



**PLANNING COMMISSION MEETING
RICHFIELD MUNICIPAL CENTER, COUNCIL CHAMBERS
DECEMBER 9, 2019
7:00 PM**

Call to Order

Approval of minutes of the regular Planning Commission meeting of November 25, 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 an amendment to approved development plans at Cedar Point Commons, requesting approval of a standalone trash enclosure for the easternmost retail building at 1840 66th Street E.
19-APUD-09
3. Public hearing to consider rezoning and an amendment to the Market Plaza / Village Shores planned unit development, requesting approval of a new building for a bank branch with a drive-up ATM.
19-APUD-08, 19-RZN-01
4. Cancel a public hearing to consider an amendment to the Richfield-Bloomington Honda Conditional Use Permit, Final Development Plans, and Planned Unit Development.
19-APUD-05

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, January 27, 2020, 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

November 25, 2019

MEMBERS PRESENT: Chairperson Allysen Hoberg, Commissioners Bryan Pynn, Sean Hayford O'leary, Peter Lavin, James Rudolph, Susan Rosenberg and Kathryn Quam
STAFF PRESENT: Melissa Poehlman, John Stark, Julie Urban and Matt Brillhart – Community Development Department
OTHERS PRESENT: Adam Seraphine and Lori Boisclair – RF64 development team

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

APPROVAL OF MINUTES

M/Quam, S/Pynn to approve the minutes of the October 28, 2019 meeting.

Motion carried: 7-0

ITEM #1 APPROVAL OF AGENDA

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

Motion carried: 7-0

PUBLIC HEARINGS

ITEM #2

19-APUD-07 – Consideration of an amendment to the plans for the RF64 apartment and townhome project along 16th Avenue and Richfield Parkway, between Taft Park and 65th Street. The proposed revision will reduce the number of townhomes constructed from 72 to 64.

Assistant Director of Community Development Melissa Poehlman presented the staff report.

Responding to a question from a resident [did not provide name/address], developer Adam Seraphine gave updates on the construction status of the townhomes and stated that the apartment phase of the project will begin after closing on the site in March 2020.

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

Motion carried: 7-0

Responding to a question from Commissioner Quam, Poehlman confirmed the townhomes would be further from the home at 6433 16th Avenue than the formerly adjacent homes.

Commissioner Lavin inquired if there was a covenant or other assurance from the developer that they will acquire the remaining home, if it should come on the market in the future.

Director John Stark stated that the development agreement with the Richfield HRA did not require the developer to purchase the home. Poehlman stated that the development agreement required the construction of 64 or more townhomes. The proposed amendment to reduce the number of planned townhomes from 72 to 64 would comply with the agreement.

Commissioner Rudolph inquired why townhomes were built to the south of the remaining home. Director Stark stated that at the time Planning Commission originally considered the project, there were still 4 remaining homes to be acquired and it was then unknown how many would be acquired prior to the project beginning construction.

November 25, 2019

Developer Lori Boisclair stated that the first townhomes on the south end of the site were able to tie into utilities on 65th Street, and could stand alone from those north of the remaining home. She stated that the TIF agreement for the project was laid out in three phases for completion of the townhomes, so there was financial incentive for the developer to build the remaining units.

Responding to a question from Commissioner Quam, Director Stark stated the development agreement with Richfield HRA did not require the developer to purchase the remaining home.

M/Pynn, S/Hayford Oleary, to recommend approval a resolution granting an amendment to the Planned Unit Development, Conditional Use Permit, and Final Development Plan.

Commissioners Lavin and Quam inquired if the Planning Commission could attach a stipulation to their recommendation that the HRA require the developer to acquire the remaining home. Poehlman responded that they could not, as the Planning Commission's recommendation on the land use application before them only moves forward to the City Council and would not go to the HRA. Responding to Chair Hoberg, Poehlman stated that the Planning Commission's concerns on the matter would be reflected in the minutes and the HRA Executive Director would share the concern with HRA members.

Motion carried: 5-2 (Rudolph and Lavin opposed)

ITEM #3

19-APUD-05 – Continue a public hearing to consider an amendment to the Richfield-Bloomington Honda Planned Unit Development to December 9, 2019.

M/Pynn, S/Quam to continue the public hearing.

Motion carried: 7-0

LIAISON REPORTS

Community Services Advisory Commission: No report.

City Council: No report.

HRA: Commissioner Quam provided a summary of the recent HRA meeting.

School Board: Commissioner Rudolph shared the results of the recent school board election.

Transportation Commission: Commissioner Hayford Oleary provided an update on MnDOT's 494 reconstruction planning.

Chamber of Commerce: Commissioner Lavin stated that he met with the new Executive Director.

CITY PLANNER'S REPORT

Poehlman summarized the November 14 open house on the Penn Avenue study.

ADJOURNMENT

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

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

Motion carried: 7-0

Planning Commission Secretary

AGENDA SECTION:	Public Hearings
AGENDA ITEM #	2.
CASE NO.:	19-APUD-09



PLANNING COMMISSION MEETING 12/9/2019

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITYPLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
12/2/2019

ITEM FOR COMMISSION CONSIDERATION:

Public hearing to consider an amendment to approved development plans at Cedar Point Commons, requesting approval of a standalone trash enclosure for the easternmost retail building at 1840 66th Street E.

EXECUTIVE SUMMARY:

Plans for Cedar Point Commons were approved by the City Council in 2006, allowing construction of Target, Home Depot, TCF Bank, and several standalone retail buildings. In 2016, the City Council approved an amendment to the Planned Unit Development, granting approval of two additional retail buildings and a childcare center, completing the nearly 30-acre development. The easternmost retail building at 1840 66th Street is home to restaurants Five Guys and Café Zupas. In accordance with Zoning Code requirements for new development, the building was designed with an interior trash room for dumpster storage. Hempel Companies (Applicant) is now proposing to add a standalone dumpster enclosure in the parking lot. The Applicant states that the interior trash room, accessible only from the rear (south) side of the building, presents a hardship for trash haulers to access dumpsters around the perimeter of the building due to the presence of retaining walls at the building's southeast corner. They also state that the current trash room is not adequately sized to meet Hennepin County's new requirement mandating collection of organics, which requires an additional container. A letter from Hempel Companies is attached to this report, along with site plans showing the location of the proposed enclosure.

Since 2007, the Zoning Code (Section 544.05) has required that all refuse and recycling collection be designed into the interior space of new buildings, while buildings constructed prior to 2007 are permitted to use standalone trash enclosures meeting certain design requirements. The requested deviation from Code requirements necessitates that the amendment be brought before the Planning Commission and City Council for approval. While the proposed dumpster enclosure is a deviation from normal Code requirements for new buildings, the building materials will complement the principal buildings of the development. The enclosure will be positioned to minimize impacts to parking lot circulation and views from other properties. City staff have reviewed the proposal and do not anticipate any adverse impacts. Finding that requirements to grant an amendment are met, staff recommends approval.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Recommend approval of a resolution amending the Planned Unit Development, Conditional Use Permit, and Final Development Plan for Cedar Point Commons.

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

See Executive Summary.

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

In a Planned Unit Development (PUD), variations from code requirements are processed as an amendment to the original approvals, rather than as a standard variance request. The following variation from code requirements is requested: Zoning Code Section 544.05 requires that all refuse collection, recycling and utilitarian elements shall be designed into the interior space of buildings. This requirement applies to all new construction since 2007. Existing buildings are permitted to use standalone trash enclosures meeting the design requirements of Section 544.05 (c). A full review of PUD requirements is included 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 November 25, 2019. A decision is required by January 24, 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 November 28, 2019.
- Council consideration has been tentatively scheduled for January 14, 2020.

ALTERNATIVE RECOMMENDATION(S):

- Recommend approval of the attached resolution with modifications.
- Recommend denial of the request with a finding that requirements are not met.

PRINCIPAL PARTIES EXPECTED AT MEETING:

Ben Krsnak, Hempel Companies (owner)

ATTACHMENTS:

Description	Type
☐ Resolution	Resolution Letter
☐ Requirements	Backup Material
☐ Developer narrative & plans	Backup Material

RESOLUTION NO. _____

**RESOLUTION APPROVING AN AMENDED
FINAL DEVELOPMENT PLAN
AND CONDITIONAL USE PERMIT
FOR THE CEDAR POINT COMMONS
PLANNED UNIT DEVELOPMENT**

WHEREAS, an application has been filed with the City of Richfield which requests approval of an amended final development plan and conditional use permit for the Cedar Point Commons planned unit development located at approximately 66th Street East and Richfield Parkway, property legally described as:

LOT 3, BLOCK 1, CEDAR POINT COMMONS, HENNEPIN COUNTY,
MINNESOTA

WHEREAS, the proposed amendment requests approval of a standalone dumpster enclosure for use by the tenants of the building at 1840 66th Street East; and

WHEREAS, Zoning Code Section 544.05 requires that refuse collection be designed into the interior space of buildings; and

WHEREAS, the Planning Commission of the City of Richfield held a public hearing and recommended approval of the requested amendment to the final development plan and conditional use permit at its December 9, 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 November 28, 2019; and

WHEREAS, the requested amendment to the final development plan and conditional use permit meets those requirements necessary for approving a planned unit development as specified in Zoning Code Sections 542.09, Subd. 3, and 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 an amended 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. An amended planned unit development, final development plan and conditional use permit are approved, allowing construction of the standalone dumpster enclosure, 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 applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report dated November 21, 2019 and compliance with all other City and State regulations.
 - Unless specifically modified by this resolution, all previous conditions of approval remain in place.
4. This amendment to the 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 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 14th day of January, 2020.

Maria Regan Gonzalez, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

Required Findings

Part 1: The following findings are necessary for approval of a PUD application (542.09 Subd. 3):

1. *The proposed development conforms to the goals and objectives of the City's Comprehensive Plan and any applicable redevelopment plans.* The Comprehensive Plan guides this area for regional commercial/office development.
2. *The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries.* While the proposed enclosure is a deviation from normal Code requirements for new buildings, building materials will complement the principal buildings of the development. The enclosure will be positioned to minimize impacts to parking lot circulation and views from other properties.
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 will remain in substantial compliance with the intent of the guiding C-2 District.
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.* No undue adverse impacts are anticipated.
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.

Part 2: All uses are conditional uses in the PC-2 District. The findings necessary to issue a Conditional Use Permit (CUP) are as follows (Subd. 547.09, Subd. 6):

1. *The proposed use is consistent with the goals, policies, and objectives of the City's Comprehensive Plan.* See above – Part 1, #1.
2. *The proposed use is consistent with the purposes of the Zoning Code and the purposes of the zoning district in which the applicant intends to locate the proposed use.* See above – Part 1, #2.

3. *The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines.* No changes are proposed to any current uses.

4. *The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code.* Deviation from Code requirements is requested as follows:

Zoning Code Section 544.05 requires that all refuse collection, recycling and utilitarian elements shall be designed into the interior space of buildings. This requirement applies to all new buildings since 2007. Buildings constructed prior to 2007 are permitted to use standalone trash enclosures meeting the design requirements of Section 544.05 (c).

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.

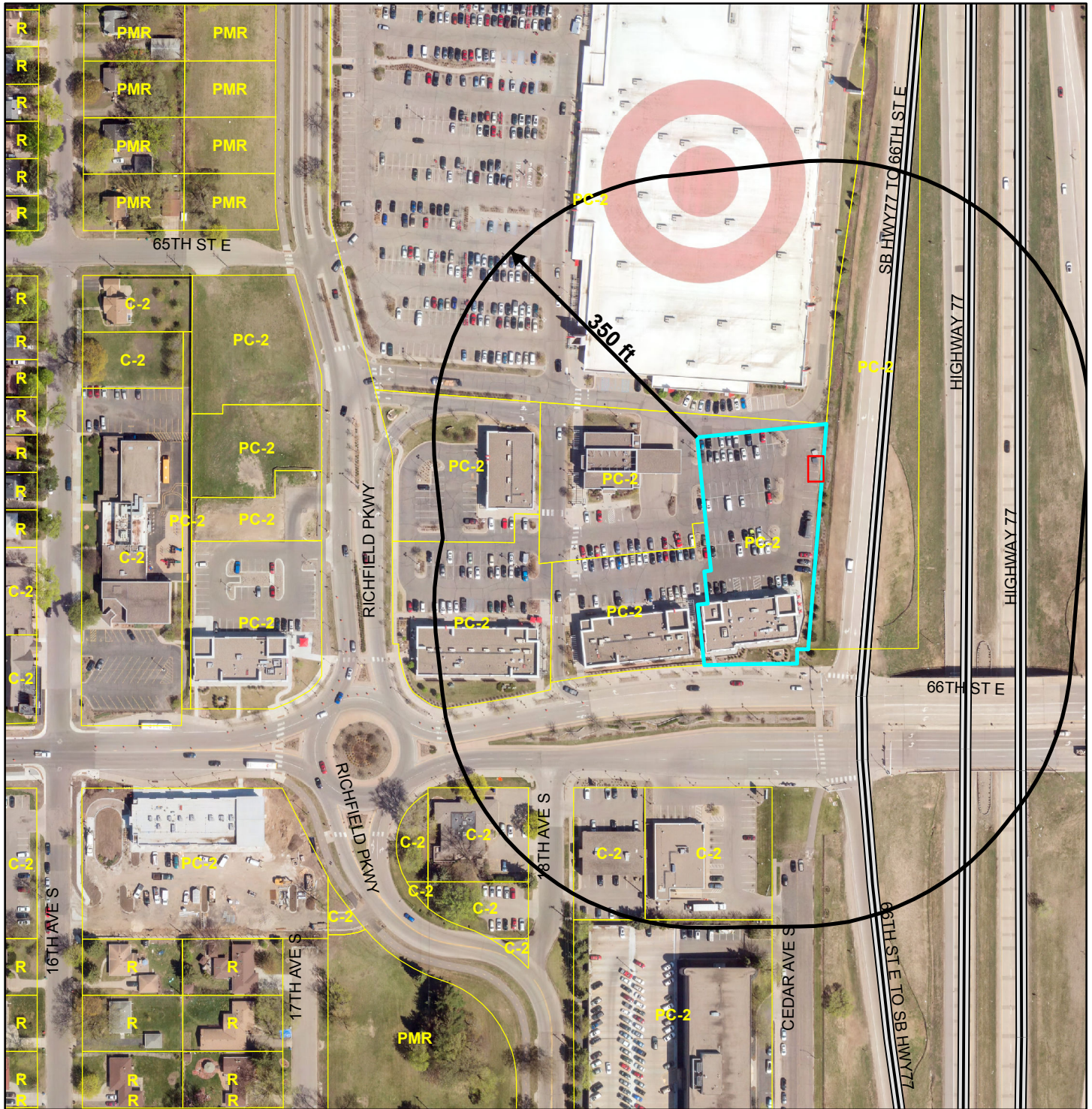
6. *The use will not have undue adverse impacts on the public health, safety, or welfare.* Adequate provisions have been made to protect the public health, safety and welfare.

7. *There is a public need for such use at the proposed location.* No changes are proposed to any current uses.

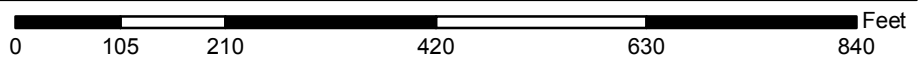
8. *The proposed use meets or will meet all the specific conditions set by this code for the granting of such conditional use permit.* This requirement is met.

Cedar Point Commons - APUD 12/2019

Surrounding Zoning



C-2 - General Commercial
 PC-2 - Planned General Commercial
 R - Single Family Residential
 PMR - Planned Multi-Family Residential



 1840 66th St E Enclosure location





HEMPEL
REAL ESTATE

November 12, 2019

Dear City of Richfield:

We are requesting a change to the PUD to allow for an exterior trash enclosure at Cedar Point Commons to service the Five Guys/Diamond Brows/Café Zupas building. The building was designed with an interior trash room to accommodate both recycling and refuse disposal. A variety of challenges have made this interior room unworkable:

- 1) The topography of the site and numerous retaining walls have made it difficult to navigate the large dumpsters around the side of the building for pickup
- 2) The volume produced would require multiple trips per day by a garbage truck if placed in smaller containers
- 3) The room is not sized adequately for new organic recycling requirements

We are asking for this change to be acceptable for the following reasons:

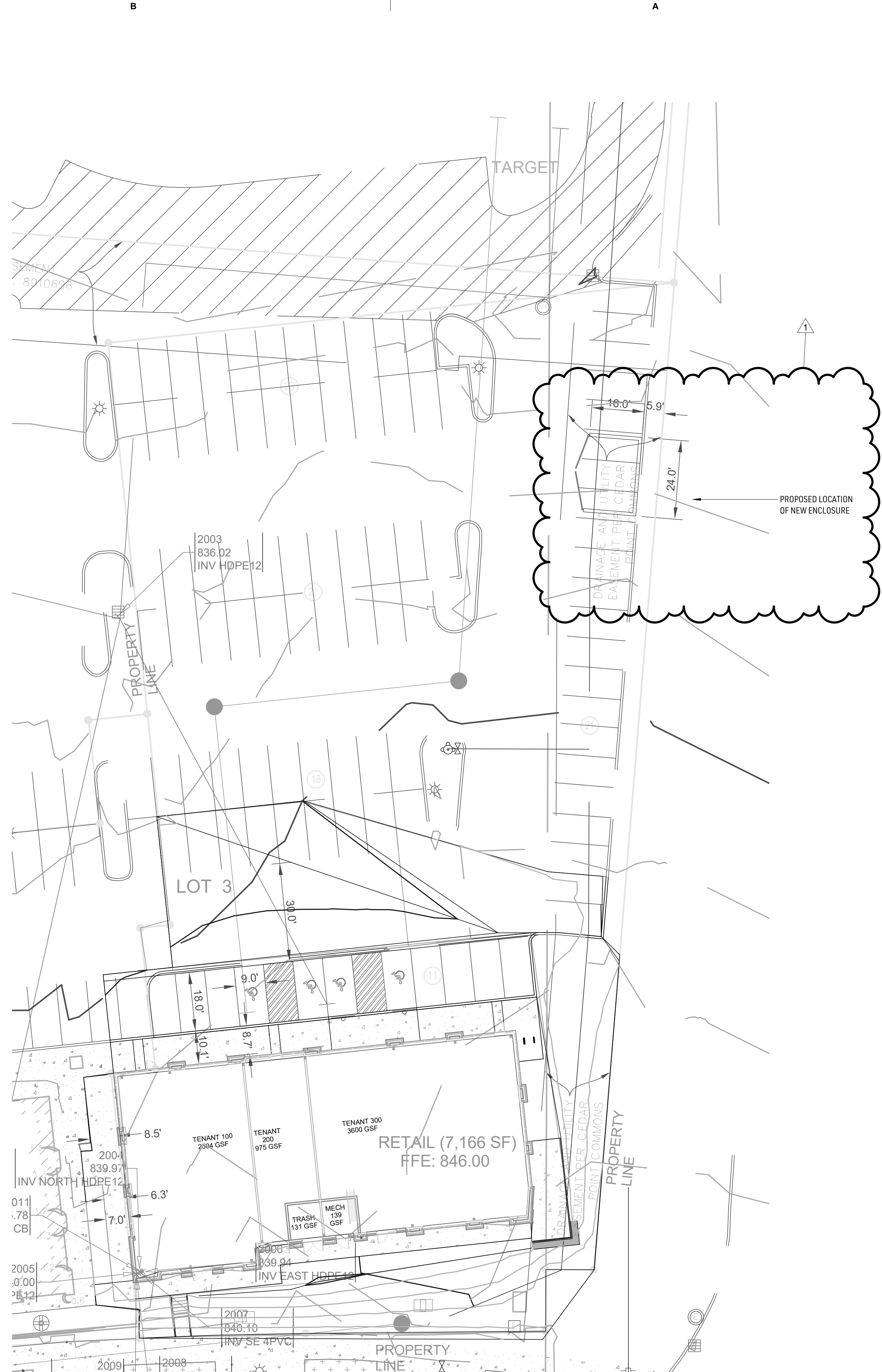
The enclosure:

- 1) Will be located far from the front entrance of the building in an infrequently used portion of the parking lot;
- 2) Will be naturally screened by the berm in between the parking lot and the highway;
- 3) Will not be visible from any residential structure;
- 4) Will be built of the same quality of materials as the building and include a roof; and
- 5) Is environmentally responsible as it reduces truck trips and provides for organic recycling.

Thank you for your consideration.

Ben Krsnak

Hempel Companies



SH ENCLOSURE

PRELIMINARY: NOT FOR CONSTRUCTION

Issue:	Date:	Project #:
1 Revision 1	11-25-2019	15-083.05
Drawn by:	Issue Date	Checked by:
CW		SN

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.

APPROVE
 SIGNATURE: _____
 REGISTERED PROFESSIONAL NUMBER: _____
 Issue Date: _____

CLIENT

CONTRACTOR

STRUCTURAL

CIVIL

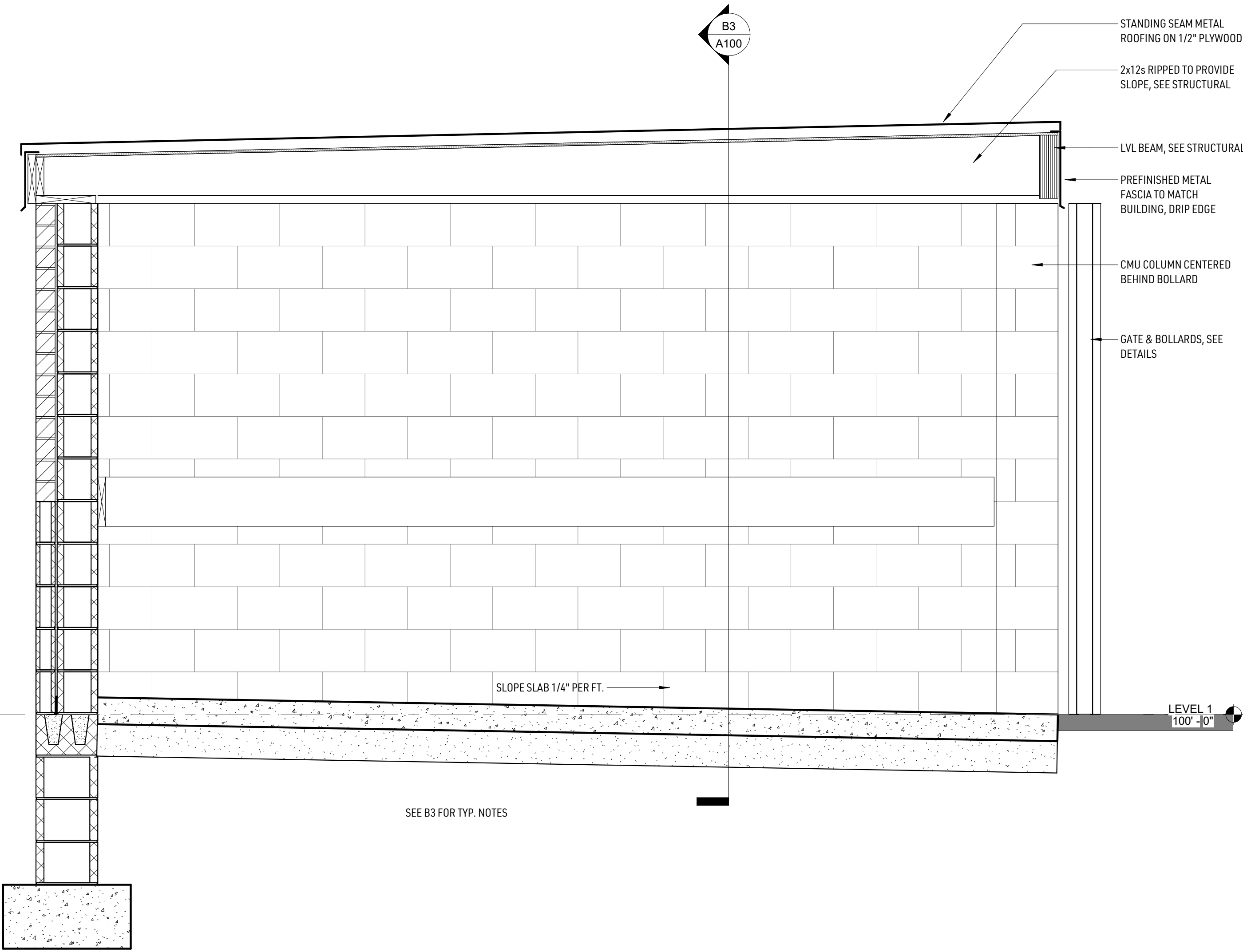
DJR
 ARCHITECTURE, INC.
 300 Washington Ave. Suite 210
 St. Paul, MN 55102
 612.676.2700 www.djr-inc.com

1

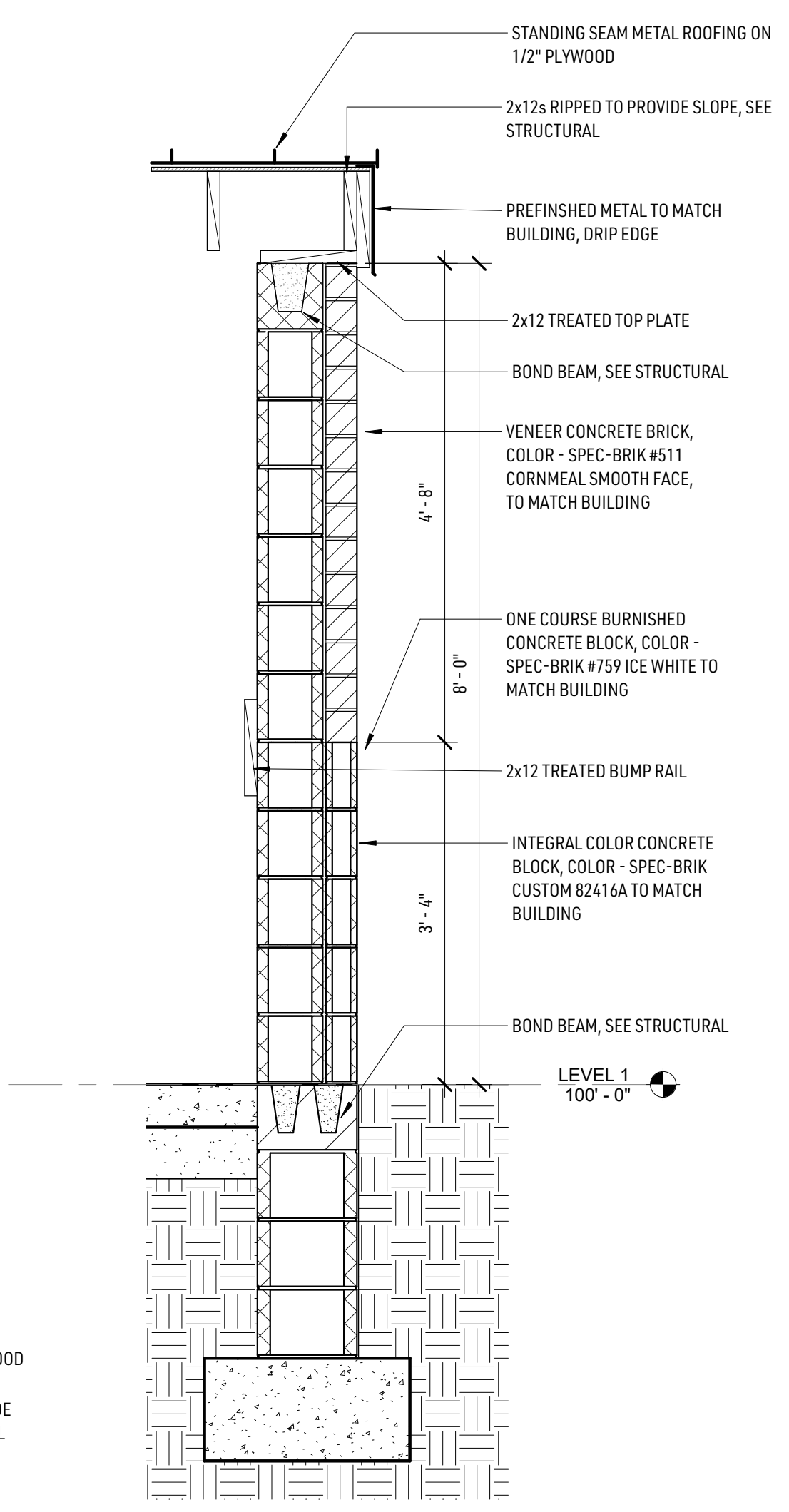
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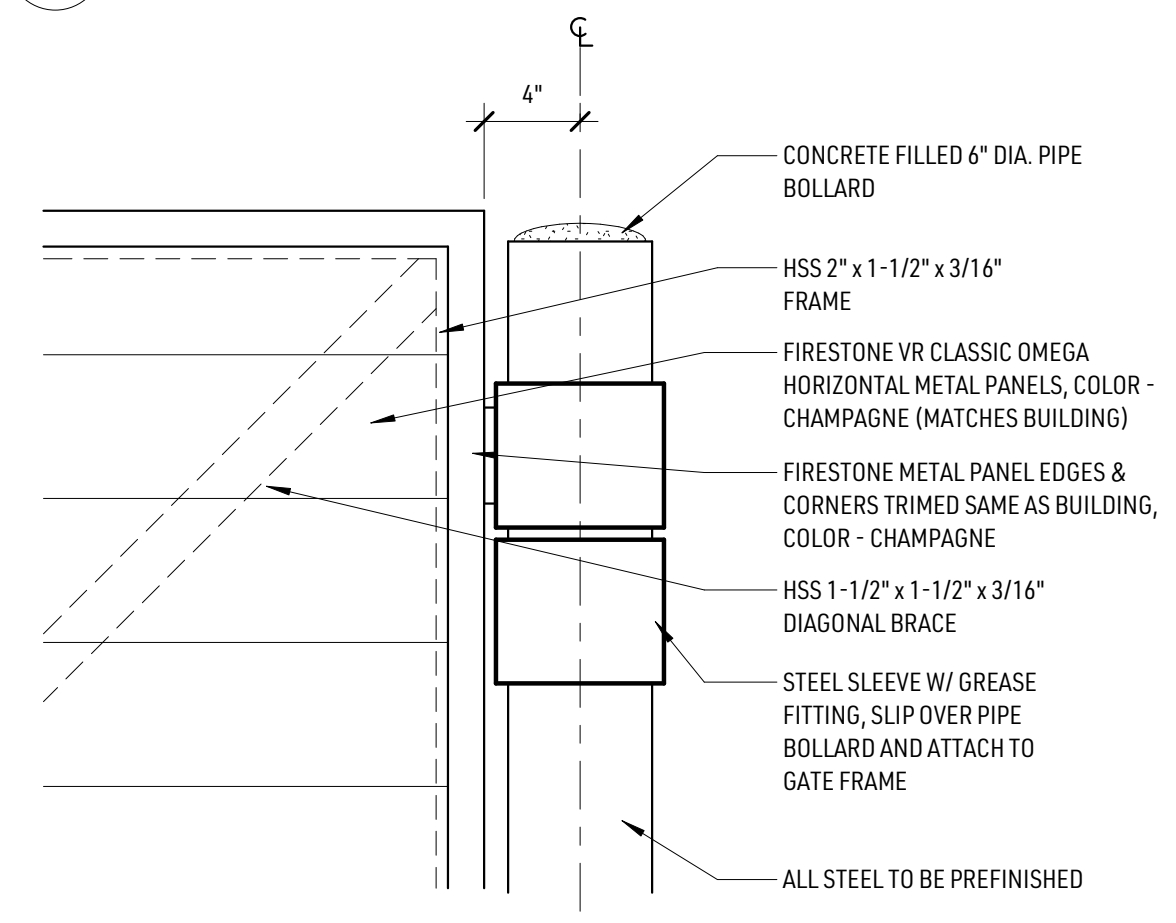
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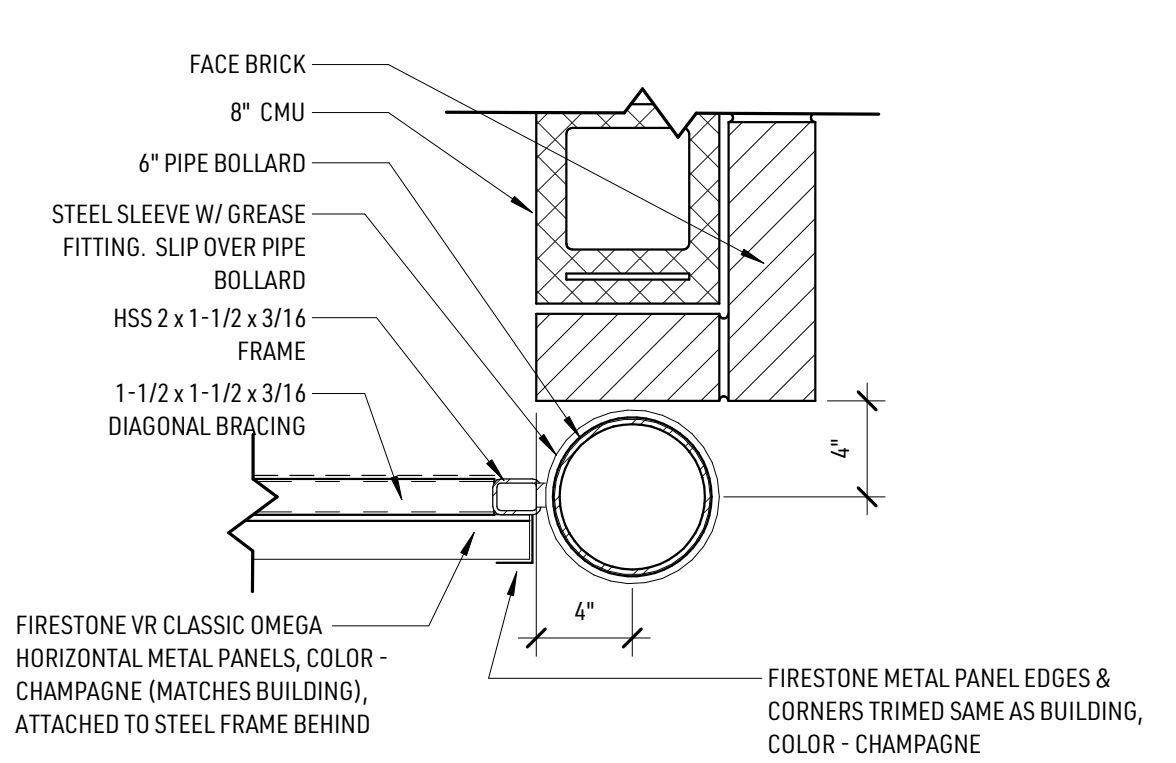
C1 SECTION @ ROOF
3/4" = 1'-0"



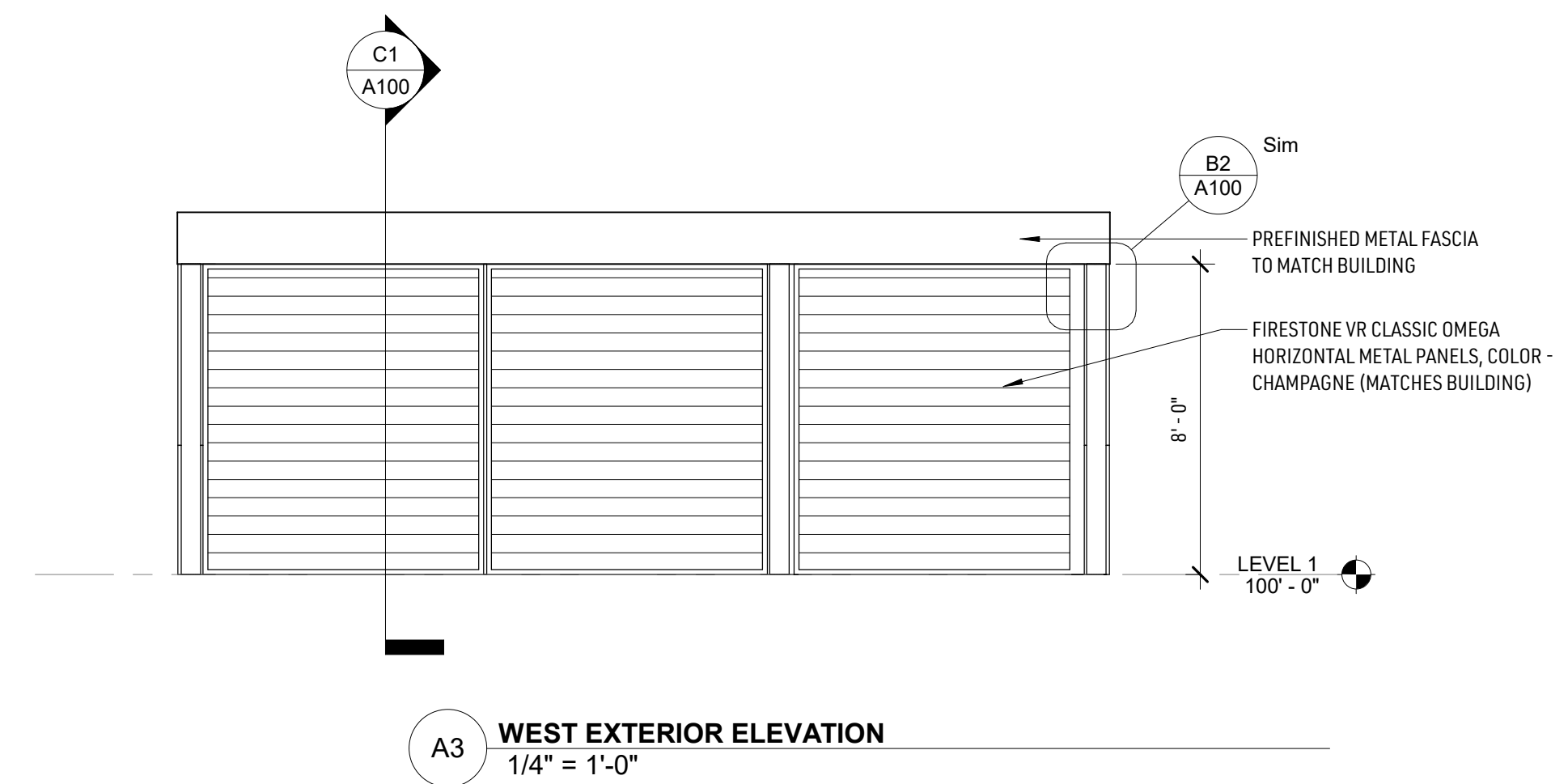
B3 SECTION @ TRASH ENCLOSURE
3/4" = 1'-0"



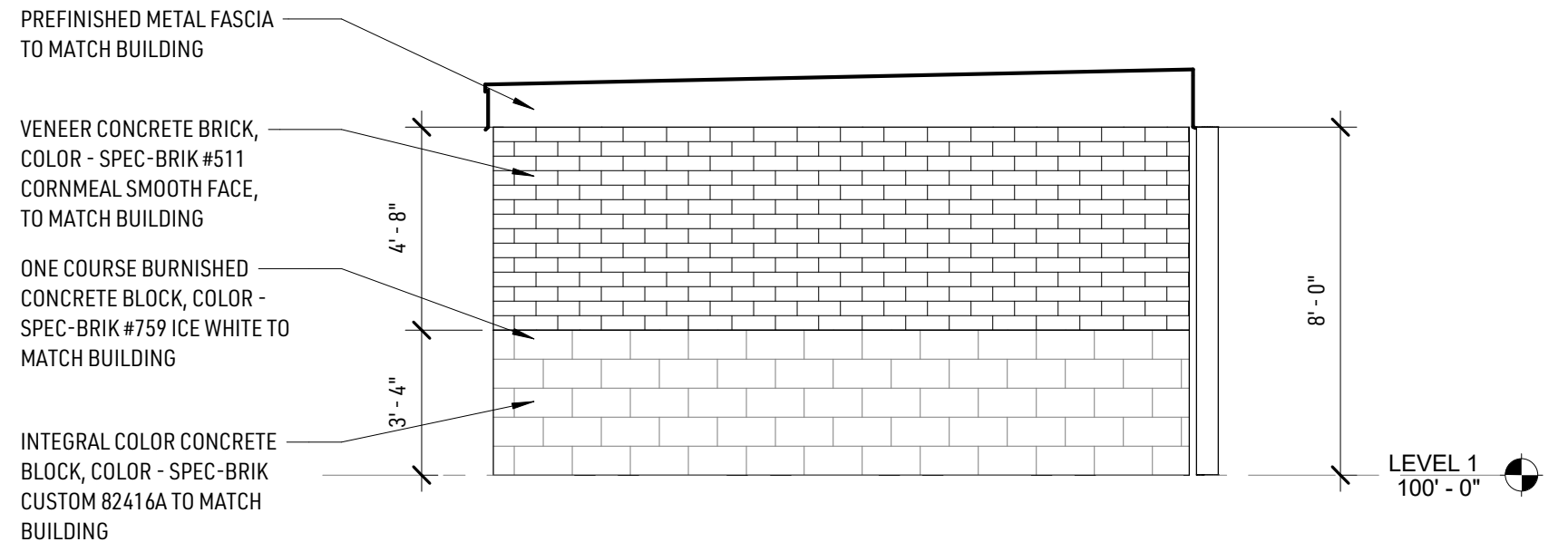
B2 GATE ELEVATION DETAIL
1 1/2" = 1'-0"



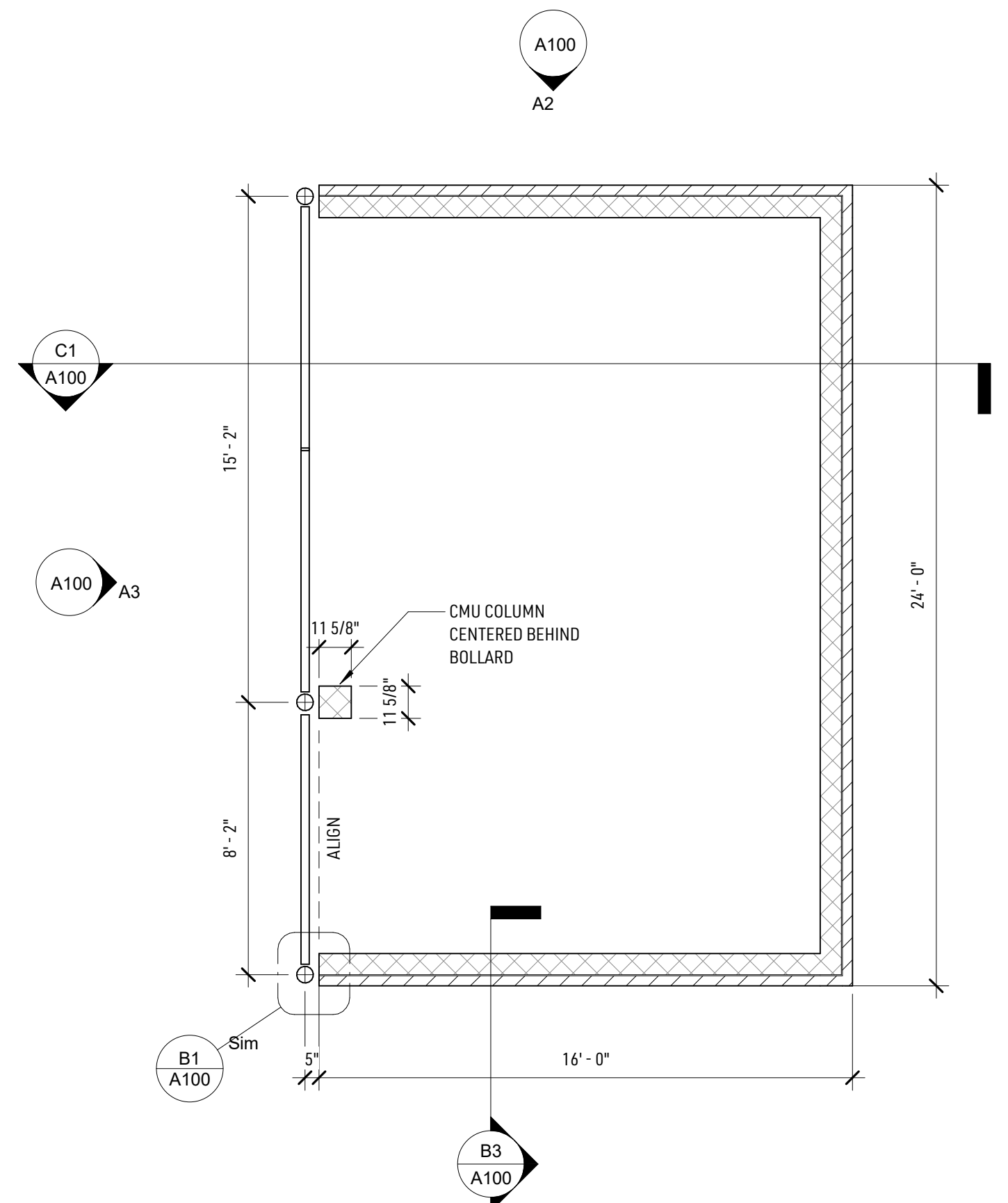
B1 GATE PLAN DETAIL
1 1/2" = 1'-0"



A3 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



A2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



A1 FLOOR PLAN - LEVEL 1
1/4" = 1'-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 professional engineer under the laws of the State of Minnesota.

APPROVE
SIGNATURE: _____
REGISTRATION NUMBER: _____
ISSUE DATE: _____

CLIENT: _____
CONTRACTOR: _____
CIVIL: _____
STRUCTURAL: _____

TRASH ENCLOSURE
PRELIMINARY: NOT FOR CONSTRUCTION

Project #: 15-083.05
Date: _____ Issue Date: _____
Drawn by: CVW
Checked by: SN

Issue: _____

TRASH ENCLOSURE PLANS, ELEVATIONS, SECTIONS & DETAILS

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Richfield, Minnesota

AGENDA SECTION:	Public Hearings
AGENDA ITEM #	3.
CASE NO.:	19-APUD-08, 19-RZN-01



PLANNING COMMISSION MEETING 12/9/2019

REPORT PREPARED BY: Matt Brillhart, Associate Planner

CITYPLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
12/5/2019

ITEM FOR COMMISSION CONSIDERATION:

Public hearing to consider rezoning and an amendment to the Market Plaza / Village Shores planned unit development, requesting approval of a new building for a bank branch with a drive-up ATM.

EXECUTIVE SUMMARY:

Plans for the Market Plaza / Village Shores mixed use development ("Market Plaza") were originally approved in 1984, and construction was completed in 1986. In 2016, the City Council approved an amendment to the Planned Unit Development, allowing the property to make major renovations including the addition of a medical clinic, assisted living units, and resident amenity spaces. Modifications to the building exterior included improved facades, removal of dated building embellishments, and an updated color scheme. It was at this time that the corner plaza and pergolas were added to the property. At that time, staff urged the property owner to consider eliminating the surplus parking in this area in favor of either permanent quasi-public space or an additional retail building at the corner to activate this key downtown intersection.

With the renovation of Market Plaza now complete, plans have been submitted for a new retail building for a Chase Bank branch, including a drive-up ATM lane in the parking lot. Civil Site Group (Applicant), has submitted applications requesting approval of a major amendment to the Planned Unit Development for Market Plaza / Village Shores, as well as rezoning the property from Planned Multifamily Residential (PMR) to Planned Mixed Use (PMU). The comprehensive plan designates this site and the greater Lyndale Avenue & 66th Street area as "Mixed Use". However, as Market Plaza was developed prior to the creation of a Mixed Use zoning district, the property has remained zoned PMR. State Statutes require that zoning designations match the comprehensive plan. Staff felt it was appropriate for the property to be rezoned in conjunction with this proposal, and recommends approval of the attached ordinance rezoning the property to PMU.

The proposed use as a retail bank branch and the building design complies with all zoning code requirements. The building would be located in place of the current plaza/pergola, with customer entrances accessible from the parking lot and from the public sidewalk. The proposal includes high-quality architectural design that complements the existing Market Plaza development. Due to grade differences between the sidewalk and the existing parking lot, the building would sit lower than the sidewalk at the roundabout. To delineate this grade change, the proposal includes a short retaining wall topped by a decorative metal railing. Pedestrian access is maintained via stairs at the corner entrance, and an accessible ramp that lines up with the Lyndale Avenue crosswalk.

The applicant proposes to include a standalone drive-up ATM located northeast of the building, accessible via a "slip lane" within the parking lot. All vehicle access will occur via the existing entrances and parking lot - no

additional curb cuts are proposed. Between the ATM lane and the public street, the Applicant proposes to build a pocket park/plaza with amenities accessible to the public including attractive landscaping, benches and natural stone seat walls, public art, a bicycle repair station, and space for bicycle parking and/or a future bike share station (to be provided by others). In the Mixed Use zoning district, drive-up window or teller service is a conditionally permitted use, provided that the conditions outlined in Section 537.05, Subdivision 5 are met. The proposal meets many of these conditions, with the following exceptions:

The proposed drive-up ATM does not meet the following requirements:

A minimum distance of 500 feet must be maintained between substantially similar uses with drive-up window or teller service (as measured from property line to property line).

- The proposal is less than 500 feet from a substantially similar use (BMO Harris Bank at 6625 Lyndale Avenue). Measured property line to property line across the roundabout, this distance is just 185 feet. However, BMO Harris Bank is an unusual property in that it shares a single lot with the larger Woodlake Centre office complex. If measured instead to the BMO Harris bank building, the distance separating the two bank uses is approximately 350 feet, which still falls short of the buffer requirement. Policymakers should consider if an overconcentration of drive-thru uses near the City's main downtown intersection is a concern more specific to fast food uses, or if that concern extends to financial institutions as well. Considerations should also include whether the proximity of the existing BMO Harris Bank alone warrants denial of this proposal.

Queuing space for at least four cars (70 feet) shall be provided as measured from the drive-up service window or teller station. Such queuing space shall not interfere with parking spaces or traffic circulation.

- In the initial plan submittal, the proposal included a much larger drive-thru loop that met the queuing requirement, but did not meet other requirements nor did it allow for any plaza space. With staff's feedback, the loop was replaced with the proposed ATM "slip lane" that is further from the public street and allowed for the proposed plaza amenities to be added. By code, this queuing requirement applies equally to all drive-thru uses, including fast-food restaurants that are likely to have longer average dwell times per customer than an ATM. Staff finds that it is reasonable to allow a shorter queuing distance for an ATM than other, more intense drive-thru uses.

The remaining 12 (of 14) conditions to allow a drive-up facility are met, as detailed in an attached document discussing all PUD/CUP code requirements. Planned Unit Developments may offer flexibility to code requirements in exchange for superior building design and innovative/efficient use of land. The proposed drive-up ATM has been designed to minimize negative impact to the existing site and to public infrastructure. The addition of a well-designed building with active street frontage and the pocket park amenity are a significant improvement over the existing parking lot plaza. Engineering staff have reviewed the proposal and do not anticipate any adverse impacts. Finding that requirements to grant an amendment are met, staff recommends approval.

RECOMMENDED ACTION:

Conduct and close a public hearing and by motion:

1. **Recommend approval of an ordinance amending Appendix I of the Richfield City Code to change the zoning designation of the Market Plaza / Village Shores property from Planned Multi-Family Residential (PMR) to Planned Mixed Use (PMU).**
2. **Recommend approval of a resolution amending the Planned Unit Development, Conditional Use Permit, and Final Development Plan for Market Plaza / Village Shores.**

BASIS OF RECOMMENDATION:

A. HISTORICAL CONTEXT

See Executive Summary.

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

Planned Unit Development / Conditional Use Permit / Final Development Plan:

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, in addition to the specific drive-thru conditions

(Section 537.05, Subdivision 5) discussed in the Executive Summary.

Rezoning:

The comprehensive plan designates this site and the greater downtown / Lyndale Avenue & 66th Street area as "Mixed Use". However, as Market Plaza was developed prior to the creation of a Mixed Use designation or zoning district, the property has remained zoned PMR. State Statutes require that zoning designations match the comprehensive plan, and staff felt it was appropriate for the property to be rezoned in conjunction with this proposal. Absent this application, the property would likely be rezoned later in 2020 as City staff works to update zoning designations citywide to bring zoning designations into conformance with the comprehensive plan.

C. CRITICAL TIMING ISSUES:

60-DAY RULE: The 60-day clock 'started' when a complete application was received on November 29, 2019. A decision is required by January 28, 2020, 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 November 28, 2019.
- Council consideration has been tentatively scheduled for January 14, 2020 (first reading of rezoning) and January 28, 2020 (second reading of rezoning and consideration of PUD amendment).

ALTERNATIVE RECOMMENDATION(S):

Staff recommends that the rezoning be approved. Regarding the PUD amendment, staff provides the following alternative recommendations:

- Recommend approval of the attached resolution with additional/modified stipulations.
- Recommend denial of the request with a finding that Code requirements are not met.

PRINCIPAL PARTIES EXPECTED AT MEETING:

David Knable, Civil Site Group (applicant on behalf of owner)

ATTACHMENTS:

Description	Type
☐ Ordinance - rezone PMR to PMU	Ordinance
☐ Resolution - Amend PUD	Resolution Letter
☐ Requirements attachment	Backup Material
☐ Zoning maps	Backup Material
☐ Developer narrative	Backup Material
☐ Site plans 1 of 2	Backup Material
☐ Site plans 2 of 2	Backup Material
☐ Exterior elevations	Backup Material
☐ Rendering Birds-eye	Backup Material
☐ Rendering NW	Backup Material
☐ Rendering NE	Backup Material
☐ Rendering S	Backup Material
☐ Rendering W	Backup Material

DRAFT ORDINANCE NO.

**AN ORDINANCE RELATING TO ZONING;
AMENDING APPENDIX I TO THE RICHFIELD CITY CODE
BY REZONING LAND AT THE NORTHWEST CORNER OF
66TH STREET AND LYNDALE AVENUE
AS PLANNED MIXED USE**

THE CITY OF RICHFIELD DOES ORDAIN:

Section 1. Section 8 of Appendix 1 of the Richfield Zoning Code is amended to add a new Paragraph 9 to read as follows:

(9) M-3 (NW corner, 66th and Lyndale): All tracts of R.L.S. No. 1635 and of R.L.S. No. 1864

Sec. 2. Section 9, Paragraph 3 is amended to read as follows:

[Deletion from PMR zone to be drafted prior to Council consideration.]

Sec. 3. 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 28th day of January, 2020.

Maria Regan Gonzalez, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING AN AMENDED
FINAL DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT
FOR A PLANNED UNIT DEVELOPMENT AT
6501 WOODLAKE DRIVE**

WHEREAS, an application has been filed with the City of Richfield which requests approval of an amended final development plan and conditional use permit to allow an additional retail building with drive-up ATM and associated site changes at the planned unit development commonly known as Market Plaza & Village Shores, located at 6501 Woodlake Drive, on property 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 amendment to the final development plan and conditional use permit at its December 9, 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 November 28, 2019; and

WHEREAS, the requested amendment to the 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 an amended 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. An amended planned unit development, final development plan and conditional use permit are approved for an additional retail building with drive-up ATM and associated site changes 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.

- Where the pedestrian route crosses a parking lot drive aisle, a distinct paving material shall be used. Where parking spaces abut the pedestrian route, car stops shall be used to prevent vehicle encroachment onto the walkway.
 - On the southwest side of the building, paved surface shall be reduced to only that which is necessary to facilitate trash pickup and egress from required building exit(s). If grades allow, an additional pedestrian route shall be added in this area, connecting the sidewalk on 66th Street to the existing pedestrian route on the property.
 - The extent of the retaining wall and railing along the right-of-way shall be limited to only that which is necessary for public safety, due to grade differences. The final design of the railing requires approval by the Community Development Director prior to issuance of building permits.
 - Snow storage is prohibited in the Market Plaza parking lot, and on the entire bank outlot. All surface parking spaces must remain available year round.
 - Customer entrances on the north and south façade shall be unlocked and accessible to the public during all business hours.
 - The proposed public art piece shall be installed within two years of approval.
 - Easements for cross-access, parking, and signage are required. Proof of recording said easements must be submitted to the City prior to issuance of a certificate of occupancy.
 - The property owner is responsible for the ongoing maintenance and tending of all landscaping in accordance with approved plans.
 - All new utility service must be underground.
 - All utilities must be screened from public view in accordance with Section 544.05. A screening plan is required prior to the issuance of a building permit.
 - No additional freestanding signage shall be permitted, except for smaller directional signs as necessary. This resolution does not constitute approval of any signs.
 - Subdivision of the property is required and must be recorded with the County.
 - The applicant is responsible for obtaining all required permits, compliance with all requirements detailed in the City's Administrative Review Committee Report dated November 18, 2019 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.
 - A maintenance agreement must be executed and approved by the Public Works Director prior to issuance of a Certificate of Occupancy.
 - As-builts or \$7,500 cash escrow must be submitted to the Public Works Department prior to issuance of a final Certificate of Occupancy.
 - Unless specifically modified by this resolution, all previous conditions of approval remain in place.
4. This amendment to the 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 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 14th day of January, 2020.

Maria Regan Gonzalez, Mayor

ATTEST:

Elizabeth VanHoose, City Clerk

EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Tracts B, C, D and E, Registered Land Survey No. 1634, Files of Registrar of Titles, County of Hennepin.

(Torrens Certificate No. 832511)

Parcel 2:

Tracts A, C, E and G, Registered Land Survey No. 1635, Files of Registrar of Titles, County of Hennepin. The boundaries of said Survey have been judicially determined and marked by Judicial Landmarks set pursuant to Torrens Case Nos. 10017 and 17641.

Together with all easements, restrictions, covenants, charges and liens contained in that certain Declaration of Easements, Covenants and Restrictions dated August 1, 1985, filed of record in the office of the County Recorder, Hennepin County, Minnesota, on October 17, 1985, as Document No. 5043157.

Together with all rights and easements contained in that certain Ingress and Egress Easement dated September 25, 1985, filed of record in the office of the Registrar of Titles, Hennepin County, Minnesota, on February 19, 1986, as Document No. 1705297.

(Torrens Certificate No. 832512)

Parcel 3:

Tracts B and C, Registered Land Survey No. 1679, Files of Registrar of Titles, County of Hennepin, together with easement for pedestrian access as contained in Easement filed of record August 19, 1996, as Document No. 2734832.

(Torrens Certificate Nos. 832510 and 842450)

Note: Parcel designations are for convenience of reference only, and do not constitute an integral part of the legal description.

Code Requirements / Required Findings

Part 1: The following findings are necessary for approval of a PUD application (542.09 Subd. 3):

1. *The proposed development conforms to the goals and objectives of the City's Comprehensive Plan and any applicable redevelopment plans.* The Comprehensive Plan guides the area around 66th Street and Lyndale Avenue for Mixed Use development. Goals and objectives for the area include "continue expansion of the city center area by incorporating residential housing at 50 to 150 units per acre and providing commercial, office and recreational opportunities." General goals include developing identifiable commercial nodes and corridors, promoting development that broadens the tax base, encouraging shared parking between different developments, and requiring pedestrian connections between land uses. Goals and Policies also include pedestrian/bike-friendly and transit-friendly building and site design features. The proposed additions to the site will improve these conditions.
2. *The proposed development is designed in such a manner as to form a desirable and unified environment within its own boundaries.* This requirement is met – the proposal repurposes surplus parking space into development that complements the existing buildings and uses on the site.
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 (MU) District. Requested variations to allow the drive-up ATM, discussed in Part 2 #8, are not inconsistent with the Comprehensive Plan.
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.* No undue adverse impacts are anticipated.
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.

Part 2: All uses are conditional in Planned Unit Developments, and drive-thrus are conditionally permitted uses (Section 537.05, Subd. 5) in the underlying Mixed Use 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 proposed building design and proposed use as a retail bank branch complies with all zoning code requirements and with the purposes of the zoning code. The building activates the street frontage with a customer entrance and large windows, as well as a new pocket park/plaza area with amenities available to the public. See #8 below for requirements that are not met by the proposed drive-thru ATM.
3. *The proposed use is consistent with any officially adopted redevelopment plans or urban design guidelines.* N/A

4. *The proposed use is or will be in compliance with the performance standards specified in Section 544 of this code.* The proposed development is in substantial compliance with City performance standards.
5. *The proposed use will not have undue adverse impacts on governmental facilities, utilities, services, or existing or proposed improvements.* The City's Public Works and Engineering Departments have reviewed the proposal and do not anticipate any adverse impacts.
6. *The use will not have undue adverse impacts on the public health, safety, or welfare.* Adequate provisions have been made to protect the public health, safety and welfare.
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.* In the Mixed Use zoning district, drive-up window or teller service is a conditionally permitted use, provided that the conditions listed below are met, as outlined in Section 537.05 Subd. 5.

A minimum distance of 500 feet must be maintained between substantially similar uses with drive-up window or teller service (as measured from property line to property line).

This requirement is not met. The proposal is less than 500 feet from a substantially similar use (BMO Harris Bank at 6625 Lyndale Avenue). Measured property line to property line across the roundabout, this distance is just 185 feet. However, BMO Harris Bank is an unusual property in that it shares a single lot with the larger Woodlake Centre office complex. If measured instead to the BMO Harris bank building, the distance separating the two bank uses is approximately 350 feet, which still falls short of the buffer requirement. Policymakers should consider if an overconcentration of drive-thru uses near the City's main downtown intersection is a concern more specific to fast food uses, or if that concern extends to financial institutions as well. Considerations should also include whether the proximity of the existing BMO Harris Bank alone warrants denial of this proposal.

Uses with drive-up window or teller service may not be located adjacent to a property with an existing drive-up window or teller service unless an applicant can demonstrate that the use will not be detrimental to pedestrian, bicycle or vehicle movements

This requirement is met. While the property is directly adjacent to a Wendy's restaurant with drive-thru (6500 Lyndale Avenue), the proposed drive-up ATM will not be detrimental to pedestrian, bicycle or vehicle movements. All vehicle access occurs within the existing parking lot and no new curb cuts are proposed. Separate pedestrian routes are provided throughout the property.

No drive-up window or lane shall be adjacent to a public street.

While the proposed lane runs parallel to a public street, it is not located between the building and street, nor is it closer to the street than the nearest parking lot drive aisle. Without more specificity in the Code regarding adjacency, it is reasonable to consider this requirement is met, as the drive-thru lane is 26 feet from the nearest property line.

Drive-up uses shall be limited to one service window which is part of a primary structure and a single queuing lane. The City may consider one additional service lane for automated teller machines (ATMS) or similar facilities.

In this case, the ATM is not part of the structure. However, there is no "primary" teller service window. As the ATM is the only drive-up feature, it is reasonable to consider this requirement met, as the ATM would otherwise be in compliance with this requirement.

Drive-up facilities must be designed to minimize impacts to the pedestrian environment and adequately address circulation issues and potential noise or light pollution.

This requirement is met.

Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.

This requirement is met.

There shall be no curb cuts on public streets exclusively for the use of drive-up queuing or exit lanes. Drive-up traffic shall enter and exit from internal circulation drives

This requirement is met.

Queuing space for at least four cars (70 feet) shall be provided as measured from the drive-up service window or teller station. Such queuing space shall not interfere with parking spaces or traffic circulation.

This requirement is not met. In the initial plan submittal, the proposal included a much larger drive-thru loop that met the queuing requirement, but did not meet other requirements nor did it allow for any plaza space. With staff's feedback, the loop was replaced with the proposed ATM "slip lane" that is further from the public street and allowed for the proposed plaza amenities to be added. By code, this queuing requirement applies equally to all drive-thru uses, including fast-food restaurants that are likely to have longer average dwell times per customer than an ATM. Staff finds that it is reasonable to allow a shorter queuing distance for an ATM than other, more intense drive-thru uses.

Any drive-up service window, teller or order station, or exterior loudspeaker shall be located at least 150 feet from any parcel with residential uses on the first floor.

N/A.

The applicant shall demonstrate that such use will not significantly lower the existing level of service on streets and intersections

This requirement is met. No new curb cuts are proposed and the proposal is not expected to generate significant amount of traffic.

The City shall encourage operators to permit bicyclist use of sales and service windows.

This requirement is met. Nothing in the plans would prohibit bicyclist use of the ATM.

Alcoholic beverages shall not be served through a drive-up window.

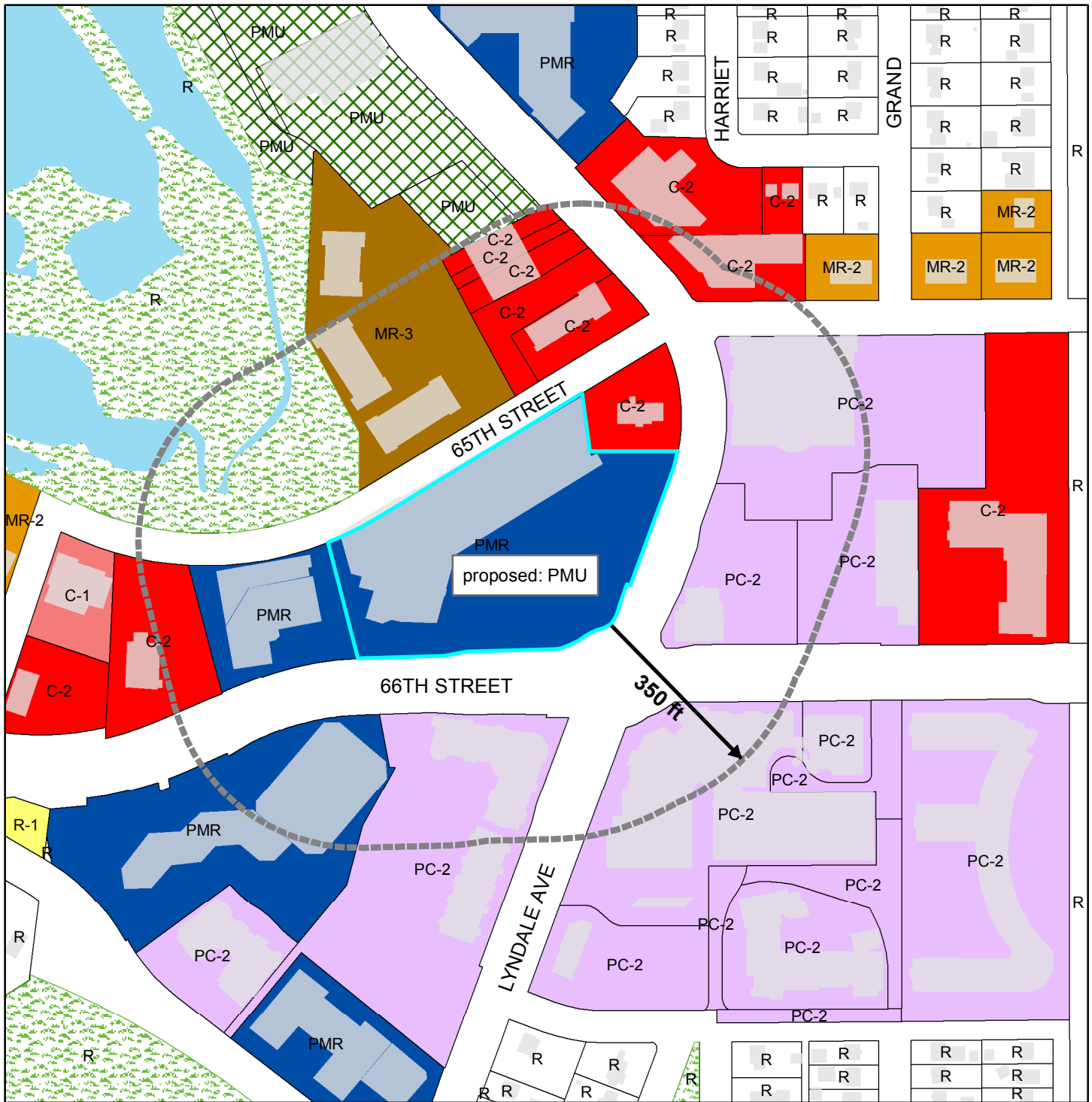
N/A.

Exterior speakers shall comply with the noise control limits set by Subsection 930 of the City Code.

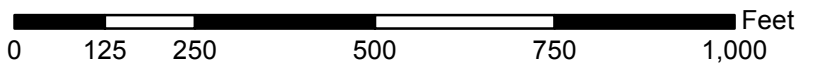
N/A.

6501 Woodlake Dr - APUD 1/2020

Surrounding Zoning

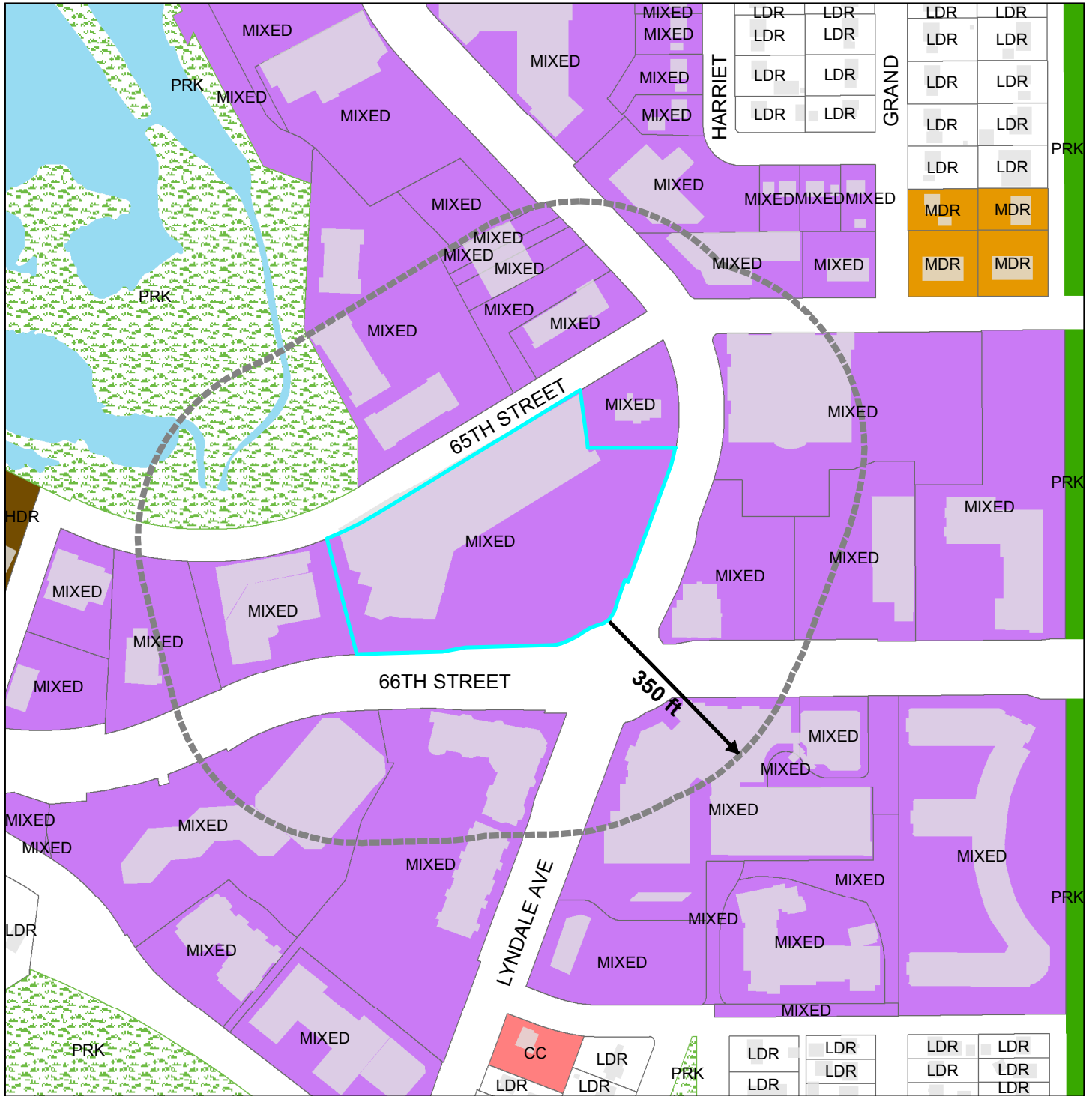


- PMR - Planned Multi-Family Residential
- PMU - Planned Mixed Use
- C-2 - General Commercial
- PC-2 - Planned General Commercial
- MR-2 - Medium Density Residential
- MR-3 - High Density Residential

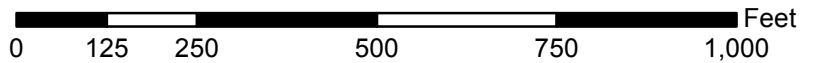


6501 Woodlake Dr - APUD 1/2020

Surrounding Comprehensive Plan

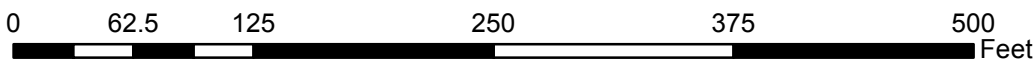
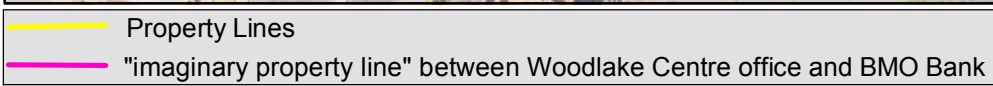
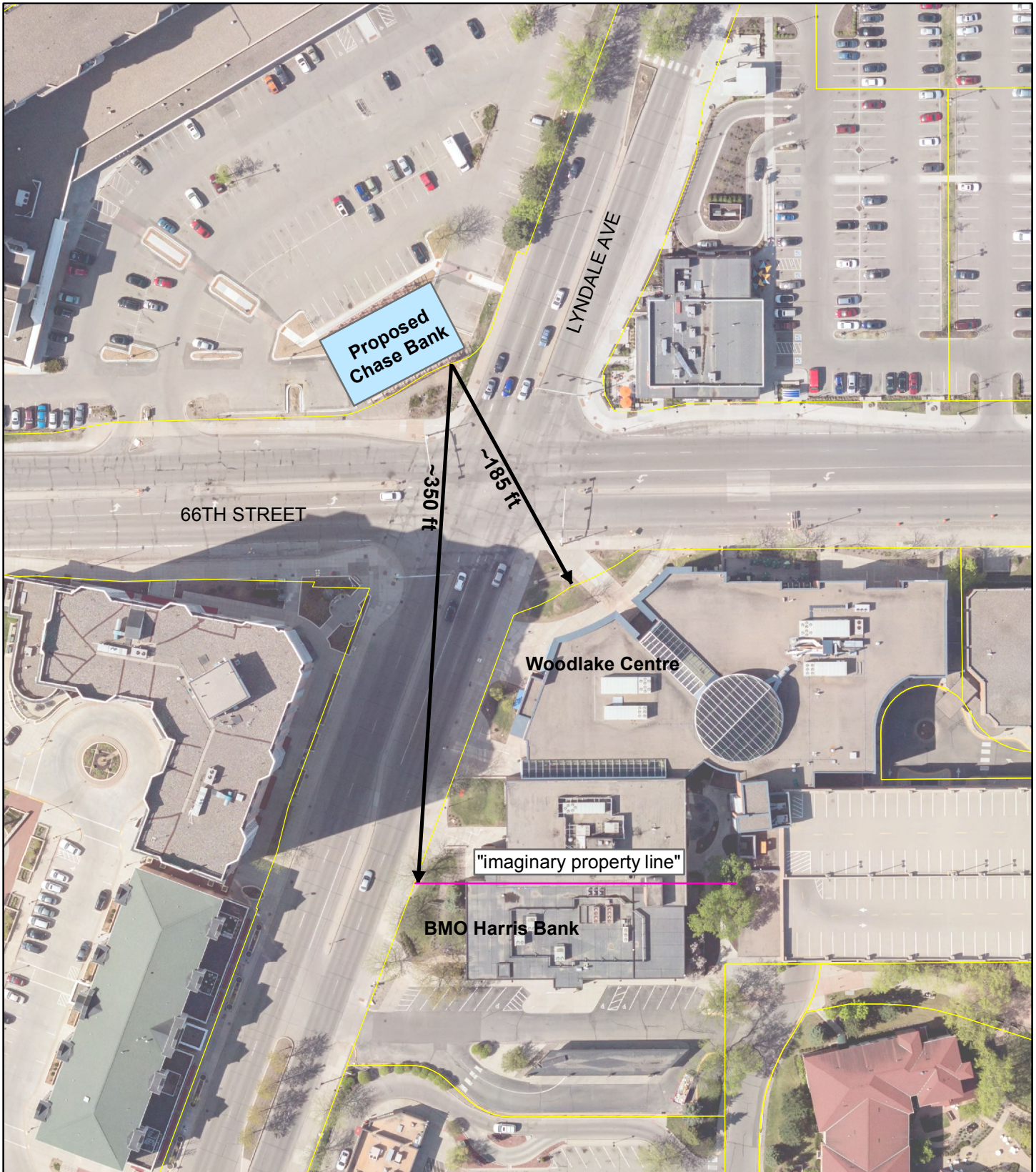


MIXED - Mixed Use
 CC - Community Commercial
 MDR - Medium Density Residential
 LDR - Low Density Residential
 PRK - Park



6501 Woodlake Dr - APUD 1/2020

Distance to similar (financial) drive-thru



6501 Woodlake Drive, Richfield MN
Amended PUD and Subdivision Waiver Application – Project Narrative
PID: 2702824230103

November 27, 2019

Project Narrative

The property owners of 6501 Woodlake Drive are seeking approval of a Planned Unit Development Amendment and a Subdivision Waiver. The property owner will be subdividing a portion of their property to facilitate the construction of a new bank building and associated parking and landscaping improvements.

The property is currently 4.59 acres and will be split into two new tracts.

Tract A = 4.16 AC

Tract B = 0.43 AC

The property is currently zoned PMR - Planned Multi-Family and will be rezoned to PMU - Planned Mixed Use.

The anticipated completion date for the project is Fall of 2020.

Site Design

The proposed site is located in the northwest corner of 66th Street and Lyndale Avenue. The site is currently a parking lot for the Market Plaza Shopping Center. There currently is a grade change between the front entry of the proposed building and the sidewalk in the 66th Street and Lyndale Avenue Right-of-Way. In the current parking configuration, this grade change is accommodated with a retaining wall north of the stalls adjacent to the intersection. To accommodate this grade change with the proposed building, a retaining wall and railing will need to be constructed along the 66th Street and Lyndale Avenue Right-of-Way. This wall and railing will maintain a minimum of three feet of separation between the existing sidewalk to meet City and County requirements. To access the site, an accessible sloped sidewalk will be constructed to the entry off the south side of the building. This sidewalk will line up with the crosswalk on Lyndale Avenue north of 66th Street.

The project is requesting the City to allow a drive-up ATM in coordination with the construction of the bank building. The City has indicated that this drive-up ATM would typically not be allowed because the City does not allow drive-thrus adjacent to public streets and also does not allow drive-thrus within 500 feet of similar uses. To mitigate the issues of the proposed drive-thru, the project will be making some concessions to their typical design standards and providing some additional site amenities to benefit the public.

The concessions that the project is making is that they are willing to reduce the amount of vehicle stacking that they typically like at their drive-up ATM locations. This reduction will allow the drive-up

ATM location to shift away from the public street and allow room to provide the additional site amenities to benefit the public.

The amenities that the project will be constructing to benefit the public include:

- Pocket Park with benches.
- Space for public art.
- Concrete pad to accommodate a future bike share station or bicycle parking.
- A bicycle repair station.
- Decorative fencing and natural stone piers.
- Additional complementary decorative planting beds
- Additional landscaping to screen the proposed drive-thru.

These additional site amenities will not only help mitigate the construction of the drive-up ATM, but they will also enhance the public experience at the recently upgraded intersection.

Architectural Design

The design intent of the proposed Chase Bank is to compliment the surrounding architecture of the recently renovated Market Plaza and the newer adjacent commercial developments. The proposed Banking Center is comprised of a thin limestone veneer, aluminum composite panels and fiber cement architectural wall panels that are designed to achieve the refined look of wood. All of the exterior cladding options are modern finishes and are long lasting cladding materials that will mesh well with the development growth of the area. In addition, the floor to ceiling glazing was incorporated to provide connectivity to the retail customers navigating the Plaza and pedestrians traversing the adjacent public thoroughfare.

This project will fit in with the character of the neighborhood and will bring a new service to this area. This project should have positive impacts to neighboring properties and will be a benefit to the City of Richfield for years to come.

Sincerely,

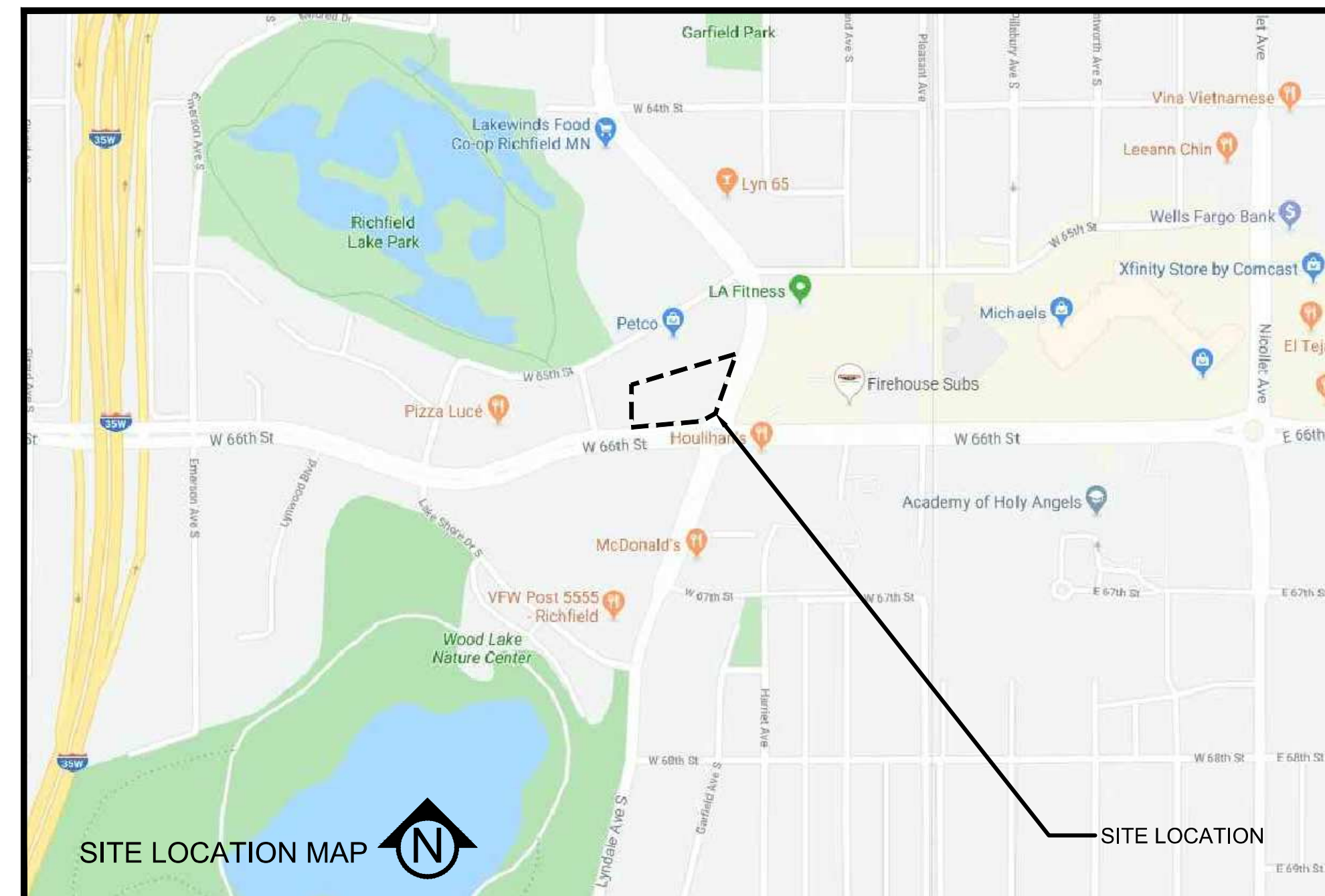
David Knaeble
Civil Site Group

MARKET PLAZA CHASE BANK OUTLOT

RICHFIELD, MINNESOTA

ISSUED FOR: CITY SUBMITTAL

PROJECT
**MARKET PLAZA CHASE
BANK OUTLOT**
9540 LYNDALE AVENUE S, RICHFIELD, MN 55423
E J PLESKO & ASSOCIATES, INC.
6515 GRAND TETON PLAZA, SUITE 300, MADISON, WI 53719



ARCHITECT:

THE ARCHITECTS PARTNERSHIP (TAP)
200 SOUTH MICHIGAN AVE
SUITE 1020
CHICAGO, IL 60604
312-583-9800

DEVELOPER / PROPERTY OWNER:

E J PLESKO & ASSOCIATES, INC.
6515 GRAND TETON PLAZA, SUITE 300
MADISON, WI 53719
608-833-7600

ENGINEER / LANDSCAPE ARCHITECT / SURVEY:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

GEOTECHNICAL ENGINEER:

TBD

MASTER LEGEND:

--- 1125 ---	EX. 1' CONTOUR ELEVATION INTERVAL		PROPOSED MANHOLE STORM
X 1137.12	EXISTING SPOT GRADE ELEVATION		PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
--- 1137 ---	1.0' CONTOUR ELEVATION INTERVAL		PROPOSED GATE VALVE
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)		PROPOSED FIRE HYDRANT
891.00 G	SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)		PROPOSED MANHOLE SANITARY
891.00 TC	SPOT GRADE ELEVATION TOP OF WALL		PROPOSED SIGN
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF WALL		PROPOSED LIGHT
	DRAINAGE ARROW		PROPOSED SANITARY SEWER
	EMERGENCY OVERFLOW		PROPOSED STORM SEWER
EOF=1135.52			PROPOSED WATER MAIN
	SILT FENCE / BIOROLL - GRADING LIMIT		EXISTING SANITARY SEWER
	INLET PROTECTION		EXISTING STORM SEWER
	STABILIZED CONSTRUCTION ENTRANCE		EXISTING WATER MAIN
	SOIL BORING LOCATION		EXISTING GAS MAIN
	CURB AND GUTTER (T.O = TIP OUT)		EXISTING UNDERGROUND ELECTRIC
			EXISTING UNDERGROUND CABLE
			EXISTING MANHOLE
			EXISTING STOPBOX
			EXISTING CATCH BASIN
			EXISTING GATE VALVE
			EXISTING HYDRANT
			EXISTING ELECTRIC BOX
			EXISTING LIGHT
			EXISTING GAS METER
			EXISTING GAS VALVE



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
LT1.0	LIGHTING PLAN
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE

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.

David J. Knaeble
David J. Knaeble
DATE 11/25/19 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/06/19	CITY SUBMITTAL
11/25/19	CITY RESUBMITTAL

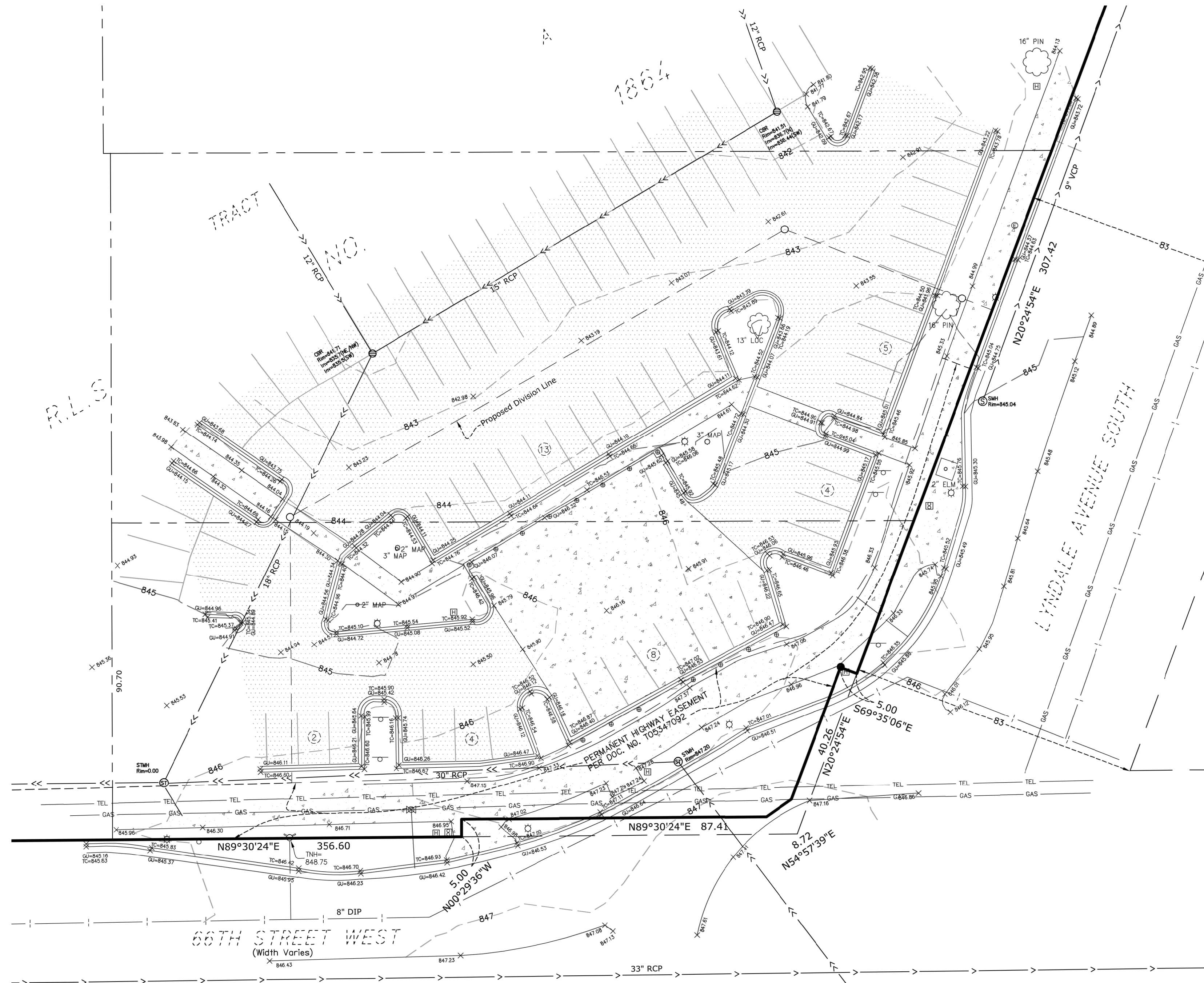
DRAWN BY:BN REVIEWED BY: DK
PROJECT NUMBER: 15016.02

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0



PROPOSED DESCRIPTION OF PROPERTY SURVEYED

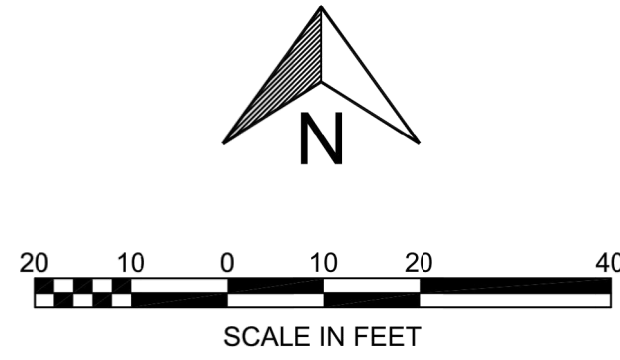
Part of Tract A RLS No. 1864

General Survey Notes

- Bearings are based on the Hennepin County Coordinate System (1985 Adjustment).
- Site Address: Unassigned.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0368F, effective date of November 4, 2016.
- The Gross land area is 18,601 +/- square feet or 0.427 +/- acres. Total area of Tract A is 199,805 S.F. or 4.587 acres.
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut hydrant located 15.75 feet south of the southwest property corner, having an elevation of 848.75 feet. As shown hereon.
- There are 36 total parking stalls on subject property.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County GIS.

SURVEY REPORT

- This map and report was prepared without the benefit of a Commitment for Title Insurance. The legal description was obtained from Ramsey County GIS and may not be the legal description of record. Please note that there may be easements or other matters of record that we are unaware of and not shown hereon.



Linetype & Symbol Legend

— FO —	FIBER OPTIC	⊕	SIGN	⊠	AIR CONDITIONER
— GAS —	GASMAIN	⊙	UTILITY MANHOLE	⊙	BOLLARD
— W —	WATERMAIN	⊙	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
— S —	SANITARY SEWER	⊙	STORM MANHOLE	⊙	FLAG POLE
— SS —	STORM SEWER	⊙	CATCH BASIN	⊙	FLARED END SECTION
— OH —	OVERHEAD UTILITIES	⊙	ROOF DRAIN	⊙	GAS VALVE
— TEL —	TELEPHONE LINE	⊙	TELEPHONE BOX	⊙	HANDICAP SYMBOL
— ELE —	ELECTRIC LINE	⊙	TELEPHONE MANHOLE	⊙	HYDRANT
— CTV —	CABLE LINE	⊙	ELECTRIC TRANSFORMER	⊙	TRAFFIC SIGNAL
— X —	CHAINLINK FENCELINE	⊙	TRAFFIC SIGNAL	⊙	CABLE TV BOX
— W —	WOODEN FENCELINE	⊙	ELECTRICAL METER	⊙	GAS METER
— G —	GUARDRAIL	⊙	GAS METER	⊙	FOUND IRON MONUMENT
— C —	CONCRETE SURFACE	⊙	ELECTRICAL METER	⊙	SET IRON MONUMENT
— P —	PAVER SURFACE	⊙	GAS METER	⊙	CAST IRON MONUMENT
— B —	BITUMINOUS SURFACE	⊙	FOUND IRON MONUMENT	⊙	CONIFEROUS TREE
— G —	GRAVEL/LANDSCAPE SURFACE	⊙	SET IRON MONUMENT	⊙	DECIDUOUS TREE

Chase Bank Outlot

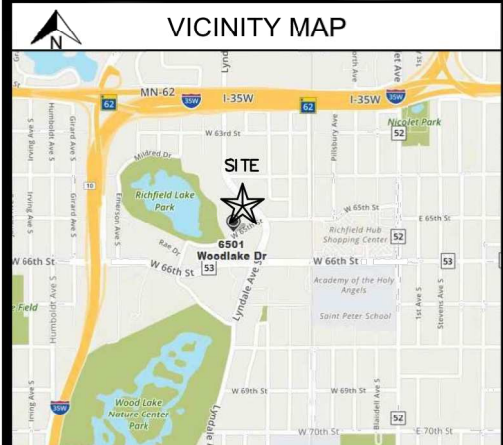
Richfield, MN

Cherry and Associates

209 29th Ave N, Ste. 150, Nashville, TN 37203

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIEN
DATE 11-5-19 LICENSE NO. 44565

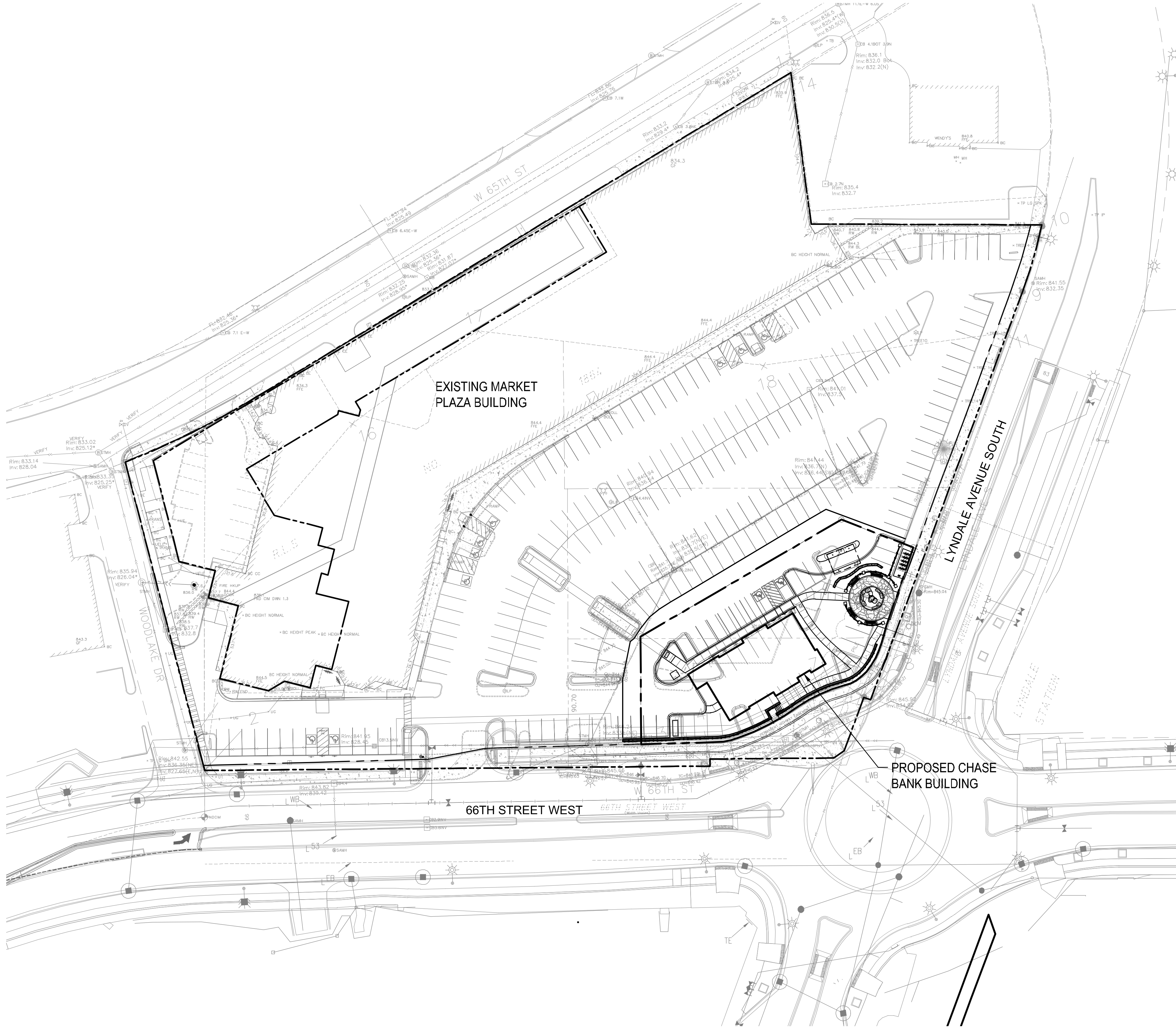


REVISION SUMMARY

DATE	DESCRIPTION

PARTIAL BOUNDARY/
TOPOGRAPHIC
SURVEY

V1.0



PROJECT
MARKET PLAZA CHASE
BANK OUTLOT
9540 L YNDALE AVENUE S, RICHFIELD, MN 55423
E J PLESKO & ASSOCIATES, INC.
6515 GRAND TETON PLAZA, SUITE 300, MADISON, WI 53719

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.

David J. Knaeble
David J. Knaeble
DATE 11/25/19 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/09/19	CITY SUBMITTAL
11/25/19	CITY RESUBMITTAL

DRAWN BY: BN REVIEWED BY: DK
PROJECT NUMBER: 15016.02

REVISION SUMMARY

DATE	DESCRIPTION

OVERALL SITE PLAN

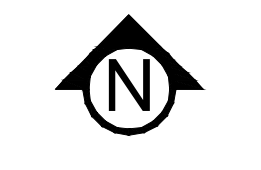
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SITE PLAN LEGEND:

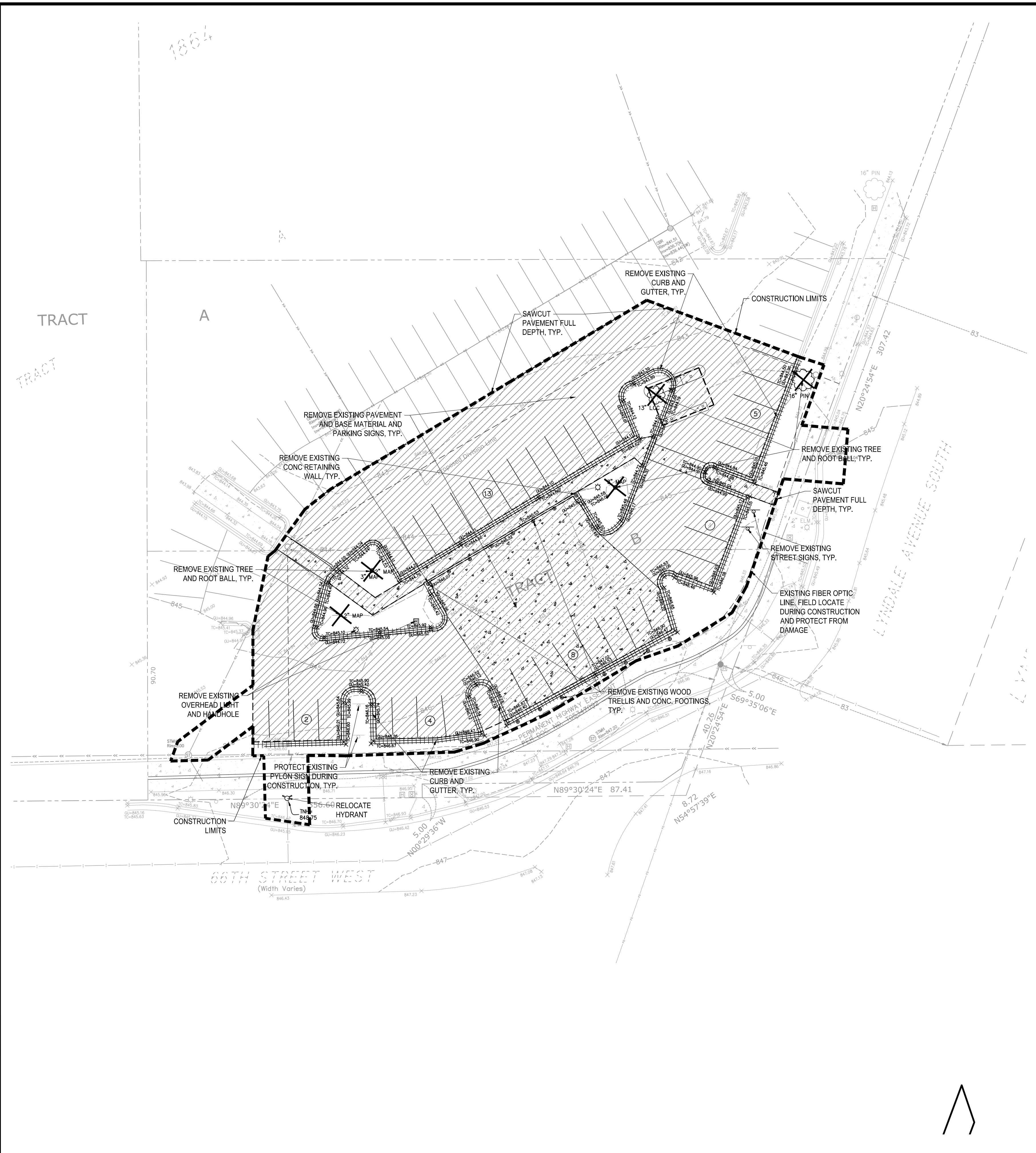
- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.)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



Know what's below.
Call before you dig.



1" = 40'-0"
20'-0" 0 40'-0"



REMOVAL NOTES:

- SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- 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.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
- 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.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- 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:

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.3

REMOVALS LEGEND:

- EX. 1' CONTOUR ELEVATION INTERVAL
- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PAVTS.
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

PROJECT
MARKET PLAZA CHASE
BANK OUTLOT

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David J. Knaeble
David J. Knaeble
DATE 11/25/19 LICENSE NO. 48776

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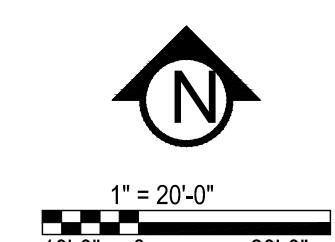
DRAWN BY: BN REVIEWED BY: DK
PROJECT NUMBER: 15016.02

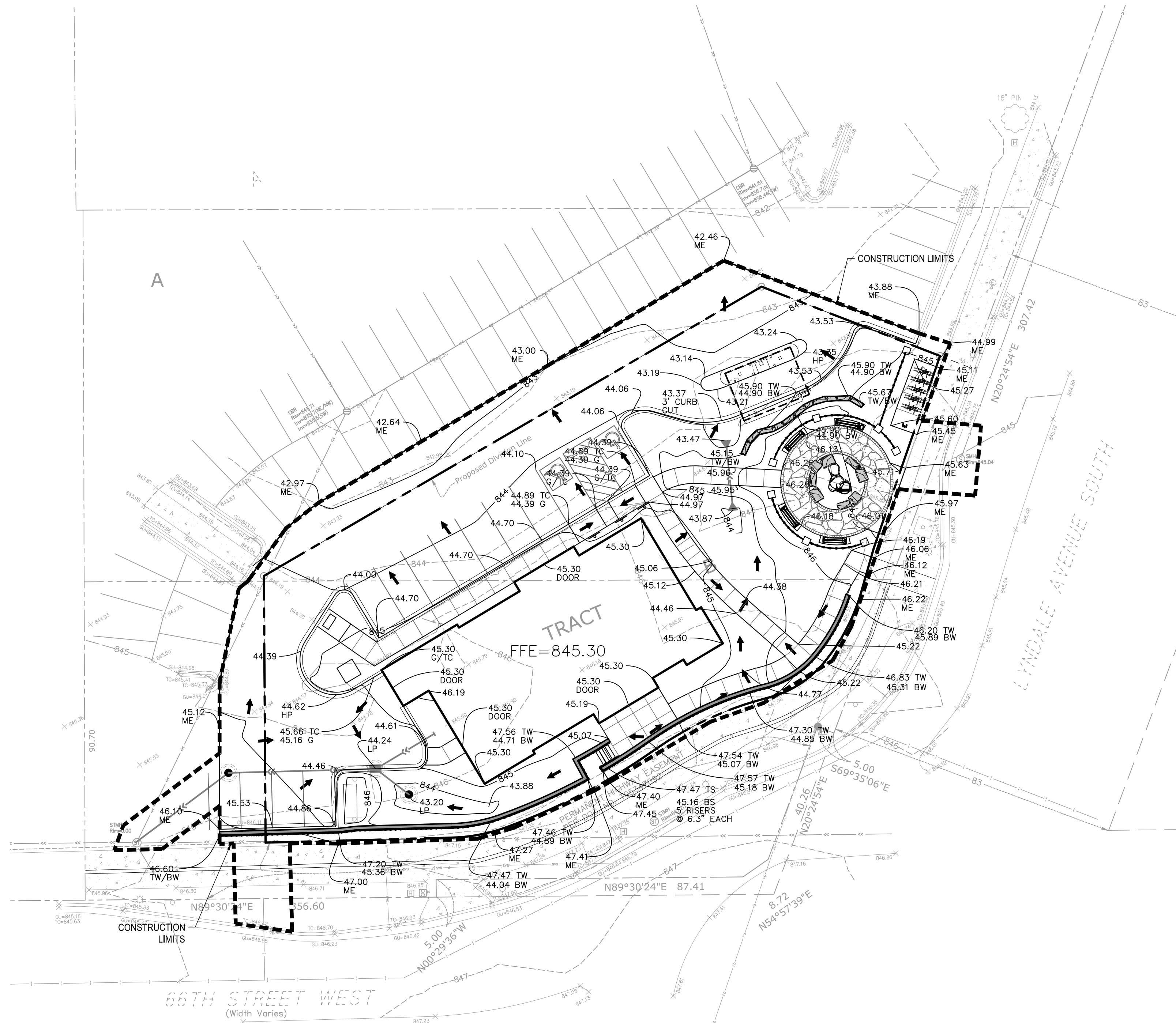
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN

C1.0





GENERAL GRADING NOTES:

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
 - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
 - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEDED AND MULCHED.
 - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF RICHFIELD GRADING NOTES:

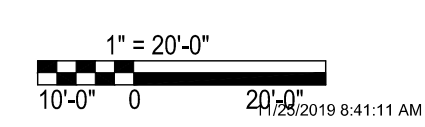
- RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.3

GRADING PLAN LEGEND:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 --- SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G --- SPOT GRADE ELEVATION GUTTER
- 891.00 TC --- SPOT GRADE ELEVATION TOP OF CURB
- 891.00 BS/TS --- SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
- 891.00 ME --- SPOT GRADE ELEVATION MATCH EXISTING
- ⊙ --- GRADE BREAK - HIGH POINTS
- TO --- CURB AND GUTTER (T.O = TIP OUT)
- EOF=1135.52 --- EMERGENCY OVERFLOW



PROJECT
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BANK OUTLOT

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David J. Knaeble
David J. Knaeble

DATE 11/25/19 LICENSE NO. 48776

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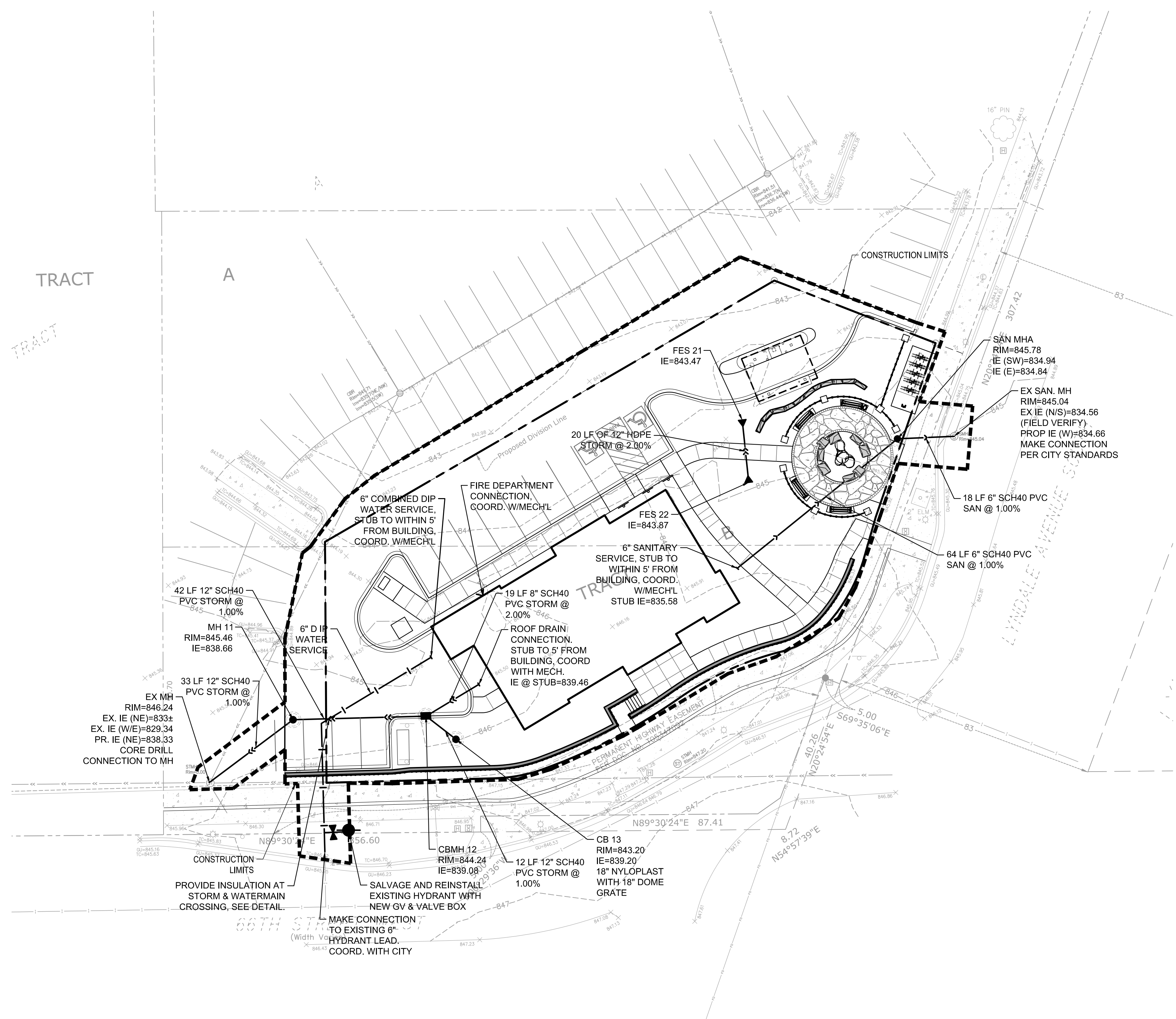
DRAWN BY:BN REVIEWED BY:DK
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REVISION SUMMARY

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GRADING PLAN

C3.0



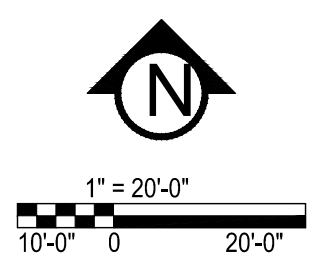
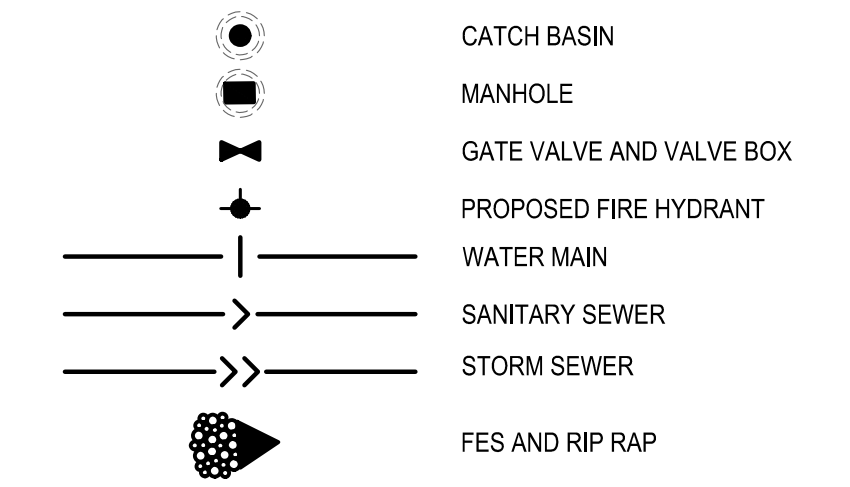
GENERAL UTILITY NOTES:

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE 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 BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

CITY OF RICHFIELD UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:



PROJECT
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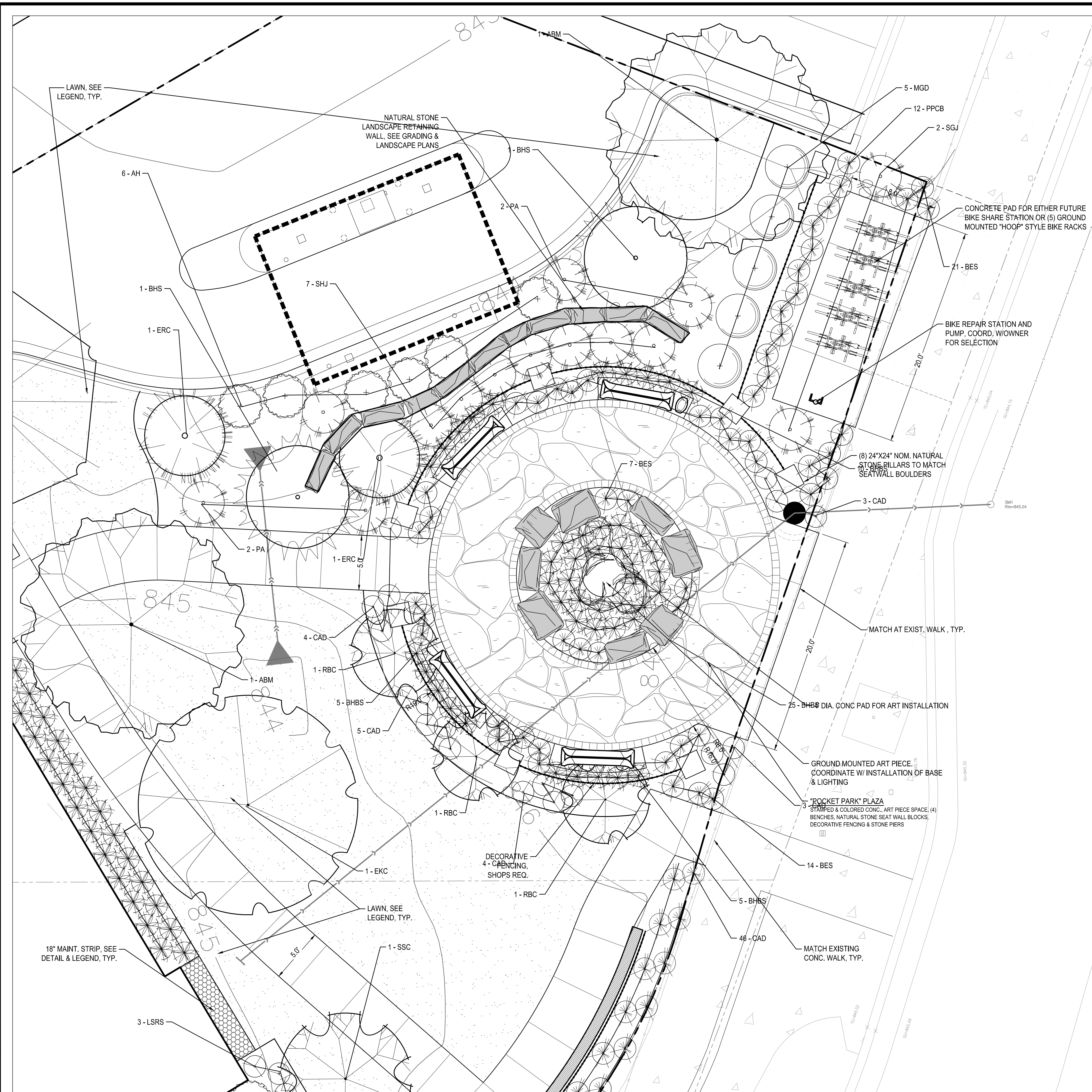
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David J. Knaeble
David J. Knaeble
DATE 11/25/19 LICENSE NO. 48776

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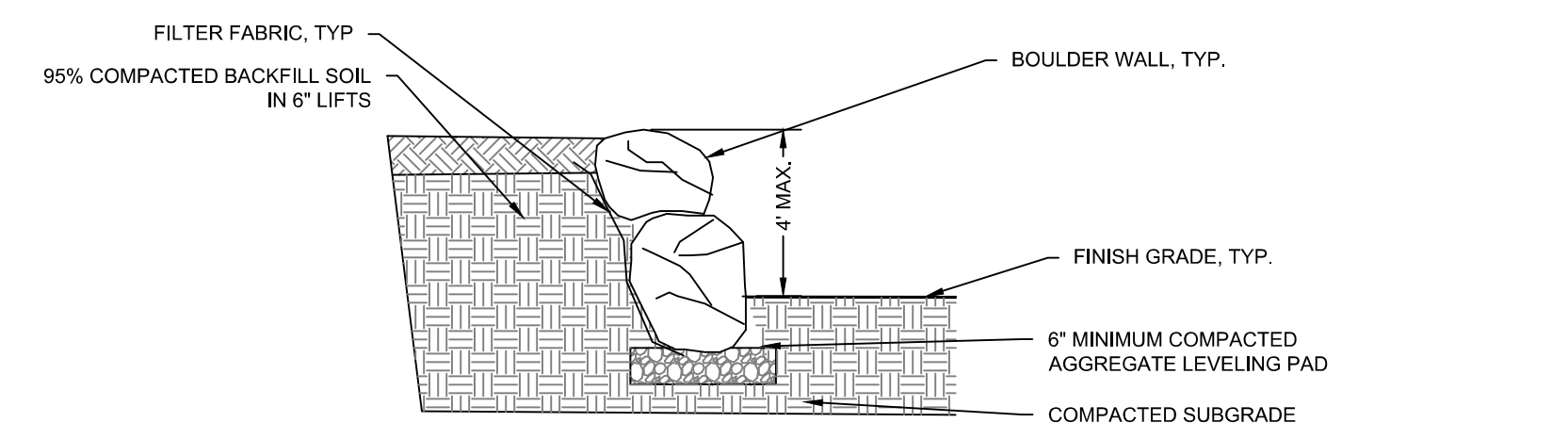
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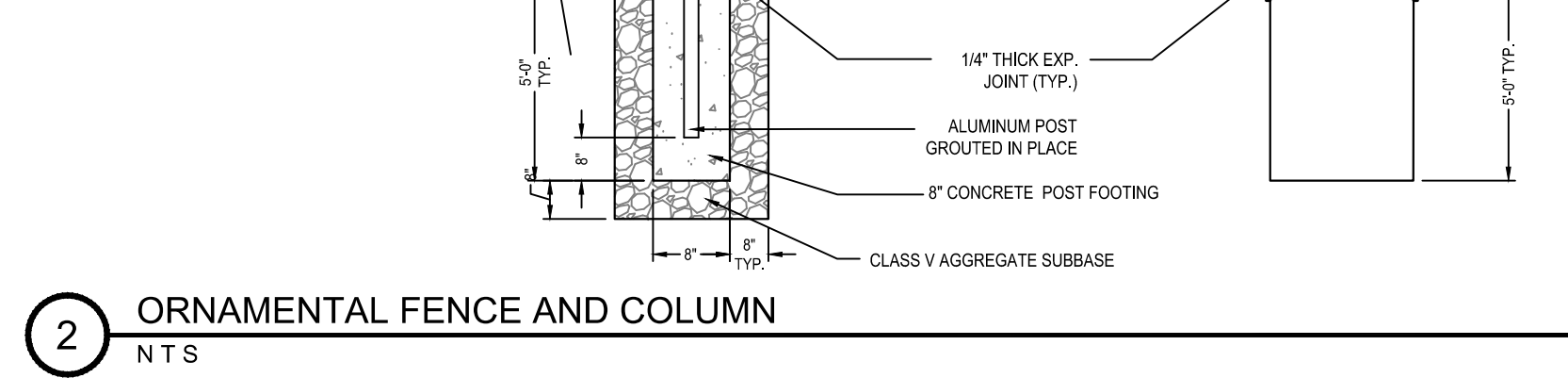
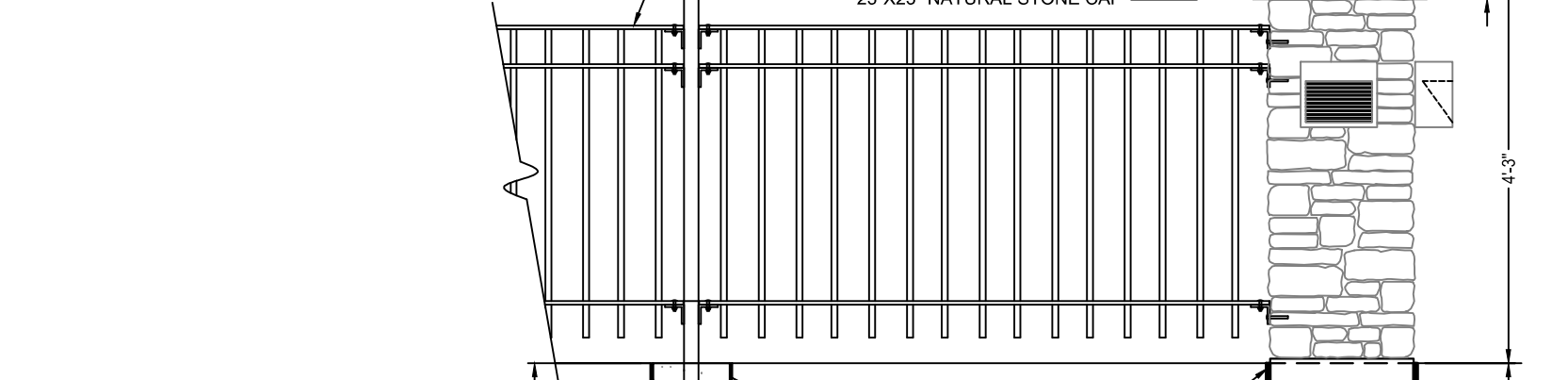
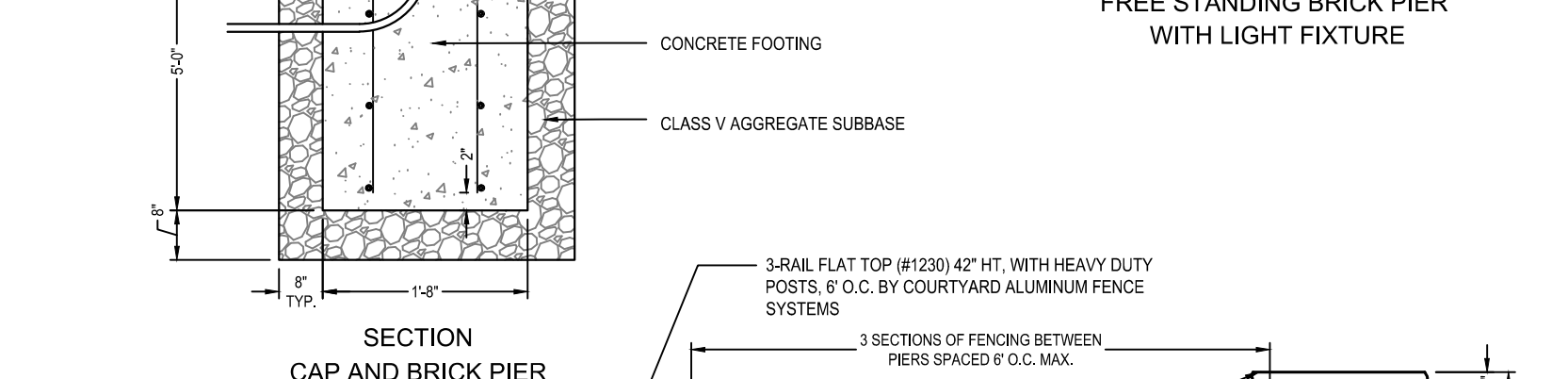
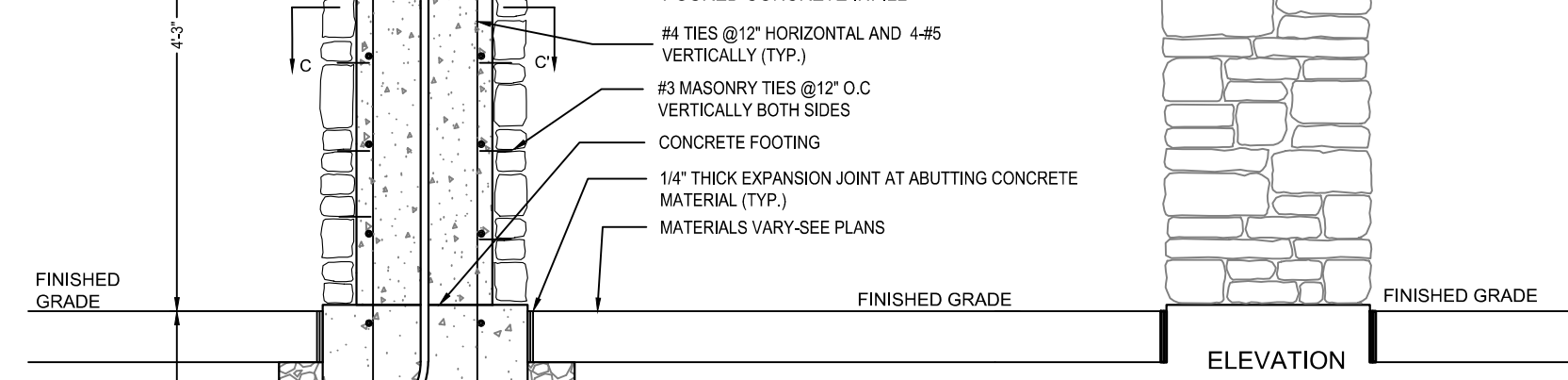
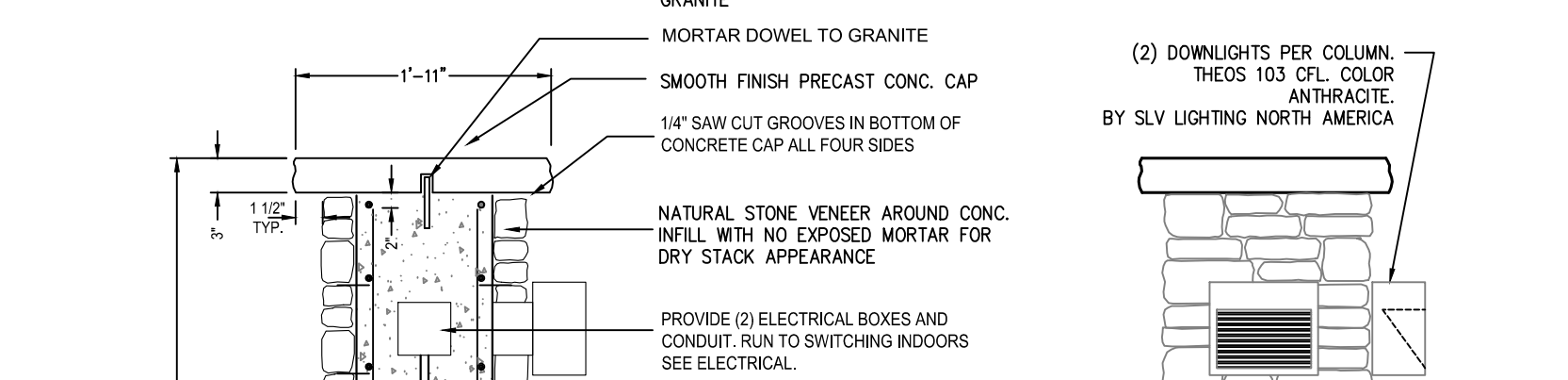
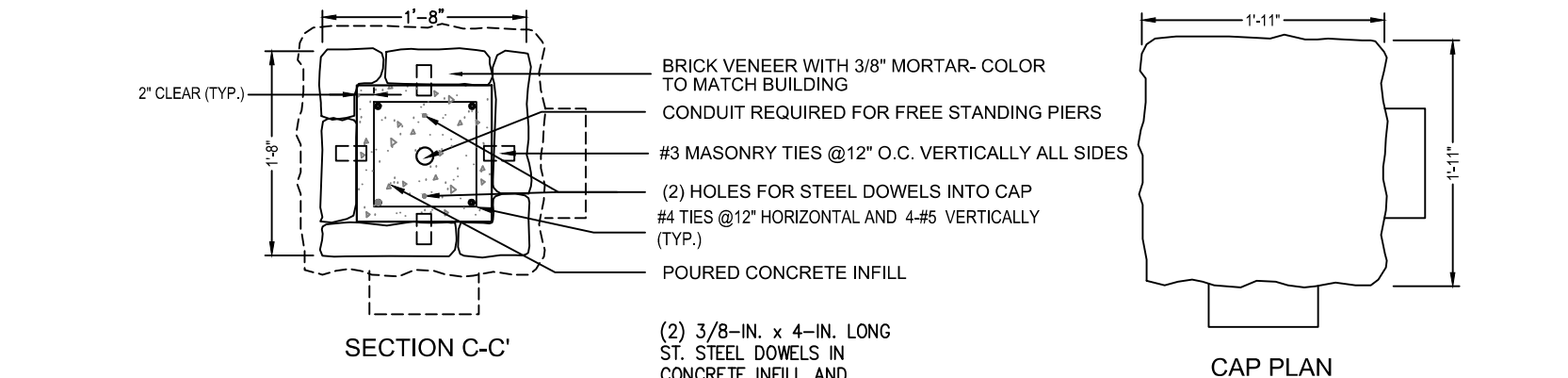
DATE	DESCRIPTION



1 POCKET PARK/PLAZA ENLARGEMENT
 1" = 5'-0"
 2'-6" 0 5'-0" N



1 BOULDER WALL
 N T S



2 ORNAMENTAL FENCE AND COLUMN
 N T S

LEGEND
 SEE SHEET L1.0



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Patrick J. Sarver
 DATE 11/25/19 LICENSE NO. 24904

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DRAWN BY: BN REVIEWED BY: DK
 PROJECT NUMBER: 15016.02

LANDSCAPE PLAN
 PLAZA ENLARGEMENT

L1.1



SITE INFORMATION

ZONING

PROPOSED CHASE PARCEL: CURRENT ZONING—PMR (MU) – MAJOR AMENDMENT TO CHANGE ZONING TO PLANNED MIXED-USE COMMUNITY (UM_C)

LOT AREA: 18,740 SQ FT (.43 ACRES)

GROSS BUILDING AREA: 3,270 SQ FT

BUILDING SETBACK:
 FRONT YARD
 REQUIRED: 10' MIN/20' MAX
 PROPOSED: 15'-11"

INTERIOR SIDE YARD
 REQUIRED: 5' MIN
 PROPOSED: 36'

CORNER SIDE YARD
 REQUIRED: 5' MIN
 PROPOSED: 92'-5"

REAR YARD
 REQUIRED: 5' MIN
 PROPOSED: 39'-1"

LANDSCAPING/PARKING SETBACK:
 REQUIRED:
 FRONT: 8' MIN
 SIDE YARD: 8' MIN
 REAR YARD: 5' MIN

PROPOSED:
 FRONT: 15'-11"
 SIDE YARD: 0 (VARIANCE REQUIRED)
 REAR YARD: 11'-5"

MAX BUILDING HEIGHT: 35'
 PROPOSED BUILDING HEIGHT: 21'-6"

LOADING ZONE: N/A

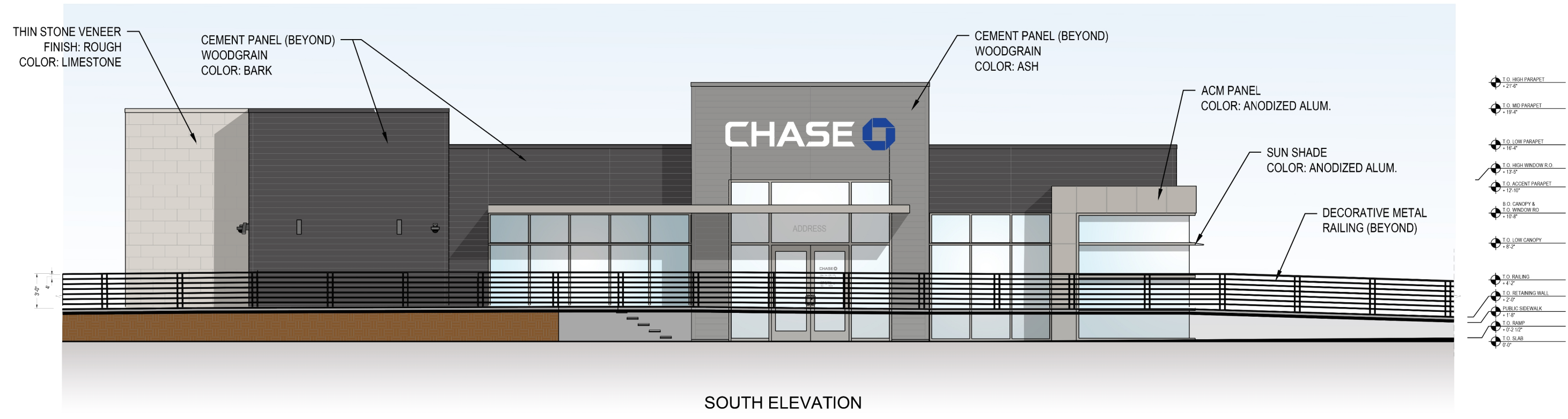
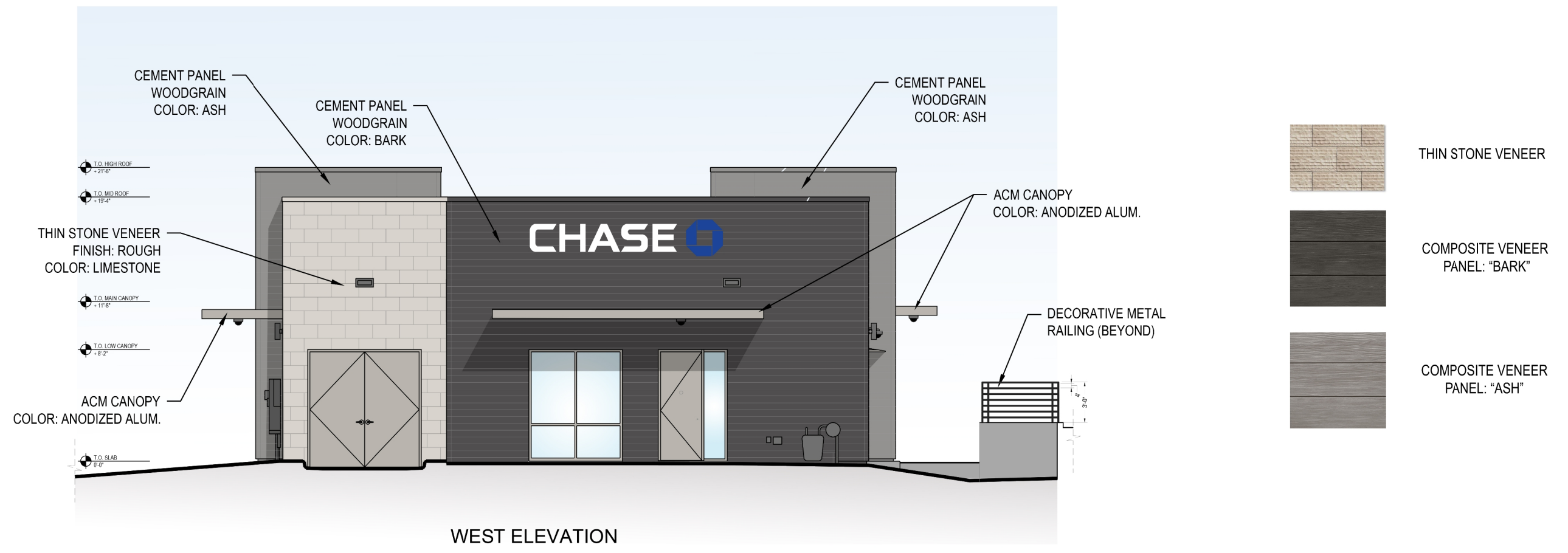
CAR PARKING COUNT DATA:
 PARKING: 1/250 SF
 PARKING REQUIRED = 13 (INCL. 1 ACCESSIBLE)
 PARKING PROVIDED = 12 (INCL. 2 ACCESSIBLE)
 *SHARED PARKING WITH EXISTING PLAZA

DRIVE-THRU VEHICLE STACKING:
 MINIMUM REQUIRED: 4 CARS + 1 TELLER
 PROPOSED STACKING: 2 CARS
 (VARIANCE REQUIRED)

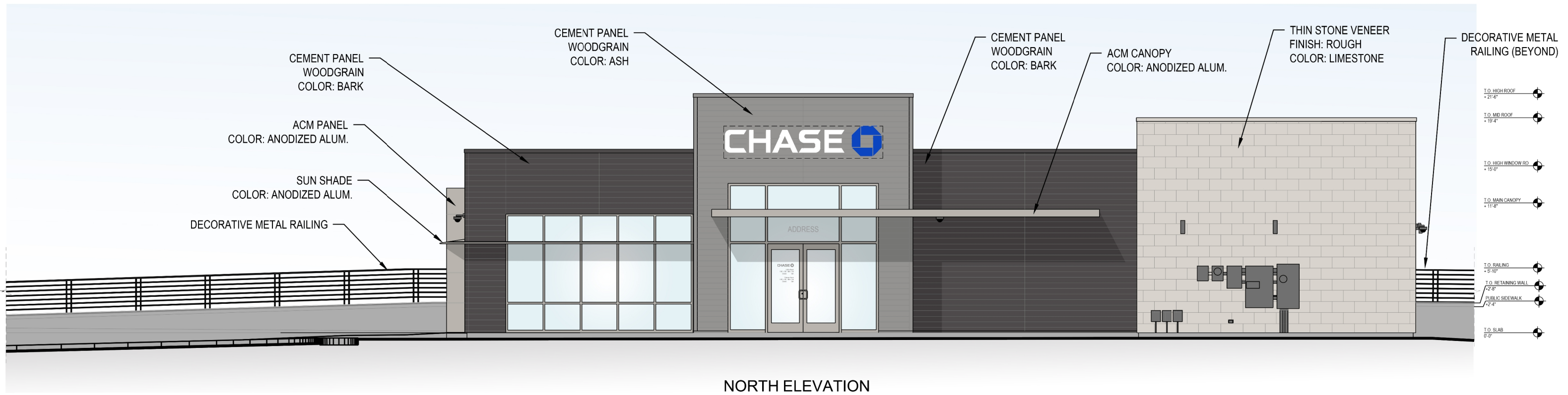
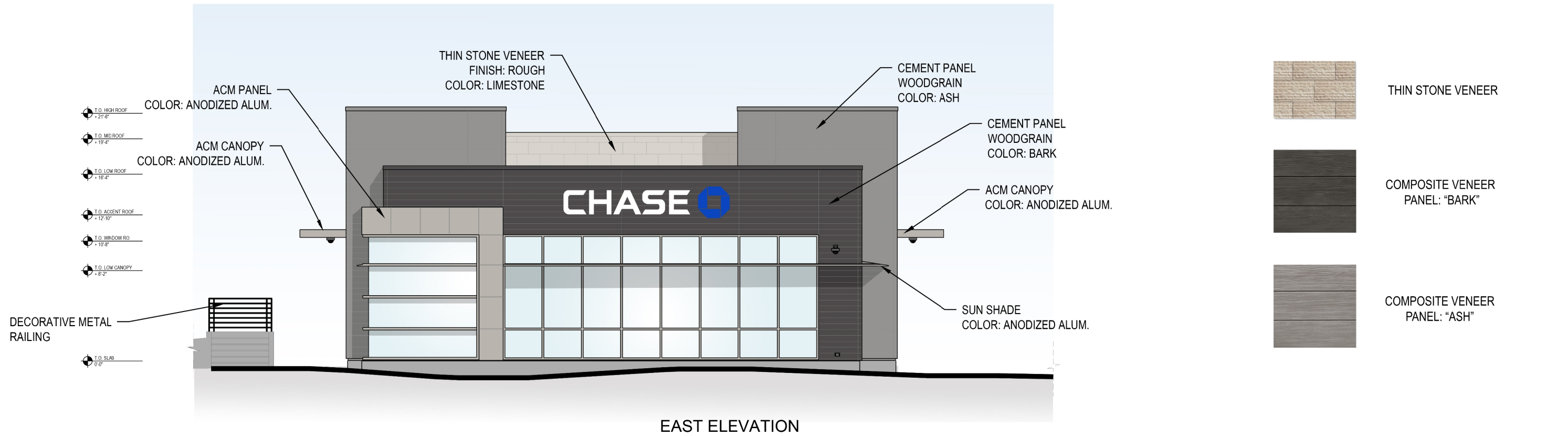
SEE CIVIL UTILITY PLAN FOR PAVED AREA AND IMPERVIOUS SURFACE AREA CALCULATIONS. IF REQUIRED.

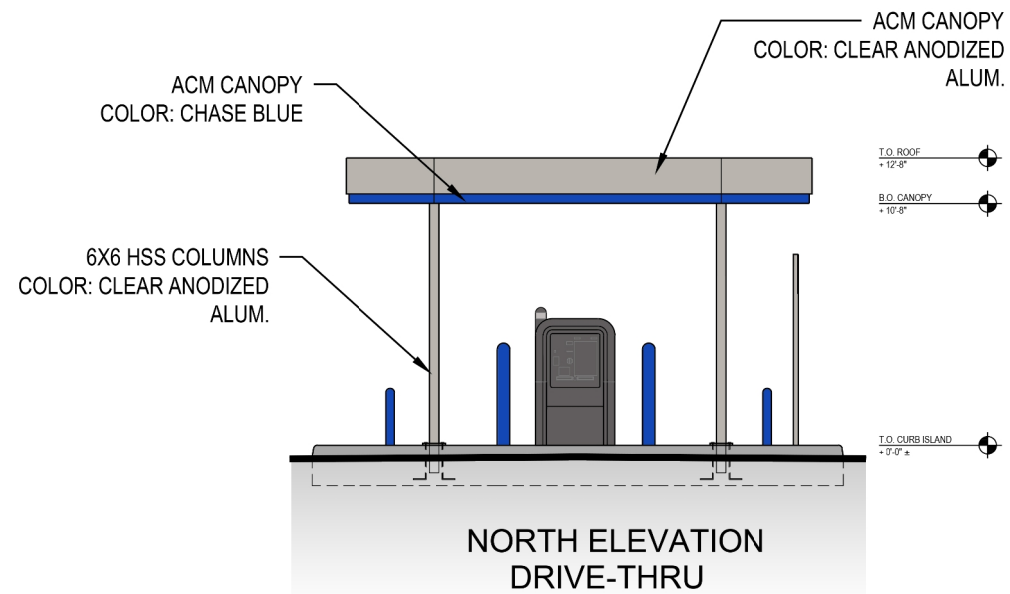
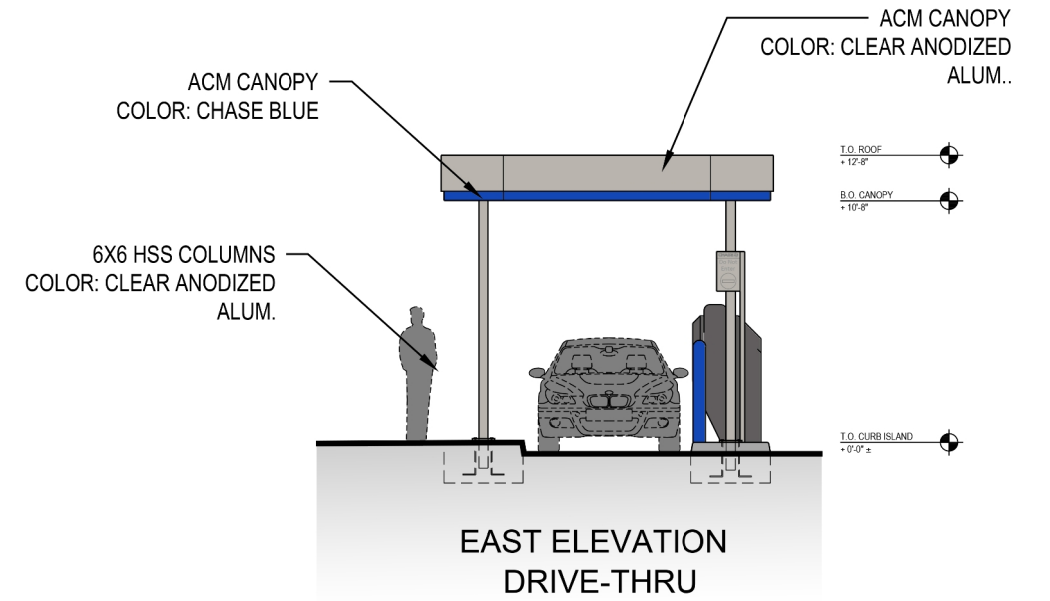
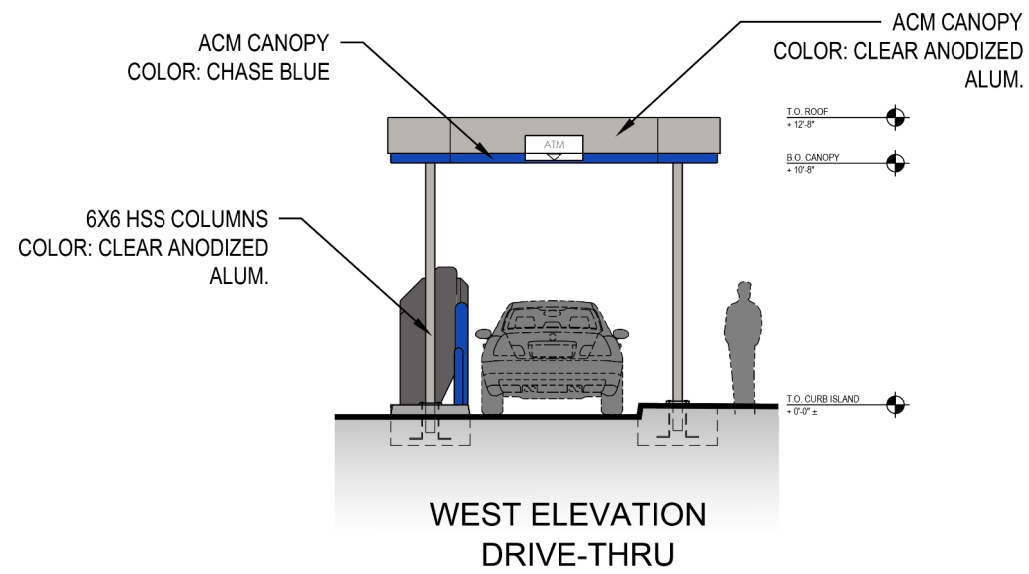
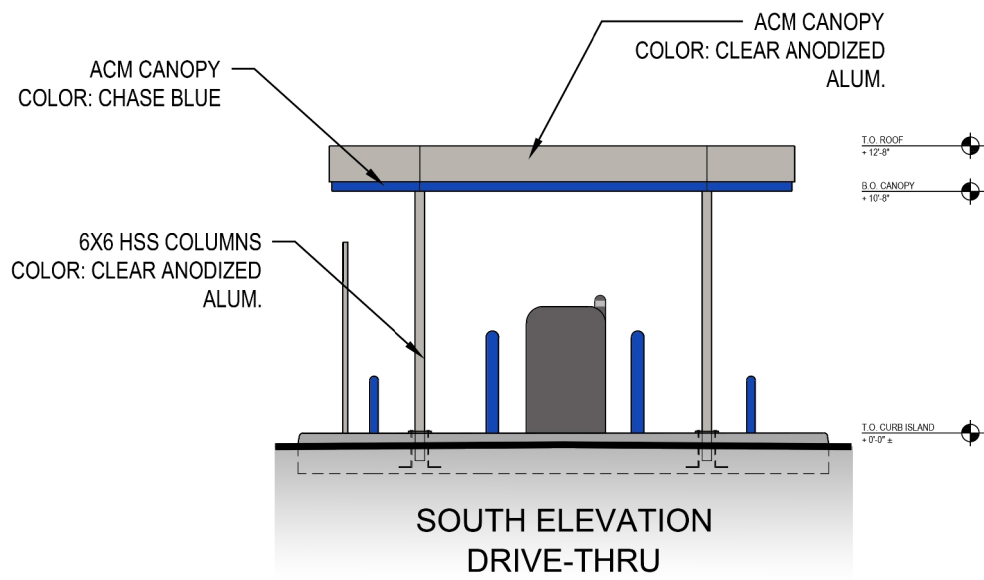






SCALE: 3/4" = 1'









CHASE



CHASE

VILLAGE SHORES



CHASE

CHASE

etco

11



CHASE



AGENDA SECTION: Public Hearings
AGENDA ITEM # 4.
CASE NO.: 19-APUD-05



PLANNING COMMISSION MEETING 12/9/2019

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

CITYPLANNER REVIEW: Melissa Poehlman, Asst. Community Development Director
12/2/2019

ITEM FOR COMMISSION CONSIDERATION:

Cancel a public hearing to consider an amendment to the Richfield-Bloomington Honda Conditional Use Permit, Final Development Plans, and Planned Unit Development.

EXECUTIVE SUMMARY:

On June 25, 2013, the City Council approved a Planned Unit Development (PUD) for a new Richfield-Bloomington Honda and Mitsubishi dealership at 501 - 77th Street West. A stipulation of the approval was for the ownership to meet annually with staff to discuss the construction of a structured parking ramp that would provide additional service bays and inventory storage area, and also bring the property into compliance with minimum building coverage requirements. Richfield-Bloomington Honda (Applicant) has requested removal of this stipulation; however, the Applicant is still working to complete their application. Staff recommends cancelling the public hearing and re-publishing when the Applicant is ready to move forward.

RECOMMENDED ACTION:

By Motion: Cancel a public hearing to consider an amendment to the Conditional Use Permit, Final Development Plans, and Planned Unit Development at 501 - 77th Street West (Richfield-Bloomington Honda).

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 on October 17.
- Postcards were mailed to properties within 350 feet of the property on November 12.

ALTERNATIVE RECOMMENDATION(S):

None

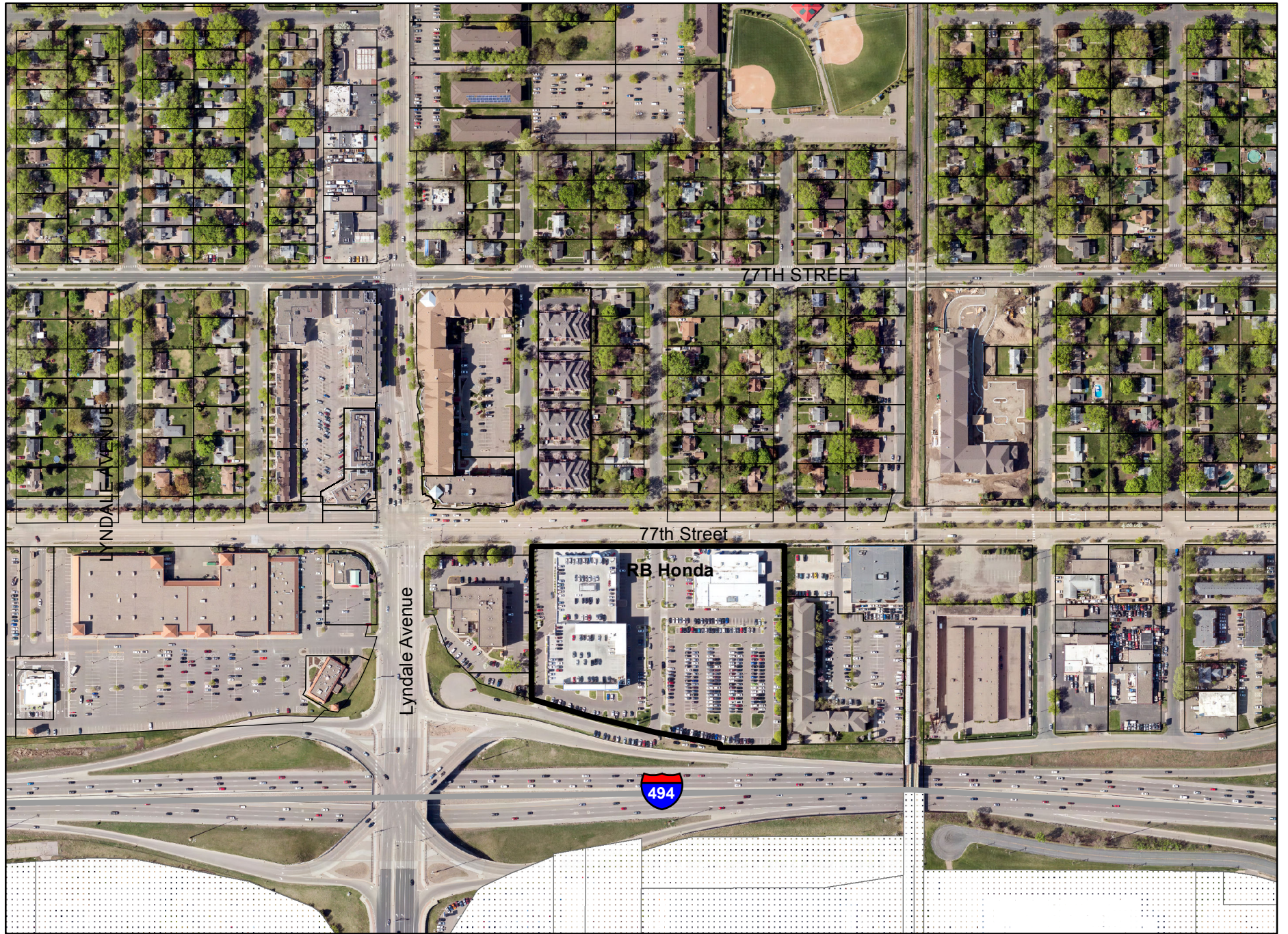
PRINCIPAL PARTIES EXPECTED AT MEETING:

None

ATTACHMENTS:

Description	Type
☐ Context Map	Exhibit

Richfield Bloomington Honda - Context (2018 image)



0 0.03 0.06 0.12 0.18 0.24 Miles