

City of Falcon Heights  
Planning Commission  
NOTICE OF PUBLIC HEARING

DATE: Tuesday, 27 July 1999

TIME: at or after 7:00 PM

PLACE: Falcon Heights City Hall  
2077 West Larpenteur Avenue

PURPOSE: To consider a request for a subdivision of 1795 Fairview into two lots with the new, second lot fronting onto Lindig Street to the north of 1804 Lindig Street.

REQUESTING  
PARTY:

The property owners, Kevin and Felicia Busch, reside at 1804 Lindig Street.



CITY OF  
**FALCON HEIGHTS**

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2077 W. LARPELLE AVENUE FALCON HEIGHTS, MN 55113-5594 PHONE (651) 644-5050 FAX (651) 644-8675

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8 July 1999

RE: Council meeting at 7:00 PM on Wednesday, July 14, 1999 regarding the area north of Lindig Street

Dear resident or property owner:

The final step in the process of reviewing the zoning on the property north of Lindig Street will be the city council's consideration of the planning commission recommendation that the zoning be retained as R-1, single family residential, like all other single family neighborhoods in the city. However, the council will be asked to consider adopting the policy statement that eliminates the possibility of the area north of Lindig Street from developing on a lot-by-lot basis. Under this policy, the area must be considered as a whole, if and when, a developer or the property owners wish to pursue development in the future.

The planning commission proposed the language (see back), which is similar to a policy previously adopted by the city council in February, 1999, is designed to guarantee that any future development, if it should occur:

- Will be designed to address all properties in the area and not be done on a lot by lot or with only a few lots in the plan
- Will provide for adequate public facilities including storm sewer, sanitary sewer, and public access
- Realistically, most, if not all of the property owners of this area on Tatum and Fairview, will need to be accommodated in any future development proposal falling under these guidelines.

Please call me if you have any questions about this. The meeting is not a formal public hearing. The public is invited to attend.

Sincerely,



Susan Hoyt  
City Administrator

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HOME OF THE MINNESOTA STATE FAIR AND THE U OF M INSTITUTE OF AGRICULTURE

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**City of Falcon Heights  
Planning Commission  
July 27, 1999**

**AGENDA**

**A. Call to order**

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

Mayor Sue Gehrz (liaison)  
Susan Hoyt (administrator)  
Roger Knutson (attorney)  
Terry Maurer (engineer)

**B. Approval of minutes from May 25, 1999**

**C. Items to consider**

1. Public hearing on subdividing a lot at 17?? North Fairview Avenue into two lots
2. Public hearing on a proposed ordinance 99-04 amending 9-2.03 and 9-2.05 of the zoning code requiring lots to have frontage on an improved public street prior to development
3. Public hearing on a proposed ordinance 99-05 amending 9 – 16 of the zoning code on requirements governing a planned unit development (PUD)
4. A presentation of proposed plans for the Gibbs Farm Museum
5. Fall meeting schedule

**D. Updates and Information (verbal)**

1. Moratorium on school uses in business zones
2. U of M St. Paul Campus Land Use Planning Task Force
3. Harvest States
4. Other

**E. Adjourn**

ITEM 1  
Date: 7/27/99

ITEM: Public hearing on a request to subdivide a lot at 1795 North Fairview Avenue into two lots

REQUESTED BY: Mr. and Mrs. Busch, property owners

SUBMITTED BY: Susan Hoyt, City Administrator

REVEIWED BY: Roger Knutson, City Attorney  
Terry Maurer, City Engineer

EXPLANATION/DESCRIPTION:

Summary and action requested. The planning commission is being asked to hold a public hearing and to consider a request to subdivide a lot in an R-1 zone into two lots, retaining a lot on Fairview Avenue and creating a new lot on the north end of Lindig Street. The proposed new lot is served by a public street and has access to public utilities. The request is being made by the property owners, who also own 1804 Lindig Street. The owners' current plans are to keep the area on Lindig Street as open space adjacent to their current lot and to sell the lot with the single family home on it on Fairview Avenue. The staff recommends approving this subdivision because it meets basic requirements including frontage on a public street. However, due to the elevation of this area, the staff recommends that if approval is given to the subdivision that the motion state that if the Lindig Street lot is developed with a single family home in the future, that the city engineer must approve the drainage and sanitary sewer plans for the development to assure that drainage and sewer will be adequate and not negatively impact the surrounding properties.

Background.

- The lot at 1795 North Fairview was approved for subdividing in the late 1970's. However, the owner did not proceed with recording the subdivision at that time.
- The proposed lot on Lindig Street is not in the area recently recommended by the planning commission and adopted by the city council requiring that any development be part of the entire area north of Lindig Street that is not served by street or utilities.
- The two lots exceed the city's 10,000 square foot minimum for new R-1 subdivisions. The lot on Fairview would be 96.38' X 220.97' and the lot on Lindig Street would be 96.38' X 232.26'.

- The current property owners, who live at 1804 Lindig Street, are planning to use the new lot on Lindig Street as open space adjacent to their current lot. However, they do not plan to formally combine the proposed new lot on Lindig Street with their current lot on Lindig Street.
- The property owners are in the process of selling the developed, single family lot on Fairview Avenue.
- The new lot on Lindig has access to a public street. Sanitary sewer and water main extend to this lot and, therefore, the lot is potentially developable for a single family home.
- The engineer recommends approval of the subdivision with the additional requirement that the engineer approve the sanitary sewer and drainage for the site, if and when a single family home is proposed for construction on the site.

**ATTACHMENTS:**

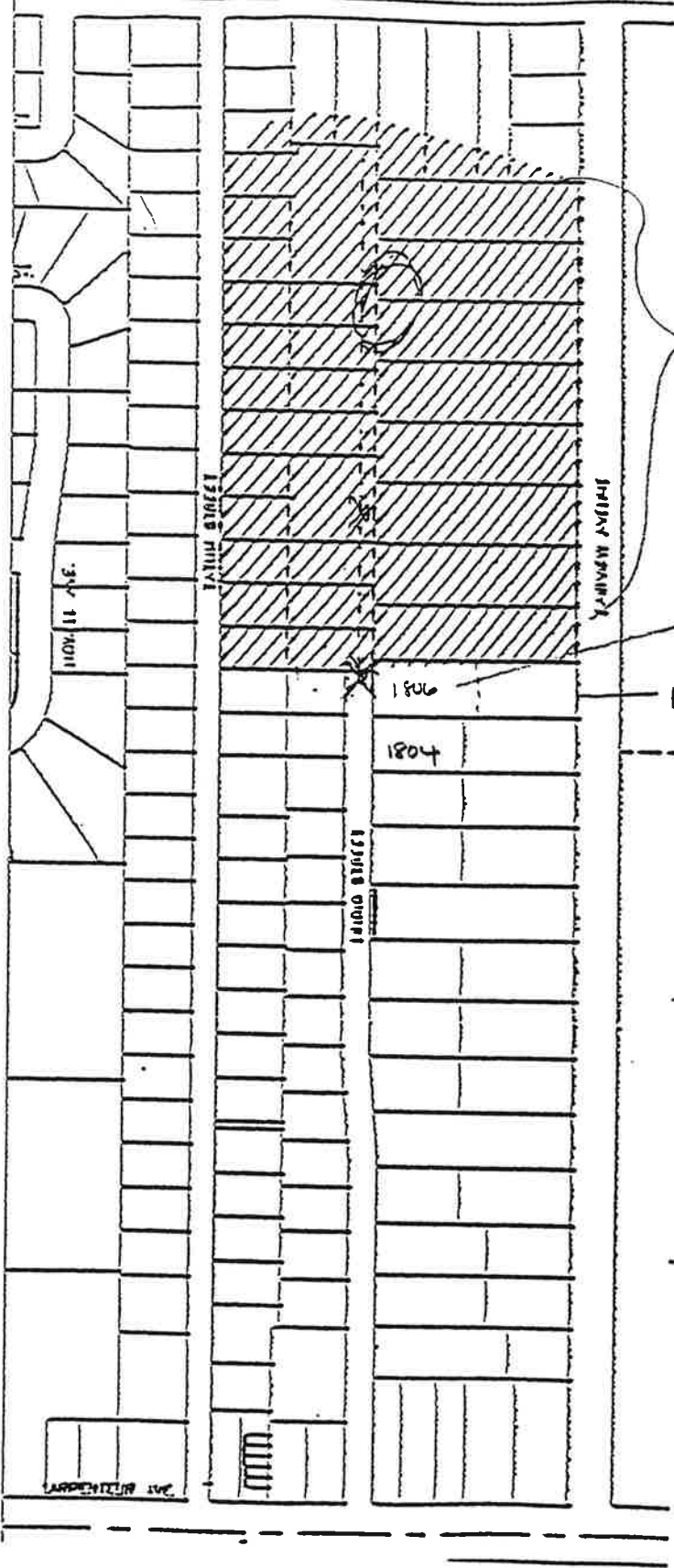
- 1 Map of proposed subdivision on Lindig Street
- 2 Letter from city engineer, Terry Maurer

**ACTION REQUESTED:**

- 1 Report from city staff
- 2 Questions from commissioners to staff
- 3 Report from property owners
- 4 Questions from commissioners to property owners
- 5 Open the public hearing and receive comments
- 6 Close the public hearing
- 7 Discussion
- 8 Consideration and action on the request

Proposed Subdivision of Lot

N  
↑



Area subject to rent policy

Proposed lot on winding

1795 Fairview

1806

1804

CARPENTERS LANE

110V. II AVE.

13TH STREET

14TH STREET

15TH STREET



Howard R. Green Company  
CONSULTING ENGINEERS

July 13, 1999  
File: 806110J-0325

Ms. Susan Hoyt  
City of Falcon Heights  
2077 Larpenteur Avenue West  
Falcon Heights, MN 55113

Re: Lindig Avenue Lot Split

Dear Ms. Hoyt,

We have reviewed the plat prepared by Advance Surveying & Engineering Co. for Malcom MacGregor. The existing lot dimensions are 96.38' x 496.23'. The lot currently is bordered by Lindig Avenue and Fairview Avenue. The proposed subdivision would divide the existing lot into two lots. Tract A would be bordered by Lindig Avenue and the dimensions would be 96.38' x 232.26'. Tract B would be bordered by Fairview Avenue and the dimensions would be 96.38' x 220.97'. A house is currently located on the proposed Tract B and a shed is located on the proposed Tract A.

If the property owner decides to build a house on Tract A, a private sanitary sewer pump would be required. Our records for Lindig Avenue show the sanitary sewer ending approximately 50' south of the north lot line of Tract A. The invert elevation of the existing sanitary sewer manhole and the ground elevations of the lot do not facilitate the gravity connection of a sanitary sewer service. In fact, the property owner south of proposed Tract A currently utilizes a private pump. Therefore, a private pump would be required for a sanitary sewer service to Tract A. Watermain on Lindig Avenue extends 20' south of the north lot line of Tract A. Our records indicate that there is not water or sanitary sewer services extended to the lot.

Tract A is relatively low compared to the existing street grades. The proposed elevations of any future house and yard should be reviewed to ensure the grades would match possible future extensions of Lindig Street.

If you have any questions, please feel free to call me at (651) 644-4389.

Sincerely,

HOWARD R. GREEN COMPANY

Terry J. Maurer, P.E.

ITEM: 2  
Date: 7/27/99

ITEM: Public hearing on ordinance 99-04 amending Section 9-2.03 and 9-2.05 of the zoning code requiring a lot to have frontage on a public street prior to development

SUBMITTED BY: Susan Hoyt, City Administrator

REVIEWED BY: Roger Knutson, City Attorney

**EXPLANATION/DESCRIPTION:**

Summary and action requested. The planning commission is being asked to hold a public hearing and consider ordinance 99-04 amending the zoning code to require that lots have frontage on an improved public street prior to being developed. This requirement is included in a section of the code related to public streets so it is primarily a housekeeping item. However, the city attorney recommends that it be part of the zoning code.

**ATTACHMENTS:**

- 1 Proposed ordinance 99-04 amending sections 9-2.03 and 9-2.05 of the zoning code

**ACTION REQUESTED:**

- 1 Report from staff
- 2 Questions from commissioners to staff
3. Open the public hearing and receive comments
- 4 Close public hearing
- 5 Consider ordinance 99-04 amending section 9-2.03 and 9-2.05 of the zoning code



CITY OF FALCON HEIGHTS  
RAMSEY COUNTY, MINNESOTA

ORDINANCE NO. 99-04

**AN ORDINANCE AMENDING CHAPTER 9 OF  
THE FALCON HEIGHTS CITY CODE, THE ZONING  
ORDINANCE, CONCERNING LOT RESTRICTIONS  
AND REQUIRED STREET FRONTAGES**

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

**SECTION 1.** Section 9-2.03 of the Falcon Heights City Code is amended to read:

**9-2.03      Lot Provisions**

**Subdivision 1.      Lot Restrictions.** A lot of record existing upon the effective date of this chapter which does not meet the requirements of this chapter as to area or width[, but which meets all other zoning ordinance requirements.] may be utilized for single family detached dwelling purposes provided it is zoned residential and the measurements of such area or width are within sixty-six and two-thirds (66 2/3%) percent of the requirements of this chapter, but said lot of record shall not be more intensively developed unless combined with one (1) or more abutting lots or portions thereof so as to create a lot meeting the requirements of this chapter.

**SECTION 2.** Section 9-2.05 of the Falcon Heights City Code is amended by adding Subdivision 3 to read:

[**Subdivision 3.      Street Frontage.** All lots shall have frontage on and direct access to an improved public street except for Planned Unit Developments in which private streets have been approved by the City.]

**SECTION 3.** This ordinance shall be effective upon its passage and publication.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by the City Council of Falcon Heights.

CITY OF FALCON HEIGHTS

BY: \_\_\_\_\_  
Sue Gehrz, Mayor

ATTEST:

\_\_\_\_\_  
Susan Hoyt, City Clerk

ITEM: 3  
Date: 7/27/99

ITEM: Consideration of ordinance 99-05 amending 9-16 of the zoning code relating to planned unit developments (PUD)

SUBMITTED BY: Susan Hoyt, City Administrator

REVIEWED BY: Roger Knutson, City Attorney

**EXPLANATION/DESCRIPTION:**

Summary and action requested. The planning commission is being asked to hold a public hearing and consider ordinance 99-05 amending 9-16 of the zoning code relating to the submission and approval of a planned unit development (PUD). There are no PUD applications or discussions about a possible PUD in the city at this time and given the fully developed nature of the city, there may not be one for some time in the future. Nevertheless, any new development or redevelopment in the future is likely to be done through a PUD application. Therefore, it is prudent to have the ordinance up to date so it can be applied appropriately if and when it is needed. The city administrator requested the city attorney to review the PUD ordinance. The city attorney is recommending several modifications to the current code. Although the approaches to a PUD ordinance vary, the proposed modifications are based upon the attorney's legal experience that finds it is in a city's best interest to maintain flexibility in what is required for a PUD approval. Specificity in a PUD ordinance may be desirable but it sometimes results in a city being required to approve a PUD that meets the specifics of the ordinance, but is not perceived as in the overall best interests of the city's development plans. A more flexible PUD ordinance provides city's more protection in denying a PUD if the city feels compelled to do so for land use planning reasons.

**ATTACHMENT:**

- 1 Proposed ordinance 99-05 amending 9-16 of the zoning code

**ACTION REQUESTED:**

- 1 Report from staff
- 2 Questions from commissioners to staff
- 3 Open the public hearing and receive comments
- 4 Close the public hearing
- 5 Consider ordinance 99-05

CITY OF FALCON HEIGHTS  
RAMSEY COUNTY, MINNESOTA

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING CHAPTER 9 OF THE  
FALCON HEIGHTS CITY CODE, THE ZONING ORDINANCE,  
CONCERNING PLANNED UNIT DEVELOPMENT**

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

**SECTION 1.** Chapter 9, Part 16 of the Falcon Heights City Code is amended in its entirety to read:

**PART 16. PLANNED UNIT DEVELOPMENT (PUD).**

**9-16.01 Purpose**

~~{It is recognized that Planned Unit Developments are multiple uses within a single use district and, therefore, at variance with area zoning requirements. This PUD}~~ ~~[The Planned Unit Development district]~~ is intended to permit flexibility of site design, ~~{architecture for}~~ the conservation of land and open space through clustering of buildings and activities, and ~~{as}~~ an incentive to developers to plan creatively by providing density bonuses. This flexibility can be achieved by ~~{waiving provisions of this ordinance}~~ ~~[allowing deviations from standards]~~ including ~~{uses,}~~ setbacks, heights and similar regulations. "PUDs" are characterized by central management, integrated planning and architecture, joint or common use of parking, open space and other facilities, and a harmonious selection and efficient distribution of uses.

**9-16.02 ~~{Definition}~~ ~~[Required Use]~~**

~~{PUDs shall include}~~ ~~[PUD zoning is required for]~~ all developments having two or more principal uses or structures on a single parcel of land and may include townhouses, apartment projects involving more than one building, residential subdivisions, multi-use structures such as an apartment building with retail at ground floor level, commercial developments, mixed residential and commercial developments, and similar projects.

**9-16.03 General Requirements and Standards**

~~Subdivision 1{. Ownership. An application for PUD approval must be filed by all owners of the land included in a proposed development. In the case of multiple ownership, the approved Final Development Plan shall be binding on all parcels involved. The developer shall have a property interest in the site which shall consist of a fee simple title, or an option to acquire fee simple title within a specified time period, or a lease hold interest in excess of thirty years.~~

**Subdivision 2}**. Comprehensive Plan/Ordinance Consistency. A ~~{proposed}~~ PUD ~~{shall}~~ ~~[must]~~ be consistent with the City Comprehensive Plan and the intent and purpose of the City Code provisions relative to land use, subdivision and development.

**Subdivision {3} [2]**. Common Open Space. Common open space at least sufficient to equal the minimum density requirements established in the City zoning regulations shall be provided within the area of the PUD except as provided in subdivision 8 below.

**Subdivision {4} [3]**. Operating and Maintenance Requirements for PUD Common Open Space/Facilities. Whenever joint common open space or service facilities for individual owners or users are provided within the PUD, the PUD plan shall provide reasonable assurance of adequate operation and maintenance of such open space and service facilities.

**Subdivision {5} [4]**. Staging of Public and Common Open Space. When a PUD provides for common or public open space, the total area of common or public open space or security in any stage of development, shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.

**Subdivision {6} [5]**. Development Stage. Whenever any PUD is to be developed in stages, no such stage shall, when averaged with all previously completed stages, have a residential density that exceeds one hundred twenty-five percent (125%) of the proposed residential density of the entire PUD.

**Subdivision {7} [6]**. Urban Development and Availability of Public Service. All development shall be carefully phased so as to ensure that it will not cause an unreasonable burden upon the City in providing services and utilities or cause a deleterious impact upon the natural environment.

~~{Subdivision 8. Density.~~

~~a. Single Purpose Planned Unit Developments. The density and intensity of use shall conform to the district in which the land and project are located subject to subdivision 8(e).~~

~~b. Mixed Use/Unique Purpose (District) Planned Unit Developments. The density and intensity of use shall be determined and regulated by the Planned Unit Development agreement approved by the City Council.~~

~~e. Density Increases. Density increases may be allowed at the discretion of the City Council as an incentive for the developer to include the following features hereby determined to be of benefit to the public:~~

- ~~1. For significant, undeveloped common open space up to a five percent (5%) density increase.~~
- ~~2. For significant, improved common open space up to a five percent (5%) density increase.~~

3. For distinctiveness and excellence in siting, design and/or landscaping up to a ten percent (10%) density increase.

4. For location adjacent to existing or proposed arterial streets up to a five percent (5%) density increase.

Subdivision 9. Site Improvement. All improvements and all engineering and design standards required by the City Zoning Code and all other regulations applicable to the development of land shall be applicable to Planned Unit Developments.

#### 9-16.04 Permitted Uses ~~[and Standards]~~

The permitted uses ~~{may include:}~~ [standards, and development plan shall be set forth in the ordinance rezoning the property to PUD.]

~~a. Any combination of dwelling units in single family, two family, town or row houses, and apartments.~~

~~b. Any non-residential use, to the extent such non-residential use is designed and intended to serve the residents of the Planned Unit Development.~~

~~c. Public and private education facilities.~~

~~d. Other uses permitted in the zoning district in which the Planned Unit Development is located.~~

#### 9-16.05 ~~Special Requirements and Standards~~

~~Subdivision 1. Required Frontage. The tract of land for which a project is proposed and permit requested shall not have less than two hundred (200) feet of frontage on the public right-of-way.~~

~~Subdivision 2. Yards.~~

~~a. The front, side and rear yard restrictions at the periphery of the Planned Unit Development site at a minimum shall be the same as those required in the zoning districts.~~

~~b. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern.~~

~~c. No building within the project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two buildings.~~

~~Subdivision 3. Landscaping, Screening and Surfacing.~~

~~a. The entire site other than that taken up by structures or landscaping shall be surfaced with a material to control dust and drainage.~~

~~b. Non-residential developments abutting a residential use district shall be screened and landscaped as required by the City's Zoning Code and other applicable regulations.~~

#### ~~Subdivision 4. Private Roads:~~

~~a. Private roads may be utilized in Planned Unit Developments provided:~~

~~1. Ownership and maintenance of said roads shall be the responsibility of the homeowners associations.~~

~~2. Said road design shall meet or exceed the community standards for public roads including travel by emergency vehicles.~~

~~3. Said road right-of-way shall be platted as an outlet in the final plat, and shall meet or exceed the right-of-way requirements for an equivalent public road in the community.~~

~~4. The homeowners association shall establish a formal, written procedure for petitioning community takeover of said road. The association shall provide written evidence that at least ninety percent (90%) of the voting members of the association approved the transfer of road responsibilities to the community.~~

~~5. The City and the homeowners association shall establish an assessment procedure for all abutting, benefitting land in case public dedication and/or upgrading of the previously existing private road is officially petitioned for by the homeowners association.~~

~~6. An easement is granted to the community by the association, which allows 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 installation of utilities and conveniences.~~

~~b. Private roads shall not connect two (2) or more existing or proposed public roads or road right-of-ways.~~

~~e. Private roadway systems within Planned Unit Developments shall provide access to the public, community road system only, and shall not connect with private roads of other developments without the formal written approval of each homeowners association and the City Council.~~

~~d. Before final approval is given for a private road by the Planning Commission, the homeowners association shall grant the community an option to acquire full right-of-way for public road purposes along the entire length of such private road, at such time as the City Council in its sole discretion, determines that it is in the public interest to acquire the road without any cost to the community. The purpose shall be to assure proper road maintenance and use should private efforts become ineffective.~~

9-16.06} [9-16.05] Procedure for Processing a Planned Unit Development

**Subdivision 1.** Approval Process. Planned Unit Developments may be permitted {at} [in] the {sole} [legislative] discretion of the City Council. The application and hearing process for Planned Unit Developments will be as required for {Conditional Use Permits. Following public hearing and approval by the Planning Commission, Planned Unit Developments shall be submitted to the City Council for its approval. Planned Unit Developments shall be approved by a four-fifths (4/5) vote of the City Council.} [other zoning ordinance amendments.]

~~{Subdivision 2. Application Conference. Upon filing of}~~ [Subdivision 2. Pre-application Conference. Before filing [an application for PUD, the applicant of the proposed PUD shall arrange for and attend a conference with the City Administrator. The primary purpose of the conference shall be to provide the applicant with an opportunity to gather information and obtain guidance as to the general suitability of his proposal for the area for which it is proposed and its conformity to the provisions of this ordinance before incurring substantial expense in the preparation of plans, surveys and other data.

**Subdivision 3.** ~~{Preliminary Development Plan Specifications}~~ [Application]. An applicant shall submit {to the Planning Commission, prior to the establishment of a public hearing, the Preliminary Development Plan which shall be composed of drawings, a written statement and exhibits attached thereto.} [a completed application form furnished by the City, together with the following information:]

~~{a. The drawings may be in schematic form and must contain}~~ [a. Drawings in schematic form containing] the following:

1. The location, size of site and the proposed uses of the land to be developed.
2. The density of land use to be allocated to the several parts of the site to be developed.
3. The location and size of all useable open space and the form of organization to own land maintain such space.
4. The use, height, bulk and approximate location of buildings and other structures.
5. The plans for the distribution of sanitary wastes, storm water, and the provisions of other utilities.
6. The plans for parking of vehicles and the location and width of proposed streets, curbs, gutter and landscaping.

7. A schedule showing the proposed times within which application for final approval of all sections of the Planned Unit Development are intended to be filed.

b. ~~The~~ [A] written statement must include the following:

1. A narrative explanation of the general character of the Planned Unit Development, its integration with the surrounding land uses and justification of any requested density bonuses.

2. A statement identifying the final ownership and describing maintenance of all parts of the development including streets, structures and useable open space.

3. The total anticipated population of the Planned Unit Development, with break-downs as to the estimated number of school age children, adults and families.

c. The following exhibits ~~to the written statement are required~~:

1. Abstractor's certified property certificate showing the names and addresses of property owners within three hundred fifty (350) feet of the outer boundaries of the property.

2. Location map showing property in relation to the City as a whole and to the City's primary elements such as thoroughfares, schools, parks and shopping areas.

3. A legal description of the property including approximate total acreage.

4. Boundary survey prepared by a registered surveyor of the property and one hundred (100) feet beyond showing:

- a. Existing property lines and dimensions.
- b. Ownership of all parcels.
- c. Platting and easements.
- d. Street and railroad rights-of-way.
- e. Buildings.
- f. Utility lines and facilities.

5. A topographic map prepared by a Registered Civil Engineer or Registered Land Surveyor covering the entire tract proposed for development which contains the following information:

- a. Contour lines at no more than foot intervals.



- b. Hydrologic information including drainage patterns, wetlands, and land subject to periodic flooding.
  - c. Soil and subsoil conditions.
  - d. Vegetation including classification of tree cover by species.
6. Any other material requested by the City Council, Planning Commission or City staff.

~~{9-16.07 Final Development Plan Specifications}~~ **9-16.06 Coordination with Subdivision Approval**

~~{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}~~ **[If development of the PUD requires subdivision approval, the PUD and subdivision shall be processed concurrently.]**

**9-16.07 Development Contract**

**The City and the developer shall enter into a development contract setting forth any improvements required to be undertaken by the developer. This contract may be combined with the development contract required for subdivision approval.**

**9-16.08 Zoning**

~~If approved] 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.}~~ **[property shall be rezoned PUD in accordance with the terms of approval. If a concurrent plat application is being processed, PUD rezoning shall be concurrent with final plat approval.]**

**{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.~~

~~e. 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.~~

#### ~~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} [9-16.09] Control of Planned Unit Development Following Completion~~

**Subdivision 1.**        Modification 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~~ **[16.10]** 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}~~ **[a PUD]** 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.~~

**SECTION 2.** This ordinance shall be effective upon its passage and publication.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by the City Council of Falcon Heights.

CITY OF FALCON HEIGHTS

BY: \_\_\_\_\_  
Sue Gehrz, Mayor

ATTEST:

\_\_\_\_\_  
Susan Hoyt, City Clerk

ITEM: 4  
Date: 7/27/99

ITEM: Presentation on proposed plans for Gibbs Farm Museum

SUBMITTED BY: Susan Hoyt, City Administrator

PRESENTED BY: Ms. Priscilla Farnham, Director of Ramsey County Historical Society

Mr. Ted Lau, Manager, Gibbs Farm Museum

**EXPLANATION/DESCRIPTION:**

Summary and action requested.

The planning commission will hear a presentation on the proposed plans for Gibbs Farm Museum. The plans include prairie landscaping and a savanna and the construction of a sod house. The Ramsey County Historical Society recently purchased its parking area and community gardens area from the University of Minnesota. It had previously leased this area of its grounds. Under the city's zoning code, institutions located in a P-1/R-1 zone require planning commission and city council review and approval of plans for development of structures on the site. Landscaping does not require this approval. At this time, the planning commission should act on the approval of the reconstruction of the sod house in the location noted on the site plan. The additional plans like new parking and a new shed are not in the stage of getting approval since plans may change in the future, but approval is required prior to building in these areas.

**ATTACHMENTS:**

- 1 Gibbs Farm Museum Summary Sheet
- 2 Site plan for proposed future of Gibbs Farm
- 3 Letter regarding sod house construction
- 4 Landscaping explanation

**ACTION REQUESTED:**

- 1 Introduction by staff
- 2 Presentation by Ms. Priscilla Farnham and Ted Lau
- 3 Questions and discussion
- 4 Consider a motion approving the location of the sod house

# RCHS

## GIBBS FARM MUSEUM

Expanded Interpretation Summary, July 1999

The Gibbs Farm (a National Historic Site) received more than 20,000 visitors in 1998; 66% were in school groups. The farm, started 1849, opened as a museum in 1954, and is open from 1 May to 31 October. It was recently interpreted as an urban fringe farm in 1900.

In 1995 the Society completed an archaeological investigation and found the original sod dug-out home (1849-1854). A plan to expand the interpretation of the farm has been developed with assistance from the Minnesota Humanities Commission and three foundations, and descendants of Cloud Man (head of the Dakota band associated with Jane Gibbs' childhood) and descendants of the Gibbs family.

The new interpretation will use the family as the unifying theme to introduce the colorful story of Jane Gibbs' childhood and her unusual and friendly association with the Native American Dakota; Jane's birth family in Batavia NY, her missionary family in Minnesota; her Dakota family at Lake Harriet; and her own pioneer family. It will present Native American culture of the period (1835 - 1862), and compare and contrast differences between cultures in such areas as how the two cultures provided shelter for themselves when faced with the same environment (dugout "soddy", or tipi and bark lodges); the differences between pioneer-style farming and Dakota gardening (and its gender roles); the differences in family structure and kinship relationships; the different concepts of ownership and the effect these may have had on the land treaties being signed during this period.

Implementation will include physical changes:

- 1- A heritage apple orchard - already installed along Larpenteur Avenue
- 2- Replacement of community gardens with pasture for animals - already begun
- 3- A replica of the original 1849 sod house - construction to begin in August 1999,
- 4- Native prairie - implementation to begin in September; likely finish date is May 2001. It will require some controlled burns. (See attached)
- 5- Native American and pioneer gardens - on-going but locations will change somewhat
- 6- A Dakota bark lodge and drying rack - construction to begin in August 1999,
- 7- The recreation of the old Indian trail - construction time table to be determined.

Our goal is to open the dugout sod house and the bark lodge to the public in the 2000 season. Much of Phase II of the project is funded by a 1999 LCMR grant (\$150,000).

The Society's long-term plan includes construction of a new Interpretive Center to support the expanded interpretation with visitor orientation space, exhibit space, collection storage space a museum store, education class rooms, and community gathering space. At this time, the estimated size of the building would be 15,000 square feet - a major portion of it underground. The Society plans to seek half the funding for the building from the state legislature, and from private funders for the other half.

With the completion of this new facility, Gibbs Farm Museum will become an even greater statewide and regional tourism destination. Nowhere else in the region is this story of the Dakota people being told. The project tells the true story of the association of Jane Gibbs with her Dakota friends and is a beacon of hope for cross-cultural understanding and acceptance.

RAMSEY-COUNTY-HISTORICAL-SOCIETY

323 Landmark Center, 75 West 5th St., St. Paul, MN 55102 Phone • (651) 222-0701 • Fax (651) 223-8539

The society owns and operates  
the GIBBS FARM MUSEUM

2097 West Larpenteur, Falcon Heights, MN 55113-5313 Phone • (651) 646-8629 Fax • (651) 659-0345

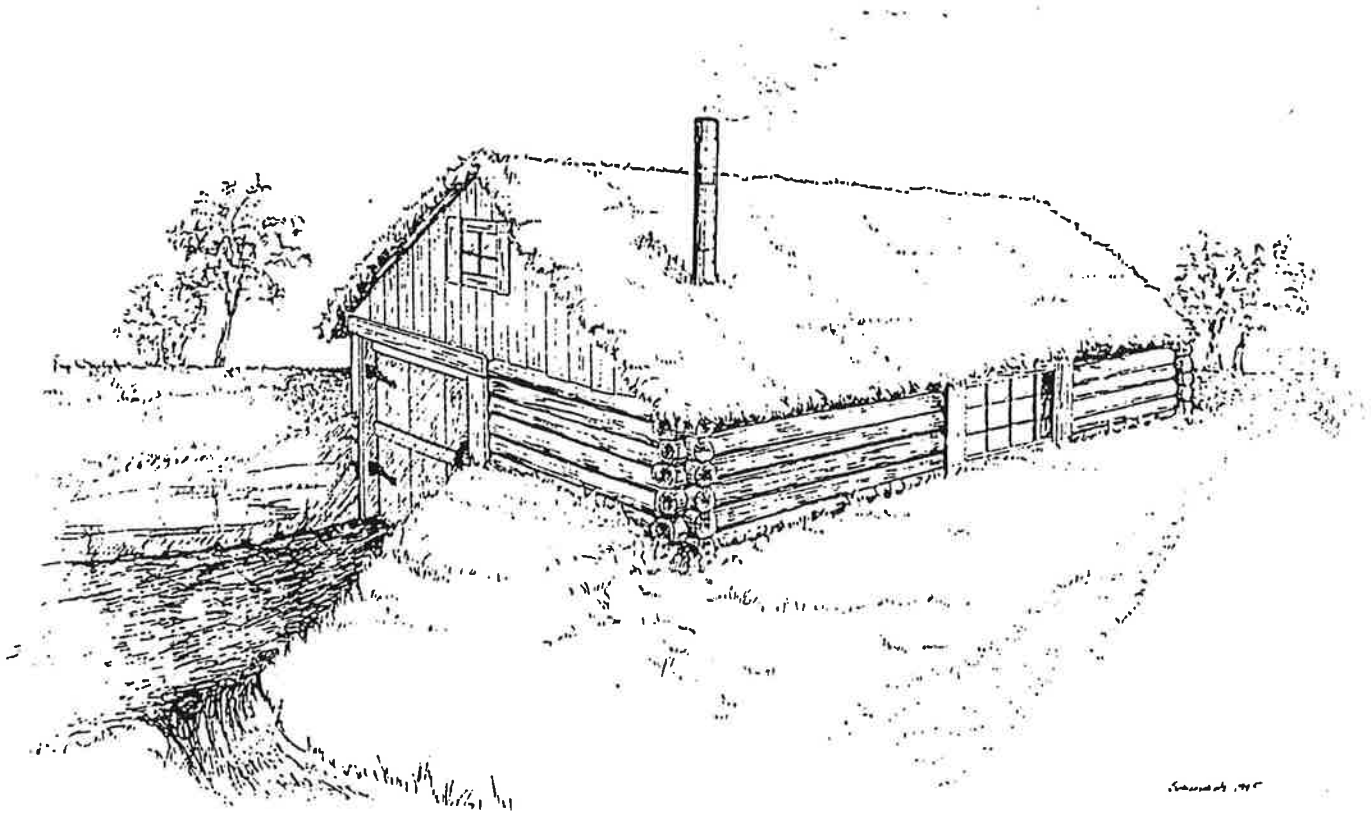


Figure 1. Artist's reconstruction of the Gibbs Farm Dugout (21RA26) as it may have appeared during its occupation by Heman and Jane Gibbs between 1849-1854.

NATURAL PRAIRIE

BARK LODGE

PARKING

NEW DAKOTA GARDEN SITE

NEW INTERPRETIVE CENTER

DAKOTA TOTTI

EXISTING GARDENS

NEW BIONEER GARDEN SITE

PARKING

SOD HOUSE

UNIVERSITY OF MINNESOTA

NEW SHED

WHITE BARN

SCHOOL HOUSE

RED BARN

COURT YARD

CLEVELAND AVENUE

HORN SHED

HOUSE

PASTURE

HERITAGE ORCHARD



NORTH

LARPENTEUR AVENUE

ELLERBE BECKET





## **An outline of the suggested procedures and materials to be used for creating a prairie and savanna landscape on approximately one acre at the Gibbs Farm in St. Paul**

### **A. Site Preparation:**

1. The project area will be mowed during June or July of 1999.
2. During September of 1999 apply Roundup® Ultra herbicide as per manufacturers directions. Allow a minimum of 7 days before disturbing the vegetation with other procedures.
3. Implement a controlled burn using appropriate procedures, equipment and permits.
4. Selected trees, mostly boxelder, shall be cut and removed from the site. Stumps shall either be chemically treated or ground out. Most of this work will be done in November of 1999.
5. Transplant 8 pine trees and 3 Tamaracks during May of 2000.
6. Respray with Roundup® herbicide if regrowth of vegetation occurs and when it reaches approximately 10" to 12" in height.
7. Disk or till the soil to a depth of 4".
8. Respray with Roundup® herbicide if regrowth of vegetation occurs and when it reaches approximately 10" to 12" in height. This will probably occur during June of 2000.
9. Disk or till the soil to a depth of 4"
10. Harrow or rake the soil to create a firm, smooth seed bed.

### **B. Seed and Seeding:**

1. Seeding dates shall be in the spring or summer before July 30 or in the fall between September 20 and freeze-up.
2. All seed shall be applied by broadcasting.
3. The seed mix shall consist of the following species and amounts.

**F. Management:**

1. During the first growing season the project area may need to be mowed to control annual weed development. If a closed canopy of weed cover develops at a height of 18 to 20 inches or more, it should be mowed. Cutting height shall be 4" to 6 inches. Mowings done by PRI will be billed separately.
2. In years following the first growing season, management services could include burning, spot spraying, cutting or tree removal. These services should be contracted separately from the installation contract.

**G. Costs:**

See Chart on the last page for pricing.

**H. Guarantee:**

On projects installed by PRI crews within the specified dates, we will guarantee successful establishment within three growing seasons. If this does not occur, replanting will be done without charge unless the failure can be attributed to the actions of others.

This outline provides a step-by-step procedure for accomplishing the restoration of this site. While it can serve as a plan for use without further PRI input, PRI can not guarantee the results if PRI materials and PRI installation services are not used on the project.

**I. Notes:**

1. The two year management plan will get the project off to a good start and should include at least one burn.

**Grass mixes**

**lbs./project area**

**Short dry mix:**

Includes 36% Side oats grama, 20% Blue grama, 42.5% Little bluestem by PLS wt., 1% June grass, and 0.5% Prairie dropseed by bulk wt. .... 10

**Mixed height mesic mix:**

Includes 35% Big bluestem, 7.5% Side oats grama, 4% Canada wild rye, 3.25% Switch grass, 25% Little bluestem, 25% Indian grass by PLS wt., and 0.25% Prairie dropseed by bulk wt. .... 10

**Individual Wildflower Species**

**oz./project area**

Yarrow ( <i>Achillea millefolium</i> ).....	1
Giant hyssop ( <i>Agastache foeniculum</i> ) .....	3
Leadplant ( <i>Amorpha canescens</i> ) .....	4
Butterfly weed ( <i>Asclepias tuberosa</i> ) .....	6
Heath aster ( <i>Aster ericoides</i> ) .....	1
Azure aster ( <i>Aster oolentangiensis</i> ).....	2
Stiff tickseed ( <i>Coreopsis palmata</i> ).....	1
Canada tick-trefoil ( <i>Desmodium canadense</i> ).....	1
Stiff sunflower ( <i>Helianthus rigidus</i> ).....	1
Common ox-eye ( <i>Heliopsis helianthoides</i> ) .....	2
Bush clover ( <i>Lespedeza capitata</i> ).....	1
Rough blazing star ( <i>Liatris aspera</i> ).....	5
Tall blazing star ( <i>Liatris pycnostachya</i> ) .....	2
Wild bergamot ( <i>Monarda fistulosa</i> ) .....	1
White prairie clover ( <i>Petalostemum candidum</i> ) .....	3
Purple prairie clover ( <i>Petalostemum purpureum</i> ) .....	8
Yellow coneflower ( <i>Ratbida pinnata</i> ).....	2
Black-eyed susan ( <i>Rudbeckia hirta</i> ).....	8
Gray goldenrod ( <i>Solidago nemoralis</i> ) .....	2
Stiff goldenrod ( <i>Solidago rigida</i> ) .....	1
Showy goldenrod ( <i>Solidago speciosa</i> ) .....	1
Hoary vervain ( <i>Verbena stricta</i> ).....	4
Culvers root ( <i>Veronicastrum virginicum</i> ).....	1
Golden alexanders ( <i>Zizia aurea</i> ) .....	3

**C. Plants and Planting:**

1. Immediately following the seeding, the planting will be further diversified with seedlings. These will be planted individually in appropriate micro-habitats throughout, or in the designated areas of the project. The species used will consist primarily of species other than those previously seeded.
2. From the following list of 32, a minimum of 20, species will be used.
3. Plant a total of 3,500.

## Wildflowers

Prairie onion (*Allium stellatum*)  
Pussytoes (*Antennaria neglecta*)  
Columbine (*Aquilegia canadensis*)  
Whorled milkweed (*Asclepias verticillata*)  
Blue-wood aster (*Aster cordifolius*)  
Heath aster (*Aster ericoides*)  
Smooth aster (*Aster laevis*)  
Azure aster (*Aster oolentangiensis*)  
Arrow-leaved aster (*Aster urophyllus*)  
Harebell (*Campanula rotundifolia*)  
Stiff tickseed (*Coreopsis palmata*)  
Prairie larkspur (*Delphinium virescens*)  
Northern bedstraw (*Galium boreale*)  
Yellowish gentian (*Gentiana alba*)  
Wild geranium (*Geranium maculatum*)  
Prairie smoke (*Geum triflorum*)  
Long-leaved bluets (*Hedyotis longifolia*)  
Alum-root (*Heuchera richardsonii*)  
Rough blazing star (*Liatris aspera*)  
Meadow blazing star (*Liatris ligulistylis*)  
Pale lobelia (*Lobelia spicata*)  
Prairie phlox (*Phlox pilosa*)  
Prairie cinquefoil (*Potentilla arguta*)  
Mountain mint (*Pycnanthemum virginianum*)  
Prairie rose (*Rosa arkansana*)  
Bloodroot (*Sanguinaria canadensis*)  
Balsam ragwort (*Senecio paupercaulis*)  
Blue-eyed grass (*Sisyrinchium campestre*)  
Culver's root (*Veronicastrum virginicum*)  
Prairie violet (*Viola pedatifida*)  
Yellow violet (*Viola pubescens*)

## Grasses

Prairie dropseed (*Sporobolus heterolepis*)

### D. Mulching:

1. Mulching of all areas sloped greater than 3 to 1 should be done using clean straw at 1.5 tons per acre.

### E. Adding New Trees and Shrubs:

1. A plan for new plantings will need to be prepared. This could range from \$5,000.00 to \$25,000.00 depending on available funds and could be treated as a separate contract.

## **F. Management:**

1. During the first growing season the project area may need to be mowed to control annual weed development. If a closed canopy of weed cover develops at a height of 18 to 20 inches or more, it should be mowed. Cutting height shall be 4" to 6 inches. Mowings done by PRI will be billed separately.
2. In years following the first growing season, management services could include burning, spot spraying, cutting or tree removal. These services should be contracted separately from the installation contract.

## **G. Costs:**

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This outline provides a step-by-step procedure for accomplishing the restoration of this site. While it can serve as a plan for use without further PRI input, PRI can not guarantee the results if PRI materials and PRI installation services are not used on the project.

## **I. Notes:**

1. The two year management plan will get the project off to a good start and should include at least one burn.

June 17, 1999

Priscilla Farnham  
Ramsey County Historical Society  
323 Landmark Center  
75 w. 5<sup>th</sup> St.  
St. Paul, MN 55102

Gibbs Farm Sod House

### Proposal For Construction

#### 1. Exterior Walls

Walls to be 8" thick concrete reinforced with #3 rebar. Walls above grade to be simulated logs formed with colored shotcrete over wire lath. Textures to be similar to tamarack logs. Interior walls below grade to be simulated soil bank made from colored shotcrete. All walls to be set on 42" frost footings.

#### 2. Roof

Roof to be poured in place concrete 4" thick, reinforced with #3 rebar, 12" o.c. each way. Top of roof to be bordered with 4" by 4" colored concrete curb to allow for installation of soil and seed. Interior of roof to be textured and colored concrete to simulate rough sawn cedar boards. Structural steel and support members to be wrapped with simulated log timbers.

#### 3. Floor

Floor to be 6" thick colored concrete reinforced with #3 rebar. Concrete to be stamped with wood plank texture.

#### 4. Retaining Walls

Walls off front corners of structure to be 8" thick, set on frost footings. Color and textures to be simulated logs matching exterior walls.

#### 5. Entry Door and Windows

Doors and windows to be constructed of rough sawn boards. Two 18" x 18" windows located in the walls on the east and west side of the structure. Two 12" x 12" windows located in the gable ends of the roof. Door to be 42" wide by 6' tall.

#### 6. Electrical

Four 110 v outlets located along each interior wall. (One interior light from the ceiling controlled by a switch at the door.)

*Size dependent upon  
soil requirements  
P.H.*

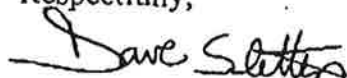
*P.H.*

7. All architectural drawings, engineering approval, permits and excavation included in costs.

Total Installed Cost - \$87,895.00

Thank you for your consideration. I look forward to moving ahead on this project.

Respectfully,



Dave Slatten  
Custom Rock

