

City of Falcon Heights
Planning Commission
Meeting
25 May 1999
7:00 PM
City Hall 2077 West Larpentour Avenue

COMMISSIONERS: The survey results and some additional information will be delivered to you on Monday, May 24, 1999. Susan Hoyt

A. Call to order:

Commissioners:
Treadwell
Brace
Struck
Salzburg
Maher
Middleton-Detzner

B. Approval of minutes from April 27, 1999

C. Action items

1. Discussion and recommendation on zoning for the area north of Lindig Street

D. Updates

E. Adjourn

City of Falcon Heights
Planning Commission Minutes
27 April 1999

Present:

Commissioner Brace
Commissioner Groff
Commissioner Maher
Commissioner Salzberg
Commissioner Struck
Commissioner Treadwell

Absent:

Commissioner Middleton

Also Present:

Mayor Sue Gehrz, liaison
Susan Hoyt, City Adm.
Roger Knutson, City Atty.
John Uban, Planner, DSU

Chair Treadwell called the meeting to order at 7:00 pm.

Commissioner Salzberg moved approval of the minutes from the February 16, 1999 meeting. Commissioner Groff seconded the motion. The motion passed unanimously.

Discussion on zoning options for the area north of Lindig Street

Commissioner Treadwell introduced the discussion on the zoning on the area north of the Lindig Street cul-de-sac. She explained that the planning commission passed a motion requesting the staff to bring back options on this area at the last planning commission meeting. She explained that the city council also requested the planning commission to review options for this area.

Administrator Hoyt introduced the discussion by explaining that the city council recently adopted a resolution stating that the city will not consider lot-by-lot or piecemeal development of the area north of Lindig Street. In addition, she said that the city has no plans for the area and no interest in initiating any additional development in this area. She said that the property owners have not approached the city. She said that the purpose of the discussion was to review options and clarify future directions through an amendment to the zoning code, if it was determined to be the best way to plan for the future.

Planning consultant, John Uban, described four options for zoning of this area.

1. Leave the area zoned R-1 with no further modifications of the district.

This option will continue the current zoning with no changes. The city's recently adopted policy not to consider piecemeal development of the area will guarantee that any development proposal considered under the R-1 zone would require to address the impact on all of the properties in this area.

2. Re-zone the area on to the rear of the lots on Fairview and the back lots off of Tatum for open space or guarantee open space through a conservation easement done through the property owners. This would continue the garden and open space along the pathway.
3. Maintain the R-1 zone and put a planned unit development (PUD) overlay zone to include requirements for future development on these parcels. The property would be treated as it is currently under the R-1 zone until the property owners get together and bring forward a development in a PUD.
4. Re-zone to R-1A to maintain a large, long lot development pattern. This eliminates the opportunity to develop with 'in-fill' housing and maintains the long lot development pattern north of Lindig Street. Some lots would be non-conforming because they do not connect to a back lot.

Following Mr. Uban's presentation, Roger Knutson, the city attorney, gave a legal perspective on the options presented. Mr. Knutson believed that option 1 was reasonable and left open future development if the property owners could agree upon this and a development that met city requirements was created. Mr. Knutson believed that option 2 zoning the 'back lots' off of Tatum and rear areas on Fairview for open space could be construed as a taking by the city from the property owners' rights. However, he suggested that a private conservation easement could be done by all the property owners to guarantee the open space into perpetuity. He cautioned that this document would be carried on into the future. Option 3 presented some problems because it would be very difficult to specify what a PUD should look like before any development was even under consideration by the property owners. Option 4 was fairly straightforward since it maintained the same development pattern.

Commissioners asked questions of the consultants.

Chair Treadwell invited the public to ask questions and comment on the options.

Ms. Glick, 1870 Roselawn, asked if option 1 could change at anytime.

Attorney Knutson said that if all the property owners discussed a development plan and came forward with a plan that met city requirements, a development could occur. She also asked if the value of the green space through a conservation easement or of a large lot was the same as for a second developed lot. Planner Uban said that although a larger lot gets more than a smaller lot, if you took a one acre lot and sold it as one large lot it would cost less than two lots in areas like Falcon Heights, where lots are going for a good price.

Ms. Mary Strait, 1763 North Fairview, asked why the west end of her property showed up as owned by the State of Minnesota. Administrator Hoyt said that the engineer was

checking on this, but it was part of the right of way just like her neighbors and appeared to be an error on the map.

Mr. Cunningham, 1764 Lindig Street, asked if there could be a conceptual PUD overlay with no details worked out in the PUD. He suggested that this could be a firmer guarantee that piecemeal development wouldn't occur, but not require an actual PUD plan. Attorney Knutson said that he wasn't sure how this could work with the PUD designation.

Administrator Hoyt asked if the PUD overlay could, in any way, negatively impact the property's value since it might be perceived as an additional encumbrance. Attorney Knutson could not respond to something this unstructured, but said that it could be perceived as an additional control on the land.

Mr. Johnson, 1854 Tatum, said that he had not noticed any real drainage problems after Tatum Street was reconstructed with a stormsewer outlet and he wondered if a pipe could be used rather than a storm drainage area. Planner Uban said that the engineer had said some drainage issues would need to be accommodated and, typically, this is done with storm drainage ponds.

Ms. Busch, 1804 Lindig Street, asked if the property to the north of her lot on Lindig Street could be developed given that there are some drainage problems on this property that might negatively impact her property.

Administrator Hoyt said that the property would need to be formally subdivided since it didn't appear that it was according to the property records. However, given that there was access to public sewer, public street and water it would appear a reasonable property to build upon. A drainage plan would need to accompany the building plans.

Mr. Eldred, 1753 Lindig Street, asked about the adequacy of Lindig Street for through traffic if it was extended. Administrator Hoyt said Dr. Nestigen, 1777 Lindig Street, asked what the easement was at the end of the street and why entry to it was off of Lindig Street. Ms. Glick, 1820 Roselawn, described the private access easement and how it was originally conceived.

Mr. Christianson, 1860 Roselawn, said that he had already invested in his property. He asked where he could get a copy of the easement. Ms. Glick said that she could give him one.

Mr. Behrens, 1816 Tatum, said that originally access to the easement was primarily off of Roselawn but that the extension of Lindig Street several years ago shifted the access more toward the north end of Lindig Street.

Mr. Youn, 1742 Tatum Street, asked if a PUD request had been submitted by a developer. Administrator Hoyt said that no development proposals had been submitted

for the area and that the only development request in the last 14 years was to extend the street one lot.

Ms. Lund, 1805 Lindig Street, asked if there were any property owners interested in developing their property in the future. Three people raised their hands.

Ms. Glick, 1820 Roselawn, asked if the city might could gather more information by surveying the property owners and neighbors. She also asked if there were any specific plans or vision for this block or what governed the overall vision of the community.

Administrator Hoyt responded that there was no plan for this area other than the existing land use as it was and the R-1 zone. She said that the city's comprehensive plan describes the goals for the city's neighborhoods and these goals apply to all the city's residential areas.

Chair Treadwell reiterated that the meeting was a discussion meeting and asked Administrator Hoyt to explain the process. Administrator Hoyt said that the next meeting would be further discussion and, hopefully, a recommendation would go to the city council about the zoning. All property owners and neighbors would be notified of this.

Commissioner Brace asked for clarification on the point that the city was not requiring all the property owners of this interior area (potentially 17 to 20) to agree to a development before anything could proceed. He said this seemed terribly restrictive. Attorney Knutson explained that the council had adopted a policy saying there would be no piecemeal or lot-by-lot development but that not all property owners needed to agree on a development. However, all properties would need to be addressed in any proposed development coming from the property owners.

Mayor Gehrz asked the commission to consider surveying the property owners prior to the next meeting so that this information could be incorporated into the discussion on alternatives. After some discussion, the commission requested that staff proceed with this.

Commissioner Maher cautioned commissioners that discussing this issue area, even though no development is in the plans at all, still makes people uncomfortable and that the commission should be aware of that discomfort.

Additional discussion followed.

Update on the city's sign code and commercial zone code.

Administrator Hoyt explained that the attorney was clarifying the city's sign code and business district code to make them more understandable to the city staff and to the public. These were being reviewed now.

Meeting schedule.

Administrator Hoyt asked that the commission be flexible for scheduling for either the third or the fourth Tuesday of the month given conflicts with schedules. The next meeting was set for May 25, 1999 at 7:00 PM.

Commissioner Brace moved adjournment. The motion passed unanimously. The meeting was adjourned at 9:00 P.M.

Respectfully submitted,

Susan Hoyt
City Administrator

Item: 1
Date: 5/25/99

ITEM: Consideration of zoning on the area north of Lindig Street

SUBMITTED BY: Susan Hoyt, City Administrator

REVIEWED BY: Roger Knutson, City Attorney
John Uban, Planner, DSU
Terry Maurer, City Engineer

EXPLANATION/DESCRIPTION:

Introduction. This is the third meeting where the planning commission will talk about development and zoning on the area north of Lindig Street. This discussion is NOT the result of any development proposals or any city action to encourage development on this area, which has a number of complex issues to address if it were to develop. Discussing development now, when there is no interest in developing the area, does NOT change the likelihood that the area will or will not be developed in the future. The commission is reviewing the zoning of the area to recommend if it should more restrictive than other single family neighborhoods in the city. The council recently adopted a policy not permitting any lot by lot or piecemeal development in the area north of Lindig Street.

Summary and action requested. The planning commission is being asked to make a recommendation to the city council regarding the zoning on the area north of Lindig Street. The current zoning is R-1, single family residential. The city council recently adopted a policy requiring that any future development proposed for this area address all of the property in the area because no individual lots will be approved for development. At its last meeting the commission considered four options on this area. Although all options are still open, two of them, zoning for open space and creating a PUD overlay zone, are not recommended by the attorney; the commission is asked to consider two of them further 1) remain R-1 with the council policy in place so the area would need to be considered as a whole; and 2) re-zone to a new R-1A which requires these lots to be larger than others in the city.

The city surveyed the 22 property owners of the area on Roselawn, Tatum and Fairview NOT to determine if they wanted to develop the area to the rear of their property, but to determine if they wanted to retain the right for themselves or future property owners to develop the rear or back lots of their property at some future date. 13 or 59% returned the self-addressed stamped survey, which is a lower percentage than most surveys the city has done. The administrator received only one question about the survey from a property owner. The survey was accompanied with a sheet explaining the current policy on lot by lot development and the fact that there was no change being proposed or being pursued by any developer or the city now. The survey results are broken out by the street location of the property owners. Although this is speculative, the property owners along Fairview and Tatum appear to have direct potential benefit from

almost any future development in this area. In the case of Roselawn property owners, if access to a development extends Lindig through to Roselawn, the Roselawn property owners located where the extension would logically go would be critical to any development proposal and would be involved in the development. On the other hand, since Roselawn is on the northern edge of the area, a development could be designed to go behind these large lots using access off of Fairview or Tatum and not require Roselawn property owners to be part of the development project, thereby not giving them a direct financial benefit in a future project.

CURRENT POLICY ON DEVELOPMENT NORTH OF LINDIG STREET:

Lindig Street not be extended north to serve the development of individual lots on a lot by lot and that the future development of the area be considered as a whole and provide for adequate sanitary sewer facilities, storm drainage facilities and road access to serve these properties.

MINIMUM DEVELOPMENT REQUIREMENTS TO BE MET:

- Under current policy, all property within the area north of Lindig Street must be addressed or planned for in any future development proposal even if it is not part of the actual area being developed.

(Practically speaking, although a developer would not be required to have an option on all of the rear lots off of Fairview and Tatum, he or she would have to come pretty close to having an option on almost all of them to create a uniform development which adequately meets standards.)

- Adequate storm drainage probably in a storm drainage pond
- Adequate sanitary sewer including a lift station
- Adequate access off of a public street including for public safety vehicles

(This does not necessarily mean access by extending Lindig Street through to Roselawn; other plans could be developed with access off of Fairview or Tatum as options.)

- Other requirements for any residential subdivision

OPTIONS CONSIDERED:

Options	Description	Comments
<p>1</p> <p>R-1 as is; reiterate current policy</p>	<p>Retains the current zoning but requires that any development address all property in the area and meet the criteria for sanitary sewer, storm drainage, good access to a public street and minimum setbacks.</p>	<p>Same zoning as rest of city.</p> <p>The development constraints on this site require any future developer to get options from nearly all property owners to proceed and requires private investment to cover costs of all public improvements.</p> <p>No requests for developing the area beyond a single lot have ever been received by the city under this zoning.</p>
<p>2</p> <p>Open space or private conservation easement</p>	<p>The city would zone the rear area along the Tatum and Fairview lots as permanent open space; or the owners would agree among themselves to a private conservation easement.</p>	<p>Attorney recommends against city involvement in this due to the possibility of being declared a taking.</p> <p>Limits the current ability of the Fairview property owners from building anything (gazebo, storage shed, etc. on the rear of their property.)</p> <p>Owners are free to proceed on their own with private conservation easement.</p>
<p>3</p> <p>Planned Unit Development Overlay zone</p>	<p>Develop an overlay zone which generally requires the area to be developed as a whole with certain conditions are how it is done; but not specific enough to determine the layout at this time.</p>	<p>The attorney finds this to be a very complicated approach which may put requirements on the property in the interim.</p> <p>If this property is ever developed, it would likely be done through a PUD zone.</p>
<p>4</p> <p>Re-zone R-1A for larger lots</p>	<p>Would require larger lots in this section of the area than elsewhere in the city. Would maintain the pattern along the north end Fairview.</p>	<p>Eliminates the possibility of any future in-fill development without a zoning change. Doesn't guarantee that there will not be building of accessory structures, etc. in the current green landscaped area along the rear lots.</p>

SURVEY RESULTS:

Street (surveys received out of total possible for street)	yes - retain right to future development of back lot	no - not interested in retaining right to develop back lot	don't know	no response
Tatum (6 / 9)	3	2	1	3 (33%)
Fairview (3 / 8)	1.5*	1	.5*	5 (63%)
Subtotal(9/17) Tatum/Fairview	(4.5)	(3)	(1.5)	(8) (47%)
Roselawn (4 / 5)	0	4	0	1 (25%)
TOTAL (13/22)	4.5	7	1.5*	9 (41%)

* split household - one a firm 'yes'; the other 'I don't know'

Interested in not retaining future development/ response to options (9 out of 13 responders; 9 out of 22 property owners)	Would consider permanent open space zone or easement			Would consider large lot zoning		
	yes	no	maybe/ don't know understand	yes	no	maybe/ don't know understand
Tatum (3 surveys)	1	0	1	1	0	2
Fairview (2 surveys)	0	1	1	1	0	1
subtotal	(1)	(1)	(2)	(2)	(0)	(3)
Roselawn (4 surveys)	1	2	1	1	1	2
Total	2	3	3	3	1	5

For information purposes, copies of the survey were mailed to all property owners on Larpenteur, Fairview and Roselawn that are not in the area potentially being re-zoned. Three of these property owners sent in their surveys stating they wanted to eliminate the property owners right to retain the future opportunity to develop the rear of their properties.

POSSIBLE INTERPRETATION OF SURVEY RESULTS AND NUMBER OF SURVEY RETURNS:

- There is no consensus on retaining the right to develop or not among property owners.
- Property owners that didn't respond may not have felt a need to respond if they are comfortable with no change and with the fact that they have not been approached about developing their property by a developer; and the city is not pursuing this and they are assured that properties will not be developed on a lot by lot basis.
- Property owners along Tatum and Fairview, who did not respond, may realize that since the property they own is probably critical to any future development of the area that they needn't respond or give up control of their future property interests because they

have the right to decline a development proposal. (They have some control over the future since they own their land.)

- Property owners along Fairview, who did not respond (5 of the 8), may be aware of the development opportunity that was available to the property owners to the south on Fairview when Lindig Street was extended in 1963 and may not at this time have an opinion to record about whether or not they want to restrict this opportunity for themselves further at this time.
- Some property owners said they wanted to retain the future opportunity to develop their property, but had no interest in doing so now or in the foreseeable future. They just wanted to make sure they retained their individual property rights at the level they are now.
- Roselawn property owners are interested in restricting development in the area and maintaining the open space, which is south of their rear yards. They are also likely concerned about having Lindig Street extended north onto Roselawn, thereby, impacting their property. (These five properties abut directly two properties to the south - one off of Tatum Street and one off of Fairview).
- There is clearly no consensus on the option for mandating open space or a private conservation easement. 5 of 13 responders are interested in considering open space zoning and 3 are clearly not interested. Since open space would not be a zoning change but a private agreement among property owners, these people can work to convince their neighbors about the desirability of this independent of the city.
- 8 of 13 responders might consider or don't understand large lot zoning; 5 of these are on Fairview and Tatum. However, 12 property owners on Fairview and Tatum are either not interested in large lot zoning as an option or did not respond to the survey, which does not lend a lot of support from the property owners for a zoning amendment that further restricts their property. (Commissioners may interpret this differently.)

POSSIBLE OPTIONS TO CONSIDER:

The commission may have different interpretations of the survey results and some ideas on directions to go. However, knowing that there have been no development proposals received by the city in several decades, knowing there are currently no developers or groups of property owners expressing an interest in pursuing development of the area at this time and knowing that several property owners have expressed no desire to develop their back lots at this time, it does not appear that development in this complex a setting is likely to occur into the foreseeable future. The recent policy adopted by the council goes a long way in assuring that any future development must organize several properties and finance extensive public improvements because it eliminates the extension of Lindig Street on a lot by lot basis, which is the most likely request to come forward. Given this, it may be prudent to recommend a clearer policy statement for the council to consider on developing this area and leave it zoned R-1 like the rest of the single family neighborhoods throughout the city

where development standards must be met. This policy avoids the piece-meal approach where one or two property owners are likely to receive approval for subdividing their properties for a couple of homes that would create poor development. And, it continues to give the property owners, themselves, the ability to retain the open space through their ownership and stewardship of the land for the foreseeable future without further limiting their options for the future.

Existing:

Lindig Street not be extended north to serve the development of individual lots on a lot by lot and that the future development of the area be considered as a whole and provide for adequate sanitary sewer facilities, storm drainage facilities and road access to serve these properties.

Proposed:

Lindig Street not be extended north to serve the development of individual lots on a lot by lot. *And that the area north of Lindig Street and south of Roselawn Avenue (as identified on attachment A) not be developed on a lot by lot basis and that any future development consider and address the area as a whole and provide for adequate sanitary sewer facilities, storm drainage facilities and public access to serve the development.*

Option for Roselawn property owners if this option pursued:

Roselawn property owners appear to be in the most agreement in wanting more limiting zoning or control over this area for the future. One way for some or all of these property owners to guarantee that open space is maintained to the south of their properties is to independently work with the two property owners to the south of their properties (one off of Tatum and one off of Fairview) to purchase permanent conservation easements from these abutting property owners. It wouldn't guarantee that the entire area south of their property and north of Lindig Street would remain open space forever, but an agreement could be drafted to guarantee that the property abutting their own would be open space and not be used for access to Roselawn unless they agreed to release the conservation easement on the property. This could be a stronger land use control than zoning. Since this would be a private agreement, the city would not be involved in initiating, promoting or implementing it.

Other ideas:

If the commission wants to pursue the large lot zoning or another recommendation to the council, the commission should recommend the option to the council prior to proceeding with the specific language and the public hearing to officially change the zoning code.

HOUSEKEEPING AMENDMENT TO THE ZONING CODE:

Regardless of the decision on the zoning of this area, the attorney noted that the zoning code needs to be amended to include 'access to a public street for development' as part of the city's zoning regulations in addition to chapter 8 of the city code. A public hearing will be scheduled on this amendment at the next planning commission meeting.

ATTACHMENTS:

- 1 Area considered impacted by zoning change
- 2 Survey (included self-addressed stamped envelope; about 3 weeks to respond)
- 3 Written comments received on surveys
- 4 Photo of area
- 5 Large lot zoning map

ACTION REQUESTED:

Report from administrator/planner

Questions from commissioners

Questions from public (not a public hearing)

Discussion among commissioners

Recommendation to the city council June 23

This survey was sent to all property owners along the open area north of Lindig Street to gather information from them about their interests.

2
Doyt

3 May 1999

**City of Falcon Heights
Survey of Property Owners
of the interior land north of Lindig Street**

PLEASE RETURN TO CITY HALL BY MONDAY MAY 17, 4:30 p.m.

What's going on with the land north of Lindig Street?

Nothing is changing. The city has received no requests to develop the area from the property owners nor from developers. The entire block is zoned R-1 for single family homes.

Is the city planning to develop this area?

NO! The city is not initiating any development in this area nor are there any plans to do so. Some or all of the property owners may do this, if and when they choose to do so. Any development must meet city requirements with access to a public street, sanitary sewer, stormsewer and setbacks. Over the past 15 years, the only request coming to the city was to extend Lindig Street one lot. This was denied in 1999.

What's the city's policy on extending Lindig Street on a lot-by-lot basis?

The city council recently adopted a policy that does not permit the piecemeal or lot-by-lot development of the area north of Lindig Street. The policy requires any future proposals for development of this area to address all of the properties in this area so that stormwater drainage, public access, sanitary sewer and the many other requirements are met. The city recently denied a request to extend Lindig Street one lot because none of these requirements were adequately met.

Why are you being surveyed about your property?

The planning commission and city council are interested in your perspective on your property as they consider various zoning options for this area. These options include 1) maintaining the current zoning of R-1 single family homes, 2) finding a way to keep the area open space and 3) rezoning to require that the double lots on Tatum and longer, larger lots on Fairview and Roselawn be retained as larger, longer single family home lots. Options 2 and 3 eliminate the future opportunity to develop the interior area by selling off portions of rear lots or back lots for homes. *The planning commission will receive this information at its May 25 meeting at 7:00 P.M.*

5/3/99

CITY OF FALCON HEIGHTS SURVEY

see attached map

1. Do you want to retain your right as a property owner or the right of future property owners to develop the rear of your rear yard or your 'back lot'? (In this case, develop means to sell off part of your rear lot or your back lot to another party as part of a single family home development.)

yes

no

do not have an opinion either way on this

do not know at this time

2. If the answer to #2 is NO and you are not interested in retaining the right to develop the rear area of your rear lot or 'back lot' by selling off part of your lot or your back lot now or in the future, are you

- interested in having all the back lots and rear of the rear lots off of Fairview re-zoned open space, or are you interested in considering dedicating the rear open space area on your property as a private conservation easement if your neighbors agree to do so too as a guarantee that the open space will remain?

yes no maybe don't know/understand

- interested in limiting development along the area north of Lindig Street to larger, longer single family lots by re-zoning to maintain the Fairview lots the way they are now and by requiring that lots on Tatum with 'back lots' combine the two lots into one larger, longer lot off of Tatum Street. This would eliminate the opportunity to develop the interior of this block with single family housing.

yes no maybe don't know/understand

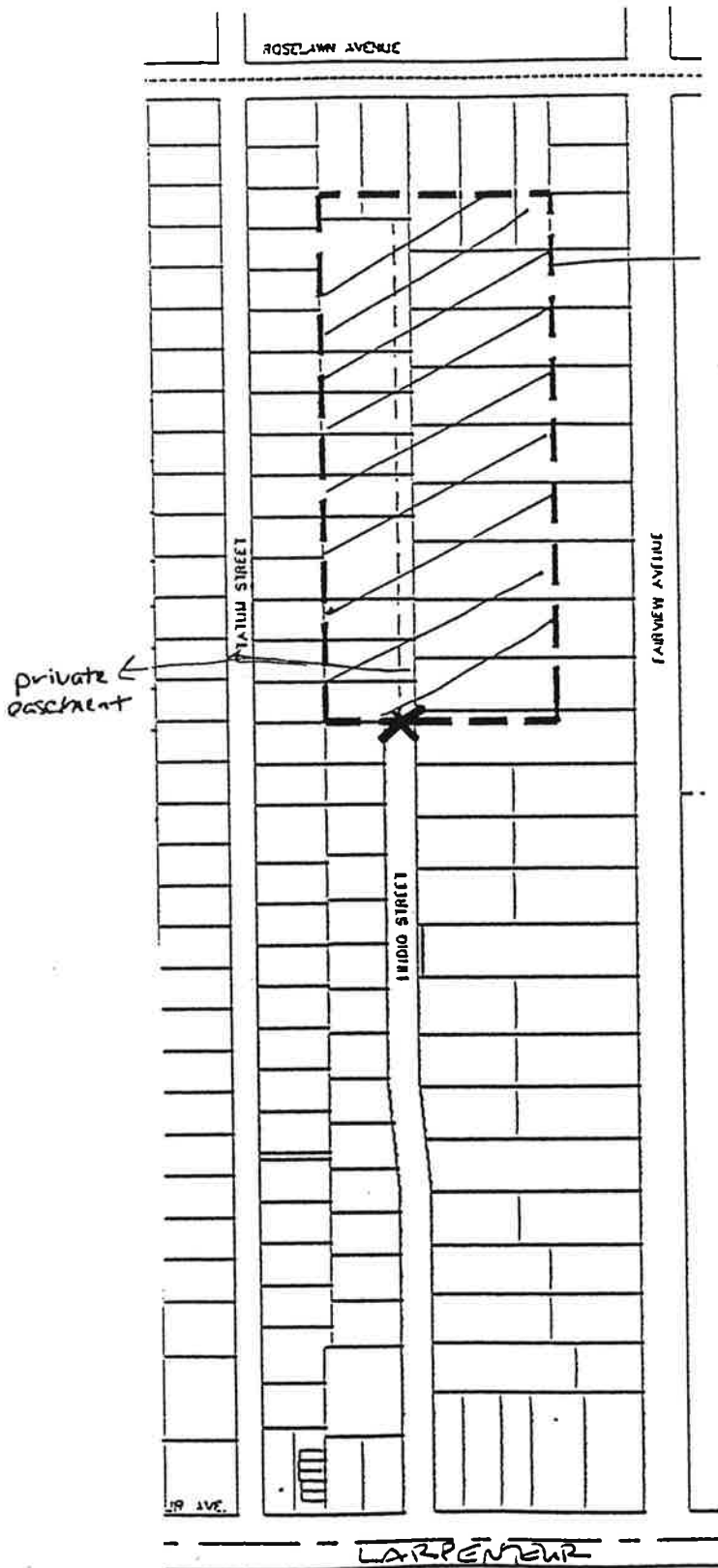
COMMENTS (please use additional space if needed):

PLEASE RETURN SURVEY TO CITY HALL BY MAY 17, 4:30 P. M. THANKS!

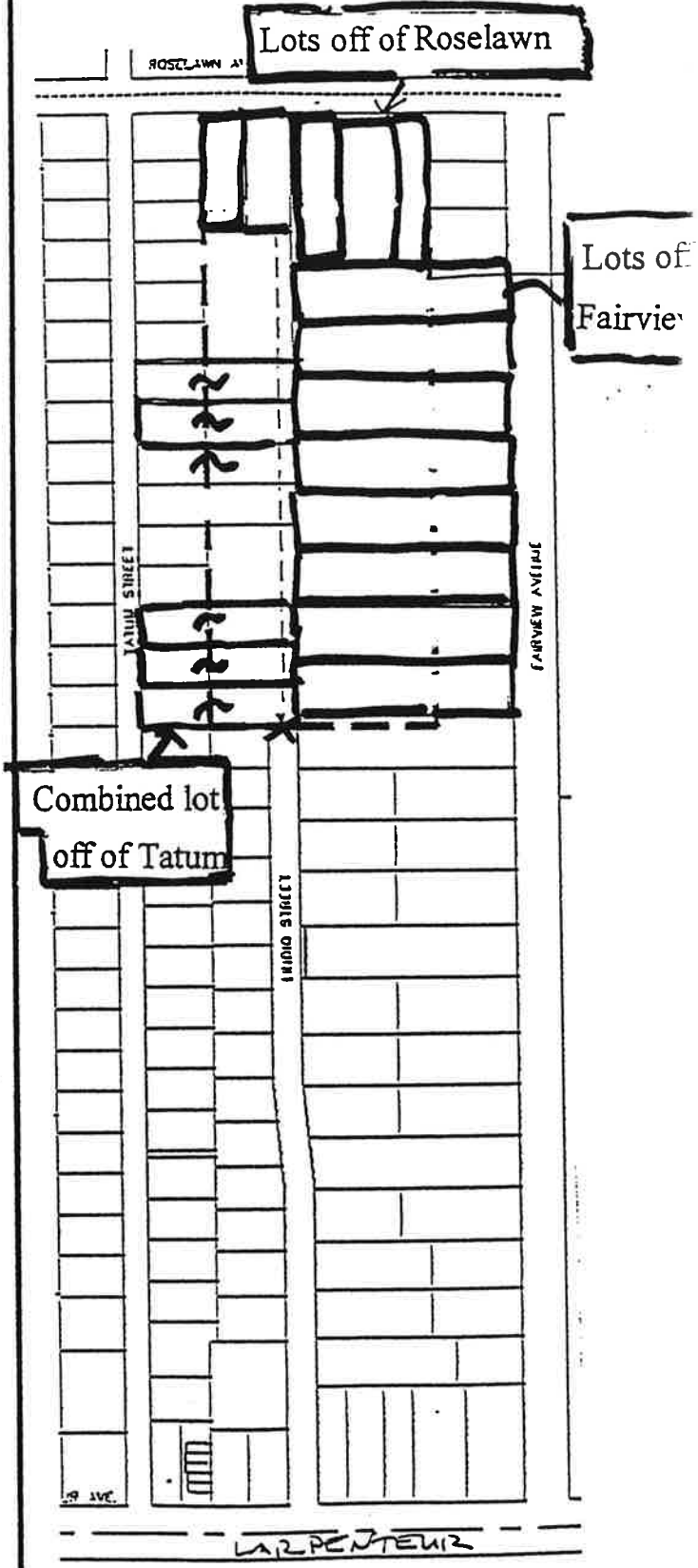
QUESTIONS CALL: Susan Hoyt, City Administrator, 651-644-5050

FAX: 651-644-8675

MAP



 AREA BEING DISCUSSED



ZONING OPTION TO REQUIRE LONG LOTS BE MAINTAINED IN AREA

N
↑

24 May 1999
Comments from Property Owners

Tatum:

1. No - to question of retaining future development opportunities

We would really like to keep the lots open space - not developed (even partially) as single housing. We would probably like to keep our lot as a separate lot for tax purposes until we sell - then combine as one lot unless there is no large tax consequence for having a large lot.

(responded yes to open space; maybe to large lot)

(FYI - Tatum 'back' lots are taxed as agricultural property because they are not developable as they are currently platted - no access to utilities or public street.)

2. No - to question of retaining future development opportunities

But we don't want someone else deciding how to develop this land without our consent. (responded yes to large lot option.)

3. Do not know - to question of retaining future development rights

This survey represents too narrow a range of options and should be redesigned. Also, are we on the record? and expected to sign? Without this indication it isn't valid for community interest.

Fairview

1. Yes - to question regarding retaining future development opportunities

Under no circumstances would we be willing to give up control of our property. While I have no interest in selling or developing at this time, I may want to change my mind if someone will show me the money.

2. No - to question regarding retaining future development opportunities

(This is a summary of some extensive comments received from one owner.)

- rezoning Tatum back lots to larger single family lots would help standardize land parcels in the area
- current easement is a problem with access by non-residents; has mixed feelings about this as an option
- any development would result in 'winners' and 'losers' and be difficult to accomplish without an agreed upon party leading the development and a shared profit basis for getting property owners together

- difficult to value the open space against development value
- Essentially economic arguments and open space value - key issue as steward of the area, which set of values do we as individuals and as a community wish to impose on ourselves and those who will follow us?

Roselawn - 1 of the 2 lots north of Tatum properties (roughly west of easement)

1. No - to retaining development opportunities

I want the land to stay as it is, I don't want the area developed.
I would like to come together and discuss as a group. I thought this was a dead issue. Missed the last meeting.

Roselawn - 1 of the 3 lots north of Fairview lots (roughly east of easement)

1. No - to question of retaining future development opportunities

No - to rezoning as open space; conservation easement
We bought this house because of the privacy afforded by the large back yards and desire no change. We favor no additional development of this space either to large single family lots or open space.

LANDSCAPED AREA ON LINDIG
4

Rose lawn



DARUM
←

FA REVIEW

All
photo - 1996
5/99.



LINDIG

Option 4. Create an R-1A zone that maintains the 'long lot' single family development along Tatum and Fairview.

- This approach is designed to maintain the single family development along the block without allowing for more density of housing in the interior area. It essentially requires Tatum Street property owners to combine their two lots into one longer lot. This permits construction over the entire lot if it meets the single family zoning code. (e.g. garage in rear yard).
- Since Falcon Heights significantly exceeds the Metropolitan Council's residential density benchmark, this development pattern is acceptable. (Falcon Heights has a density of 3.4 single family units /acre; the benchmark for the area is 1.8 to 2.8 single family units/acre).
- Three properties on Tatum, 1838, 1880 and 1890 Tatum, would become non-conforming under this plan and their status would need to be clarified as part of this approach.
- This option does not guarantee that the platted 'back lots' on Tatum will remain entirely landscaped open space because structures can be placed on them according to meet the single family zoning code.

Diagram of R-1A long lot development

proposed 1 lot -
larger than current code
no development to rear of
existing housing.

