



# PLANNING COMMISSION STAFF REPORT

**PC MEETING DATE: OCTOBER 26, 2009**

**ITEM FOR PLANNING COMMISSION CONSIDERATION:**  
Public hearing regarding a request for a major site plan amendment to allow a 9,600 square foot addition to the ECOSmarte Building, located at 1600 78th Street East.

**I. RECOMMENDED ACTION:**  
**Conduct and close a public hearing and by motion: Recommend approval of the attached resolution constituting approval of a major site plan amendment at 1600 78th Street East.**

**II. BACKGROUND**

The owners of the property located at 1600 78th Street East wish to expand their operations by constructing a 2-story, approximately 9,600 square foot building addition. The addition consists of warehouse/storage space, a retail showroom and three residential units on the second floor. The residential units are intended for use by out-of-town employees for extended stays, although they could be rented just as any other apartment units.

**III. BASIS OF RECOMMENDATION**

**A. POLICY**

- An addition constituting more than a 25 percent change in floor area requires a major amendment to the existing site plan. Major amendments require a public hearing before the Planning Commission and final approval by the City Council.
- In evaluating a site plan, the Planning Commission and City Council shall consider its compliance with the following:
  - a) Consistency with the elements and objective of the City's development guides, including the Comprehensive Plan and any redevelopment plans established for the area;
    - The Comprehensive Plan designates this property as Regional Commercial. The existing business is truly regional in the largest sense – serving customers throughout the United States and abroad.
    - The Zoning Ordinance designated this property as Mixed Use – Regional. The proposed addition embodies exactly the type of redevelopment the City envisioned when rezoning the I-494 Corridor.

- b) Consistency with the requirements of the Zoning Ordinance;
- The proposal meets the landscaping, screening, architectural, utility, and storm water requirements of the Code.
  - In instances where a structure contains two or more types of uses, the Zoning Code requires the total off-street parking required for each use to be calculated separately unless a joint parking arrangement can be applied. An independent parking study was conducted by Spack Consulting and supports a reduced requirement based on the peak requirement of each use. The study recommends that 35 parking stalls be provided and that any semi-truck deliveries be scheduled for the morning prior to the time of peak demand. The proposed site plan includes 32 parking stalls. Staff supports the findings of the parking study and recommends that the Planning Commission condition any approval on the addition of three stalls – either on site or through an agreement with an adjacent property owner.
  - Final lighting plans and planting schedules will be reviewed for compliance prior to the issuance of any permits.
- c) Creation of a design for structures and site features which promote the following:
- i. An internal sense of order among the buildings and uses;
    - The site has a single building.
  - ii. The adequacy of vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangement and amount of parking;
    - A walkway is provided to facilitate pedestrian movement along the south side of the building and to the front door.
  - iii. Energy conservation through the design of structures and the use of landscape materials and site grading;
    - The owners wish to be models of sustainable environmental business practices. The proposal includes a system to capture storm water run-off for irrigation and potable water use, rain barrels, photovoltaic panels and more.
  - iv. The minimization of adverse environmental effects on persons using the development and adjacent properties.
    - The capture of all storm water run-off will eliminate any impact on adjacent properties.

## B. CRITICAL ISSUES

- Three additional parking spaces are needed to satisfy requirements.
- The proposal will provide an example of the type of redevelopment the City hopes to see continue throughout the I-494 Corridor.

## C. FINANCIAL

- The required application fee has been paid.

D. LEGAL

- Notification: Notification of this hearing was published in the Sun Current Newspaper in accordance with State and Local requirements. Mailed notice was sent to owners and residents within 350 feet of the subject property.

IV. ALTERNATIVE RECOMMENDATION(S)

- Recommend approval of the proposed major site plan amendment with additional stipulations or amendments.
- Recommend denial of the proposed major site plan amendment.

V. ATTACHMENTS

- Draft Resolution (indicating that 35 parking spaces will be provided)
- Proposed plans
- Parking study memorandum
- Area zoning and land use maps

VI. PRINCIPAL PARTIES EXPECTED AT MEETING

- Larry Couture, co-owner
- Larry Couture, Jr. – co-owner
- Steve Wallich, Vanman Architects and Builders Inc.

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION GRANTING APPROVAL  
OF A MAJOR SITE PLAN AMENDMENT FOR  
1600 78<sup>TH</sup> STREET EAST**

**WHEREAS**, an application has been filed with the City of Richfield which requests approval of major site plan amendment for the parcel of land located at 1600 78<sup>th</sup> Street East, legally described as:

*That part of the East 150.00 feet of the West 480 feet of the South ½ of the Southeast Quarter of the Southeast Quarter of Section 35, Township 28, Range 24, lying South of the North 180.26 feet thereof; according to the United States Government Survey thereof, Hennepin County, Minnesota.*

**WHEREAS**, the requested site plan has been reviewed by staff and meets City requirements; and

**WHEREAS**, the proposed site plan is consistent with the elements and objectives of the City's development guides, including the Comprehensive Plan and any redevelopment plans established for the area; and

**WHEREAS**, the proposed site plan promotes an internal sense of order among buildings and uses, provides adequate vehicular and pedestrian circulation, promotes energy conservation, and minimizes the any adverse environmental effects; and

**WHEREAS**, the City has fully considered the request for approval for the site plan; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Richfield, Minnesota, as follows:

1. That the proposed site plan, including 35 parking spaces and landscaping areas as indicated, is hereby approved.
2. All outdoor parking spaces must be striped in accordance with City standards.
3. All parking spaces must be accessible year round.
4. Final tree and shrub schedules must be approved by the Community Development Department.
5. All landscaping must be continuously maintained and not be unsightly in appearance or in a state of disrepair.
6. A final lighting plan must be approved by the Community Development Department.
7. Obtain a Boulevard Feature Permit for any work that needs to be done within the boulevard.
8. The City will not issue the Certificate of Occupancy until the stipulations are met and/or an Escrow or Letter of Credit is provided for incomplete improvements.

Adopted by the City Council of the City of Richfield, Minnesota this 10th day of November 2009.

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Debbie Goettel, Mayor

ATTEST:

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Nancy Gibbs, City Clerk