



# PLANNING COMMISSION STAFF REPORT

**PC MEETING DATE: MAY 24, 2010**

## ITEM FOR PLANNING COMMISSION CONSIDERATION:

Consideration of a resolution finding that the acquisition and disposition of 1403-1405 East 66th Street by the Housing and Redevelopment Authority for future commercial development is consistent with the Richfield Comprehensive Plan.

### I. RECOMMENDED ACTION:

**By motion: Approve the attached resolution finding that the acquisition and disposition of 1403-1405 East 66th Street by the Housing and Redevelopment Authority for future commercial development is consistent with the Richfield Comprehensive Plan.**

### II. BACKGROUND

1403-1405 E. 66th Street is a former residential duplex that was converted to a commercial use in 2006. The property is currently zoned C-2, General Commercial. The property was foreclosed in 2008, is currently vacant and has suffered severe freeze damage. The lot is approximately 52 feet by 125 feet and has limited parking for commercial use.

If approved, the Housing and Redevelopment Authority (HRA) would purchase the property and demolish the existing building at a future date to facilitate new commercial construction conforming to the current zoning and guided use of the property.

The HRA acquired the property immediately to the east, 1407 E. 66th Street in April. The acquisition of this property would provide greater commercial redevelopment opportunity.

### III. BASIS OF RECOMMENDATION

#### A. POLICY

- 1403-1405 E. 66th Street is a former residential duplex that was converted into a commercial use in 2006.
- Due to the size of the lot, there is limited parking available for commercial use.
- The property is currently zoned C-2, General Commercial.
- The 2008-2018 Comprehensive Plan identifies the parcel as Office.

- A stated goal of the City's Comprehensive Plan is "Beyond the City Center, develop identifiable nodes, corridors and gateways throughout the community."
- Encourage the development of viable and responsive neighborhood commercial services.
- Promote development that broadens the tax base.
- Create commercial districts that sustain specific types of development and stabilize the economic base.
- In an effort to provide contemporary working environments, Richfield will need to promote targeted redevelopment efforts.
- Expand business opportunities through new and/or redevelopment opportunities for offices, entertainment, and service businesses.

#### B. CRITICAL ISSUES

- The house is a former residential duplex that was converted into a commercial use in 2006 and has since been foreclosed upon, is currently vacant, and has suffered extensive freeze damage.
- The HRA has made an offer to purchase the property contingent upon a finding of consistency by the Planning Commission.
- Purchase of this property by the HRA will result in the removal of a severely damaged structure with limited commercial use, and will facilitate the future development of a new and more functional commercial property.
- The HRA's purchase requires a finding of consistency with the Comprehensive Plan by the Planning Commission. The purchase of this property is not inconsistent with the 2008 Comprehensive Plan.
- The construction of a new commercial property will be consistent with the 2008 Comprehensive Plan.

#### C. FINANCIAL

- The HRA has sufficient funding to purchase the property.

#### D. LEGAL

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

#### IV. ALTERNATIVE RECOMMENDATION(S)

- Make a finding that the acquisition and disposition of 1403-1405 E. 66th Street is not consistent with the 2008 Richfield Comprehensive Plan.

#### V. ATTACHMENTS

- Resolution.
- Map showing Comprehensive Plan designation for 1403-1405 E. 66th Street and surrounding area.

VI. PRINCIPAL PARTIES EXPECTED AT MEETING

- N/A

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

**RESOLUTION OF THE RICHFIELD PLANNING COMMISSION  
FINDING THAT THE ACQUISITION AND DISPOSITION  
OF PROPERTY FOR REDEVELOPMENT PURPOSES  
IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN**

**WHEREAS**, the Planning Commission has reviewed the Comprehensive Plan regarding the acquisition and disposition of property located at 1403-1405 East 66th Street and legally described as follows:

That part of the North 125 feet of Block 2, Rich Fields, Hennepin County, Minn. lying East of the West 104 feet of said block and lying West of the East 52 feet of said block.

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

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

Adopted this 24th day of May 2010 by the Planning Commission of the City of Richfield, Minnesota.

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Rick Jabs, Chairperson

**ATTEST:**

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Thomas Rublein, Secretary