

NOTICE

**TO: Planning Commission
Hollywood Court residents**

FROM: Susan Hoyt, City Administrator

**Workshop at 5:30 pm Wednesday, April
12 at Harvest States has been
CANCELLED. Status is now "on hold".**

*See Council Agenda 4/12/00 for staff
report on workshop.*

City of Falcon Heights
City Council and Planning Commission Workshop
Harvest States 1667 Snelling Avenue North

12 April 2000
5:30 PM

*mtg
Cancelled*

AGENDA

1. Brief tour
2. Call to order: Mayor Sue Gehrz, Councilmembers John Hustad,
Laura Kuettel, Peter Lindstrom, Richard Talbot

Commissioners Ken Salzberg, Barb Heideman, Toni
Middleton, Irene Struck, Melissa Maher, Tom Brace,
Wayne Groff
3. Brief introduction of why we are here and zoning of property (Susan Hoyt)
4. Presentation of the concept for the property (Henry Hyatt)
5. Comments from planning consultant on proposal (John Shardlow)
6. Questions from commissioners and councilmembers
7. Questions from the public
8. Discussion on next steps
9. Adjourn (no later than 7:30 PM)

Council/Planning
Workshop: 1
Date: 4/12/00

ITEM: A brief tour of the Harvest States building and the presentation of a preliminary concept from a potential developer of the site

SUBMITTED BY: Susan Hoyt, City Administrator

REVIEWED BY: Heather Worthington, soon-to-be city administrator
Terry Maurer, City Engineer
John Shardlow, Planner, DSU
Greg Schmidt, Building Official
Roger Knutson, City Attorney

EXPLANATION/DESCRIPTION:

Summary and action requested. The council and planning commission are being invited to get a brief tour of the Harvest States Office Building and to hear a presentation on a preliminary concept for residential use of the existing building for 85 units including a fourth story and underground parking, the parking garage for 30 units and parking and for 34 to 36 townhomes from the developer, Developers Design Corporaton. The staff and consultants met with the developers and their architect in late March to review the plan. This is an opportunity for the council, commissioners and the public to learn about this proposal and ask questions.

Goal 2: To maintain the unique characteristics and the tax base of the city's neighborhoods.

Related information.

- The property is located in the B-3 zone, the Community Business District. The zone allows for residential use as a planned unit development (PUD) under a conditional use permit. This essentially means that residential use is not considered inconsistent with the district, but must get a PUD zoning change.
- The proposed residential use would require a minor amendment to the city's comprehensive plan.
- The current site plan requires working out an agreement with the city and the Minnesota Department of Transportation to allow parking on the end of the service drive.

- The city engineer is gathering information on a stormsewer easement and storm drainage on the site.
- Harvest States, formerly the Farmer's Grain Exchange, was built in Falcon Heights on the southwest corner of Snelling and Larpenteur Avenues in 1946.
- Harvest States operated at this location until approximately November, 1998 when it began to move its major operations to the Cenex in Inver Grove Heights after the two companies merged.
- Although the number of employees at the Harvest States site varied over the years, it had as many as 435 at one time.
- The Harvest States property has been on the market for over a year.
- The city received inquiries about the property from a number of interested parties, some commercial, and several from not for profit entities especially schools. Schools have not been a permitted or conditional use in a B-3 zone in the city.
- The property is on a key corner in the city and represents a significant tax base to the community.
- A preliminary analysis of the potential property tax impact by Ehlers finds:

151 condos and townhomes at \$150,000	pays \$42,195 of city taxes
Office commercial at current value	pays \$15,629 of city taxes

Process

- If the developer proceeds with this proposal he will be requesting a PUD on this corner, which requires a zoning change. The city has 120 days to process this application after it is deemed to be complete.
- The minor comprehensive plan amendment and the zoning change require a public hearing before the planning commission followed by action by the city council.
- The developer and the city would typically host informational meetings on the proposal prior to the formal public hearing at the planning commission.
- The developer pays the city expenses for processing this application.

ATTACHMENTS:

- 1 Summary of proposal
- 2 Proposed site plan
- 3 Developer's summary
- 4 PUD ordinance (adopted in 1999)

ACTION REQUESTED:

Brief Introduction by the city administrator

Presentation by the developer and his associates

Comments from consultants

Questions from councilmembers and planning commissioners

Questions and comments from the public

The developer is looking for some general direction on the proposal

Preliminary Concept for the Harvest States Building for Residential Use

prepared by city as of 4/4/00

This is a concept only at this time...

Developer: Developers Design Corporation

Site area: 6.356 acre site

Total housing units proposed: 151 market rate condominium and townhome units

Unit breakdown: Main building -

73 units condominiums in existing building

12 units in add- on fourth floor

85 total units

(very preliminary estimated cost \$140,000 for 900 square foot unit in this building)

30 condominiums in garage building

34 to 36 townhomes

Parking: 355 to 362 total spaces

64 spaces under main building

96 spaces remaining in garage

58 to 59 spaces uncovered on site

68 to 72 spaces with townhomes

Access: Major access off of Larpenteur Avenue similar to current access point

Landscaping: Proposed landscaping on site in a center courtyard and around residential units

Building removal: All other outbuildings and the skyway are proposed for removal.

March 15, 2000
 J. Buxell Architecture, Ltd.
 Harvest States Project - Cont'd.

Unit Count

	1 st Flr	2 nd Flr	3 rd Flr	4 th Flr	Total
Main Building "A"	22	23	24	4	73
Add-on - 4 th Floor				12	12
Total					85
Garage Building "B"	4	16	19		30
Total					115

Total Units - By Unit Type

		Plan 1	Plan 2
Condominium - Bldg A	85	-	-
Condominium - Bldg B	30	-	-
Townhouse - On-grade		-0-	31
Townhouse - Tuck-under		34	5
Total		149	151

Parking Units

		Plan 1	Plan 2
Main Building "A"	64		
Garage	96		
Uncovered		59	58
Townhouse			
Interior		68	72
Exterior		68	72
Total		355	362

PLANNING AND DEVELOPMENT 9-16.01-9-16.10

PART 16. PLANNED UNIT DEVELOPMENT (PUD).

9-16.01 Purpose

The Planned Unit Development district is intended to permit flexibility of site design, the conservation of land and open space through clustering of buildings and activities, and an incentive to developers to plan creatively by providing density bonuses. This flexibility can be achieved by allowing deviations from standards including 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 Required Use

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. Comprehensive Plan/Ordinance Consistency. A PUD 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 2. 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 3. 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 4. 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 5. Urban Development and Availability of Public Serv. 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.

9-16.04 Permitted Uses and Standards

The permitted uses, standards, and development plan shall be set forth in the ordinance rezoning the property to PUD.

9-16.05 Procedure for Processing a Planned Unit Development

Subdivision 1. Approval Process. Planned Unit Developments may be permitted in the legislative discretion of the City Council. The application and hearing process for Planned Unit Developments will be as required for other zoning ordinance amendments.

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. Application. An applicant shall submit a completed application form furnished by the City, together with the following information:

- 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. 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:

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.

9-16.06 Coordination with Subdivision Approval

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 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.

9-16.09 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.

9-16.10 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 a PUD amendment. The amendment process for Planned Unit Developments shall be the same as that for all other amendments to the Zoning Code. (See

→ 9-15.05)

*faxed to RK
JM
J. Shudlow
4-5-00*

**City of Falcon Heights
Joint
City Council and Planning Commission Workshop**

- DATE:** Wednesday, 12 April 2000
- TIME:** 5:30 PM (no later than 7:30 PM)
- LOCATION:** Harvest States Building
(enter at the lobby)
1667 Snelling Avenue North
- PURPOSE:** To get a short tour of the building
and to hear a presentation on a preliminary concept for
the site from a developer who is considering market rate
condominiums and townhomes on the 6.345 acre site
reusing the existing building and garage and
constructing new townhome units.

For more information call Susan Hoyt, 651-644-5050

Copies to Hollywood Court residents.

Residents, if you can't make this meeting, please call 651-644-5050 and the information that will be provided at the meeting will be mailed to you.

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