

REVISED ORDINANCE NO. 18-10

**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.

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 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 unit apartment building with at least 68 parking spaces. At least 54 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 and their contractors/partners for lot 2, block 1 with up to a five percent variance as approved by the City Administrator:

a) Development Plans, dated October 31, 2018 including:

- o Site Plan
- o Grading Plan
- o Drainage Plan
- o Utility Plan
- o Landscaping Plan
- o Floor Plans
- o Elevations
- o Operations and Maintenance Plan

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

ADOPTED this 14th day of November, 2018, by the City Council of the City of Falcon Heights, Minnesota.

Moved by: Miazga

Approved by: Peter Lindstrom
Peter Lindstrom
Mayor

LINDSTROM
GUSTAFSON
HARRIS
LEEHY
MIAZGA

5 In Favor
0 Against

Attested by: Sack Thongvanh
Sack Thongvanh
City Administrator