



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	April 23, 2013
Agenda Items	1, 2 and 3
Title	Planned Unit Development at 1750-1790 Larpenteur, formerly Hermes Nursery
Submitted By	Deborah Jones, Zoning and Planning Director

Description	Planned Unit Development at the former Hermes Nursery site, with Comprehensive Plan Amendment, rezoning and preliminary subdivision
Background	<p>The City's Comprehensive Plan, adopted 2009, identified four potential sites for future redevelopment to meet projected housing needs to 2030. In 2010, a new zoning district, R-5M, was created to provide for higher density residential use, possibly mixed with commercial use, on the four sites. The City anticipated that each site would be developed individually as a PUD when the time came. The four sites were rezoned 5M. The Hermes Nursery property comprising three parcels at 1750-1790 Larpenteur Avenue (PINs 212923120005, 212923120006, 212923120007) is one of the sites.</p> <p>After a couple of years on the market, the Hermes property is to be acquired by the Carl and Eloise Pohlada Family Foundation in partnership with CommonBond Communities. The Foundation proposes to re-use approximately two thirds of the site, including existing structures, as an urban farm for the purpose of growing and distributing healthy food for local use, while CommonBond Communities will develop a 47-unit multi-family residence on the northeast portion of the site.</p> <p>To proceed with this project, three zoning actions are needed. First, the text of the Comprehensive Plan must be amended to allow for mixed use within the site as a whole, not necessarily a single building, and to allow for the proposed food growing and distribution use on land guided for Mixed Use Residential. Second, the property needs to be rezoned as a Planned Unit Development. Finally, a preliminary subdivision of the site is requested to give CommonBond Communities separate control of the land where the housing will be developed.</p> <p>In order to make the most efficient use of the City's and community's time and resources, the three processes are to be addressed in one combined public hearing and then acted on separately by the Planning Commission. Notice of the hearing was published by the Roseville Review on April 9 and mailed to owners of properties within 350 feet.</p>
Analysis	When the Comprehensive Plan was adopted in 2009, urban farming was not anticipated as a prospective use for land guided as Mixed Use Residential. However, the urban farming concept is highly compatible with at least two components of the visions, values and objectives stated in the plan: Becoming a

	<p>sustainable energy efficient community and becoming a healthier, more active and livable community. Since the departure of the farmer’s market several years ago there has been no place in the City of Falcon Heights to purchase healthy, fresh food for home preparation. The proposed urban farm will help fill that gap. This type of food-producing operation is designed to fit into limited spaces in urban environments, including inside buildings, on roofs and on small landscaped areas, and is compatible with residential and other commercial uses.</p> <p>Furthermore, the food-growing operation and the proposed multi-family building will serve the plan’s goals of creating new housing adjacent to public transit and providing improved neighborhood identity and connectivity along Larpenteur Avenue. The site is less than half a mile from the future arterial bus rapid transit route to be implemented on Snelling Avenue, connecting to Roseville and both the Green Line and the Blue Line LRT</p> <p>Text Amendment to the Comprehensive Plan. The Comprehensive Plan’s definition of Mixed Use Residential (page 69) assumed that residential and commercial uses would be combined with the same building. The definition does not provide for mixed uses within the site but within the same building. The proposed P.U.D. needs the flexibility of separating the residential and non-residential uses in different buildings within a coordinated plan for the whole site. Future development of the other R-5M sites is likely to need similar flexibility. The other purpose of the text amendment is to explicitly include urban farming as a type of use that can be mixed with residential uses on land guided as Mixed Use Residential. This is a change to the definition of Mixed Use Residential only. No change is proposed to the boundaries of land guided for this use in the comprehensive plan.</p> <p>Planned Unit Development Rezoning. As anticipated in the comprehensive plan, this site will need the additional flexibility provided by P.U.D. as it will not fit the existing R-5M zoning. The development plan is attached. The new P.U.D. zoning will be adopted by ordinance, draft attached.</p> <p>Preliminary Subdivision. The three pieces of property comprising the former Hermes Nursery need to be re-platted prior to the redevelopment of the site. CommonBond Communities requires possession and control of its own parcel in order to proceed with the building of the proposed apartment building. The current property is divided into three parcels, each with its own Property Identification Number (see above). The plat will draw a new boundary line dividing the multi-family residential parcel from the urban farm operation.</p>
Budget Impact	To be determined
Attachment(s)	<ul style="list-style-type: none"> • Application for text amendment to the Falcon Heights Comprehensive Plan • Text of existing definition of Mixed Use Residential land in the Falcon Heights Comprehensive Plan (page 69)

	<ul style="list-style-type: none"> • Application for a Planned Unit Development, including location map, site plan, topographical survey, parking and traffic access plan, grading and utility plan, landscaping plan, elevation sketches, location maps, and narrative statements. • P.U.D. Rezoning Ordinance Draft • Application for preliminary subdivision with preliminary plat • Public hearing notice and letter sent with notices mailed to properties within 350 feet • Map of properties within 350 feet of the proposed P.U.D.
<p>Actions Requested</p>	<ul style="list-style-type: none"> • Hold a public hearing on the Comprehensive Plan amendment, P.U.D. rezoning and preliminary subdivision • Discuss the proposed comprehensive plan amendment and make a recommendation to the City Council. • Discuss the proposed Planned Unit Development and make a recommendation to the City Council. • Discuss the proposed subdivision of land and make a recommendation to the City Council on the preliminary plat.



City of Falcon Heights Planning Application

APR 04 2013
APR 4 2013

Action Requested By:

Name of Property Owner: **Anchor Bank, National Association**

Phone (h) _____ (w) **763-792-8811**

Address of Property Owner: **1055 Wayzata Boulevard East, Wayzata, MN 55391**

Name of Applicant (if different): **Carl and Eloise Pohlad Family Foundation**

Address: **60 South Sixth Street, Suite 3800, Minneapolis, MN 55402** Phone: **612-661-3906**

Property Involved:

Address: **1750-1790 Larpenteur Avenue West, City of Falcon Heights, Ramsey County**

Legal Description: The land herein referred to is situated in the County of Ramsey, State of Minnesota and is described as follows:

Parcel A: (Torrens/Certificate No. 292350)

That part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 29, Range 23, Ramsey County, Minnesota, lying North of the South 750 feet thereof, East of the West 825.01 feet thereof and West of the East 330 feet of said Northwest Quarter of the Northeast Quarter.

Parcel B: (Abstract)

The East 282.86 feet of the West 825.01 feet of the North 1/2 of the Northeast 1/4 of Section 21, Township 29, Range 23, Ramsey County, Minnesota, except the South 1026.66 feet thereof and except Larpenteur Avenue.

Property Identification Number: Ramsey County Tax Parcel ID no.: **21-29-23-12-0007 1.88 acres and Ramsey County Tax Parcel ID no: 21-29-23-12-0006 .78 acres and 21-29-23-12-0005 .78 acres**

Present Use of Property (check one):


- Single Family Dwelling
- Duplex/Two Family Dwelling
- Multi Family Complex
- Business/Commercial
- Government/Institutional
- Vacant Land

Action Requested (NON-REFUNDABLE):

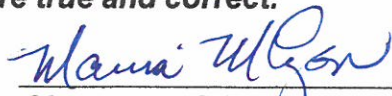
- Variance (\$250.00)
- Conditional Use Permit (\$500.00)
- Rezoning (\$500.00)
- Lot Split (\$250.00)
- Site Plan Review (\$100.00)
- Other (Please Specify) Comprehensive Plan Amendment**

Brief Summary of Request (applicant may submit letter to Planning Commission with details of request): SEE ATTACHED EXHIBIT.

I certify that all statements on this application are true and correct:



Signature of Property Owner (required)



Signature of Applicant (if applicable)

EXHIBIT TO APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

The Property Owner and Applicant request a modification to the City's Comprehensive Plan relating to Mixed Use Residential such that the definition of "Mixed Use Residential" appearing in the text on page 69 of the Comprehensive Plan and elsewhere is amended in its entirety and replaced with the following:

Mixed Use Residential: Land containing buildings with multiple uses in combination with at least one residential unit. Such non residential uses may include urban farming (which shall not include the use of the land for raising poultry, livestock or for beekeeping purposes). The only Mixed Use Residential Property in Falcon Heights in 2007 has a 45 unit per acre density. Future redevelopment for mixed residential use would be at or above the current average of 28 units per acre.

The categories in Table 14 are based on the Metropolitan Council's Generalized Land Use Categories, subject to the following:

Agriculture: In Falcon Heights, all land designated for Agriculture is used for University of Minnesota research. It is not considered vacant or available for development during the life of this plan. Future acreages assume no change in UM or State Fair uses.

Single Family Residential: Single family detached homes. In Falcon Heights the average residential density for this category is over 4 units per acre; the range is up to 8 units per acre.

Multi-Family Residential: This category includes all multi-family buildings and attached single family residences. The range is 8 to 50+ units per acre. For multi-family apartment buildings in Falcon heights the 2007 average density is 28.4 units per acre.

Mixed Use Residential: Land containing a building with multiple uses in combination with at least one residential unit. The only Mixed Use Residential property in Falcon Heights in 2007 has a 45 unit per acre density. Future redevelopment for mixed residential use would be at or above the current average of 28 units per acre.

Mixed Use Commercial: Land containing a building with multiple uses with no residential or industrial uses. The only such property in Falcon Heights in 2007 is the TCCU property, which hosts the farmers' market. It is assumed that the market would continue to be located in the remaining limited business portion of the TCCU site.

In Figures 13, 14 and 15, the following definitions apply:

- Low Density Residential: Under 8 units per acre, single family homes
- Medium Density Residential: 8 to 12 units per acre, including attached single family
- Multi-Family Residential: 12 to 30 units per acre. Some existing buildings are higher
- Mixed Use Residential: 28 to 50 units per acre, mixed with office/professional or retail use.

For other use category descriptions referenced in the maps, please see pages 49 - 50 and pages 55 - 57.



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- Rezoning (\$500.00) to PUD
- Lot Split (\$250.00)
- Site Plan Review (\$100.00)
- Other (Please Specify)

Brief Summary of Request (applicant may submit letter to Planning Commission with details of request): Applicant seeks to rezone the property from R-5M to PUD.

I certify that all statements on this application are true and correct:



Signature of Property Owner (required)



Signature of Applicant (if applicable)

Urban Farm Concept Paper

CommonBond Communities and the Pohlad Family Foundation are working together to create a healthy living campus where affordable housing is mixed with an urban farm and organic food distribution business, providing access to healthy food for all, potential employment and educational opportunities for residents.

The business model is simple. Grow and distribute local organic food utilizing people trained in sustainable and organic farming practices in an urban environment through an urban farming coop, storefront, education, natural foods distribution, and healthy living campus.

BACKGROUND

Awareness of the importance of healthy food has grown exponentially during the past decade. Medical research has demonstrated the positive effects of healthy food –in treating and preventing disease. News media frequently cover local, small farm production methods and plans for business growth. Independent filmmakers have documented the benefits of sustainable growing practices, ultimately influencing the increased demand for healthier food product.

Access to locally grown, healthy food is in demand. Awareness of where food is grown has increased the number of buyers but the cost to produce and transport healthy foods has made it difficult for underserved populations to afford.

URBAN FARM CO OP

Marketing plan – the urban farm coop will be dedicated exclusively to the production and distribution of certified organic food in an urban setting. It will be the first attempt to create a larger market for these products -- selecting its members based on training, capacity, and production of certified organic products. The fresh and value added product mix sold will be determined by market surveys of local consumers, restaurant chefs, local coop grocery stores, and institutional buyers.

Production estimates – sales are projected from \$1 million to \$5 million in five years.

Impact on the area -- positive attention; students from throughout the state for training that will occur year round; 5-15 jobs; small deli/grocery store serving the local and surrounding community of visitors with a small increase of activity/traffic on weekends.

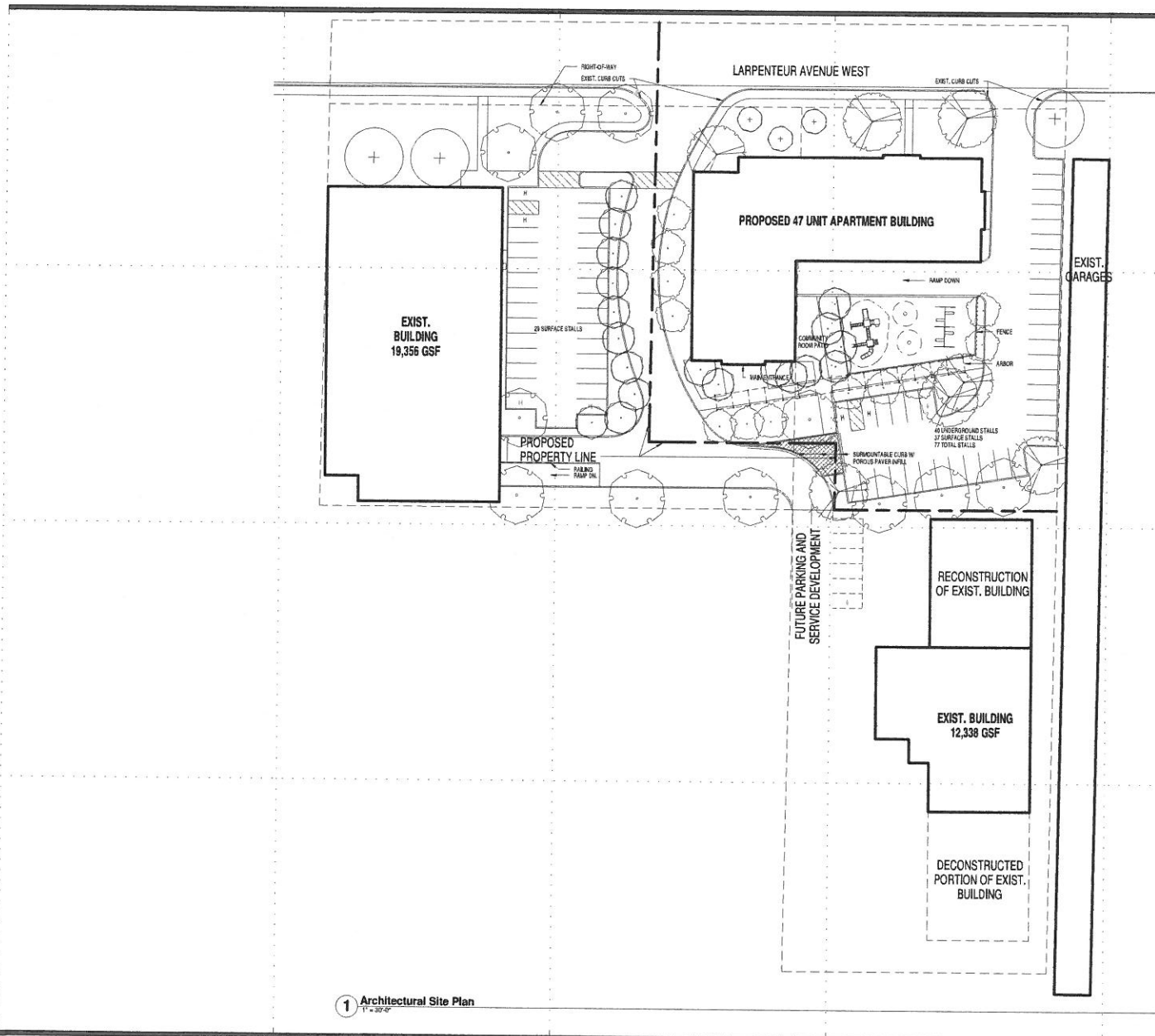
Financial viability – proceeds from sale of part of the land to CommonBond will be reinvested into farm and distribution center; thorough and expert planning (May -Oct 2013); sufficient start-up time (Dec.- April 2014); no or small debt service; grand opening (May 2014). Revenue from co-op members begins year 2.

HOUSING

CommonBond Communities plans to create **47 units of new affordable** housing on a portion of the former Hermes Floral Headquarters and greenhouse in Falcon Heights. Housing will intentionally complement and integrate with the food operation, offering on-site programming for residents.

The housing units will be targeted to “workforce” households, including individuals and families working in the surrounding community and on-site with the food operation. Current plans for housing include 1, 2, and 3 bedroom units to appeal to and attract a broad spectrum of households and socio-economic backgrounds. The project will include affordable and “market rate” units, with rents for all affordable units set at or below 60% area median income (AMI). The market rate units will be available to households of all income levels, but the rents will be tied to Fair Market Rents (FMR) as set by HUD to help ensure natural affordability for those units as well.

The project will also include office and gathering spaces for CommonBond Advantage Services programming and operations. Advantage Services are designed to provide tools, connections to local community resources, and support for residents to help make the CommonBond housing experience a foundation to build success and maintain independence. Advantage Services will be available for all residents free of charge and on a voluntary basis. Typical Advantage Services programming includes help with employment, help with homework, and on-site health and wellness, though additional programs will be developed specific to this project which connect residents to the healthy food operation. Those programs are expected to include healthy food and nutrition education, agricultural business practices, and connecting to employment opportunities.



SHEET INDEX

A0.00	ARCHITECTURAL SITE PLAN
C-1	TOPOGRAPHIC SURVEY (4/15/13)
C1.01	SITE PLAN
C2.01	GRADING AND UTILITY PLAN
L1	LANDSCAPE SCHEMATIC
A0.10	SITE PERSPECTIVES
A0.20	SITE PERSPECTIVES
A1.00	BASEMENT/GARAGE PLAN
A1.10	FIRST FLOOR PLAN
A1.20	SECOND FLOOR PLAN (THIRD AND FOURTH SIM.)

D&B
PERFORMANCE
DRIVEN DESIGN.
LHDcorp.com
250 3rd Ave. N. Ste 450 | Minneapolis, MN 55401 | (612) 338-3209

CLIENT AND FUNDING
OHMAD FAMILY FOUNDATION

CLIENT:
Common Bond Communities
Saint Paul, MN

THIS SQUARE APPEARS 1/2" X 1/2" ON FULL SIZE SHEETS

1	4/15/2013	PLD SUBMITTAL
NO	DATE	ISSUED FOR
NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
4/15/2013

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PROJECT NAME:
Hermes Housing

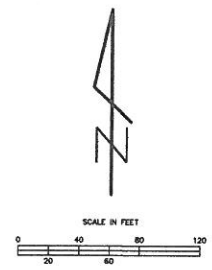
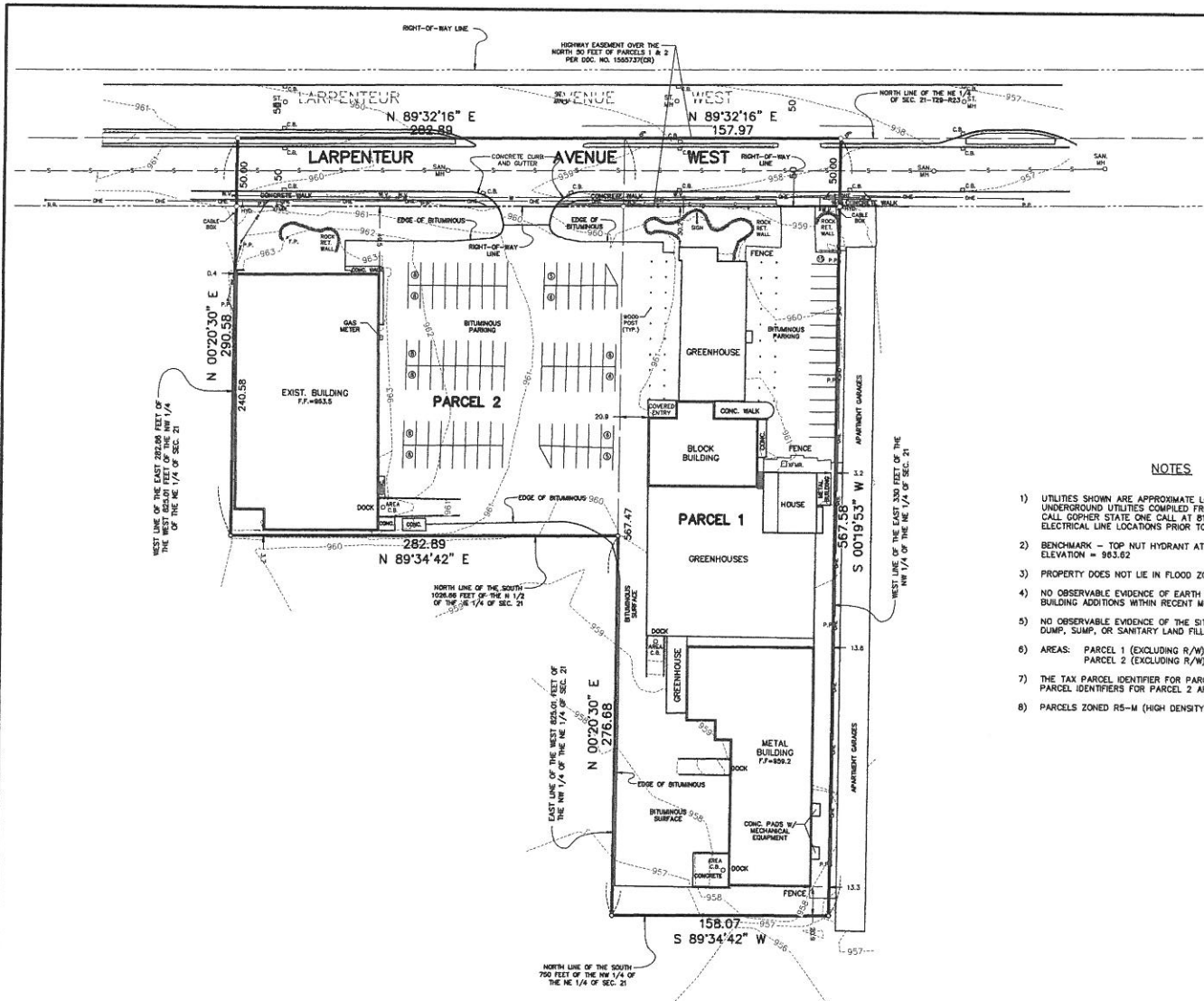
1750-1790 Larpeur Avenue
Falcon Heights, MN 55113
DRAWING TITLE:
Architectural Site Plan

FILE: J00X
DRAWN BY: ASB
CHECKED BY: Gaudin
PCLD NO: 100110
DRAWING NO.

A0.00

1 Architectural Site Plan
1" = 30'-0"

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- O - DENOTES IRON MONUMENT
BEARINGS ARE COUNTY DATUM
- LEGEND**
- W — WATER MAIN LINE
 - S — SANITARY SEWER LINE
 - E — BURIED ELECTRICAL LINE
 - G — BURIED GAS LINE
 - T — BURIED TELEPHONE LINE
 - OHE — OVERHEAD ELECTRICAL LINE
 - LP — LIGHT POLE
 - HYD. — FIRE HYDRANT
 - C.B. — CATCH BASIN
 - W.V. — WATER VALVE
 - M.H. — MANHOLE
 - P.P. — POWER POLE
 - XFR. — TRANSFORMER
 - F.P. — FLAG POLE
 - B — PARKING STALL COUNT

NOTES

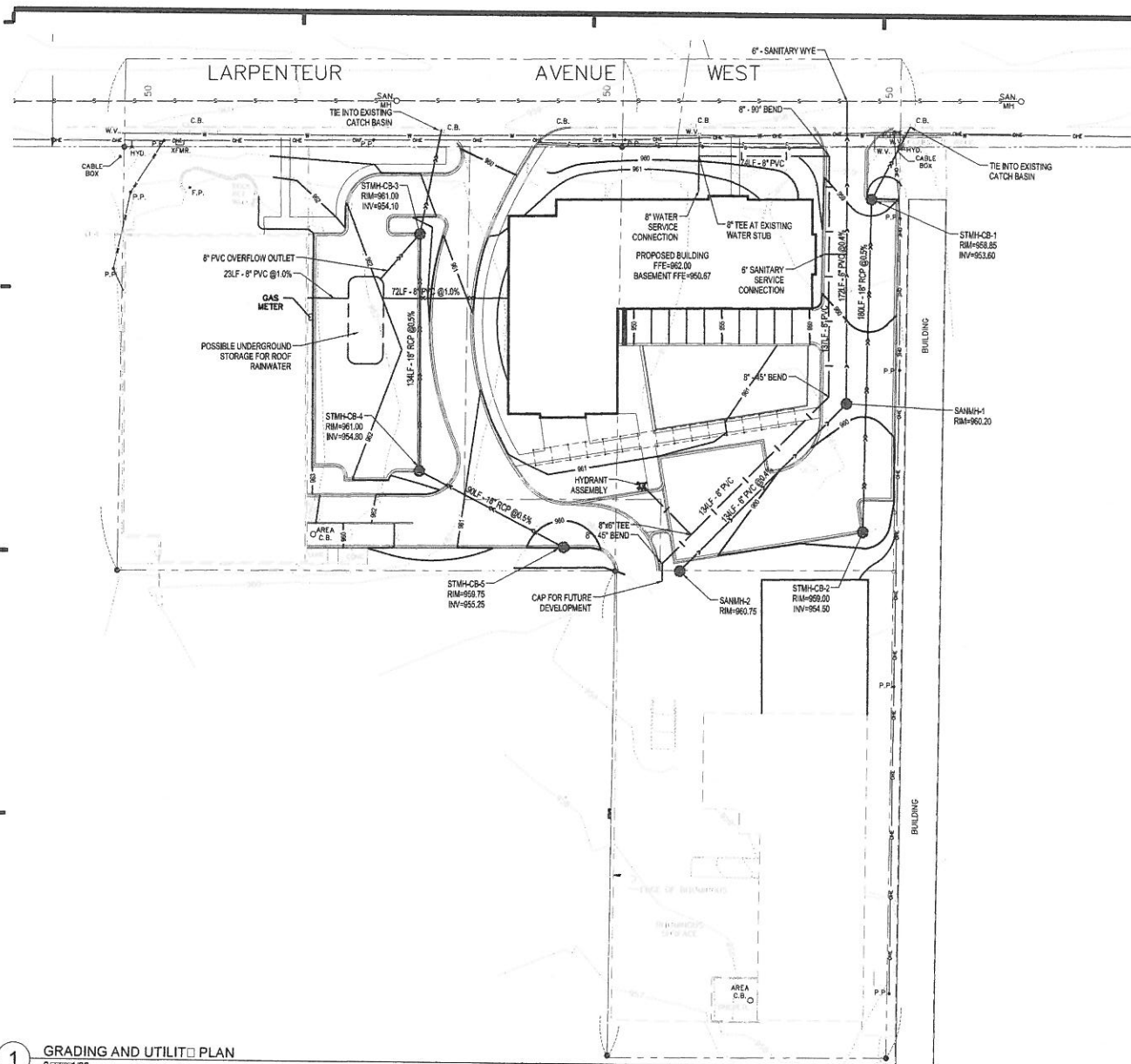
- 1) UTILITIES SHOWN ARE APPROXIMATE LOCATION. LOCATIONS OF UNDERGROUND UTILITIES COMPILED FROM ABOVE GROUND VISUAL EVIDENCE. CALL Gopher State ONE CALL AT 811 FOR ALL UTILITY, GAS LINE, AND ELECTRICAL LINE LOCATIONS PRIOR TO EXCAVATION.
- 2) BENCHMARK - TOP NUT HYDRANT AT NORTHWEST CORNER OF SITE ELEVATION = 963.62
- 3) PROPERTY DOES NOT LIE IN FLOOD ZONE (ZONE X).
- 4) NO OBSERVABLE EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 5) NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.
- 6) AREAS: PARCEL 1 (EXCLUDING R/W) = 81,774 S.F. (1.88 ACRES)
PARCEL 2 (EXCLUDING R/W) = 68,076 S.F. (1.56 ACRES)
- 7) THE TAX PARCEL IDENTIFIER FOR PARCEL 1 IS 212922312007. THE TAX PARCEL IDENTIFIERS FOR PARCEL 2 ARE 212923120005 AND 212923120006.
- 8) PARCELS ZONED R5-M (HIGH DENSITY RESIDENTIAL MIXED USE).

PROPERTY DESCRIPTION:

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<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																					<p>PROJ. NO.: 212116 DRAWN: GAM CHECKED: GDJ SCALE: AS SHOWN FIELD BOOK: A DATE: 4/13/13</p>	<p>I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota.</p> <p>Signature: <i>Grant D. Jacobson</i> License No. 23189 Print Name: GRANT D. JACOBSON Date: 4-15-13</p>	<p>JACOBSON ENGINEERS & SURVEYORS</p> <p>21029 HERON WAY LAKELVILLE, MN 55044 (952) 489-4328 FAX (952) 489-4624</p>	<p>PREPARED FOR: LHB Architects 250 3rd Avenue N. Suite 450 Minneapolis, MN 55401</p>	<p>TOPOGRAPHIC SURVEY</p>	<p>SHEET NO. C-1 1</p>



UTILITY NOTES:

1. 12" SEPARATION REQUIRED BETWEEN SANITARY SEWER AND POTABLE WATER LINES.
2. MAINTAIN A MINIMUM 8" VERTICAL SEPARATION AT ALL UTILITY CROSSINGS. POTABLE WATER LINES CROSSING BENEATH SANITARY SEWER SHALL HAVE A MINIMUM 18" SEPARATION.
3. ALL SANITARY SEWER PIPING AND FITTINGS SHALL BE SMOOTH WALLED PVC CONFORMING TO ASTM D3034 AND ASTM F417, 2001-16.
4. ALL WATER MAIN PIPE SHALL BE 8" C900 PVC.
5. PROVIDE HYDRANTS WHERE INDICATED. HYDRANT NOZZLES SHALL BE ORIENTED TOWARD THE STREET.
6. PROVIDE CONCRETE THRUST BLOCING AT ALL WATER MAIN TEES AND BENDS.
7. INSTALL WATER MAINS AND APPURTENANCES IN ACCORDANCE WITH ANVIA (AMERICAN WATERWORKS ASSOCIATION) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

GRADING NOTES:

1. BUILDING FLOOR ELEVATION (960.00) CORRESPONDS TO ELEVATION 100'-0" ON ALL OTHER DISCIPLINE SHEETS.
2. SIDEWALK GROSS-SLOPES SHALL NOT EXCEED 2.0%.
3. ALL GRADES WITHIN THE LANDSCAPED AREA SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE NOTED.
4. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS. DO NOT MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
5. UNLESS OTHERWISE NOTED, FINISH GRADE SHALL SLOPE AWAY FROM BUILDING WALL AT THREE PERCENT FOR A MINIMUM DISTANCE OF TEN FEET IN UNPAVED AREAS.
6. REFER TO LANDSCAPE PLANS FOR AREAS TO RECEIVE PERMANENT SEED, SOIL, TREES, AND SHRUBS, ETC.
7. ALL PAVEMENT GRADES SHALL BE AS FOLLOWS:
 - 7.1. ASPHALT PAVEMENT - 1.0% MINIMUM
 - 7.2. CONCRETE PAVEMENT - 1% MINIMUM
 - 7.3. CONCRETE CURB AND GUTTER - 5.00% MINIMUM
8. ESTABLISH EROSION CONTROL MEASURES AT THE BEGINNING OF CONSTRUCTION AND MAINTAIN DURING THE ENTIRE LENGTH OF CONSTRUCTION. AREAS WHICH ARE SUBJECT TO SEVERE EROSION AND OFF-SITE AREAS WHICH ARE ESPECIALLY VULNERABLE TO DAMAGE FROM EROSION AND/OR SEDIMENTATION ARE TO BE IDENTIFIED AND RECEIVE ADDITIONAL EROSION CONTROL MEASURES AS DIRECTED BY THE ENGINEER.
9. AT THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL INSTALL CRUSHED STONE STABILIZED ENTRANCE AND EXIT DRIVES) TO REDUCE THE TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS.
10. COORDINATE ALL LAND DISTURBING ACTIVITIES AND CONDUCT SO AS TO MINIMIZE THE SIZE OF THE AREA TO BE EXPOSED AT ANY ONE TIME AND MINIMIZE THE TIME OF EXPOSURE. MASS CLEARING AND GRADING OF THE ENTIRE SITE SHOULD BE AVOIDED. REESTABLISH DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETED.
11. MAINTAIN TEMPORARY EROSION CONTROL DEVICES UNTIL PERMANENT FACILITIES ARE CONSTRUCTED AND FINAL STABILIZATION HAS OCCURRED.
12. PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES 4 HORIZONTAL TO 1 VERTICAL OR STEEPER, OR AS SHOWN.
13. CONTRACTOR SHALL PROTECT ALL EXISTING AND PROPOSED CATCH BASINS WITHIN CONSTRUCTION LIMITS.
14. THE CONTRACTOR MUST COMPLY WITH ALL NOISE AND DUST CONTROL ORDINANCES OF THE CITY OF FALCON HEIGHTS.

LEGEND

- |— WATER MAIN
- |— STORM SEWER
- |— SANITARY SEWER
- ⊕ HYDRANT
- ⊙ CATCH BASIN
- ⊙ SANITARY MANHOLE

	ACRES	PERCENT
SITE AREA	3.44	—
EXISTING IMPERVIOUS	2.82	81.9%
PROPOSED IMPERVIOUS	2.70	78.5%

DJB
PERFORMANCE DRIVEN DESIGN.
 LDHcorp.com
 250 3rd Ave. N. Ste 450 | Minneapolis, MN 55401 | (612) 338-2229

CARL AND SHELLEY
 OHLAD FAMILY FOUNDATION

CLIENT:
Common Bond Communities
 Saint Paul, MN

THIS SQUARE APPEARS 12" x 12" ON FULL SIZE SHEETS.

NO	DATE	ISSUED FOR
1	4/15/2013	P/D SUBMITTAL
NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
 4/15/2013

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 PROJECT NAME:
Hermes Housing

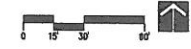
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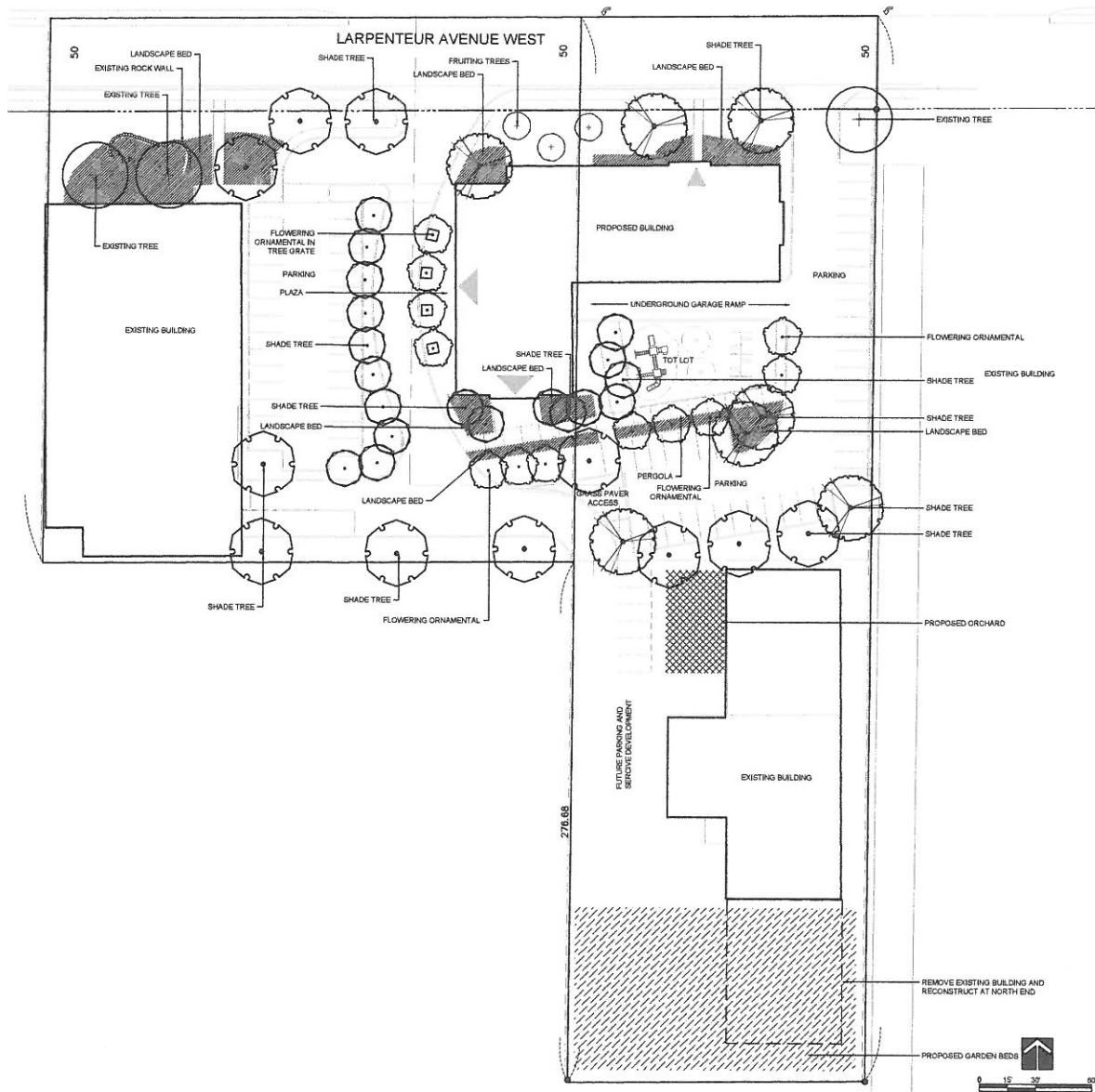
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GRADING AND UTILITY PLAN

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 CHECKED BY: JAH
 PLOL NO. 130132
 DRAWING NO.

C2.01

1 GRADING AND UTILITY PLAN
 5/10/13





CLIENT:
COMMON BOND COMMUNITIES
 Saint Paul, MN

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

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PROJECT NAME:
HERMES HOUSING

1750-1790 LARPEUR AVENUE
 FALCON HEIGHTS, MN 55113

DRAWING TITLE:
LANDSCAPE SCHEMATIC

FILE: J:\10102600 Drawing\LAI\10112_PLANTING.dwg
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 CHECKED BY: JPA
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 DRAWING NO:

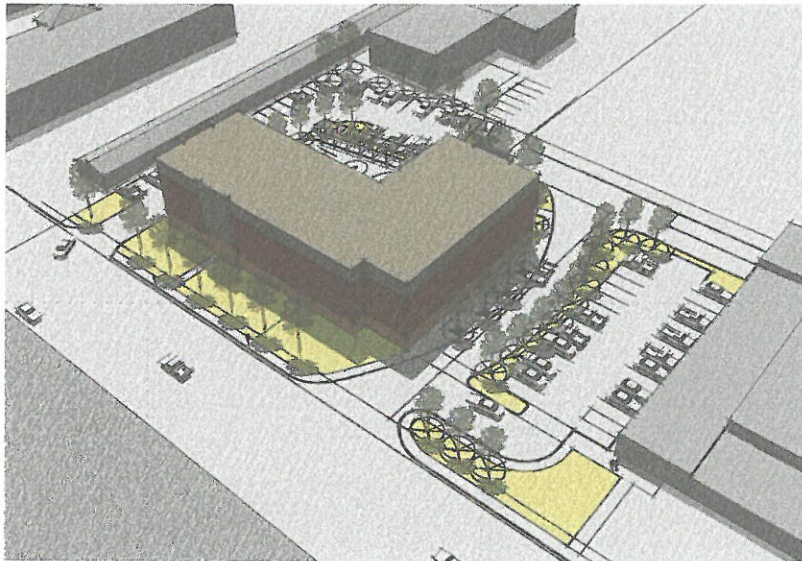
L1.0



3 Perspective Image 7
1/4" = 1'-0"



1 Perspective Image 5
1/4" = 1'-0"



2 Perspective Image 6
1/4" = 1'-0"



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

250 2nd Ave. N. Ste 400 | Minneapolis, MN 55401 | (612) 338-2029



CLIENT:
Common Bond Communities
Saint Paul, MN

THIS SQUARE APPEARS 1/8" X 1/8" ON
FULL SIZE SHEETS

NO	DATE	ISSUED FOR
1	4/15/2013	PUD SUBMITTAL
NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
4/15/2013

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PROJECT NAME:
Hermes Housing

1750-1790 Larpenteur Avenue
Falcon Heights, MN 55113

DRAWING TITLE:
Site Perspectives

FILE: 2013
DRAWN BY: Ashur
CHECKED BY: Chetna
PROJ. NO.: 130132
DRAWING NO.:

A0.20

THIS SQUARE APPEARS 12"X17" ON FULL SIZE SHEETS

NO.	DATE	REVISION
1	4/15/2013	PUP SUBMITTAL ISSUED FOR

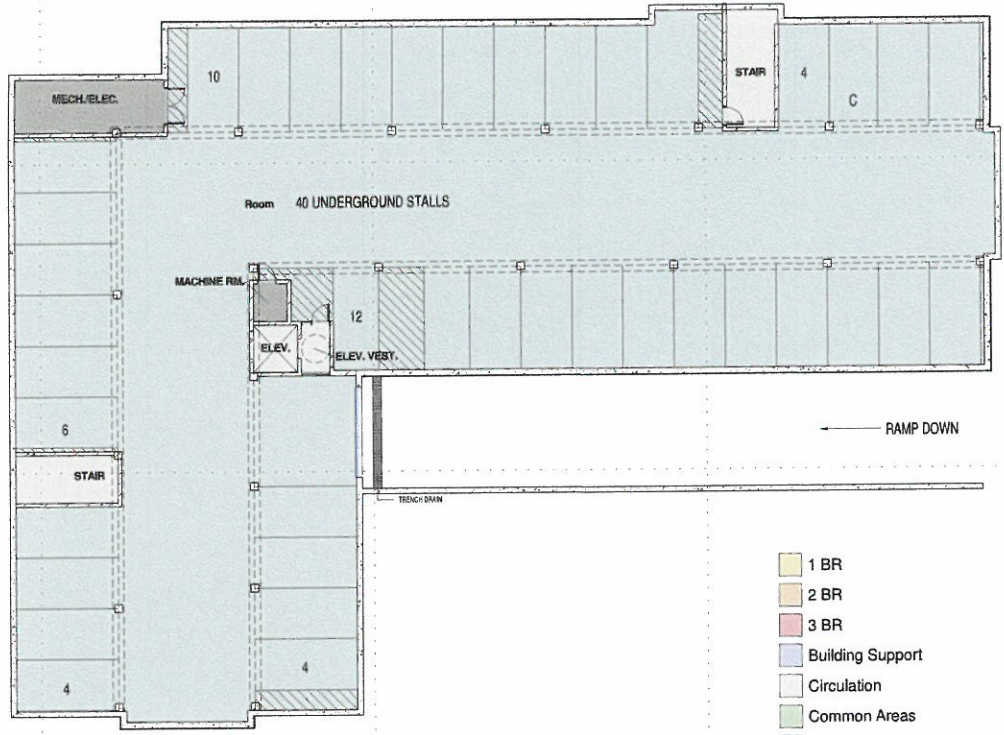
PRELIMINARY
 NOT FOR CONSTRUCTION
 4/15/2013

COPYRIGHT 2013 BY LHD, INC. ALL RIGHTS RESERVED.
 PROJECT NAME:
Hermes Housing

1750-1790 Larpenieur Avenue
 Falcon Heights, MN 55113
 DRAWING TITLE:
Basement / Garage Plan

FILE: XXXX
 DRAWN BY: Author
 CHECKED BY: Designer
 PLOT NO: 03122
 DRAWING NO:

A1.00



1 Basement Floor Plan
 3/8" = 1'-0"



CLIENT:
Common Bond Communities
 Saint Paul, MN

THIS SQUARE APPEARS 1/2"=1/2" ON
 FULL SIZE SHEETS

1 4/15/2013 P/L SUBMITTAL
 NO DATE REVISED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
 4/15/2013

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PROJECT NAME:
Hermes Housing

1750-1790 Larpenteur Avenue
 Falcon Heights, MN 55113

DRAWING TITLE:
First Floor Plan

FILE: 3004
 DRAWN BY: Actor
 CHECKED BY: Chester
 PROJ. NO.: 101032
 DRAWING NO.:

A1.10



- 1 BR
- 2 BR
- 3 BR
- Building Support
- Circulation
- Common Areas
- Garage
- M&E

1 First Floor Plan
 3/24" = 1'-0"



THIS SQUARE APPEARS 12"X12" ON
 FULL SIZE SHEETS

NO.	DATE	REVISION
1	4/15/2013	PVD SUBMITTAL

PRELIMINARY
 NOT FOR CONSTRUCTION
 4/15/2013

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 PROJECT NAME:
Hermes Housing

1750-1790 Larpenteur Avenue
 Falcon Heights, MN 55113

DRAWING TITLE:
**Second Floor Plan
 (THIRD AND FOURTH FLOOR SIM.)**

FILE: XXX
 DRAWN BY: JPH/ML
 CHECKED BY: DSH/ML
 PROJ. NO.: 128102
 DRAWING NO.: **A1.20**



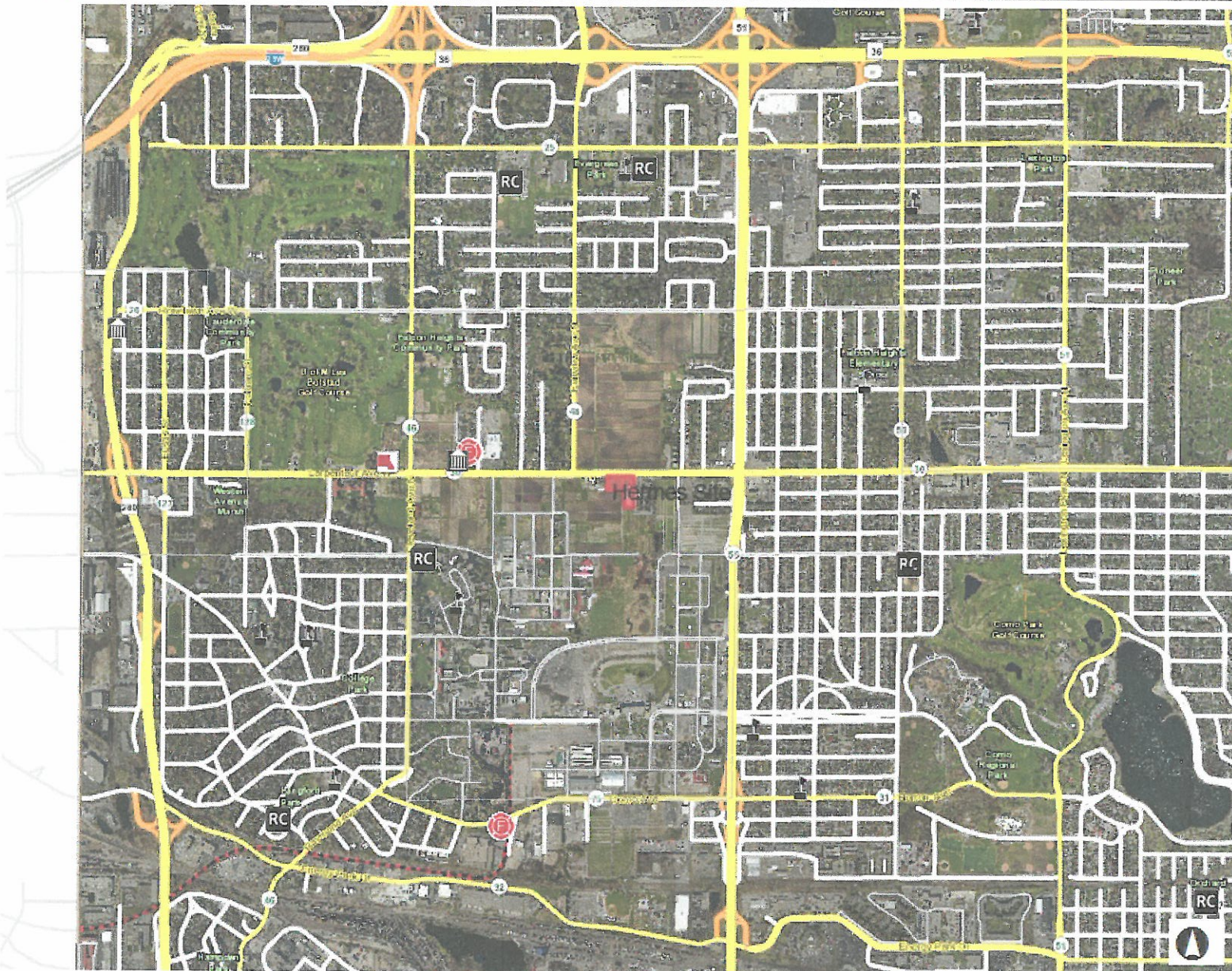
- 1 BR
- 2 BR
- 3 BR
- Building Support
- Circulation
- Common Areas
- Garage
- M&E

1 Second Floor Plan (THIRD AND FOURTH FLOOR SIM.)
 3/32" = 1'-0"



Legend

- County Offices
- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Cities



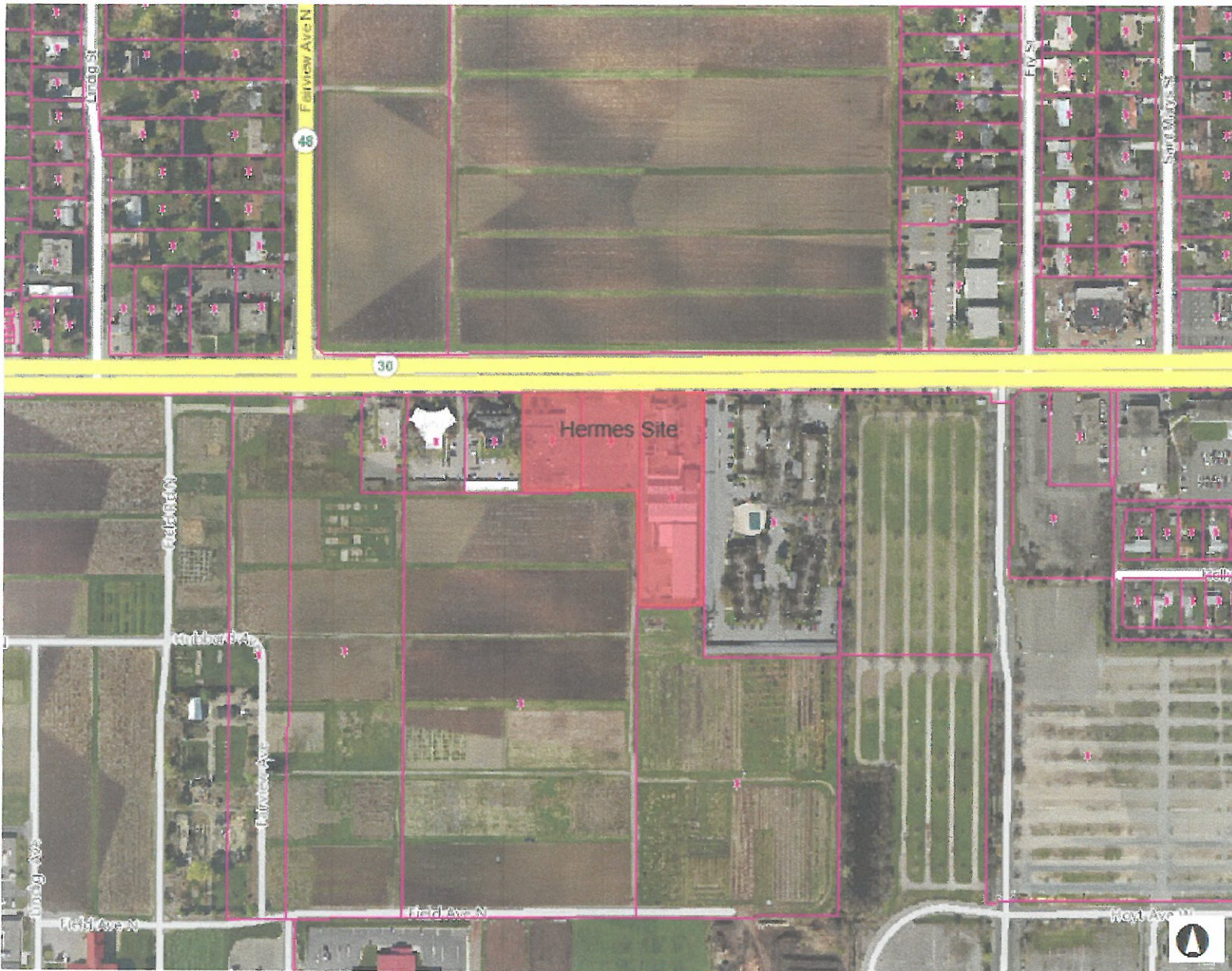
Notes

Enter Map Description











4,756.2 0 2,378.11 4,756.2 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
 © Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

-  County Offices
-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries
-  Cities

Notes

Enter Map Description

713.4 0 356.72 713.4 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Hermes Floral Site – Planned Unit Development (PUD)

Sec. 113.203 Procedure for processing a planned unit development.

- a) Approval process
- b) Preapplication conference
- c) Application information
 - 1) Drawings
 - 2) Written statement including:
 - a. Narrative
 - b. Statement identifying final ownership/maintenance of all parts of development.

The site will be subdivided into two parcels, one for the farming initiative, initially owned and developed by the Pohlad Family Foundation and the second parcel for housing will owned and developed by CommonBond Communities (or related entities), respectively. The farming and housing parcels will be separately operated and maintained by their respective owners, including ongoing landscaping, snow removal, building repairs, leasing, and general maintenance. For the housing project specifically, CommonBond's Property Management division will be responsible for all property operations, including resident qualification, leasing, maintenance, repairs, reporting, and compliance. Any interior driveways or access points will be maintained by the owner of the parcel on which the roads lie. To the extent any interior driveways or access points are shared, the maintenance of those shared portions will be the responsibility of both owners. Similarly, open space will be the responsibility of the owner of the parcel on which it lies. Any shared open space will be jointly maintained by both owners.
 - c. The anticipated population of the farming initiative will include commercial employees and clientele. Initially the on-site staffing will be determined by the number of businesses formed and the capacity and use of the distribution center is expected to include 2 full-time and up to 15 part-time employees. The housing project will include 1, 2, and 3-bedroom units which will house adults, families, and children. Typically, 2 and 3-bedroom units are more attractive to households with children and CommonBond expects that to remain true of this project. However, the actual mix of adults and children will depend on household makeup of the residents. Using two adults per bedroom maximum occupancy, this translates to a maximum of 150 persons living in the project.

The housing project will also include on-site property management and resident services staff which will vary on a day-to-day basis. CommonBond anticipates that this project will include a ½ full-time equivalent (FTE) property manager and ½ FTE resident service coordinator, which in sum will amount to about 40 hours per week on-site between the two positions. Maintenance staff will also be on-site on an as-needed basis to conduct repairs, scheduled maintenance, and site/landscaping duties.

CITY OF FALCON HEIGHTS
RAMSEY COUNTY, MINNESOTA

ORDINANCE NO. _____

**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. Chapter 113 of the Falcon Heights City Code is amended by adding the following definition:

Urban Farming is the practice of cultivating, processing, distributing food in or around a village, town or city, excluding poultry, livestock and beekeeping.

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 apartment building.
- (c) **SCOPE.** The provisions of this section apply to the Urban Farm Planned Unit Development.
- (d) **PERMITTED USES.**
 - (1) Urban farming;
 - (2) 47 unit affordable and market rate apartment building;
 - (3) Permitted uses in the R-5M zoning district;
 - (4) Essential services.
- (e) **PERMITTED ACCESSORY USES.**
 - (1) The accessory uses in the R-5M zoning district.

(f) **DEVELOPMENT STANDARDS.** The PUD must be maintained in accordance with the following documents and plans which are on file with the City and which are incorporated herein by reference:

- (1) Urban Farm Project Addition Plat;
- (2) Topographic Survey prepared by Jacobson Engineers & Surveyors dated _____, 2013;
- (3) The following plans dated _____, 2013 prepared by LHB for lot 1, 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) Management Plan for the Urban Farm on lot 2, block 1 prepared by _____ dated _____, 2013
- (5) Site Plan for lot 2, block 1 prepared by _____
Dated _____, 2013

SECTION 4. 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 5. This ordinance is effective immediately upon its passage and publication according to law.

ADOPTED this _____ day of _____, 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



**City of Falcon Heights
Planning Application**

APR 04 2013

APR 4 2013

Action Requested By:

Name of Property Owner: **Anchor Bank, National Association**

Phone (h) _____ (w) **763-792-8811**

Address of Property Owner: **1055 Wayzata Boulevard East, Wayzata, MN 55391**

Name of Applicant (if different): **Carl and Eloise Pohlrad Family Foundation**

Address: **60 South Sixth Street, Suite 3800, Minneapolis, MN 55402** Phone: **612-661-3906**

Property Involved:

Address: **1750-1790 Larpenteur Avenue West, City of Falcon Heights, Ramsey County**

Legal Description: The land herein referred to is situated in the County of Ramsey, State of Minnesota and is described as follows:

Parcel A: (Torrens/Certificate No. 292350)

That part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 29, Range 23, Ramsey County, Minnesota, lying North of the South 750 feet thereof, East of the West 825.01 feet thereof and West of the East 330 feet of said Northwest Quarter of the Northeast Quarter.

Parcel B: (Abstract)

The East 282.86 feet of the West 825.01 feet of the North 1/2 of the Northeast 1/4 of Section 21, Township 29, Range 23, Ramsey County, Minnesota, except the South 1026.66 feet thereof and except Larpenteur Avenue.

Property Identification Number: Ramsey County Tax Parcel ID no.: **21-29-23-12-0007 1.88 acres and Ramsey County Tax Parcel ID no: 21-29-23-12-0006 .78 acres and 21-29-23-12-0005 .78 acres**

Present Use of Property (check one):

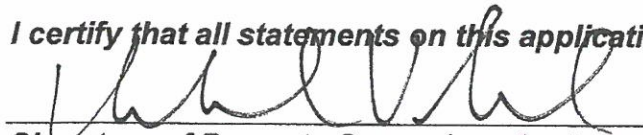
- Single Family Dwelling
- Duplex/Two Family Dwelling
- Multi Family Complex
- Business/Commercial
- Government/Institutional
- Vacant Land

Action Requested (NON-REFUNDABLE):


- Variance (\$250.00)
- Conditional Use Permit (\$500.00)
- Rezoning (\$500.00)
- Lot Split (\$250.00)
- Site Plan Review (\$100.00)
- Other (Please Specify) Subdivision**

Brief Summary of Request (applicant may submit letter to Planning Commission with details of request): SEE ATTACHED.

I certify that all statements on this application are true and correct:



Signature of Property Owner (required)



Signature of Applicant (if applicable)

URBAN FARM PROJECT ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Carl and Eloise Pohlad Family Foundation, a Minnesota nonprofit corporation, owner and proprietor of the following described property:

That part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 29, Range 23, Ramsey County, Minnesota, lying North of the South 750 feet thereof, East of the West 825.01 feet thereof and West of the East 330 feet of said Northwest Quarter of the Northeast Quarter.

The East 282.86 feet of the West 825.01 feet of the North 1/2 of the Northeast 1/4 of Section 21, Township 29, Range 23, Ramsey County, Minnesota, except the South 1026.66 feet thereof and except Larpenteur Avenue.

Has caused the same to be surveyed and plotted as URBAN FARM PROJECT ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plot.

In witness whereof said Carl and Eloise Pohlad Family Foundation, a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

Marino M. Lyon

Vice President

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____, by Marino M. Lyon, Vice President, Carl and Eloise Pohlad Family Foundation, a Minnesota nonprofit corporation, on behalf of the foundation.

Notary Public, _____
My Commission expires _____

SURVEYOR'S CERTIFICATE

I Grant D. Jacobson do hereby certify that this plot was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plot is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plot; that all monuments depicted on this plot have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plot; and all public ways are shown and labeled on this plot.

Dated this ____ day of _____, 20 ____.

Grant D. Jacobson, Licensed Land Surveyor
Minnesota License No. 23189

STATE OF MINNESOTA

COUNTY OF _____

This foregoing Surveyor's Certificate was acknowledged before me on this ____ day of _____, 20 ____ by Grant D. Jacobson, a Professional Land Surveyor.

Notary Public, _____
My Commission expires _____

CITY COUNCIL
City of Falcon Heights

This plot was approved by the City Council of Falcon Heights, Minnesota this ____ day of _____, 20 ____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Mayor

City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plot has been reviewed and approved this ____ day of _____, 20 ____.

By: _____
Craig W. Hinzman
Ramsey County Surveyor

DEPARTMENT OF PROPERTY RECORDS AND REVENUE

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 ____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20 ____.

_____, Director
Department of Property Records and Revenue

By: _____, Deputy

COUNTY RECORDER, County of Ramsey, State of Minnesota

I hereby certify that this plot of URBAN FARM PROJECT ADDITION was filed in the office of the County Recorder for public record on this ____ day of _____, 20 ____, at ____ o'clock ____ M. and was duly filed in Book ____ of Plots, Page ____ , as Document Number _____.

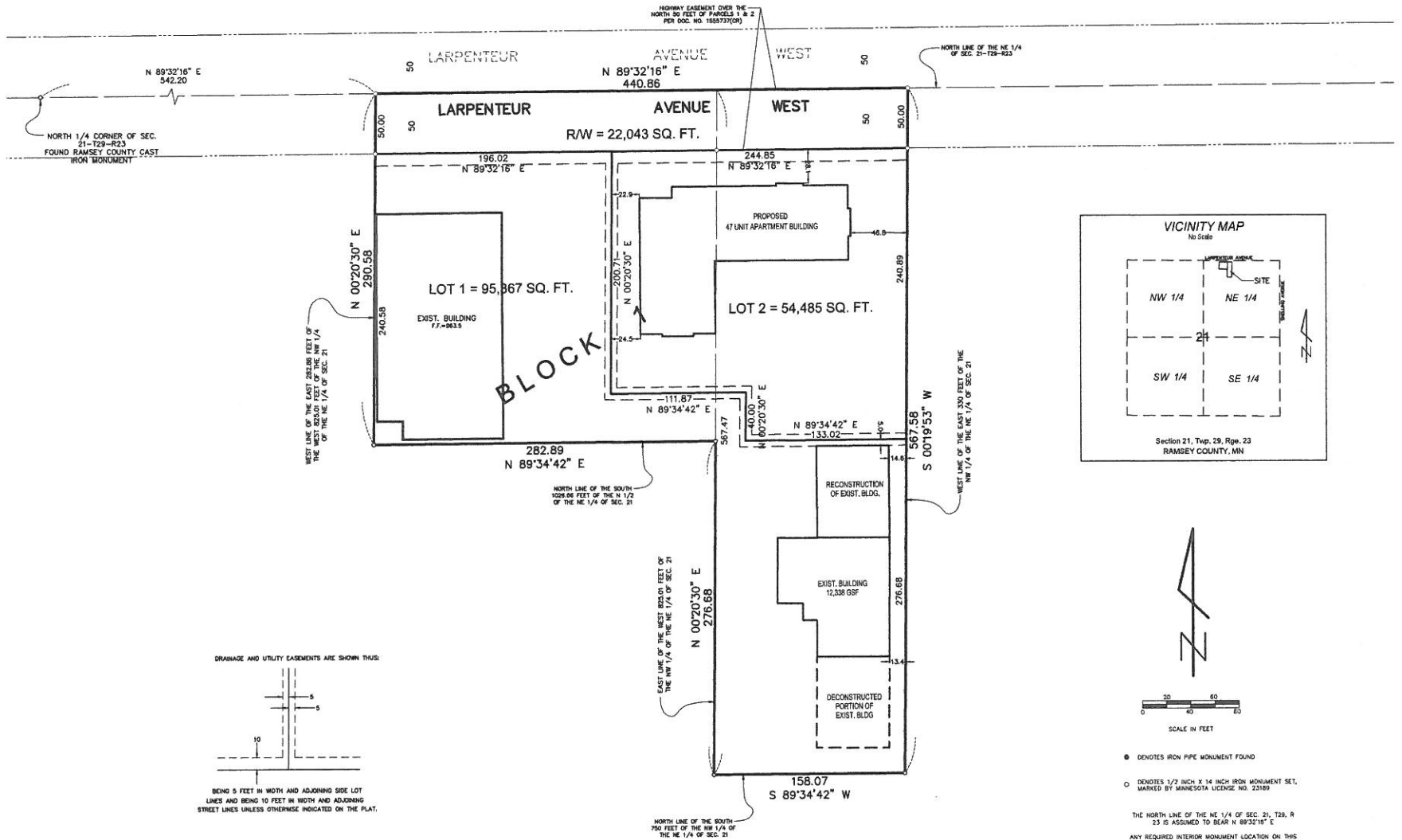
County Recorder

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plot of URBAN FARM PROJECT ADDITION was filed in the office of the Registrar of Titles for public record on this ____ day of _____, 20 ____, at ____ o'clock ____ M. and was duly filed in Book ____ of Plots, Page ____ , as Document Number _____.

Deputy Registrar of Titles

URBAN FARM PROJECT ADDITION (prelim. plat)



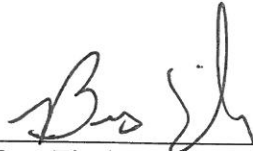
CITY OF FALCON HEIGHTS, MINNESOTA

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Falcon Heights Planning Commission will meet on April 23, 2013, at approximately 7:00 p.m. at the Falcon Heights City Hall Council Chambers, 2077 Larpenteur Avenue West, Falcon Heights, Minnesota 55113, to consider: (1) a comprehensive plan amendment to change the text of the uses on property guided Mixed Use Residential; (2) rezoning of property from R-5M, Mixed Use High Density Residential District, to Planned Unit Development; and (3) preliminary subdivision approval. The following property is the subject of the proposed rezoning and subdivision: the Hermes Nursery parcels in Falcon Heights on the south side of Larpenteur Avenue with PIN numbers: PIN 212923120005 - 1790 Larpenteur Avenue West; PIN 212923120006 -no streets address; PIN 212923120007 – 1750 Larpenteur Avenue West . All persons who desire to speak on these issues are encouraged to attend and will be given an opportunity to be heard at this meeting. Additional information and copies of the proposed ordinance amendments can be obtained by contacting the City of Falcon Heights at (651) 792-7600.

This matter will be scheduled for the next appropriate City Council meeting following the Planning Commission meeting.

Dated: April 4, 2013.



Bart Fischer, City Administrator/Clerk
City of Falcon Heights, Minnesota



CITY OF
FALCON HEIGHTS

2077 W. Larpenteur Avenue
Falcon Heights, MN 55113-5594

email: mail@falconheights.org
website: www.falconheights.org

The City That Soars!

Phone - (651) 792-7600
Fax - (651) 792-7610

April 8, 2013

Dear Property Owner:

You are cordially invited to a public hearing before the Falcon Heights Planning Commission for the purpose of taking public comment on three proposed zoning actions regarding the former Hermes Nursery site 1750 – 1790 Larpenteur Avenue, Falcon Heights.

Tuesday, April 23, 2013

7:00 p.m.

Falcon Heights City Hall

The property has been acquired by the Carl and Eloise Pohlad Family Foundation for the purpose of creating an organic food growing operation ("urban farming") in existing buildings on site, in conjunction with development of a new multi-family apartment building to contain 47 units of housing on the northeast corner of the site.

The following changes will be under consideration:

1. A comprehensive plan amendment to change the text of the uses on property guided Mixed Use Residential to include the growing of food
2. Rezoning of the property from R-5M, Mixed Use High Density Residential District to Planned Unit Development
3. Preliminary subdivision

Please see the enclosed concept paper for a detailed description of the proposed project. A site plan and other planning documents will be available before the hearing and will be published on the City's website www.falconheights.org. Comments or questions in advance of the hearing may be directed to me at City Hall, 651-792-7613, or by email at deb.jones@falconheights.org.

Sincerely,

Deborah Jones
Zoning and Planning Director

FAMILIES, FIELDS AND FAIR



PRINTED ON RECYCLED PAPER



CITY OF
FALCON HEIGHTS

2077 W. Larpenteur Avenue
Falcon Heights, MN 55113-5594

email: mail@falconheights.org
website: www.falconheights.org

The City That Soars!

Phone - (651) 792-7600
Fax - (651) 792-7610

CORRECTION

To: Owners of property within 350 feet of 1750-1790 Larpenteur, Falcon Heights

From: Deborah Jones, Zoning and Planning Director

Date: April 12, 2013

Our April 8 letter accompanying the notice of the public hearing scheduled for April 23 was incorrect. The Carl and Eloise Pohlad Family Foundation does not yet own the former Hermes Nursery site. The Foundation will acquire the property before redevelopment work begins. We apologize for the error.

This correction has no effect on the zoning actions under consideration by the City. Zoning applications were filed jointly by present and future owners. Please direct any questions, concerns or comments related to this matter to Deborah Jones at Falcon Heights City Hall.

FAMILIES, FIELDS AND FAIR



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Properties within 350 Feet of Hermes Site

