

**ORDINANCE NO. 13-02**

**CITY OF FALCON HEIGHTS  
RAMSEY COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 113 OF THE  
FALCON HEIGHTS CITY CODE, THE ZONING ORDINANCE,  
REZONING PROPERTY TO PLANNED UNIT DEVELOPMENT**

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

**SECTION 1.** Section 113-3 of the Falcon Heights City Code is amended by adding the following definitions:

Affordable apartment building means that at least 50% of the units are reserved for persons whose income is no more than 60% of the median, an additional 20% of the units are reserved for persons whose income is no more than 110% of the median and at least 10% of the units are reserved for persons whose income is no more than 150% of the median for the Twin Cities metropolitan area.

Urban Farm means the production, distribution and sale of food, excluding the production of poultry, livestock and bees.

**SECTION 2.** Chapter 113 of the Falcon Heights City Code is amended by adding Section 113-209 to provide as follows.

**113-209 URBAN FARM PLANNED UNIT DEVELOPMENT DISTRICT**

- (a) **LEGAL DESCRIPTION.** The legal description of this PUD is lots 1 and 2, block 1, Urban Farm Project Addition.
- (b) **PURPOSE.** The purpose of the Urban Farm PUD District is to provide for the mixed uses of an urban farm and an affordable apartment building.
- (c) **SCOPE.** The provisions of this Section apply to the Urban Farm Planned Unit Development.
- (d) **PERMITTED USES.** The following uses are permitted subject to the Development Plan for the PUD, Section 113-209(f), and the standards and requirements of the R-5M zoning district, except as modified herein:
  - (1) On lot 1, block 1 an urban farm. At least 29 paved parking spaces and space for 6 future parking spaces must be maintained next to the main building adjacent to Larpenteur Ave. The urban farm may have up to:

1,200 square feet of enclosed retail space;  
2,000 square feet of office space;  
2,000 square feet of training and classroom space;  
7,000 square feet of 2<sup>nd</sup> floor rooftop garden;  
14,000 square feet of warehouse, cooler and distribution space;  
3,000 square feet of shipping and receiving space; and  
12,500 square feet of indoor garden or aquaponics production.

- (2) On lot 2, block 1 a 47 unit affordable apartment building with at least 77 parking spaces. At least 40 of the required parking spaces must be below grade and integrated into the apartment building;
- (3) On lots 1 and 2, block 1 Essential services.

(e) **PERMITTED ACCESSORY USES.**

- (1) On lots 1 and 2, block 1 the accessory uses in the R-5M zoning district;
- (2) On lot 1, block 1 seasonal hoop houses for growing vegetables.

(f) **DEVELOPMENT PLAN.** The PUD must be maintained in accordance with the following development plan which is on file with the City and which is incorporated herein by reference.

- (1) Urban Farm Project Addition Plat;
- (2) Topographic Survey prepared by Jacobson Engineers & Surveyors dated April 15, 2013;
- (3) The following plans dated April 15, 2013 and May 15, 2013 prepared by LHB for Lot1, Block 1:

Architectural Site Plan,  
Site Plan,  
Grading and Utility Plan,  
Landscape Schematic,  
Site Perspectives,  
Basement/Garage Plan, First Floor Plan, Second Floor Plan;

- (4) The following plans dated May 15, 2013 prepared by LHB for Lot 2, Block 1:


Architectural Site Plan,  
Site Plan,  
Grading and Utility Plan,  
Landscape Schematic,  
Site Perspectives,  
First Floor Plan, Second Floor Plan;

**SECTION 3.** The zoning map of the City of Falcon Heights shall not be republished to show the aforesaid rezoning, but the City shall appropriately mark the zoning map on file in the City for the purpose of indicating the rezoning hereinabove provided for in this Ordinance, and all of the notations, references and other information shown thereon are hereby incorporated by reference and made a part of this Ordinance.

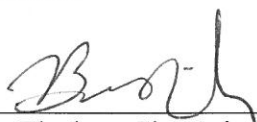
**SECTION 4.** This ordinance shall be effective immediately following Metropolitan Council authorization to amend the City's Comprehensive plan to allow urban farming in the Mixed Use Residential District and the recording of the final plat of Urban Farm Project Addition with the Ramsey County Recorder.

**ADOPTED** this 22<sup>nd</sup> day of May, 2013, by the City Council of the City of Falcon Heights, Minnesota.

CITY OF FALCON HEIGHTS

BY:   
Peter Lindstrom, Mayor

ATTEST:

  
Bart Fischer, City Administrator/City Clerk