

# *City of Falcon Heights Planning Commission*

City Hall  
2077 W. Larpenteur Avenue

Tuesday, May 23, 2017  
7:00 p.m.

## **A G E N D A**

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL:           Chair Larkin \_\_\_\_ Samatar \_\_\_\_  
                                  Murphy \_\_\_\_ Stemper \_\_\_\_  
                                  Williams \_\_\_\_ Kotelnicki \_\_\_\_  
                                  Sunderland \_\_\_\_  
                                  Council Liaison Harris \_\_\_\_ Staff Liaison Moretto \_\_\_\_
- C. APPROVAL OF MINUTES for April 25, 2017
- D. AGENDA
  - 1. Hearing Good Acre Phase II
- E. INFORMATION AND ANNOUNCEMENTS
- F. ADJOURN

*If you have a disability and need accommodation in order to attend this meeting, please notify City Hall 48 hours in advance between the hours of 8:00 a.m. and 4:30 p.m. at 651-792-7600. We will be happy to help.*

**City of Falcon Heights  
Planning Commission Minutes  
April 25, 2017**

**PRESENT:** Commissioners Williams, Larkin, Murphy, Stemper, Kotelnicki, Liaison Harris  
**ABSENT:** Commissioners Samatar, Murphy

The meeting was called to order at 7:05 p.m. by Chair Larkin.

**The minutes of the March 28<sup>th</sup>, 2017 meeting of the Planning Commission were approved.**

**AGENDA**

1. Welcome New Commissioners – New Commissioner Sunderland was introduced to the commission. A brief introduction was made to them by other members of the commission.

2. Thank Previous Commissioners – Commissioners Schafer, Alexander, and Bellemare were publicly recognized for their contribution to the Planning Commission.

**INFORMATION AND ANNOUNCEMENTS:**

**Community Forum: None**

**ADJOURNMENT:** The meeting was adjourned to workshop at 7:30 p.m.

**WORKSHOP**

The workshop included a presentation from Kelly Brothers, a potential developer for the Good Acre Phase II. The presentation included design concepts and a desire for 68 dwelling units, 68 parking spaces and to change the use from affordable housing to senior housing.

Commissioners had concerns about too few parking spaces, the increase in density, and site layout.

Staff was asked to look into other examples of senior or similar housing for parking and density.

Respectfully submitted,

---

Paul Moretto  
Community Development Coordinator

---

John Larkin  
Chair – Planning Commission



***The City That Soars!***

## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date</b>	May 23, 2017
<b>Agenda Item</b>	1
<b>Title</b>	Urban Farm PUD Amendment at 1750 Larpenteur Ave W
<b>Submitted By</b>	Paul Moretto, Community Development Coordinator

<b>Description</b>	Amendment to the Planned Unit Development (PUD) at 1750 Larpenteur Ave W to allow for a revised land-use, density, and parking.
<b>Background</b>	<p>In the spring of 2013, the subject property and the adjacent property to the east were acquired by the Carl and Eloise Pohlada Family Foundation in partnership with CommonBond Communities for the purpose of developing an urban farm and a 47-unit multi-family residence. The proposal required several zoning approvals including a rezoning to PUD, comprehensive plan amendment, and preliminary subdivision, which were all granted by the City Council. On the subject property, the Foundation proposed to re-use existing structures on the site for the purpose of growing and distributing healthy food for local use. The 47-unit multi-family residence was to be located on the property to the east at 1750 Larpenteur Ave W and was to be developed as affordable housing.</p> <p>Another change since the time of the previous approval is that CommonBond has withdrawn its plans to build the 47-unit multi-family housing residence at 1750 Larpenteur Ave W. The Foundation is in agreement with Kelly Brothers, Ltd a buyer to develop the parcel for a similar and complimentary use to the original plan.</p> <p>This PUD amendment addresses the first of two phases for changing the PUD. This portion would change the density from 47-units to 68-units with a parking requirement of 68 stalls. Additionally, the land-use of the site would change from affordable housing to senior housing. The second phase would include a review of updated plans.</p>
<b>Analysis</b>	<p>Section 113-35 (e.) states that no amendment to this chapter shall be adopted which is in conflict with the City's Comprehensive Plan.</p> <p>As part of the previous approval, the Comprehensive Plan was amended by modifying the definition of Mixed Use Residential to allow for mixed uses within the same site and not require that they be within the same building. The Comprehensive Plan was also amended to specifically include urban farming as a</p>

	<p>type of use that can be mixed with the residential uses on land guided as Mixed Use Residential.</p> <p>As such, the use of the property will remain as an urban farm and staff finds that the request is consistent with the Comprehensive Plan. The request is simply to allow for the new building to increase in density with updating parking and senior housing. Because the previous approval of the PUD was associated with the previous plans submitted, an amendment is required to incorporate the new plans at a later date.</p> <p>Preliminary designs call for a four story building containing 68-units of residential space and 68 parking lots. A majority, 54 or more, will be located underground. In addition, there will be a shared uses agreement for ingress and egress for the two sites.</p> <p>Site plan, grading, drainage, utility plan, and landscaping plan will be reviewed at a later date.</p>
<b>Budget Impact</b>	None
<b>Attachment(s)</b>	<ul style="list-style-type: none"> <li>• Application for an amendment to the PUD at 1750 Larpenteur Ave W, including narrative letter, conditional on new, future, design review.</li> <li>• Location Maps</li> <li>• PUD rezoning ordinance draft</li> <li>• Hearing notice published in the Roseville Review and mailed to owners of properties within 500 feet.</li> <li>• Parking Analysis</li> </ul>
<b>Actions Requested</b>	<ul style="list-style-type: none"> <li>• Hold a public hearing on the requested amendment to the PUD at 1750 Larpenteur Ave W</li> <li>• Make a recommendation for APPROVAL of the CODE TEXT AMENDMENT (PUD) to the City Council</li> </ul>

**ORDINANCE NO. 17-XX**

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

**AN ORDINANCE AMENDING SECTION 113-209 OF THE  
FALCON HEIGHTS CITY CODE**

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

**SECTION 1.** Section 113-209 of the Falcon Heights City Code is amended as follows. Additions are shown with an underline and deletions are shown with a ~~striethrough~~.

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

(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.

(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 21 paved parking spaces must be maintained next to the main building adjacent to Larpenteur Avenue, as well as at least 24 overflow parking stalls. The urban farm may have up to:

976 square feet of retail space;

2,201 square feet of office/training/kitchen space;

8,580 square feet of distribution/warehouse space;

849 square feet of greenhouse space; and

576 square feet of yard storage building space.

(2) On lot 2, block 1, a ~~68~~ 47-unit ~~affordable~~ apartment building with at least ~~68~~ 77 parking spaces. At least ~~54~~ 40 of the required parking spaces must be below grade and integrated into the apartment building. The site may have up to:

60,537 square feet of residential living space;

Four (4) stories with underground parking; and

Private access easement between lot 1 and lot 2 to be recorded into the property record of both parcels.

(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 and Grading, Drainage and Utility Plan prepared by Jacobson Engineers & Surveyors dated July 28, 2014;
- (3) The following prepared by LHB for Lot 1, Block 1:

Architectural Site Plan w/ Landscape Layout dated August 18, 2014,  
First Floor Plan dated August 18, 2014;  
Yard Storage Building – Color Option 1 dated July 28, 2014 or Yard Storage Building –  
Color Option 2 dated August 18, 2014;  
Exterior Elevations – Color Option 1 dated August 18, 2014 or Exterior Elevations – Color  
Option 2 dated July \*\*\*.

- (4) The following plans prepared by Kelly Brothers, Ltd for lot 2, block 1:

Architectural Site Plan w/Landscape Layout dated - TBD  
Exterior Elevations – TBD  
Complete Floor Plan date - TBD

**SECTION 2.** This Ordinance shall be effective upon adoption and publication according to law.

**ADOPTED** this XXth day of June, 2017, by the City Council of the City of Falcon Heights, Minnesota.

CITY OF FALCON HEIGHTS

BY: \_\_\_\_\_  
Peter Lindstrom, Mayor

ATTEST:

\_\_\_\_\_  
Sack Thongvanh, City Administrator/City Clerk

CITY OF FALCON HEIGHTS  
PUBLIC HEARING NOTICE

Notice is hereby given that the Falcon Heights Planning Commission, at its regular meeting at 7:00 p.m. on May 23, 2017, in the City Hall Council Chambers, 2077 W. Larpenteur Ave, will hold a public hearing to consider a text amendment to the Planned Unit Development at 1750 Larpenteur Ave W. PIN# 212923120017. The proposed text amendment will include, but not limited to, a density change, parking requirement change, and a change from affordable housing to senior housing. The proposed amendment will be available at City Hall, and online at the City of Falcon Heights' website. All are welcomed to attend.

Paul Moretto  
Community Development Coordinator

To be published in the Roseville Review on May 9 and 16, 2017



CITY OF  
**FALCON HEIGHTS**

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

email: [mail@falconheights.org](mailto:mail@falconheights.org)  
website: [www.falconheights.org](http://www.falconheights.org)

*The City That Soars!*

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

May 9, 2017

PID:

You are cordially invited to a public hearing before the Falcon Heights Planning Commission for the purpose of taking public comment on a requested amendment to a Planned Unit Development (PUD) for property located at 1750 Larpenteur Avenue, Falcon Heights.

**Tuesday, May 23, 2017**

**7:00 p.m.**

**Falcon Heights City Hall**

In 2013 the subject property was part of a larger preliminary subdivision and rezoning to PUD for the purpose of creating an organic food growing operation (“urban farming”) in existing buildings on site. The PUD was approved by the City Council based on an affordable housing development. That project will no longer take place. In its place a new plan has been proposed for higher density and a senior housing component. This PUD change will only focus on the text amendment to allow higher density, a change in parking requirement, and the inclusion of senior housing.

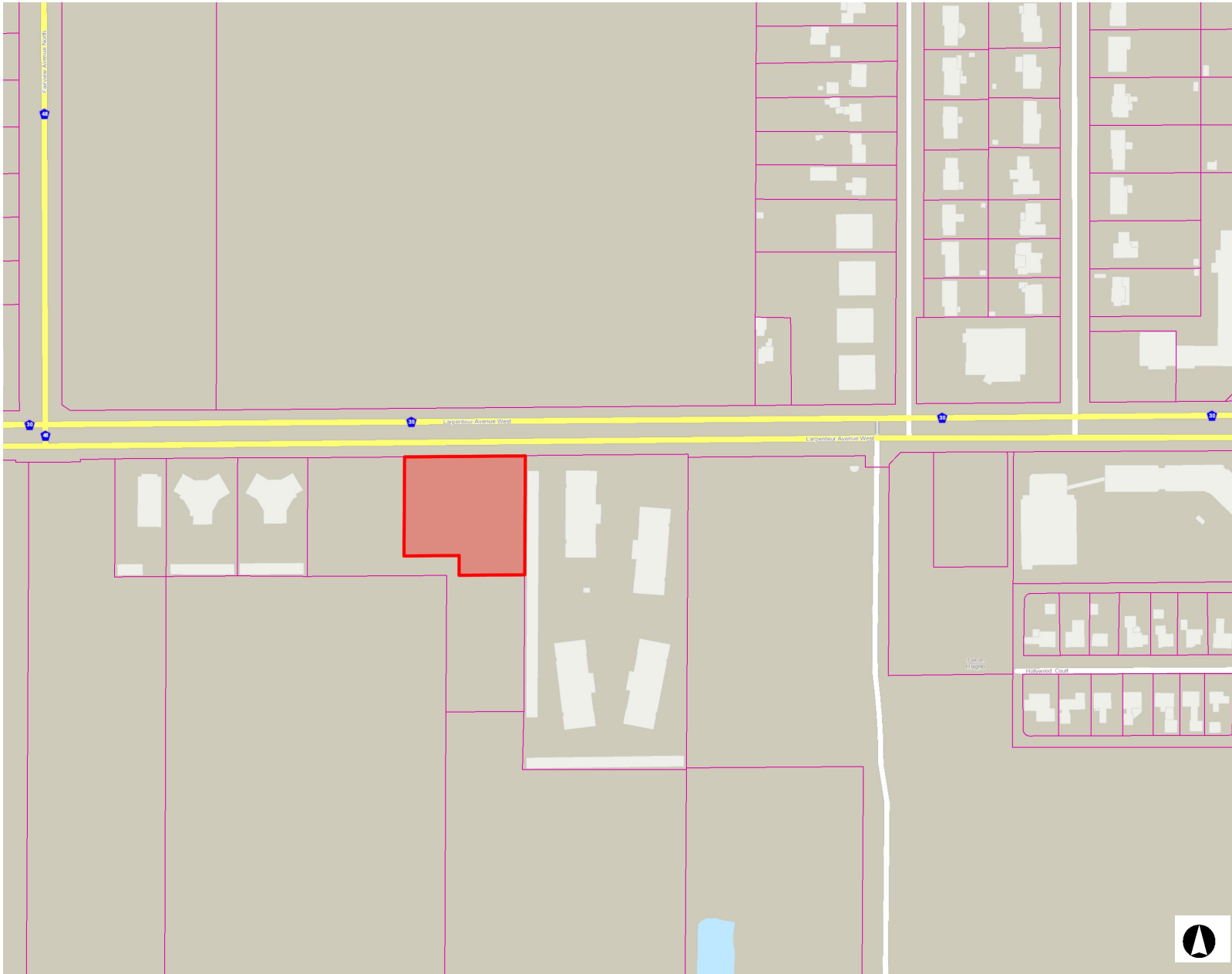
New site design plans including: development plans and other planning documents will be reviewed by the Planning Commission and Council at a future date.

A copy of the text amendment will be online and at City Hall. If you have questions or comments before the hearing, you may contact me at 651-792-7913 or by email at [paul.moretto@falconheights.org](mailto:paul.moretto@falconheights.org)

Sincerely,

Paul Moretto mcrp, mpa  
Community Development Coordinator  
City of Falcon Heights





### Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Airports

600.0                      0                      300.00                      600.0 Feet

### Notes

Area map of subject property.



**The City That Soars!**

## General Staff Report

<b>Date</b>	5/3/2017
<b>Agenda Item</b>	1
<b>Title</b>	Parking Analysis- 1750 Larpenteur
<b>Submitted By</b>	Paul Moretto, Community Development Coordinator

<b>Description</b>	The Kelly Brothers, Ltd is requesting a parking requirement of one parking stall to one dwelling unit. This is in line with the parking requirement set for the only other senior housing apartment at 1530 Larpenteur.
<b>Background</b>	<p>The City of Falcon Heights is a first-ring suburb bordered by Saint Paul, Roseville, and Lauderdale, and is in close proximity to Minneapolis. It is also the location of the University of Minnesota and the Minnesota State Fair. The subject property at 1750 Larpenteur is located on a major county corridor (Larpenteur Ave. W) and is mid-block between two major roads, Fairview Ave. and Snelling Ave.</p> <p>In 2016 the Bus Rapid Transit Line (A-Line) was completed connecting Falcon Heights to Roseville, Saint Paul, and Minneapolis. The subject property is located 1/3 of a mile from the closest A-Line stops. A bus stop is also located one block from the subject property, Routes 61 and 87. Route 61 connects Minneapolis and Saint Paul via Larpenteur Ave. and Hennepin Ave. and Route 87 connects Falcon Heights to Roseville via Fairview Ave. The proposed development is also located near multiple major bike routes.</p> <p>Falcon Heights has two other senior housing facilities, 1666 Coffman and 1530 Larpenteur. 1666 Coffman is a 93-unit condo built on University of Minnesota land in the Grove neighborhood and is designed for former employees of the University. The total number of beds is 105 with 100 covered parking stalls and 40 uncovered on 6.5 acres. This is a ratio of 1.5 parking stalls per unit. The spatial distribution (stall/acre) is 21.5 stalls per acre.</p> <p>1530 Larpenteur is a part of a larger PUD for senior housing apartments located on the southeast corner of Larpenteur and Snelling near Arona St. The building has 56-units, 87-beds, and 55 total parking spaces, a majority underground. The ratio of units to parking spaces is less than 1 on 1.32 acres. The spatial distribution (stall/acre) is 41.7.</p> <p>The proposed subject property located at 1750 Larpenteur is located near the intersection of Fairview Ave. and Larpenteur Ave. The proposal is for a building with 68-units and 68 parking stalls, a majority of them underground. The ratio of units to parking spaces is 1 on 1.25 acres. The spatial distribution of (stall/acre) is 54.4.</p> <p>A ratio of one to one for parking stalls to units at the proposed development is in line with a similar PUD for senior housing in Falcon Heights. The proposal is the greatest parking to surface area in the City for this use.</p>

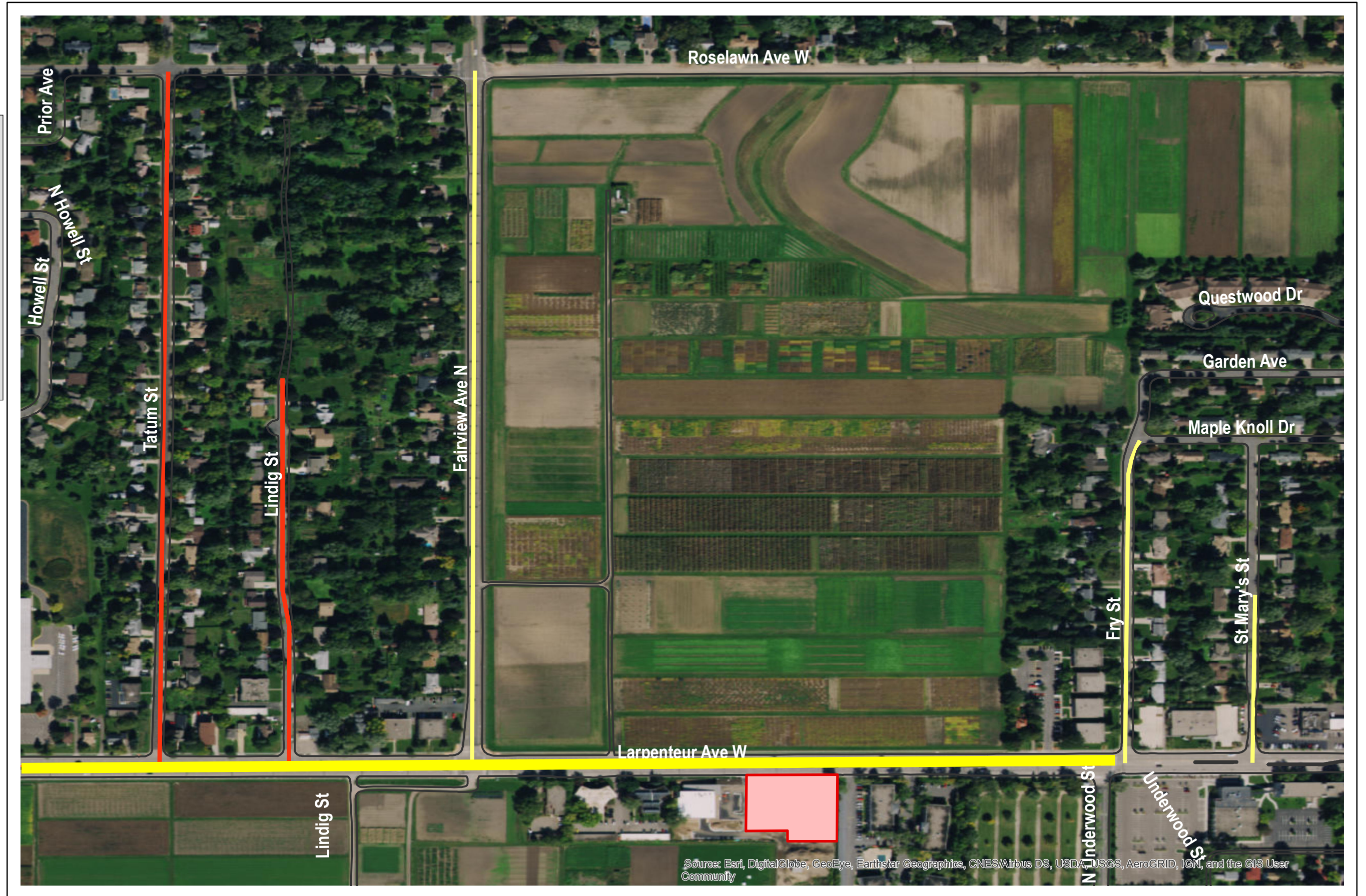
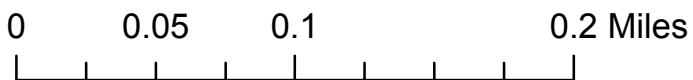
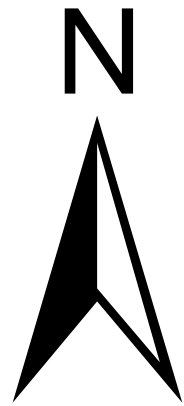
<b>Other</b>	

<b>Analysis</b>	<ul style="list-style-type: none"> <li>• Recommend one to one parking requirement for the proposed development at 1750 Larpenteur Ave.</li> </ul>
<b>Budget Impact</b>	N/A
<b>Attachment(s)</b>	
<b>Actions Requested</b>	<ul style="list-style-type: none"> <li>• Recommend APPROVAL of PUD Text Amendment</li> </ul>

# Parking Conditions Near 1750 Larpenteur

**Key**

- 1750 Larpenteur
- No or Limited Parking
- Permit Parking Only
- Citations



## Paul Moretto

---

**From:** Wojchik, Eric <Eric.Wojchik@metc.state.mn.us>  
**Sent:** Friday, April 28, 2017 12:34 PM  
**To:** Paul Moretto  
**Subject:** Hermes/Pohlad Site - Falcon Heights

Hi Paul,

It was great speaking with you yesterday. Given the fact that the PUD governs both the Good Acre and the 1.25 acre parcel at 1750 Larpenteur Ave West, this whole area would be considered one site in terms of your zoning regulations. The City passed an amendment to the Mixed Use Residential land use category in 2013, to allow flexibility in separating the residential and nonresidential uses in different buildings within a coordinated plan for a whole site. 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 used as Mixed Use Residential.

Both the Good Acre parcel and 1750 Larpenteur Ave West fall under the Mixed Use Residential land use category, regulated by a single PUD for the whole site. Given this fact, and the definition & density range (28-50 du/a) of the Mixed Use Residential land use category, the proposed multi-family project at 1750 Larpenteur Ave West (net residential density of 48 units per acre) does not require a comprehensive plan amendment.

As I stated previously, there are discrepancies in the current 2030 Plan that need to be addressed for this current planning cycle. For instance, the Mixed Use Residential land use category doesn't include the % of residential use, which is more typical of Mixed Use categories. Moreover, the Multi-family Residential category has inconsistencies in the density ranges detailed. These discrepancies can be addressed in the 2040 Update.

All the best,

Eric



### Eric Wojchik, MRTPI

Senior Planner | Sector Representative | Local Planning Assistance

[eric.wojchik@metc.state.mn.us](mailto:eric.wojchik@metc.state.mn.us)

651.602.1330

390 Robert Street North | St. Paul, Minn. 55101-1805 | [metro council.org](http://metro council.org)

CONNECT WITH US



---

**From:** Wojchik, Eric  
**Sent:** Tuesday, April 11, 2017 12:44 PM  
**To:** Paul Moretto <paul.moretto@falconheights.org>  
**Subject:** Hermes/Pohlad Site - Falcon Heights

## EXHIBIT A

### DECLARATION OF EASEMENTS

THIS DECLARATION, is made as of this \_\_\_\_\_ day of \_\_\_\_\_, 2017, between Carl and Eloise Pohlad Family Foundation, a Minnesota nonprofit corporation ("Foundation").

### RECITALS

WHEREAS, Foundation is the owner of the real property parcels in Ramsey County, Minnesota legally described on **Exhibit A** attached hereto and made a part hereof by reference and designated as Lot 1 ("Lot 1") and ("Lot 2") thereon;

WHEREAS, the Foundation desires to reserve and declare perpetual, non-exclusive easements for the purpose of vehicular and pedestrian access, ingress and egress over designated areas of Lot 1 and Lot 2, which easements shall be appurtenant to Lot 1 and Lot 2 as provided for herein.

### AGREEMENT

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration and in consideration of the covenants contained herein, the Foundation declares as follows:

1. Cross Access Easement. The Foundation hereby declares for the benefit of all present and future owners of Lot 1 and Lot 2, and their respective successors and assigns, forever, a nonexclusive easement for the purpose of vehicular and pedestrian access over and across the following tract or parcels of land lying and being in the County of Ramsey and State of Minnesota, such easement described as follows, to wit ("Cross Easement Area"):

See attached **Exhibit B** and as depicted on attached **Exhibit D**

Said easement is for the use and benefit of the owners of Lot 1 and Lot 2 and their respective guests, servants, agents, representatives, licensees, and invitees for the purpose specified and shall be appurtenant to Lot 1 and Lot 2.

2. Access Easement. The Foundation hereby declares for the benefit of all present and future owners of Lot 2, and their respective successors and assigns, forever, a nonexclusive easement for the purpose of vehicular and pedestrian access over and across the following tract or parcels of Lot 1 lying and being in the County of Ramsey and State of Minnesota, such easement described as follows, to wit ("Access Easement Area"):

See attached **Exhibit C** and as depicted on attached **Exhibit D**

Said easement is for the use and benefit of the owners of Lot 2 and their respective guests, servants, agents, representatives, licensees, and invitees for the purpose specified and shall be appurtenant to Lot 1.

3. Maintenance. With respect to the Cross Easement Area and the Access Easement Area described above, the owners of Lot 2 shall be responsible for keeping such easement area properly maintained, in good repair, suitable for its intended use and in accordance with all applicable laws and ordinances, provided however, that the owners of Lot 1, its successors and assigns, shall reimburse the owners of Lot 2 for one-half (1/2) of any future cost of maintenance and major improvements to the Cross Easement Area or the Access Easement Area. Payment shall be made by the owners of Lot 1 within thirty (30) days of receipt of an invoice from the owner of Lot 2 evidencing such costs.

4. Binding Effect. The terms and provisions of this Declaration shall inure to the benefit of and be binding upon the heirs, legal representatives, successors and assigns of the owners of Lot 1 and Lot 2. The covenants and easements herein created and contained in this Declaration shall be considered covenants running with the land.

5. No Publication Dedication. The Foundation does not intend to dedicate the Cross Easement Area and the Access Easement Area to the public in general, nor is the Foundation evidencing an undertaking to make a public dedication of the Cross Easement Area or the Access Easement Area in the future.

6. Termination. The easement created hereby is intended to be permanent and may only be terminated by written agreement of the Foundation or its successors or assigns.





## EXHIBIT A

### **Legal Description**

The real property lying in the County of Ramsey, State of Minnesota and legally described as follows:

**Lot 1:**

Lot 1, Block 1, Urban Farm Project Addition, Ramsey County, Minnesota

**Lot 2:**

Lot 2, Block 1, Urban Farm Project Addition, Ramsey County, Minnesota

**EXHIBIT B**

**Legal Description – Cross Easement Area**

**EXHIBIT C**

**Legal Description – Access Easement Area**

