

***City of Falcon Heights***  
**Planning Commission**  
**City Hall**  
**2077 W. Larpenteur Avenue**

**Tuesday, May 23, 2006**  
**7:00 p.m.**

**A G E N D A**

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: DeLeo\_\_\_ Lukermann\_\_\_ Lageson\_\_\_  
Mercer-Taylor\_\_\_ Rodich\_\_\_ Ryan\_\_\_  
Tracy\_\_\_ Council Liaison Kuettel\_\_\_  
City Administrator Worthington\_\_\_ Staff Liaison Jones\_\_\_  
City Attorney\_\_\_
- C. APPROVAL OF MINUTES: February 28, 2006
- D. PUBLIC HEARING: Fence variance at 1729 Snelling Avenue North
- E. AGENDA
1. Discussion of variance application for 1729 Snelling and recommendation to City Council
- F. INFORMATION AND ANNOUNCEMENTS
- G. ADJOURN

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CITY OF  
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Falcon Heights, MN 55113-5594

email: mail@ci.falcon-heights.mn.us  
website: www.ci.falcon-heights.mn.us

Phone - (651) 792-7600  
Fax - (651) 792-7610

**MEMORANDUM**

**To:** Members of the Planning Commission  
**CC:** Greg Hoag, Acting City Administrator;  
Laura Kuettel, Council Liaison  
**From:** Deb Jones, Staff Liaison *DJ*  
**Subject:** **Planning Commission Meeting on May 23, 2006**  
**Date:** May 19, 2006

The principle agenda item this month is a request for a variance in fence height at 1729 Snelling. This is the property immediately north of Warner Stellan's parking lot. They want to build an over-height fence along their south property line. Details of the case are in the documents provided.

Because a vote will be required, it is important that we have a quorum. Please notify Staff if you cannot attend.

We still have not received the recodification draft. It is expected in the next 2 weeks, so it will be on your June agenda.

A complete packet of all the drive-through study materials from the first two meetings is enclosed with this packet. We are aware that some of you already have some of these documents. You are each getting a complete set to make certain everyone has a complete packet. Please retain this material for discussion in June. You will receive the documents from Meeting #3 after June 8. Please try to attend that one; it should already be on your calendar.

See you Tuesday evening!



## MEMORANDUM

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**CC:** Greg Hoag, Acting City Administrator;  
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See you Tuesday evening!

**City of Falcon Heights  
Planning Commission Minutes  
February 28, 2006**

**PRESENT:** Commissioners DeLeo, Mercer-Taylor, Rodich, Ryan, Tracy. Also present were Council Member Kuettel, City Administrator Heather Worthington and Staff Liaison Deb Jones.

**ABSENT:** Lageson, Lukermann

The meeting was called to order by Commissioner Ryan, Commission Chair, at 7:01 p.m. The minutes of the January 24, 2006, meeting were approved with one minor correction.

**ORIENTATION: CITY MORATORIUM ON DRIVE-THROUGH BUSINESSES:**

City Administrator Worthington reviewed for the Commission the process Staff is developing at the request of the Council for a study of all issues related to drive-through businesses in Falcon Heights. The study is prompted by a moratorium on new drive-through operations passed by the City Council on February 8. The Council has requested that the study be completed within six months, although the moratorium has been approved for up to one year.

The study has two purposes: First, to clarify the City's interest in addressing the development impacts of sites with drive-through facilities, and, second, to establish standards and criteria for the design of sites with drive-through facilities, integrating operational elements, site design, building design, with a focus on assisting this issue in making a positive contribution to the surrounding context and pedestrian streetscape.

The study will consider four different areas: traffic (access, egress and pedestrian safety), quality of life issues (noise, compatibility with residential uses, glare from car lights, litter, etc.), and lot coverage/drainage. Finally, it will include a survey of requirements and regulations in other cities.

The study will be conducted by the City's planning consultant, Dan Cornejo. The public (residents, business owners and non-resident property owners) will be invited to participate by attending a series of three community workshop meetings to be held April 13, May 11, and June 8. The series will begin with discussion of issues, concerns and observations brought forward by participants and will work toward the formulation of policy recommendations. Mr. Cornejo will present his report and recommendations to the City Council at their July 12 meeting. Staff also recommends hiring a third-party mediator to facilitate the meetings in order to free staff to gather information as neutral observers. The total cost is expected to be about \$10,000.

At the request of several Commissioners, Ms. Worthington gave additional details on the cost breakdown of the study. In response to a question from Commissioner Ryan, she said that the final product of the study will be a report put together by Mr. Cornejo, which will include any engineering studies that are done. In response to a question from Commissioner DeLeo, she said that a draft the Planning Commission will review a draft of the report at the June meeting.

Mr. DeLeo asked who will participate in the study. Ms. Worthington said that business owners, residents and non-resident property owners will all be invited, that it will be an open, voluntary process, and that people won't be required to attend all three meetings. Mr. Ryan asked how the meetings will be publicized. Ms. Worthington said there will be one mailing to the whole city with follow-up reminders in the flyers. In response to a comment from Council Member Kuettel, Ms. Worthington said that a map would be included to identify the properties that are affected.

Commissioner Mercer-Taylor asked if the City has a facilitator. Ms. Worthington said that staff will be contacting a facilitator the City has used before, a person on the staff of the Conflict Resolution Center at Hamline University, who comes highly recommended. This would allow staff to remain neutral observers.

**INFORMATION AND ANNOUNCEMENTS:**

Staff Liaison Jones reminded the Commissioners of upcoming training opportunities. Details were previously distributed to Commissioners in a memo.

Ms. Jones also gave Commissioners a brief update on the group of interns working with the City on the Active Living project. The project will be ready for presentation in a few months. Falcon Heights is very fortunate to have these students working with the City.

Ms. Jones announced that a variance application was accepted by the City for the February Planning Commission meeting, but that it had been voluntarily withdrawn. Therefore, there would not be a public hearing this evening. Unfortunately, the legal notice of the hearing was printed in error after the application was withdrawn. Ms. Jones apologized for any inconvenience this may have caused.

**ADJOURNMENT:** The meeting was adjourned at 7:18 p.m.

Respectfully submitted,

Deborah Jones, Staff Liaison

**ITEM:** Variance request for 2 feet additional height for a privacy fence at 1729 Snelling

**SUBMITTED BY:** Tim and Geri Thomas, owners

**REVIEWED BY:** Deborah Jones, Zoning and Planning Coordinator

**EXPLANATION:**

**Summary:**

1729 Snelling Avenue (PIN# 162923440064) is an R-1 property located on the west side of the west Snelling Avenue service drive, north of and immediately adjacent to the Warner Stellan shopping center, which is zoned B-3. There is an existing chain link fence, approximately three feet high, on the south boundary of the property adjacent to the Warner Stellan parking lot.

The applicants wish to replace the existing chain link fence with an 8 foot privacy fence, running from a point even with the front wall of the house to the rear lot line. Six feet from grade is the maximum allowed for a rear and side yard fence by city ordinance (9-2.06, subdivision 1.f.4); therefore, a variance of two feet would be needed.

The applicants give the following reasons for their request:

- *Privacy:* The present fence and landscaping provide almost no visual screening between the applicants' yard and the business parking lot
- *Barrier from debris:* A substantial amount of trash blows into the yard at 1729 Snelling from the adjacent parking lot. The problem has grown worse since Warner Stellan pruned back the overgrown trees and shrubbery. The applicant believe the proposed fence would block the debris more effectively.
- *Sound barrier:* A taller, solid fence will provide better absorption of the traffic noise from the shopping center and the Snelling/Larpenteur intersection.
- *Improved aesthetics:* Tree limbs and shrubs growing through the existing fence make it very unattractive and difficult to maintain. The owners want to clear a significant portion of this growth to a more manageable level. The proposed fence would match the 8 foot fence along the west side of the Warner Stellan property, behind the homes on the east side of St. Mary's Street.

**Analysis:**

**a. That the granting of the variance will not be detrimental to the public**

Staff finds that the granting of this variance will not be detrimental to the public.

**b. That the granting of the variance will not substantially diminish or impair property values or improvements in the area.**

Staff finds that the granting of this variance will not substantially diminish or impair property values.

**c. That the granting of the variance is necessary for the preservation and enjoyment of substantial property rights.**

Staff finds that the granting of this variance is necessary for the preservation and enjoyment of substantial property rights.

**d. That the variance will not impair an adequate supply of light and air to adjacent property.**

Staff finds that the variance will not impair an adequate supply of light and air to the adjacent property.

**e. That the variance will not impair the orderly use of the public streets;**

Staff finds that the variance will not impair the orderly use of the public streets.

**f. That the variance will not increase the danger of fire or endanger the public safety;**

Staff finds that the variance will not increase the danger of fire or endanger the public safety.

**g. Whether the shape, topographical condition or other similar characteristic of the tract is such as to distinguish it substantially from all of the other properties in the zoning district of which it is a part, or whether a particular hardship, as distinguished from mere inconvenience to the owner, would result if the strict letter of the Chapter were carried out.**

1729 Snelling is one of a small number of single family residential properties in Falcon Heights that are not only directly adjacent to commercial property but are within 500 feet of the intersection of Snelling and Larpenteur Avenues, one of the most heavily used intersections in the metropolitan area. The proximity of the Snelling/Larpenteur intersection, as well as a busy commercial area, exposes these homes to more traffic, litter, noise and other disadvantages, compared to most homes in the City.



Staff finds that a particular hardship would result if the strict letter of the chapter were carried out. A six-foot fence would alleviate some of the problems cited by the owners, but there would be an obvious and visible disparity between a six-foot fence at 1729 Snelling and the 8 foot fence along the west side of Warner Stellian. Staff considers it reasonable to allow the owners of 1729 Snelling to match the height of their fence to the privacy fence enjoyed by the residents on St. Mary's.

**h. Whether the variance is sought principally to increase financial gain to the owner of the property, and to determine whether a substantial hardship to the owner would result from a denial of the variance.**

Staff finds that no material or financial gain will occur in the granting of this variance. Staff finds that there would be substantial hardship to the owner resulting from denial, but the hardship could be mitigated by building a six-foot fence, as allowed by the letter of the chapter. Nonetheless, Staff considers the applicants' request reasonable in view of the location of the property next to a commercial zone and close to Snelling/Larpentuer, the existence of an abutting over-height fence and the possibility of aesthetic improvement, both to 1729 Larpentuer and the adjoining parking lot.

**i. Whether the conditions which give rise to the application for the variance arose after the adoption of this Chapter of the Code of the City of Falcon Heights or any amendment thereto which placed the tract in a zoning district different from what it was under the Chapter. In the consideration of this item, the City shall make diligent inquiry as to all changes in the property and shall refuse to grant the variance if the problem is one that can be solved through a proper application of a conditional use permit or an amendment of the Zoning code. Financial hardship shall not be a basis for the granting of a variance when the owner purchased the property in reliance on a promise that a variance would be granted, and the City shall dismiss the appeal if it shall appear that the property was purchased on such reliance.**

Not applicable.

**Staff Recommendation:**

Staff recommends approval of the variance for the following reasons:

1. The request is reasonable, give the disadvantages of the location of 1729 Snelling and the existence of the over-height fence on the west side of the adjoining property.
2. The proposed fence will have no negative effect on any neighboring property and will enhance the appearance and value of 1729 Snelling. It may also contribute to the improved appearance of the Warner Stellian property.

**Attachments:**

- Variance application with attached memo from applicants
- Site plan of 1729 Snelling
- Map of the immediate neighborhood of 1729 Snelling
- Legal notice and letter to property owners within 350 feet
- Findings of Fact and Recommendation
- Draft resolution

**Action Requested:**

Recommend approval of Resolution 06-\_\_\_\_ to the City Council, approving the requested variance of 2 feet in the height of a privacy fence for the rear and south side yard of 1729 Snelling Avenue North.



**City of Falcon Heights  
Planning Application**

APR 28 2006

**Action Requested By:**

Name of Property Owner Tim & Geri Thomas

Phone (h) 651 917-3434 (w) \_\_\_\_\_

Address of Property Owner 1729 Snelling Ave N

Name of Applicant (if different) \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

**Property Involved:**

Address 1729 Snelling Ave N

Legal Description \_\_\_\_\_

Property Identification Number (PIN) 162923440064

**Present Use of Property (check one):**

- Single Family Dwelling
- Duplex/Two Family Dwelling
- Multi Family Complex

- Business/Commercial
- Government/Institutional
- Vacant Land

**Action Requested (NON-REFUNDABLE):**

- Variance (\$65.00) 100.00
- Conditional Use Permit (\$165.00)
- Rezoning (\$500.00)

- Lot Split (\$250.00)
- Site Plan Review (\$100.00)
- Other (Please Specify) \_\_\_\_\_

**Brief Summary of Request (applicant may submit letter to Planning Commission with details of request):**

We would like to build an 8 ft privacy fence on the south side of our property adjacent to warmer Shelton parking lot.

**I certify that all statements on this application are true and correct:**

Geri Thomas  
Signature of Property Owner (required)

\_\_\_\_\_  
Signature of Applicant (if applicable)

**Variance petition**  
**1729 Snelling Ave N**  
**Crossroads lot 6**  
**Falcon Heights, MN 55113**

*This is a request for a variance waiver to build an 8 ft privacy fence along our home bordering Warner Stellian Appliance Store parking lot. Below is a bulleted list of issues that will be solved if this request is granted.*

⇒ **Improve Aesthetics:**

- We would like to clear a good portion of the trees and shrubs to a manageable level. There are tree limbs growing through the current fence making it very unattractive. The west side of the Warner Stellian Parking lot has an 8ft fence, thereby building a fence that is equal in size is much more appealing and balanced.

⇒ **Barrier from debris:**

- As you must know patrons of businesses do not always pick up their trash. We had quite a bit of trash that blew into our yard last year but since Warner Stellian trimmed the trees and shrubs back substantially, we now an enormous amount of trash to pick up. An 8ft fence will contain the debris more adequately for the businesses in the area to tend to—instead of blowing into the residential neighbors of the area.

⇒ **Sound barrier:**

- Numerous times through out the day and evening we can't even have a conversation in our own back yard because of the traffic noise from the intersection of Larpenteur and Snelling. A taller fence will provide better sound absorption.

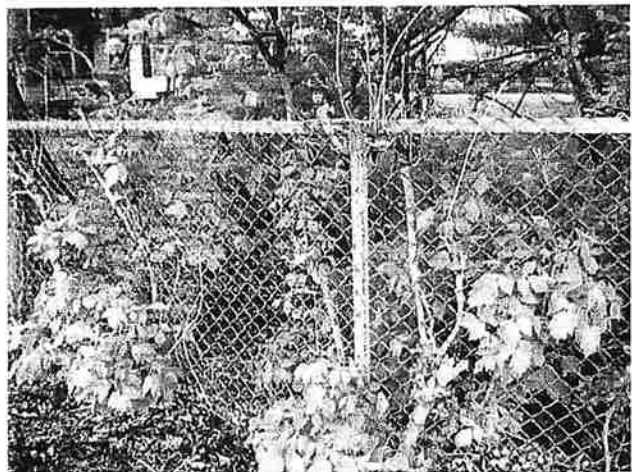
⇒ **Privacy:**

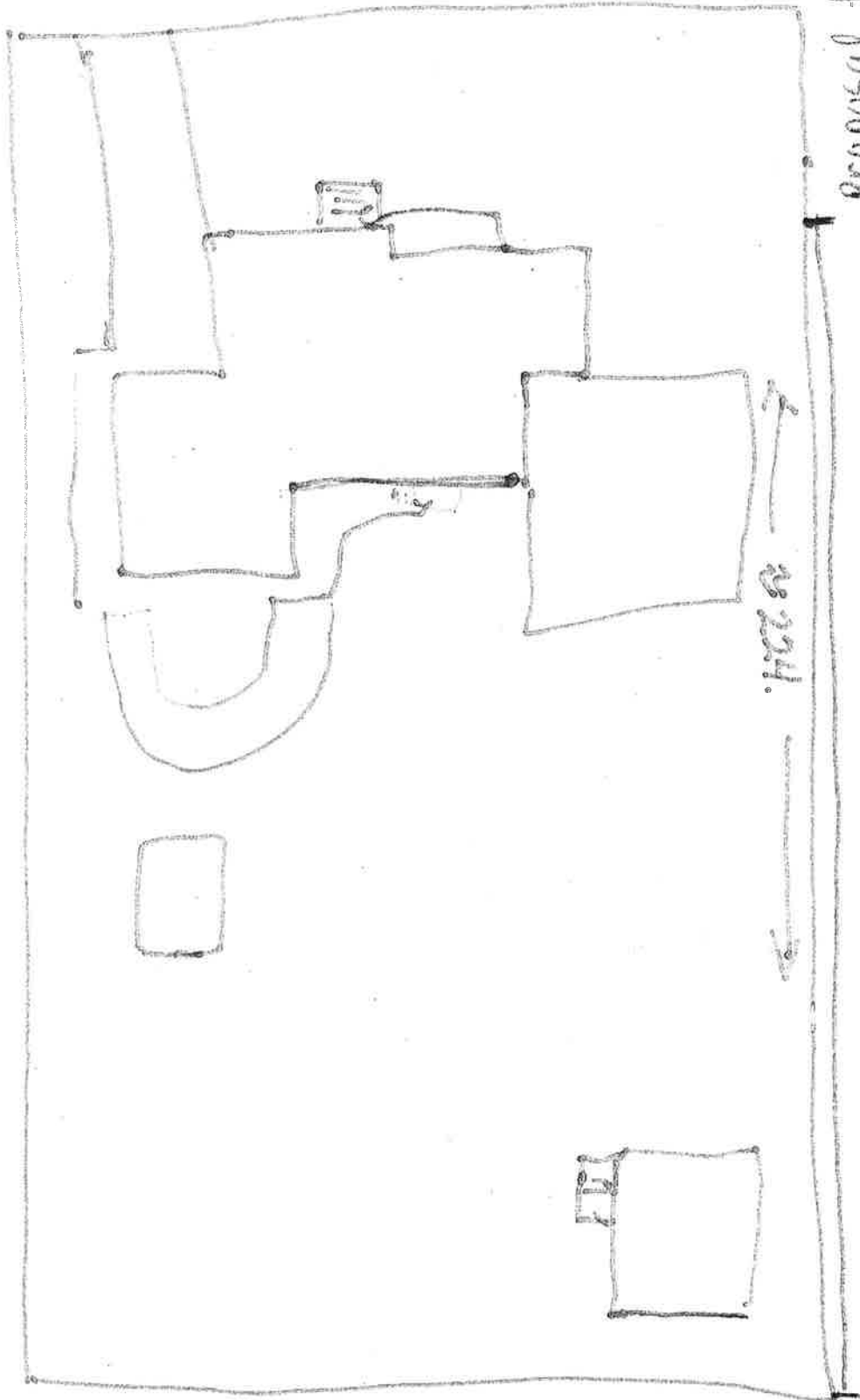
- Allow us to have our backyard and not feel like we are on display for the parking lot of a commercial business. Almost daily people park and sit in their cars in the parking spots along the fence. These spots are angled towards our property. This makes me feel like I'm a drive-in theater that doesn't make any profit.

**Example of the debris**



**Example of the deteriorating fence.**





Proposal for 8 ft  
Privacy Fence  
Approx 110 ft.

Access to driveway and lot

← 97 →

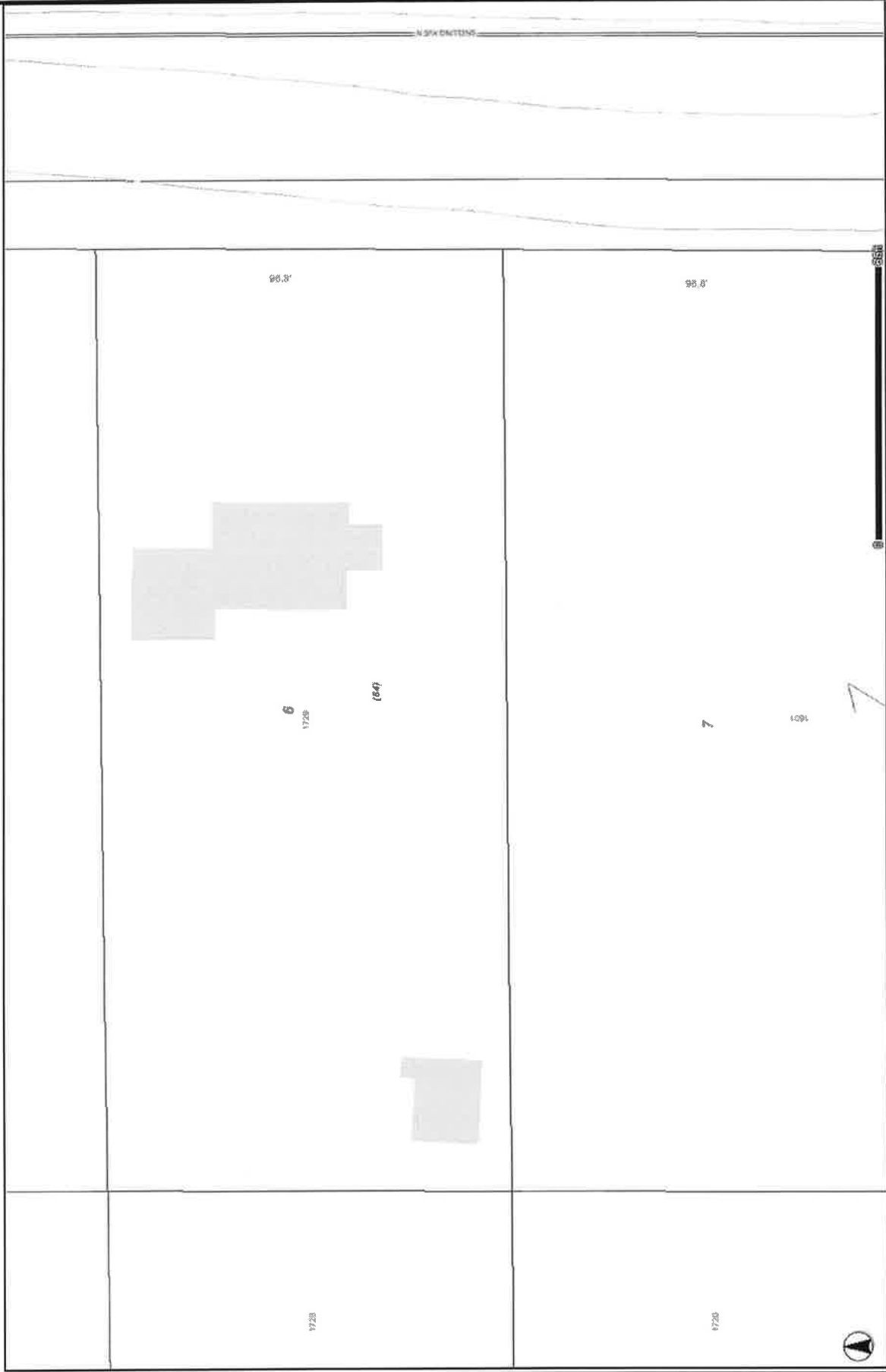
← 110 →

← 110 →

110

# 1729 Snelling Avenue N

## Fence Height Variance Application, 2006



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

SOURCES: Ramsey County (April 6, 2006), The Lawrence Group (April 6, 2006) for County parcel and property records data; April 8, 2003 for color aerial imagery. All other



CITY OF  
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website: [www.ci.falcon-heights.mn.us](http://www.ci.falcon-heights.mn.us)

Phone - (651) 792-7600  
Fax - (651) 792-7610

May 8, 2006

Dear Property Owner:

The owners of 1729 Snelling Avenue North have applied for an 2 foot variance in fence height in order to build an 8 foot privacy fence along the south boundary of the property from a point even with the front of the house to the rear property line. Six feet from grade is the maximum height allowed by city ordinance.

The applicants wish to build the fence to provide screening from the Warner-Stellian shopping center parking lot, their immediate neighbor to the south. The existing fence is chain link, about four feet in height. A fence in excess of 8 feet already stands along the west perimeter of the Warner Stellian property, screening the homes on St. Mary's Street.

A public hearing on this variance will be held by the Falcon Heights Planning Commission on the date stated below.

**Tuesday, May 23, 2006**  
**7:00 p.m.**  
**City Hall Council Chambers**

A copy of the published legal notice is enclosed. You are invited to attend the hearing to share with the Commission any comments or concerns you may have on this matter. Please call 651-792-7613 if you if you have any questions or wish to have your comments recorded before the meeting. You may also send written comments to me at City Hall or by email to [djones@ci.falcon-heights.mn.us](mailto:djones@ci.falcon-heights.mn.us).

Thank you,

Deborah Jones  
Zoning and Planning Coordinator



# CITY OF FALCON HEIGHTS, MINNESOTA


## PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Falcon Heights Planning Commission will meet on May 23, 2006, at approximately 7:00 p.m. at Falcon Heights City Hall, 2077 Larpenteur Avenue West, Falcon Heights, Minnesota 55113, to consider a variance to construct an eight foot high fence for property located at 1729 Snelling Avenue, Falcon Heights, Minnesota, legally described as:

*Lot 6, The Crossroads, Ramsey County, Minnesota*

All persons who desire to speak on this issue are encouraged to attend and will be given an opportunity to be heard at this meeting. Additional information can be obtained by contacting the City of Falcon Heights at (651) 792-7600.

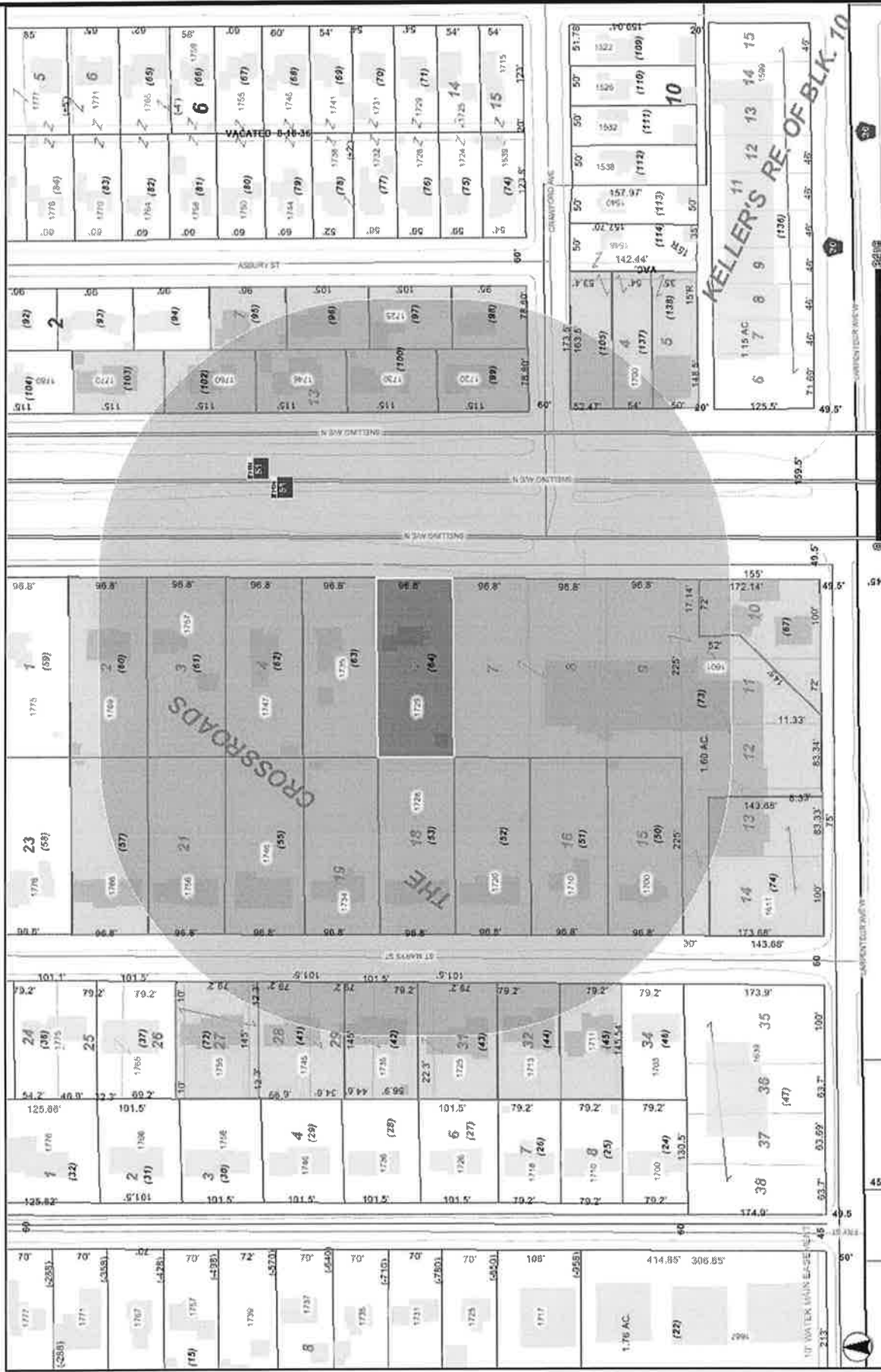
Dated: May 2, 2006.

  
\_\_\_\_\_  
Heather M. Worthington, City Administrator/Clerk  
City of Falcon Heights, Minnesota



# 1729 Snelling - 350 foot buffer

Variance application - 2006



CITY OF FALCON HEIGHTS  
RAMSEY COUNTY, MINNESOTA

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IN RE:

Application of Tim and Geri Thomas,  
1729 Snelling Avenue, for a fence  
height variance.

**FINDINGS OF FACT  
AND RECOMMENDATION**

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On May 23, 2006, the Falcon Heights Planning Commission met at its regularly scheduled meeting to consider the application of Tim and Geri Thomas, 1729 Snelling Avenue, for a variance from the fence height limitations for a single family home in the R-1 Zoning District. The Planning Commission conducted a public hearing on the proposed Variance preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak and now makes the following:

**FINDINGS OF FACT:**

1. The subject property is zoned R-1, One Family Residential District.
2. The subject property is legally described as:

*Lot 6, The Crossroads, Ramsey County, Minnesota*

3. The applicant seeks a variance from Section 9-2.06, subdivision 1.f.4 (Fence Height) of the Falcon Heights Zoning Ordinance which limits fence height to six feet. The applicant wishes to construct an 8-foot high privacy fence.

4. Section 9-15.03 Subd. 4 of Falcon Height's Zoning Ordinance directs the City to make the following findings when considering a request for a variance:

- a) That the granting of the variance will not be detrimental to the public welfare.

*The Planning Commission finds that the granting of this variance will not be detrimental to the public welfare.*

- b) That the granting of the variance will not substantially diminish or impair property values or improvements in the area.

*The Planning Commission finds that the granting of this variance will not substantially diminish or impair property values or improvements in the area.*

- c) That the granting of the variance is necessary for the preservation and enjoyment of substantial property rights.

*The Planning Commission finds that the granting of this variance is necessary for the preservation and enjoyment of substantial property rights.*

- d) That the variance will not impair an adequate supply of light and air to adjacent property.

*The Planning Commission finds that the variance will not impair an adequate supply of light and air to the adjacent properties.*

- e) That the variance will not impair the orderly use of the public streets.

*The Planning Commission finds that the variance will not impair the orderly use of the public streets.*

- f) That the variance will not increase the danger of fire or endanger the public safety.

*The Planning Commission finds that the variance will not increase the danger of fire or endanger the public safety.*

- g) Whether the shape, topographical condition or other similar characteristic of the tract is such as to distinguish it substantially from all of the other properties in the zoning district of which it is a part, or whether a particular hardship, as distinguished from mere inconvenience to the owner, would result if the strict letter of the Chapter were carried out.

*1729 Snelling is one of a small number of single family properties in Falcon Heights that are not only directly adjacent to commercial property, but are within 500 feet of the intersection of Snelling and Larpenteur Avenues, one of the most heavily used intersections in the metropolitan area. The proximity of the Snelling/Larpenteur intersection,*

*as well as a busy commercial area, exposes these homes to more traffic, litter, noise, and other disadvantages, compared to most homes in the City.*

*The Planning Commission finds that a particular hardship would result if the strict letter of the chapter were carried out. A six-foot fence would alleviate some of the problems cited by the owners, but there would be an obvious and visible disparity between a six-foot fence at 1729 Snelling and the 8-foot fence along the west side of Warner Stellan. The Planning Commission considers it reasonable to allow the owners of 1729 Snelling to match the height of their fence to the privacy fence enjoyed by the residents on St. Mary's.*

- h) Whether the variance is sought principally to increase financial gain to the owner of the property, and to determine whether a substantial hardship to the owner would result from a denial of the variance.

*The Planning Commission finds that no material or financial gain will occur in the granting of this variance. The Planning Commission finds that there would be substantial hardship to the owner resulting from denial, but the hardship would be mitigated by building a six-foot fence, as allowed by the letter of the chapter. Nonetheless, the Planning Commission considers the applicants' request reasonable in view of the location of the property, the existence of an abutting over-height fence, and the possibility of aesthetic improvement, both to 1729 Snelling and the adjoining parking lot.*

- i) Whether the conditions which give rise to the application for the variance arose after the adoption of this Chapter of the Code of the City of Falcon Heights or any amendment thereto which placed the tract in a zoning District different from what it was under the Chapter. In the consideration Of this item, the City shall make diligent inquiry as to all changes in the property and shall refuse to grant the variance if the problem is one that can be solved through a proper application of a conditional use permit or an amendment of the Zoning code. Financial hardship shall not be a basis for the granting of a variance when the owner purchased the property in reliance on a promise that a variance would be granted, and the City shall dismiss the appeal if it shall appear that the property was purchased on such reliance.

*Not applicable.*

**RECOMMENDATION**

The Planning Commission recommends that the City Council approve the application by Tim and Geri Thomas for a variance from Section 9-2.06, subdivision 1.f.4 of the Falcon Heights zoning ordinance to construct an 8-foot high privacy fence.

ADOPTED by the Falcon Heights Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2006

**FALCON HEIGHTS PLANNING COMMISSION**

By: \_\_\_\_\_  
Its Chairperson

ATTEST:

\_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

CITY OF FALCON HEIGHTS  
RAMSEY COUNTY, MINNESOTA

RESOLUTION NO. 06-\_\_\_\_\_

**A RESOLUTION RECOMMENDING THE  
APPROVAL OF A VARIANCE REQUEST FOR 2 FEET  
ADDITIONAL HEIGHT FOR A PRIVACY FENCE  
AT 1729 SNELLING AVENUE**

**WHEREAS**, on May 23, 2006 the Planning Commission conducted a public hearing regarding the request of Tim and Geri Thomas for a Variance from Section 9-2.06, subdivision 1.f.4 of the Falcon Heights Zoning Ordinance.

**NOW THEREFORE**, based on the attached Findings of Fact and Recommendation, the Planning Commission recommends that the City Council approve the request of Tim and Geri Thomas for a Variance from Section 9-2.06, subdivision 1.f.4 of the Falcon Heights Zoning Ordinance.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the Planning Commission of the City of Falcon Heights, Minnesota.

CITY OF FALCON HEIGHTS

BY: \_\_\_\_\_  
Planning Commission Chair

ATTEST: \_\_\_\_\_  
Its: \_\_\_\_\_



# City of Falcon Heights

## MEMORANDUM

To: Planning Commission  
From: Deb Jones  
Subject: Drive-Through Study Packet (in progress)  
Date: May 19, 2006

The attached packet includes all of the handouts and other documents related to the first two community meetings in the study of drive-through businesses. Although those of you who attended the meetings already have some of the documents, we have prepared a complete packet for everyone for the sake of simplicity and completeness.

Please keep this packet in preparation for Planning Commission discussion of the policy recommendations after the third meeting on June 8. You will receive the third meeting packet before your June Planning Commission meeting.

If you would prefer to wait and receive these documents after the June 8 meeting, please put your name on the first page and return the packet to me. It will be given back to you when the June 8 material is added.

### **Contents:**

#### *April 13 Community Meeting: Issues and Concerns*

- Agenda
- Citizen input form
- Powerpoint presentation
- Consultant's notes
- Evaluation form

#### *May 11 Community Meeting: Possible Outcomes*

- Agenda
- Citizen input form
- Powerpoint presentation
- Summary of regulations in other cities
- Falcon Heights commercial property maps and data
- Staff transcription of flip chart notes
- (Evaluation form was identical to April 13 meeting and is not included)



# City of Falcon Heights

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- Falcon Heights commercial property maps and data
- Staff transcription of flip chart notes
- (Evaluation form was identical to April 13 meeting and is not included)





Falcon Heights Drive-Through Study  
April 13, 2006

## **Tonight's Agenda**

- What is a moratorium?  
Why do we have one now on drive-through facilities?
- Overview of study purpose and scope
- Community Input Process
- Concerns and Issues Identification
- Additional Data?



# Citizen Input – April 13, 2006

## Falcon Heights Drive-Through Study

What are five things you most want us to know about your concerns and ideas? Please use the back of the page if you need more room to write.

1.

2.

3.

4.

5.

What additional information do you need?

# Drive-through Facilities Zoning Study

April 13 Community Meeting

Falcon Heights, Minnesota



## Tonight's Agenda

- What is a moratorium?  
Why do we have one now on drive-through facilities?
- Overview of study purpose and scope
- Community Input Process
- Concerns and Issues Identification
- Additional Data?



## Moratorium – Roger Knutson, City Attorney

- Current zoning definition and regulations
- Potential B-zoned drive-through sites identified
- Moratorium – Feb. 8 decision by City Council – What does this mean?



## Purpose of Study Dan Cornejo, city planning consultant

- Clarify City's interest in development impacts of sites with drive-through facility
- Establish standards and criteria for design and location of drive-through facilities
- Make recommendations for any needed zoning code revisions or amendments

## Scope of Study

- Gather public input
- Analyze concerns and issues
- Survey regulations in other cities
- Survey and document B-zoned sites
- Prepare recommendations for Planning Commission and City Council action



## Community Involvement Process Residents Working Group

- Meeting 1:  
Concerns and Issues
- Meeting 2: Thursday May 11  
Discussion of data; possible outcomes; formulate policy directions
- Meeting 3: Thursday June 8  
Develop policy recommendations
- City Council Meeting: Wednesday, July 12  
Consider recommendations

## Falcon Heights B-zoned Properties

Falcon Heights Business Zones



## What do you think are the issues?



## Additional data?



## Next Meeting – Thursday, May 11

- Review of the issues and concerns
- Presentation and discussion of drive-through zoning regulations in other cities
- Information on sites in Falcon Heights
- Consider possible outcomes;  
Formulate policy directions

# **Falcon Heights Drive-through Study**

## **April 13 Community Meeting**

### **Issues brought up by meeting attendees**

#### **Noise**

- Noise is a big issue, from cars idling, ordering from the car (patrons' voices and speaker box).

#### **Traffic on-site and in neighborhood**

- We need criteria for safe vehicle access and egress, according to roadway or highway status.
- The stacking of vehicles is important. We need good data on how many cars is safe to stack, especially at rush hour. What will Dino's be like at rush hour?
- Traffic safety is an issue: in/out, traffic on Crawford; need to enforce existing rules and signs; people turn right and left when they leave Dino's now.
- Cars stacking up will back up within the lot, and they will block parking access and egress. Also, cars will likely back up onto neighboring streets and the alley.
- We need data on the projected average wait time for Dino's and for other drive-throughs.
- We need traffic data, and information on traffic enforcement policies.
- There will be an increase in traffic, especially late at night.
- Increase in business traffic on residential streets (with more exposure to crime too).
- Crawford and Snelling is already a dangerous intersection; increased traffic will only make it worse.
- Idling cars will only increase car emissions. This will pollute the neighborhood. Air quality degradation will be a big issue, esp. at Snelling and Larpenteur.

## **Pedestrian Safety**

- What about pedestrian safety on adjacent streets?
- Pedestrians will be less safe in the parking lot (of restaurants with drive-throughs).

## **Trash and Loitering**

- What about loitering, with people milling around the neighborhood?
- Trash and littering will become more of an issue with a drive-through.

## **Hours of Operation**

- We need better control of hours of operation.
- “Hours of operation” is an important aspect of neighborhood compatibility.
- Volume of use will increase after 6:00 pm.

## **Lighting**

- What about lighting levels (in the parking lot)? Will this increase due to the drive-through? Will there be glare into adjacent properties?
- What about glare from headlights (onto adjacent properties)?

## **Property Values**

- Will there be an impact on residential property values? An agent told me that my property value will go down if there is a drive-through.

## **Neighborhood Character and Livability**

- We need to preserve neighborhood and community charm.
- Buffering, with landscaping, is important. We need to ensure that a visual buffer or screen is provided to create a good transition from a drive-through to adjacent residential.
- There will be negative impacts on adjacent residential.

- There will be an increase in the volume of business if a drive-through goes in, and the result will be a decrease in the compatibility of adjacent livability.
- All B-zones are adjacent to residential, so compatibility will always be an issue.
- There must be a balance: how do we know the degree a drive-through changes the business, and the degree it changes the neighborhood?

## **Trust, Communication, and Enforcement**

- What are the guarantees that a developer will actually do what is required? Fear that since we can see that the fence (on the east side of Dino's) is not yet fixed or replaced, as required by the city permit, what can we expect from future developers.
- We need a trusting relationship with developers. We must have good communication between the developer, the City, and adjacent neighbors.
- All drive-throughs should be Conditional Uses, so we can measure applications against approval criteria.
- Why can't we regulate just by variance?
- We need information on the recourse the City has if certain conditions (of approval) are not met by developers. What happens next? What enforcement tools do we have?
- Will a good site plan minimize negative impacts to adjacent properties?
- We need to distinguish between types of drive-in uses, i.e. separate out those that could have negative impacts on adjacent residential uses.
- Drive-in uses should be Conditional Uses rather than Permitted Uses in all zones.
- We should require additional landscaping and buffering.

**Facilitated Discussion  
City of Falcon Heights  
Drive-through Study Input Meetings  
April 13, 2005  
EVALUATION FORM**

1. Did you get the information you need to participate effectively in the discussion?

1    Yes                    2    No

2. If your answer to question 1 was **no**, what information would be helpful?

3. What did you like most about the process?

4. Please make suggestions to improve future meetings.

5. Anything else?

Name: \_\_\_\_\_





Falcon Heights Drive-Through Study  
May 11, 2006

## **Tonight's Agenda**

- Welcome and Introductions;  
Review of ground rules
- Review of study purpose and scope
- Comprehensive Plan and Zoning Code
- Review of concerns and issues (from April 13)
- Drive-through regulations in other cities
- Business zone sites in Falcon Heights
- Considering possible outcomes:  
Formulate policy directions
- Summary; evaluations



# Citizen Input – May 11, 2006

## Falcon Heights Drive-Through Study

What do you see as the best outcomes for each of the following areas of concern?

- Noise (cars, loudspeaker)
  
- Traffic on-site and in neighborhood
  
- Pedestrian safety
  
- Trash and loitering
  
- Hours of operation
  
- Lighting (on-site and from cars)
  
- Property values
  
- Neighborhood character and livability
  
- Trust, communication, relationship, enforcement

Additional Comments?

## Drive-through Facilities Zoning Study

May 11 Community  
Meeting



Falcon Heights, Minnesota



## Tonight's Agenda

- Review of study purpose and scope
- Comp Plan and Zoning Code
- Review of concerns and issues
- Drive-through regulations in other cities
- B-zoned sites in Falcon Heights
- Consider possible outcomes;  
Formulate policy directions



## Purpose of Study

Dan Cornejo, city planning consultant

- City adopted Interim Ordinance on Feb. 8<sup>th</sup>
- Clarify City's interest in development impacts of sites with drive-through facilities
- Establish standards and criteria for design and location of drive-through facilities
- Make recommendations for any needed zoning code revisions or amendments

## Scope of Study

- Gather public input
- Analyze concerns and issues
- Survey regulations in other cities
- Survey and document B-zoned sites
- Prepare recommendations for Planning Commission and City Council action



## Community Involvement Process Residents Working Group

- **Meeting 1:** April 13  
Concerns and Issues
- **Meeting 2: TONIGHT**  
Discussion of data; formulate policy directions
- **Meeting 3:** Thursday June 8  
Develop policy recommendations
- **City Council Meeting:** Wednesday, July 12  
Consider recommendations

## Comprehensive Plan

Guides City elected and appointed officials in all of its decisions relating to:

- Land use and development
- Transportation
- Community facilities
- Public improvements and investments

## Zoning Code

- Acts as an implementation tool of the Comprehensive Plan.
- Divides the city into zones and districts to restrict and regulate the location, construction, reconstruction, alteration, and improvements of land and structures.
- Provides for the compatibility of land uses.

## Review of Concerns and Issues

- Noise (cars, loudspeaker)
- Traffic on-site and in neighborhood
- Pedestrian safety
- Trash and loitering
- Hours of operation
- Lighting (on-site and from cars)
- Property values
- Neighborhood character and livability
- Trust, communication, relationship, enforcement

## Drive-through Regulations in other cities

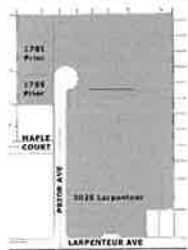
- Permitted? Conditional Use?
- Distance Requirement
- Minimum Lot Size
- Open Space / Landscaping Requirement
- Stacking spaces for cars
- Hours of operation
- Noise regulations
- Lighting regulations



## B-zoned Properties



## Prior Ave. at Larpenteur Ave.



## Lindig St. at Larpenteur Ave.



1750-1790 Larpenteur Ave.



SW corner of Larpenteur and Snelling



NW corner of Larpenteur and Snelling



NE corner of Larpenteur and Snelling



Larpenteur Ave. at Hamline Ave.



Hoyt Ave. at Hamline Ave.



### Possible Outcomes / Policy Directions

- Noise (cars, loudspeaker)
- Traffic on-site and in neighborhood
- Pedestrian safety
- Trash and loitering
- Hours of operation
- Lighting (on-site and from cars)
- Property values
- Neighborhood character and livability
- Trust, communication, relationship, enforcement

### Summary and Evaluations



# Survey of Zoning Regulations for Drive-through Facilities

Falcon Heights Drive-through Study - Cornejo Consulting - May 11, 2006

## Minnesota

	Permitted or Cond.?	Distance Req.	Min. Lot Size	Open Space	Stacking	Hours	Noise	Lighting
<b>Falcon Heights</b>	B-2: Bank (Cond.) B-3: Eating (Permitted) Bank (Cond.) Site Plan Review	driveway 20 ft. from street ROW		25% landscaped	8 cars			
<b>Arden Hills</b>	Special Use Permit in B-2, B-3, B-3; Site Plan Review	400 ft. from school, church, pub. rec. area, residential; 1320 ft. from another drive-through; electronic device 50 ft. from lot line	>24,000 sq. ft.	20 ft. from front lot line; 10 ft. from side lot line; 15 ft. from rear lot line				
<b>Edina</b>	Acc. Use in PCD-2, PCD- 3, PCD-4; Site Plan Review				Financial: 3 cars Car Wash: 25cars Acc. Car Wash: 2 cars All other uses: 4 cars			
<b>Little Canada</b>	Cond. Use Permit in B-2, B-3, B4; Site Plan Review			Not less than 5 ft. from resid. dist.				Hooded
<b>Maplewood</b>	BC Bus. Com'l Dist. SC Shopping Ctr Dist.							
<b>Minneapolis</b>	B4C, B4S, C2, C3S, C4 Site Plan Review		>12000 sq. ft.		Bank Teller 4 cars Restaurant 6 cars			
<b>Minnetonka</b>	B-1-2-3 Bank (Cond.) B-2-3 Eating (Cond.)	100 ft. from resid.			6 cars		PA system not audible from resid.	

<b>No. St. Paul</b>	Cond. Use in B-2, B-3; Site Plan Review	200 ft. from school, church, or pub. rec. area 400 ft. from resid.	>30,000 sq. ft.	10% landscaped	3 cars for banks	Condition of approval	>300 ft. from resid. 65-70 dBA	No glare on adjacent prop.
<b>Oakdale</b>	C-2 Permitted Use					6 am to 11 pm if within 100 ft. of resid.		
<b>Plymouth</b>	Cond. Use in C-2, C-3, C-4; Site Plan Review	300 ft. from resid.		Screen all elements of drive-through	Pharmacy: 5 cars All other: 10 cars	7 am to 10 pm	Not audible from resid.	Screen glare from stacking lights
<b>Red Wing</b>	Cond. Use in B-2, B-2a		>10,000 sq. ft.		Fast Food: 4 cars Banks: 4 cars Car Wash: 4-5 cars All other: 3 cars			No glare on adjacent prop.
<b>Richfield</b>	Cond. Use in C-2, C-3, MU-R, MU-C	20-30 ft. from resid. 150 ft. (window, order station, ext. loudspeaker) from resid.			4 cars		50-60 dBA	
<b>Roseville</b>	Cond. Use in B-1B, B-2, B-3, B-6, PUD, SC							
<b>St. Anthony</b>	Cond. Use in C District							
<b>St. Louis Park</b>	Cond. Use in C-1, C-2, PUD	100 ft. from resid., schools, churches, institutions			6 cars		PA system not audible from resid.	
<b>Saint Paul</b>	Cond. In OS, B1, B2 Perm. In B3, B4, B5	60 ft. from resid. 60 ft. from intersec. To the side or rear		6 ft. buffer ares w. planting and fence				
<b>Wayzata</b>	Cond. Use in C-2 (banks) C-3, C-4 (banks, restaurants)			5 ft. green strip	>180 feet	Limited as necessary	Satisfy Stae regs.	
<b>West St. Paul</b>	Cond. Use in B-2, B-3, B-4	Not in front yard or setback area		Screen headlights	Adequate stacking; provide bypass lane		Not audible bet. 10 pm and 7 am	
<b>White Bear Lake</b>	Cond. Use in B-3			5 ft. landscaped screen				Not visible from public ROW or resid.

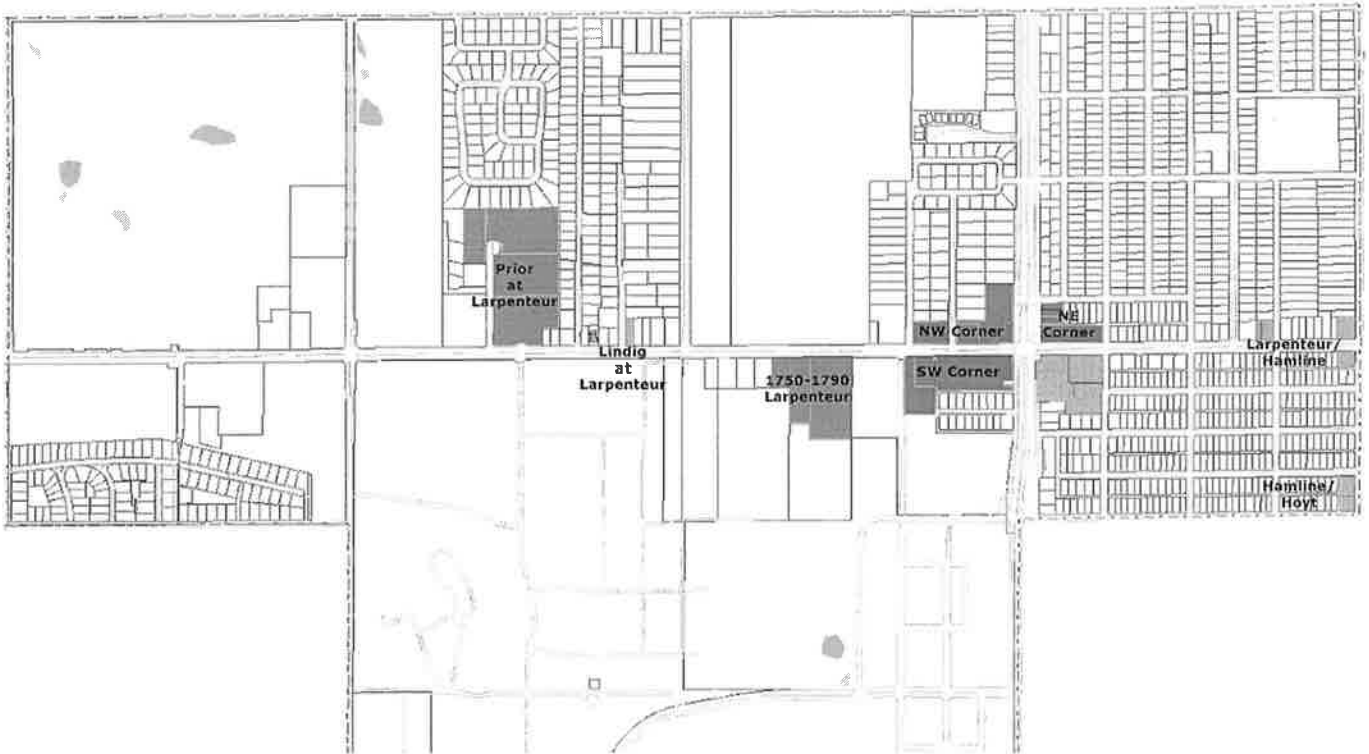


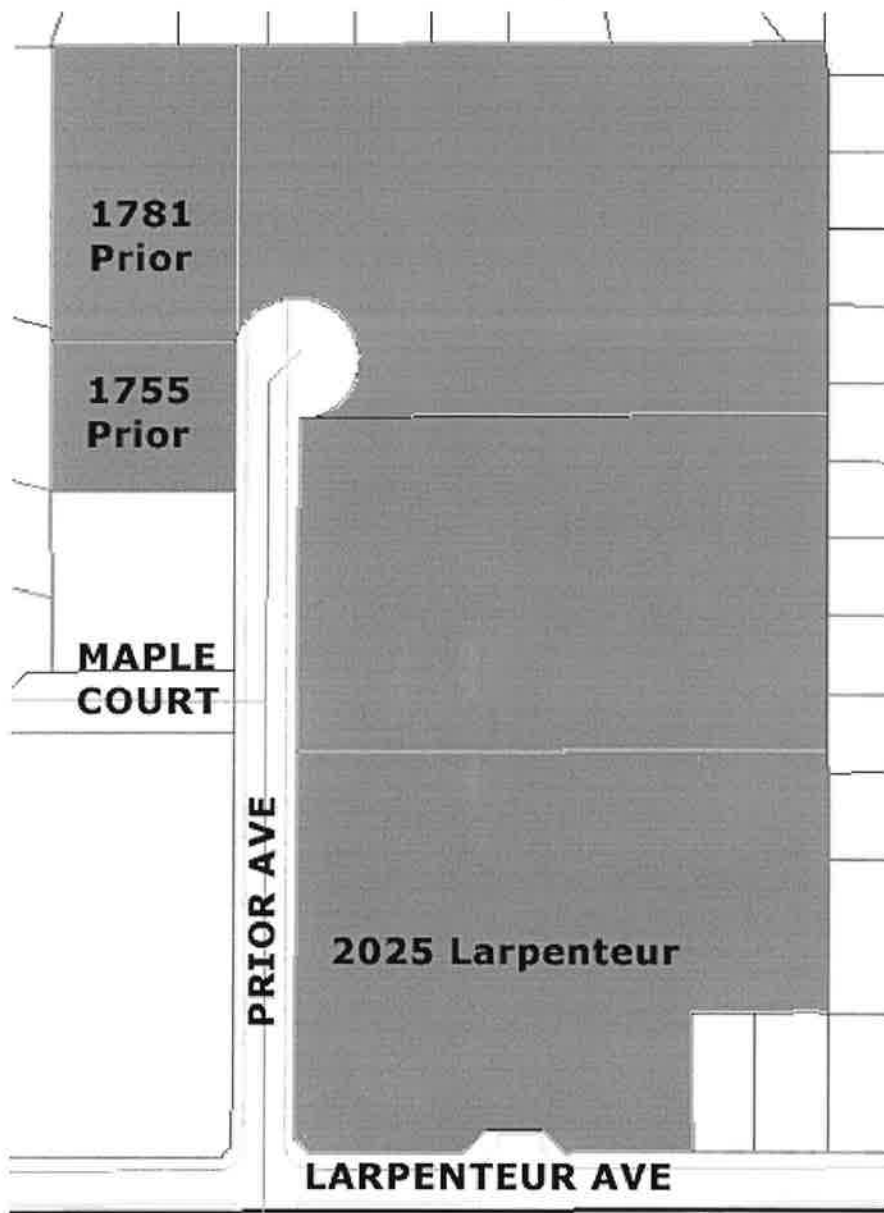
## Outside Minnesota

East Lansing MI	Cond. Use in B-1 (banks, dry cleaners); Cond. Use in B-2 (rest.); Prohibited in B-3	>400 from resid.							Reflected away from adjacent streets and resid.
Evanston IL	Special Use in B-2, C-1, C-2, D-1, D-3, D-4, O-1							<50 dBA	
Geneva IL	Not Available								
Oak Park IL	Permitted in B-1, B-2, C; Special Use in B-3, B-4								
Overland Pk KS	Permitted in CP-2	200 ft. (order box, pick-up window, drive-in stall) from resid.				Adequate car stacking			
Pasadena CA	Cond. Use; Site Plan Review	500 ft. from park, school, another fast food					Req. Hours of Operation Plan		
Sacramento CA	Cond. Use in several zones	>25 ft. from driveway			6 ft. high masonry wall screen from resid.	>180 ft.	7 am -10 pm		
Santa Monica CA	Cond. Use in C-4; Architectural Review		10,000 sq. ft.			6 cars	7 am -10 pm	30 ft. from resid.; <50 dBA	Not create a nuisance for adjacent resid.
Shaker Hts IL	Not Available								
Wheaton IL	Special Use in C-2, C-3, C-4; Site Plan and Architectural Review							<55 dBA	
Whitfish Bay WI	Cond. Use in Silver Spring Drive Business District, and only if less than half of sales are from drive-through operations; Site Plan and Architectural Review								



## Survey of Falcon Heights Business Parcels (B-1, B-2, and B-3)





**2025 Larpenteur (B2)**

PIN#: 162923340080,  
 162923340078,  
 162923340094  
 Width: 515 ft.  
 Depth: 1317 ft.  
 Area: 548,357 sq. ft.

**1755 Prior (B2)**

PIN# 162923330021  
 Width: 145 ft.  
 Depth: 177 ft.  
 Area: 25,665 sq. ft.

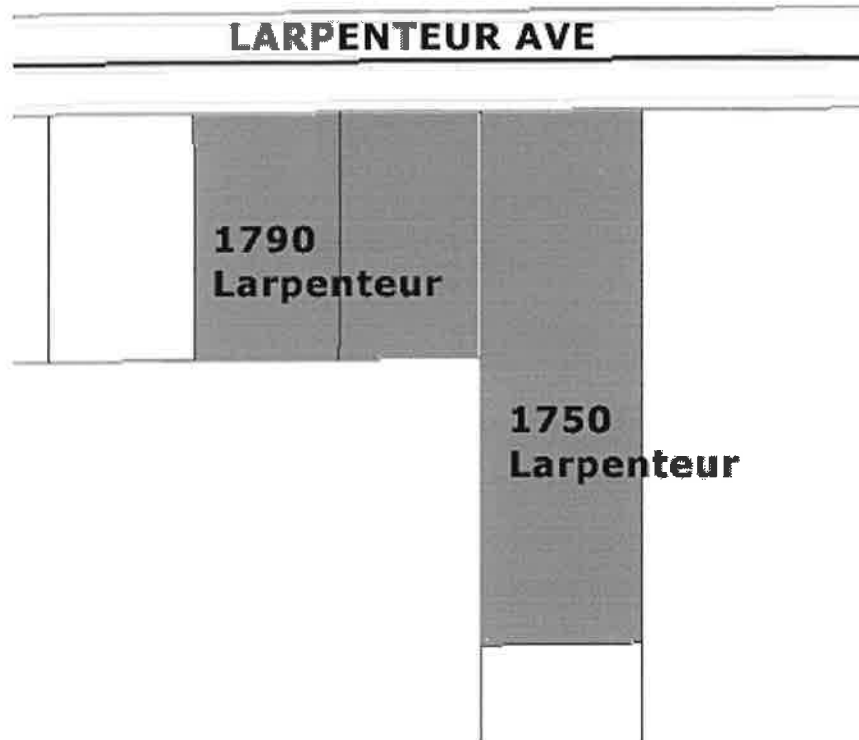
**1781 Prior (B2)**

PIN# 162923330020  
 Width: 287 ft.  
 Depth: 177 ft.  
 Area: 50,887 sq. ft.



**1871 Larpenteur (B1)**

PIN#: 162923340022  
Width: 57 ft.  
Depth: 215 ft.  
Area: 12,255 sq. ft.



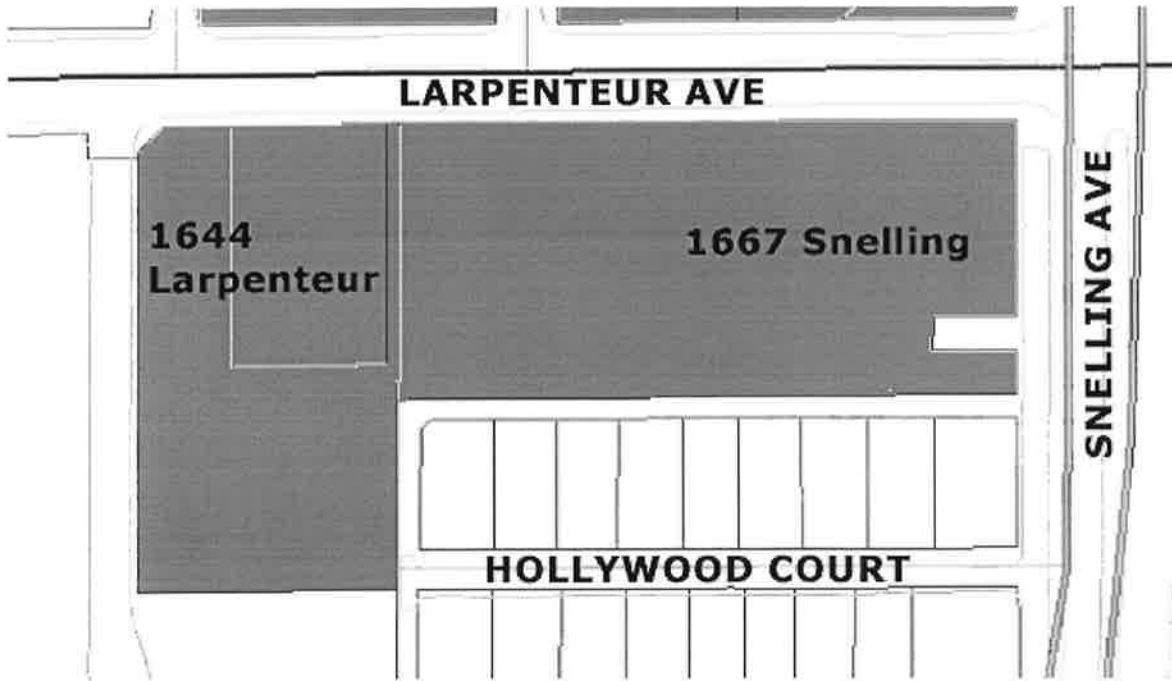
**1790 Larpenteur (B2)**

PIN#: 212923120005, 212923120006  
Width: 283 ft.  
Depth: 241 ft.  
Area: 67,954 sq. ft.

**1750 Larpenteur (B2)**

PIN#: 212923120007  
Width: 158 ft.  
Depth: 638 ft.  
Area: 81,893 sq. ft.

*Total Area: 149,847 sq. ft.*



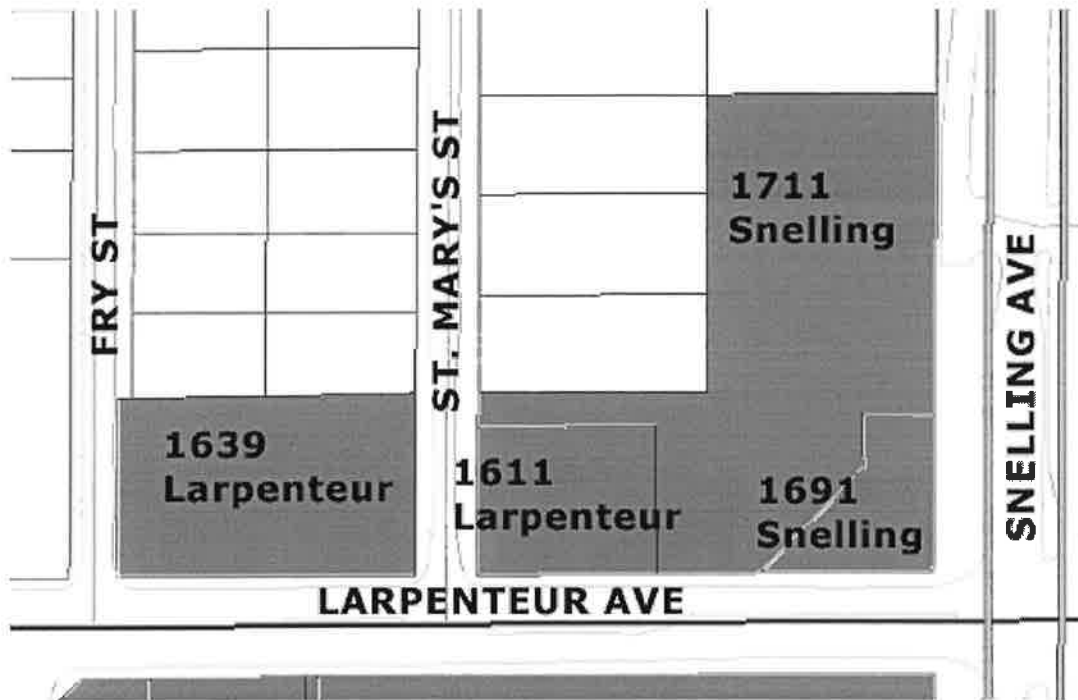
**1667 Snelling (B3)**

PIN#: 212923110030  
 Width: 273 ft.  
 Depth: 607 ft.  
 Area: 162,479 sq. ft.

**1644 Larpenteur (B3)**

PIN# 212923110028, 212923110029  
 Width: 250 ft.  
 Depth: 500 ft.  
 Area: 112,385 sq. ft.

*Total Area: 274,864 sq. ft.*



**1639 Larpenteur (B3)**

PIN#: 162923440047  
 Width: 201 ft.  
 Depth: 174 ft.  
 Area: 50,530 sq. ft.

**1611 Larpenteur (B3)**

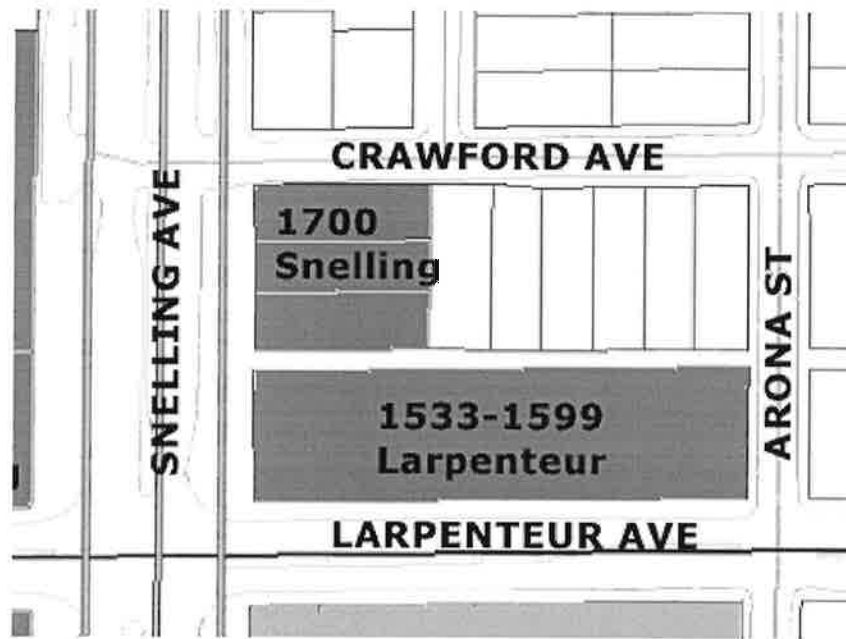
PIN#: 162923440074  
 Width: 175 ft.  
 Depth: 144 ft.  
 Area: 25,265 sq. ft.

**1711 Snelling (B3)**

PIN#: 162923440073  
 Width: approx. 462 ft.  
 Depth: approx. 225 ft.  
 Area: 91,476 sq. ft.

**1691 Snelling (B3)**

PIN#: 162923440067  
 Width: 172 ft.  
 Depth: approx. 100 ft.  
 Area: 16,553 sq. ft.



**1533 Larpenteur (B3)**

PIN#: 152923330136, 152923330138  
Width: approx. 482 ft.  
Depth: 126 ft.  
Area: 70,132 sq. ft.

**1700 Snelling (B3)**

PIN#: 152923330105, 152923330137  
Width: 107 ft.  
Depth: 174 ft.  
Area: 17,860 sq. ft.





**1407 Larpenteur (B1)**

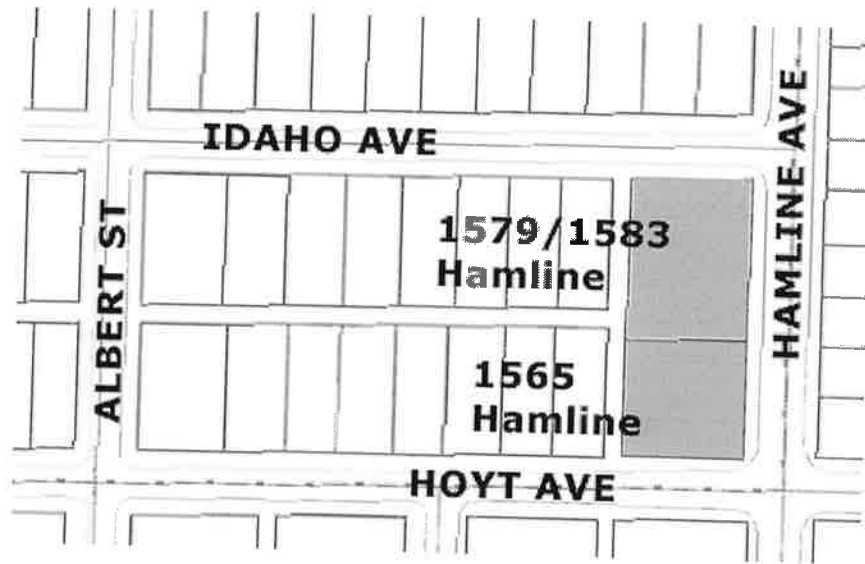
PIN#: 152923340061, 152923340061  
 Width: 139 ft.  
 Depth: 207 ft.  
 Area: 21,780 sq. ft.

**1347 Larpenteur (B1)**

PIN#: 152923340132, 152923340020  
 Width: 146 ft.  
 Depth: 172 ft.  
 Area: 25,265 sq. ft.

**1350 Larpenteur (B1)**

PIN#: 222923210001  
 Width: 136 ft.  
 Depth: 121 ft.  
 Area: 16,553 sq. ft.



**1579/1583 Hamline (B1)**

PIN#: 222923210181  
 Width: 157 ft.  
 Depth: 118 ft.  
 Area: 18,295 sq. ft.

**1565 Hamline (B1)**

PIN#: 222923210161  
 Width: 112 ft.  
 Depth: 118 ft.  
 Area: 13,068 sq. ft.

### Business Property Data – Falcon Heights

Current Occupant	Address	PIN(s)	Width	Depth	Area
<b>Prior (B2)</b>					
TCCU	2025 Larpenteur	162923340080, 162923340078, 162923340094	515	1317	548,357
Knutson	1781 Prior	162923330020	287	177	50,887
Hort Soc	1755 Prior	162923330021	145	177	25,665
<b>CCM (B1)</b>	1871 Larpenteur	162923340022	57	215	12,255
<b>Hermes (B2)</b>	1790 Larpenteur	212923120005, 212923120006	283	241	67,954
	1750 Larpenteur	212923120007	158	638	81,893
			Hermes Total:		149,847
<b>TIES (B3)</b>	1667 Snelling	212923110030	273	607	162,479
	1644 Larpenteur	212923110028, 212923110029	250	500	112,385
			TIES Total:		274,864
<b>NW corner (B3)</b>					
Bucks	1639 Larpenteur	162923440047	201	174	50,530
Chianti Grill	1611 Larpenteur	162923440074	175	144	25,265
Warner	1711 Snelling	162923440073	approx. 462	approx. 225	91,476
Amoco	1691 Snelling	162923440067	172	approx. 100	16,553
<b>NE Corner (B3)</b>					
Falcon Crossing	1533 Larpenteur	152923330136, 152923330138	approx. 482	126	70,132
Dino's	1700 Snelling	152923330105, 152923330137	107	174	17,860
			Note: Dino's and Falcon Crossing dimensions and areas do NOT include former frontage parcels.		
<b>Larpenteur/Hamline (B1)</b>					
Martinizing	1407 Larpenteur	152923340061, 152923340061	139	207	21,780
Awad Clinic	1347 Larpenteur	152923340132, 152923340020	146	172	25,265
Super America	1350 Larpenteur	222923210001	136	121	16,553
<b>Hamline/Hoyt (B1)</b>					
Blomberg	1579/1583 Hamline	222923210181	157	118	18,295
Auto Repair	1565 Hamline	222923210161	112	118	13,068

**Businesses by lot area: smallest to largest**

Current Occupant	Zone	Address	Pin(s)	Width	Depth	Area
CCM	B1	1871 Larpenteur	162923340022	57	215	12,255
HH Auto Repair	B1	1565 Hamline	222923210161		118	13,068
Amoco	B3	1691 Snelling	162923440067		approx. 100	16,553
Super America	B1	1350 Larpenteur	222923210001	136	121	16,553
Dino's	B3	1700 Snelling	152923330105, 152923330137	107	174	17,860
Blomberg	B1	1579/1583 Hamline	222923210181	157	118	18,295
Martinizing	B1	1407 Larpenteur	152923340061, 152923340061	139	207	21,780
Chianti Grill	B3	1611 Larpenteur	162923440074	175	144	25,265
Awad Clinic	B1	1347 Larpenteur	152923340132, 152923340020	146	172	25,265
Hort Soc	B2	1755 Prior	162923330021	145	177	25,665
Bucks	B3	1639 Larpenteur	162923440047	201	174	50,530
Knutson	B2	1781 Prior	162923330020	287	177	50,887
Hermes (west)	B2	1790 Larpenteur	212923120005, 212923120006	283	241	67,954
Falcon Crossing	B3	1533 Larpenteur	152923330136, 152923330138	approx. 482	126	70,132
Hermes (east)	B2	1750 Larpenteur	212923120007	158	638	81,893
Warner	B3	1711 Snelling	162923440073	approx. 462	approx. 225	91,476
TIES (west)	B3	1644 Larpenteur	212923110028, 212923110029	250	500	112,385
Hermes (total)	B2	1790 Snelling	212923120005, 212923120006, 212923120007			149,847
TIES (east)	B3	1667 Snelling	212923110030	273	607	162,479
TIES (total)	B3	1667 Snelling	212923110030, 212923110028, 212923110029			274,864
TCCU	B2	2025 Larpenteur	162923340080, 162923340078, 162923340094	515	1317	548,357

NOTES: The "approx" measures are lots with non-rectangular shapes, where the measurement given corresponds with either the dimension of the greater part of the lot or a "perceptual" frontage (in the case of the most irregular parcels, such as the BP station).

## **Drive-through Meeting Discussion Notes**

**May 11, 2006**

[staff annotations in square brackets]

### Noise

- **Intent: Residents don't hear**
- Speaker not audible at property line (adjacent property)
- Consider [also] across the street or [whether adjacent is] business property
  - Enforce
  - Location?
  - Decibels?
  - Ambient noise
- Aim speaker box away from homes

### Traffic

- Stacking
- Differentiate eating [establishments]/others
- Not into streets
- Consider pollution
- Stack not into parking lane

### Neighborhood

- Limit # feet from [residential] property
- Line for speaker box
- **Intent → get traffic off [local?] street**

### Parking

- Increase requirement for drive-through
- Limit drive-through some # feet from residential
- More restriction [is] better [than less]

### Pedestrian

- Sidewalks

### Litter and loitering

- Conditional use conditions – all drive through
- Number and placement of trash receptacles
- 24 hour police [policing of grounds every 24 hours?]

### Hours

- 7 – 10

### Lighting

- Cars in stack: Car headlights – screen glare so light does not shine off [site]/into residences

Property Value

- Distance [of drive-through businesses from residential]
- No traffic in street [local cut-through traffic?]

Etc.

- Site size – larger is better
- Distance for boxes – distance from residences
- Limit as possible
- **Intent: no impact on residences in Falcon Heights**




CITY OF  
**FALCON HEIGHTS**

2077 W. Larpenteur Avenue  
Falcon Heights, MN 55113-5594

email: mail@ci.falcon-heights.mn.us  
website: www.ci.falcon-heights.mn.us

Phone - (651) 792-7600  
Fax - (651) 792-7610

**MEMORANDUM**

**To:** Members of the Planning Commission  
**CC:** Greg Hoag, Acting City Administrator;  
Laura Kuettel, Council Liaison  
Roger Knutson, City Attorney  
**From:** Deb Jones, Staff Liaison   
**Subject:** **Dino's Preliminary Plan (Withdrawn)**  
**Date:** May 22, 2006

As you know, Dino's applied for a lot coverage variance in January, seeking an exception to the City Code that would allow them to fit a drive-through lane onto their site.

That application was withdrawn February 6 when the architect submitted a preliminary plan that demonstrated the feasibility of working the drive-through into the site while keeping the landscaping above 25% as required.

No permit application was submitted at that time, and on February 8 the City Council passed an interim ordinance creating a moratorium on new drive-through businesses for a period not exceeding 12 months. No application can be accepted for a building permit for Dino's or any other proposed drive-through until the moratorium is lifted.

Since the City does not have any pending application, the Planning Council has not been asked to review a site plan. Because there is so much speculation in the community, Staff would like to make available to you the preliminary plan that demonstrated that a lot coverage variance could be avoided on this site, under the existing provisions of the City Code.

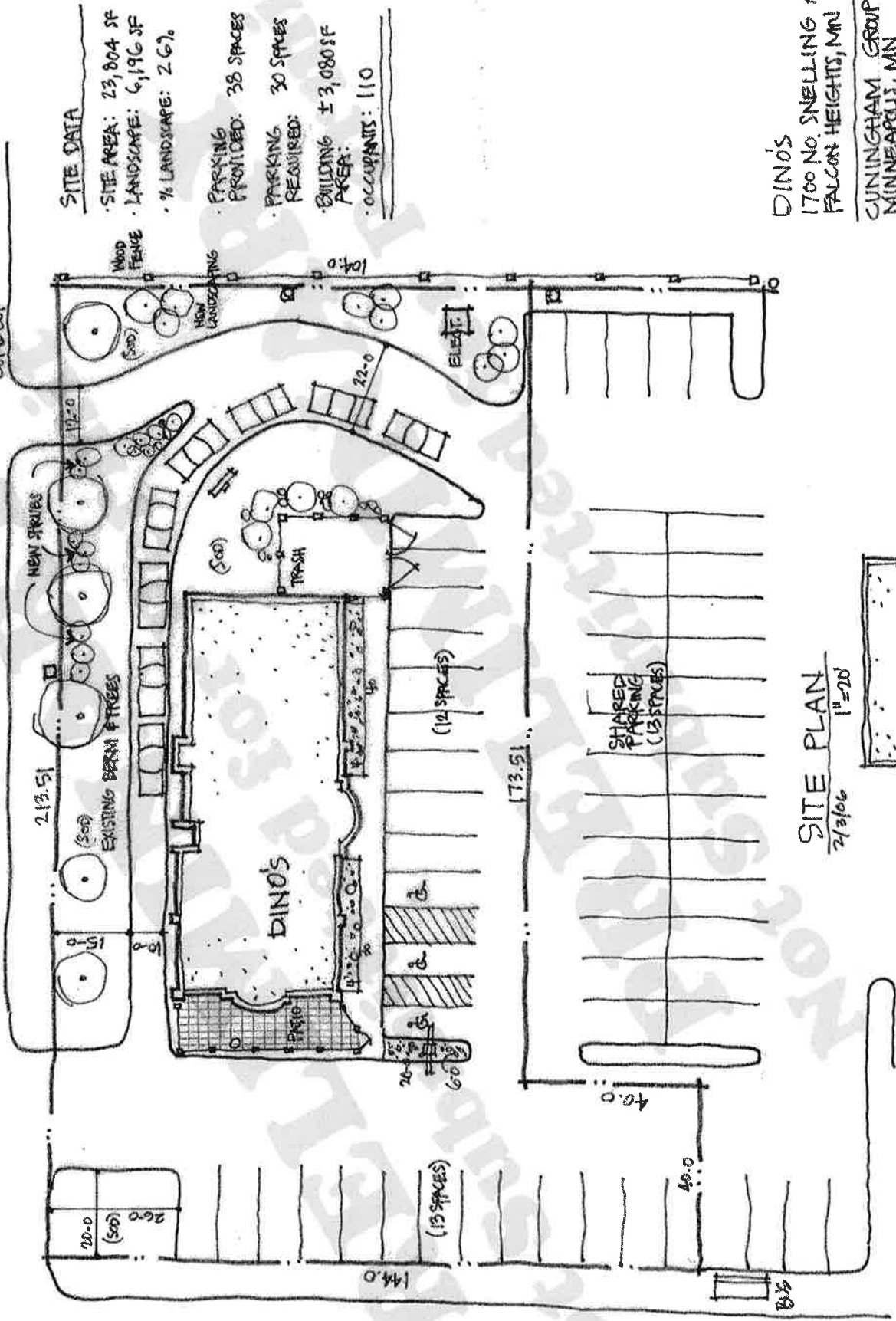
Please keep in mind that a new, final site plan will be required if and when a permit application is eventually filed. That application will be subject to any new ordinances that may be passed as a result of the study during the moratorium.

Please contact me if you have any additional questions.



CRANFORD STREET

EXISTING CURB CUT



SITE DATA

- SITE AREA: 23,004 SF
- LANDSCAPE: 6,196 SF
- % LANDSCAPE: 2.6%
- PARKING PROVIDED: 38 SPACES
- PARKING REQUIRED: 30 SPACES
- BUILDING ± 3,080 SF
- OCCUPANTS: 110

DINO'S  
 1700 NO. SNELLING AVE.  
 FALCON HEIGHTS, MN  
 CUNNINGHAM GROUP  
 MINNEAPOLIS, MN

SITE PLAN  
 2/3/06  
 1"=20'



SNELLING AVENUE