

C Community Development Committee
Meeting date: April 20, 2009

E Environment Committee
Meeting date: April 28, 2009

ADVISORY INFORMATION

Subject:	City of Richfield 2030 Comprehensive Plan Update Review File No. 20472-1
District(s), Member(s):	District 5, Councilmember Polly Bowles
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Denise P. Engen, Principal Reviewer, (651-602-1513) Phyllis Hanson, Local Planning Assistance Manager, (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager, (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services/ Engineering Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City Richfield to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to:
 - a. Adopt the revised forecasts for population and households.
 - b. Inform the Council of the date that the City adopted the final version of the Local Surface Water Management Plan.
 - c. Include the revised Water Supply Plan sent to the Council on March 17, 2009 in the final version of the Update.
 - d. Participate in Council activities to monitor redevelopment in developed communities.
 - e. Implement the advisory comments noted in the Review Record for Transit, Aviation, Water Supply and Implementation.

Recommendation of the Environment Committee:

Approve the City of Richfield's Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of Richfield 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan Review File No. 20472-1 – Council Business Item No. 2009-98

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (“Update”) and approving the City’s Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
 - (a) Adopt the Update in final form after considering the Council’s review recommendations; and
 - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council’s *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council’s final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before “final approval” of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1).
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council’s metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval by the City’s governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

The City of Richfield (City) is located in southeastern Hennepin County, bordered by the cities of Minneapolis to the north, Bloomington to the south, Edina to the west and Fort Snelling Unorganized Territory to the east, (Figure 1).

The *2030 Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified Richfield as within the “Developed Community” geographic planning area, (Figure 2).

The City submitted its 2030 Comprehensive Plan (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council’s 2005 Systems Statement requirements.

Rationale – Standard of Review & Findings

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

Conformance with Regional Systems Plans:

- | | |
|---|-----|
| 1. Regional Parks | Yes |
| 2. Transportation including Aviation | Yes |
| 3. Water Resources Management
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|---|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. 2030 Regional Development Framework and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply | Yes |

Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- | | |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of Richfield 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

Regional Parks

Parks and Trails

Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)

The Update is in conformance with the *Regional Park's Policy Plan (RPPP)*. The Update acknowledges the proposed South Hennepin (East) Regional Trail and the Nine Mile Creek Regional Trail.

Transportation

Roads and Transit

Reviewers: James Andrew (651-602-1721) and Bob Paddock (651-602-1340), MTS – Systems Planning, John Dillery – Metro Transit (612-349-7773)

The Update is in conformance with the *2030 Transportation Policy Plan (TPP)*, addresses all the applicable transportation and transit requirements of a comprehensive plan and is consistent with transportation policy. The City of Richfield is served by the principal arterials I-35W, I-494, TH 62, and TH 77 and is in Transit Market Area II.

Advisory comment:

- The Update includes detailed discussion about exploring a dial-a-ride service concept. Richfield is within Transit Market Area II, and as such, this service would be inconsistent with the TPP.

Aviation

Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)

The Update is in conformance with the *Aviation* policies in the *Transportation Policy Plan*.

Advisory comment:

- The Update references noise mitigation and states that, “An expanded discussion of this topic is contained Appendix 6G.” Richfield staff indicated in January 2009 that this sentence should be deleted. This change needs to be included in the version of the Update that is adopted by the City’s governing body and submitted to the Council.

Water Resources Management

Wastewater Service

Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City’s vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council’s recommended forecasts for population, households, and employment.

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the City. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council’s Metropolitan Wastewater Treatment Plant in St. Paul. The City of Richfield is served by interceptors 1-RF-490 and 1RF-491. The Update projects that the City will have 19,500 sewer households and 18,100 sewer employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve these needs.

The Update provides sanitary flow projections in 5-year increments. The projections were consistent with those included in the system statement provided to the City.

Richfield is not currently a community that has been identified as a community impacted by wet weather occurrences. The Update however does include an I/I reduction plan, which includes televising of the sewer mains. City policies require the elimination of Inflow/Infiltration on private property and the continuation of eliminating points of Inflow/Infiltration on public property.

Tier II Comments

Council staff reviewed the Update’s Tier II Sewer Element against the Council’s requirements for Tier II Comprehensive Sewer Plans for developed communities, and found it complete and consistent with Council policies. The Council’s approval of the Tier II Plan becomes effective upon the City’s adoption of the Update. At that time, the City may alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting the final Update needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources Assessment (651-602-1156)

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)* for local surface water management. Richfield lies within the Nine Mile Creek, Minnehaha Creek and Richfield Bloomington watersheds. Nine Mile Creek and Minnehaha Creek Watershed District’s watershed management plans were approved by the Board of Water and Soil Resources (BWSR) in 2007. Richfield Bloomington Watershed Management Organization’s latest watershed plan was approved by BWSR in 2008.

Richfield prepared a Surface Water Management Plan (SWMP) that was reviewed under separate cover by Metropolitan Council staff in 2007. The 2007 SWMP was updated based on comments from the Council and watersheds and approved by all of the watersheds in 2008. The final SWMP was found to be consistent with Council policy and the Council’s 2005 WRMPP. Council staff found that SWMP also fulfilled the requirements for a local water management plan. The City needs to provide the Council with the date that the City adopted the final SWMP.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Todd Graham, CD - Research, (651-602-1322)

Forecasts in the Update are consistent with regional policy. The Update states that the City will use the Council's 2005 System Statement forecasts as the basis for planning. This reverses a forecast revision approved by the Council in 2006. City and Council staffs have concluded that the land supply and the City's redevelopment plans are sufficient to achieve the forecast of 19,500 households in 2030.

Metropolitan Council's forecasts will be officially revised, as shown in Table 1, effective upon Council approval of the Richfield Update.

Table 1: Recommended Forecasts

	2000		2010		2020		2030	
	Met Council	City	Met Council	City	Met Council	City	Met Council	City
Population	34,310	34,310	37,700	37,700	41,300	41,300	45,000	45,000
Households	15,073	15,073	16,500	16,500	18,000	18,000	19,500	19,500
Employment	11,602	11,602	17,100	17,100	17,600	17,600	18,100	18,100

2030 Regional Development Framework and Land Use

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

Regional Development Framework

The 2030 *Regional Development Framework* (RDF) contains goals and policies for “developed communities” such as Richfield. The RDF states that developed communities need to “accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).”

Therefore, Richfield will be expected to meet densities of at least five units an acre through reinvestment, redevelopment, planning and zoning. The Council will be monitoring redevelopment to ensure the Council's density policies for developed communities are being met and to assess regional development and residential growth goals. Once the method of monitoring is established, Richfield will be encouraged to participate by providing additional information on the City's redevelopment activities. This program will be similar to the Council's plat monitoring program for developing areas, which has been in place for over 10 years.

Land Use and Density Analysis

The Update is consistent with RDF policies for “developed communities”. As shown following, the City has guided sufficient residential land, and at the appropriate densities, to accommodate the forecasts presented in the Update.

Richfield is approximately 4,455 acres in size. The Update shows that in 2007, the City's existing development was primarily single-family residential at 2,039.5 acres (45.8%), followed by commercial use at 272.6 (6.1%), Parks and recreation at 242.6 acres (5.4%) and multi-family residential use at 216.8 acres (4.9%). The biggest land use change was in mixed use, at 12.1 acres (0.3%), a new designation since the City's 1998 comprehensive plan, (Table 2).

The City's *Future Land Use Plan* places all land in the City into one of sixteen land use categories, (Table 3). The City anticipates a number of changes to its guided land use from 2010 to 2030. These include shifts of land use from *Low Density Residential* (-80 acres) and *Medium Density* (-184 acres) to *Medium-High Density Residential* (+44 acres) and *High-Density Residential* (+118 acres). Other changes include a shift from *Community Commercial* (-236 acres) to *Regional Commercial* (+51 acres), *Community Commercial/Office* (+23 acres), *Regional Commercial/Office* (+81 acres), *Mixed Use* (+108 acres) and *Office* (+53 acres).

Table 2: Existing Land Use Table

Land Uses	2007 Acres	1997 Acres
Single-Family Residential	2,039.51	2,120.20
Multi-Family Residential	216.82	212.70
Commercial	272.55	245.60
Mixed Use	12.10	0
Publi/Quasi Public	215.30	217.80
Parks & Recreation	242.55	447.20*
Railroad	5.72	5.80
Vacant	1.50	2.30
Open Water	237.58	0
Right-of-Way	1,211.47	1,286.90
Total:	4,455.09**	4,538.50***

* The 1997 existing land use numbers included open water as part of there overall parks and recreation acreage total.

** The land use numbers were derived from the Hennepin County Tax Assessor's Office and the City of Richfield.

*** The 1997 land use numbers were taken directly from the 1997 Comprehensive Plan (Chapter 3, Page 7).

Source: *Richfield Draft Comprehensive Plan 2008*, Table 4.1, page 4.3

The City is forecasted to grow by 4,427 households, (from 15,073 to 19,500), between 2000 and 2030. The Update indicates that 459 units were developed in the city since 2000, for a total of approximately 15,532 existing households. This leaves a growth “gap” of 3,968 households until 2030.

In a developed community such as Richfield, growth will occur mainly through redevelopment. The Update describes a number of development strategies and redevelopment areas. These include goals to develop the Lakes at Lyndale area as a City Center, and to “develop identifiable nodes, corridors and gateways throughout the community.” Specific redevelopment areas include the I-494 corridor (17 acres), Penn Ave. mixed-use area (42 acres) and The Hub area (47 acres). These redevelopment areas are guided for High-Density Residential/Office and Mixed-Use, (Table 3).

The redevelopment areas could accommodate a range of 1,856-6,553 new housing units (Table 4). This range accommodates the 3,968 units needed to reach the City's 2030 forecasts for households. The overall density range for new development of 33.6 to 118.7 units per acre fulfills RDF policy for accommodating growth forecasts through reinvestment densities of five plus units per acre and for targeting higher density development on or near transportation corridors and in areas with adequate sewer capacity.

Table 3: Land Use Table in Five-Year Stages

Within Urban Service Area		Allowed Density Range		Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
		Housing Units/Minimum	Housing Units/Maximum							
Residential Land Uses										
Low Density Residential	1	6	2,036	1,956	1,956	1,956	1,956	1,956	1,956	-80
Medium Density Residential	7	12	222	38	38	38	38	38	38	-184
Medium - High Density Residential	12	24	0	44	44	44	44	44	44	44
High Density Residential	24	50	0	118	118	118	118	118	118	118
High Density Residential/Office (Primarily Residential) *	24	50	0	0	0	0	10	10	25	25
C/I Land Uses										
Neighborhood Commercial	-	-	0	4	4	4	4	4	4	4
Community Commercial	-	-	273	211	211	86	86	86	37	-236
Regional Commercial	-	-	0	51	51	51	51	51	51	51
Community Commercial/Office	-	-	0	0	0	10	10	10	23	23
Regional Commercial/Office	-	-	0	81	81	81	81	81	81	81
Mixed Use **	-	-	12	40	40	100	100	100	120	108
Office	-	-	0	5	5	50	50	50	53	53
Public/Semi Public Land Uses										
Public/Semi Public Land Uses	--	--	215	207	207	207	207	207	207	-8
Park	--	--	243	250	250	250	250	250	250	7
Right-of-Way (ELUI includes Railroad)	--	--	1,217	1,212	1,212	1,212	1,212	1,212	1,212	-5
Undeveloped										
Open Water / Wetlands	--	--	238	238	238	238	238	238	238	0
Total			4,455	4,455	4,455	4,455	4,455	4,455	4,455	0

Please Note: Richfield is considered a "developed" community. The land use categories that would generate new employment or housing would be a result of redevelopment initiatives. The number of housing units and jobs generated will depend on the redevelopment site, use and density. The timing of redevelopment will be market driven. Redevelopment initiatives will be evaluated on a case by case basis to ensure consistency with the Comprehensive Plan.

* It is assumed High Density Residential / Office will occur in the following manner:

1. I-494 Corridor (Approximately 17 acres) - 60% residential and 40% commercial

** Mixed Use is a new land use category that is being used to better clarify planned land use patterns near 66th Street & Lyndale Avenue (The Hub) and the Penn Avenue corridor from 68th Street to Highway 62. Mixed use developments will be consistent with the Comprehensive Plan. It is anticipated that mixed use development will occur in the following manner:

1. Penn Avenue (Approximately 42 acres) - 40% residential and 60% commercial - 12 to 24 units per acre.
2. The Hub (Approximately 47 acres) - 60% residential and 40% commercial - 50 to 200 units per acre.

Table 4: Redevelopment/Infill by Land Use Category

City of Richfield

Residential Density Calculations - Redevelopment/Infill Areas

2010-2030		Properties Identified for Redevelopment/Infill							
Property / Parcel	Future Land Use	Density Range		Gross Acres	% Residential	Net Acres	Current Units		Current Units to be Lost
		Min	Max				Min Units	Max Units	
I-494 Corridor	High Dens Res/Office	24	50	17.00	60%	10.20	245	510	0
Penn Avenue	Mixed Use	12	24	42.00	40%	16.80	202	403	0
The Hub	Mixed Use	50	200	47.00	60%	28.20	1410	5640	0
TOTALS				106.00		55.20	1856	6553	0

Redevelopment/Infill by Land Use Category									
Land Use Category	Density Range			Net Acres	Min Units	Max Units	Current Lost	Change in Units	
	Min	Max	Current Lost					Min Less Current Lost	Max Less Current Lost
High Dens Res/Office	24	50	10.20	245	510	0	245	510	
Mixed Use	12	24	16.80	202	403	0	202	403	
Mixed Use	50	200	28.20	1410	5640	0	1410	5640	
TOTALS			55.20	1856	6553	0	1856	6553	
Overall Density				33.63	118.72				

Source: City of Richfield Comprehensive Plan, p. 4-11 and Land Use Table in 5 Year Stages

Housing

Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)

The Update is consistent with the Council’s polices on Housing. The housing element fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the city’s share of the region’s affordable housing need for 2011-2020, which is 765 units. To provide opportunities to meet this need, the Update indicates (Table 3) that:

- Approximately 44 acres of land will be available for medium-high density residential development, at 12-24 units per acre;
- 118 acres are designated for high density residential development at 24-50 units per acre, and:
- An additional 10 acres are designated as high-density residential/office (primarily residential), with a density range of 24-50 units per acre.

The Update provides the implementation tools and programs the City will use to promote opportunities to address its share of the region’s housing need. The Richfield HRA will continue to use actively, federal, state and local funds to create and administer affordable and life-cycle housing programs, including the use of special assessments, special service districts, housing improvement areas, tax abatement and tax increment financing. Richfield is a participant in the Livable Communities Local Housing Incentives Program. Since 1996, the City has received 18 grants through this program, totaling over \$8 million.

Individual Sewage Treatment Systems (ISTS) Program

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update is consistent with the WRMPP for ISTS. The Update indicates that the community is fully served by a local wastewater collection system. This system flows into the MCES system and, ultimately, to the Metropolitan wastewater treatment facility. No ISTS remain in operation in the City.

Water Supply

Reviewer: Sara Bertelsen Smith, ES – Water Supply Planning, (651-602-1035)

The Update is consistent with the WRMPP for water supply.

Advisory comment:

- The final version of the Update should include the revised water supply plan sent to the Council on March 17, 2009. The Council also recommends the City continue to implement conservation programs targeted at reducing residential water use.

Resource Protection

Historic Preservation

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

The Update contains a section on Historic Preservation as required by the MLPA. The City has one site, the Bartholomew House, that is listed on the National Register of Historic Places. The City does not anticipate other sites being added.

Solar Access Protection

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

The Update contains a section on Solar Access Protection as required by the MLPA. The City will protect solar access through Zoning and Subdivision ordinance requirements. The City will review and revise, as necessary, these ordinances to ensure protection of solar access.

Aggregate Resources Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update contains a section on Aggregate Resource Protection as required by the MLPA. The Update indicates that there are no known aggregate resource mining opportunities within the community, and that the community is fully developed. The Council’s Aggregate Resources database concurs with this determination.

PLAN IMPLEMENTATION

Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)

The Update includes a description of:

- | | |
|----------------------------------|-----|
| • Capital Improvement Program | Yes |
| • Zoning Code | Yes |
| • Subdivision Code | Yes |
| • ISTS Codes | NA |
| • Housing Implementation Program | Yes |

The Update includes a copy of the City’s CIP, contains a zoning map and summary of zoning districts, as well as a description of the City’s implementation tools. These tools include the *Richfield City Code*, (which contains zoning and subdivision ordinances and planned unit development standards), and other local official controls and finance tools. The Update notes (p. 10-4) that its current ordinances are generally consistent with the comprehensive plan. Following approval of the Update, the City will create additional airport overlay regulations related to building standards for residential dwellings within the airport noise contour areas and take steps to address any other inconsistencies between the Update and the current zoning ordinance. The City will also review Mixed-use zoning categories for consistency with the Update.

Following are inconsistencies or technical corrections involving the implementation element, which the City should address in the final Update.

- Examples of specific implementation measures are given on page 10-1. These measures are not found at the locations referenced.
- The Update states (p. 10-4) that the City's zoning map and a summary of the zoning districts are provided within Appendix 10-B. The Update does not contain this Appendix, and the referenced map and summary appear to be within Chapter 10.

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment on July 11, 2008. The City also submitted the comments received. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

DOCUMENTS SUBMITTED FOR REVIEW:

- City of Richfield *Draft Comprehensive Plan*, dated December 31, 2008
- Comprehensive Plan Transmittal form
- Adjacent Government Comments document, dated December 31, 2008
- Letter/supplemental information for wastewater, dated February 2 and February 4, 2009
- Correspondence and supplemental information (sewer map), dated February 12, 2009
- Letter/supplemental information (revised Update document) in response to incomplete determination, dated March 6, 2009
- Revised water supply plan, received March 17, 2009

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Planned Land Use

**Figure 1. Location Map Showing Regional Systems
Richfield**

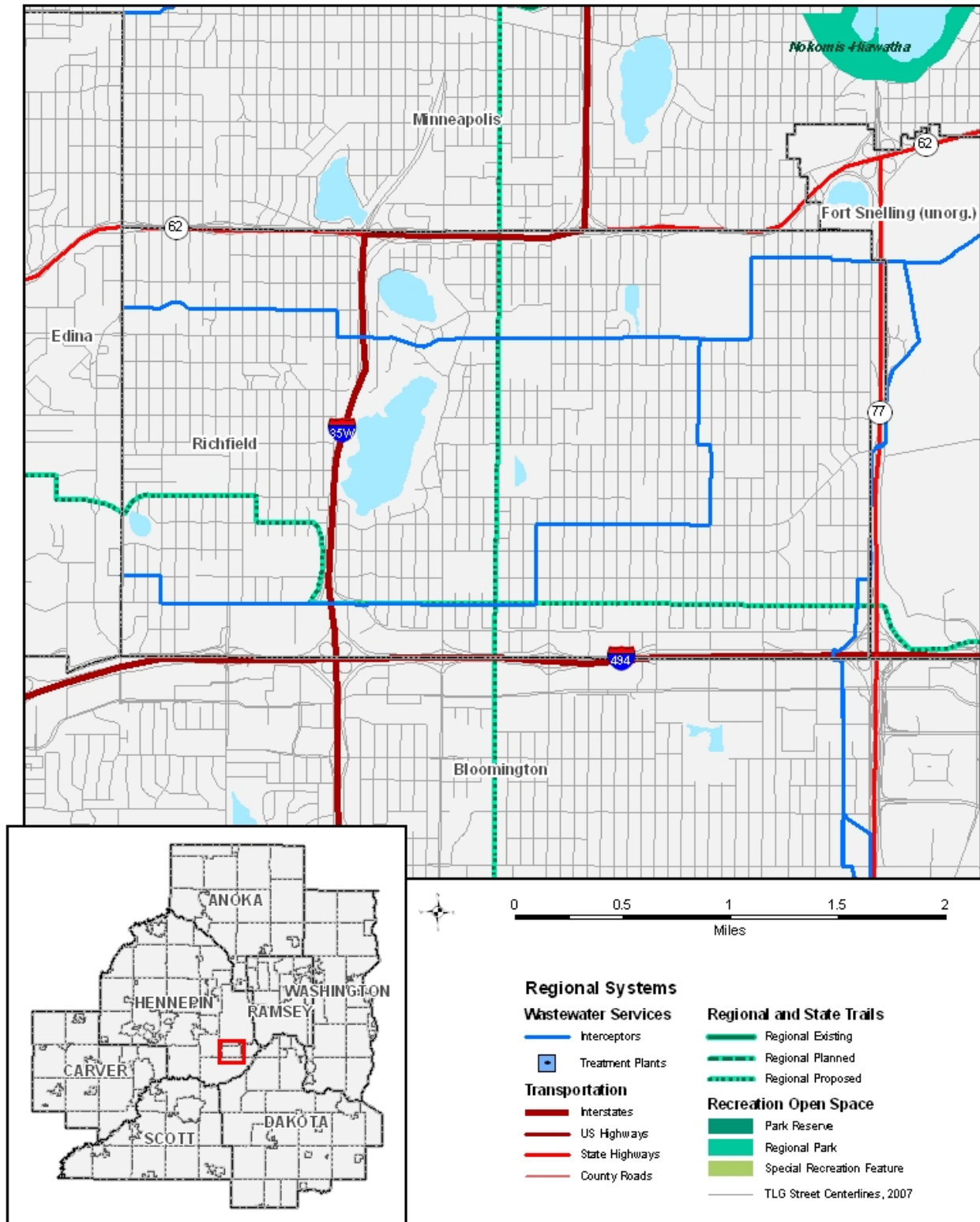


Figure 2. 2030 Regional Development Framework Planning Areas

Richfield

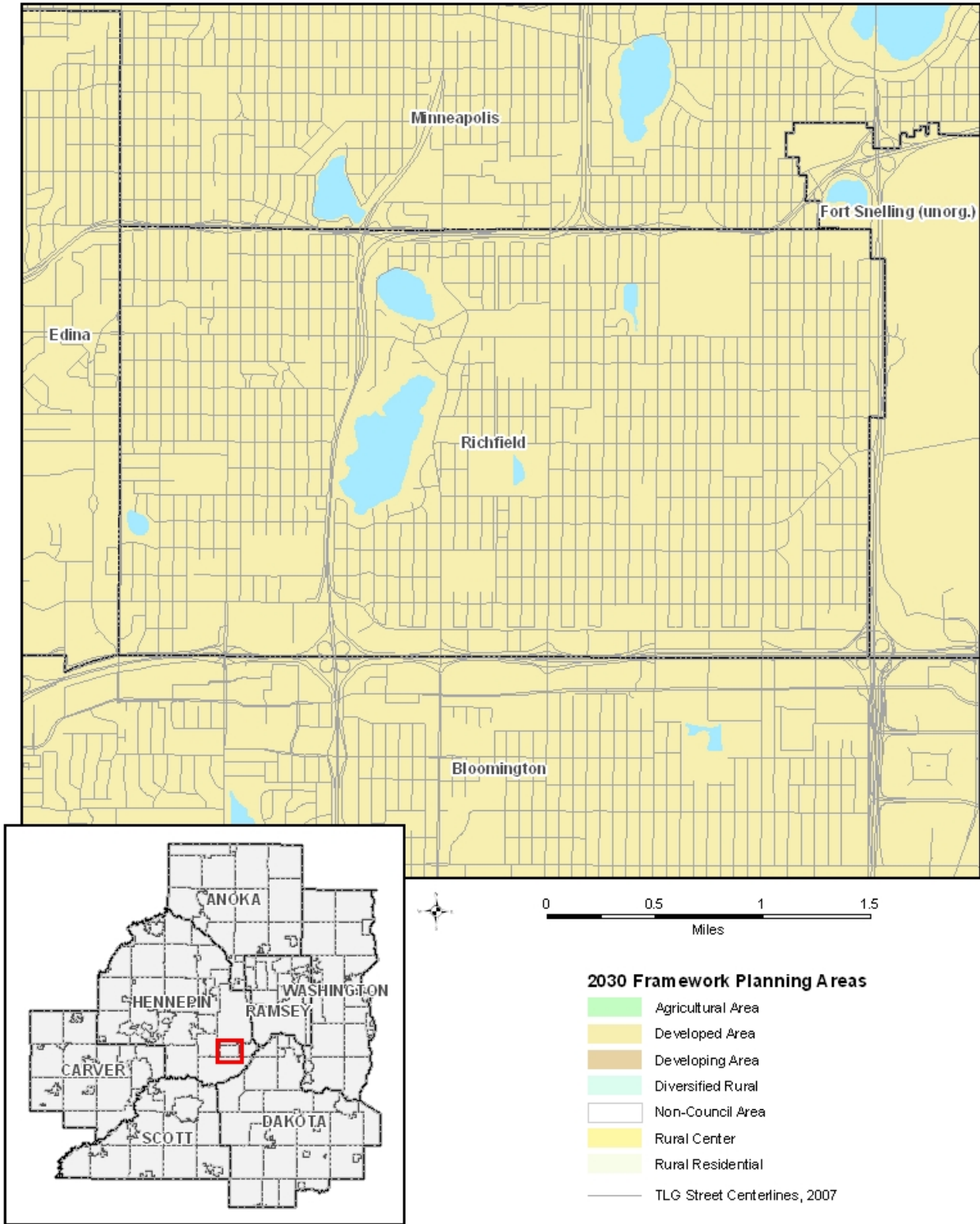


Figure 3. Existing Land Use
City of Richfield

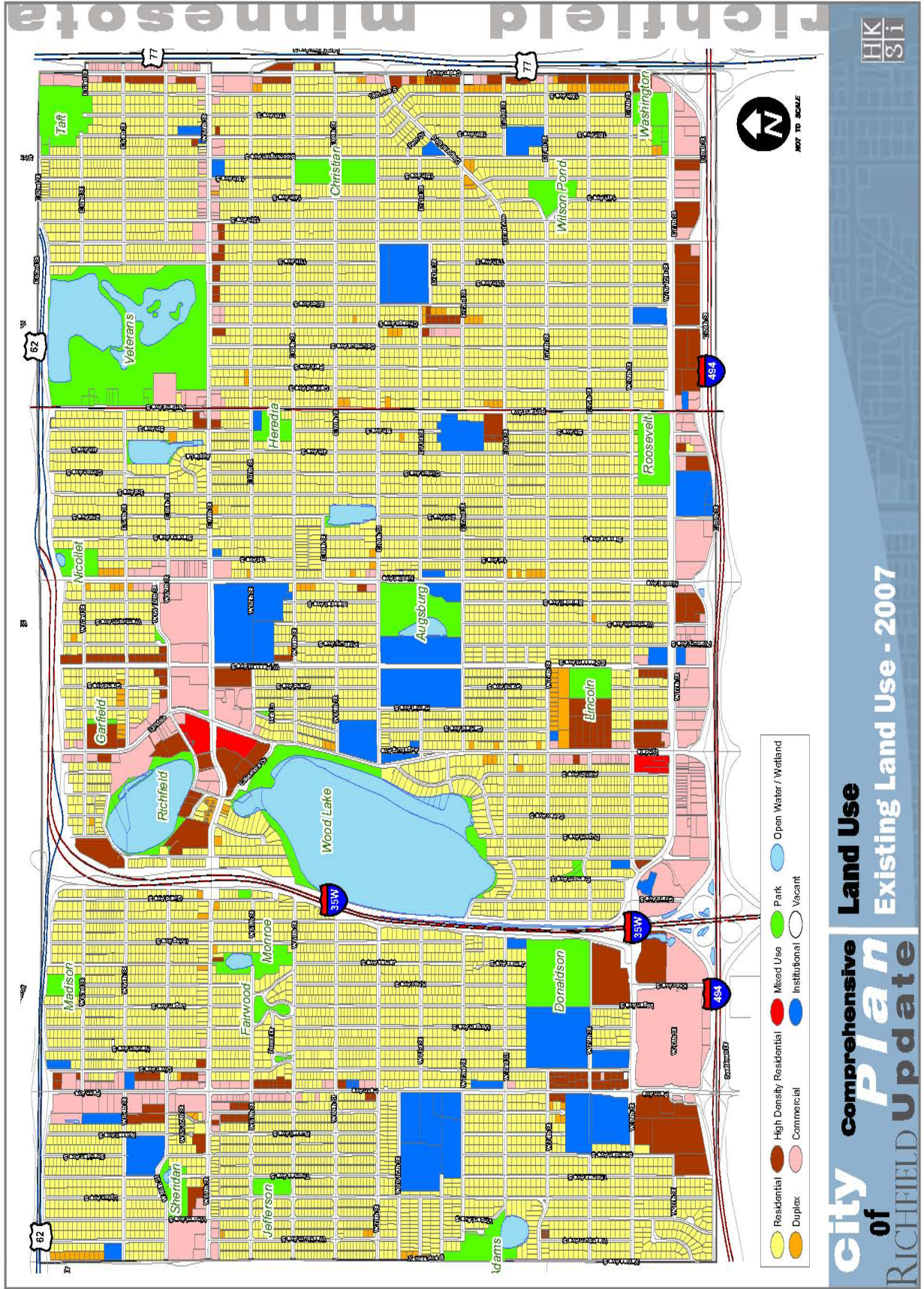


Figure 4. 2030 Planned Land Use
City of Richfield



HIK
SI

Future Land Use Plan - 2030
Proposed Mixed Use - Penn Avenue

city of Richfield
Comprehensive Plan Update