



**PLANNING COMMISSION MEETING  
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS  
MAY 29, 2019  
7:00 PM**

Call to Order

Approval of minutes of the regular Planning Commission meeting of April 22, 2019.

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

**Agenda Approval**

1. Approval of the Agenda

**Public Hearings**

2. Public hearing to consider a request for a conditional use permit to allow a restaurant at 7120 Chicago Avenue.  
19-CUP-02
3. Public hearing to consider a request for a conditional use permit to allow a school at 7132 Portland Avenue.  
19-CUP-01
4. Public hearing to consider amending a Final Development Plan for a Planned Unit Development at 6540 Penn Avenue.  
19-APUD-01

**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**

5. City Planner's Report
6. Next Meeting Time and Location  
Monday, June 24, 2019, at 7:00 p.m. in the Council Chambers
7. 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 22, 2019

MEMBERS PRESENT: Chairperson Sean Hayford Oleary, Commissioners Allysen Hoberg, Susan Rosenberg, Peter Lavin, James Rudolph, and Kathryn Quam

MEMBERS ABSENT: Commissioner Pynn

STAFF PRESENT: Matt Brillhart, Associate Planner  
Melissa Poehlman, Assistant Community Development Director

OTHERS PRESENT: Applicant, David Fong, 6433 Penn Ave (Tii Cup)  
Applicant, Cole Montgomery, 6220 Clinton Ave

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

## APPROVAL OF MINUTES

M/Rudolph, S/Rosenberg to approve the minutes of the February 25, 2018 meeting.  
*Motion carried: 6-0*

## OPEN FORUM

No members of the public spoke.

## ITEM #1 APPROVAL OF AGENDA

M/Quam, S/Roseberg to approve the agenda.  
*Motion carried: 6-0*

## PUBLIC HEARING(S)

### ITEM #2

#### **19-VAR-02, 19-SP-01 – Consideration of a request for site plan approval and a variance for a restaurant at 6433 Penn Avenue S.**

Assistant Director Melissa Poehlman presented the staff report.

Commissioners Lavin and Rudolph expressed concerns regarding the availability of parking and suggested removing the landscaping on the north side to accommodate more parking spaces. Poehlman responded that doing so would instead require variances to impervious surface and landscaping requirements, and that staff's preference is to leave the landscaping in place, which is indicated on the site plan as future proof of parking space, if necessary.

Commissioner Hayford Oleary inquired with staff about the process if parking is found to be inadequate. Poehlman explained that if the applicant deems that parking is inadequate, they would return to the Commission for a variance from impervious surface requirements, to remove the landscaping.

In response to Chair Hoberg, Poehlman confirmed that staff's recommendation is to not remove any landscaping and expressed the need to consider how removing the landscaping could impact the neighboring property's foundation.

M/Rosenberg, S/Rudolph to close the public hearing.  
*Motion carried: 6-0*

April 22, 2019

M/Rosenberg, S/Hayford Oleary to approve the site plan and variance for a restaurant at 6433 Penn Avenue S.

Commissioner Quam stated that the variance request from 15 to 13 parking spaces is relatively small and they don't have the data suggesting it won't be enough. She further stated opposition to removing greenspace unnecessarily and expressed support for the project.

Commissioner Hayford Oleary concurred with Commissioner Quam and expressed support for the project. He further clarified that while staff may have made recommendations to the applicant, they are merely recommending approval of what the applicant has brought forth.

Commissioner Lavin stated that he is in favor of the business but will be voting against the proposal because he does not support the parking variance.

Commissioner Rosenberg expressed support for the project and stated that this is the type of business that they want to see coming to the Penn Avenue corridor.

*Motion carried: 4-2 (Rudolph & Lavin opposed)*

### **ITEM #3**

#### **19-VAR-03 – Consideration of a request for a variance to allow a second curb cut for a driveway at 6220 Clinton Avenue S.**

Associate Planner Matt Brillhart presented the staff report.

Commissioner Quam inquired if there were any drawbacks to granting the variance. Brillhart stated that the distance of the existing curb cut to the intersection would be a concern at busier intersections, but it is not as important in this unique location.

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

*Motion carried: 6-0*

M/Rosenberg, S/Rudolph to approve a variance to allow a second curb cut for a driveway at 6220 Clinton Avenue S.

*Motion carried: 6-0*

### **ITEM #4**

#### **Public Hearing to consider amendments to Zoning Code Section 537: Mixed Use Districts and Section 512: Districts**

Associate Planner Matt Brillhart presented the staff report

Commissioner Hayford Oleary requested to allow the Planning Commission to be more engaged through work sessions for future amendments. Commissioner Rudolph concurred. Poehlman expressed that staff can accommodate that request and clarified that the proposed changes were seen as housekeeping items to make the code more consistent.

In response to Commissioner Rudolph, Poehlman responded that the zoning code is always required to match the comprehensive plan. Brillhart further clarified that no properties are being rezoned as part of this amendment.

April 22, 2019

Commissioners briefly discussed the items in Tables 1 and 2, before moving the discussion to Table 3.

Commissioner Lavin confirmed that the intent was to make the parking requirements for Mixed Use consistent with the High-Density Residential parking requirements. He inquired about what would trigger a request for a variance on parking requirements. Poehlman described the process if a development proposed less parking than is required. Commissioner Lavin expressed concern over lowering the parking requirements and inquired if there were any proposed projects that would benefit from this change. Poehlman responded that there are no applications and any project in the conceptual phase has not provided parking numbers yet.

In response to Commissioner Rudolph, Poehlman clarified that Plaza 66 is a commercial development, not mixed-use and explained the process for determining parking requirements for that type of development. Commissioner Rudolph stated that Plaza 66 does not have adequate parking and expressed concern over lowering the parking requirements in the mixed use district. Poehlman clarified that the proposed changes are to residential parking requirements, not commercial.

Commissioner Hayford Oleary stated that current parking requirements are high and stated that developers want to provide adequate parking to attract residents. He expressed support for lowering the requirement to 1.25 spaces per unit and thought that it provided flexibility to developers while also avoiding the need for variances. Commissioner Lavin responded that he prefers to have higher requirements and put the onus on the developer to lower them. Commissioner Hayford Oleary responded that he does not think it's in the city's best interest to have more parking than necessary.

Chair Hoberg commented that Richfield does seem to provide excessive parking and that it warrants reconsidering the requirements. Brillhart clarified for Commissioner Quam that the parking reduction applies to the residential portion of the mixed use district and explained the range of uses in the district that would have different requirements. Poehlman further clarified how parking requirements vary depending on the type of development and that this amendment will not change the parking requirements for commercial uses in the Mixed Use District.

Commissioner Hayford Oleary commented that the parking requirements are determined by unit rather than bedroom. He further stated that many of the new developments are studios and one-bedrooms and that these households may be less likely to have cars. Commissioner Lavin disagreed, stating that the city is trying to get more multi-bedroom apartments, which could result in more cars. He expressed opposition for lowering the parking requirement to 1.25 spaces per unit. Poehlman provided context for how parking requirements have been determined over the past 8 to 10 years and further stated that staff has not received parking complaints at residential developments.

Brillhart stated that the proposed requirement is the minimum, and that most of the developments approved over the past few years were in the 1.25 to 1.3 range.

Commissioner Hayford Oleary stated that he hoped for agreement on 1.25 spaces per unit since that requirement is consistent with the high density residential district, and stated that he would also support the further reduction for proximity to transit service, but is open to discussion.

April 22, 2019

M/Hayford Oleary, S/Rudolph to close the public hearing.

*Motion carried: 6-0*

M/Lavin, S/Rudolph to approve Table 1 and 2 as presented.

Poehlman clarified that there are also text amendments outside of the tables and suggested to move to split the question to approve all but Table 3.

M/Lavin, S/Rudolph to amend the motion to split the question to consider approval of all recommended changes in the amendment with the exception of those in Table 3.

*Motion carried: 6-0*

M/Quam, S/Rudolph to recommend approval of all recommended changes in the amendment with the exception of table 3.

*Motion carried: 5-1 (Lavin opposed)*

M/Hayford Oleary, S/Rosenberg to recommend approval of amending residential parking requirements in Table 3 to 1.25 spaces per unit with a 10% reduction for proximity to transit.

*Motion tied: 3-3 (Lavin, Rudolph, Quam opposed)*

Poehlman stated that she couldn't recall a tie vote and provided guidance that another motion could be made or the Commission could let the tie vote stand with no recommendation to the Council on Table 3. Chair Hoberg stated that she felt the tie reflected the lack of consensus on the Commission.

Commissioner Lavin noted that he may have mistakenly voted 'no' to the previous motion and clarified that he was supportive of all changes except those in Table 3.

In response to Commissioner Quam, Commissioner Hayford Oleary confirmed that without another motion, they would not be making any recommendation to the City Council on Table 3.

## **OTHER BUSINESS**

### **ITEM #5**

#### **PC Letter #3 – Review the Planning Commission Bylaws (continued from February 25, 2019 meeting)**

Associate Planner Matt Brillhart presented the staff report.

Commissioner Quam thanked staff for looking into the issue and withdrew her motion, but restated her concern over suspending the rules. Brillhart gave an example of what part of the rules was suspended when the 10 minute recess was given at a previous public hearing.

Commissioner Hayford Oleary inquired about suspending the rules in regard to holding a public hearing. Poehlman explained what requirements are guided by State Statute and what the city is legally required to provide applicants. There was further discussion over what was in the purview of the Commission to uphold. Clarification was given for Commissioner Hoberg regarding the tie vote that just occurred.

No motion was required.

April 22, 2019

### **LIAISON REPORTS**

Community Services Advisory Commission: No report

City Council: No report

HRA: No report

Richfield School Board: Commissioner Rudolph updated the Commission on school projects.

Transportation Commission: Commissioner Hayford Oleary noted the start of construction on Lyndale as well as the upcoming open house.

Chamber of Commerce: No report

### **CITY PLANNER'S REPORT**

Poehlman noted the time and location of the open house for the Lunds apartment development as well as the housing proposal at the former City Garage site, and reminded the Commission about the upcoming Citizen Planner training session.

### **ADJOURNMENT**

M/Hayford Oleary, S/Quam to adjourn the meeting.

The meeting was adjourned by unanimous consent at **8:37 p.m.**

*Motion carried: 6-0*

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Planning Commission Secretary

|                 |                 |
|-----------------|-----------------|
| AGENDA SECTION: | Public Hearings |
| AGENDA ITEM #   | 2.              |
| CASE NO.:       | 19-CUP-02       |



## PLANNING COMMISSION MEETING 5/29/2019

REPORT PREPARED BY: Sadie Gannett, Assistant Planner

CITYPLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director  
5/16/2019

### **ITEM FOR COMMISSION CONSIDERATION:**

**Public hearing to consider a request for a conditional use permit to allow a restaurant at 7120 Chicago Avenue.**

### **EXECUTIVE SUMMARY:**

Reggae Foods (Applicant) is proposing to open a take-out only Jamaican restaurant in a multi-tenant building at 7120 Chicago Avenue. (Property). Take-out only restaurants are a conditionally permitted use in the Neighborhood Business (C-1) District.

The Applicant is proposing to occupy 635 square feet of the Property. This space was previously occupied by Roy's Barber Shop. The remaining square footage is occupied by Galaxy Foods. The proposed use meets all of the required conditions for the C-1 district, which include occupying less than 2000 square feet, not having a drive-up window and not serving alcohol. The Property also meets parking requirements and the Applicant intends to install odor control due to the building's proximity to residential. The Applicant is required to stripe the parking lot in accordance with the site plan, add parking lot screening in the boulevard, and install gates on the trash enclosure. No variances are required. A full discussion of conditional use permit requirements can be found in an attachment to this report.

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

### **RECOMMENDED ACTION:**

**Conduct and close a public hearing and by motion: Recommend approval of a conditional use permit to allow a restaurant at 7120 Chicago Avenue.**

### **BASIS OF RECOMMENDATION:**

#### **A. HISTORICAL CONTEXT**

See Executive Summary.

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

Take-out only (Class IV) restaurants are a conditionally permitted use in the Neighborhood Business (C-1) District. A full discussion of general CUP requirements and required findings can be found as an attachment to this report.



**C. CRITICAL TIMING ISSUES:**

60-DAY RULE: The 60-day clock 'started' when a complete application was received on May 13, 2019. A decision is required by July 12, 2019 or the Council must notify the Applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days total) for issuing a decision.

**D. FINANCIAL IMPACT:**

None.

**E. LEGAL CONSIDERATION:**

- Notice of this public hearing was published in the Sun Current newspaper and mailed to properties within 350 feet of the site on May 16, 2019.
- Council consideration has been tentatively scheduled for June 11, 2019.

**ALTERNATIVE RECOMMENDATION(S):**

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

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Veronica Bradbury, applicant

**ATTACHMENTS:**

| Description         | Type              |
|---------------------|-------------------|
| ☐ Resolution        | Resolution Letter |
| ☐ Required Findings | Backup Material   |
| ☐ Site Plan         | Backup Material   |
| ☐ Site Photos       | Backup Material   |
| ☐ Zoning Map        | Backup Material   |

**RESOLUTION NO.**

**RESOLUTION APPROVING A  
CONDITIONAL USE PERMIT FOR A  
TAKE-OUT ONLY RESTAURANT  
AT 7120 CHICAGO AVENUE**

**WHEREAS**, an application has been filed with the City of Richfield which requests approval of a conditional use permit to allow a Class IV (take-out only) restaurant at property commonly known as 7120 Chicago Avenue and legally described as:

The South 190 feet of the North 402.52 feet of the East 1/8 of the South half of the Northwest Quarter of Section 35, Township 28, Range 24, Hennepin County, Minnesota.

**WHEREAS**, the Planning Commission of the City of Richfield held a public hearing for the requested conditional use permit at its May 29, 2019 meeting; and

**WHEREAS**, the Planning Commission recommended approval of the conditional use permit for a restaurant; and

**WHEREAS**, notice of the public hearing was published in the Sun Current on May 16, 2019 and mailed to properties within 350 feet of the subject property on May 14, 2019; and

**WHEREAS**, the requested conditional use permit meets the requirements necessary for issuing a conditional use permit as specified in Richfield's Zoning Code, Subsection 547.09; and

**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 conditional use permit is issued to allow a Class IV (take-out only) restaurant, as described in City Council Letter No. \_\_\_\_\_, on the Subject Property legally described above.
3. This conditional use permit is subject to the following conditions in addition to those specified in Section 547.09 of the City's Zoning Ordinance:
  - A recorded copy of the approved resolution must be submitted to the City prior to the issuance of a building permit.
  - The applicant shall submit a final landscaping plan to be approved by the Community Development Department, including further detail of the proposed landscaping areas along the east property line. Required plantings must be in accordance with Zoning Code Section 544.03.
  - The trash enclosure must have gates added to screen the trash containers, preferably made of wood privacy fence.

- The parking lot must be striped in accordance with the approved site plan.
  - Two bicycle parking spaces must be provided in accordance with Zoning Code Section 544.17.
  - Odor control systems are required to mitigate cooking odors in accordance with City Code Subsection 544.27.
  - All rooftop or ground mechanical equipment must be screened, per Zoning Code Section 544.05.
  - The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report dated May 9, 2019, and compliance with all other City and State regulations.
  - Prior to the issuance of an occupancy permit, the applicant must submit a surety equal to 125% of the value of any improvements and/or requirements not yet complete. This surety shall be provided in the manner specified by the Zoning Code.
4. The conditional use permit shall expire one year after issuance unless 1) the use for which the permit was granted has commenced; or 2) Building permits have been issued and substantial work performed; or 3) Upon written request of the applicant, the Council extends the expiration date for an additional period not to exceed one year. Expiration is governed by the City Zoning Ordinance, Section 547.09, Subdivision 9.
5. This conditional use permit shall remain in effect for so long as conditions regulating it are observed, and the conditional use permit shall expire if normal operation of the use has been discontinued for 12 or more months, as required by the City's Zoning Ordinance, Section 547.09, Subd. 10.

Adopted by the City Council of the City of Richfield, Minnesota this 11th day of June 2019.

Maria Regan Gonzalez, Mayor

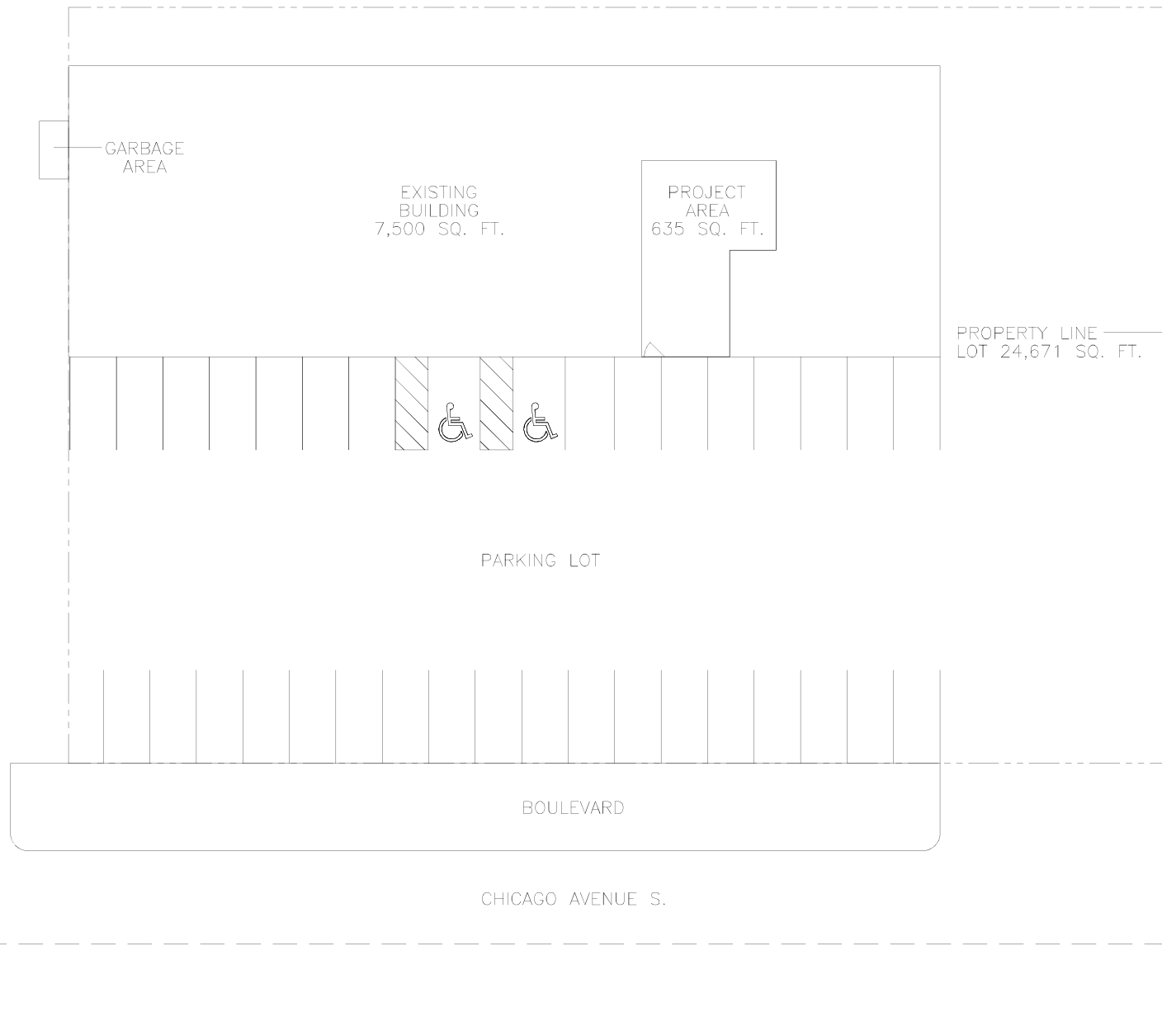
ATTEST:

Elizabeth VanHoose, City Clerk

## Code Requirements / Required Findings

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


1. *The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan.* The proposed use of the property is consistent with the guiding "Neighborhood/Community Commercial" designation. The Comprehensive Plan identifies a number of goals and policies related to economic development and support for business and employment growth. The proposal is consistent with these goals and policies.
2. *The proposed use is consistent with the purposes of the Zoning Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.* The purpose of the Zoning Code is to protect and promote the public health, safety, comfort, aesthetics, economic viability, and general welfare of the City. The purpose of the Community Commercial (C-1) District is to allow low-intensity small retail and service businesses that are convenient and compatible with nearby residential properties. The proposal is consistent with these purposes.
3. *The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines.* There are no specific redevelopment plans that apply to the property.
4. *The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code.* The proposed use will either maintain the status quo or improve compliance with performance standards requirements. The parking lot is required to be restriped in accordance with the approved site plan.
5. *The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements.* The City's Public Works and Engineering Departments have reviewed the proposal and do not anticipate any issues.
6. *The use will not have undue adverse impacts on the public health, safety, or welfare.* Adequate provisions have been made to protect the public health, safety and welfare.
7. *There is a public need for such use at the proposed location.* Investment and improvement in vacant sites is necessary to maintain a thriving community.
8. *The proposed use meets or will meet all the specific conditions set by this code for the granting of such conditional use permit.* This requirement is met.



General Notes

**NOTE:**  
ALL KITCHEN EQUIPMENT TO BE NSF APPROVED OR EQUAL. THIS DRAWING IS INTENDED TO SHOW FLOOR PLAN LAYOUT ONLY. IT IS NOT INTENDED TO BE A CONSTRUCTION DOCUMENT. ALL SUB-CONTRACTORS MUST TAKE OWN FIELD MEASUREMENTS PRIOR TO ANY INSTALLATION WORK. THE LAYOUT IS BASED ON INFO SUPPLIED BY THE END USER ON THE RESTAURANT MENU, PLUMBING, ELECTRICAL, AND VENTILATION WORK MUST BE PERFORMED BY LICENSED PERSONS OR CONTRACTORS. ALL KITCHEN EQUIPMENT AND CABINETRY MUST BE INSTALLED WITH MINIMUM 4" LEGS OR CASTERS. THE DRAFTSPERSON ASSUMES NO LIABILITIES.

**FINISH SCHEDULE:**  
UNLESS SPECIFIED ON THE PLAN SPECIFICALLY ALL FLOORS ARE TO BE QUARRY TILE WITH PREVIOUSLY INSTALLED COVE BASE. FLOOR MUST PITCH TO FLOOR DRAINS. GROUT MUST COME UP TO SURFACE OF THE TOP OF THE QUARRY TILES. WALLS ARE TO BE 300 USGA GRADE FRP INSTALLED WITH PROPER GLUE AND FASTENERS. WALLS UNDER HODS TO BE STAINLESS STEEL PLAT ON NONCOMBUSTIBLE WALLS AND 2" HIGH TEMP MINERAL WOOL (120 DEGREE) WITH 1" AIR SPACE. STAINLESS STEEL PANELS ON ALL COMBUSTIBLE WALLS. CEILING ARE TO BE SMOOTH CLEANABLE SPRAYED. WALLS TO BE ALL STAINLESS STEEL IN SPASH ZONE AREAS AND TERRAZO TILE TO 8'-0" A.F.F. IN ALL OTHER AREAS.

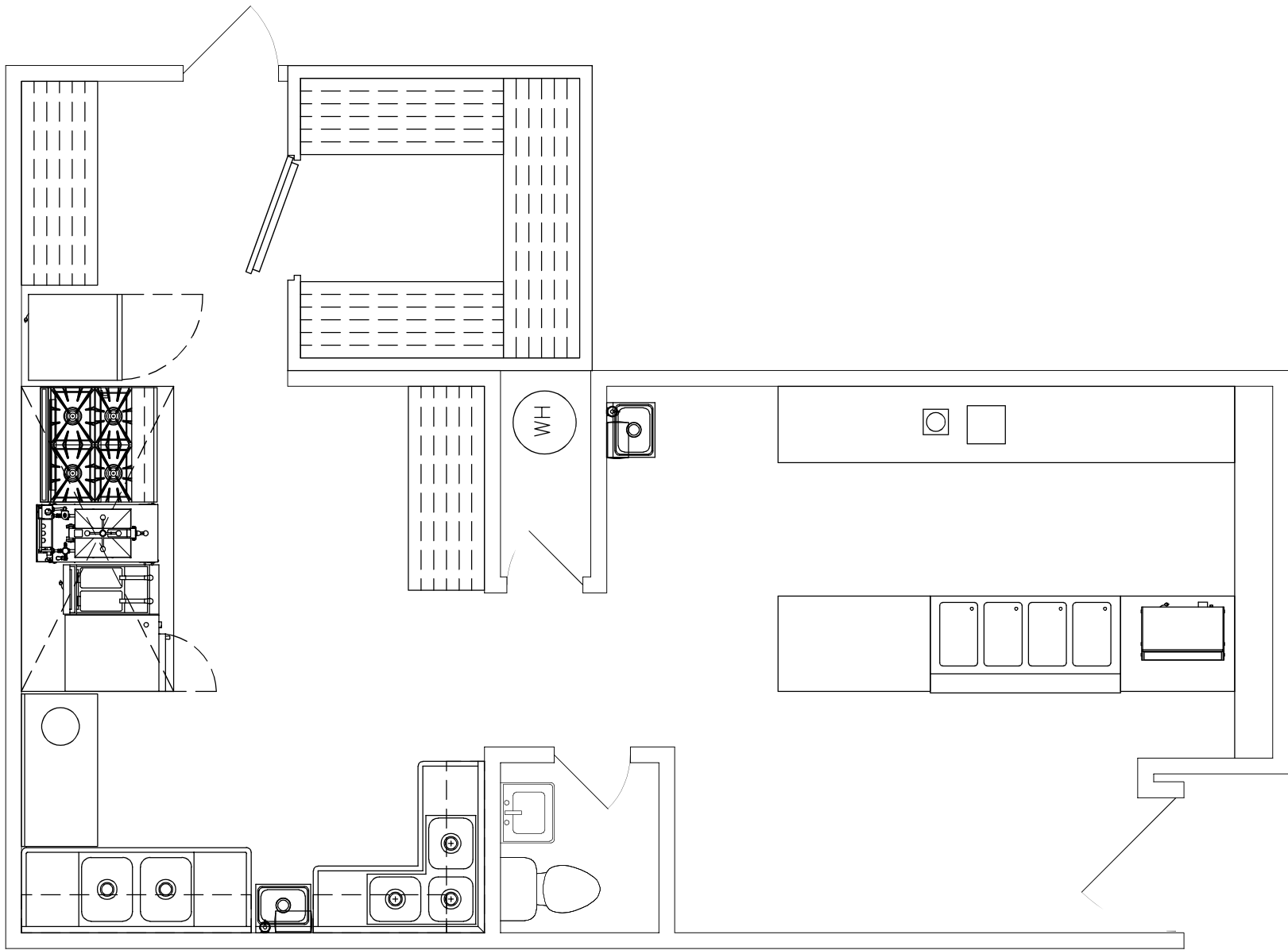
 NORTH

| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |

Project Name and Address

**Galaxy Foods**  
7128 Chicago Avenue  
Richfield, MN 55423

| Drawn By | Checked By | Sheet     |
|----------|------------|-----------|
| AE       | JB         | <b>S1</b> |
| Date     | 5/14/2019  |           |
| Scale    | 1:100      |           |









# 7120 Chicago Ave S - VAR 5/2019

## Surrounding Zoning & Comp Plan

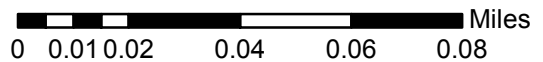


**Zoning:**

- R - Single Family Residential
- MR-1 - Two-Family Residential
- MR-3 - High-Density Multi-Family
- C-1 - Community Commercial

**Comp Plan**

- LDR - Low Density Residential
- HDR - High-Density Residential
- NC - Neighborhood Commercial
- QUASPBLC - Public/Quasi-Public



|                 |                 |
|-----------------|-----------------|
| AGENDA SECTION: | Public Hearings |
| AGENDA ITEM #   | 3.              |
| CASE NO.:       | 19-CUP-01       |



## PLANNING COMMISSION MEETING 5/29/2019

REPORT PREPARED BY: Sadie Gannett, Assistant Planner

CITYPLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director  
5/16/2019

### **ITEM FOR COMMISSION CONSIDERATION:**

**Public hearing to consider a request for a conditional use permit to allow a school at 7132 Portland Avenue.**

### **EXECUTIVE SUMMARY:**

Hope Presbyterian Church (Applicant) is requesting approval of a conditional use permit (CUP) in order to allow a public school to operate within a portion of their building at 7132 Portland Avenue. This site is located in the Single-Family Residential (R) District and public schools are a conditionally permitted use in this district.

The Applicant is proposing to house Richfield School District's Richfield College Experience Program (RCEP) in a portion of their school building. RCEP is a partnership between Richfield School District and Normandale Community College that supports students ages 16 to 21 with the desire and motivation to graduate from high school and achieve success in college. The Applicant is working on a long term lease with the Richfield School District to accommodate RCEP.

The Applicant has been granted conditional use permits for similar uses, dating back to 1972, with certain amendments to accommodate more children. Currently this facility has CUPs for programs such as a Montessori School, an adult daycare, a preschool and after-school programs. The RCEP proposes to occupy approximately 10,000 square feet of the building indicated on the site plan. Currently there are 70 students enrolled in RCEP with 8 staff members and enrollment is permitted to expand up to 100 students. Due to the age of the students, parking need was calculated based on the requirements for a trade school. Available parking exceeds what is required. Hours of operation will be from 7:00 am to 3:30 pm. A full discussion of conditional use permit requirements can be found in an attachment to this report.

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

### **RECOMMENDED ACTION:**

**Conduct and close a public hearing and by motion: Recommend approval of a resolution for a conditional use permit to allow a public school at 7132 Portland Avenue.**

### **BASIS OF RECOMMENDATION:**

A. **HISTORICAL CONTEXT**

See Executive Summary.

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

Public Schools are a conditionally permitted use in the Single-Family Residential (R) District. A full discussion of general CUP requirements and required findings can be found as an attachment to this report.

**C. CRITICAL TIMING ISSUES:**

60-DAY RULE: The 60-day clock 'started' when a complete application was received on May 2, 2019. A decision is required by July 1, 2019 or the Council must notify the Applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days total) for issuing a decision.

**D. FINANCIAL IMPACT:**

None.

**E. LEGAL CONSIDERATION:**

- Notice of this public hearing was published in the Sun Current newspaper and mailed to properties within 350 feet of the site on May 16, 2019.
- Council consideration has been tentatively scheduled for June 11, 2019.

**ALTERNATIVE RECOMMENDATION(S):**

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

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Keith Koenig, applicant

**ATTACHMENTS:**

| Description         | Type              |
|---------------------|-------------------|
| ☐ Resolution        | Resolution Letter |
| ☐ Required Findings | Backup Material   |
| ☐ Site Plan         | Backup Material   |
| ☐ Site Photos       | Backup Material   |
| ☐ Zoning Map        | Backup Material   |

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING  
A CONDITIONAL USE PERMIT  
TO ALLOW A PUBLIC HIGH SCHOOL AT  
7132 PORTLAND AVENUE**

**WHEREAS**, an application has been filed with the City of Richfield which requests a conditional use permit for a public high school serving up to 100 persons on land generally located at 7132 Portland Avenue, legally described as:

LOT 1, BLOCK 1, HOPE PRESBYTERIAN CHURCH ADDITION.

**WHEREAS**, the Planning Commission of the City of Richfield held a public hearing for the requested conditional use permit at its May 29, 2019 meeting; and

**WHEREAS**, the Planning Commission recommended approval of the conditional use permit for a public high school; and

**WHEREAS**, notice of the public hearing was published in the Sun Current on May 16, 2019 and mailed to properties within 350 feet of the subject property on May 14, 2019; and

**WHEREAS**, the requested conditional use permit meets the requirements necessary for issuing a conditional use permit as specified in Richfield's Zoning Code, Subsection 547.09; and

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

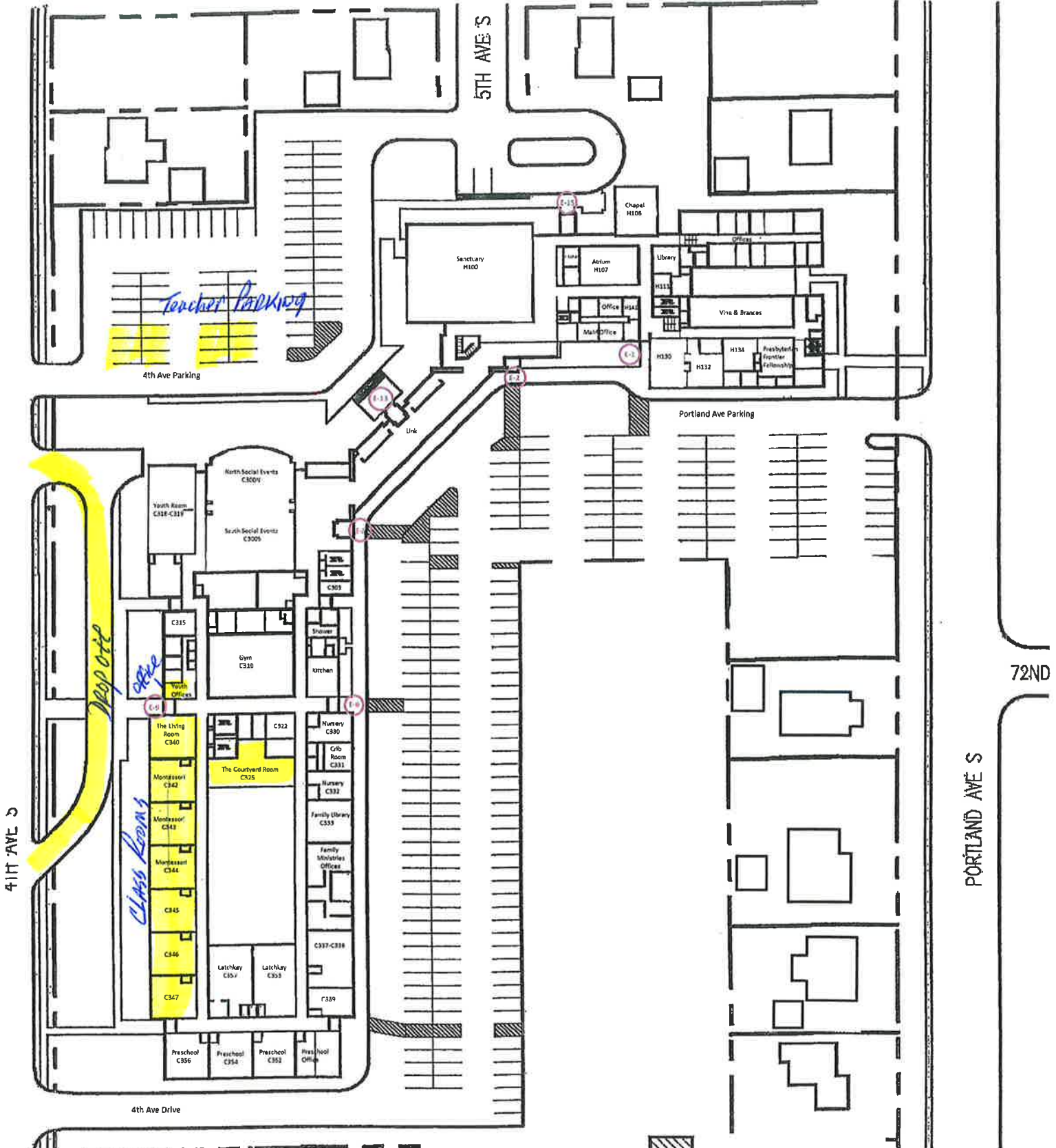
1. The City Council adopts as its Findings of Fact the **WHEREAS** clauses set forth above.
2. A conditional use permit is issued to allow a public high school on the Subject Property legally described above.
3. This conditional use permit is subject to the following conditions in addition to those specified in Section 547.09 of the City's Zoning Ordinance:
  - A recorded copy of the approved resolution must be submitted to the City prior to the issuance of a building permit.
  - Bicycle parking shall be provided at the primary student entrance.
  - The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report dated May 7, 2019, and compliance with all other City and State regulations.
  - Prior to the issuance of an occupancy permit, the applicant must submit a surety equal to 125% of the value of any improvements and/or requirements not yet complete. This surety shall be provided in the manner specified by the Zoning Code.
4. The conditional use permit shall expire one year after issuance unless 1) the use for which the permit was granted has commenced; or 2) Building permits have been issued and substantial work performed; or 3) Upon written request of the applicant,



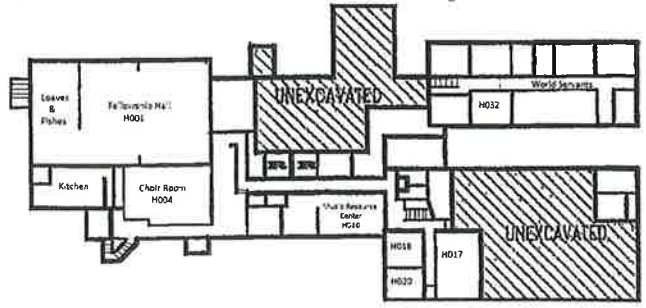
## Code Requirements / Required Findings

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

1. *The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan.* This requirement is met. The property is designated as "Quasi-Public", which is consistent with a public school/church facility.
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.* This requirement is met. The purpose of the Zoning Code is to protect and promote the public health, safety, comfort, aesthetics, economic viability, and general welfare of the City. The property is in the Single-Family Residential (R) District and the proposed use of a public school/church is consistent with this district.
3. *The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines.* There are no specific redevelopment plans that apply to the property.
4. *The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code.* This requirement is met. No physical changes to the exterior of the property are proposed. The parking area designated for this proposal exceeds the parking requirements for a trade school.
5. *The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements.* The City's Public Works and Engineering Departments have reviewed the proposal and do not anticipate any issues.
6. *The use will not have undue adverse impacts on the public health, safety, or welfare.* This requirement is met.
7. *There is a public need for such use at the proposed location.* This requirement is met.
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.



4th Ave Drop off  
 4th Ave North Parking lot  
 Teacher parking & future  
 student permit parking  
 EAST SIDE School class rooms  
 C340 - C347  
 COURTYARD Rm: BBA Lunch area



**7120 Portland Ave - Entrance on 4<sup>th</sup> Avenue**



**Looking North towards Parking Lot**





## Parking Lot on 4<sup>th</sup> Avenue

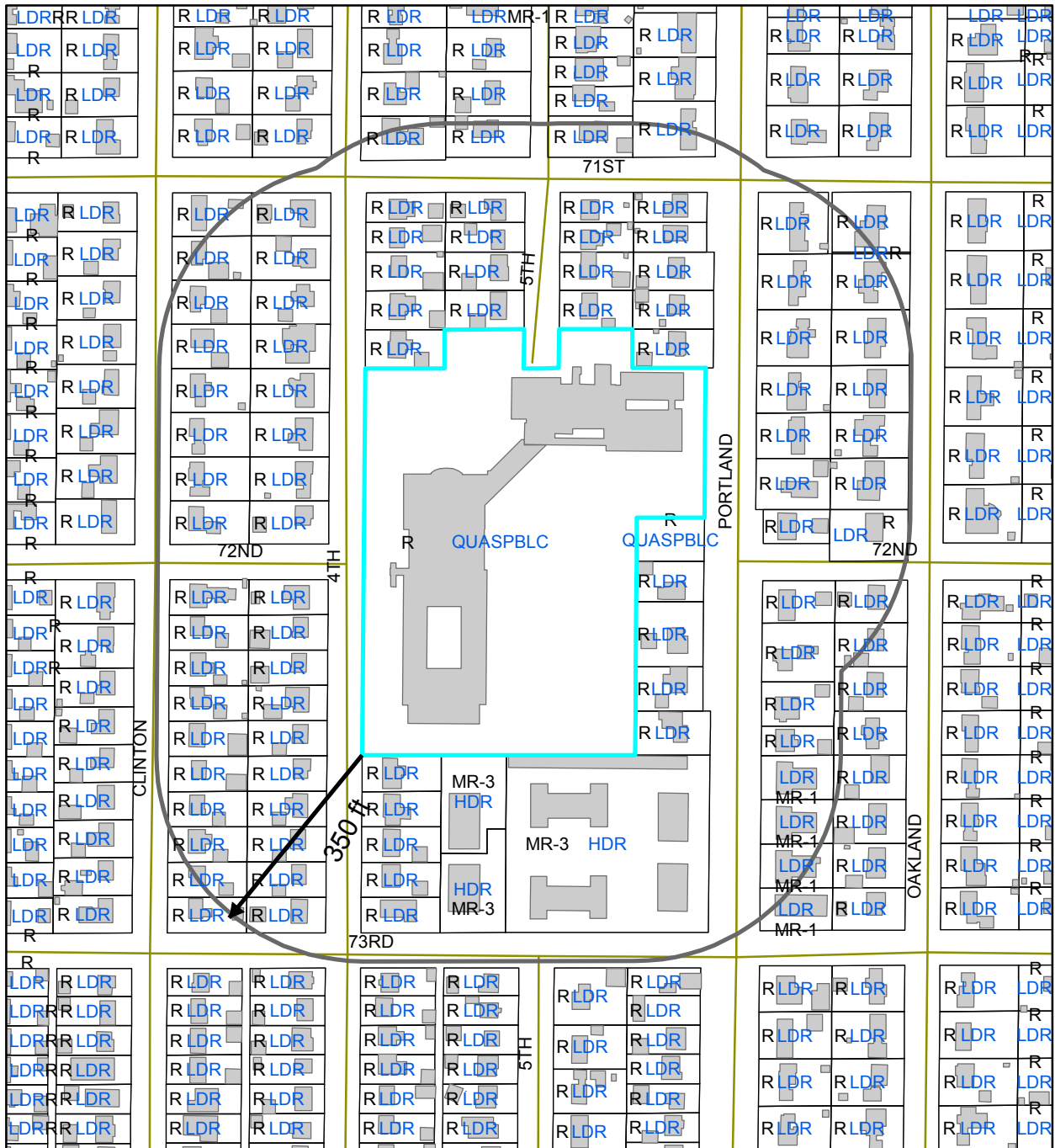


## Aerial Image of Site



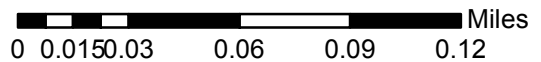
# 7132 Portland Ave S - VAR 5/2019

## Surrounding Zoning & Comp Plan



Zoning:  
 R - Single Family Residential  
 MR-1 - Two-Family Residential  
 MR-3 - High-Density Multi-Family

Comp Plan  
 LDR - Low Density Residential  
 HDR - High-Density Residential  
 QUASPBLC - Public/Quasi-Public



|                 |                 |
|-----------------|-----------------|
| AGENDA SECTION: | Public Hearings |
| AGENDA ITEM #   | 4.              |
| CASE NO.:       | 19-APUD-01      |



## PLANNING COMMISSION MEETING 5/29/2019

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITYPLANNER REVIEW:

### **ITEM FOR COMMISSION CONSIDERATION:**

**Public hearing to consider amending a Final Development Plan for a Planned Unit Development at 6540 Penn Avenue.**

### **EXECUTIVE SUMMARY:**

Development plans for NOVO apartments at 66th Street and Queen Avenue were approved by the City Council on December 11, 2018. The development site ("NOVO site") includes a narrow strip of land along 66th Street that is currently part of the adjacent CVS property at 6540 Penn Avenue ("CVS site"). This "panhandle" portion of the CVS site must be subdivided and attached to the NOVO site before construction may commence. Bogart, Pederson & Associates (applicant) has submitted an application to amend land use approvals for the CVS property in order to complete that land transaction. Site plans and photos attached to this report depict the "panhandle" in relation to the CVS and NOVO sites.

Removal of the "panhandle" from the CVS site will reduce the lot area from the current 1.5 acres to 1.35 acres. This site modification will cause the impervious surface coverage *ratio* to increase from the current 81.3% to 90.4%, as the "panhandle" portion of the site being removed is nearly all pervious area. The maximum impervious coverage permitted in the Mixed Use Community (MU-C) zoning district is 80%. While the nonconformity of the CVS site will be increased, the NOVO site will have impervious coverage well below the maximum. When calculated cumulatively, the CVS and NOVO sites will have impervious coverage below the 80% maximum, making the increase in nonconformity of the CVS site acceptable.

No physical changes are proposed to the CVS site, building, or pervious areas outside of the "panhandle". If not for the increase in nonconformity of the CVS site, this application could be reviewed administratively as a "minor" amendment. Finding that the proposal meets requirements, staff recommends approval of the amended Final Development Plan for the CVS site at 6540 Penn Avenue.

### **RECOMMENDED ACTION:**

**Conduct and close a public hearing and by motion: Recommend approval of an amended Final Development Plan for the Planned Unit Development at 6540 Penn Avenue.**

### **BASIS OF RECOMMENDATION:**

#### **A. HISTORICAL CONTEXT**

Discussed in Executive Summary.

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

**Planned Unit Development / Final Development Plan:**

The following findings are necessary for approval of a PUD application (542.09 Subd. 3):

1. *The proposed development conforms to the goals and objectives of the City's Comprehensive Plan and any applicable redevelopment plans.* The Comprehensive Plan guides this area for mixed use development, and the overall PUD remains consistent with that designation.
2. *The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries.* This requirement is met.
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, with the exception of maximum impervious surface regulations. Impervious coverage of approximately 90% of the lot will exceed the maximum (80%) allowed. However, the adjacent property (NOVO apartments) that is acquiring a portion of the site for development will be below the maximum allowed impervious coverage, resulting in overall compliance across the two sites.
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 Department has reviewed the proposal and does not anticipate any issues.
5. *The development will not have undue adverse impacts on neighboring properties.* No physical changes are proposed to the remainder of the subject property not being acquired.
6. *The terms and conditions proposed to maintain the integrity of the plan are sufficient to protect the public interest.* This requirement is met; appropriate stipulations have been incorporated into the final resolution.

**C. CRITICAL TIMING ISSUES:**

60-DAY RULE: The 60-day clock 'started' when a complete application was received on May 16, 2019. A decision is required by July 15, 2019 or the Council must notify the applicant that it is extending the deadline (up to a maximum of 60 additional days or 120 days total) for issuing a decision.

**D. FINANCIAL IMPACT:**

None

**E. LEGAL CONSIDERATION:**

- Notice of this public hearing was published in the Sun Current newspaper and mailed to properties within 350 feet of the site.
- Council consideration has been tentatively scheduled for June 11, 2019.

**ALTERNATIVE RECOMMENDATION(S):**

None

**PRINCIPAL PARTIES EXPECTED AT MEETING:**

Todd Olin, project manager

**ATTACHMENTS:**

| Description                                    | Type              |
|--|-------------------|
| <input type="checkbox"/> Resolution            | Resolution Letter |
| <input type="checkbox"/> CVS narrative         | Backup Material   |
| <input type="checkbox"/> CVS revised site plan | Backup Material   |

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION APPROVING AN AMENDED FINAL DEVELOPMENT PLAN  
FOR A PLANNED UNIT DEVELOPMENT  
AT 6540 PENN AVENUE**

**WHEREAS**, an application has been filed with the City of Richfield which requests approval of an amended final development plan to allow modifications to a parcel of land located at 6540 Penn Avenue (“subject property”), legally described as:

LOT 1, BLOCK 1, RICHFIELD GARDENS 2ND ADDITION, HENNEPIN COUNTY, MINNESOTA

**WHEREAS**, on January 11, 2011, the City Council approved a final development plan for a planned unit development to allow construction of a retail pharmacy building on the subject property; and

**WHEREAS**, on December 11, 2018, the City Council approved a final development plan for a planned unit development to allow construction of an apartment complex on property directly adjacent to and including a small portion of the subject property; and

**WHEREAS**, the owner of subject property wishes to subdivide the subject property and convey said portion of the lot to the owner of the adjacent property to facilitate construction of said apartment complex; and

**WHEREAS**, the Planning Commission held a public hearing and recommended approval of the requested amendment to the final development plan at its May 29, 2019 meeting; and

**WHEREAS**, notice of the public hearing was mailed to properties within 350 feet of the subject property and published in the *Sun Current* on May 16, 2019; and

**WHEREAS**, the requested amendment to the final development plan meets those requirements necessary, as specified in Richfield’s Zoning Code, Section 542.09, Subd. 3, and as detailed in City Council Staff Report No. \_\_\_\_\_; and

**WHEREAS**, the City has fully considered the request for approval of an amended final development plan and planned unit development; 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. An amended final development plan and planned unit development are approved to allow modifications to a parcel of land located at 6540 Penn Avenue , as described in City Council Report No. \_\_\_\_\_, on the Subject Property legally described above.
3. The amended planned unit development and final development are subject to the following conditions:
  - A recorded copy of the approved resolution must be submitted to the City within one year of approval.
  - The applicant is responsible for obtaining all required permits, and for compliance with all other City and State regulations.
  - Unless specifically modified by this resolution, all previous conditions of approval as stated in City Council Resolution No. 10472 remain in place.
5. The amended planned unit development and final development plan shall remain in effect for so long as conditions regulating it are observed, and 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 11th day of June, 2019.

\_\_\_\_\_  
Maria Regan Gonzalez, Mayor

ATTEST:

\_\_\_\_\_  
Elizabeth VanHoose, City Clerk



**Bogart, Pederson  
& Associates, Inc.**

CIVIL ENGINEERING  
LAND SURVEYING  
ENVIRONMENTAL SERVICES

*Traditional Values • Creative Solutions*

May 16, 2019

Mr. Matt Brillhart, Associate Planner  
City of Richfield Planning Department  
6700 Portland Avenue  
Richfield, MN 55423

**RE: Request for Review and Consideration for a Minor Amendment to the Approved Planned Mixed-Use Development at 6540 Penn Ave. S. in the City of Richfield, Hennepin County, Minnesota**

Dear Mr. Brillhart:

We are writing on behalf of the Blair Wolfson Family Trust (BWT) to request your review and consideration for a minor amendment to the approved Planned Mixed-Use development located at 6540 Penn Ave. S. (PID # 2902824140060) in the City of Richfield, Hennepin County, Minnesota.

BWT owns the subject property that is occupied by the CVS Pharmacy at the northwest corner of Penn Ave. S. and 66<sup>th</sup> Street W. We are also consulting with Broadway Investors, LLC. which are the developers for the proposed Novo Apartment project planned on the properties immediately west of the BWT/ CVS property.

Representatives from BWT and BIL have been negotiating the sale/acquisition of a portion of the BWT/ CVS property to BIL, which includes approximately 0.15 acres of property located at the southwest corner of the BWT/ CVS property (refer to highlighted portion of property on the plan provided).

The BWT/ CVS property is zoned PMU-Planned Mixed Use, which was reviewed and approved by the City Commission January 11, 2011. The sale/acquisition of property would alter the approved BWT/ CVS PMU, which requires City Planning and City Commission review and approval.

This request includes splitting 0.15 acres of land from the BWT/ CVS property and conveying it to BIL, which would reduce the overall property size of the BWT/ CVS from 1.50 acres to 1.35 acres. In addition, the area calculations of the BWT/ CVS property would be revised as follows:

| <u>Area Calculations</u> | <u>Approved PMU</u> | <u>Amended PMU</u> |
|--------------------------|---------------------|--------------------|
| Total site area:         | 1.50 acres          | 1.35 acres         |
| Impervious surface area: | 0.92 acres (61.3%)  | 0.92 acres (68.2%) |
| Building surface area:   | 0.30 acres (20%)    | 0.30 acres (22.2%) |
| Pervious surface area:   | 0.28 acres (18.7%)  | 0.13 acres (9.6%)  |

The BWT/CVS property is somewhat irregularly shaped with the southwest portion of the property. While the property area and pervious surface decrease as a result of the split and conveyance, the shape will be adjusted closer to a rectangular property. The BIL property will become more rectangular in shape as well.

Section 537.07 of the City of Richfield Zoning Ordinance outlines the maximum pervious surface in the MU-C district as 80% of the gross parcel area. While the impervious surface is reduced for the BWT/CVS parcel, the pervious surface of the BIL property will be 31.5% with 14% of the property defined as usable open space.

In summary, the minor amendment, if approved, would reduce the pervious area of the BWT/CVS property, but would increase the pervious surface for the proposed Novo apartment project. Cumulatively, the two developments would include approximately 23.6% pervious surface, which is within the MU-R and MU-C requirements for open space and is also in line with the City of Richfield Comprehensive plan based on use, open-space and usable open space goals and objectives.

Please review the information enclosed and contact our office if there are any questions or concerns. All activities associated with the proposed split described within are predicated on the review and approval of the City of Richfield. We appreciate your consideration.

Sincerely,

**Bogart, Pederson & Associates, Inc.**



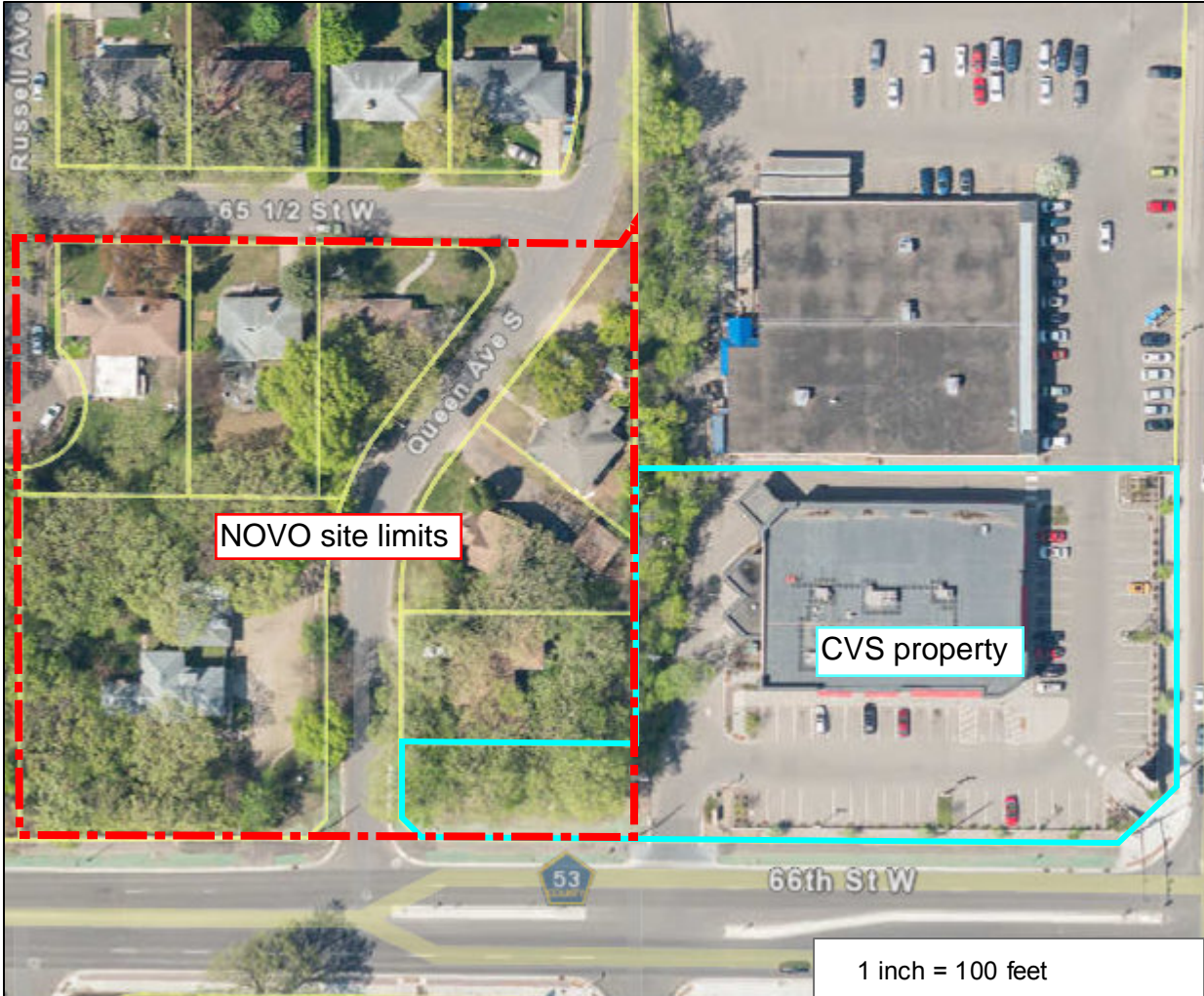
Todd J. Olin, Project Manager





# Hennepin County Property Map

Date: 5/20/2019



PARCEL ID: 2902824140060

OWNER NAME: Bw Property Mgmt Llc Et Al

PARCEL ADDRESS: 6540 Penn Ave S, Richfield MN 55423

PARCEL AREA: 1.45 acres, 63,323 sq ft

A-T-B: Torrens

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Commercial-Non Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$2,599,000

TAX TOTAL: \$99,174.40

ASSESSED 2019, PAYABLE 2020

PROPERTY TYPE: Commercial-preferred

HOMESTEAD: Non-homestead

MARKET VALUE: \$2,703,000

### Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

COPYRIGHT © HENNEPIN COUNTY 2019

6540 Penn Ave S - approximate area of CVS property to be conveyed



**WARNING**  
ALL PAVEMENT MARKINGS SHOWN SHALL BE INSTALLED PER MMUTCD.

**WARNING**  
ALL CONSTRUCTION & POST-CONSTRUCTION PARKING SHALL BE ON-SITE. NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.

**WARNING**  
ALL PUBLIC SIDEWALKS SHALL NOT BE OBSTRUCTED.

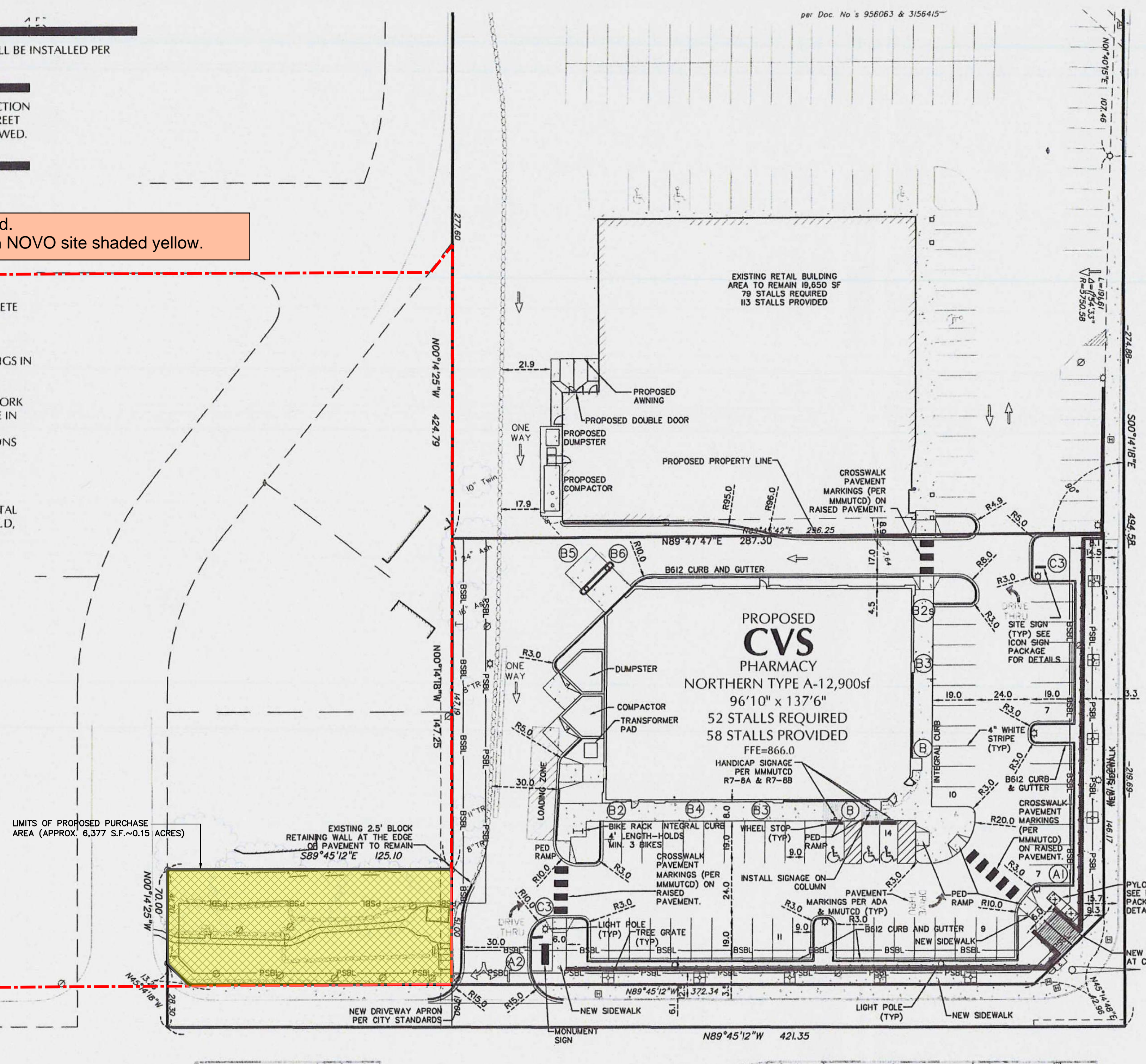
**NOVO site limits outlined in red.  
Portion of CVS site included in NOVO site shaded yellow.**

**STREET LIGHTING AND INTERCONNECT CONDUIT MUST BE EXPOSED FOR CITY INSPECTION PRIOR TO POURING CONCRETE OR BACKFILLING EXCAVATIONS IN CITY RIGHT-OF-WAY.**

INSTALL CROSSWALK PAVEMENT MARKINGS IN ACCORDANCE WITH MMUTCD.

ALL PUBLIC SIGNAL/STREET LIGHTING WORK ALONG PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH BLOOMINGTON ENGINEERING'S STANDARD SPECIFICATIONS FOR STREET LIGHTING AND STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL DEVICES, LATEST VERSIONS.

CONSTRUCT SIDEWALK RAMP WITH METAL TRUNCATED DOME PANELS, PER RICHFIELD, ADA AND MNDOT REQUIREMENTS.



**SITE DATA**

**ZONING**  
CURRENT ZONING: MU-C MIXED USE COMMERCIAL  
OVERLAY DISTRICT: PUD

| AREA CALCULATIONS        | PREV. APPROVED     | AMENDED PUD        |
|--------------------------|--------------------|--------------------|
| TOTAL SITE AREA:         | 1.50 ACRES         | 1.35 ACRES         |
| IMPERVIOUS SURFACE AREA: | 0.92 ACRES (61.3%) | 0.92 ACRES (68.2%) |
| BUILDING SURFACE AREA:   | 0.30 ACRES (20%)   | 0.30 ACRES (22.2%) |
| PERVIOUS SURFACE AREA:   | 0.28 ACRES (18.7%) | 0.13 ACRES (9.6%)  |

**SETBACKS**  
FRONT YARD: 0-FT MIN & 15-FT MAX  
INTERIOR SIDE YARD: 5 FT

**SURFACE PARKING**  
TOTAL PROPOSED: 58 STALLS

**ACCESSIBLE PARKING**  
REQUIRED: 3 STALLS (3 VAN)  
PROPOSED: 3 STALLS (3 VAN)

- SITE PLAN NOTES**
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
  - CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
  - THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM THE CITY AS REQUIRED FOR ALL WORK WITH THE STREET AND PUBLIC RIGHT OF WAY.
  - OFF-SITE IMPROVEMENTS TO BE CONSTRUCTED PER CITY OF RICHFIELD REQUIREMENTS.
  - ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - PROVIDE A 3 FOOT TAPER AT ALL CURB TERMINI.
  - ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER SHEET C8-1 AND THE REQUIREMENTS OF THE CITY. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ANY ADDITIONAL HARDSCAPE APPLICATIONS.
  - THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPT. AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS)
  - SEE CONTRACT SPECIFICATIONS FOR ANY REMOVAL DETAILS.
  - ANY SIGN OR FIXTURES REMOVED WITHIN THE RIGHT OF WAY OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY.
  - CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. (SEE SHEET C3-1)
  - A SIGNIFICANT PORTION OF SITE IMPROVEMENTS NOT SHOWN ON THIS SHEET ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE ARCHITECTURAL AND LANDSCAPE PLANS. THIS INCLUDES LANDSCAPING, LIGHTING AND OTHER FIXTURES.
  - B612 CONCRETE CURB AND GUTTER SHALL BE INSTALLED AT THE EDGE OF ALL COMMON DRIVES AND PARKING LOTS.
  - SEE SHEETS C3-1 AND C4-1 FOR GRADING AND UTILITIES.
  - ALL PARKING LOT PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINTED STRIPING.
  - DISABLED PARKING SIGNAGE & PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH ADA & MMUTCD.

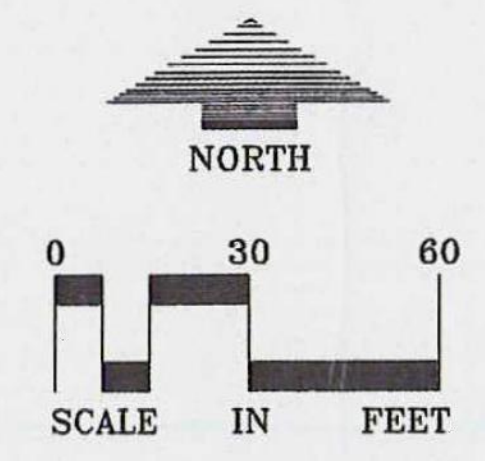
- NOTES**
- CONTRACTOR SHALL OBTAIN A PUBLIC WORKS PERMIT APPLICATION FOR OBSTRUCTIONS AND CONCRETE WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION.
  - PUBLIC WORKS PERMIT APPLICATION FOR UNDERGROUND WORK WITHIN THE RIGHT-OF-WAY IS REQUIRED PRIOR TO REMOVAL OR INSTALLATION OF SANITARY, WATER OR STORM WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

**WARNING**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

**NOTE:**  
SITE AREA REVISION CALCULATED BY BOGART, PEDERSON & ASSOCIATES. (4-18-2019)

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



Project Name:

**CVS**  
pharmacy  
LEFT HAND ENTRANCE  
NWC  
PENN AVENUE S  
AND  
66TH STREET W  
CVS CS # 45851  
CVS STORE # 02152  
CITY OF RICHFIELD  
HENNEPIN COUNTY, MN

Developer Name:

**VELMEIR**  
COMPANIES  
Partners In Development

Professional Services:

**LOUCKS**  
ASSOCIATES  
Planning • Civil Engineering • Land Surveying  
Landscape Architecture • Environmental

7200 Hennock Lane - Suite 300  
Maple Grove, Minnesota 55369  
Telephone: (763) 424-5505  
www.LoucksAssociates.com

© 2004

Architect:

**NORR**

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use only with respect to this project. These CADD files shall not be used on other projects. For additions to this project or for completion of this project by other means, written approval by the Consultant is required. The Consultant's approval does not constitute a warranty of any kind. The Consultant shall not be held responsible for information or data not shown on the CADD drawings. The user of these drawings shall be responsible for obtaining all necessary permits and for all other requirements of the City of Richfield and Hennepin County, Minnesota.

Submitted:

|          |                       |
|----------|-----------------------|
| 10/25/10 | PUD Submittal         |
| 12/01/10 | Revised PUD submittal |

Professional Signature:

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.

Vicki I. Van Dell - PE  
41352  
License No. 10/11/10  
Date

Quality Control:

|              |     |             |          |
|--------------|-----|-------------|----------|
| Project Lead | WBS | Drawn By    | WBS      |
| Checked By   | VJV | Review Date | 10/22/10 |

Sheet Index:

|      |                          |
|------|--------------------------|
| C0.1 | COVER SHEET              |
| C1-1 | EXISTING CONDITIONS PLAN |
| C2-1 | SITE PLAN                |
| C3-1 | GRADING PLAN             |
| C4-1 | UTILITY PLAN             |
| L1-1 | LANDSCAPE PLAN           |

Sheet Title:

**SITE PLAN**

Project No.:

**Loucks Project # 07420**

Sheet No.:

**C2-1**