



PLANNING COMMISSION STAFF REPORT

PC MEETING DATE: AUGUST 23, 2010

ITEM FOR PLANNING COMMISSION CONSIDERATION:

Consideration of a resolution finding that the acquisition and disposition of 7600 Portland Avenue by the City of Richfield for future park expansion is consistent with the Richfield Comprehensive Plan.

I. RECOMMENDED ACTION:

By motion: Approve the attached resolution finding that the acquisition and disposition of 7600 Portland Avenue by the City of Richfield for future park expansion is consistent with the Richfield Comprehensive Plan.

II. BACKGROUND

7600 Portland Avenue is a foreclosed and vacant property in a severe state of disrepair. The property is zoned R, single-family residential and is immediately adjacent to Roosevelt Park. The Richfield 2008 Comprehensive Plan guides this property as park land.

The property is currently for sale and presents an opportunity for the City to purchase it and subsequently expand Roosevelt Park for a reasonable cost.

The City of Richfield plans to purchase the property, demolish the existing building and prepare the lot for park expansion.

III. BASIS OF RECOMMENDATION

A. POLICY

- 7600 Portland Avenue is currently zoned R (Single-Family Residential).
- The 2008-2018 Comprehensive Plan identifies the parcel as future park land.

B. CRITICAL ISSUES

- The house has been foreclosed upon and is currently vacant.
- Negotiations to purchase are underway.
- Purchase of this property by the City will result in the removal of a sub-standard, functionally obsolete house with expanded public park land.

- The purchase of this property is consistent with the 2008 Comprehensive Plan.
- The eventual demolition and expansion of the park will be consistent with the 2008 Comprehensive Plan.

C. FINANCIAL

- The City 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 7600 Portland Avenue is not consistent with the 2008 Richfield Comprehensive Plan.

V. ATTACHMENTS

- Resolution.
- Map showing Comprehensive Plan designation for 7600 Portland Avenue 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 PARK EXPANSION 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 7600 Portland Avenue and legally described as follows:

E 1/8 of N 3 Acres of SE ¼ of SE ¼ EX Road

WHEREAS, the Planning Commission has found that the acquisition and disposition of the property for park expansion 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 park land use, is in conformance with the Richfield Comprehensive Plan.

Adopted this 23rd day of August 2010 by the Planning Commission of the City of Richfield, Minnesota.

Rick Jabs, Chairperson

ATTEST:

Thomas Rublein, Secretary