



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 6321 Penn Avenue by the Housing and Redevelopment Authority for future redevelopment is consistent with the Richfield Comprehensive Plan.

I. RECOMMENDED ACTION:

By motion: Approve the attached resolution finding that the acquisition and disposition of 6321 Penn Avenue by the Housing and Redevelopment Authority for future redevelopment is consistent with the Richfield Comprehensive Plan.

II. BACKGROUND

6321 Penn Avenue is a vacant property owned by Gina Vale. Ms. Vale inherited the property from her uncle. Ms. Vale contacted staff to pursue selling the property to the City of Richfield/Richfield Housing Redevelopment Authority (HRA).

If approved, the HRA would purchase the property to facilitate the revitalization of the Penn Avenue corridor consistent with the Penn Avenue Revitalization Plan.

The acquisition of this property would facilitate the future redevelopment of the 6400 block for a number of reasons:

- The subject property is the only single-family residence located along the Penn Avenue corridor;
- The zoning for this property and for the surrounding area has been changed to Mixed-Use Commercial which does not permit single-family residences (although its current use would be grandfathered under certain conditions);
- The property is surrounded by small commercial properties to the north and south;
- It is located approximately mid-block and would be a key acquisition needed for redevelopment of the block because of the number of small, individually-owned properties in this block that pose added challenges to redevelopment of the block;
- Due to the current status of the property, acquisition at this time will not involve relocation expenses.

The future redevelopment of the property would be consistent with the Comprehensive Plan.

III. BASIS OF RECOMMENDATION

A. POLICY

- 6321 Penn Avenue is currently zoned Mixed Use Community (MU-C) with the Penn Avenue Corridor (PAC) Overlay.
- The 2008-2018 Comprehensive Plan identifies the parcel as low-density residential.
- Stated goals of the Richfield Comprehensive Plan are: “Beyond the City Center, develop identifiable nodes, corridors and gateways throughout the community” and to “Provide an economic climate within Richfield that will encourage the availability of quality goods, services and employment opportunities for residents.”

B. CRITICAL ISSUES

- The house is vacant.
- Negotiations to purchase are underway.
- 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 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 6321 Penn Avenue is not consistent with the Richfield Comprehensive Plan.

V. ATTACHMENTS

- Resolution
- Map showing Comprehensive Plan designation for 6321 Penn Avenue and surrounding area.
- Map showing current land uses for the area.
- Photos of property

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 6321 Penn Avenue and legally described as follows:

Lot 18, Block 12, in "Ray's Lynnhurst", Hennepin County, Minnesota

WHEREAS, the Planning Commission has found that the acquisition and disposition of the property for future redevelopment 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 redevelopment, 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