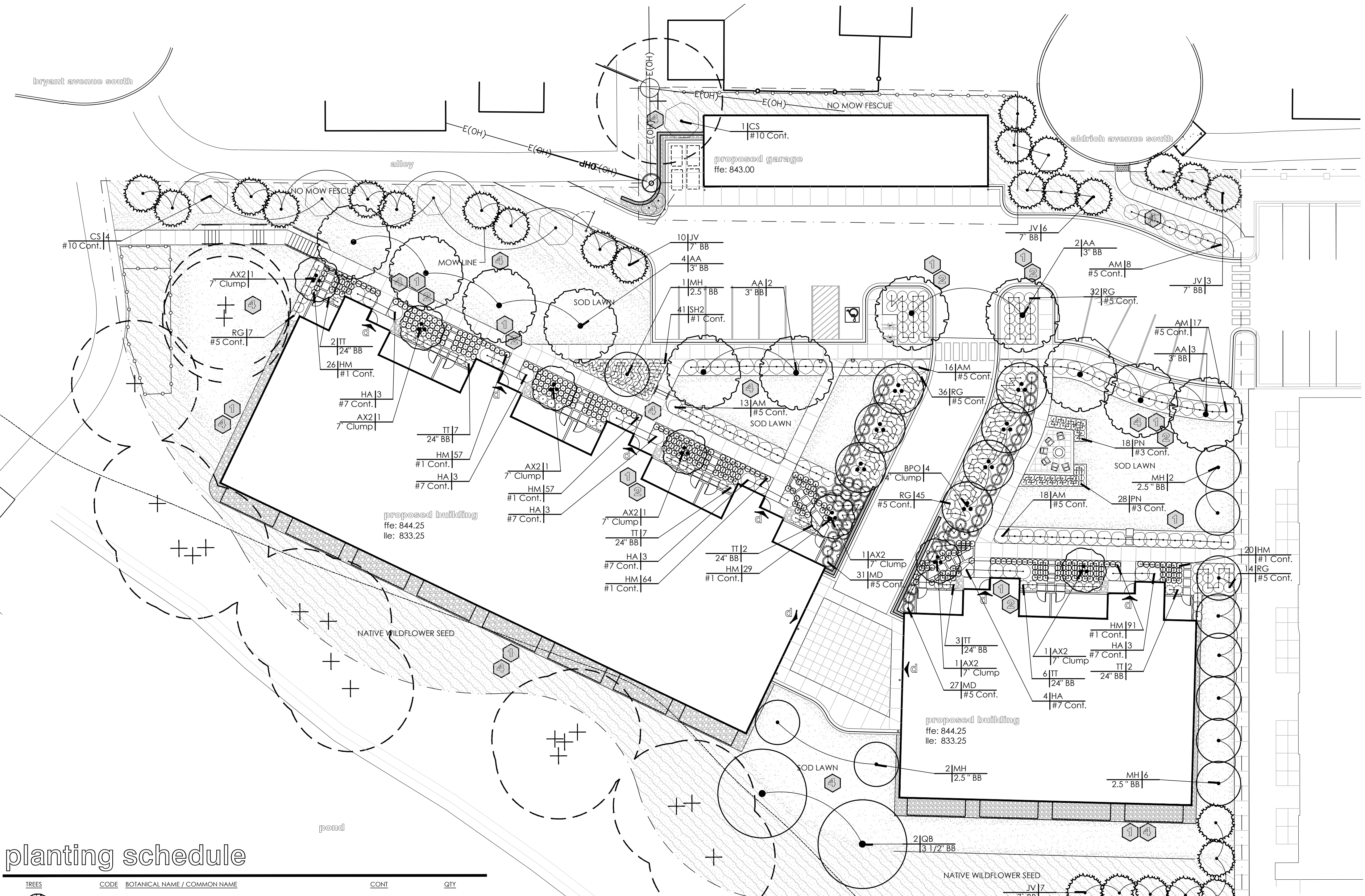
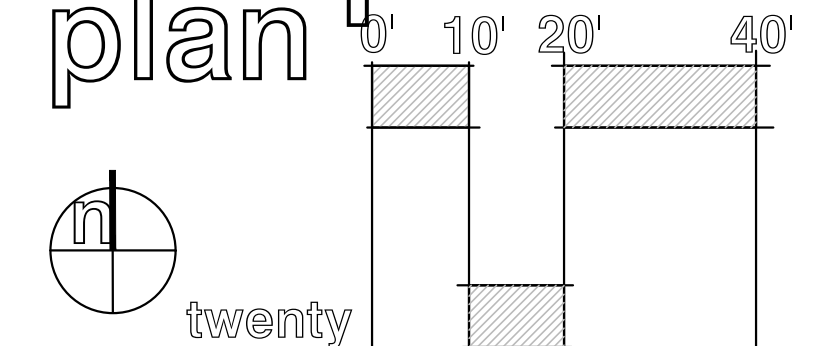
soil notes

- ALL PLANTING BEDS SHALL RECEIVE 12" PULVERIZED LOAM TOPSOIL BORROW MN DOT SPEC. 3877-2B ENHANCE WITH AGED AND SCREEN COMPOST
- ALL SODDED(LAWN) AREA SHALL RECEIVE 6" MIN. COMMON TOPSOIL BORROW MN DOT SPEC. 3877-1A

key notes

- LANDSCAPE EDGING SHALL BE 4" CLEAN LINE MILL FINISH ALUMINUM EDGING IN ALL PLANTING BEDS
- HARDWOOD SHREDDED MULCH; APPLY TO A 4" DEPTH WITH PELLET WEED PREVENTER.
- 2 1/2" DRESSER TRAP ROCK INSTALLED TO A 4" DEPTH ON NON-WOVEN GEO-TEXTILE FABRIC. AREAS ON PLAN SHOWN AS HATCH.
- IRRIGATION: PROVIDE IRRIGATION FOR SOD AREAS WITHIN THE PROJECT BOUNDARIES FOR 100% COVERAGE. IRRIGATION IN SHRUB AREAS IS DRIP IRRIGATION. REFER TO DESIGN BUILD IRRIGATION SPECIFICATION. PROVIDE SHOP DRAWING FOR IRRIGATION SYSTEM INCLUDING HEAD LAYOUT, SPACING, TYPE, BACKFLOW PREVENTER LOCATIONS, POINT OF CONNECTION, SLEEVES, CONTROLLER, VALVE BOX LOCATIONS, ZONE INDICATIONS AND PIPE SIZING. PROVIDE ON-SITE OPERATION TUTORIAL FOR OWNER AND INCLUDE ALL MANUALS AND INFORMATION ON THE SYSTEM

landscape plan

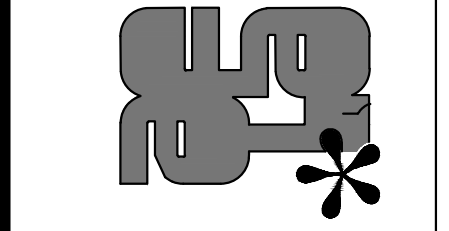


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Signature: _____
DATE: 01/03/2018
REG. NO. 42162

NOT FOR CONSTRUCTION

aune fernandez landscape architects
1950 Hennepin Avenue, Suite 100
St. Paul, MN 55102
P 651.225.8300 / F 651.225.8311

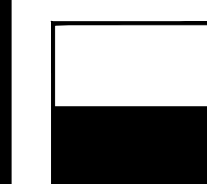


LAKESIDE at LYNDALE GARDENS
THE CORNERSTONE GROUP
RICHFIELD, MN

REVISIONS

NO.	DESCRIPTION	DATE
1	CITY SITE PLAN REVIEW	04/14/2018
2	RESUBMITTAL	04/14/2018
3	DATE ISSUED	04/14/2018
4	JOB NO.	
5	FILE NAME	

L2.0

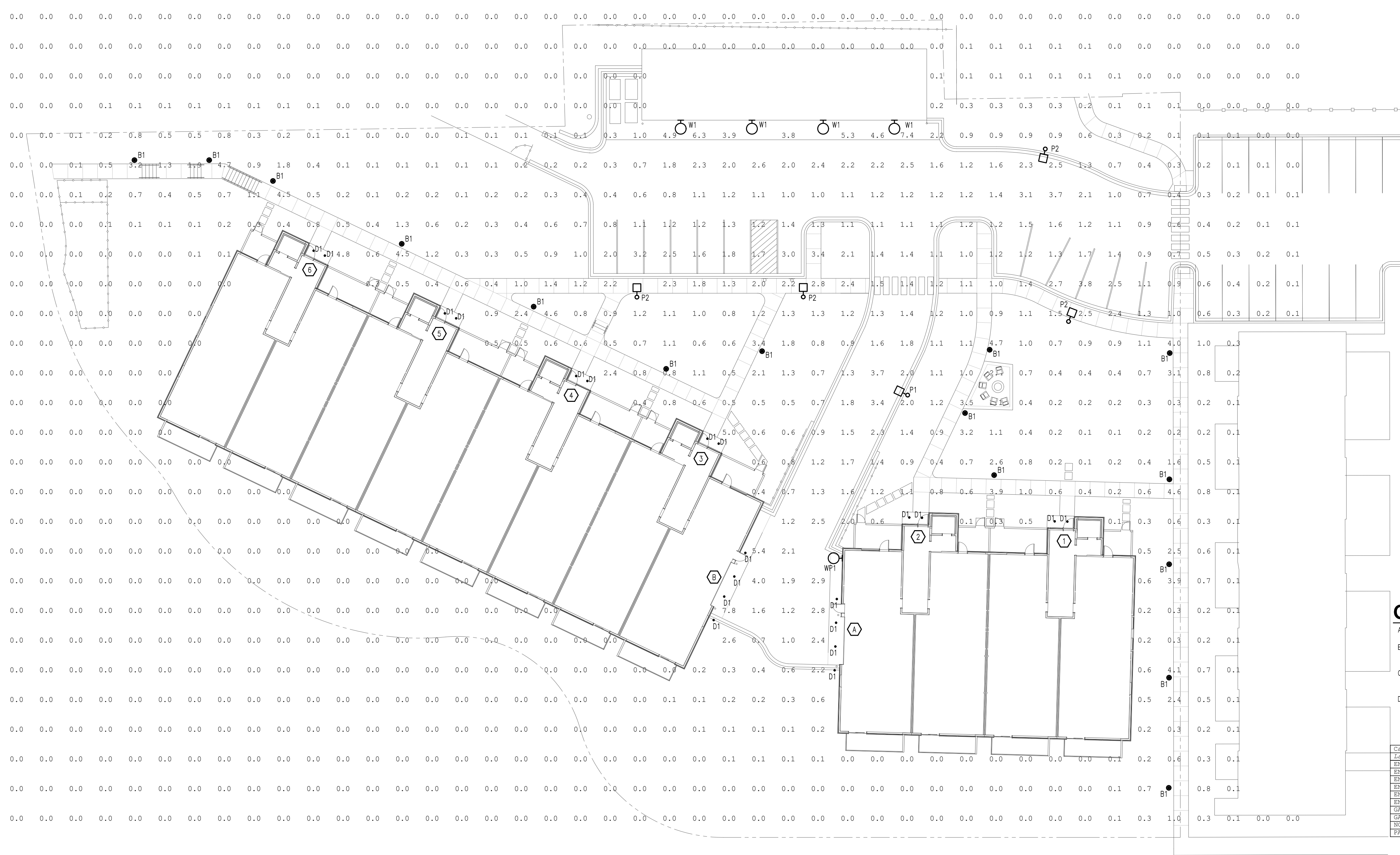


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Signed _____

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REG. NO. _____

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GENERAL NOTES

- A. REFER TO SHEET E0.2A FOR FIXTURE SCHEDULE AND BOLLARD/POLE BASE DETAIL.
- B. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C. ALL EXTERIOR FIXTURES SHALL BE CONTROLLED VIA PHOTOCELL. CONTROL STRATEGY EMPLOYED SHALL COMPLY WITH MN ENERGY CODE.
- D. ENTRANCE STATISTICS ARE TAKEN WITHIN A RADIUS OF 5' OF THE ENTRANCE. PRIMARY ENTRANCES INDICATED BY (A)

Calculation Summary - Lyndale Gardens						
Label	CalcType	Units	Avg	Max	Min	Max/Min
ENTRANCE 1	Illuminance	Fc	9.14	10.6	6.6	1.61
ENTRANCE 2	Illuminance	Fc	9.52	10.7	6.7	1.60
ENTRANCE 3	Illuminance	Fc	9.26	10.7	6.5	1.65
ENTRANCE 4	Illuminance	Fc	9.26	10.7	6.5	1.65
ENTRANCE 5	Illuminance	Fc	9.55	10.7	6.5	1.65
ENTRANCE 6	Illuminance	Fc	9.21	10.7	6.4	1.67
GARAGE ENTRANCE A	Illuminance	Fc	7.77	8.9	5.2	1.71
GARAGE ENTRANCE B	Illuminance	Fc	7.43	8.9	5.2	1.71
NORTH PROPERTY LINE	Illuminance	Fc	0.11	0.8	0.0	N.A.
PARKING LOT	Illuminance	Fc	1.54	3.8	0.3	12.67

1 SITE PLAN - PHOTOMETRIC
SCALE: 1" = 20'-0"

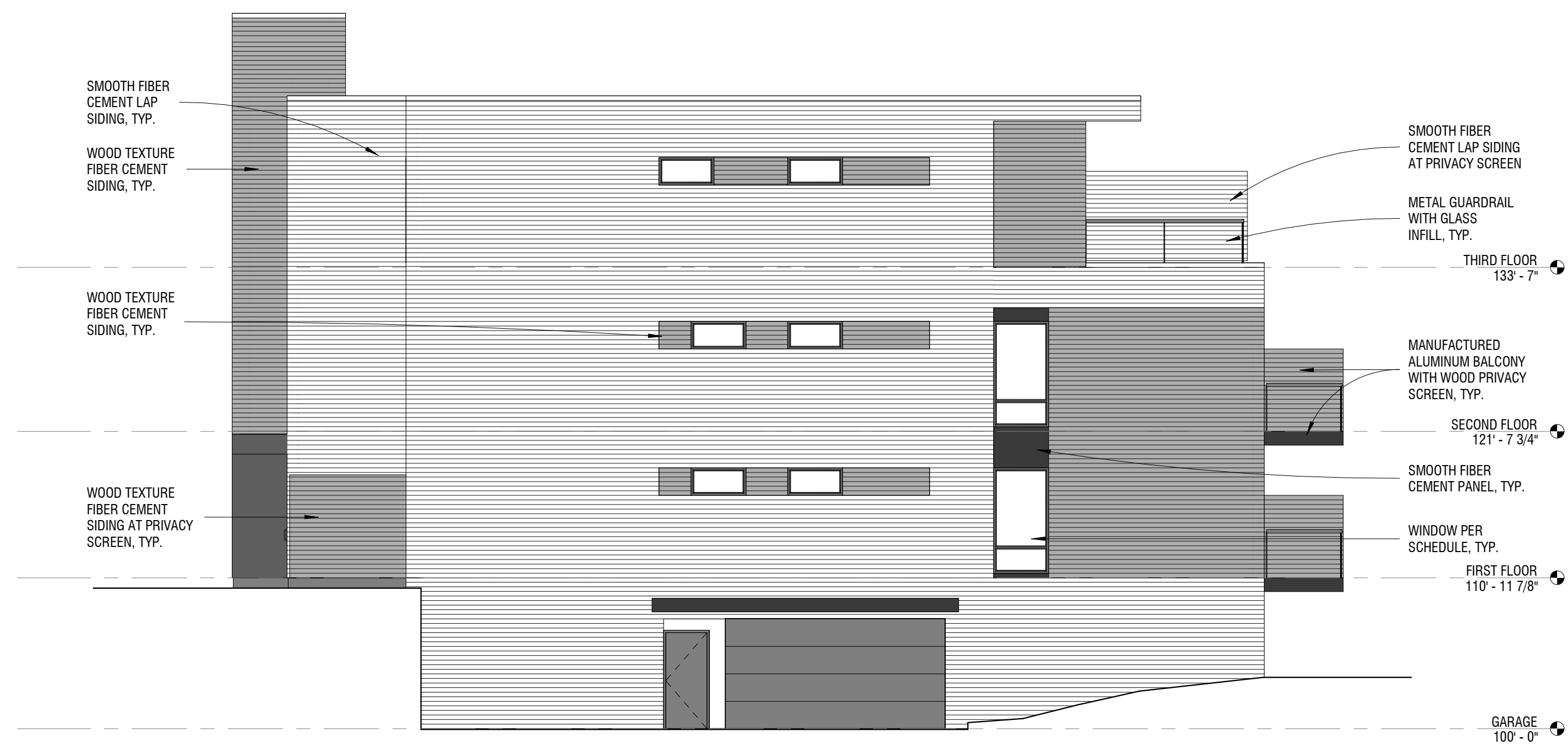
SITE PLAN - PHOTOMETRIC

LAKESIDE AT LYNDALE GARDENS
THE CORNERSTONE GROUP

REVISIONS

DATE ISSUED 04/20/2018
JOB NO. 4144.0000

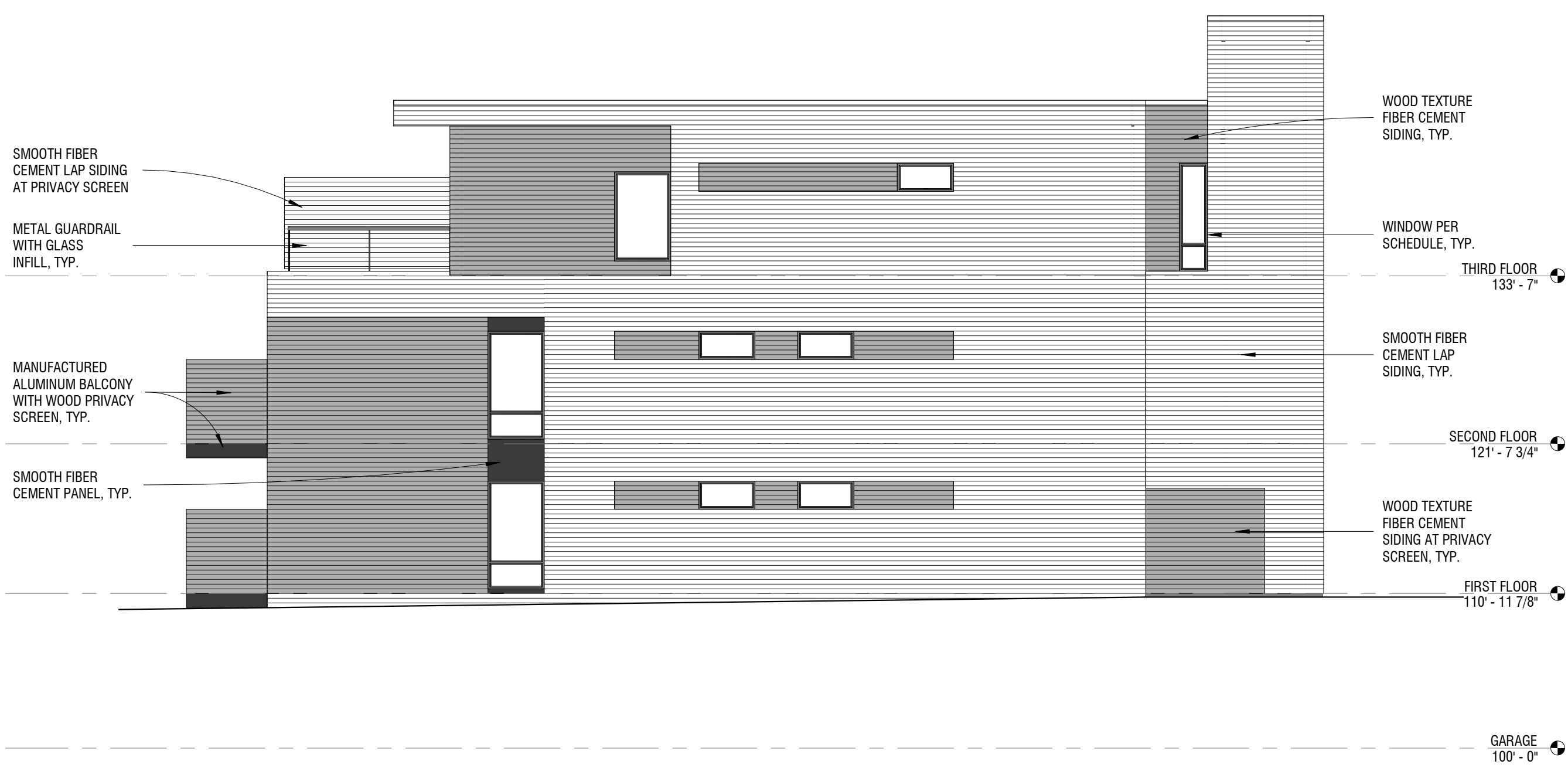
E0.2



4 WEST ELEVATION - BUILDING A
1/8" = 1'-0"



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



2 EAST ELEVATION - BUILDING A
1/8" = 1'-0"



1 NORTH ELEVATION - BUILDING A
1/8" = 1'-0"



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Signed: _____
Printed Name: _____ Approver
Date: 12/19/09
License No: _____ Approver

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - BUILDING A
LAKESIDE AT LYNDALE GARDENS
THE CORNERSTONE GROUP

Revisions: _____
Date issued: 04-20-18
Job No: 1709

A4.1



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 Date: 04/19/18
 License No: _____ Approver

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EXTERIOR ELEVATIONS - BUILDING B
LAKESIDE AT LYNDALE GARDENS
 THE CORNERSTONE GROUP

Revisions: _____
 Date issued: 04-20-18
 Job No: 1709



2 EAST ELEVATION - BUILDING B
 1/8" = 1'-0"



1 NORTH ELEVATION - BUILDING B
 1/8" = 1'-0"

A4.2



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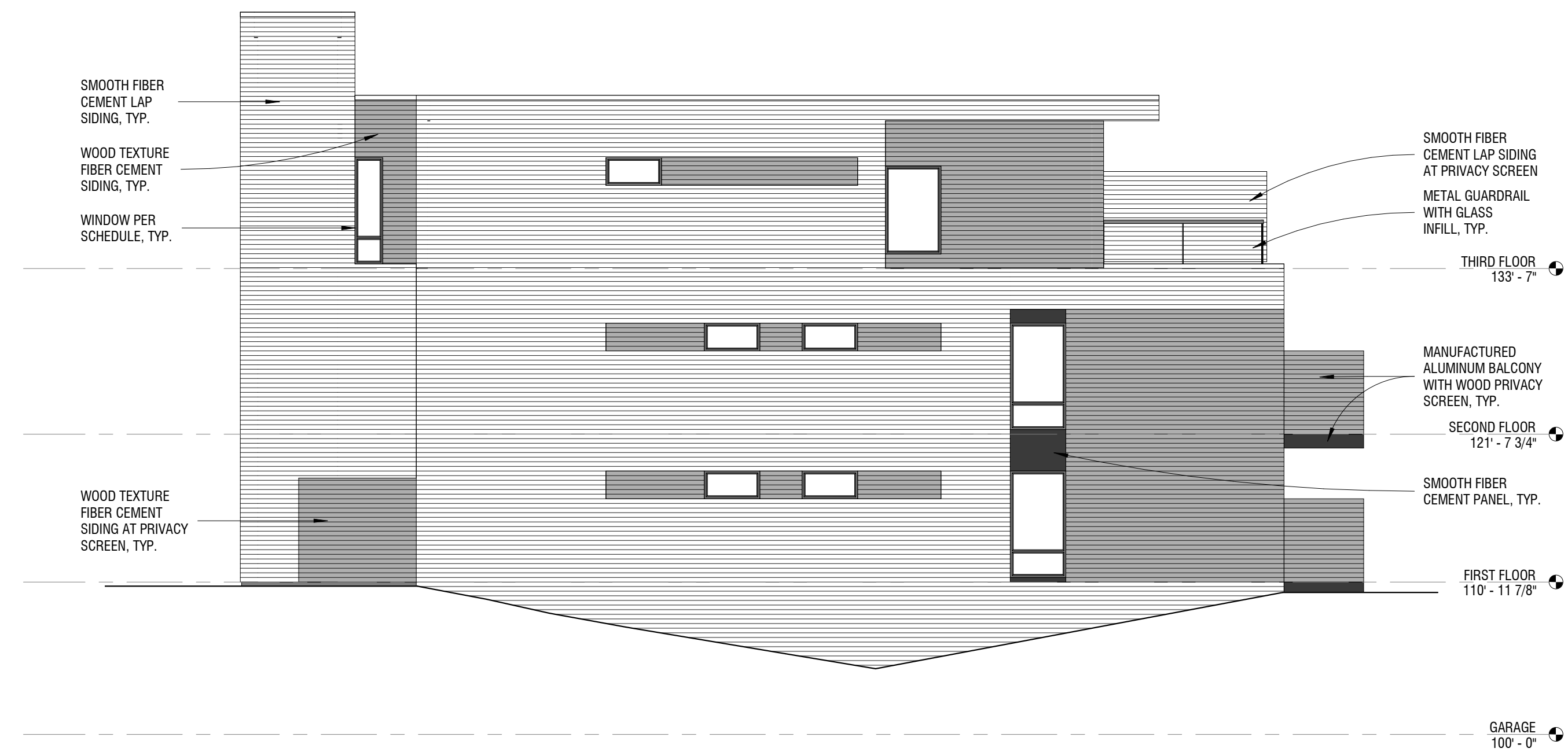
Signed: _____

Printed Name: _____ Approver

Date: 04/19/18

License No: _____ Approver

NOT FOR CONSTRUCTION



2 WEST ELEVATION - BUILDING B
 1/8" = 1'-0"



1 SOUTH ELEVATION - BUILDING B
 1/8" = 1'-0"

EXTERIOR ELEVATIONS - BUILDING B

LAKESIDE AT LYNDALE GARDENS

THE CORNERSTONE GROUP

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A4.3



VIEW OF SOUTH/LAKE-FACING ELEVATION



LAKESIDE AT LYNDALE GARDENS
Cornerstone Group
04.20.2018

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VIEW OF NORTH-FACING ELEVATION

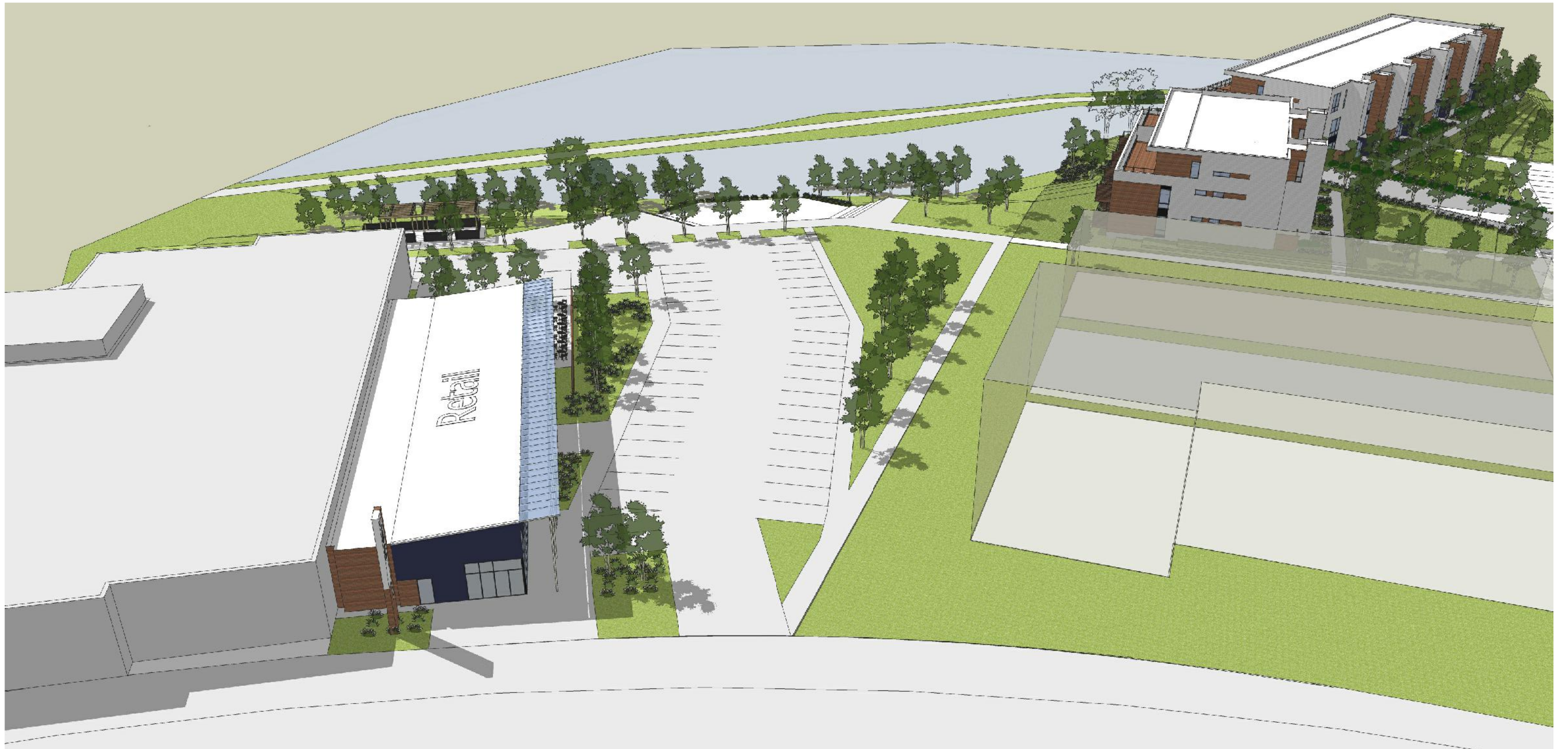


LAKESIDE AT LYNDALE GARDENS

Cornerstone Group

04-20-18

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OVERHEAD VIEW FROM LYNDALE LOOKING WEST



LAKESIDE AT LYNDALE GARDENS
Cornerstone Group
05.14.2018

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VIEW FROM LYNDALE LOOKING WEST TOWARD AMPHITHEATER



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VIEW FROM ALDRICH LOOKING SOUTH



LAKESIDE AT LYNDAL GARDENS
Cornerstone Group
05.14.2018

CERMAK RHOADES ARCHITECTS



**LYNDALE
GARDENS
APARTMENTS**
PLANNING & ZONING
APPLICATION

RICHFIELD, MN
MAY 14, 2018

DJR ARCHITECTURE, INC.
333 WASHINGTON AVE. N
UNION PLAZA, SUITE 210
MINNEAPOLIS, MN 55401

PROJECT DATA

SITE AREA: 58,400 SF

APARTMENTS:

4 stories – 48'-4"
66 Units

Building Gross Area

Level 1 (including garage)	14,468 sf
Level 2	12,918 sf
Level 3	12,918 sf
Level 4	12,918 sf
Gross Area with Garage	53,222 sf

TOWNHOMES:

2 stories – 24'-3 3/4"
8 Units – 6 - 3 BD and 2 - 2BD

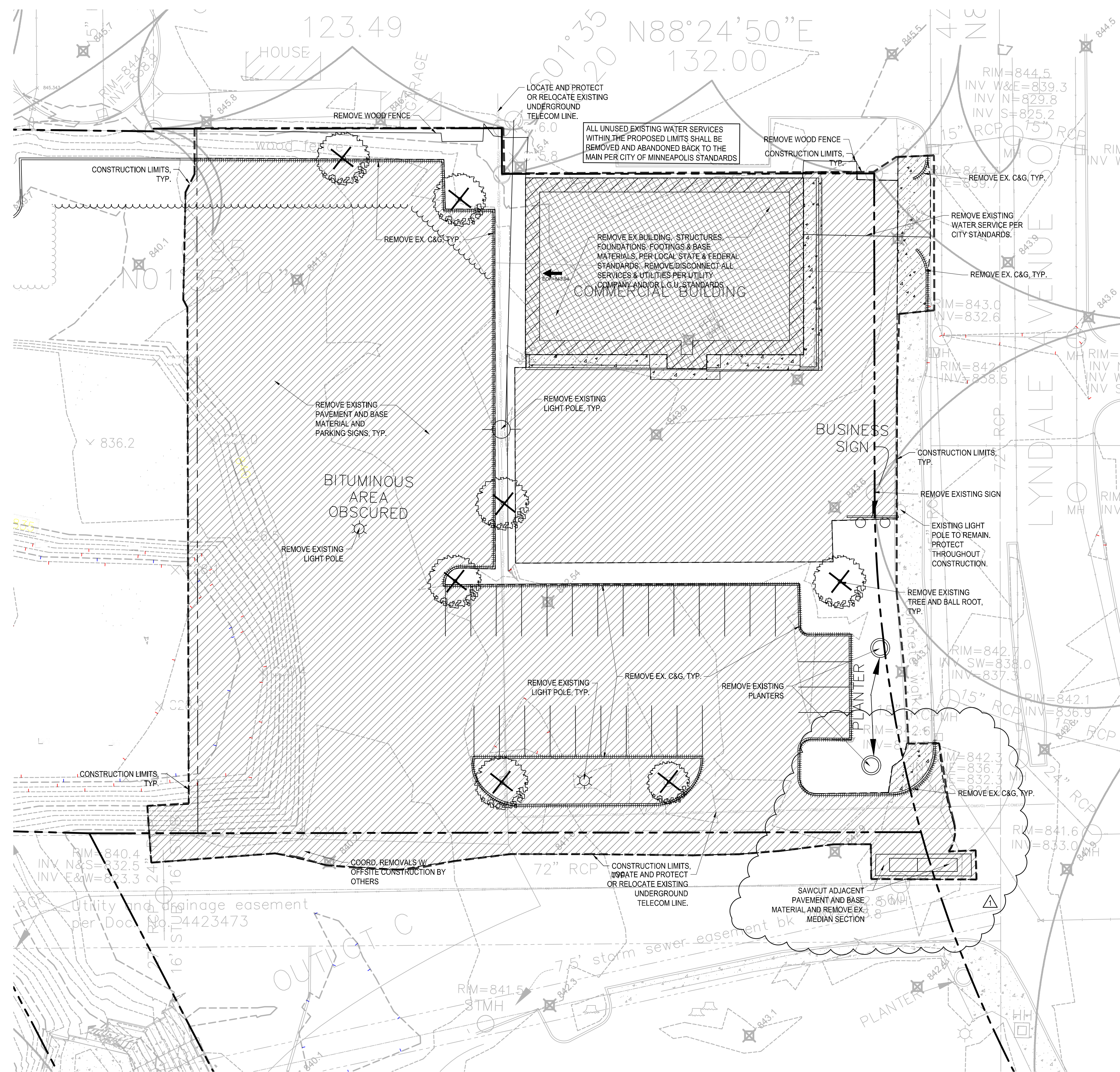
Building Gross Area

Level 1	5,852 sf
Level 2	5,824 sf
Gross Area	11,676 sf

Parking Provided

Total Indoor Parking Spaces	27 spaces
Total Outdoor Parking Spaces	55 spaces
Grand total:	82 spaces

**PROJECT
INFORMATION**



REMOVAL NOTES:

1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

CITY OF RICHFIELD REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.5

REMOVALS LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- [Hatched Box] REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- [Cross-hatched Box] REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- [Vertical Line Pattern] REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- [Circle with X] TREE PROTECTION
- [Circle with X] TREE REMOVAL - INCLUDING ROOTS AND STUMPS

CivilSite
GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavsek 763-219-3944 Pat Sarver 952-250-2003

DJR
ARCHITECTURE, INC.
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djr-arc.com

LYNDALE GARDENS

LYNDALE AVENUE, RICHFIELD, MN

THE CORNERSTONE GROUP INC

5324 OLIVER AVENUE SOUTH, MINNEAPOLIS, MN 55419

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

Matthew R. Pavsek
Matthew R. Pavsek
DATE 04/20/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/20/18	PLANNING & ZONING APPLICATION

REVISION SUMMARY

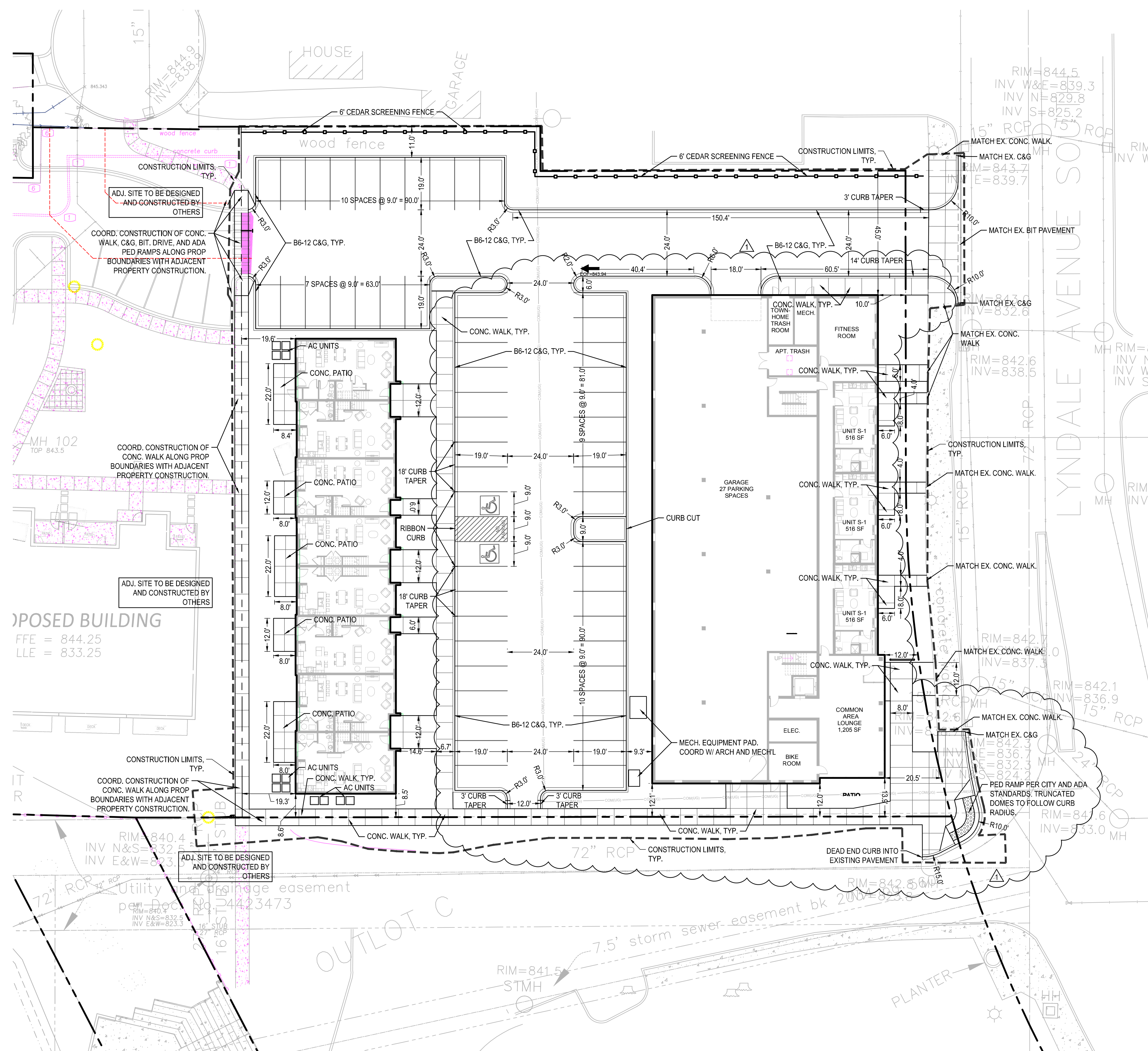
DATE	DESCRIPTION
5/14/18	ARC REVISION 1

PROJECT NUMBER: 18079

REMOVALS PLAN

C1.0

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SITE LAYOUT NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
3. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
4. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
5. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
6. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING. FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
8. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
9. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
10. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
11. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
13. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
14. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
15. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4' WIDE TYP.
16. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
17. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

CITY OF RICHFIELD SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

SITE AREA TABLE:

	EXISTING CONDITION		PROPOSED CONDITION	
	Area (SF)	%	Area (SF)	%
BUILDING COVERAGE	6,247 SF	10.7%	20,238 SF	34.7%
ALL PAVEMENTS	45,039 SF	77.1%	26,419 SF	45.2%
ALL NON-PAVEMENTS	7,114 SF	12.2%	11,743 SF	20.1%
TOTAL SITE AREA	58,400 SF	100.0%	58,400 SF	100.0%
IMPERVIOUS SURFACE				
EXISTING CONDITION	51,286 SF	87.8%		
PROPOSED CONDITION	46,657 SF	79.9%		
DIFFERENCE (EX. VS PROP.)	-4,629 SF	-7.9%		

OPERATIONAL NOTES:

- SNOW REMOVAL:**
ALL SNOW SHALL REMOVAL SHALL OCCUR ON SITE IN THE LAWN SPACE LABELED ON THE LANDSCAPE PLAN.
- TRASH REMOVAL:**
TRASH REMOVAL SHALL OCCUR: AT THE GARAGE ENTRANCE DRIVE, OR BINS WILL BE ROLLED OUT TO THE CURB AREA NEAR THE DRIVEWAY APRON CONNECTING TO LYNDALE.
- DELIVERIES:**
DELIVERIES SHALL OCCUR AT THE GARAGE ENTRANCE DRIVE OF THE WESTERN BUILDING.

SITE PLAN LEGEND:

- [Symbol] LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- [Symbol] CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- [Symbol] PROPERTY LINE
- [Symbol] CONSTRUCTION LIMITS
- [Symbol] CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- [Symbol] TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- [Symbol] SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY

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(800) 252-1168 TOLL FREE
(651) 454-0002 LOCAL

CivilSite GROUP
4931 W. 35TH ST. SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Matt Pavak 783-213-3944 Pat Sarver 952-250-2003

DJR ARCHITECTURE, INC.
333 Washington Ave N, Suite 210
Minneapolis, Minnesota 55401
612.676.2700 www.djrinc.com

LYNDALE GARDENS
LYNDALE AVENUE, RICHFIELD, MN

THE CORNERSTONE GROUP INC
5324 OLIVER AVENUE SOUTH, MINNEAPOLIS, MN 55419

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Matthew R. Pavak
DATE 04/20/18 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
04/20/18	PLANNING & ZONING APPLICATION

REVISION SUMMARY

DATE	DESCRIPTION
5/14/18	ARC REVISION 1

PROJECT NUMBER: 18079

SITE PLAN

C2.0

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PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
NRM	5	NORTHWOOD RED MAPLE	Acer rubrum 'Northwood'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SHL	7	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skyline'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SSRB	4	SHILOH SPLASH RIVER BIRCH	Betula nigra 'Shloh Splash'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
ORNAMENTAL TREES						
PFC	2	PRAIRIEFIRE FLOWERING CRAB	Malus 'Prairiefire'	1.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
ABS	3	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Brilliance (tree form)'	1.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
EVERGREEN TREES						
BHS	11	BLACK HILLS SPRUCE	Picea glauca 'Densata'	6' HT.	B&B	STRAIGHT LEADER, FULL FORM
SHRUBS - CONIFEROUS & EVERGREEN						
AC	6	ALPINE CURRANT	Ribes alpinum	24" HT.	CONT.	
NCB	30	NORTHERN CHARM BOXWOOD	Buxus 'Wilson'	24" HT.	CONT.	
PERENNIALS & GRASSES						
KFG	34	KARL FOERSTER GRASS	Calamagrostis x acutiflora 'Karl Foerster'	#1	CONT.	
SSD	36	STELLA SUPREME DAYLILY	Hemerocallis 'Stella Supreme'	#1	CONT.	
CS	21	CARRADONNA SALVIA	Salvia x sylvestris 'Caradonna'	#1	CONT.	

LANDSCAPE NOTES:

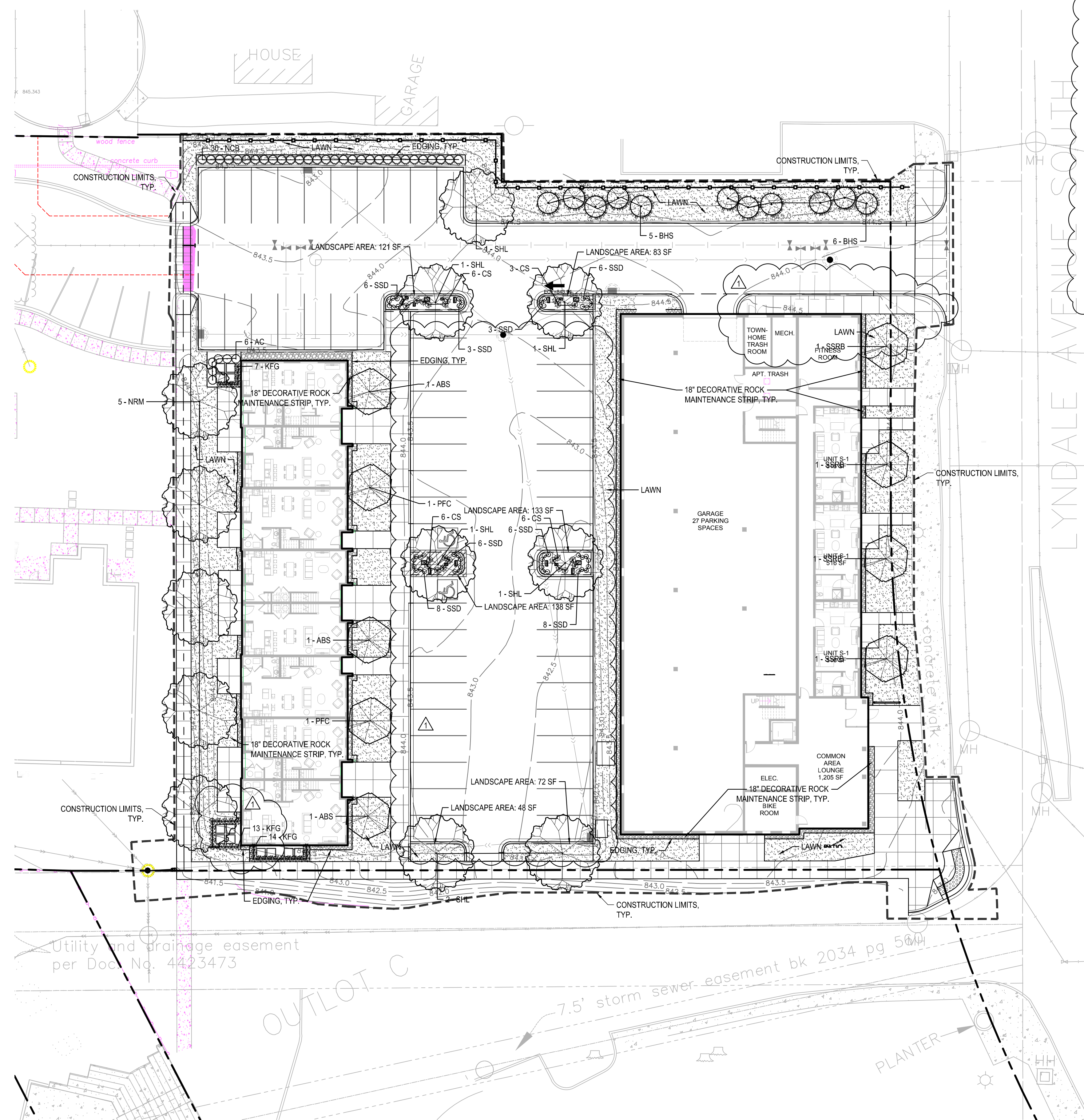
- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL LOAM AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

LANDSCAPE CALCULATIONS:

PROPOSED LANDSCAPE:

1 TREE/ 2500 SF OF DEVELOPABLE LANDSCAPING AREA
58,400 SF / 2,500 = 23 TREES REQUIRED
SEE PLANT SCHEDULE

1 SHRUB/1000 SF OF DEVELOPABLE LANDSCAPING AREA
58,400 SF / 1,000 = 58 SHRUBS REQUIRED
SEE PLANT SCHEDULE



LEGEND

- SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE GENERAL, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1" DIA. DECORATIVE ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- 1" DIA. DECORATIVE ROCK MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- SOD
- PROPOSED CANOPY & EVERGREEN TREE SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- DECORATIVE BOULDERS, 18"-30" DIA.

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(651) 454-0002 LOCAL

1" = 20'-0"
10'-0" 0 20'-0"

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sarver
DATE 04/20/18 LICENSE NO. 24904

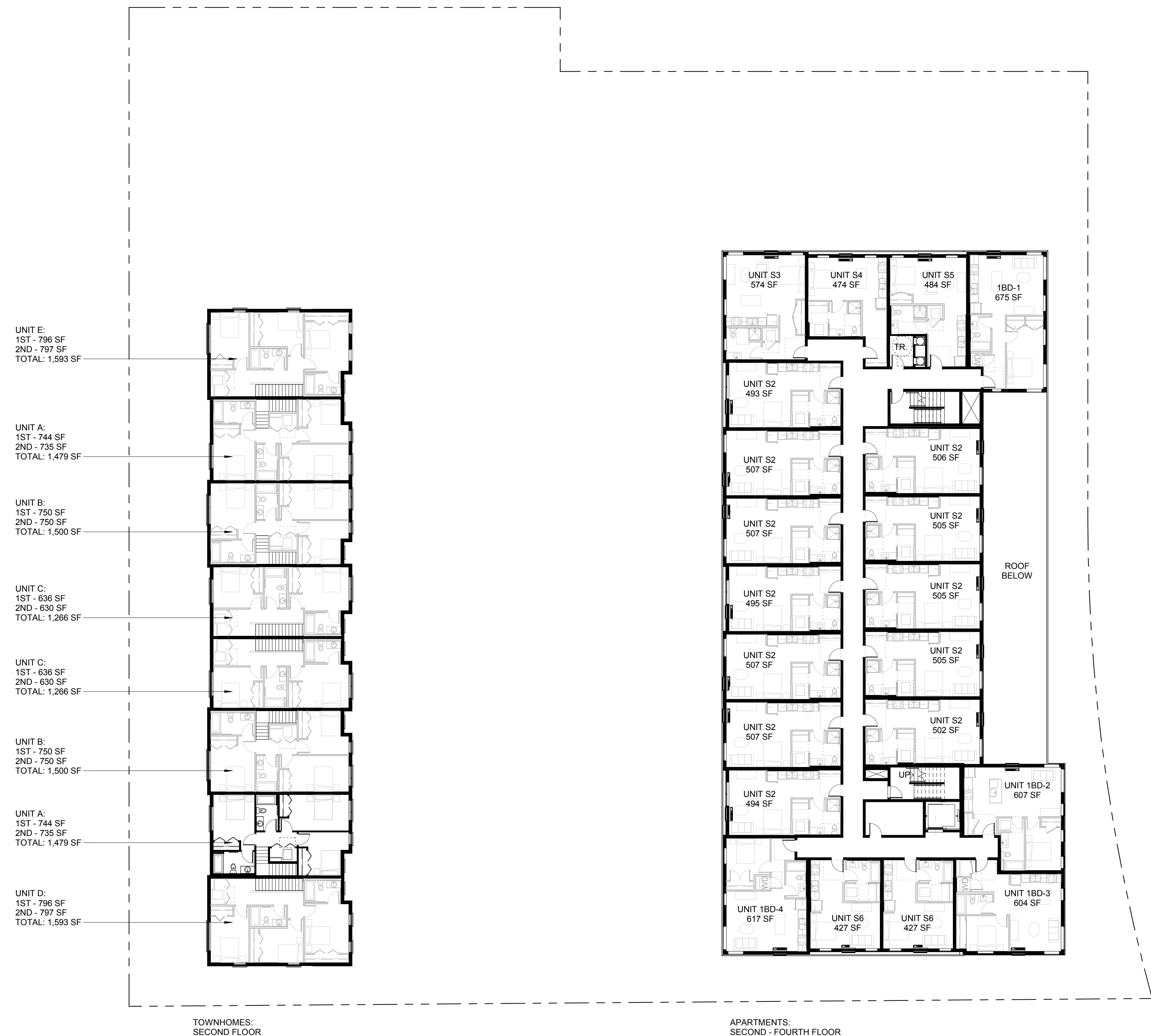
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DATE DESCRIPTION
04/20/18 PLANNING & ZONING APPLICATION

REVISION SUMMARY
DATE DESCRIPTION
5/14/18 ARC REVISION 1

PROJECT NUMBER: 18079

LANDSCAPE PLAN

L1.0



LYNDALE GARDENS APARTMENTS

Richfield, MN
May 14, 2018

18-017.00

FLOOR PLANS



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



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

LYNDALE GARDENS APARTMENTS

Richfield, MN
May 14, 2018

18-017.00

EXTERIOR ELEVATIONS



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



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

LYNDALE GARDENS APARTMENTS

Richfield, MN
May 14, 2018

18-017.00

EXTERIOR ELEVATIONS



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



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



2 WEST ELEVATION - TOWNHOMES
1/8" = 1'-0"



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



OVERALL BUILDING - VIEW LOOKING TOWARDS THE SOUTHWEST



**LYNDALE GARDENS
APARTMENTS**

Richfield, MN
May 14, 2018

18-017.00

RENDERINGS



**LYNDALE GARDENS
APARTMENTS**

Richfield, MN
May 14, 2018

18-017.00

RENDERINGS

OVERALL BUILDING - VIEW LOOKING TOWARDS THE NORTHWEST



**LYNDALE GARDENS
APARTMENTS**

Richfield, MN
May 14, 2018

18-017.00

TOWNHOME FRONT ENTRIES

RENDERINGS

Summary

Please find attached our submission documents for the redevelopment of the former Lyndale Garden Center property, the property currently containing the addresses 6330-6346 Lyndale Ave South and 6328 Aldrich Ave South (PID: 28-028-24 11 0012). The legal description for the properties noted above and in the Lyndale Gardens addition are Lot 1 Blk 1 (PID: 28-028-24 11 089), Lot 2 Blk 1 (28-028-24 11 0090), and Outlot C (28-028-24 14 0371).

The development will involve a new plat for the properties which is included in the attached documents. The parcels will be identified by the proposed use of the property and also by lots and blocks. The for-sale/condo parcel (Lot 1, Block 1), the apartment parcel (Lot 2, Block 1), and the retail parcel (Lot 3, Block 1). For the proposed redevelopment, we are asking to rezone the 6328 lot that we purchased in August in order for it to be added to the condo parcel. The remainder of the properties are currently zoned as Planned Mixed Use (PMU).

<p>Zoning. Existing = PMU, LDR (6328 Aldrich) Proposed = PMU.</p>	<p>Gross Floor Area. Existing = N/A Proposed = Condos, 73,020; Apartment, 53,222; Townhomes, 11,396; Retail, 6,400</p>
<p>Parcel Size. Existing divisions (Square Feet): Lot 1, Block 1 = 105,573 Lot 2, Block 1 = 66,647 Outlot C = 8,108 6328 Aldrich = 5,723</p> <p>Proposed parcels: Lot 1, Block 1 = 79,717 Lot 2, Block 1 = 58,514 Lot 3, Block 1 = 47,856</p>	<p>Building Envelope SF. Existing = N/A Proposed = Condos, 45,130 + below grade; Apartment, 26,286; Townhomes, 15,651; Retail, 6,616.</p>
<p>Total Parking spaces. Grand total = 198 Condo = 73 total (42 underground, 13 surface, 8 detached garage) Apartment/Townhome = 82 total (27 indoor, 55 surface) Retail = 63</p>	<p>Number of Floors. Existing = N/A Proposed = Condos, 4 (3 above grade); Apartment 4, ; Townhomes, 2; Retail, 1.</p>
<p>Handicap parking. Grand total = 10 Condo = 2 underground, 1 surface Apartment/Townhome = 2 indoor, 2 surface Retail = 3</p>	<p>Number of Employees. Existing = N/A Condos, Apartments = 2-4 Retail = TBD</p>
<p>Use of Property. Existing = Vacant Proposed = Multi-family residential @ 138,231 SF Retail @ 47,856 SF</p>	<p>Multi-Family Projects, number of units. Grand total = 104 Condos, 30; Apartments, 66; Townhomes, 8.</p>

Ownership

The 6328 Aldrich property is owned by The Cornerstone Group, Inc. The remaining properties listed above are owned by Lyndale Gardens LLC. Colleen Carey is owner and president of both companies.

Proposed use

The proposed use of the condo parcel will be 30 for sale condominiums. The mix of units will be: 8 - 1 bedroom (~1400SF), 16 - 2 bedroom (~1400SF) and 6 - 3 bedroom (~2500SF) units. Current designs show 42 underground parking spaces, with an additional 13 surface spaces and 8 in a proposed exterior parking structure. The total of 63 spaces would bring the project to an average of just over 2 spaces per unit.

The apartment parcel will feature 66 rental apartments and 8 rental townhomes. Apartment mix will be 57 studios (~450SF) and 9 - 1 bedroom (~700SF). Townhomes will include 6 - 3 bedroom units (~1470SF) and 2 - 2 bedroom units (~1260SF). Amenities will be shared amongst all units and will consist of a large commons area with a patio, two fitness rooms and a bike storage and repair station. Total parking is 82 spaces or 1.24 per unit.

The retail site proposal includes a single story commercial building directly north of Lakewinds co-op and 63 parking spots. The approximately 6400 SF building would be divided into 2-4 retail/office spaces.

Schedule

The for-sale condo and the apartment projects have a projected construction start date of Autumn 2018. It is estimated that the duration of the construction will be 10-12 months, leading to a proposed completion date sometime in the summer of 2019.

The retail project construction will commence once a tenant or tenants have been identified. It would be our goal to begin construction in the Spring or Summer of 2019. Depending on the tenant and primary use of the space, construction would take between 9 and 18 months.

Easements

The site is subject to a number of easements, which are listed on the attached document, Exhibit A.

Impact

Adjacent properties are:

- Northern boundary = Single and multi-family residential.
- Western boundary = City owned shoreline, Stormwater management ponds, Richfield Lake.
- Eastern boundary = Lyndale Avenue.
- Southern boundary = Lakewinds Natural Food Cooperative.

The below sections regarding the *Comp plan amendment* and the *Richfield Lake shoreline* each speak to the positive effect we hope our project will have on our neighbors and adjacent properties.

Overall, we feel like the project will bring much more life, light and vitality to an area that has been vacant for a long time. In speaking to neighbors, they are hopeful that our project will bring a sense of greater security to the area that has become a vacant space where loitering is a reality and vandalism and littering are common.

Adding to this vitality is the vision for a space that has access and connectivity. It will bring a higher level of pedestrian traffic to the whole area, benefitting all in terms of safety and social health. This increased foot traffic should benefit the local businesses close to the development. The apartment developer expects to improve the streetscape along Lyndale Avenue. The street level of the apartment building includes active use common areas and residential units with front entries, which provide access directly to the street and contribute to public safety. In addition, there will be an outdoor patio, sidewalk lighting and attractive landscaping to enhance the pedestrian experience along this section of Lyndale Avenue. Finally, the apartment developer is proposing a new bus shelter just north of the current access point to the property at 64th and Lyndale Avenue.

Each of the buildings is thoughtfully placed in a way that should minimize any shadowing effect on the single family residential homes north of the proposed development areas. The height of the tallest building will be the 4-story apartment building, which is one story less than The Cornerstone Group's previously approved site concept. Plus, the proposed apartment building is now along Lyndale Avenue and will have little to no impact on the single family homes.

The site will continue to provide easy access to the Richfield Lake Amphitheater public space as well as the walking paths around the lake. Please see Exhibit B for a site map that shows access points to the site and adjacent properties.

Lakewinds co-op should gain more customers from having neighbors directly to the north of their business as they already have from the scheduled music events at the Richfield Lake Amphitheater.

Comprehensive Plan Amendment Narrative

Due to the above proposed uses, we feel that our development will require a comp plan amendment. The following demonstrate our arguments for the requested amendment.

The Cornerstone Group and Northbay Companies (collectively the developers) are requesting an amendment to the current comprehensive plan density requirements. A Mixed Use District in the Richfield area currently requires residential densities of 50+ units per acre. However, our project (with a combination of apartments, townhomes and condominiums) is estimated to have a density of about 33 units per acre. There are many reasons that our concepts and designs do not reach the required density as well as some ideas that will be proposed to show that the lower density in many ways, will be beneficial and more appropriate for the site and the surrounding neighborhoods.

The mixed use development site in question is the former Lyndale Garden Center between the eastern shore of Richfield Lake and Lyndale Ave S. This site is unique in many ways. Some of the challenges that are limiting how we can use the site as well as the ability to maximize density are as follows:

1. High water table. Many parts of the site, especially close to Richfield Lake, have a high water table, which makes underground construction unfeasible and/or very costly.

2. Poor soils and debris. Debris and garbage from the Highway 62 construction project was buried on the site in the 1960's. Between depths of approximately 4 ft and 14ft, the percentage of construction debris, contamination and garbage is extremely high. This makes the construction on the site challenging and very expensive. As noted in point one, underground construction, especially the parking required for higher density projects is not feasible.
3. Lake Setback. Richfield Lake has a setback from the OHWL of 75ft. Due to the high amount of shoreline, the setback decreases the buildable area of the site by more than 20%. Again, this works against the maximization of density.
4. Area rents. One of the reason that higher costs of construction and site work are not feasible is due to the lack of high rent units available in the surrounding area to make a direct comparison required from lenders and financial support agencies. Without these comps, it is not possible to justify the higher rents that would be required to make up for the higher construction costs.

Besides the above reasons that make higher density construction challenging, there are at least two arguments to be made that a lower density project would be more appropriate for this are of Richfield.

1. Transitional density. The City of Richfield is currently proposing some new language in the Comp Plan that would allow lower densities at the edges of the mixed use districts. Although this isn't in place yet, the intent of the language and description of the effected area (66th and Lyndale) match up perfectly with the Lyndale Gardens mixed use development. The general idea is that between a high density area and a residential area, there would be a transitional area where lower densities would be appropriate. The entire northern boundary of the development site is bordered by a single family, residential neighborhood where such a transition would be beneficial to the existing homeowners.
2. Lake classification. A final consideration, is the current development classification of Richfield Lake. The DNR currently has the lake classified as "Recreational Development". This classification lists the appropriate density around this type of lake to be between 3 and 25 dwellings per mile of shoreline.

Richfield Lake Shoreline

One feature of the condo parcel is that it borders shoreline property owned by the City of Richfield. We feel that it is to our advantage to proactively think about how we may partner with the city to improve the shoreline.

To date, we have performed the following activities that have contributed to an improved natural environment and lakeshore.

-Environmental clean up work ongoing. To date, 18,000+ tons of contaminated soils have been removed from the housing development site including 235 tons of asbestos removed from an area near the lakeshore.

-Less impervious surface. Previously, about 80% of site was paved. Post development, 50 percent or more of the site will be green space.

Our plans for the site would include the following goals that will improve the natural environment further. All plans for parts of the shoreline that are owned by city would have to be approved and completed in a collaborative manner.

-Erosion control measures and management of run-off waters will mean less debris, sediment, trash ending up in the water.

-Clean up and removal of trash and debris from the former garden center.

-Cooperative restoration of shoreline and a reintroduction of native plants in harmony with current efforts and strategies employed by the City and the DNR.

-Removal of invasive and diseased plants and the preservation of existing trees wherever possible.

-Protection of habitats for birds and the introduction of new bird habitats.

Pedestrian Access

For reference, please see Exhibit B for a map of access points to and from the property.

A goal of the redevelopment of the former Lyndale Gardens Center involved public use and pedestrian access. The Cornerstone Group has already installed a bridge that connects the Lakewinds Co-op and the Richfield Lake Amphitheater with existing walking paths in order to provide a direct connection to the southern portion of the site.

Our plans will show intentional connections to both Lyndale Ave and the neighborhood to the North of the property. In order to connect the Amphitheater and Richfield Lake walking paths to Lyndale Avenue, a sidewalk will be installed for direct pedestrian access. The site will also have sidewalk connections to both Aldrich Ave S and Bryant Ave S. The Bryant Ave connection will act as the northern connection point to the Richfield Lake walking paths, creating a full loop on the site.

Document submitted by:

Lawrence Black, Project Manager - The Cornerstone Group. 612-991-8372

Colleen Carey, President - The Cornerstone Group. 952-484-6857

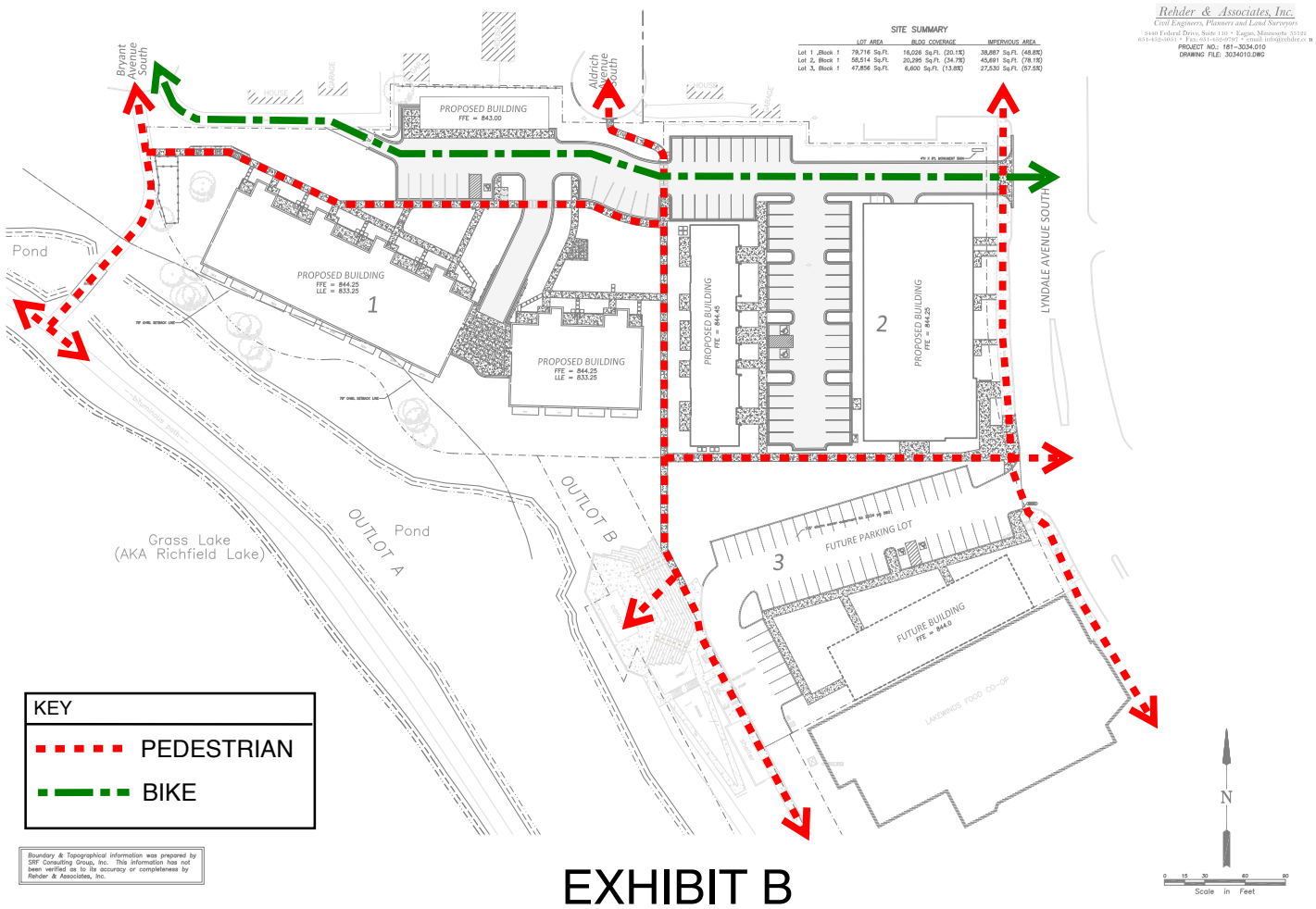
EXHIBIT A

List of easements

1. Doc. Nos. 2928405 and 2917948. Utility and drainage easements. City of Richfield.
2. Document No. T4423473. Utility and drainage easements. City of Richfield, filed September 6, 2007.
3. Document No. T5109577. Easement for drainage, utilities and driveway access. Lakewinds Natural Foods Cooperative, filed August 23, 2013.
4. Document No. T5109576. Easement for party wall of Coop. Lakewinds Natural Foods Cooperative, filed April 23, 2013.
5. Document No. T5163361. Declaration for maintenance of Outlots B and C. City of Richfield, filed April 7, 2014.
6. Document No. T5377266. Conditional Use Permit for Outlot B. City of Richfield, filed September 2, 2016.
7. Document No. T5382874. Easement regarding access to and parking for Outlot B. Lyndale Gardens LLC. September 19, 2016.

EXHIBIT B

Pedestrian Access Map



Parking Narrative

The 66-unit apartment building and 8-unit rental townhome building will be provided with 82 on-site parking spaces. We believe this will be adequate based on providing two spaces for each townhome unit equaling 16 spaces and one for each apartment unit for a total of 82.

The apartment units are small; mostly 500 square foot studios, and we believe that most, if not all, will be occupied by only one person. Thus the 1:1 ratio for apartments should work. We also believe this unit type is often rented by younger residents new to the workforce who don't own cars and rely on bicycles and mass transit, so a few residents will not need parking spaces.

In addition, the future retail development to the south will provide additional overflow parking for residents or guests and a direct connection to this lot will be provided when it is complete.

AGENDA SECTION: Public Hearings
AGENDA ITEM # 3.
CASE NO.: 18-APUD-03



PLANNING COMMISSION MEETING
5/29/2018

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

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
5/15/2018

ITEM FOR COMMISSION CONSIDERATION:

Continue a public hearing to consider final development plans and a conditional use permit to allow a Planned Unit Development for an elementary school at 6500 Nicollet Avenue to June 25, 2018.

EXECUTIVE SUMMARY:

Applicant Partnership Academy has requested additional time to prepare proposed development plans. This item is expected to come before the Planning Commission next month.

RECOMMENDED ACTION:

By motion: Continue the public hearing related to final development plans and a conditional use permit to allow a Planned Unit Development for an elementary school at 6500 Nicollet Avenue to June 25, 2018.

BASIS OF RECOMMENDATION:

A. **HISTORICAL CONTEXT**

None

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. Mailed notice will be sent to properties within 350 feet of the proposal in advance of the June hearing.

ALTERNATIVE RECOMMENDATION(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

AGENDA SECTION:	Other Business
AGENDA ITEM #	4.
CASE NO.:	Zoning Case No. 18-RZN-01, 18-PUD-01, 18CUP-01, 18-FDP-01



PLANNING COMMISSION MEETING 5/29/2018

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITY PLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
5/22/2018

ITEM FOR COMMISSION CONSIDERATION:

Consideration of a variety of land use approvals related to a proposal for a mixed use development at 101 66th Street East.

EXECUTIVE SUMMARY:

PLH & Associates (the Developer) has submitted an application for a planned unit development that includes a 3-story mixed-use building with 31 residential units and approximately 6,000 square feet of commercial space. The proposed development provides active building uses and pedestrian emphasis along 66th Street, with parking provided underground and in a surface lot behind the building. The site is adjacent to the large commercial area centered on Nicollet Avenue and 66th Street, with low density residential properties located to the south and east. Along with the application for a planned unit development, the Developer applied to amend the Comprehensive Plan designation of the property to mixed-use. A public hearing for these applications was held at the Planning Commission meeting on April 23. The Planning Commission voted (7-0) to recommend amending the Comprehensive Plan. On May 22, the City Council voted unanimously (5-0) to amend the Comprehensive Plan designation of the property. Now approved by the City Council, the Comprehensive Plan amendment will be submitted to the Metropolitan Council for a 30-day review period, after which time the amendment will be effective.

Following the April 23 public hearing testimony, the Planning Commission voted to table consideration of the planned unit development and rezoning applications to the May 29 meeting. Since this time, the Developer hosted an additional open house on May 14. Based on feedback from the open house meetings and the public hearing, the Developer has provided a letter (attached) summarizing plan changes and responding to other comments. Plans have been updated to include additional landscaping along the eastern perimeter of the site and an earthen berm to block headlights to the south. Landscaping will be placed atop the berm to provide additional screening height. The developer has also shifted the entrance to the underground parking back from the intersection, as requested. Regarding the concerns about additional traffic on Stevens Avenue, most traffic is expected to reach the development via 66th Street, rather than from the south via 1st or Stevens Avenues. 1st and Stevens Avenues do not continue south of 68th Street, making cut-through traffic increases unlikely. The developer is proposing signage and curb modifications to prohibit right turn exits from the property onto southbound Stevens Avenue.

Policies in the Comprehensive Plan that support approval of the application include the following:

- Expand the vision of the Lakes at Lyndale (Lyndale & 66th) area to include the HUB and Nicollet Shoppes.
- Promote development that broadens the tax base.
- Encourage and support the development of strong commercial districts that respect the values and standards of the citizens of Richfield.
- Encourage the development of viable and responsive neighborhood commercial services.

The proposed density of 31 units per acre is within the draft Comprehensive Plan guidance of 25-50 units per acre at the edges of the Mixed-Use District. The zoning ordinance states that when multifamily, office, small-scale retail or pedestrian intensive retail are planned as part of a mixed use development, the less intensive uses or the more community serving uses may be used as transitions to adjacent residential uses. By focusing commercial activity at the west end of the building, the proposed building serves as logical transition between the large commercial area at Nicollet Avenue and the predominantly residential area to the south and east. Staff finds that the proposed project meets the policies and intent of the Comprehensive Plan and code requirements for mixed use development and recommends approval.

RECOMMENDED ACTION:

By Motion:

- 1. Recommend approval of rezoning the subject property from Single-family Residential (R) to Planned Mixed Use (PMU); and**
- 2. Recommend approval of a Planned Unit Development, Conditional Use Permit, and Final Development Plan for a mixed-use development at 101 66th Street East.**

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

Southview Baptist Church vacated the property and began marketing it for sale in 2013. The Developer purchased the property in 2016. The Planning Commission and City Council were first made aware of a possible development on this site in August 2016; joint Council/Planning Commission work sessions were held on August 23, 2016 and November 20, 2017. An incomplete land use application was submitted in December 2017, but was put on hold at the Developer's request before the administrative review process had begun. Plans were re-submitted in March 2018 and staff determined that the application was complete on April 9, 2018.

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

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. There are a number of sets of review criteria that apply to this proposal. A full discussion of all requirements is included as an attachment to this report. Generally, the criteria require that the Council find that the proposal conforms to the goals and policies of the Comprehensive Plan and Zoning Code without having undue adverse impacts on public health, safety, and welfare.

The proposed development meets the intent of the Mixed-Use District regulations and the proposed plans are consistent with all but three Zoning Code requirements:

1. Residential parking requirements in the Mixed-Use Districts are 1.5 per unit. 33 spaces are provided underground and the Developer has indicated that a number of spaces in the surface lot would be reserved for resident and guest parking. If 6-8 surface spaces are reserved for residential and guest parking, that would provide a ratio of 1.26-1.32 spaces per unit. Lower parking requirements exist elsewhere in the City, as the High-Density Residential District allows parking ratio as low as 1.25 spaces per unit. Recent multifamily projects have been approved at or below that level (e.g. The Chamberlain). High frequency bus lines operate on Nicollet Avenue and

66th Street, offering local service and express service to downtown. Additionally, 66th Street is being reconstructed with protected bicycle facilities connecting to places of employment and other regional destinations.

2. The proposed buffer between the parking lot and the adjacent residential property line is 4 feet 10 inches feet narrower than required (10.17 feet vs. 15 feet). The intent of this provision is to provide adequate area to attractively screen the parking lot and buffer adjacent properties from headlights and vehicle noise. The proposed buffer provides 100% screening of the parking lot through a combination of fencing and landscaping. The buffer area is large enough to support the plants selected and will provide an attractive barrier between the development and the adjacent property to south (6613 1st Avenue).
3. As a corner lot and a through lot (extending through a block), the building could be interpreted to have three "front" sides facing 66th Street, 1st Avenue, and Stevens Avenue. The building exceeds the maximum front/side setback of 15 feet along both 1st Avenue (19.4 feet) and Stevens Avenue (52.6 feet); however, the proposed design nicely balances the need for customer entrance and patio space adjacent to the commercial uses on the west side of the building, while providing a larger setback to the residential areas to the south and east along Stevens Avenue.

C. CRITICAL TIMING ISSUES:

A complete application was received and the "60-day clock" started on April 9, 2018. The deadline for a decision was extended by an additional 60 days (120 days total). The Council must make a decision by August 7, 2018.

D. FINANCIAL IMPACT:

As a religious facility, the site was exempt from property taxes. The Developer estimates the total project value at \$6.5 million. If completed as planned, the proposal would grow the City's overall tax base, contributing property taxes to the city, county, school district, and other taxing jurisdictions.

E. LEGAL CONSIDERATION:

- Notice of the April 23 public hearing was mailed to properties within 350 feet of the proposed development and published in the Sun Current Newspaper. A second postcard providing an updated timeline of Planning Commission and City Council meetings was mailed on May 8.
- Tentative schedule for City Council actions:
 - June 12, 2018 - 1st Reading of rezoning.
 - June 26, 2018 - 2nd Reading of rezoning and consideration of Planned Unit Development & Final Development Plans.

ALTERNATIVE RECOMMENDATION(S):

- Recommend approval of the proposed rezoning and planned unit development with additional and/or modified conditions.
- Recommend denial of the requests with findings that requirements are not met.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Paul Lynch, PLH & Associates

ATTACHMENTS:

Description	Type
☐ Ordinance - Rezoning	Ordinance
☐ Resolution - PUD	Resolution Letter
☐ Requirements attachment	Backup Material
☐ Developer narrative	Backup Material
☐ Developer response letter	Backup Material
☐ Planting plan & building visualizations	Backup Material
☐ Site plans	Backup Material
☐ Aerial photos & Zoning Map	Backup Material

▣ Correspondence/comments received

Exhibit

ORDINANCE NO. _____

**AN ORDINANCE RELATING TO ZONING;
AMENDING APPENDIX I TO THE RICHFIELD
CITY CODE BY REZONING
LOTS 7 AND 8 EXCEPT THE SOUTH 50 FEET
OF THE WEST HALF OF LOT 8,
GOODSPEED'S FIRST PLAT
AS PLANNED MIXED USE (PMU)**

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Section 8, of Appendix I of the Richfield Zoning Code is amended by adding new Paragraph (7) as follows:

(13) M-8 (1st Avenue to Stevens Avenue, South of 66th). Lots 7 and 8 except the south 50 feet of the west half of Lot 8, Goodspeed's First Plat

Sec. 2. 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 June, 2018.

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

RESOLUTION NO.

**RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN
AND CONDITIONAL USE PERMIT
FOR A PLANNED UNIT DEVELOPMENT
TO BE BUILT AT 101 66TH STREET EAST**

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 three-story mixed-use building on the parcel of land located at 101 66th Street East (“subject property”), legally described as:

Lots 7 and 8 except the south 50 feet of the west half of Lot 8, Goodspeed’s First Plat, Hennepin County, Minnesota

WHEREAS, the Planning Commission of the City of Richfield held a public hearing at its April 23, 2018 meeting, and recommended approval of the requested final development plan and conditional use permit at its May 29, 2018 meeting; and

WHEREAS, notice of the public hearing was mailed to properties within 350 feet of the subject property on April 10, 2018 and published in the Sun Current newspaper on April 12, 2018; 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 for a mixed-use 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:

- The Developer shall continue to work with Community Development and other City staff to finalize the following items. Items must be approved by Community Development prior to the issuance of a building permit.
 - Continue to discuss architectural features including the type and number of building materials used on the north façade, particularly the design of the commercial storefronts and material transitions between the commercial and residential portion of the building.
 - Continue to discuss landscaped berm design, including the possibility of installing a fence in addition to plantings to fully screen parking lot views from the south.
 - If elevations allow, the walkway on the south side of the building should be connected to the Stevens Avenue sidewalk, whether at grade or with stairs through the retaining wall.
 - Continue to discuss the transformer screening and/or artistic wrap treatment with City staff. Continue to discuss landscape, hardscape, and fencing in this area. The fenced area shall not be larger than necessary to screen the transformer and chain link fencing shall not be used.
 - If space allows without reducing parking, residential trash storage shall be accommodated in the underground level and/or designed within the building interior.
- Permitted uses shall include those uses permitted in the Mixed-Use Neighborhood District. Additionally, the following uses from the Mixed-Use Community District are permitted: offices/ clinics, health/athletic clubs, spas, yoga studios and restaurants class III without drive-thru/drive-in service.
- Space dedicated to restaurant uses shall not exceed 2,000 gross square feet. Odor control systems are required to mitigate cooking odors in accordance with City Code Subsection 544.27.
- Entries to commercial spaces facing 66th Street and 1st Avenue shall not be locked during business hours.
- Signage on the south and east building facades shall not be lit between the hours of 10:00 p.m. and 6:00 a.m., except any signage related to underground parking or resident entry. Large wall or projecting signage shall not be used on the east elevation.
- Plans must include signage and curb modifications to prohibit right turns from the development onto southbound Stevens Avenue.
- Bicycle parking is required for commercial uses, with a minimum capacity of six (6) bicycles. An artistic or unique design/color is recommended. Enclosed or underground bicycle storage space is required for the residential uses.
- All new utility service must be underground.
- All utilities must be grouped away from public right-of-way and screened from public view in accordance with Ordinance requirements. A screening plan is required prior to the issuance of a Building Permit.
- The property owner is responsible for the ongoing maintenance and tending of all landscaping in accordance with approved plans.
- The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee

Report dated April 5, 2018 and compliance with all other City and State regulations. Separate sign permits are required.

- Final stormwater management plan must be approved by the Public Works Director. Infiltration not allowed in high-vulnerability wellhead protection area.
 - As-builts or \$7,500 cash escrow must be submitted to the Public Works Department prior to issuance of a final certificate of occupancy.
 - A recorded copy of the approved resolution must be submitted to the City prior to the issuance of a building permit.
 - 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.
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 June, 2018.

Pat Elliott, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

Required Findings

Part 1: Development proposals in the Mixed Use Districts shall be reviewed for compliance with the following (537.01, Subd.2):

1. *Consistency with the elements and objectives of the City's development guides, including the Comprehensive Plan and any redevelopment plans established for the area.* Over the past 18 months, the City has been engaging the community to update the Comprehensive Plan. As part of this update, a small area plan for the 66th Street and Nicollet Avenue area was prepared. Given its proximity to the intersection and the fact that it had been vacant for many years, the property at 101 66th Street East was included in the small area study. A market study identifying the types of uses that the area could support was prepared as part of this work. That study indicated that larger format retail, prominent in the HUB Shopping Center, was unlikely to regain prominence due to the migration of this type of retail to freeway corridors. The study also confirmed the strength of the Richfield housing market; indicating that there was an opportunity to build some additional higher income multi-family units in this area. A small amount of additional office space was also indicated as a possibility for the area, specifically as a complement to the introduction of new residential buildings in a mixed-use development pattern. On May 22, the City Council voted to amend the Comprehensive Plan, designating the property as Mixed Use.

Policies in the Comprehensive Plan that support this proposal include the following:

- Expand the vision of the Lakes at Lyndale (Lyndale & 66th) area to include the HUB and Nicollet Shoppes.
 - Promote development that broadens the tax base.
 - Encourage and support the development of strong commercial districts that respect the values and standards of the citizens of Richfield.
 - Encourage the development of viable and responsive neighborhood commercial services.
 - The proposed density of 31 units per acre is within the Comprehensive Plan guidance of 25-50 units per acre at the edges of the Mixed Use Zoning District.
2. *Consistency with the regulations of the Mixed Use Districts as described by Section 537 of the Code.* The Mixed Use Zoning District states that when multifamily, office, small-scale retail or pedestrian intensive retail are planned as part of a mixed use development, the lesser intensive uses or the more community serving uses may be used as transitions to adjacent residential uses. By focusing commercial activity at the west end of the building, the proposed building serves as logical transition between the commercial area at Nicollet Avenue and the predominantly residential areas to the south and east. The proposed development meets the intent of the Mixed Use District regulations. The proposal only deviates from regulations as follows:

- As a corner lot and a through lot (extending through a block), the building could be interpreted to have three “front” sides facing 66th Street, 1st Avenue, and Stevens Avenue. The building exceeds the maximum front/side setback of 15’ along both 1st Avenue (19.4’) and Stevens Avenue (52.6’); however, the proposed design nicely balances the need for customer entrance and patio space adjacent to the commercial uses on the west side of the building, while providing a larger setback to the residential areas to the south and east along Stevens Avenue.
- Residential parking requirements in the Mixed Use Districts are 1.5 per unit. 33 spaces are provided underground and the developer has indicated that a number of spaces in the surface lot would be reserved for resident and guest parking. If 6-8 surface spaces are reserved for residential and guest parking, that would provide a ratio of 1.26-1.32 spaces per unit. Lower parking requirements exist elsewhere in the City, as the High-Density Residential district allows parking ratio as low as 1.25 spaces per unit. Recent multifamily projects have been approved at or below that level (e.g. The Chamberlain). High frequency bus lines operate on Nicollet Avenue and 66th Street, offering local service and express service to downtown. Additionally, 66th Street is being reconstructed with protected bicycle facilities connecting to places of employment and other regional destinations.

71 total parking spaces are provided. Commercial parking requirements range from 3 to 4 spaces per 1,000 square feet of retail/office/service. As no commercial tenants have been announced, that requirement has been averaged at 3.5 spaces per 1,000 square feet. Restaurants carry a higher parking requirement of 10 spaces per 1,000 square feet. Parking requirements can be reduced by 10% based on proximity to frequent public transit service, which would apply in this location. Calculating the total parking requirement for this project is dependent on whether a restaurant space is included. Please see the chart below for details:

Commercial space allocation	Requirement after 10% transit reduction
6,000 sq. ft. retail (no restaurant space)	19 spaces
4,500 sq. ft. retail + 1,500 sq. ft. restaurant	28 spaces
4,000 sq. ft. retail + 2,000 sq. ft. restaurant	31 spaces

Based on the above chart, somewhere between 19 and 31 spaces would be required for the commercial component of the project. With 38 spaces available in the surface lot, this leaves a surplus of anywhere from 7 to 19 spaces available to be dedicated for resident parking.

3. *Creation of a design for structures and site features which promotes the following:*
 - i. *An internal sense of order among the buildings and uses.* The location of the building, drive aisle and parking lot, amenities and walkways provide a safe and accessible site that will adequately serve residents and customers arriving by all transportation modes. Pedestrian connections to 66th Street

- are strong and active uses & building frontages are included on all sides, with the exception of the ground floor facing Stevens Avenue.
- ii. *The adequacy of vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width or interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking.* See above
 - iii. *Energy conservation through the design of structures and the use of landscape materials and site grading.* See above
 - iv. *The minimization of adverse environmental effects on persons using the development and adjacent properties.* The proposal includes buffering and landscaping along property boundaries and exceeds the minimum amount of pervious surfaces required.

Part 2: 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.* See above Part 1, #1
2. *The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries.* See above – Part 1, #3.
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 Mixed-Use District. Departures from requirements are minimal and the proposal meets the intent of requirements.
4. *The development will not create an excessive burden on parks, schools, streets or other public facilities and utilities that serve or area proposed to serve the development.* The City's Public Works, Engineering, and Recreation Departments have reviewed the proposal and do not anticipate any issues.
5. *The development will not have undue adverse impacts on neighboring properties.* Undue adverse impacts are not anticipated. The site and the conditions of the resolution are designed to minimize any potential negative impacts on neighboring properties. Most traffic is expected to reach the development via 66th Street, rather than from the south via 1st or Stevens Avenue. Entering or exiting the development through the neighborhood would be slower than directly via 66th Street. Furthermore, 1st and Stevens Avenues do not continue south of 68th Street (the street grid is interrupted) making neighborhood traffic increases unlikely. The plan includes signage and curb modifications to prohibit right turns from the development onto southbound Stevens Avenue.

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 3: All uses are conditional uses in the PMU 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 Mixed Use District and the underlying Mixed Use District.
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 performance standards. Deviation from Code requirements is requested as follows:

Parking lot setback – The applicant has proposed a 10.17 ft. setback from the south property line; the Code requires a 15-ft. setback. The intent of this provision is to provide adequate area to attractively screen the parking lot and buffer adjacent properties from headlights and vehicle noise. The proposed buffer provides 100% screening of the parking lot through a combination of fencing and landscaping. The buffer area is large enough to support the plants selected and will provide an attractive barrier between the development and the adjacent property to south (6613 1st Avenue).

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.

March 22, 2018

Matt Brillhart
Associate Planner
Community Development Department
City of Richfield
6700 Portland Avenue South
Richfield, MN 55423

**RE: Project Description and Application Narrative for Planning Consideration
PLH Mixed-Use Development
Richfield, Minnesota**

Matt,

Please consider the following project description and narrative during the review process for the attached Planning & Zoning Application which includes the following types of requests.

- Comprehensive Plan Amendment
- Planned Unit Development (PUD)

All supplemental information required by the application for each of these requests has also been included to provide a comprehensive review.

The subject project area is located near the corner of 1st Avenue South and 66th Street in Richfield, Minnesota (PID No.: 2702824420134), and totals approximately 1.06 acres. Note that the subject project area was divided into four parcels (PID Nos.: 2702824420071, 2702824420069, 2702824420070, and 2702824420073), prior to recently being combined administratively through Hennepin County.

PLH is proposing construction of a new approximate 52,705 square foot mixed-use building and parking areas, which provide 71 stalls between the above ground and lower level parking areas. Additionally, associated site improvements including drive isles, stormwater facilities, landscaping, and utilities are also proposed as part of the development. A preliminary breakdown of the building layout is provided below.

- Lower Level: Underground parking (approximately 33 spaces)
- First Floor: 6,122 SF of commercial tenant space + 5 residential units with community and fitness rooms
- Second Floor: 13 Residential Units
- Third Floor: 13 Residential Units

Per the Richfield Zoning Map, the parcel is currently zoned R1 – Low-Density Single-Family Residential. As part of the PUD, and to accommodate development of the proposed new mixed-use development, we are requesting to rezone the parcels to PMU – Planned Mixed-Use. We are also requesting a Comprehensive Plan Amendment to change the designation of these parcels from Low Density Residential and Public/Quasi-Public to Mixed-Use. In addition to rezoning the parcels as part the PUD, we are also requesting reduced parking requirements, a reduced buffer area along the south property line, and a zero foot setback along 66th Street as indicated on the attached site plans.

The requested PUD combines several unique characteristics of the proposed land use and site to provide a development that is designed in a manner which forms a desirable and unified environment, while meeting the intent of the City's future proposed 2018 Comprehensive Plan by providing a well-designed development that complements the existing and surrounding neighborhood character.

The development as proposed is in conformance with the purpose and intent of the guiding district, which allows for both residential and non-residential land uses to be included in a single PUD district, to provide a balanced mix of higher density residential, commercial, and retail service uses.



As designed, the development promotes efficient use of the land and surrounding resources, including public and utility services. Furthermore, due to the intended use and consistent mix of both residential and retail / commercial traffic flow expected, no traffic impacts to the transportation network, subject property, or neighboring properties, nor excessive burdens to other public facilities are anticipated.

These considerations along with the supplemental information provided within this submittal support approval of the requested Comprehensive Plan Amendment and Planned Unit Development. Please contact me at 952.426.0699 if there is any additional information we can provide in support of this request on behalf of PLH & Associates.

Sincerely,

A handwritten signature in black ink that reads "Ryan Anderson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ryan Anderson
Designer
Civil Engineering Group



May 17, 2018

Matt Brillhart
Associate Planner
Community Development Department
City of Richfield
6700 Portland Avenue South
Richfield, MN 55423

**RE: Summary of Resident Comments for Proposed PLH Mixed-Use Development
6605 1st Avenue, Richfield, Minnesota**

Matt,

On behalf of PLH & Associates, LLC, we have prepared the following letter to provide a summary of the comments received from the surrounding property owners/residents to date, along with formal responses to each of these comments. Note that any repeat comments were only reiterated and responded to once as part of this summary.

Open House (April 19, 2018)

1. The neighborhood would like a smaller development that fits with the residential character of the neighborhood, such as 2 story townhouses with walk up entries - this would mitigate the negative impacts to the single family neighborhood of traffic noise and safety issues, parking issues, privacy concerns, general noise, concerns about mechanicals, etc. More green space and mature trees. A building and parking areas that do not require variances to the current city zoning code.

Response: The project is proposed as a 3-story mixed-use building with underground parking. At this time we are proposing to move forward with the project as currently proposed. The building footprint, height, number of units, and commercial floor space area has been determined as to how this project needs to move forward in order to keep it economically feasible.

2. Neighbors would prefer a residential-only option vs mixed-use.

Response: We are proceeding with the mixed-use building as noted in Item 1 above.

3. Special consideration must be given to the needs of neighbors immediately adjacent to the property, in order to preserve their well-being and the value of their properties.

Response: These special considerations have been recognized and we have made modifications to the site to address these items. Some of the changes include additional landscaping, adding earth berms, and restricting the access onto Stevens.

4. No restaurants or high traffic volume businesses.

Response: The City has put a restriction on the amount of commercial space that can be used for restaurant area. While we do not anticipate a restaurant style business becoming a tenant, we do not want to further restrict this space.

5. More mechanical specs available in design specs. First floor mechanical room to ensure enough space for equipment and get back additional parking spots.

Response: The mechanical areas shown in the current design are a place holder until the actual mechanical system is designed. The area shown is conservative to ensure adequate space for the mechanical system, but is likely not all needed. The actual design of the system will not take place until this project is further along in the City’s review and approvals process as typical with most commercial projects.

- 6. No protruding balconies – Juliet style balconies.

Response: Juliet style balconies reduce the amount of floor space within the apartment. At this time we are proceeding with the balconies as shown.

- 7. Appropriate and appealing barrier to neighborhood.

Response: We feel the landscaping and earth berm in addition to the existing fence and Arborvitaes provides an appropriate and appealing barrier to the neighborhood.

- 8. Provisions for snow removal.

Response: We have added a snow storage area to the site plan.

- 9. Wrap lower parking lot to exit into parking from underground.

Response: We did consider this option when working through the conceptual design. The reason we did not pursue this option is that it would reduce the amount of parking provided. This option would also introduce a 90-degree turn into a steep entrance which can lead to hazardous situations during the winter months.

- 10. Break away barriers on Stevens exit.

Response: It is more desirable for residents and customers to have a parking lot that provides through access. We are proceeding with the access as currently shown.

- 11. Underground parking exit set back from 66th.

Response: Though we feel that the exit is acceptable at its current location, we have shifted it slightly farther back from 66th / south than originally shown.

- 12. Revised plans showing items that we have been told are being included but never seen in documentation, including traffic control signage, “porkchop” cut out, security plans, and tenant guidelines.

Response: The plans showing all current proposed conditions are now included. The traffic control signage has been added. The Stevens Ave exit has been modified to no longer allow right turn exits. We have received comments from residents who want this restricted further, and we have also received comments from residents who do not want right turn exists removed from this access. At this point we are proposing a left in, right in, left out access.

Planning Commission (April 23, 2018)

- 1. Overflow parking in front of their yard.

Response: It is not our intention for parking to take place on Stevens Ave. We are in agreement for having parked cars removed from Stevens Ave, if that is the direction the City wants to take with residents that do not follow the City’s ordinances as it relates to this issue.



2. Garbage concerns – trash in neighborhood.

Response: The site will be managed to maintain cleanliness and ensure the site is presentable. Policies will be enforced on tenants regarding trash and keeping the site presentable. City Code requires trash enclosures to be enclosed and that is what we are showing.

3. Light into house.

Response: Landscaping and earth berms have been added to prevent this. A site study has been completed as well for exiting out onto Stevens for residence across the street.

4. Balconies – noise/parties/looking into houses.

Response: There will be policies in place to keep residents from creating disturbances while using their patios.

5. Ice & snow on 66th Street.

Response: The sidewalks on the PLH property will be maintained appropriately. The walks along 66th street will be maintained by Hennepin County.

6. Concerns with children / renter will not be invested in the neighborhood.

Response: The intent will be for the residents to be respectful of the neighborhood and policies will be in place to facilitate this.

7. Handicap stalls – only two.

Response: There are three handicap stalls being provided. Two stalls are proposed aboveground and one below ground. The amount of handicap stalls being provided meets state requirements.

8. Building height/shade one lane of 66th.

Response: We do not feel that this will be an issue.

9. Sidewalk/building without buffer.

Response: The 66th street project is intended to create better pedestrian connectivity. Locating the building close to 66th street is intended to further the pedestrian connectivity which is the direction we were provided early on in this project.

10. Stop sign – approach site lines.

Response: The building and site elements do not encroach within the required site triangles.

11. Trash issues with going down in ramp (taking parking stalls).

Response: We are currently looking into the feasibility of different trash options. At this time we are proceeding with the trash enclosure as shown.



12. Drainage off of lot onto City.

Response: A large underground stormwater system is being provided that exceeds city requirements for stormwater retention and treatment.

13. Bike to work / danger with driveway.

Response: We feel that any increase in risk for biker associated with this project is negligible in comparison to biking in urban areas.

14. Heating/cooling – where does it go?

Response: The apartments will have individual units within each apartment. The commercial space utilities will be located on the west end of the building within the screened in area.

15. Balcony – BBQ grilles / cigarette smokers.

Response: Policies will be put in place that details what will be allowed on balconies.

16. Green space.

Response: The project will consist of 73% impervious area which is somewhat less than a typical multi-use project. This amount of impervious is allowable per City code. It should be noted that the existing site consists of 0.48 acres of impervious area, and this project will only add 0.26 acres to that amount. Furthermore, additional landscaping has been added to help offset the amount of impervious area on site.

Second Open House (May 14, 2018)

1. Downsize building – land cost/construction costs.

Response: Refer to Item 1 response on page 1.

2. Apartment 3rd level.

Response: Refer to Item 1 response on page 1.

3. Doors slamming all hours of night.

Response: Policies will be put in place to prevent this.

4. Commercial shops – delivery (service type).

Response: This will have to be worked through as potential users come into the project. Putting blanket restrictions in place now could negatively impact potential users.

5. Remove commercial / can it be all residential?

Response: Refer to Item 1 response on page 1.





6. Cut through from 1st to Stevens.

Response: Cut through from 1st to Stevens would have a negative impact on the residents and commercial customers as well. If this becomes an issue, measures such as speed bumps can be added to prevent this.

7. Residential “look”.

Response: We are proceeding with the current building as shown.


8. Worried about traffic crossing 66th & driving north on Stevens. Worried about traffic crossing 66th & dangerous intersection on 66th.

Response: We do not feel that this project will impact the amount of cars crossing 66th and driving on Stevens headed north.

Feel welcome to contact us at 952.426.0699 with any questions regarding the received comments or the proposed development.

Sincerely,


Joe Wagner, CDT
Project Manager, Construction Administrator


Ryan Anderson
Graduate Engineer





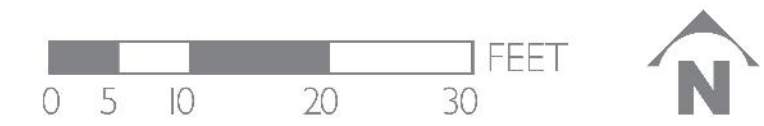
66TH STREET

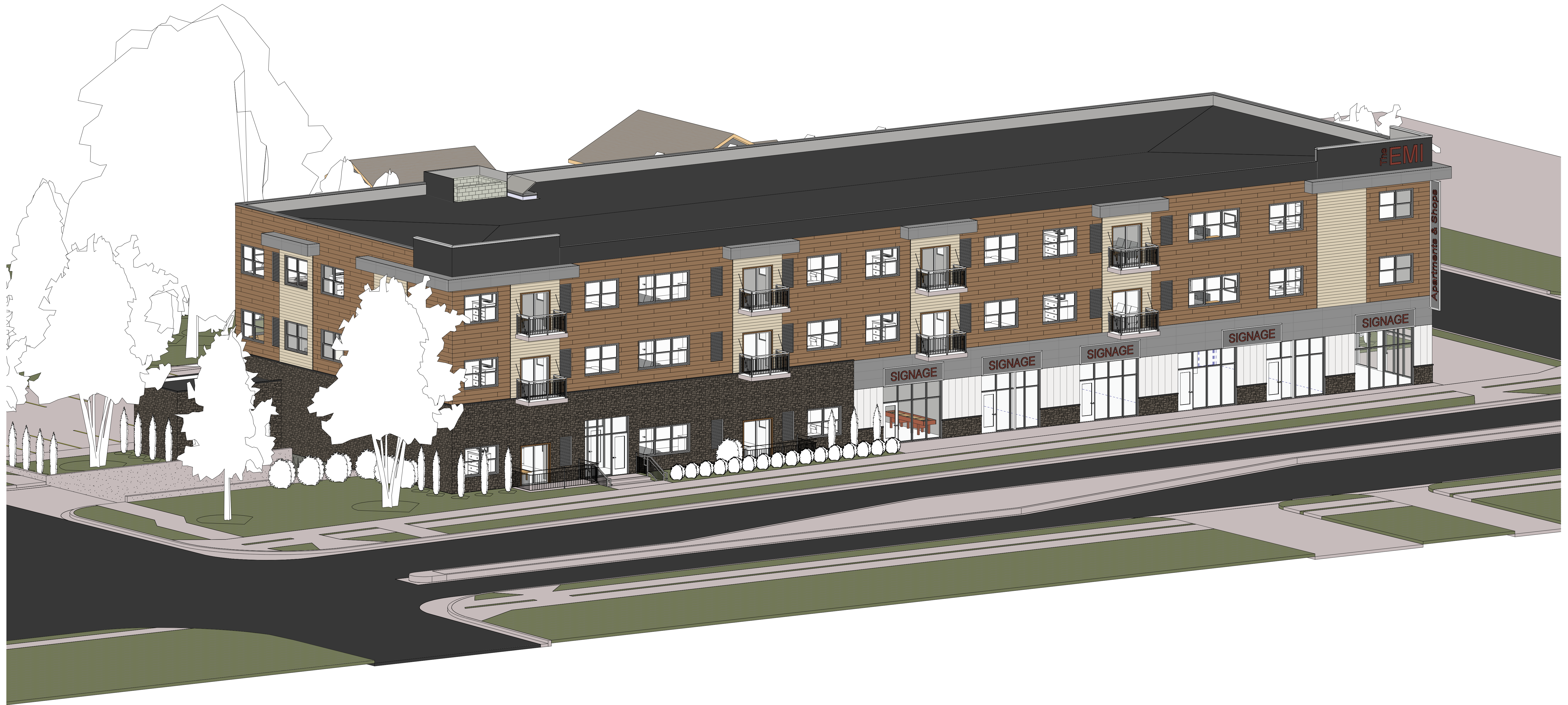
PROPOSED MIXED-USE BUILDING

1ST AVENUE SOUTH

STEVENS AVENUE SOUTH

PLANTING PLAN





NORTHEAST

ARCHITECTURE + ENGINEERING + ENVIRONMENTAL + PLANNING

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PLH MIXED USE BUILDING

RICHFIELD, MINNESOTA

09/27/17

ISG Project No. 17-20746

ISG



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PLH MIXED USE BUILDING

RICHFIELD, MINNESOTA

09/27/17

ISG Project No. 17-20746

ISG



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PLH MIXED USE BUILDING

RICHFIELD, MINNESOTA

09/27/17

ISG Project No. 17-20746

ISG



SOUTHWEST

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PLH MIXED USE BUILDING

RICHFIELD, MINNESOTA

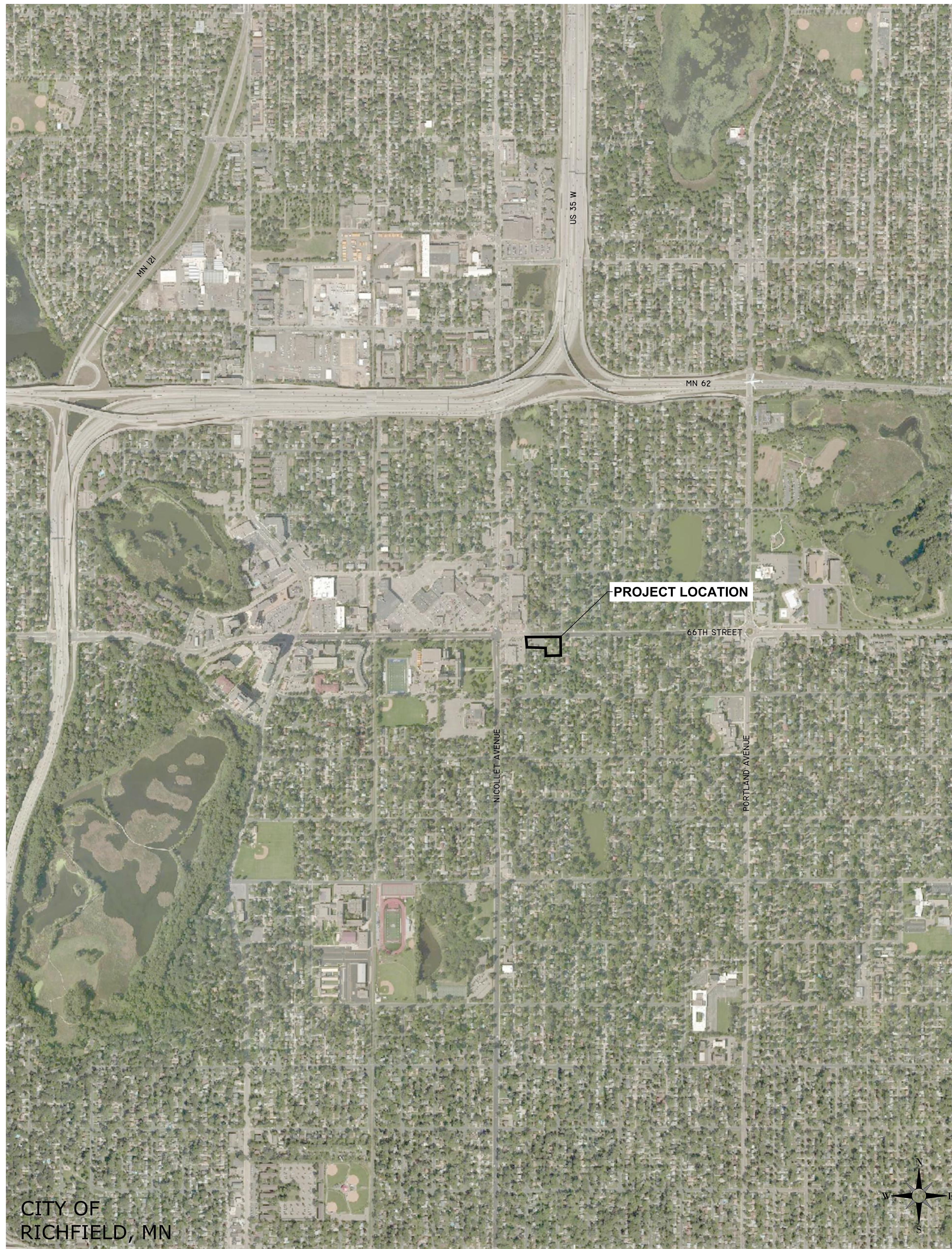
09/27/17

ISG Project No. 17-20746

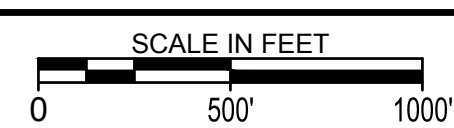
ISG



EXTERIOR CONCEPTUAL RENDERING



LOCATION MAP



SITE PLANS SUBMITTED FOR:
PUD SUBMITTAL

ISG

PROJECT ADDRESS / LOCATION:
6600 STEVENS AVENUE SOUTH
RICHFIELD, MN 55423

S27, T28, R24

RICHFIELD, HENNEPIN, MINNESOTA

SITE SUMMARY

PROPOSED ZONING:	PMU, PLANNED MIXED USE
SITE AREA:	0.88 AC.
IMPERVIOUS AREA PROPOSED:	0.72 AC. / 73%
GREENSPACE PROPOSED:	0.26 AC. / 27%
BUILDING COVERAGE PROPOSED:	0.30 AC. / 31%
RETAIL SF:	6,122 SF
RESIDENTIAL SF:	33,250 SF
UNDERGROUND SF:	13,333 SF
BUILDING SF:	52,705 SF
RESIDENTIAL UNITS:	31 UNITS

PARKING REQUIREMENTS (PER CITY CODE)

TYPE	UNIT / AREA	STALLS REQUIRED	STALLS PROVIDED
19' x 9'	1.5 / UNIT	47	33
19' X 9'	3.5 / 1000 SF	22	38
HANDICAP STALL		2	2
TOTAL:		69	71

SETBACKS

	PARKING	BUILDING
FRONT YARD	3'	0'
SIDE YARD	3'	0'
REAR YARD	3'	0'
RESIDENTIAL	3'	15'

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILS REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL IN PLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL IN PLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS, MINIMUM 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (811 OR 1-800-252-1166).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF RICHFIELD REQUIREMENTS AND MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2016 EDITION, AND THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA 2013, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1996 ADJUSTMENT (NAD83(1996)) TO THE HENNEPIN COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JUNE 2017 BY ISG.

FLOOD ZONE

THE FLOOD ZONE CLASSIFICATION/LIMITS DEPICTED HEREON, IF ANY, ARE SUBJECT TO MAP SCALE UNCERTAINTY. THE SURVEYED PROPERTY SHOWN ON THIS SURVEY MAP IS NOT IN A HAZARDOUS FLOOD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 27053C0369F, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE NOVEMBER 4, 2016. FLOOD AREAS ARE SHOWN ON THIS SURVEY.

LEGEND

EXISTING	
---	CITY LIMITS
---	SECTION LINE
---	QUARTER SECTION LINE
---	RIGHT OF WAY LINE
---	PROPERTY / LOT LINE
---	EASEMENT LINE
---	ACCESS CONTROL
---	WATER EDGE
---	WETLAND BOUNDARY
---	WETLAND / MARSH
---	FENCE LINE
---	CULVERT
---	STORM SEWER
---	SANITARY SEWER
---	SANITARY SEWER FORCEMAIN
---	WATER
---	GAS
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND TV
---	OVERHEAD UTILITY
---	UNDERGROUND UTILITY
---	UNDERGROUND FIBER OPTIC
---	CONTOUR (MAJOR)
---	CONTOUR (MINOR)
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	TREE LINE
---	MANHOLE/STRUCTURE
---	CATCH BASIN
---	HYDRANT
---	VALVE
---	CURB STOP
---	POWER POLE
---	UTILITY PEDESTAL / CABINET
PROPOSED	
---	LOT LINE
---	RIGHT OF WAY
---	EASEMENT
---	CULVERT
---	STORM SEWER
---	STORM SEWER (PIPE WIDTH)
---	SANITARY SEWER
---	WATER
---	GAS
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TV
---	CONTOUR
---	SANITARY CLEAN OUT
---	STORM MANHOLE
---	CATCH BASIN
---	HYDRANT
---	VALVE
---	CURB STOP
---	LIGHT POLES

CIVIL SHEET INDEX

- C0-10 SITE DATA
- C0-20 SITE DETAILS
- C0-21 SITE DETAILS
- C0-22 SITE DETAILS
- C0-23 SITE DETAILS
- C0-24 SITE DETAILS
- C1-10 STORMWATER POLLUTION PREVENTION PLAN (SWPPP) EXISTING CONDITIONS
- C1-20 STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PROPOSED CONDITIONS
- C1-30 STORMWATER POLLUTION PREVENTION PLAN NOTES
- C1-31 STORMWATER POLLUTION PREVENTION PLAN NOTES
- C1-32 STORMWATER POLLUTION PREVENTION PLAN NOTES
- C1-33 STORMWATER POLLUTION PREVENTION PLAN NOTES
- C2-10 EXISTING SITE & REMOVALS PLAN
- C3-10 SITE PLAN
- C3-20 SITE UTILITY PLAN
- C4-10 SITE GRADING PLAN
- C5-10 SITE RESTORATION PLAN
- C5-20 PLANTING PLAN
- C5-21 PLANT SCHEDULE, NOTES, & DETAILS
- C6-10 PHOTOGRAMMETRICS PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

B.M. ELEVATION=841.76
TOP NUT OF HYDRANT LOCATED ON THE NORTH WEST CORNER OF THE STEVENS AVENUE AND 66TH STREET INTERSECTION.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
ANDREW T. BRANDEL

DATE: _____ LIC. NO.: 47078

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

DATE: _____ LIC. NO.: _____

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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
5/16/18	CITY RESUBMITTAL	ART

PROJECT NO.	17-20746
FILE NAME	20746 C0 - DETAILS
DRAWN BY	ART
DESIGNED BY	ART
REVIEWED BY	ATB
ORIGINAL ISSUE DATE	3/23/18
CLIENT PROJECT NO.	-

TITLE

SITE DATA

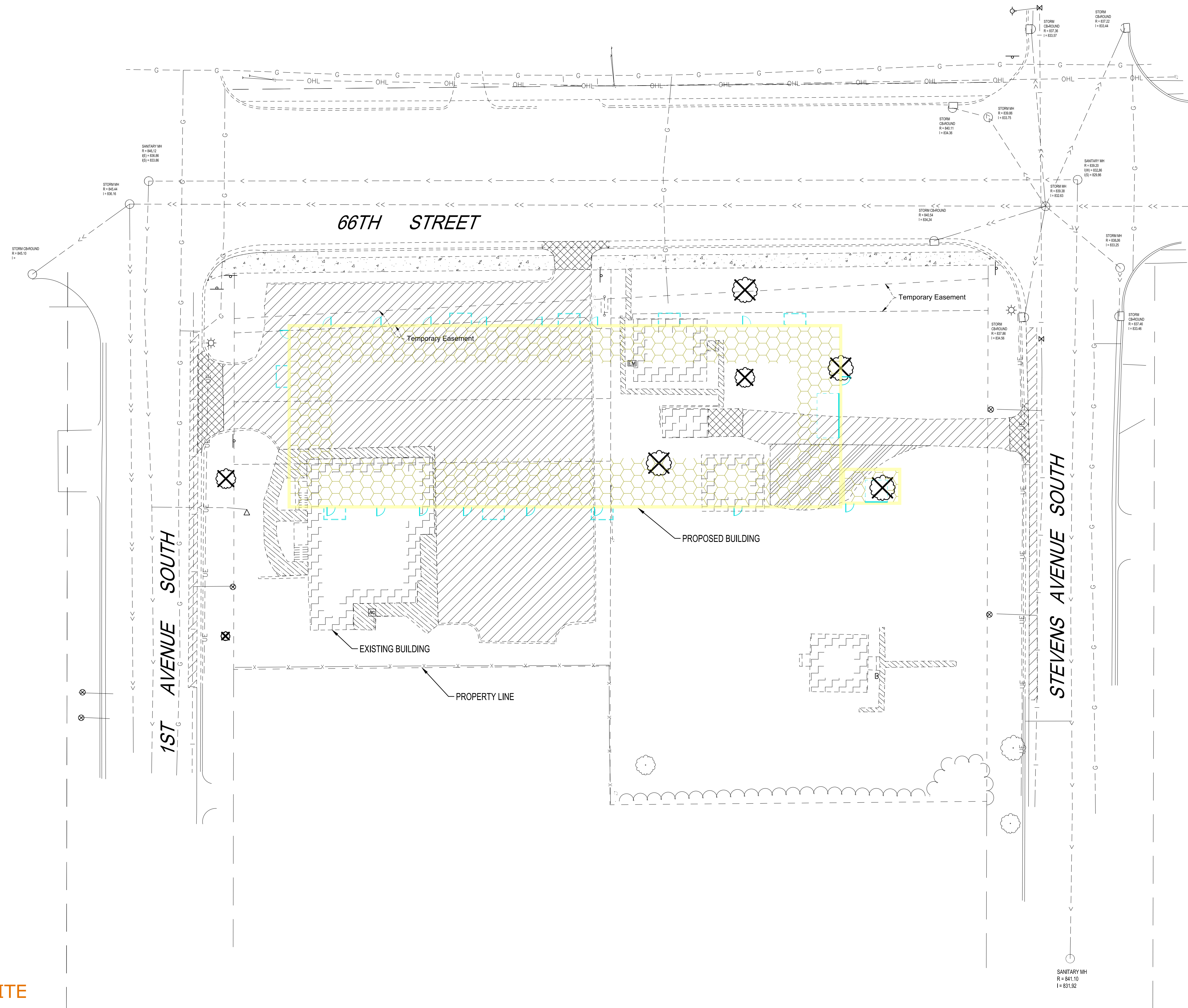
SHEET

C0-10

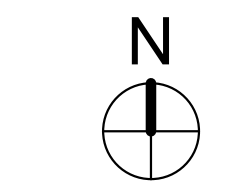


SITE PLAN





EXISTING AND PROPOSED SITE





PRELIMINARY
NOT FOR CONSTRUCTION

B.M. ELEVATION=841.76
TOP NUT OF HYDRANT LOCATED ON THE NORTH
WEST CORNER OF THE STEVENS AVENUE AND
66TH STREET INTERSECTION.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR
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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

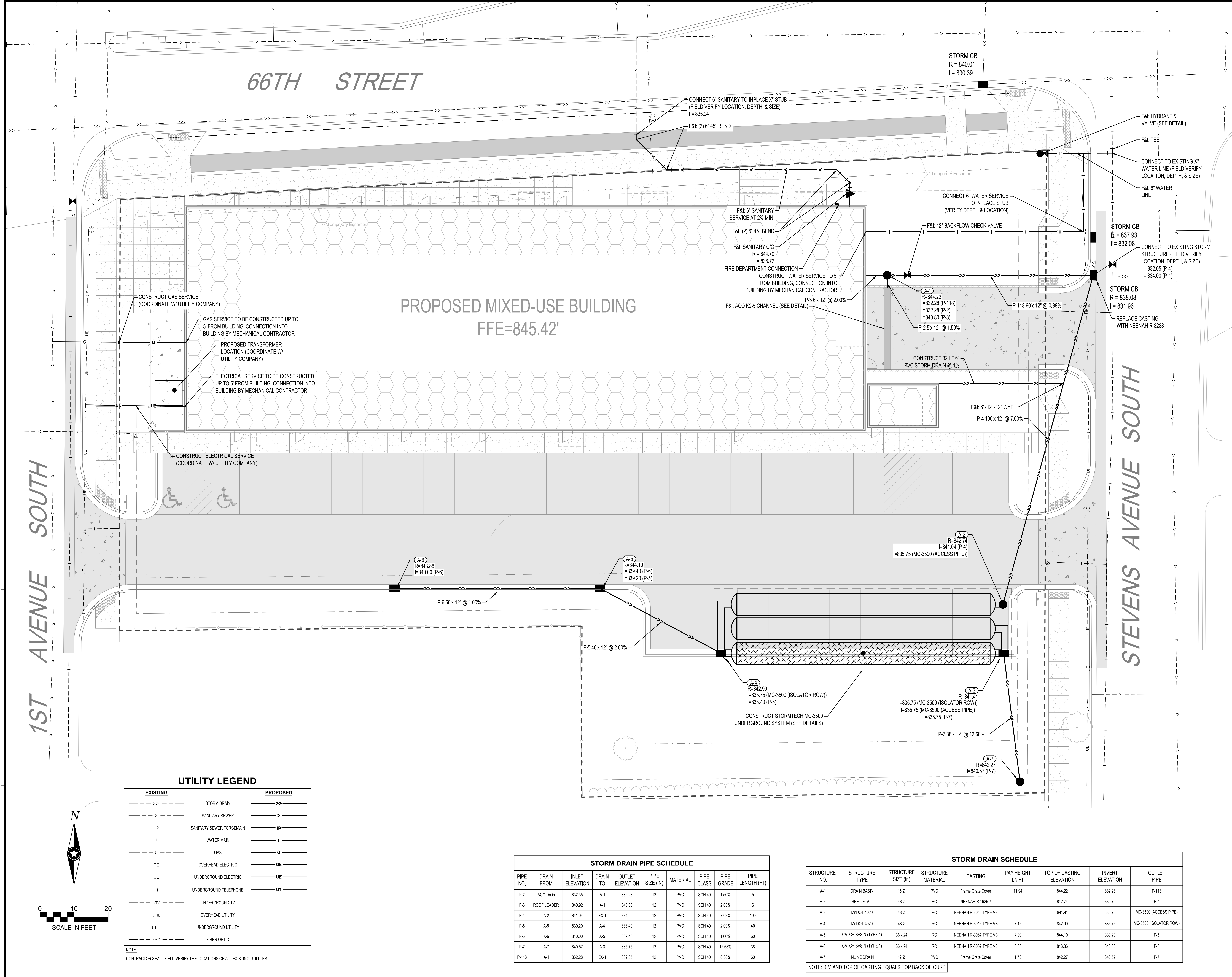
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
5/16/18	CITY RESUBMITTAL	ART

PROJECT NO.	17-20746
FILE NAME	20746 C3 - SITE
DRAWN BY	MNA
DESIGNED BY	MNA
REVIEWED BY	ATB
ORIGINAL ISSUE DATE	3/23/18
CLIENT PROJECT NO.	

TITLE

SITE UTILITY PLAN

SHEET
C3-20



EXISTING		PROPOSED	
--->	STORM DRAIN	--->	STORM DRAIN
---	SANITARY SEWER	---	SANITARY SEWER
>	SANITARY SEWER FORCEMAIN	>	SANITARY SEWER FORCEMAIN
---	WATER MAIN	---	WATER MAIN
---	GAS	---	GAS
OE	OVERHEAD ELECTRIC	OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC	UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE	UT	UNDERGROUND TELEPHONE
UTV	UNDERGROUND TV	UTV	UNDERGROUND TV
OHL	OVERHEAD UTILITY	OHL	OVERHEAD UTILITY
UTL	UNDERGROUND UTILITY	UTL	UNDERGROUND UTILITY
FBO	FIBER OPTIC	FBO	FIBER OPTIC

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

STORM DRAIN PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-2	ACO Drain	832.35	A-1	832.28	12	PVC	SCH 40	1.50%	5
P-3	ROOF LEADER	840.92	A-1	840.80	12	PVC	SCH 40	2.00%	6
P-4	A-2	841.04	EX-1	834.00	12	PVC	SCH 40	7.03%	100
P-6	A-5	839.20	A-4	838.40	12	PVC	SCH 40	2.00%	40
P-6	A-6	840.00	A-5	838.40	12	PVC	SCH 40	1.00%	80
P-7	A-7	840.57	A-3	835.75	12	PVC	SCH 40	12.68%	38
P-118	A-1	832.28	EX-1	832.05	12	PVC	SCH 40	0.38%	60

STORM DRAIN SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (In)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT LN FT	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
A-1	DRAIN BASIN	15 0	PVC	Frame Grate Cover	11.94	844.22	832.28	P-118
A-2	SEE DETAIL	48 0	RC	NEENAH R-1926-7	6.99	842.74	835.75	P-4
A-3	MhDOT 4020	48 0	RC	NEENAH R-3015 TYPE VB	5.66	841.41	835.75	MC-3500 (ACCESS PIPE)
A-4	MhDOT 4020	48 0	RC	NEENAH R-3015 TYPE VB	7.15	842.90	835.75	MC-3500 (ISOLATOR ROW)
A-5	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3067 TYPE VB	4.90	844.10	839.20	P-5
A-6	CATCH BASIN (TYPE 1)	36 x 24	RC	NEENAH R-3067 TYPE VB	3.86	843.86	840.00	P-6
A-7	INLINE DRAIN	12 0	PVC	Frame Grate Cover	1.70	842.27	840.57	P-7

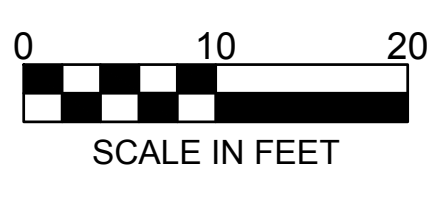
NOTE: RIM AND TOP OF CASTING EQUALS TOP BACK OF CURB

1ST AVENUE SOUTH

66TH STREET

PROPOSED MIXED-USE BUILDING FFE=845.42'

STEVENS AVENUE SOUTH





PRELIMINARY
NOT FOR CONSTRUCTION

B.M. ELEVATION=841.76
TOP NUT OF HYDRANT LOCATED ON THE NORTH
WEST CORNER OF THE STEVENS AVENUE AND
66TH STREET INTERSECTION.

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REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA.
ANDREW T. BRANDEL

DATE: _____ LIC. NO. 47078

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PROJECT

**PLH MIXED USE
BUILDING**

RICHFIELD MINNESOTA

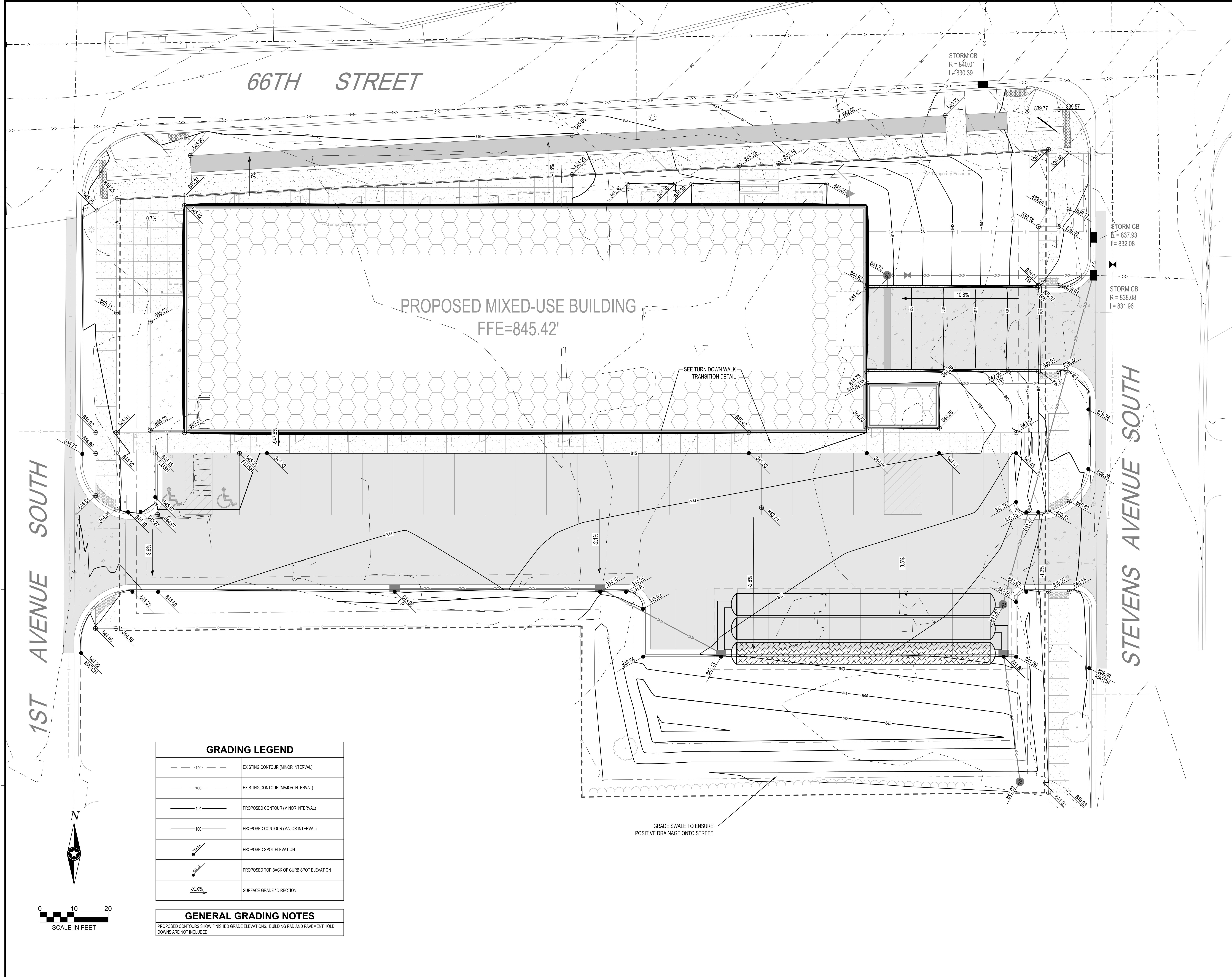
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
5/16/18	CITY RESUBMITTAL	ART

PROJECT NO.	17-20746
FILE NAME	20746 C4 - GRADING
DRAWN BY	MNA
DESIGNED BY	MNA
REVIEWED BY	ATB
ORIGINAL ISSUE DATE	3/23/18
CLIENT PROJECT NO.	

TITLE

**SITE GRADING
PLAN**

SHEET
C4-10



GRADING LEGEND

---101---	EXISTING CONTOUR (MINOR INTERVAL)
---100---	EXISTING CONTOUR (MAJOR INTERVAL)
—101—	PROPOSED CONTOUR (MINOR INTERVAL)
—100—	PROPOSED CONTOUR (MAJOR INTERVAL)
841.5	PROPOSED SPOT ELEVATION
841.5	PROPOSED TOP BACK OF CURB SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD
DOWNS ARE NOT INCLUDED.

PLAN SHEET NOTES

1. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE ___ UNLESS OTHERWISE NOTED.

KEYNOTE LEGEND



PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO. 17-20746

FILE NAME

DRAWN BY

DESIGNED BY

REVIEWED BY

ORIGINAL ISSUE DATE

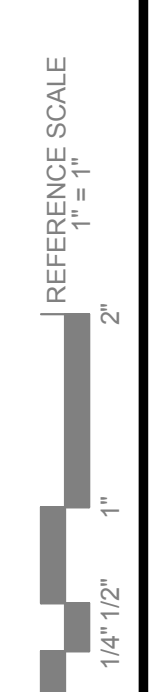
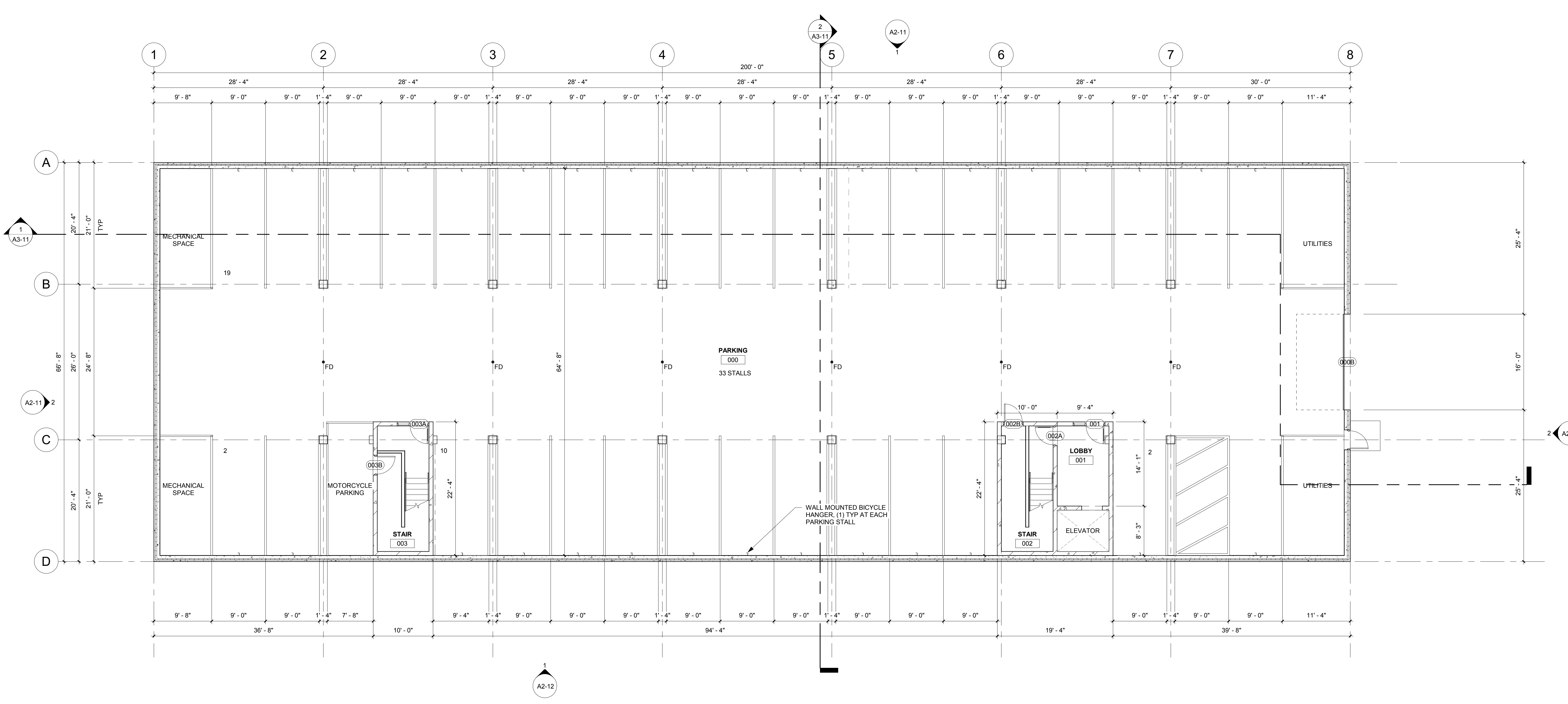
CLIENT PROJECT NO.

TITLE

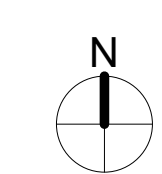
LOWER LEVEL PLAN

SHEET

A1-20



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



PRELIMINARY NOT FOR CONSTRUCTION

UNIT LEGEND	
STUDIO - 1 BED TYPES - 10 UNITS	1ST FLOOR - 2 2ND FLOOR - 4 3RD FLOOR - 4
1 BEDROOM TYPE - 10 UNITS	1ST FLOOR - 2 2ND FLOOR - 4 3RD FLOOR - 4
2 BEDROOM TYPES - 11 UNITS	1ST FLOOR - 1 2ND FLOOR - 5 3RD FLOOR - 5
TOTAL UNIT MIX	
10 - STUDIO - 32%	
10 - 1 BEDROOM - 32%	
11 - 2 BEDROOM - 35%	
31 TOTAL UNITS	
TOTAL FLOOR SQUARE FOOTAGES	
LOWER LEVEL: 13,333 PARKING = 13,333 SF TOTAL	
FIRST FLOOR: 7,016 RESIDENTIAL + 6,124 RETAIL = 13,138 SF TOTAL	
SECOND FLOOR: 13,117 RESIDENTIAL = 13,117 SF TOTAL	
THIRD FLOOR: 13,117 RESIDENTIAL = 13,117 SF TOTAL	
52,705 TOTAL SQUARE FOOTAGE	

PLAN SHEET NOTES	
1. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE _____ UNLESS OTHERWISE NOTED.	

KEYNOTE LEGEND	



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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO. 17-20746

FILE NAME _____

DRAWN BY _____

DESIGNED BY _____

REVIEWED BY _____

ORIGINAL ISSUE DATE _____

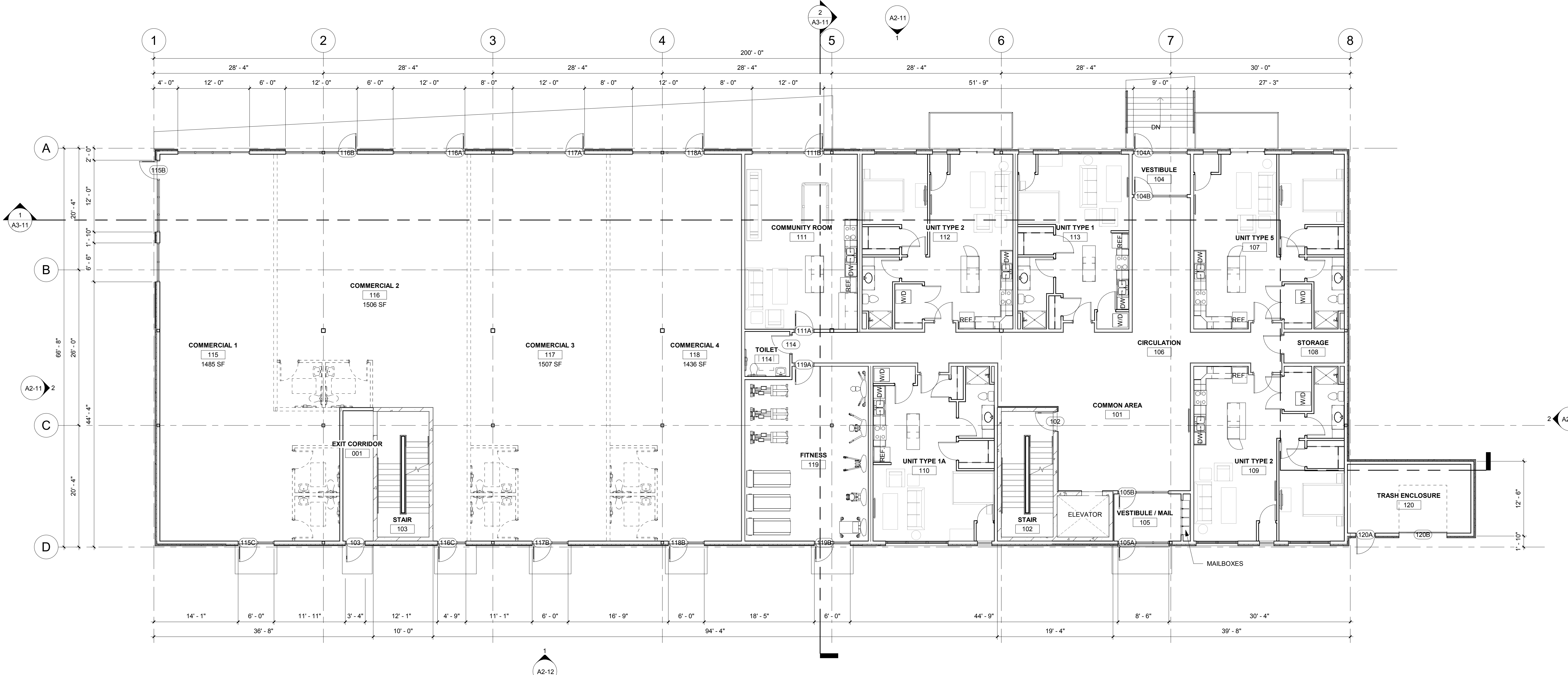
CLIENT PROJECT NO. _____

TITLE

FIRST FLOOR PLAN

SHEET

A1-21



REFERENCE SCALE
0 1/4" = 1'-0"

1 FIRST FLOOR PLAN
1/8" = 1'-0"

PLAN SHEET NOTES

1. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE ___ UNLESS OTHERWISE NOTED.

KEYNOTE LEGEND



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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE

DATE DESCRIPTION BY

05/16/18 CITY RESUBMITTAL DJR

PROJECT NO. 17-20746

FILE NAME

DRAWN BY

DESIGNED BY

REVIEWED BY

ORIGINAL ISSUE DATE

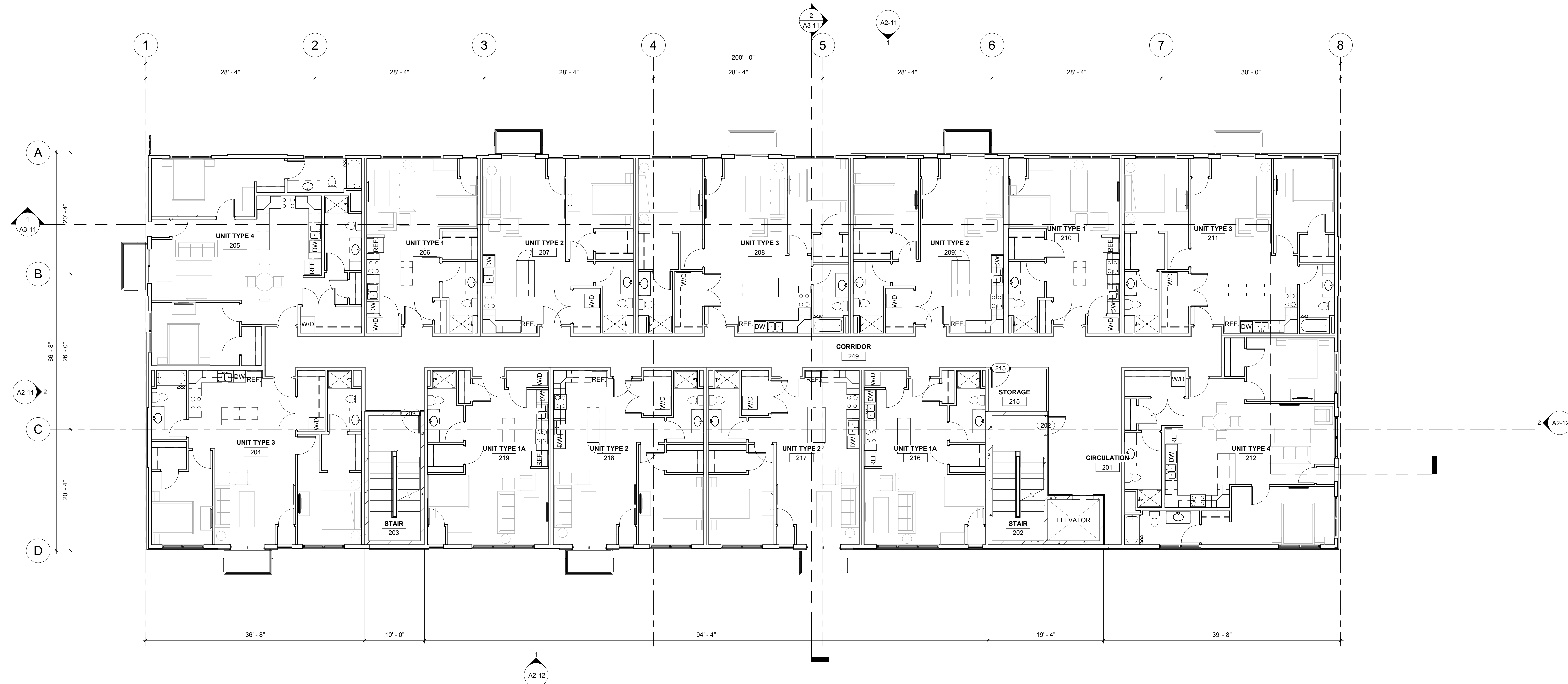
CLIENT PROJECT NO.

TITLE

SECOND FLOOR PLAN

SHEET

A1-22



REFERENCE SCALE
1" = 1'-0"
0 1/4" 1/2" 1" 2" 4" 8" 16"

1 SECOND FLOOR PLAN
1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

PLAN SHEET NOTES

1. ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE ... UNLESS OTHERWISE NOTED.

KEYNOTE LEGEND



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PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO. 17-20746

FILE NAME

DRAWN BY

DESIGNED BY

REVIEWED BY

ORIGINAL ISSUE DATE 09/12/17

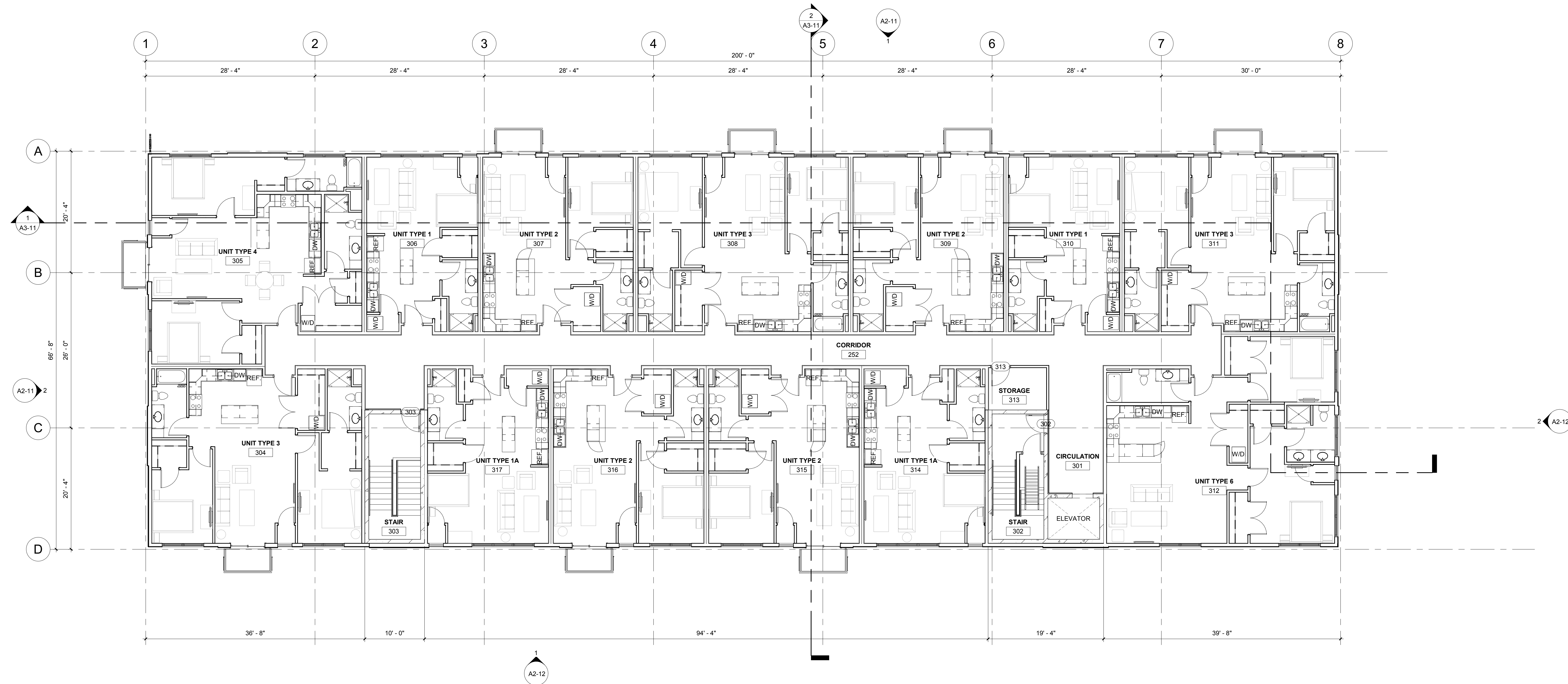
CLIENT PROJECT NO.

TITLE

THIRD FLOOR PLAN

SHEET

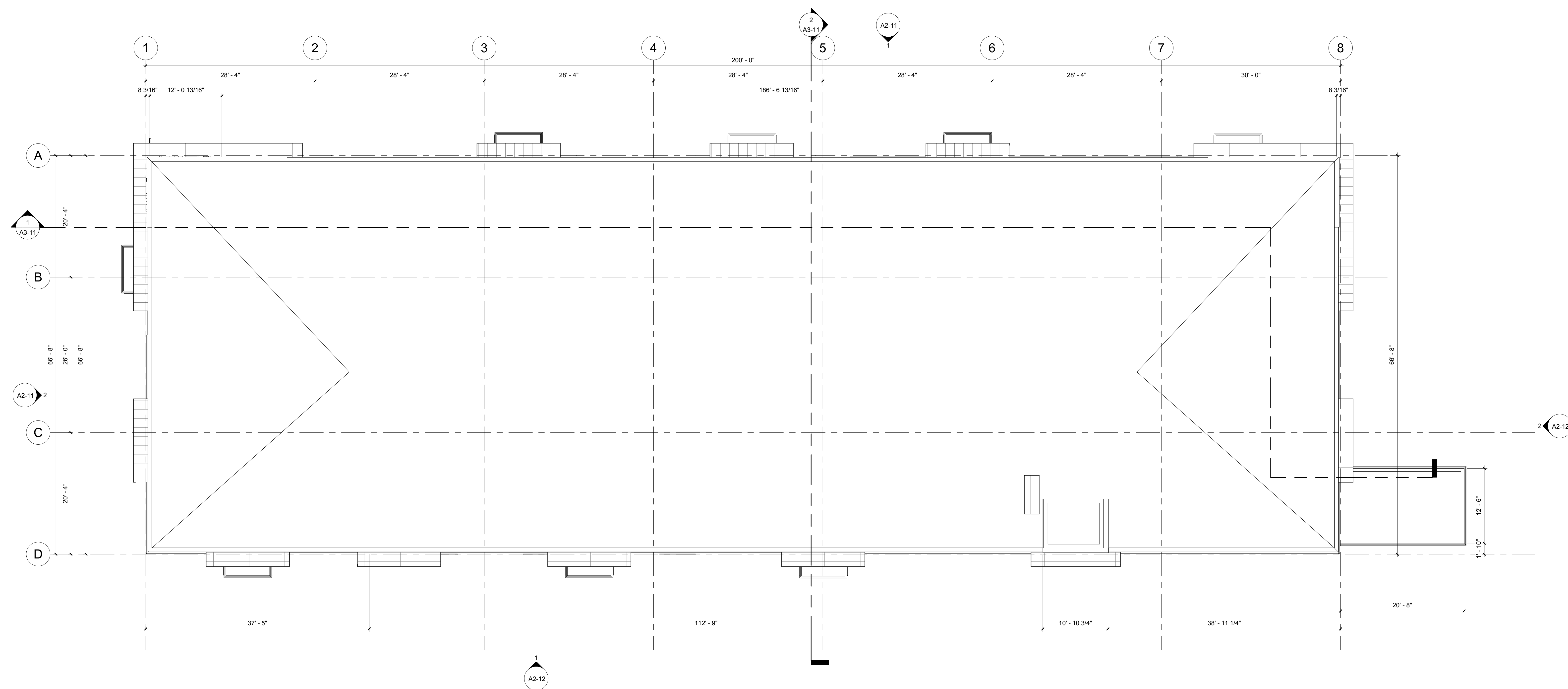
A1-23



1 THIRD FLOOR PLAN
1/8" = 1'-0"

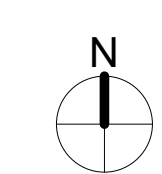
REFERENCE SCALE
0 1/4" 1/2" 1"

PRELIMINARY NOT FOR CONSTRUCTION



REFERENCE SCALE
 0 1/4" 1/2" 1"

1 ROOF PLAN
 1/8" = 1'-0"



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PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO. 17-20746
 FILE NAME _____
 DRAWN BY _____
 DESIGNED BY _____
 REVIEWED BY _____
 ORIGINAL ISSUE DATE _____
 CLIENT PROJECT NO. _____

TITLE

ROOF PLAN

SHEET

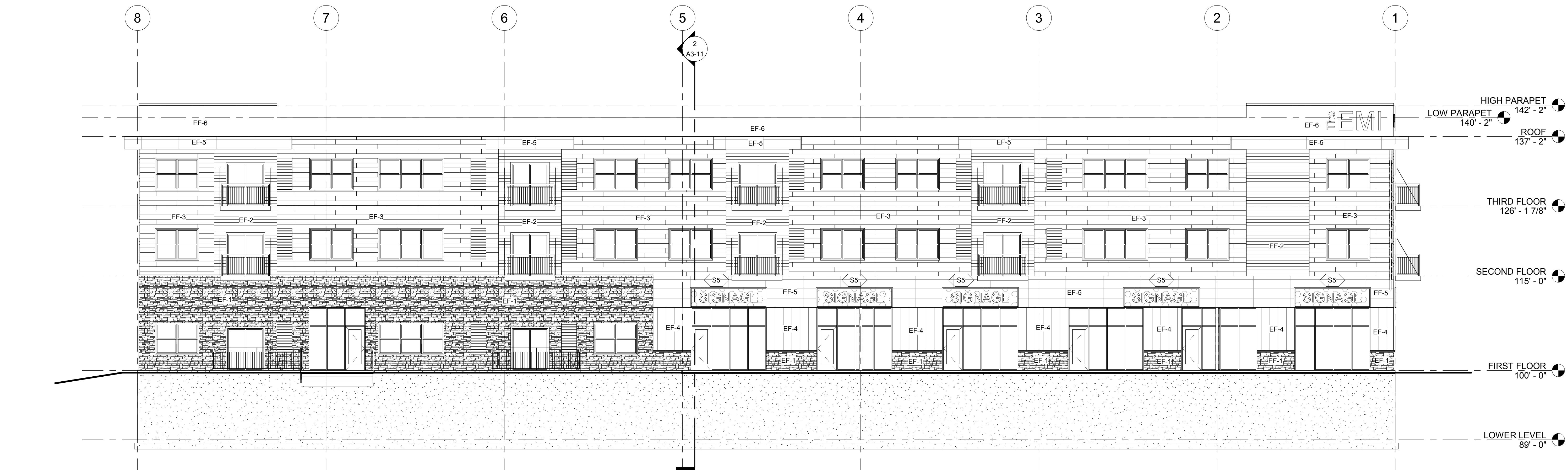
A1-71

PRELIMINARY NOT FOR CONSTRUCTION

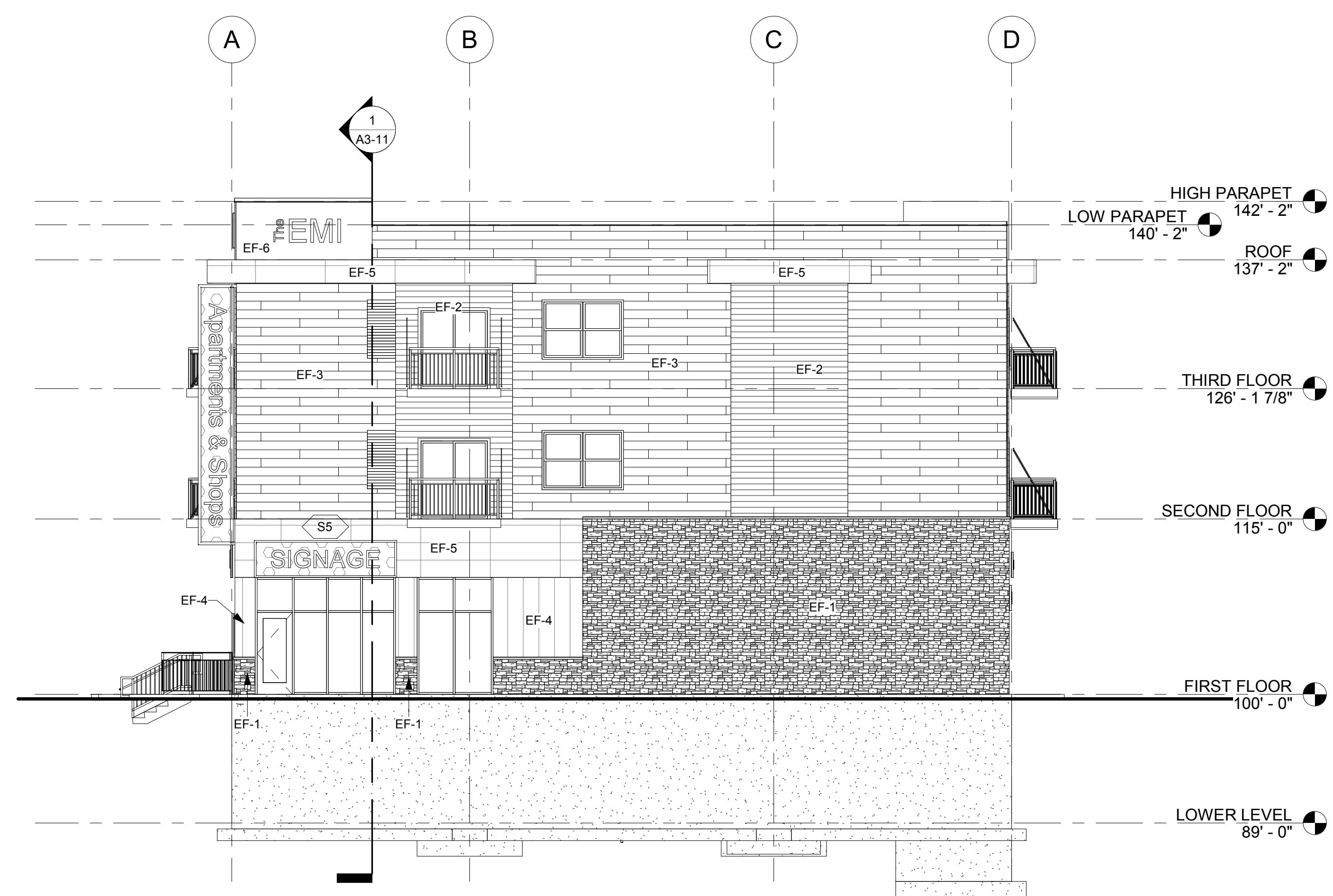
SIGNAGE				
MARK	WIDTH	HEIGHT	TEXT HEIGHT	COUNT
S1	4'-0"	2'-0"	0'-9"	1
S2	6'-0"	2'-0"	0'-9"	4
S3	8'-0"	2'-0"	1'-0"	1
S5	12'-0"	3'-0"	1'-6"	6

EXTERIOR WALL MATERIAL SCHEDULE AND TAKEOFF					
MARK	MATERIAL DESCRIPTION	MANUFACTURER	MODEL / COLOR	COMMENTS	APPROX AREA
EF-1	STONE VENEER				4442 SF
EF-2	LAP SIDING	LP SMARTSIDE	LITE COLOR	INSTALL HORIZONTALLY	2155 SF
EF-3	18" x 120" FIBER CEMENT SIDING	NICHA VINTAGE WOOD	LITE CEDAR COLOR	INSTALL HORIZONTALLY	7547 SF
EF-4	BOARD AND BATTEN SIDING	LP SMARTSIDE	WHITE COLOR	INSTALL VERTICALLY	926 SF
EF-5	18" x 72" FIBER CEMENT PANELS	NICHA	GREY COLOR	INSTALL HORIZONTALLY	1978 SF
EF-6	PAINT		BLACK		949 SF

NOTE:
ALL QUANTITIES IN "AREA" ARE APPROXIMATE AND FOR REFERENCE ONLY. THESE NUMBERS ARE NOT GUARANTEED AND NOT INTENDED TO BE REPLACEMENTS FOR SHOP DRAWINGS OR PHYSICAL DRAWING EVALUATIONS AND TAKEOFFS.



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



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

REFERENCE SCALE
0 1/4" 1/2" 1" 2"

5/17/2018 11:24:30 AM



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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO. 17-20746

FILE NAME _____
DRAWN BY _____
DESIGNED BY _____
REVIEWED BY _____
ORIGINAL ISSUE DATE _____
CLIENT PROJECT NO. _____

TITLE

EXTERIOR ELEVATIONS

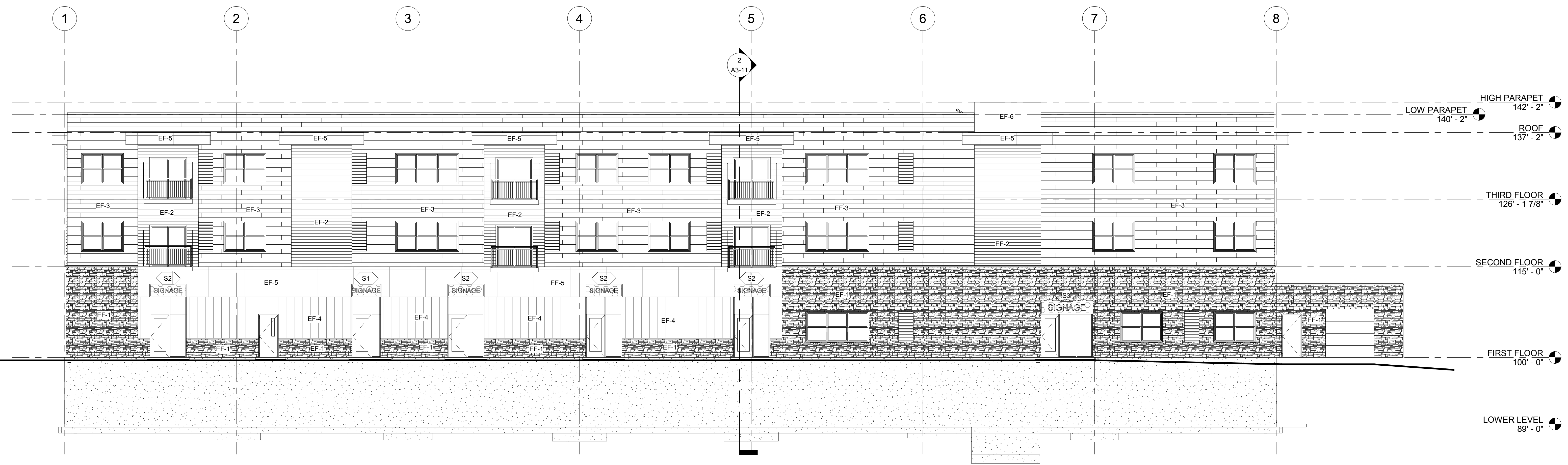
SHEET

A2-11

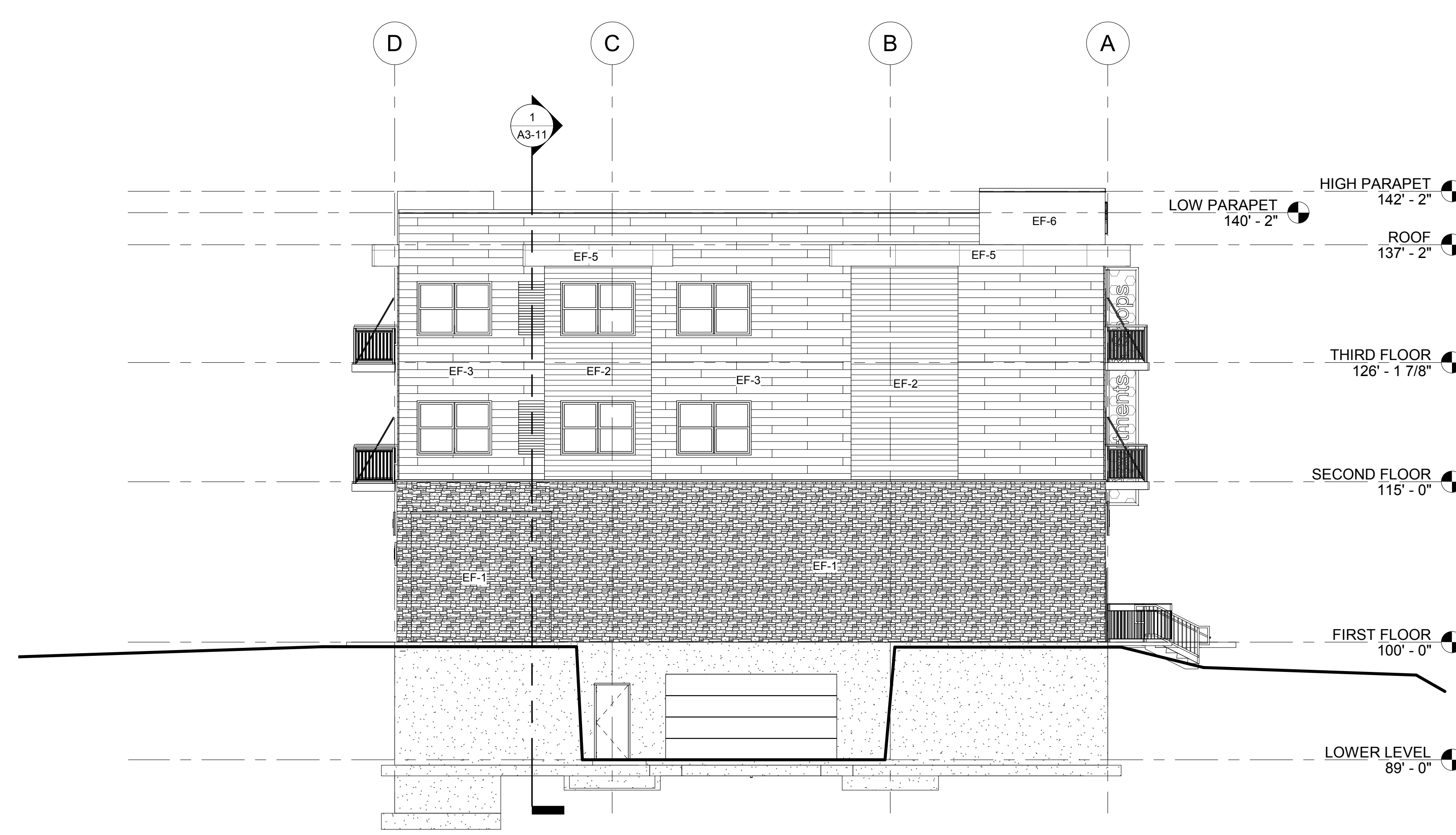
PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY NOT FOR CONSTRUCTION



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



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



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PROJECT NO. 17-20746

FILE NAME _____

DRAWN BY _____

DESIGNED BY _____

REVIEWED BY _____

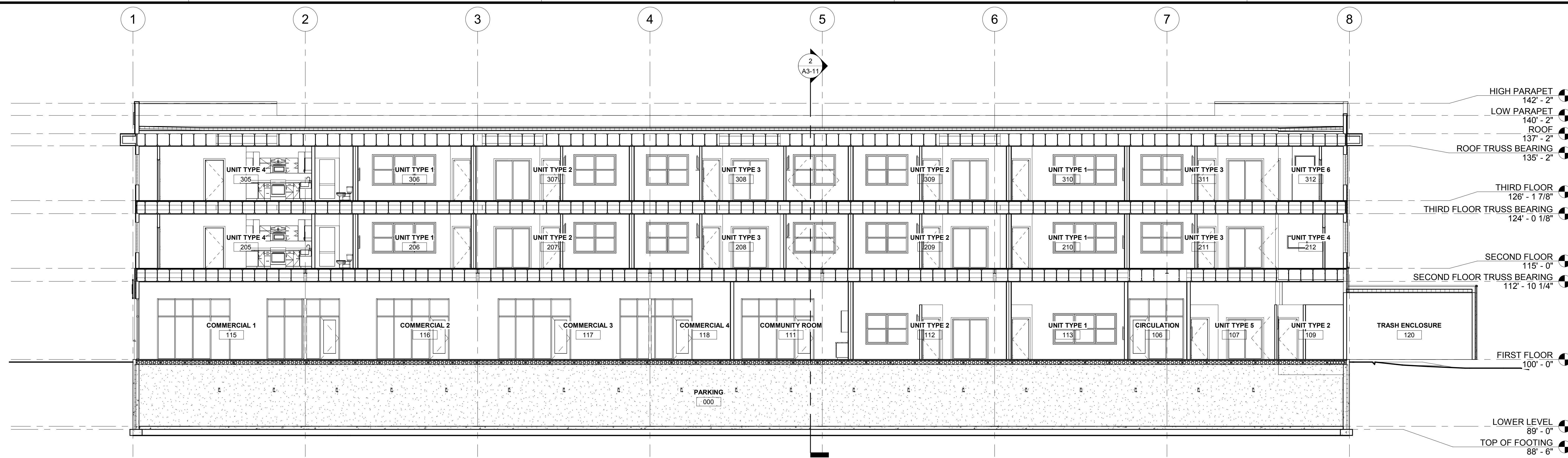
ORIGINAL ISSUE DATE _____

CLIENT PROJECT NO. _____

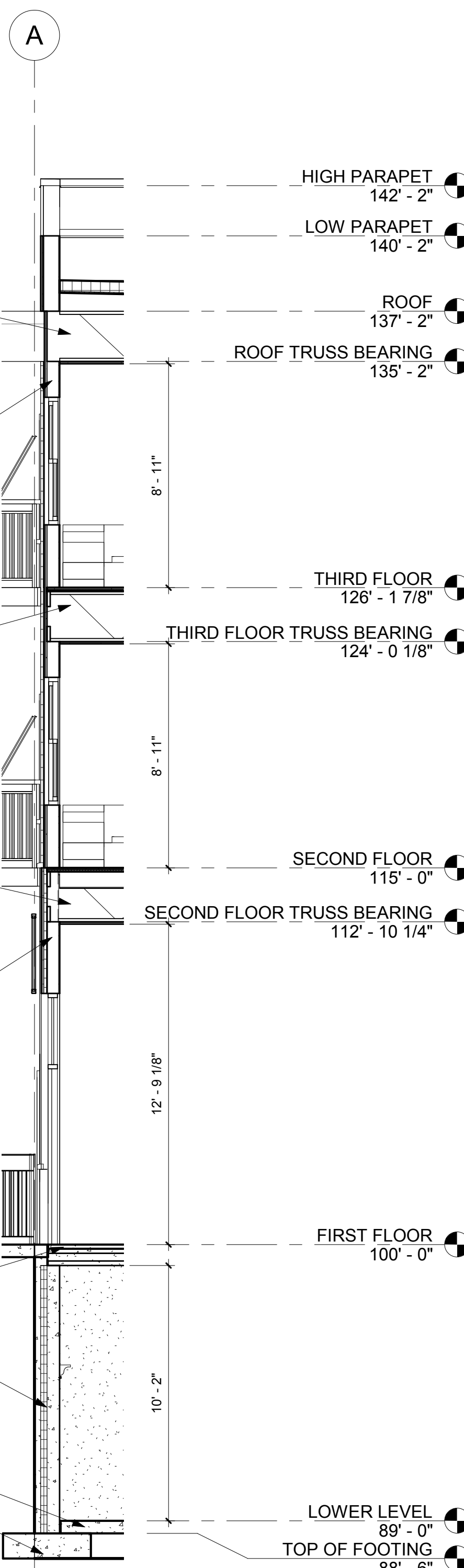
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EXTERIOR ELEVATIONS

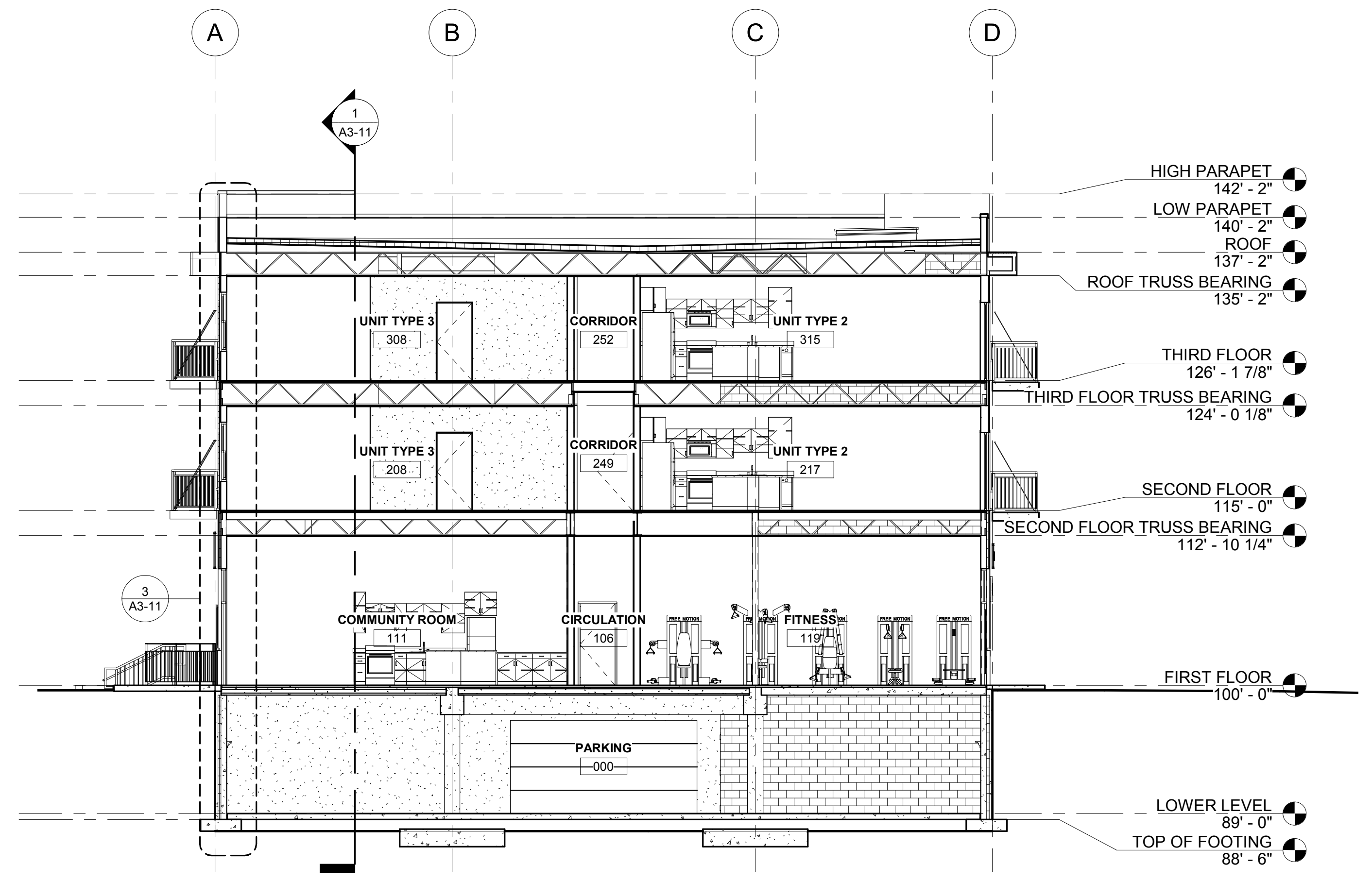
SHEET



1 BUILDING SECTION
1/8" = 1'-0"



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



2 BUILDING SECTION
1/8" = 1'-0"



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PROJECT

PLH MIXED USE BUILDING

RICHFIELD MINNESOTA

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05/16/18	CITY RESUBMITTAL	DJR

PROJECT NO. 17-20746
FILE NAME
DRAWN BY
DESIGNED BY
REVIEWED BY
ORIGINAL ISSUE DATE
CLIENT PROJECT NO.

BUILDING SECTIONS

SHEET
A3-11

PRELIMINARY NOT FOR CONSTRUCTION

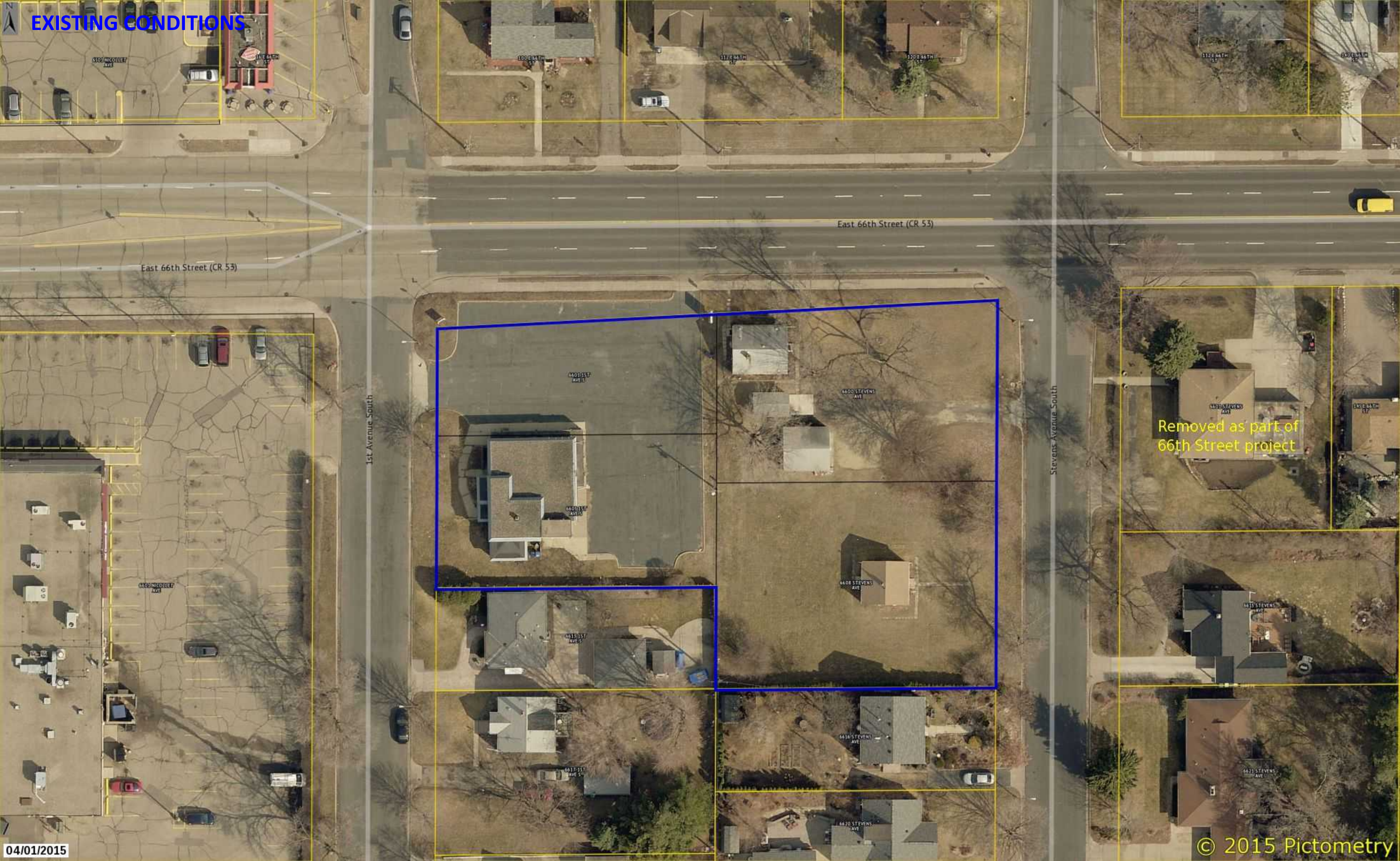
REFERENCE SCALE
0 1/4" 1/2" 1"



OVERALL SITE EXHIBIT



EXISTING CONDITIONS



East 66th Street (CR 53)

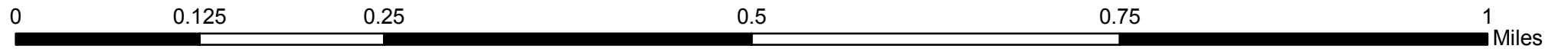
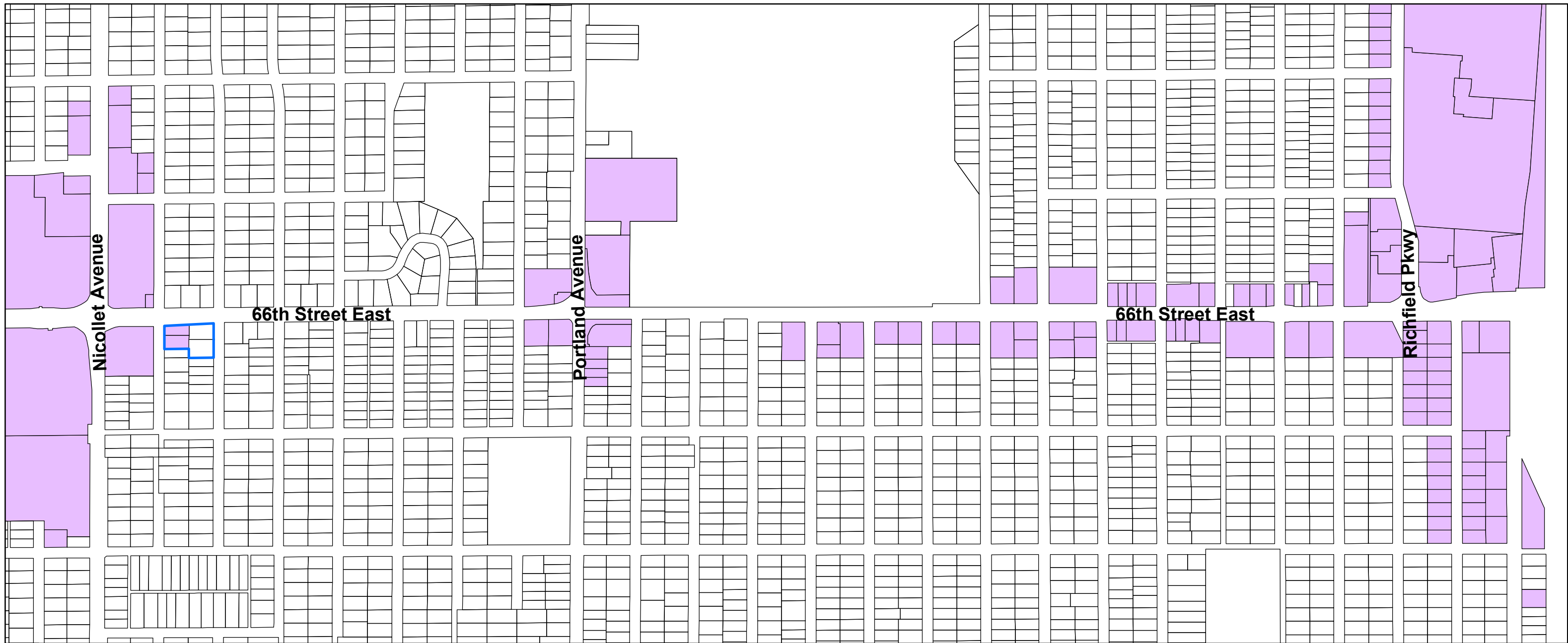
East 66th Street (CR 53)

1st Avenue South


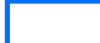
Stevens Avenue South

Removed as part of
66th Street project

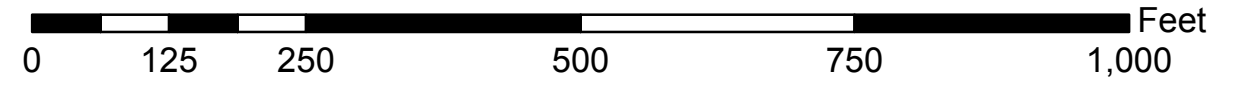
66th Street East Development Pattern



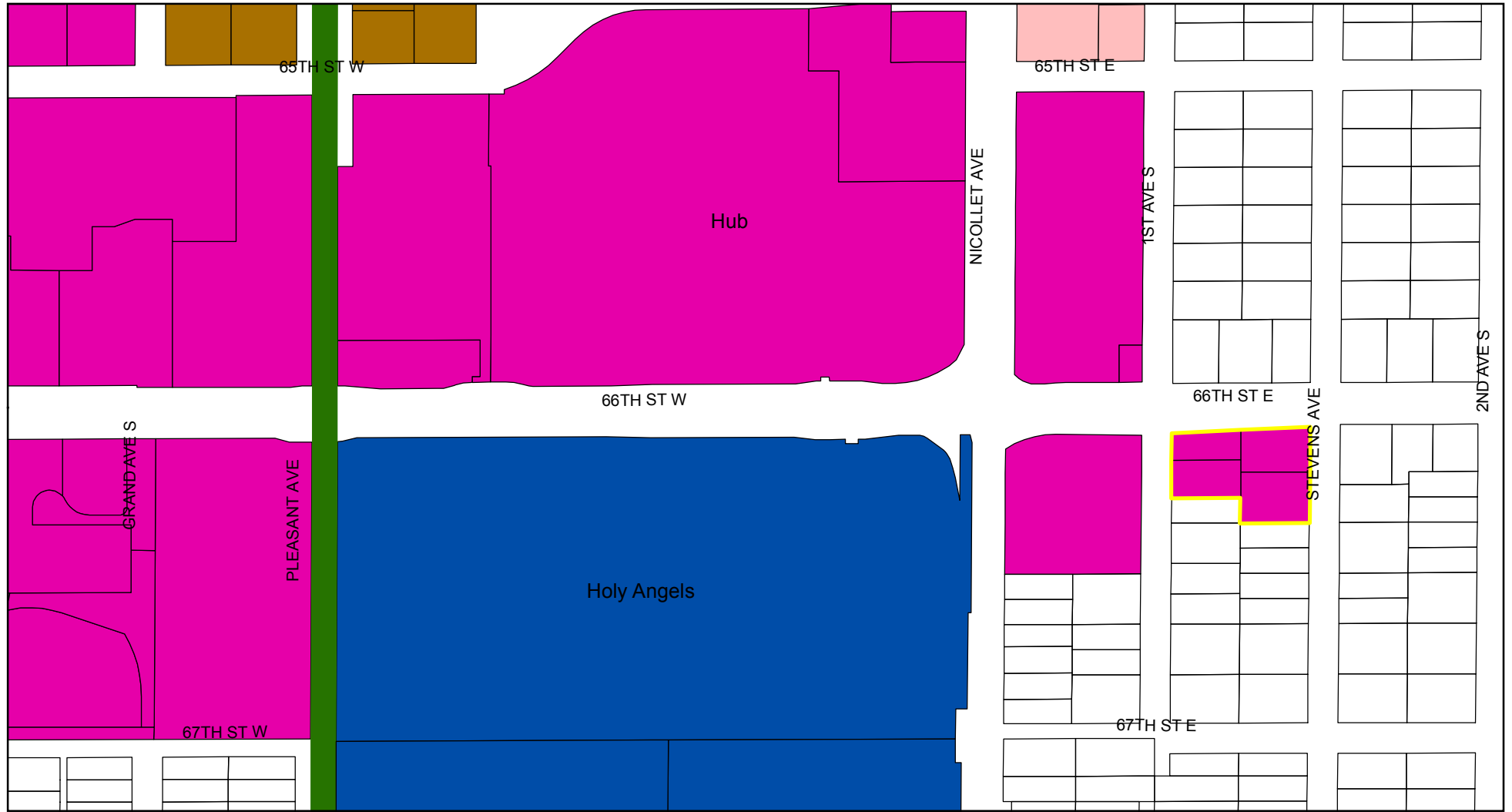
Land Use













-  Non-Single Family Residential Land Use
-  PLH Development Site

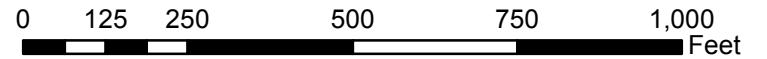
66th Street Land Use - Nicollet Avenue to Portland Avenue



DRAFT Comprehensive Plan Designations - 66th Street & Nicollet Avenue Area



- | | | |
|--|--|---|
|  101 66th St Site Boundary |  Neighborhood Comm. |  Quasi-public / Institutional |
| Planned Land Use |  Community Comm. |  Park |
|  Low Density Res. |  Regional Comm. |  Water |
|  Medium Density Res. |  Mixed Use |  Right of Way |
|  High Density Res. | | |



Matt Brillhart

From: Husniyah Dent Bradley <dent_h@hotmail.com>
Sent: Thursday, April 26, 2018 11:29 AM
To: Melissa Poehlman; John Stark; Matt Brillhart; Pat Elliott; Michael Howard; Edwina Garcia; Simon Trautmann; Maria Regan Gonzalez; J Dent
Subject: Comments about Zoning Ordinance Change on 66th between Stevens Ave and 1st Ave in Richfield

Hello,

I wanted to send along several of the comments that I made at the community section of the Richfield Planning Commission held on Monday, April 23, 2018, concerning the mixed use zoning ordinance for the property at 66th Street between 1st Avenue and Stevens Avenue in Richfield.

I am a long time resident of 66th and Stevens Avenue in Richfield and have driven down that street at different times of the day and night.

Things to consider for this project:

-) It is a fairly quiet street and does not have a lot of traffic driving down it. We do have children that walk down the street from time-to-time due to there being no sidewalks
-) Proper notice of the public meeting was not done - residents complained of receiving the notice a day before or after the date, typically a notice is sent 10 days in advance
-) When there was construction on 66th street last year more traffic drove down the street in order to get around the barriers that were placed in the middle of 66th street.
-) If a mixed use complex is built on that corner it will cause a lot more traffic in the area
-) It is currently sometimes difficult to see oncoming traffic when you are stopped at the stop sign, especially when a driver is driving fast or the sun is blocking the view, a lot of vehicles do not see who is at that corner until they reach the top of the hill driving East towards Portland
-) Traffic speeds up after they leave Nicollet Avenue and it is sometimes hard to make a stop before turning right on to 66th and Stevens - when snow is on the ground or ice, your vehicle will slide into the turn
-) If a large building is built on that corner then it will make it even more difficult to see on-coming traffic at the stop sign and snow removal will be a problem
-) As you drive from East to West on 66th street you can tell that there is a hill and the top of the hill meets on 1st avenue - is the building going to level this area out or will the hill remain?
-) There are people that live on the street that sleep during the day and work at night - a lot of noise will disrupt their sleep and sleep patterns
-) If a popular restaurant leases space in the complex then there will be parking issues as seen in St. Paul and Minneapolis, where residents are complaining about the patrons taking all of the parking spaces on the street so they do not have spaces for their family or guests - the same thing will occur if the complex has a meeting room or hospitality room
-) If people are not able to find parking on the same street as the complex then they will park on 65th and Stevens or 65th and 1st Avenue
-) If residents or customers of the complex take up all of the street parking on Stevens Ave on both sides then there will not be a lot of room for EMS - the other week when EMS had to respond to an incident

they had to park in between two vehicles that were parked on either side of the street and could not make it up the driveway of the home.

- J The mixed use complex will have an open ended driveway where people can drive through the driveway and this could cause an issue
- J The parking lot entrance and underground parking entrance is across the street from other driveways - this could make it difficult for the homeowner to get out of their driveway at peak times of the day
- J On 1st Ave and 66th they are about to allow restaurant patrons from Lakeside Grill to park on that side of the street so they will be competing for parking spots as well
- J Can the lot on 1st Ave and 66th be turned into a parking lot?
- J Brixmor Properties has had a tough time leasing spaces at the Hub (maybe due to high lease rates and building issues - roof, upkeep, etc.) - how are the developers going to ensure that their spaces will be leased?
- J There are no affordable housing units planned for the project, not even 10%
- J The developers are asking for additional changes to the space that were not initially disclosed when the project was presented - building it out to the corner, etc.
- J The developers do not know exactly where trash will be collected, where deliveries for commercial space will come in through or other delicate details that need to be ironed out
- J It is great that the developers want to redevelop the property. They are not from MN and are not connected to the community but they have purchased the property and are eager to get started. Hopefully this project will not have a huge impact on the value of the homes in the area, etc.

I hope that everyone is able to visit the location and observe it for 10 minutes or so to get a feel of the type of area it is.

Thanks,

Husniyah Dent Bradley

Matt Brillhart

From: Cynthia Norton <cnorton54@comcast.net>
Sent: Tuesday, April 24, 2018 11:51 AM
To: Pat Elliott; Michael Howard; Edwina Garcia; Maria Regan Gonzalez; John Stark; Melissa Poehlman; Matt Brillhart
Subject: Post 04/23 Meeting Re Mixed-Use Development at 6601 & 6605 1st Ave & 6600 & 6608 Stevens Ave

If the Planning Commission approves the **highly opposed** zoning change to multi-use for the parcel at 66th Street and Stevens and First Ave. South after receiving numerous phone calls, emails and after listening to 3 hours of heartfelt opposition from longtime and new homeowners directly impacted by changing zoning to this parcel it will be clear **none of you** sitting on the volunteer Planning Commission or the elected City Council care about the long-time loyal homeowner's in Richfield.

Remember **we** are the citizens who pay the taxes that support Richfield. It is our tax dollars that allow volunteers and elected officials to sit like stoic statues with your eyes glued to monitor screens instead of looking into the eyes and faces of citizens whose daily lives are impacted by the unwanted decisions you impose upon us.

*Since Sean, the volunteer Commission Chair does not have an email address please forward my email to him.

Cynthia Norton

132 E. 66th St.

Richfield, MN 55423

Matt Brillhart

From: Nancy Norton <nnorton9977@gmail.com>
Sent: Tuesday, April 24, 2018 12:29 AM
To: Pat Elliott; Michael Howard; Edwina Garcia; Maria Regan Gonzalez; John Stark; Melissa Poehlman; Matt Brillhart; Michael Howard; Edwina Garcia; Simon Trautmann
Subject: Re: NO Mixed-Use Development at 6601 & 6605 1st Ave & 6600 & 6608 Stevens Ave

One more very important item the Richfield taxpaying residents said:

1. Home prices will go DOWN as people don't want to live next to apartment buildings.
2. People who purchased homes within the last 1-3 years said they WOULD NOT HAVE PURCHASED if they knew about the mixed use development.

This alone is a HUGE reason to NOT approve the mixed use development. Richfield will not only have 35%-45% of commercial buildings vacant at The Hub but Richfield homes may also sit vacant or the Richfield house prices may get so low and will negatively impact Richfield.

Don't approve the mixed use development, it will negatively impact Richfield.

Nancy Norton

On Mon, Apr 23, 2018, 11:05 PM Nancy Norton <nnorton9977@gmail.com> wrote:

Hi, You missed a great Planning Commission Meeting tonight. The taxpaying Richfield residents learned the City Members have been working with this Wisconsin builder since 2015 and has known about the Zoning Changes for years and only sent out a small card to the Richfield residents a few weeks ago. The builder sent out a letter a few days ago, which I received the day AFTER the meeting, that the builder wanted to share his building plans with the Richfield residents.

It was VERY CLEAR the Richfield taxpaying residents DON'T WANT mixed use development as about 15-20 Richfield residents spoke tonight AGAINST mixed use development and how they would APPROVE single family homes built on this property. Not one Richfield resident had anything positive to say about mixed use development, everyone is AGAINST it.

We also learned traffic volumes at peak times will increase to about 91 vehicles per hour from our current volume 10-15 vehicles per hour. There is also not enough parking for residents, workers, handicapped, visitors of residents and Stevens Avenue & 1st Avenue should expect both sides of our streets to be used as additional parking. This will cause issues for Emergency Vehicles and Police as well as residents trying to get into their own driveway. In the winter it will be awful for residents as the snow plows will not be able to clear our streets. Residents are also concerned about the volume of vehicles making turns out of Stevens Avenue & 1st Avenue to 66th Street and not being able to clearly see traffic, bikers and pedestrian with the huge cement building blocking the view.

PLEASE, don't approve Mixed Use Development for this area, as it's very clear, this is not the correct location, Richfield taxpaying residents don't want the additional traffic and congestion.

Thank You
Nancy Norton

On Fri, Apr 20, 2018, 10:40 AM Nancy Norton <nnorton9977@gmail.com> wrote:

CRIME will also be increased with additional unnecessary businesses and traffic. We had crime already at the Dairy Queen, Country Buffet, Best Buy and other businesses. Richfield should be making efforts to eliminate crime not bring it into our neighborhood.

Single family homes would be the best use for this property.

Nancy Norton
132 East 66th Street

On Fri, Apr 20, 2018, 10:09 AM Nancy Norton <nnorton9977@gmail.com> wrote:

I should also add the additional noise, traffic and congestion this huge ugly dark chunk of cement will attract will NOT be welcomed. The taxpaying homeowners living access the street do NOT want this.

We would be much happier with single family homes on this property.

Nancy Norton
132 East 66th Street
Richfield, MN 55423

On Fri, Apr 20, 2018, 8:52 AM Nancy Norton <nnorton9977@gmail.com> wrote:

I live across the street and **DO NOT WANT** to look at this huge cement building. **I DO NOT WANT** to have semi-trucks delivering and unloading product to the businesses anytime 24 hours a day 7 days a week, disturbing me. This cement building will only provide shade to 66th street. There is no place for snow removal and not enough parking space available. I only see NEGATIVE from this proposed mixed-use development. As a Richfield homeowner for over 50 years living across the street on Stevens Avenue and 66th Street.

The Hub commercial buildings are 35%-45% EMPTY. Commercial buildings on Nicollet Avenue from 66th Street to 64th Street are 45%-50% EMPTY. YOU should be spending your time getting the empty commercial buildings filled with businesses. Richfield certainly does not need more EMPTY commercial buildings.

I PROPOSE you build 4 (four) beautiful Richfield style **single family homes** that will enhance the area between 1st Avenue and Stevens Avenue on 66th Street. This will enrich Richfield and will not negatively impact the long time tax paying Richfield residents.

Again I say, **ABSOLUTELY NO** Mixed-Use Development at 6601 & 6605 1st Ave & 6600 & 6608 Stevens Ave.

Nancy Norton
132 East 66th Street
Richfield, MN 55423

Matt Brillhart

From: Nancy Norton <nnorton9977@gmail.com>
Sent: Tuesday, April 24, 2018 11:31 AM
To: Pat Elliott; Michael Howard; Edwina Garcia; Maria Regan Gonzalez; John Stark; Melissa Poehlman; Matt Brillhart; Michael Howard; Edwina Garcia; Simon Trautmann
Subject: NO Zoning Change for 6601 & 6605 1st Ave & 6600 & 6608 Stevens Ave

If the Planning Commission approves the zoning change to multi-use development for the parcel at Stevens Avenue and 1st Avenue South on 66th Street after receiving numerous phone calls, emails and additionally listening to 3 hours of **heartfelt opposition** from longtime and new Richfield homeowners who will be directly negatively impacted by the zoning changes it will be very clear **none of you** sitting on the Planning Commission or the Richfield City Council care about the taxpaying Richfield residents.

Remember **we are the citizens** who pay the taxes that support your paycheck. The paycheck that allows you sit like stoic statues with your eyes glued to monitor screens instead of looking into the eyes and faces of the Richfield taxpayers who are speaking directly to you and who've elected you.

Thank You,
Nancy Norton
132 East 66th Street

Matt Brillhart

From: Cynthia Norton <cnorton54@comcast.net>
Sent: Friday, April 20, 2018 1:54 PM
To: Pat Elliott; Michael Howard; Edwina Garcia; STRautman@RichfieldMN.gov; Maria Regan Gonzalez; John Stark; Matt Brillhart; Melissa Poehlman
Subject: Mixed-Use Development at 6601 & 6605 1st Ave & 6600 & 6608 Stevens Ave

As a long time resident and homeowner in Richfield, I am opposed to changing the zoning on the parcel that is across 66th St. from my residence.

I DO NOT WANT this huge cement building that will house commercial and residential. **I DO NOT WANT** the noise and pollution of semi-trucks delivering and unloading product to the businesses anytime 24 hours a day 7 days a week. **I DO NOT WANT** the residential single-family nature of my neighborhood changed to become a place where families are unfamiliar and will change monthly as they move in and out.

This unattractive cement monstrosity that resembles a non-descript Soviet Union styled high-rise will block the sunshine. 66th Street will look dark and shaded and the view will be blocked towards the southwest.

There is not enough space for snow removal. This terrible idea will only add more traffic and congestion to an already busy crime-ridden area of 66th St and Nicollet Ave.

I see nothing positive for me from this proposed mixed-use development. As a Richfield homeowner for over 50 years I embrace the suburban feeling of single-family homes with a yard for kids to play. I do not want my quaint suburb to feel like it is a busy noisy downtown corner.

The Hub commercial buildings are 35%-45% EMPTY. Commercial buildings on Nicollet from 66th Street to 64th Street are 45%-50% EMPTY. Spending your time getting the empty commercial buildings filled with businesses that will provide you with the tax dollars this city needs would be time better spent by the city council. Richfield does not need additional EMPTY commercial buildings.

The Dairy Queen, Best Buy, Rainbow Foods, and The Country Buffet were recent victims of robbery and vandalism. More commercial shops closer to my home only puts me at higher risk of being robbed, raped and/or killed in my own home.

I PROPOSE you build 4 (four) new **single-family homes with a yard** that will enhance the area between 1st Avenue and Stevens Avenue on 66th Street. This will enrich Richfield. It will not negatively impact the long time and loyal tax paying Richfield residents.

I am 100% against changing the zoning classification. I vote **ABSOLUTELY NO** to Mixed-Use Development at 6601 & 6605 1st Ave & 6600 & 6608 Stevens Ave.

Cynthia Norton

132 East 66th Street

Richfield, MN55423

Matt Brillhart

From: Melissa Poehlman
Sent: Monday, May 14, 2018 1:47 PM
To: Matt Brillhart
Subject: FW: Questions RE: Mixed-Use Development between Stevens Ave and 1st Ave
Importance: High

Melissa Poehlman, AICP

Asst. Director of Community Development | City of Richfield
☎ 612.861.9766

From: Steve Devich
Sent: Monday, May 14, 2018 10:35 AM
To: Elizabeth VanHoose (bethjvanhoose@hotmail.com); John Stark
Cc: Mary Tietjen; Melissa Poehlman
Subject: FW: Questions RE: Mixed-Use Development between Stevens Ave and 1st Ave
Importance: High

I believe that this email is actually a data request that we will have to respond to in the normal fashion. Correct?



Steven L. Devich | City Manager
City of Richfield
Tel: (612) 861-9702 | Fax: (612) 861-9749
sdevich@richfieldmn.gov
...A great place to thrive



From: Pat Elliott
Sent: Monday, May 14, 2018 8:13 AM
To: Nancy Norton
Cc: Steve Devich
Subject: RE: Questions RE: Mixed-Use Development between Stevens Ave and 1st Ave

Good morning to both Nancy and Cynthia. In response to your questions I must confess to not being the best person to answer them but will do my best. In regards to No.1 I'm not certain meetings between staff and developers or those interested in commercial ventures in Richfield require minutes or other formal record keeping but will check with the City Manager to see if I am wrong. Not being a party to the homeowners inquiries about future plans before or after Mr. Lynch's acquisition and not having been provided the names of the Richfield members who allegedly had the information sought I'm afraid I can't answer this question either. In regards to No. 3 I would suggest you direct this question to the Planning Commission members.

Pat

From: Nancy Norton [nnorton9977@gmail.com]
Sent: Saturday, May 12, 2018 11:13 AM

To: Pat Elliott

Subject: Questions RE: Mixed-Use Development between Stevens Ave and 1st Ave

Mayor Elliott, Can you provide a response to the following questions regarding Mixed-Use Development between Stevens Avenue and 1st Avenue:

1. How can I obtain all the minutes of the "Richfield staff meetings" with PLH & Associates from 2016 to the present?
2. Can you provide the reason why the homeowners that inquired about future plans of this property before **and** after Mr. Lynch purchased the property were never provided any details when they contacted various Richfield members who would have knowledge of future plans for this parcel? Why did the City wait until April 2018 to **FIRST** inform the homeowners directly impacted of the zoning change yet the City has been actively working and meeting with this developer since 2015/2016? During this same time period many homeowners inquired with the city of Richfield about the plans for this property and unquestionably no information was provided to them
3. Why did the planning commission put the desires of a **Wisconsin businessman and a non Richfield resident** ahead of the desires and wishes of the residents of Richfield? Why did the planning commission immediately approved the zoning change to Mixed-Use Development for this property moments after listening to **overwhelming opposition** from the homeowners directly impacted?

Link to RICHFIELD SUN Article:

https://www.hometownsource.com/sun_current/planning-commission-approves-change-of-comprehensive-plan-tables-decision-on/article_fbe1a37a-53f8-11e8-ae59-3b4731908eb7.html

At the April 23 Richfield Planning Commission meeting, several residents who live between First and Stevens avenues spoke at the public hearing **against the approval** of an amendment of the comprehensive plan to change a property to a mixed-used development on 66th Street at the former Southview Baptist Church property at 101 66th St. E.

Despite an overwhelming opposition to a mixed-use development in the neighborhood of First and Stevens Avenues, the **Planning Commission voted unanimously to recommend approval** of the change to the comprehensive plan. The comprehensive plan for 2040 has yet to be approved and the deadline for submission to the Metropolitan Council is July 1.

The project and timing details

PLH & Associates, the builder for the project, purchased the property in August 2016 and presented its initial design concepts to the planning commission and city council at work sessions on Aug. 23, 2016, and Nov. 20, 2016.

Paul Lynch of PLH & Associates, a real estate investment construction service and property management company, said that after he received **positive feedback from the staff meetings and sessions**, he purchased the property at the corner of 66th Street and First Avenue and began designing the project.

Residents' input

During the public comment portion of the meeting, 22 residents and business owners approached the stand to make comments **opposed** to the project's designation as a mixed-use property.

Thank You,
Nancy Norton
Cynthia Norton

Matt Brillhart

From: Mike Plantan <mike.plantan@gmail.com>
Sent: Tuesday, May 15, 2018 9:30 PM
To: Paul Lynch
Cc: Matt Brillhart; cathyandjeffbender@earthlink.net; jml8839@comcast.net; tlurv2travl@aol.com; Michael Howard; Edwina Garcia
Subject: Re: The EMI
Attachments: neighborhood input.docx

Hi Paul,

Attached is a list of input items from the neighborhood. Please let me know if there are any questions, comments, or concerns and I look forward to discussing this further.

Thanks,
Mike

On Tue, May 15, 2018 at 4:10 PM, Plantan, Mike <mike.plantan@optum.com> wrote:

Hi Paul,

Sorry for the delay, I did not have an opportunity to compile those last night. The notes are on my personal computer, I will get those sent out this evening.

Thanks for hosting the open house. I will follow up with Ryan on the more technical questions we asked and be sure to CC you on those emails.

Thanks,

Mike

Mike Plantan | Optum

Associate Director Healthcare Economics Consultant, OptumCare

[11000 Optum Circle, Eden Prairie, MN 55344](#)

○ +1 952-205-1440

mike.plantan@optum.com

www.optum.com

From: Paul Lynch [mailto:lynchp@plh-associates.com]

Sent: Tuesday, May 15, 2018 2:57 PM

To: Plantan, Mike

Cc: Matt Brillhart; cathyandjeffbender@earthlink.net; jml8839@comcast.net; tluv2travl@aol.com; Michael Howard; Paul Lynch

Subject: RE: The EMI

Mike,

Thank you for attending last night and presenting questions and concerns from the neighborhood group.

Can you please reply back with the questions and concerns from last night?

Thank you,

Paul Lynch Jr., Managing Member



MADISON | MINNEAPOLIS

PO BOX 390157, Minneapolis, MN 55439-0157 | 608-206-7596 | www.plh-associates.com | lynchp@plh-associates.com

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From: Plantan, Mike <mike.plantan@optum.com>

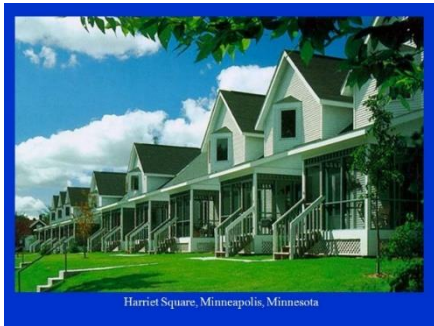
Sent: Monday, May 7, 2018 8:54 AM

To: Paul Lynch <lynchp@plh-associates.com>

1. The neighborhood would like a smaller development that fits with the residential character of the neighborhood, such as 2 story townhouses with walk up entries - this would mitigate the negative impacts to the single family neighborhood of traffic noise and safety issues, parking issues, privacy concerns, general noise, concerns about mechanicals, etc.

- more green space and mature trees

- a building and parking areas that do not require variances to the current city zoning code



2. Neighbors would prefer a residential-only option vs mixed-use

3. Special consideration must be given to the needs of neighbors immediately adjacent to the property, in order to preserve their well-being and the value of their properties.

4. No restaurants or high traffic volume businesses

- Businesses be 9-8

- Limits on delivery hours

5. More mechanical specs available in design specs

- First floor mechanical room to ensure enough space for equipment and get back additional parking spots

6. No protruding balconies

- Juliet style balconies

7. Appropriate, and appealing barrier to neighborhood

8. Provisions for snow removal

- Bond for snow removal if being provided by city to ensure continued maintenance

9. Wrap lower parking lot to exit into parking from underground

10. Break away barriers on Stevens exit

- Rumble strip in parking lot or other cut through prevention measure

11. Underground parking exit set back from 66th

12. revised plans showing items that we have been told are being included but never seen in documentation, including traffic control signage, “porkchop” cut out, security plans, and tenant guidelines.

AGENDA SECTION:	Other Business
AGENDA ITEM #	5.
CASE NO.:	Staff Report No. 6



PLANNING COMMISSION MEETING 5/29/2018

REPORT PREPARED BY: John Stark, Community Development Director

CITY PLANNER REVIEW:

ITEM FOR COMMISSION CONSIDERATION:

Consideration of the approval of a resolution finding that the acquisition and disposition by the Housing and Redevelopment Authority of 1430 66th Street East for eventual redevelopment as commercial use is consistent with the Richfield Comprehensive Plan.

EXECUTIVE SUMMARY:

The property located at 1430 66th Street East has been vacant since 2015. Prior to that point, the building on the property operated as the El Jalapeno Market since approximately 2000.

The property was foreclosed on in 2015 and the ownership eventually reverted to its primary lender, the Richfield-Bloomington Credit Union (RBCU). Since that time RBCU has been attempting to sell the property. Despite lowering the price of the property below its appraised value, the credit union has been unable to sell the property.

As a vacant property, code violations occur regularly; especially dumping. The condition of the building, even while it was open and operational, was poor and it has fallen into a further state of disrepair since. While the building is secured, there is the potential for persons to enter the building and harm themselves, especially since there is a large hole in the floor.

Housing and Redevelopment Authority (HRA) staff negotiated a purchase of the building in April and the HRA entered into a purchase agreement on May 21, 2018. That agreement is contingent on the outcome of this Planning Commission action.

If purchased, the building on the property would be demolished within 90 days. Staff would then market the property as a redevelopment site which could possibly include a shared parking arrangement with the adjoining Frenchman's Pub.

The City's purchases require a finding of consistency with the Comprehensive Plan by the Planning Commission. Staff believes that the purchase of this property is consistent with both the the 2008 Comprehensive Plan (which designates this property as Office) and the currently proposed 2040 Comprehensive Plan Update (which designates the property as Community Commercial).

RECOMMENDED ACTION:

By motion: Approve the attached resolution finding that the acquisition and disposition by the Housing and Redevelopment Authority of 1430 66th Street East for eventual redevelopment as commercial use is consistent with the Richfield Comprehensive Plan.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

- On May 21, 2018, the HRA approved the purchase of the vacant property at 1430 66th Street East (contingent on the outcome of the Planning Commission's vote on this finding of consistency).
- The HRA has purchased and is holding other properties in the 66th Street corridor area.

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

- The City's purchases require a finding of consistency with the Comprehensive Plan by the Planning Commission.
- The 2008 Comprehensive Plan designates this property as Office.
- The proposed 2040 Comprehensive Plan Update designates this property as Community Commercial.

C. CRITICAL TIMING ISSUES:

- A finding of consistency is required whenever the HRA purchases property. The finding should be made before the HRA closes on the purchase of this property.

D. FINANCIAL IMPACT:

- The purchase of vacant and/or blighted properties is anticipated in the HRA budget and this particular purchase falls within funding that is currently available under that budget.

E. LEGAL CONSIDERATION:

- Chapter 462 of the Minnesota State Statutes requires that whenever any public agency buys or sells property within the city, the Planning Commission must review the proposed use of the site for consistency with the Richfield Comprehensive Plan.

ALTERNATIVE RECOMMENDATION(S):

- Make a finding that the acquisition and disposition of 1430 66th Street East is not consistent with the Richfield Comprehensive Plan.

PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description	Type
052918 FOC 1430 66th Street E	Resolution Letter

RESOLUTION NO. 223

**RESOLUTION OF THE RICHFIELD PLANNING COMMISSION FINDING
THAT THE ACQUISITION AND DISPOSITION OF REAL PROPERTY
LOCATED AT 1430 66TH STREET EAST FOR FUTURE
REDEVELOPMENT AS COMMERCIAL USE
IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN**

WHEREAS, the Planning Commission has reviewed the Comprehensive Plan regarding the acquisition and disposition of real property located at 1430 66th Street East and legally described as follows:

1430 66th Street East

Lot 10 and 11 including adjoining 1/2 of vacated alley, Block 4, Nokomis Gardens
Right Block 1-5 Girard Parkview

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

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

Adopted this 29th day of May 2018, by the Planning Commission of the City of Richfield, Minnesota.

Chairperson, Richfield Planning Commission

ATTEST:

Secretary, Richfield Planning Commission