



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 6754 and 6758 Portland Avenue by the City of Richfield for construction of a new City Hall is consistent with the Richfield Comprehensive Plan.

I. RECOMMENDED ACTION:

By motion: Approve the attached resolution finding that the acquisition and disposition of 6754 and 6758 Portland Avenue by the City of Richfield for construction of a new City Hall is consistent with the Richfield Comprehensive Plan.

II. BACKGROUND

Based on the input of a citizen task force City Council authorized the planning, design and construction of a new Police/Fire/City Hall facility at its current location in June 2008. In 2009 the City Council approved the schematic design concept by Wold Architects. Wold Architects and construction management firm Stahl Construction will now proceed with the next phase of the project, which is the development of contract documents for the bidding process. It is expected that site preparation work will begin in October.

In addition to containing the existing City Hall and portions of Heredia Park, the area contemplated for construction of the new Richfield City Hall contains two residential structures. These houses are located at 6754 Portland Avenue and 6758 Portland Avenue. The house at 6754 Portland is currently owned by the Richfield Housing and Redevelopment Authority and the home at 6758 Portland is currently owned by a private individual. The City is in the process of acquiring both of these houses – subject to the Planning Commission’s finding that such an action is consistent with the Comprehensive Plan.

On September 28, 2009, the Planning Commission is making a determination as to whether the property in question should be designated as public/quasi-public in the Comprehensive Plan. If that action is taken, then the City’s purchase of these properties for the intended use as a new City Hall facility will be consistent with the pending comprehensive plan.

III. BASIS OF RECOMMENDATION

A. POLICY

- 6754 and 6758 Portland Avenue are currently zoned R (Single-Family residential).
- The 2008-2018 Comprehensive Plan identifies the parcel as low-density residential, but the Planning Commission is considering an action to change designation from low-density residential to public/quasi-public at tonight's meeting.
- The Richfield Comprehensive Plan states that "In order to maintain a civic hub of activity in the community, Richfield will need to continue to work towards construction of a new City Hall complex."

B. CRITICAL ISSUES

- The City's purchase requires a finding of consistency with the Comprehensive Plan by the Planning Commission.
- If the Planning Commission approves a motion to recommend an amendment of the Comprehensive Plan for these properties to Public/Quasi-Public, then the purchase of the properties will not inconsistent with that Comprehensive Plan designation
- The proposed construction of the new City Hall project is consistent with the Comprehensive Plan.

C. FINANCIAL

- The City has sufficient funds to purchase the houses.

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 6754 and 6758 Portland Avenue are not consistent with the Richfield Comprehensive Plan.

V. ATTACHMENTS

- Resolution
- Location Map
- Map of current comprehensive plan designations
- Map of proposed comprehensive plan designations

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 THE NEW CITY HALL PROJECT
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 6754 and 6758 Portland Avenue and legally described on the attached Exhibit A (the "Property").

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 the new City Hall project, 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

EXHIBIT A

Legal Description of Property

6754	Portland Avenue S	<p>The North 50 feet of that part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 28, Range 24 described as follows:</p> <p>Beginning at a point 30 feet north of the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; thence North along the East line of said Section a distance of 100 feet; thence West parallel with the South line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27 a distance of 168 feet; thence South parallel with the East line of said Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of said Section 27 a distance of 168 feet to the point beginning, Hennepin County, Minnesota.</p>
6758	Portland Avenue S	<p>The south 50 feet of that part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 28, North, Range 24 West of the Fourth Meridian, described as follows:</p> <p>Beginning at a point 30 feet north of the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast Quarter of said section; thence north along the East line of said section a distance of 100 feet; thence west parallel with the South line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 27 a distance of 168 feet; thence south parallel with the East line of said Section 27 a distance of 100 feet; thence East parallel with the South line of said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of said Section 27 a distance of 168 feet to the point of beginning, Hennepin County, Minnesota.</p>