



PLANNING COMMISSION STAFF REPORT

PC MEETING DATE: JULY 26, 2010

ITEM FOR PLANNING COMMISSION CONSIDERATION:

Public hearing regarding a request to amend the City's Comprehensive Plan and designate 7144 Portland Avenue as "public/quasi-public" rather than "single-family residential," which will allow Hope Church to utilize the property.

I. RECOMMENDED ACTION:

Conduct and close a public hearing and by motion: Recommend approval of an amendment to the City's Comprehensive Plan designating 7144 Portland Avenue as "public/quasi-public".

II. BACKGROUND

Hope Church, located at 7132 Portland Avenue, has an opportunity to purchase the single-family property located at 7144 Portland Avenue (immediately south of its existing property). Hope Church wishes to purchase this property in order to increase the Church's presence and visibility from Portland Avenue. The Church plans to demolish the existing home and remove the existing driveway in 2010. Eventually the additional lot will be used for additional parking, a new entrance and green space. The Church is aware of parking lot setback and screening requirements. They plan to provide landscaping and screening to buffer the new parking area from the abutting single-family lot. These improvements are not yet scheduled. The Church plans to plant grass after the house is demolished and this will address the City's erosion control requirements.

Prior to the construction of any improvements, Hope Church is required to submit for a conditional use permit amendment. The Planning Commission and Council will be able to review specific site plan details at that time.

While the City's Zoning Code allows institutional uses in single-family districts, the Comprehensive Plan calls such uses out separately for the purposes of population and household forecasting. Discussions with Metropolitan Council staff indicate that the re-guiding of one single-family home is a minor amendment and will not be a concern in regard to forecasts.

III. BASIS OF RECOMMENDATION

A. POLICY

- The Metropolitan Council must approve all amendments to the Comprehensive Plan.

B. CRITICAL ISSUES

- The relationship between the proposed improvements and the adjacent single-family home will be addressed through the conditional use permit amendment process.

C. FINANCIAL

- The required application fee has been paid.

D. LEGAL

- Zoning: R (Single-family residential)
- Land Use: Current: Single-Family Residential
Proposed: Church
- Comprehensive Plan: Current: Single-family residential
Proposed: Public/Quasi-Public
- Notification: Neighbors and property-owners within 350 feet

Other Actions:

- Council: Scheduled for City Council review August 9, 2010

IV. ALTERNATIVE RECOMMENDATION(S)

- Recommend denial of the proposed amendment.

V. ATTACHMENTS

- Resolution
- Area map with existing and proposed comprehensive plan designations

VI. PRINCIPAL PARTIES EXPECTED AT MEETING

- Representative of Hope Church

RESOLUTION NO. _____

**RESOLUTION AMENDING THE CITY'S COMPREHENSIVE PLAN
CHANGING THE DESIGNATION OF PROPERTY LOCATED
AT 7144 PORTLAND AVENUE**

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

WHEREAS, the Comprehensive Plan designates 7144 Portland Avenue as "Single-Family Residential"; and

WHEREAS, the City has reviewed the Guide Plan classification and determined that it would be appropriate to designate this property as "Public/Quasi-Public"; and

WHEREAS, the Planning Commission conducted a public hearing on July 26, 2010 concerning modifying the Guide Plan and approved the modification; and

WHEREAS, the City Council considered the amendment on August 9, 2010;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richfield, Minnesota that the City's Comprehensive Plan is hereby amended to designate 7144 Portland Avenue as Public/Quasi-Public and is contingent upon the following:

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

Adopted by the City Council of the City of Richfield, Minnesota this 9th day of August 2010.

Debbie Goettel, Mayor

ATTEST:

Nancy Gibbs, City Clerk