

PLANNING COMMISSION

CANCELLATION OF DECEMBER 1ST MEETING

Meeting will be held instead on **DECEMBER 8,
1998.**

WHERE: City Hall
2077 W. Larpenteur Ave.
Falcon Heights

TIME: 7:00 P.M.

AGENDA: Public hearing on a request for a
Planned Unit Development and for
approval of a preliminary plat for the
property at 1859 N. Snelling Drive

Susan

8 December 1998
City of Falcon Heights
Planning Commission

1. Call to order

Commissioners:

Treadwell, Chair

Brace

Groff

Kuettel

Middleton

Struck

Salzberg

Also: Gehrz, Council liason

Hoyt, Administrator

Knutson, Attorney

Uban, Planner, DSU

2. Approval of minutes from the September 22, 1998 planning commission meeting.

3. Public hearing on the proposed rezoning and preliminary plan for Questwood Townhomes at 1859 North Snelling Drive.

4. Upcoming business

5. Adjourn

Draft

City of Falcon Heights
Planning Commission Minutes
22 September 1998

PRESENT: Commissioners Brace, Groff, Middleton, Salzburg, Struck, Treadwell,
Administrator Hoyt

ABSENT: Commissioner Kuettel, Council Liason Mayor Gehrz

Chair Treadwell called the meeting to order at 7:05 PM.

Commissioner Struck moved approval of the June 23, 1998 minutes. Commissioner
Brace seconded the motion. The motion was unanimously approved.

Update on the University of Minnesota Women's Intercollegiate Soccer Stadium site.
Administrator Hoyt reported that the University of Minnesota was considering the
softball fields north of Gibbs Farm on the westside of Cleveland Avenue as the location
for the soccer stadium rather than the site on Cleveland south of Larpenteur Avenue. She
discussed how the site north of Gibbs Farm was a more suitable location from a land use
perspective because of its setbacks from residential neighborhoods, its current use for 465
games of recreational sports a year and the proximity of parking to the site.

Consideration of the proposed 1999 Capital Improvement Program
Commissioners reviewed the city's proposed 1999 capital improvement program for its
consistency with the comprehensive plan. Commissioner Brace moved that the
commission recommend the plan to the city council. Commissioner Struck seconded the
motion. The motion passed unanimously.

Update on upcoming planning activities.
Administrator Hoyt reported that the commission would be considering two different
development issues in the coming months. She reported that there was request for an
extension to Lindig Street. She also discussed the possible proposal that the city would
like receive for a planned unit development of ten twinhomes behind the single family
home at 1859 North Snelling Drive. She explained that the single home would remain
and the planned access was from off of Snelling drive. The units would sell for \$300,000.
A draft site plan and photo of a similar unit in Arden Hills was available. Administrator
Hoyt also said that the city would be requesting an extension from the Metropolitan
Council for updating its comprehensive plan.

The meeting was adjourned at 8:20 PM.

Respectfully submitted,

Susan Hoyt
City Administrator

12/8/1998

ITEM: Public hearing on a request for a rezoning from R-1 to Planned Unit Development (PUD) and approval of a preliminary plan for the Questwood Townhome Development at 1859 North Snelling Drive

SUBMITTED BY: Mr. Gordy Howe, Masterpiece Homes
(purchasing from the property owners Mr. and Mrs. Wallin)

REVIEWED BY: Susan Hoyt, City Administrator
Roger Knutson, City Attorney
Terry Maurer, City Engineer
John Uban, Planner, DSU
Terry Iverson, Fire Marshal

EXPLANATION/DESCRIPTION:

Summary and action requested. The planning commission is being asked to hold a public hearing on and consider a request for a rezoning of 4.79 acres zoned as single family to planned unit development (PUD) to construct ten townhome units and keep the single family home on the site. The planner's report discusses the unique characteristics and requirements of a PUD. The city administrator discussed this development concept and preliminary site plan with the commission at the September planning commission meeting. This discussion came prior to the request being formally submitted to the city on November 1, 1998. The city has up to 120 days to decide on this planning request. If no decision is made, the project is automatically approved. The planning consultant and city engineer find that the proposed development meets the requirements of the city's comprehensive plan and PUD requirements.

Key points.

- Developing this site for single family homes would not require a zoning change from R-1. An R-1 subdivision would need to meet the requirements in the city's ordinances governing a single family development and go through the planning commission and city council for subdivision approvals.
- Size of site 4.79 acres; 2.24 acres (46.8%) of project area is open space;
- 11 units total - 10 single townhomes in 5 structures and 1 existing single family home
- Proposed units are 22 feet high with look-out views; 3,508 square feet on two floors
- Price range for townhome units is estimated in \$300,000 plus range
- Anticipate about 22 residents, 'empty nesters' and perhaps 2 to 3 adult children

- Density is 2.3 units per acre, comprehensive plan permits 4 units per acre
- Access to townhomes is off of Snelling Drive on a private road 28 feet wide and 706 feet in length; traffic engineering standards estimate an additional 59 vehicle trips on Snelling Drive
- Several trees are currently on the site and 85 of them will be transplanted to new locations on the site.
- Utilities will be provided with easements for access for maintenance and repair. Sanitary sewer is connected to the city and water service is reviewed and connected by St. Paul Water Utility.
- The property use is consistent with single family residential use to the north along Snelling Drive and to the south along Garden Avenue. The University of Minnesota Agricultural fields are to the west and north of the site. The University has no plans to change the use of this site from agricultural to other uses. These are active agricultural research plots where pesticides are sprayed three times in the spring of the year and equipment is used to plant and plow the fields.
- The townhome units would be managed through a townhome association.
- The developer met with the abutting neighbors to the site including the University of Minnesota. Modifications in the layout of the structures and the drainage system on the north edge of the site were made as a result of these meetings.
- The fire marshal is requesting an additional public fire hydrant on Snelling Drive be considered at the same time as this development because the distance between the existing hydrants on Snelling Drive and Garden is over 700 feet rather than 400 feet.
- Exceptions with the PUD include a variance in the length of the cul de sac from 400 feet in the code to 706 feet and a variance in the rear yard setback for some of the structures on the north edge of the property because the rear of eight of the ten covered porches is setback less than 30 feet from the rear property line.
- The proposed development is over 4 acre as in area and, therefore, is subject to a financial contribution under the city's park dedication for a new development.
- If approved by a 4/5 vote of the city council, the PUD plan becomes the 'zoning code' for the site. Changes in the PUD plan after construction require approval by a 4/5 vote of the city council unless it is a minor modification to an existing building or structures (not to exceed 10% in volume) that can be authorized by the planning commission.
- The developer built a development that he describes as similar at Lakeview Court on County Road E2 on Snelling Drive in Arden Hills.

Comments from neighbors of the property

As of this writing on December 1, the city administrator spoke with three abutting property owners about the project. All persons calling with an interest in the project were mailed a copy of this report, a site plan and the developer's statement.

- The neighbor to the south of the site on Garden Avenue wants assurances in the plan that the green area to the south of the proposed cul de sac will remain open space and not be used for other structures including accessory structures. (The plan currently calls for open space along the southern edge of the property including the ponding area.)
- The neighbor directly to the north of the site on Snelling Drive and adjacent to the existing single family home wants assurances that the plan does not provide for the redevelopment of the single family property into townhome units. If approved, the single family home becomes part of the PUD and will be subject to more stringent development conditions, including sideyard setbacks, than if it were to remain R-1.
- The University of Minnesota expressed an interest in minimizing the drainage onto the site. The site currently drains onto the university property and the drainage should not increase. It will be distributed through 200 feet of tiling on the north edge of the site. University officials are also very concerned that future residents of the townhomes understand that they are purchasing property adjacent to a working agricultural research fields where pesticides are sprayed three times during the month of June and heavy equipment plants and plows on the fields. This activity is necessary to make the fields useful for agricultural research and it will take place just on the other side of the 15 foot wide field road from the units. The university plans to post a sign noting that this activity takes place in several locations around the fields. The university would welcome more trees along the northern edge of the property to buffer the fields from the planned townhomes.
- A resident along St. Mary's Avenue called with an interest in the amount of increased traffic as a result of the proposed development. The additional traffic volume on Snelling Drive is estimated at 59 trips a day.

Recommendation

The planning commission and city council will receive information from the public as part of the process for considering this rezoning to a PUD. The city has 120 days to make a decision on this proposal from November 1, 1998 (about February). The city's planning consultant and engineer reviewed the plans for consistency to the city's comprehensive plan, ordinances and accepted development and found the proposal to be consistent with all of these. The recommendation is to approve the rezoning to a PUD and the preliminary plan as submitted with specific requirements:

- Masterpiece homes submit a development agreement and timetable
- The single family unit be part and governed by the PUD plan.
- The variance be granted for rear yard setbacks for covered porches as needed and described in the plan.
- The variance be granted for length of the cul de sac form 400 feet due to unique circumstances governing the development of this site.
- The private road be platted as an easement with access for public use when needed.
- The townhome association not be permitted to turn the private road over to a public road at any future date.
- No new structures or paving be allowed except as identified in the preliminary plan.
- The developer work with the city to provide water access for an additional public fire hydrant, if feasible from an engineering analysis.
- The developer work with the city to generally satisfy park dedication requirements prior to receiving approval for the Final plan.

ATTACHMENTS:

- 1 Location map of the proposed PUD
- 2 Site plan for the proposed PUD
- 3 Planner's report
- 4 Engineer's report
- 5 Fire marshal's request for additional public hydrant
- 6 Developer's description of the project
- 7 Picture of an existing townhome unit of similar style on Co. Rd. E2 off of Snelling Avenue in Arden Hills
- 8 Findings required for approving a PUD in the city
- 9 Resolution finding that the proposed PUD meets the requirements set forth in the city's PUD ordinance with approval contingent on listed criteria
- 10 Section of PUD ordinance governing final approval and implementation of a PUD after development

ACTION REQUESTED:

- Introduction (city administrator)
- Report from the planner (John Uban of Dahlgren, Shardlow and Uban)
- Summary of neighbors comments/questions to date (city administrator)
- Questions from the planning commission to staff and consultants
(Representative of the city engineer will be available to answer questions)
- Open public hearing and receive comments and questions
- Close the public hearing
- Discuss the proposal and resolution on findings
- Recommend action

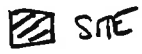
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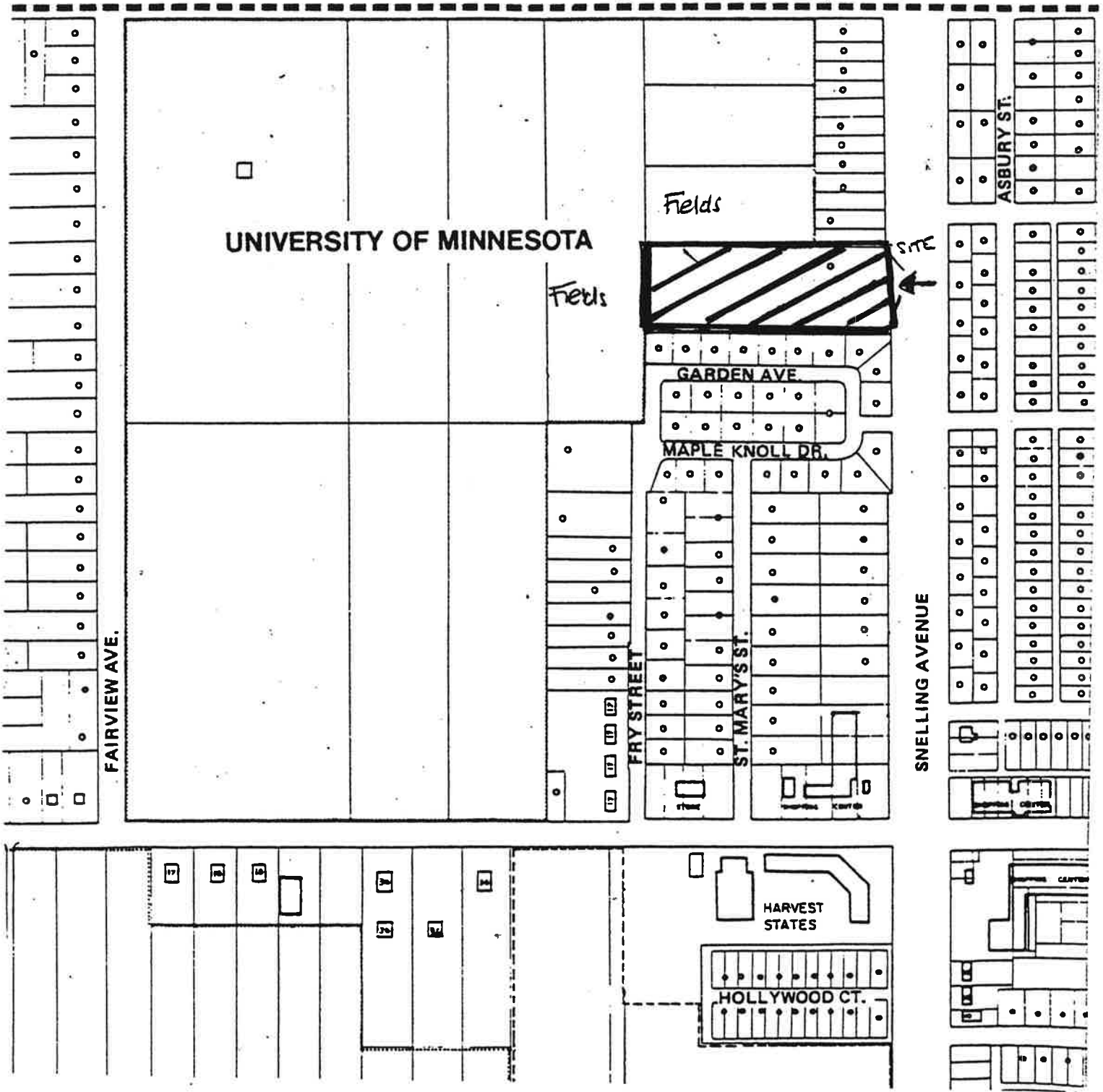
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○ Single family homes



PRELIMINARY PLAT
of
QUESTWOOD

For: **MASTERPIECE HOMES**
127 East Co. Rd. C
St. Paul, Minnesota
Phone: 484-3244



SCALE: 1"=30'

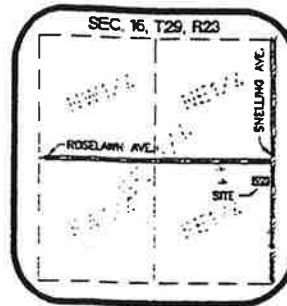
1 FOOT CONTOUR INTERVAL

TREE DETAIL

- DENOTES TREE SIZE IN INCHES
- DENOTES TREE QUANTITY
- DENOTES TREE TYPE

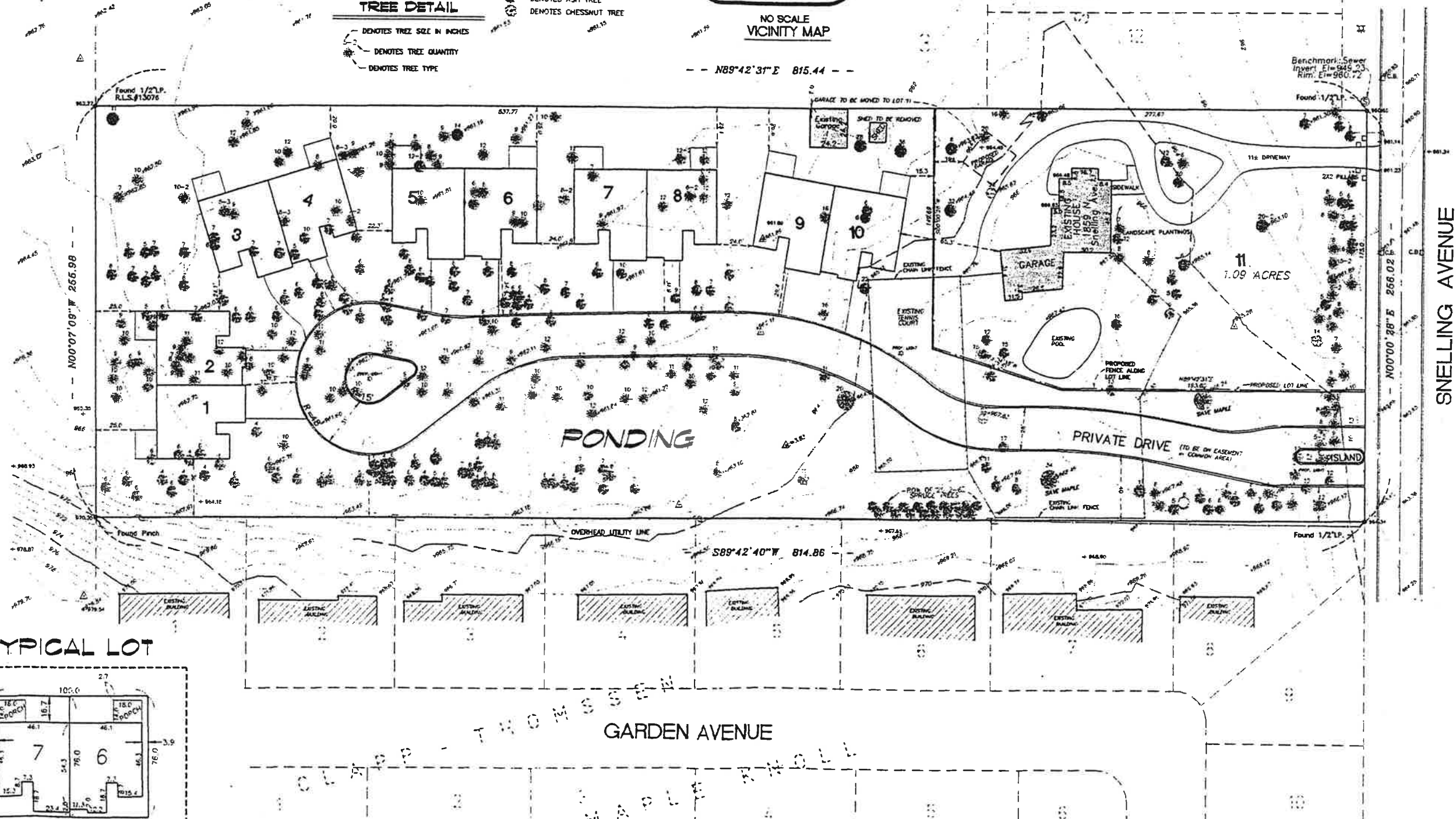
LEGEND

- DENOTES UTILITY POLE
- DENOTES IRON PIPE FOUND
- DENOTES PINE TREE
- DENOTES MAPLE TREE
- DENOTES SPRUCE TREE
- DENOTES RUSSIAN OLIVE TREE
- DENOTES COTTONWOOD TREE
- DENOTES TAMARACK TREE
- DENOTES BASSWOOD TREE
- DENOTES BOXELDER TREE
- DENOTES ASH TREE
- DENOTES CHESSNUT TREE

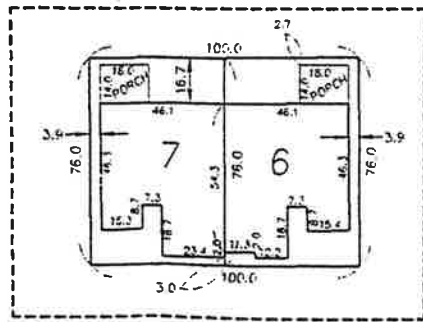


NO SCALE
VICINITY MAP

--- N89°42'31"E 815.44 ---



TYPICAL LOT



LEGAL DESCRIPTION:

Lot 4, Clarke's 5 Acre Lots, Ramsey County, Minnesota.

TOTAL DENSITY
11 PROPOSED UNITS ON 4.79 ACRES
DENSITY = 2.3 UNITS/ACRE

TOWNHOME DENSITY
10 PROPOSED UNITS ON 3.73 ACRES
DENSITY = 2.68 UNITS/ACRE

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Ernest J. Paul 11-23-98
Minnesota 9806 Lic. No. Date

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CITY OF FALCON HEIGHTS

PLANNING REPORT

DATE: November 30, 1998
TO: Falcon Heights Planning Commission
APPLICANT: Masterpiece Homes
127 East County Road C
St. Paul, MN 55117
LOCATION: West of 1859 Snelling Avenue
REQUEST: PUD Preliminary Plan Approval
PREPARED BY: Dean Carlson, AICP, Dahlgren, Shardlow, and Uban, Inc.

BACKGROUND

Masterpiece Homes is requesting a rezoning to a PUD in order to develop 10 townhome units in five structures. The current site is zoned R-1 - One Family and is guided LR - Low Density Residential development. Access to the site will be via a private road that would access the Snelling Avenue Frontage Road. The 4.79 acre site is currently vacant except for one single family home located at the property's east end.

Masterpiece Homes is submitting a "Preliminary Plan" for the City's consideration. The purpose of the Preliminary Plan is to generally outline the development proposal, project density, type of uses, layout of streets, utilities, drainage, and landscaping for the City's review and approval. Through the Preliminary Plan, the City can either approve, approve with conditions, or deny a development project before the applicant spends a lot of money on final plans, architectural designs, legal costs, etc. By approving the Preliminary Plan, the City is indicating that the Plan generally follows the City regulations and that the applicant can move forward in finalizing the development project. By granting preliminary approval, the City is also protecting the applicant from any changes in zoning or other conditions of approval during the approval period. The applicant has 6 months from the date of approval to submit a Final Plan for City consideration.

PUD Proposal Summary

Total Acres:	4.79 acres
Number of Units:	11 total - 10 Townhome, 1 Single Family
Units Square Footage:	3,508 Square Feet
Single Family Residential:	1.06 Acres
Project Density:	2.3 units per acre
Private Road:	706 Feet Long; 28 Feet Wide
Open Space:	2.24 acres - 46.8% of total project
Pond:	6,098 Square Feet

Planned Unit Developments

PUDs are a much talked about, but often misunderstood, form of zoning approval. In simplest terms, the PUD is an approach to reviewing a specific development project. It allows the Planning Commission and City Council to look at the project as a whole, as a "planned unit," rather than as individual buildings on individual lots. In this approach we can set aside the strict numbers in the Zoning Code and ask if the project as a whole is well-designed and if it will benefit the community.

The City's PUD Code states up front (in Sec. 9-16.01) that a PUD consists of "multiple uses within a single use district" which is "intended to permit flexibility of site design and architecture for the conservation of land in open space... This flexibility can be achieved by waiving provisions of the [zoning] ordinance including uses, setbacks, heights, and similar regulations."

The PUD is a rezoning. But instead of rezoning to a standard zoning district with a list of uses and a set of setback numbers, the City is rezoning to a specific plan that shows the buildings, lot arrangement, streets, landscaping, grading, etc. The rezoning is to this specific PUD plan and no other. A significant change in the PUD means another rezoning. Since the PUD is considered a rezoning, a 4/5 vote is needed to grant approval.

PUD Process

Planned Unit Developments may be permitted by the sole discretion of the City Council following a public hearing and approval by the Planning Commission. There are generally three steps required of the applicant. An Application Conference, Preliminary Plan Approval, and Final Plan Approval.

Application Conference. Upon filing the proposal, the applicant arranges a meeting with City staff to informally present the proposal and to obtain guidance as to the general suitability of the proposal for the area in which it is proposed and the conformity to the provisions of the City ordinance before incurring substantial expense in the preparation of plans, surveys, and other data. This Application Conference was held November 18, 1998.

Preliminary Plan Approval. As mentioned above, this is the stage where the City grants preliminary approval to the plan based on the materials submitted. Issues to consider include location, site and proposed uses, project density, location and ownership of useable open space, plans for distribution of sanitary waste, storm water, and the provision of other utilities, transportation access, circulation, and parking, and project schedule. It is this approval that the applicant currently seeks. As part of the Preliminary Plan Approval, the Planning Commission holds a Public Hearing to receive public comments on the project. After the applicant receives Preliminary Plan Approval, he can not make any substantial changes to the uses, density, location of structures, open space, etc., unless specifically directed by the City.

Final Plan Approval. Based upon the Preliminary Plan Approval, and any conditions placed on the project by the City, the applicant finalizes all project details and submits them to the City Council for approval. As mentioned above, the applicant has six months to submit a Final Plan for approval. The applicant may also apply for a six month extension.

As part of the Final Plan Approval, the applicant will submit a Developer's Agreement which outlines in writing that the project will be built as approved, including the uses and open space, landscaping, ownership of common areas, and the time frame for final completion of the project. Included with the Developer's Agreement is a letter of credit. The City may access the letter of credit if the applicant can not fulfill its landscaping responsibilities.

Changes to the PUD

After the applicant has received Final Plan Approval, he may begin construction of the project. Substantial changes to the Plan, including land use, increases in density, or changes in provisions for open space require a Plan amendment and would follow the same procedures as described for the approval of the PUD, including a 4/5 vote of the Council.

Minor extensions, alterations, or modifications of existing buildings or structures may be authorized by the Planning Commission if they are consistent with the purpose and intent of the Final Plan. No change may increase the volume of any building or structure by more than 10 percent.

Under these rules, if the applicant wanted to add another townhome or convert the single family residential to multiple housing, he would have to make an amendment to the Plan and it would have the same level of review and approval as the original application, including a Public Hearing and 4/5 vote of the City Council. If the applicant wanted to make minor additions to the townhomes or single family home, the Planning Commission can approve the change on its own with a majority vote and no Public Hearing. The Planning Commission could chose to notify surrounding residents of a proposed minor addition if it believes neighborhood input was warranted.

Single Family Home

There is a single family home located on the site that will remain but is considered part of the PUD and will be rezoned to PUD. The home, however, will be separate from the townhome project and will not share in the costs or maintenance of the common areas. The single family home located on the site is treated differently than a home on a typical R-1 parcel. Major changes or additions to the home will be treated as an amendment to the plan with the approval procedure outlined above. Minor additions, (less than 10 percent of the volume of the home) will still need to be reviewed by the Planning Commission. If the single family home were located on a standard R-1 lot, these issues would most likely be addressed through a building permit.

PLANNING CONSIDERATIONS

- 1) The property is currently guided and zoned for residential use. The Comprehensive Plan encourages new developments to "maintain existing development densities of four or less units per gross acre." This proposal is consistent with the Comprehensive Plan.
- 2) Proposed density, including the single family home, is 2.29 units per acre. The buildings meet all applicable front and side setbacks and height requirements. However, due to the covered porches in the back of the units, most of the structures do not meet the rear setback requirement. The main structure meets the setback, it is only the covered porches that encroach upon the rear setback requirement of 30 feet. Six of the ten porches are setback 25 feet, one is setback 26 feet, one is setback 20 feet, and two are setback 40 feet.
- 3) The current site contains one single family home on 4.79 acres. The existing single family home will remain on the site and will be served by a separate driveway. There are two other existing structures on the site, a detached garage and a storage shed. The storage shed will be demolished and removed from the site; the detached garage will be relocated to a site near the existing single family home. The new location of the garage will be 18 feet from the lot line, City ordinance requires a setback of five feet for detached garages, thus the relocated garage will be in conformance with all yard regulations.
- 4) The site is surrounded on its west and north sides by the University of Minnesota-owned agricultural fields. Existing residential is located directly to the south and to the east across Snelling Avenue. There is also a series of single family homes located north of the project site, fronting on Snelling Avenue. The proposed development is compatible with the surrounding uses.
- 5) The City's PUD ordinance allows as a permitted use "any combination of dwelling units in single family, two family, town or row houses and apartments." PUDs are required to have no less than 200 feet of frontage on the public right-of-way. Because the PUD includes the single family home, street frontage is 256 feet. Without the single family home, street frontage is 80 feet.

6) The units will be constructed as twin homes in a lookout, rambler construction with full basements. The type of home proposed is similar to those built in Arden Hills just west of Old Snelling Avenue off of County Road E on Lakeview Court. This type of home complements the City's existing housing stock and should provide needed housing in the City. These homes will be marketed towards empty nesters and professionals. Density is anticipated to be at two adults per unit with a possibility of "temporary" residents of college age children. With the 10 units and the existing single family home, anticipated project population will be 22 adults and possibly two to three young adults.

7) The site is well served by parks, schools, shopping, and employment centers. It is anticipated that the residents of the project will work, shop and recreate in and around the area. Due to its relatively small population, it is not anticipated that any additional public or private facilities will be needed to serve the residents of the project.

8) Access to the site is via a private road connecting to the Snelling Avenue Frontage Road. The private road will have a 9-ton load capacity, which would allow trucks of any size to use the road year-round. The street will meet City design criteria and will have curbs and gutters. A Townhome Association will be responsible for upkeep and maintenance of the proposed road. The road is proposed to be 28 feet in width and 706 feet long. The street width is consistent with City standards and consistent with other metro area City's street width requirements, which typically range from 26 to 32 feet. The turn around radius of the cul-de-sac also meets City standards. The City requires a maximum cul-de-sac length of 400 feet. Cities typically require a maximum length of a cul-de-sac to assist in fire fighting with the thought being the longer the end of a street is from its access street, the more difficult it is to get fire fighting equipment to a fire. It should be noted, however, that many Cities have 600 feet as their cul-de-sac maximum length and there is little, if any, evidence that a long cul-de-sac has inhibited a Fire Department's ability to fight a fire. In order to assist with fire protection, a fire hydrant will be located at the end of the cul-de-sac. In addition, all the homes are located on one side of the street which would also assist in the Fire Department's ability to fight a potential fire at the site.

9) Parking will be provided within each unit's garages and associated driveways. City Code requires at least two and not more than four parking spaces per unit. One such parking space must be in a garage. This project proposes that each unit have a two car garage and two spaces in the driveway, for a total of four parking spaces, which meets the City's parking requirements. Event parking would occur on the south side of the street, thus allowing fire truck access. This parking area would not be marked unless the issue arose.

10) According to the Institute of Traffic Engineers (ITE), this type of development will produce 5.86 vehicle trips per day per unit. Based on these figures, it is anticipated that this development will create an additional 59 vehicle trips per day and should not have a noticeable traffic impact on the Snelling Avenue Frontage Road.

11) Sanitary sewer and water utilities will be provided via an extension from the Snelling Avenue Frontage Road. A storm water detention pond is planned for the area south of the proposed road. Utilities will be built to City standards and will be properly sized. Water will be provided by St. Paul Water Works. All other utilities, including electricity, gas, phone, and cable will be provided to the site. Street lights will consist of those similar to the old street lights still found in some St. Paul neighborhoods. The Engineer's report will outline any concerns with storm water drainage.

12) The open area not included with the single family home will be designated as common property owned by the Townhome Association. The Association will be responsible for the maintenance and upkeep of the common areas.

13) The developer is proposing to transplant many of the removed trees to appropriate locations on the site, including 46 Spruce, 32 Tamarack, 2 Ash, and 5 Pine. The buildings will be landscaped in accordance with developer's plans. Most transplanted coniferous trees are to be located along the north and south property line to buffer adjacent uses. An irrigation system will be in place around the buildings and in the common areas. The Developer's Agreement will outline in detail the landscaping and will include a letter of credit that can be used by the City if the applicant fails to complete the landscaping or entrance island as outlined. There is no entry monument indicated on the submitted plans.

14) The applicant has met with the adjacent neighbors and has attempted to address their concerns and questions. One building was moved to the north as a result of this meeting. In addition, the University of Minnesota raised the issue of drainage on to its fields. The developer modified its drainage plan to address those issues.

RECOMMENDATIONS

In accordance with Section 9-16.08 of the City's Zoning Ordinance, we recommend approval of the PUD Preliminary Plan with the following conditions.

1) Masterpiece Homes submits a Developer's Agreement outlining the development program and development timeframe, anticipated start date for construction, administration and ownership of the common areas and the private road, and landscape treatments. Along with the Developer's Agreement, Masterpiece Home shall submit a letter of credit sufficient to cover the cost of the landscaping and tree preservation.

2) The single family residential unit will have to be included as part of the platted PUD. The City requires 200 feet of public street frontage and only by including the single family home can that frontage requirement be met. As part of the PUD agreement, the developer can differentiate between the townhome development and the single family home, allowing the single family home to be owned and maintained separately from the townhome development. Also the Single Family home can not be developed as townhomes or any other use without an amendment to the PUD.

3) Due to the fact that the porches on the units will be covered, they are considered part of the principal structure and will be in need of a variance. The PUD ordinance states that setbacks on the perimeter of the site shall comply with the setbacks of the underlying district. The rear setback requirement in the R-1 District is 30 feet. The porch setbacks, as shown on the plan, range from 18 to 46 feet with the majority of them setback about 25 feet. A variance is justified if there is an undue hardship or practical difficulty in meeting the terms of the Code. In this case, the storm drainage pond located on the project's southern side prohibits the road and the units from moving to the south to meet the setback requirements. It should also be pointed out that the structures in question abut University of Minnesota agricultural fields and not other residential structures. Further, the main structures meet the setback requirement and it is the covered porches that cause the need for a variance.

4) The length of the private road is in need of a variance due to the fact that it extends beyond the City requirement of a maximum of 400 feet for a dead-end road. A variance is justified if there is an undue hardship or practical difficulty in meeting the terms of the Code. In this case, the site is bounded by University of Minnesota farm land which has been declared "sacred" and will never develop. In order to properly access the entire site, the longer street length is required. The alternative is to build a street 400 feet and then provide access to the remaining units via a private driveway. This alternative is considerably less desirable than a longer street and it could be argued offers even more difficulties for fire protection access than a longer street would provide. The private road can not be converted to a public road in the future and must be maintained by the Townhome Association.

5) The private road shall be platted with an easement allowing the community to use the road and road right-of-way for any reasonable public purpose including but not limited to travel by emergency vehicles and the installation of public utilities.

6) The Developer shall generally satisfy the City's park dedication requirement (Section 9-17.04, Subd. 7), and dedicate a cash payment in lieu of a land dedication. Such payment shall be due at the time of Final Plan approval.

7) No new structures or new paving will be allowed other than those outlined in the Preliminary Plan.

8) The developer should provide any information and revisions required by the City Engineer.

RECOMMENDED PLANNING COMMISSION ACTION

In accordance with Section 9-16.08 of the City's Zoning Ordinance, recommend approval of Masterpiece Homes application for a PUD Preliminary Plan to the City Council with the above listed Conditions.

NEXT STEPS

If recommended for approval by the Planning Commission, the City Council will take up the matter. Assuming the City Council approves the Preliminary Plan, the applicant has 6 months to submit a Final Plan and Developer's Agreement to the City for its review and approval.

The City Council will then have a chance to review the Final Plan to ensure it meets all City requirements and any conditions placed on it during the Preliminary Plan approval. Final Approval will come from the City Council with a 4/5 vote.

Assuming the applicant receives final approval, it is anticipated that construction will commence in the Spring of 1999. A more detailed construction timeline will be included in the Developer's Agreement.



Howard R. Green Company
CONSULTING ENGINEERS



Formerly MSA
Consulting Engineers

December 2, 1998
File: 805580J-0240

Ms. Susan Hoyt
City Administrator
City of Falcon Heights
2077 W. Larpenteur Avenue
Falcon Heights, MN 55113-5594

RE: QUESTWOOD SITE PLAN REVIEW

Dear Ms. Hoyt:

As you requested, we have reviewed the submittal package for the proposed Questwood Addition in the City of Falcon Heights. As you are aware, this is the approximately 4.8-acre site located along Snelling Avenue just north of Garden Avenue. The proposal is to develop 10 townhouse units while maintaining the existing single family home on the site. Based upon our review and meetings with the developer and his engineer, we would offer the following comments:

A. GENERAL

1. The information we reviewed consisted of a Preliminary Plat prepared by E. G. Rud & Sons, Inc., dated November 23, 1998; a Preliminary Grading Plan, Preliminary Utility Plan, and drainage calculations prepared by Passe Engineering, Inc., dated November 23, 1998. The final two pieces of information were a Tree Preservation Plan and a Typical Unit/Island Landscaping Plan prepared by Morse Associates, dated November 24, 1998.
2. The proposal is to build five buildings, each containing two townhouse units. The total building footprint is 52 feet deep by 92 feet wide and 22 feet high. Each unit has a total square footage of 3,508 plus an optional porch which may add another 259 square feet. The units are all proposed to be single story with a lookout in the basement. The outside of the buildings will consist of stone and shakes in the front with steel fascia and aluminum siding on the other sides.
3. It is our understanding that the entire development will be placed into a planned unit development (PUD). This will include the 10 townhouse units and the existing single family home. If the single family home is included in the density calculation, the density of the site is approximately 2.3 units per acre, well below the ordinance requirement of 4.0 units per acre. If the single family home is not included in the density calculation, the density of the townhomes rises to approximately 2.7 units per acre, still well below the ordinance requirement.

4. On Tuesday, December 1, 1998, we met with Tom Warneke and Beverly Dugan of the University of Minnesota concerning the agricultural fields. They had concerns about the reaction new neighbors will have to their farming activities. They pointed out that the fields typically have three applications of pesticides, some of which would be applied within 30 to 35 feet of the proposed townhomes. Tom and Beverly indicated they would like to see a heavy tree buffer planted along the plat boundaries with those fields. They expressed a concern that the Developer accurately disclose their farming operation to potential buyers. Finally, we discussed the proposed storm sewer system. They seemed to feel this issue was adequately addressed.
5. There is an existing garage on the site that is proposed to be relocated closer to the single family home to be part of that lot. There is an existing shed on that site that is planned to be removed from the site.

B. GRADING AND DRAINAGE

1. It appears from the Grading Plan that at the most severe point, the proposed road to serve the site will be raised from the existing grade approximately three feet. The proposed road will come off of Snelling Drive at approximately 963, rise to a high point of 966, and then back down to a low point of 964.7, before rising to a high point at the west end of 966.5. The first floors of the proposed buildings will be 967 for the three easterly buildings, and the two westerly buildings will be 967.5. As a reference point, the lowest existing house to the south appears to have a walkout elevation of approximately 967. In other words, the first floor of the proposed townhomes will be the same elevation as the basements of the homes to the south.
2. It is the Developer's intent to only grade the road and to not grade the townhome pads until the units are sold and the style of home for each one is determined. This will help to minimize any tree loss by not grading a larger pad area than necessary for the building itself. It is our understanding that each of the pad areas should balance and no additional fill or export material will need to be hauled on the newly constructed road.
3. The Developer has provided a Drainage Plan that shows that in a 100-year storm event, the peak discharge from the site will be maintained at a level equal to the peak discharge from the existing site in the same 100-year storm. In other words, peak discharge after development will be equal to or less than pre-development peak discharge. This will be accomplished by constructing a small detention pond south of the proposed road. In a 100-year storm, the peak discharge from this retention pond is 2.4 cubic feet per second (cfs). To minimize the impact of even this minor concentrated flow to the University property to the north, the proposed discharge system consists of 200 feet of 8-inch draitile. We believe that this approach will do an adequate job of minimizing if not eliminating any adverse affects to the University fields to the north from the development of this property.

C. SANITARY SEWER/WATERMAIN

1. The existing sanitary sewer and water facilities to service this site are located at the northeast corner along Snelling Drive. Sanitary sewer is proposed to be brought through the single family lot with a manhole placed in the driveway and the next manhole south in the proposed street. Then the sanitary sewer is proposed to be extended westerly along the proposed street. Sanitary sewer is proposed to be 8-inch diameter plastic pipe. Each townhome unit will have an individual 4-inch service.
2. Watermain service is provided along the same alignment by 6-inch ductile iron pipe. There are two hydrants proposed, one at the east end of the townhome units and one at the west end of the cul-de-sac. These two hydrant locations will provide adequate fire protection. Since the City of Falcon Heights just recently turned over its water system to the St. Paul Water Utility, it will be important that the Developer designs and builds the proposed water improvements to the criteria provided by the St. Paul Water Utility.
3. The City's Fire Chief and Fire Marshall reviewed the Plan and raised five issues concerning this development. On Wednesday, November 25, 1998, we had an opportunity to meet with the Fire Marshall to review these issues. The following is a summary of that discussion:
 - The memo asked for the private road to be a minimum of 7-ton design to support fire equipment. I indicated that the City PUD ordinance requires that the road be up to City standards. We have provided that information to the Developer and believe that the road construction will meet or exceed the 7-ton weight requirement requested.
 - The memo requested that a fire lane be provided along the north side of the property or, in lieu of providing this fire lane, that the buildings all be sprinklered. When we met, I indicated that I had not had any experience with developments such as this being required to place a fire lane in the design. I also indicated that it was my understanding that sprinklering of buildings was dictated by fire code and not necessarily by the City. Given the size of these buildings, which are not much larger than today's largest single family homes although they are larger than most single family structures in the City of Falcon Heights, I did not feel it was appropriate to support the recommendation that a fire lane be provided along the north side of the site. I felt that the fire lane would be contrary to many of the other things trying to be accomplished by this development, such as moving the townhome units as far away from the existing single family homes to the south and also tree preservation wherever possible.
 - The memo asked for a 20-foot access for fire department use along the proposed street. We discussed this and indicated that the proposed street is 28 feet in width. Given the driveways, hydrants, and mailboxes to be located along the north side, it is unlikely that there will be much, if any, on-street parking on the north. Given the size of the units with 2-car garages and large

driveways, on-street parking will be likely minimal and when needed would likely occur on the south side of the street, maintaining at least 20 feet for emergency vehicle access. I suggested that the situation be monitored and if a problem does occur, signs can always be installed at a later date restricting parking for emergency vehicle access.

- The next issue mentioned in the memo was the amount of water necessary for fire suppression. The memo indicates that 3,000 gallons per minute would be needed based on the size of the units. I expressed my concern that this type of multi-family dwelling unit, in my experience, does not have a fire flow much above 1,000 or 1,500 gallons per minute over a period of three to four hours. I believe with lot lines down the middle of the units the building code requires fire walls between the units. This type of construction would likely create a situation where we would be looking at the equivalent of a single family home for fire purposes. The Fire Marshall agreed with this analysis. We also talked about the location of the two proposed hydrants and their availability to each of the proposed townhome units being within 200 to 250 feet. The Fire Marshall did question whether or not the St. Paul Water Utility design criteria would allow for a dead-end watermain. I indicated that the Developer is aware that they will have to design to meet St. Paul Water Utility design criteria, and if that requires a looped watermain system, this will have to be accomplished.
 - The last issue in the memo concerns the proper placement of the addresses and street name signs relative to emergency vehicle identification of the units. We concur with this issue and recommend that it be followed. We did discuss briefly the naming of the street and whether it would be better to let the Developer name the street or name it based on the grid system. The Fire Marshall indicated that he felt it would be easier to identify this area if the Developer named the street.
4. The sanitary sewer and water to serve this development will be publicly owned and therefore necessary easements will need to be granted to the City for the purpose of accessing for maintenance. In the case of the single family home, we have suggested that an easement covering the lines be granted along with an access easement over the driveway to get to the lines. Within the townhouse area, the Developer has indicated he is considering a general easement over the common area. This would be acceptable or, if the Developer wishes to narrow that down somewhat as long as the City has reasonable access for maintenance and operation of the utility system, that would also be acceptable.

D. STREET

1. The proposed street service area is 28 feet wide. This will allow parking on one side, probably the south side of the street because of the lack of driveways and hydrants to preclude parking, while still maintaining 2-way access in the remaining width.

Ms. Susan Hoyt
December 2, 1998
Page Five

2. The street length does exceed the City ordinance requirement for length of cul-de-sac. The ordinance requires a maximum cul-de-sac length of 400 feet. This proposal has a cul-de-sac of 705 feet. I believe that this length is reasonable given the nature of the property surrounding the parcel. With the University fields on the west and north, it is unlikely any development will ever occur in this area, and with the existing development to the south there is no opportunity to connect streets.
3. Street section is required by the PUD ordinance to be the City standard. We have indicated to the Developer what standard we use in the reconstruction of City streets, and suggested that they either build the street to that standard or provide a soils report from a professional registered engineer indicating a lesser section.
4. There are three proposed street lights within this development. One is near Snelling Drive, one is near the west side of the single family lot, and the third one is in the cul-de-sac area.
5. The proposed street and drainage improvements within this development are to be private; therefore, the City will have no responsibility for snow removal or ongoing maintenance.

If you have questions regarding any of these concerns, please call.

Sincerely,

Howard R. Green Company



Terry J. Maurer, P.E.

TJM:tw

MEMO

TO: SUSAN

FROM: TERRY

RE: PROPOSAL FOR ADDING A NEW FIRE HYDRANT TO THE 1859
SNELLING TOWN HOUSE SITE WATER SUPPLY LINE

THANKYOU AGAIN FOR REVIEWING THE 1859 SNELLING PROPOSED TOWNHOUSE SITE WITH ME REGARDING WATER SUPPLY FOR FIRE HYDRANTS. AS WE DISCUSSED I REVIEWED THE HALF SECTION MAP FOR THE AREA AND FOUND THE CURRENT FIRE HYDRANT SPACING FOR THIS LOCATION ON WEST SNELLING DRIVE IS 715 FEET. THE NEW FIRE HYDRANT SYSTEM SHOULD HAVE SPACING OF FIRE HYDRANTS EVERY 500 FEET BECAUSE THE SYSTEM ISN'T LOOPED ON BOTH ENDS TO A SEPARATE WATER SUPPLY. THE NORMAL SPACING OF FIRE HYDRANTS FOR OUR CITY IS 600 FEET PER THE ST. PAUL WATER AUTHORITY. MR. JERRY KRENNER HAS GIVEN THIS MINIMUM STANDARD FOR HYDRANT SPACING TO US.

THEREFORE I WOULD REQUEST THE CITY OF FALCON HEIGHTS TO CONSIDER A UPGRADE TO THIS PROJECT IF FEASIBLE WITH THE NEW PROJECT WATER SUPPLY TO INSTALL A FIRE HYDRANT AT THE TOWNHOUSE ACCESS ROAD, THE FURTHEST EASTERN POINT OF THE NEW WATER LINE PROVIDED BY THE DEVELOPER. I UNDERSTAND THE CITY OF FALCON HEIGHTS CANNOT PUT A NEW WATER SUPPLY AND FIRE HYDRANT IN ON SNELLING DRIVE WEST BECAUSE OF THE EXTREME COST. THIS WOULD BE AN ALTERNATIVE TO THIS INSTALLATION.

THANKYOU ONCE AGAIN FOR ASKING FOR OUR INPUT INTO THIS PROJECT.

TERRY





127 East County Road C ■ St. Paul, MN 55117

WHERE QUALITY MATTERS

(612) 484-3244 FAX 484-7723

November 6, 1998

"Questwood" will be a Townhome development consisting of 5 buildings, 2 units each building. The present single family home is part of the preliminary plan, with the townhomes being built to the west of the existing home at 1859 Snelling Avenue. The townhomes will be built in a manner which coordinates with and enhances the current single family home. The townhomes will be lookout, rambler construction, with full basements. Most basements will be finished basements. The proposed selling price of the townhomes will be in the \$300,000.00 plus range.

There is definitely a need for this type of housing in Falcon Heights. Our target purchaser will be empty nesters, professionals, potential leaders of the community, with a density of 2 adults per unit and a possibility of "temporary" residents of college age children. With 10 units and the existing single family home, there will probably be a total of 22 adults and possibly 2 - 3 young adults.

The property on the west side is owned by the University of Minnesota. The property on the north side is owned by the University of Minnesota and Pamela Harris, a single family home. The properties on the south side are single family residences. We have had a neighborhood meeting with these people. The property on the east side is the frontage road on Snelling Avenue.

An association will be set up for the townhomes. The existing single family home at 1859 Snelling Avenue North will not be part of the association. The association will be responsible for upkeep and maintenance of the proposed private road, which will be 28 feet wide at the entrance and 32 feet wide in front of the townhomes. The association will also be responsible for upkeep and maintenance of all common property not included with the single family home. All maintenance associated with the buildings will also be handled by this association, along with insurance on the buildings. Each unit will pay a monthly fee for the association maintenance.

All parking of vehicles will be in the existing driveways and on one side of the street. Streets, curbs, gutters landscaping are included as part of the association for maintenance and repairs.

The townhomes we will be building in Falcon Heights are like the townhomes built in Lake Valentine - on Lakeview Court - in Arden Hills.

Each side by side townhome building is 52 feet deep by 92 feet wide, 22 feet high with a total square footage of 3508 for each unit plus the porch, when chosen. The porch adds another 259 square feet.

If you wish to view the Townhomes of Lake Valentine, they are located just west of Old Snelling Avenue off County Road E2 on Lakeview Court.

The outside, front, of the building will be stone and shakes, with fascia of steel. The siding will be aluminum.

This property is very unique. In order to build, we need a long drive and cul de sac of 705 feet. There are no roads to the west and north and single family homes to the south. Basically, the property is land locked without the long drive and cul de sac,

The total density for the 11 dwellings, including the single family home, on 4.79 acres is 2.3 units per acre. All property surrounding the townhomes will be common property owned by the association, with a density of 2.68 units per acre on 3.73 acres.

Questwood will be a positive addition to the City of Falcon Heights with an increase in the tax base as well as drawing positive influence and energy into the community.

(This unit is a walk-out; Questwood proposal is for a 'look-out' model at 22 feet high)



9-16.07, 16.08, 16.09

9-16.07 Final Development Plan Specifications

The Final Development Plan filed with the City Administrator shall contain in final form all of the information required in the preliminary development plan. Within six (6) months following the approval of the preliminary development plan by the City Council, the applicant shall file with the City Administrator a Final Development Plan containing in final form and information required in the preliminary plan. The City Council at its discretion may extend for six (6) months the period for filing of the Final Development Plan.

→ 9-16.08 Findings Required

The written findings necessary for approval of the Preliminary Development Plans shall be based on the following and shall describe in what respects the plan would or would not be in the public interest:

- a. The plan is consistent with the City's Comprehensive Land Use Plan.
- b. The Plan is designed to form a desirable and unified development within its own boundaries.
- c. The proposed uses will not be detrimental to present and future land uses in the surrounding area.
- d. Any exceptions to the standard requirements of the zoning and subdivision ordinances are justified by the design of the development.
- e. The plan will not create an excessive burden on parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the Planned Unit Development.
- f. The Planned Unit Development will not have an undue and adverse impact on the reasonable enjoyment of neighboring property.

9-16.09 Zoning

When the Planned Unit Development plan has been approved, it shall be appropriately identified on the zoning map.

Proposed Resolution

City of Falcon Heights
PLANNING COMMISSION

WHEREAS, the PUD preliminary plan for the Questwood development meets the requirements of the city's comprehensive plan with a planned density of 2.29 units per acre;

WHEREAS, the PUD site plan with the layout of the structures, mixed townhome and single family use, road access and ponding area form a desirable and unified development within its own boundaries;

WHEREAS, the PUD proposed townhome and single family home use is consistent and compatible with the surrounding land uses of single family residential and is compatible with the agricultural research fields;

WHEREAS, the PUD exceptions to the standard ordinance regarding the rear yard setback for 8 porches and the length of the cul de sac at 706 feet are justified by the design of the development internally and related to surrounding land uses;

WHEREAS, the PUD plan estimates that the units will be occupied by primarily empty nesters for a total of approximately 22 residents with two or three young adult residents and, therefore, the additional residents will not pose an excessive burden on local school, park and other services;

WHEREAS, the PUD preliminary plan provides a landscaped buffer between the development and the properties to the south and the landscaped yard of the single family home buffers the residence to the north; and manages stormwater to minimize issues on the agricultural fields, the PUD will not have an adverse impact on the reasonable enjoyment of neighboring property.

THEREFORE, BE IT RESOLVED that the planning commission approves the rezoning from R-1 to PUD and approves the preliminary plan for the Questwood Development.

Approval contingent upon:

- Masterpiece homes submitting a development agreement and timetable.
- The single family unit be part and governed by the PUD plan.
- The variance be granted for rear yard setbacks for covered porches as needed and described in the plan.
- The private road be platted as an easement with access for public use when needed.
- The townhome association not be permitted to turn the private road over to a public road at any future date.
- No new structures or paving be allowed except as identified in the preliminary plan.
- The developer work with the city to provide water access for an additional public fire hydrant, if feasible from an engineering analysis.
- The developer work with the city to generally satisfy park dedication requirements prior to receiving approval for the final plan.

9-16.10, 16.11, 16.12

9-16.10 Annual Review

The Planning Commission shall review all unfinished Planned Unit Developments within the City at least once each year and shall make a report to the City Council on the status of the development in each of the Planned Unit Developments. If the City Council finds that development has not occurred within twelve (12) months from the original approval, the City Council may instruct the Planning Commission to remove the Planned Unit Development district from the zoning map and withdraw all approvals of the PUD.

9-16.11 Control of Planned Unit Development Following Completion

Subdivision 1. Modifications of Structures. After the certificate of occupancy has been issued, the use of the land and the construction, modification or alteration of any buildings or structures within the planned development shall be governed by the final development plan.

Subdivision 2. Changes in Final Development Plan. After the certificate of occupancy has been issued, no changes shall be made in the approved final development plan except upon application as provided below:

- a. Any minor extensions, alterations or modifications of existing buildings or structures may be authorized by the Planning Commission if they are consistent with the purposes and intent of the final plan. No change authorized by this section may increase the volume of any building or structure by more than ten percent (10%).
- b. Any building or structure that is totally or substantially destroyed may be reconstructed only in compliance with the Final Development Plan unless an amendment to the Final Development Plan is approved.
- c. Changes in the use of common open space or any other substantial changes in the Final Development Plan may be authorized by an amendment to the Final Development Plan.

9-16.12 Amendment of Plan

Any substantial changes in the Final Development Plan, including but not limited to changes in land use,

increases in development density or intensity or changes in the provisions for common open spaces shall require an amendment of the Final Development Plan. The amendment process for Planned Unit Developments shall be the same as that for all other amendments to the Zoning Code. (See 0-15.05)

9-16.13 Effect of Approval of PUD

Subdivision 1. Nonconformity.

a. No building permit shall be issued for any building on land for which a plan for a Planned Unit Development has been approved which does not conform to the approved Final Development Plan.

b. Development of land, for which a Planned Unit Development has been approved, which does not conform to the Final Development Plan shall only be allowed after one of the following:

1. Amendment to the approved Final Development Plan as provided for in this Part 16.

2. Vacation of the Planned Unit Development by the City Council after a public hearing in the same manner as required for approval of a Planned Unit Development. The Council may condition its approval of the vacation of a Planned Unit Development in order to better protect the public health, safety and welfare.

Subdivision 2. Severability. Each provision of this ordinance is separable and a declaration of invalidity of any one provision thereof shall not invalidate the remainder.

Subdivision 3. Full Force and Effect. This ordinance shall have full force and effect from and upon its adoption and publication according to law.



CITY OF
FALCON HEIGHTS

2077 W. LARPELLEUR AVENUE FALCON HEIGHTS, MN 55113-5594 PHONE (612) 644-5050 FAX (612) 644-8675

Planning Commission
Notice of Public Hearing

DATE: Tuesday, December 8, 1998

TIME: 7:00 PM

PLACE: Falcon Heights City Hall, 2077 West Larpenteur Avenue

PURPOSE: To receive public comments on an application for a zoning amendment from an R-1 district to a Planned Unit Development (PUD) and for approval of a preliminary plat at 1859 North Snelling Drive.

INFORMATION:

The planning commission will be considering an application to amend the city's zoning code from an R-1 zone to a Planned Unit Development (PUD) at 1859 North Snelling Drive. The proposed land includes 10 townhome units in 5 structures with two townhome units in a structure and the continued use of the single family home on the 4.79 acres of property.

If you would like more information on this application prior to the public hearing please contact the city administrator at 644-5050.

