



PLANNING COMMISSION STAFF REPORT

PC MEETING DATE: SEPTEMBER 28, 2009

ITEM FOR PLANNING COMMISSION CONSIDERATION:

Consideration of a resolution finding that the acquisition and disposition of 6220 15th Avenue by the Housing and Redevelopment Authority for construction of a new single-family home is consistent with the Richfield Comprehensive Plan.

I. RECOMMENDED ACTION:

By motion: Approve the attached resolution finding that the acquisition and disposition of 6220 15th Avenue by the Housing and Redevelopment Authority for construction of a new single-family home is consistent with the Richfield Comprehensive Plan.

II. BACKGROUND

The owner of 6220 15th Avenue recently passed away, and the Estate's representative approached staff and expressed an interest in selling the property. Built in 1950, the house has one bedroom and 480 square feet. The house is in fair condition; however the small size makes it difficult to market in an as-is condition and expansion would be economically and functionally impractical. The house is located on a 6,750 square foot lot.

The property would be developed for affordable housing under the New Home Program. Established in 1978, the New Home Program allows the Housing and Redevelopment Authority (HRA) to purchase substandard property, demolish the existing home and sell the property to a nonprofit developer with plans to build a new affordable home.

III. BASIS OF RECOMMENDATION

A. POLICY

- The 2008-2018 Comprehensive Plan identifies the parcel as low-density residential.
- The Richfield Comprehensive Plan calls for the City to "Promote the development, management, and maintenance of affordable housing in the City."
- 6220 15th Avenue is currently zoned R (Single-Family residential).

B. CRITICAL ISSUES

- Acquiring this property would allow the replacement of a functionally obsolete property with a newly constructed, affordable home that offers features desirable to families.
- The house is currently vacant.
- The construction of a new single family home will be consistent with the Comprehensive Plan.
- On October 19, 2009 the HRA will consider a resolution for the purchase of the property.

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 6220 15th Avenue is not consistent with the Richfield Comprehensive Plan.

V. ATTACHMENTS

- Resolution
- Map showing Comprehensive Plan designation for 6220 15th 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 HOUSING PROGRAM 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 6220 15th Avenue and legally described as follows:

Lot 9, Block 1, Nokomis Gardens Rearrangement of Blocks 1-5, Girard Parkview

WHEREAS, the Planning Commission has found that the acquisition and disposition of the property for single family residential 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 single family residential use, is in conformance with the Richfield Comprehensive Plan.

Adopted this 28th day of September, 2009 by the Planning Commission of the City of Richfield, Minnesota.

Rick Jabs, Chairperson

ATTEST:

Thomas Rublein, Secretary