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City of Falcon Heights Planning Commission

City Hall
2077 W. Larpenteur Avenue

August 24, 2010
7:00 p.m.

A G E N D A

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: Black ____ Gustafson ____ Hasegawa ____
 Minns ____ Noble ____ Rodich ____ Wartick ____
 Council Liaison Harris ____
 City Administrator Miller ____ Staff Liaison Jones ____
 City Attorney ____
- C. Approval of the minutes for May 25, 2010
- D. PUBLIC HEARING: Amending the Falcon Heights City Code to establish a mixed use, high density residential zoning district R-5M and the rezoning of certain properties to R-5M to be consistent with the City's adopted Comprehensive Plan
- F. AGENDA ITEM: Code amendments and rezoning - Discussion and recommendation to the City Council
- G. INFORMATION AND ANNOUNCEMENTS
- H. ADJOURN

If you have a disability and need accommodation in order to attend this meeting, please notify City Hall 48 hours in advance between the hours of 8:00 a.m. and 4:30 p.m. at 651-792-7600. We will be happy to help.

City of Falcon Heights Planning Commission

City Hall
2077 W. Larpenteur Avenue

May 25, 2010
7:00 p.m.

A G E N D A

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: Black ___ Gustafson ___ Hasegawa ___
 Minns ___ Noble ___ Rodich ___ Wartick ___
 Council Liaison Harris ___
 City Administrator Miller ___ Staff Liaison Jones ___
 City Attorney ___
- C. Approval of the minutes for May 25, 2010
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City of Falcon Heights
Planning Commission Minutes
May 25, 2010

PRESENT: Commissioners Black, Gustafson, Hasegawa, Minns, Noble, Rodich and Wartick, Council Liaison Harris, City Attorney Tom Scott, Staff Liaison Jones.

A quorum being present, the meeting was called to order by the Chair at 7:01 p.m.

The Planning Commission minutes for September 22, 2009, and January 26, 2010, were approved.

Public Hearing: Conditional Use Permit for a dental laboratory in the Spire Credit Union building at 2025 West Larpenteur

At the invitation of the Chair, Staff Liaison Deb Jones presented an introduction of the case, giving some history and background of the property. The property owner, Spire Federal Credit Union does not fill the entire building and has been looking for a tenant. The proposed tenant is GeoDigm Corporation, a company that uses state of the art technology to create dental appliances. This kind of use is conditional in the Falcon Heights B-2 Limited Business District and required a Conditional Use Permit. City Attorney Scott explained for the audience that a conditional use is an allowed use that requires some additional review and may require conditions in addition to the usual zoning for the district.

Jones outlined the interior changes planned for the building and said that existing parking and access will be used. GeoDigm will employ approximately 150 individuals at the site with approximately the same hours as the credit union (7 a.m. to 7 p.m.). The City Engineer has submitted a memo confirming that Prior Avenue is sufficient to accommodate the additional traffic anticipated. City Staff are confident that the infrastructure is more than sufficient to accommodate the added business in the building and that the new business will not impact the neighborhood in a negative way.

Cindy Owen of Spire Credit Union next addressed the Commission. Spire is very pleased to have GeoDigm join them in the building, as they do not need to use the entire facility due to their operational efficiencies. She and Joel Richardson, head of operations for GeoDigm in Minneapolis and St. Paul, were present to answer questions

Commissioner Wartick asked about the light manufacturing operation mentioned in the planning application. Mr. Richardson said the manufacture of dental items is comparable to the making of handmade custom fine jewelry or electronics, using cast metal and porcelain. There would be staggered start times starting at about 7 a.m. Most deliveries would be UPS, and GeoDigm has its own delivery drivers, making small deliveries around the metro areas with Toyota Corollas. There might be an occasional bulk delivery of supplies with a larger truck.

Commissioner Hasegawa asked what kind of materials might need to be disposed of off site, especially hazardous or biological waste. Richardson said no hazardous materials are generated or stored. Dental impressions are disinfected before disposal. Commissioner

Noble asked if any additional ventilation will be needed because of the casting operation. Richardson said additional ventilation and air conditioning will be added.

Commissioners had additional questions about hours of operation and other details. Richardson said there is basically one shift with staggered starting and ending times and the company does not foresee the need to add any full additional shifts. The full extent of hours would be 6 a.m. to 10 p.m. but the majority of employees would arrive after 7 a.m. and leave by 6 p.m. GeoDigm has no expectation of having a 24 hour operations at the site. Janitorial service would be in the building in the early evening. The company would not give up the site if there were restrictions on hours and might like to have the option of discussing that option in the future.

Richardson said the Falcon Heights site would allow them to consolidate their operations in the metropolitan area. The company owns labs elsewhere in the country but does not plan to bring all those operations here. The Spire site would serve the metro area. The employees are already in place but there might be new openings for part time employees after the company moves in. They would start with about 120 employees and expand later to about 150. There would be a "minimal" number of visitors coming and going.

Ms. Owen said that GeoDigm would have space on existing signs and would not need to put in any additional signage. The trees in the parking lot that were removed for the parking lot resurfacing were ash trees and were essentially dead.

Commissioners having finished their questions, Commissioner Gustafson opened the public hearing.

Liz Kelly, 1733 Tatum Street, said that she appreciated the questions asked by commissioners and answers provided because they had addressed most of her concerns. She asked if there would be night time deliveries. Richardson said deliveries would be in the day time. Ms. Kelly also expressed concern about the possibility of adding additional shifts overnight.

Rick Elm, 1765 Tatum Street, said he and his family enjoy having the open space behind them and asked what happened to the Farmers Market. Ms. Owen said Spire did not want to commit to that use of the parking lot with a tenant coming in. The resident said he also was glad so many of the questions had already been answered and that he also is concerned that GeoDigm not expand to overnight, 3-shift operations. He would recommend to the Planning Commission that the Conditional Use Permit place limits on time of operation.

Florian Lauer, 1736 Tatum Street, wanted to know how many square feet the lab would occupy. The answer is 33,172 out of the 88,800 square foot building. Total occupancy would be about 225 people in that 88,800 square foot building. The resident asked if the conditional user permit could be changed later to allow expansion and more shifts. Commissioner Gustafson said that the owner would have to come back to the city to request changes if they wanted to do something outside of the permit. Jones reminded the audience that there are not yet any conditions, that those are to be added by the Commission for recommendation to the Council. The resident asked what kind of workers would be coming into the building. Richardson said there would be a variety of education

levels and that the majority of workers would be trained, skilled workers of middle salary ranges and above.

In response to a question from Commissioner Minns about comparing projected operations to the use of the building in the Hewlett Packard days. Ms. Owen said that there were 457 employees at Hewlett Packard using over 430 parking spaces in 3 shifts, so usage will still be lighter. The two businesses will be sharing the loading dock on the Prior Side of the building across from the fire station. Mr. Richardson thanked the Commission and the community for the opportunity and said GeoDigm had looked at a lot of sites and liked this site much the best of all the possibilities.

Mr. Lauer asked if there would be any additional taxes levied. Gustafson said he did not think any extra taxes would be collected from the property. Jones commented that the employees would be spending money in the community at local businesses and that would be something of an economic boost.

There being no further public comment, the Chair closed the public hearing.

Discussion and Recommendations on the Conditional Use Permit for the dental laboratory with light manufacturing at Spire Credit Union.

Jones reminded the Commissioners that the draft conditional use permit they have been given does not yet include any conditions and that staff hopes the Commission will add such conditions as they decide are appropriate to recommend to the Council after taking input from the public.

Commissioner Rodich said that he felt, after hearing neighbors' concerns, that it would be reasonable to add conditions that would limit hours of operations in some way, say, from 6 a.m. to 8:00 or 10:00 p.m. He sees the need for having a few employees outside for those hours. Commissioner Black agreed, saying that the building and parking lot were clearly large enough to accommodate the proposed operation and that the hours of activity were the most likely thing to impact the neighborhood. Mr. Richardson confirmed that the main work force works during the 7:00 a.m. to 5:00 or 6:00 p.m. (most fabrication would take place 7:00 a.m. to 3:30 p.m.) but there are a few people who begin as early as 5:00 a.m. and a few that might remain until a late hour of the evening. Limiting hours in the C.U.P. would not be an obstacle to GeoDigm moving onto the site. The only thing that might happen "in the middle of the night" would be someone coming in to restart a printer or something similar.

In response to questions about light, noise and screening, Jones said the City already requires screening for the Spire operation and has no knowledge of any plans to change exterior lighting or screening. There might be occasional use of the building on Saturdays for a special shipment out, Richardson said.

Black said he would not be in favor of putting unreasonable on the tenant's hours of operation but did also not want to be in the position of leaving an opening for something that would negatively impact the community later on. Richardson said that was reasonable.

The Commission spent some time discussing the condition that might be formulated to achieve reasonable conditions on hours and occupancy of the building. Black moved that staff draft a condition to attach to the permit to reflect the consensus achieved in that discussion, giving primary hours of operation and limiting the number of employees that can be on site outside of the primary hours. There was further discussion on this motion.

Mr. Scott advised the Commission that it might be less cumbersome to make a motion recommending approval of the conditional use permit subject to a condition to be drafted by staff limiting primary hours of operation and limiting the number of employees outside of those hours, also possibly stating that no additional shifts are to be added. Jones asked how the Commission wished to proceed with the motion already on the floor, not yet seconded.

Commissioner Black amended his motion to recommend approval of the C.U.P. with a condition to be added regarding work hours, specifics to be drafted by staff, defining a primary operational time from about 6:00 a.m. to about 6:00 p.m. during which there is only one shift for the primary manufacturing activity of the company and outside of that time a secondary period of operation with a limited number of employees. There was additional discussion, the sense of the Commission being that the company should be allowed flexibility but not allow a full shift of operations at night. Jones asked for clarification on the motion and reminded commissioners that there had not been a second to the motion.

Mr. Richardson said the bulk of manufacturing takes place between 7:00 a.m. and 3:30, with a small number of people outside those hours, a "skeleton crew". He would like the ability to have small crews outside the primary hours. He assured the Commission that it is not the company's plan to have full operations outside the 7:00 to 3:30 hours. Commissioner Black pointed out that the owner could come back to the City if there was a need to consider changes beyond what has been proposed. Council Member Harris said that the Council would prefer getting somewhat specific hours from the Commission.

Commissioners continued to discuss how to define the condition on hours. Commissioner Black asked what would be a reasonable number of people that would be expected to be in the building outside of primary hours. He and Commissioner Wartick pointed out that defining occupancy outside of primary hours by the number of employees rather than their function would be simpler and more flexible.

Black restated his motion. He moved to recommend approval of the C.U.P. with one condition limiting the number of workers to 30, outside of primary hours of operation of 6:00 a.m. to 10:00 p.m. Monday through Friday, specific language to be drafted for the Council by staff and the city attorney. The motion was seconded by Commissioner Minns. Jones asked for clarification that the intention was to apply this personnel limit only to the GeoDigm operation and not the building as a whole. This intention was confirmed by several commissioners.

Commissioner Noble said she felt 10:00 p.m. was too late. She moved to amend the hours in Black's motion to end the primary operations at 9:00 p.m.; Wartick seconded. The commission unanimously approved the motion for the amendment.

There was no further discussion on the amended motion. The Chair called for a vote, and approval was unanimous. The Commission recommends approval of the conditional use permit with the amended condition.

Commissioners Rodich and Minns excused themselves to go home and close windows against the sudden storm. Jones reminded the audience that the final decision will be made by the Council in June.

Public Hearing: Ordinance to amend the sign code (Section 113-415) to agree with State law regarding changes the movement of the State primary election to August.

Jones gave a brief introduction to the matter. The amendment allows any number and size of non-commercial signs in the City from 45 days before the primary to 10 days after the election. Commissioner Wartick asked for additional information. Attorney Scott said there has always been an allowance of noncommercial speech on signs around elections, only the dates were changed by the State legislature as the date of the primary was moved forward to August. It is necessary for the City code to agree with State law. Jones added that this amendment opens up the city limits on signs (non-commercial) during the election period. There were additional questions and answers. Scott said the language is directly from the statute; some restrictions, such as setback could still be applied. He confirmed this only applies in state election years and not in the municipal election years (still odd-numbered years). Jones said the only way the city code addresses election signs now is to specify that they must be taken down 10 days after the election.

The Chair opened the public hearing. As no one came forward to speak, the Chair closed the hearing and asked the Commission to act on this matter

Discussion and recommendation: Ordinance to amend Section 113-415

Wartick moved, Noble seconded, that the Commission recommend approval of the ordinance amending Section 113-415. There was no further discussion. The motion was approved unanimously.

INFORMATION AND ANNOUNCEMENTS:

Jones reported that the City still has not received any permit applications for redevelopment of 1871 Larpenteur.

ADJOURNMENT: The meeting was adjourned at 8:55 p.m.

Respectfully submitted,



Deborah Jones, Staff Liaison



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	August 24, 2010
Agenda Item	1
Title	Ordinances updating the Falcon Heights zoning code and rezoning certain properties to be consistent with the City's adopted comprehensive plan
Submitted By	Deborah Jones, Staff Liaison

Description	Falcon Heights is required to update its zoning code and districts to be consistent with its adopted comprehensive plan.
Background	<p>All cities in the metropolitan area were required by the Metropolitan Planning Act to create a new comprehensive land use plan in 2008. The Falcon Heights 2030 Comprehensive Plan was created with broad input from the community, reviewed by adjacent cities, approved by the Planning Commission, the City Council and the Metropolitan Council, and formally adopted in June, 2009.</p> <p>The City's comprehensive plan was required to designate enough land for the development of the additional housing expected to be needed in Falcon Heights by 2030, approximately 250 additional households. Because Falcon Heights is already fully developed, the plan designated several larger private properties as candidates for possible redevelopment to meet this goal. They are</p> <ul style="list-style-type: none"> • South third of Spire Credit Union, adjacent to Larpenteur Avenue • the west portion of TIES (site of old Falcon Heights fire station and city hall) • Hermes Nursery • Larpenteur Manor apartments <p>Now the City is required by statute to amend its code and zoning districts to be in line with its adopted comprehensive plan. The purpose of the ordinances under consideration is to perform this required update.</p> <p>The owners of the four sites were all notified of the prospective zoning change the first week of August and staff discussed the changes with those who responded. The City has not received any negative comment from these owners.</p> <p>Owners of surrounding properties within 350 feet were notified by mailing two weeks in advance of this hearing and notice was published in the Roseville Review, the City's official newspaper. No comment, pro or con, was received by Thursday, August 19.</p> <p>The secondary purpose of the proposed code amendment ordinance is to make the City's existing R-4 multi-family residential district more consistent with actual housing densities in that district (averaging about 28 units per acre) and to provide for an R-3 medium density housing district appropriate for future town home and similar redevelopment. These adjustments were called for in the comprehensive plan.</p>
Budget Impact	None at this time

Attachment(s)	<ul style="list-style-type: none"> • Proposed ordinance establishing R-5M mixed use, high density residential district, establishing R-3 medium density residential district and amending the R-4 multi-family district • Proposed ordinance rezoning four Falcon Heights sites as R-5M • Map showing proposed rezoning sites (This was also sent with mailed notices) • Legal notice of hearing • Mailed notice sent to owners of properties within 350 feet of parcels proposed for rezoning • "Frequently Asked Questions" information sheet sent to owners of properties within 350 feet • Map of properties that received mailed notice (Additional properties outside the 350 foot radius on Hollywood Court and Maple Court were included in the mailing.)
Additional Resources	<ul style="list-style-type: none"> • City of Falcon Heights Comprehensive Plan, adopted 2009 * • Metropolitan Land Planning Act, Minnesota Statutes Chapter 473, Sections 473.851 o 473.871 (2007) http://www.metrocouncil.org/about/statutes.pdf • Falcon Heights City Code, Chapter 113 (Zoning) * <p>* Available on the Falcon Heights website: www.falconheights.org or at City Hall. Commissioners should bring their copies to the meeting if possible.</p>
Action(s) Requested	<ul style="list-style-type: none"> • Hold a public hearing on the proposed ordinance • Make a recommendation to the City Council

ORDINANCE NO. ____
CITY OF FALCON HEIGHTS
RAMSEY COUNTY, MINNESOTA

**AN ORDINANCE AMENDING CHAPTER 113 OF THE CITY CODE
ESTABLISHING A MIXED USE HIGH DENSITY RESIDENTIAL ZONING
DISTRICT AND A HIGH DENSITY RESIDENTIAL DISTRICT**

THE CITY COUNCIL OF THE CITY OF FALCON HEIGHTS ORDAINS:

SECTION 1. Section 113-3 of the Falcon Heights City Code is amended by adding the following definition:

Apartment building. The term “apartment building” means a multi-family dwelling that may be owner occupied or rental, including condominiums and cooperatives.

SECTION 2. Section 113-144(1) of the Falcon Heights City Code is amended to provide:

- (1) Residential districts:
- a. R-1 one-family residential district.
 - b. R-2 one- and two-family residential district.
 - c. R-3 medium density multiple-family residential district-apartment buildings.
 - d. R-4 high density multiple-family residential district-apartment buildings.
 - e. R-5M mixed use high density residential district.

SECTION 3. Section 113-176 of the Falcon Heights City Code is amended to provide as follows:

Sec. 113-176. R-3 medium density multiple-family residential district-apartment buildings.

(a) *Scope.* The provisions of this section apply to the R-3 medium density multiple-family residential district.

(b) *Permitted uses.* All permitted uses in the R-2 district.

(c) *Conditional uses.* No structure or land shall be used for the following uses except by conditional use permit, except that multifamily dwellings shall not exceed 12 per acre.

- (1) Any conditional use permitted in the R-1 and R-2 districts.
- (2) Conversion or enlargement of existing homes to accommodate one-, two-, three- or four-dwelling units.
- (3) Large group homes as defined in this chapter.
- (4) Townhouses. See performance standards as permitted in article VI, division 3 of this chapter.
- (5) Buildings containing two or more dwelling units not exceeding 12 dwelling units per acre.

(d) *Permitted accessory uses.* The following uses shall be permitted accessory uses:

- (1) All accessory uses as permitted in the R-1, R-2 districts.
- (2) Conversion or enlargement as required by terms of a conditional use permit.

(e) *Lot area, height, lot width and yard requirements.*

- (1) See performance standards as permitted in article VI, division 3 of this chapter (or as required by conditional use permit).
- (2) No structure or building shall exceed three stories, or 30 feet, whichever is lesser in height, except as provided in section 113-243.
- (3) A side yard abutting on a street shall not be less than 30 feet in width, and when a side yard of a multi-family structure abuts a single family residence, the side yard shall not be less than 20 feet.
- (4) The following minimum requirements shall be observed subject to additional requirements except as a modification set forth in this section and section 113-241.

Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
12,500 sq. ft.	90 feet	30 feet	10 feet or 1/2 the height of the building, whichever is greater	30 feet

*Lot area for single-family residence may be reduced to 10,000 square feet.

SECTION 4. Chapter 113 of the Falcon Heights City Code is amended by adding Section 113-181 to provide as follows:

Sec. 113-181. R-4 high density multiple-family residential district-apartment buildings.

(a) *Scope.* The provisions of this section apply to the R-4 high density multiple-family residential district.

(b) *Permitted uses.* All permitted uses in the R-2 district.

(c) *Conditional uses.* No structure or land shall be used for the following uses except by conditional use permit, except that multifamily dwellings shall not exceed 12 per acre.

- (1) Any conditional use permitted in the R-1 and R-2 districts.
- (2) Conversion or enlargement of existing homes to accommodate one-, two-, three- or four-dwelling units.
- (3) Large group homes as defined in this chapter.
- (4) Townhouses. See performance standards as permitted in article VI, division 3 of this chapter.
- (5) Buildings containing three or more dwelling units not exceeding 28 dwelling units per acre. A maximum of 40 dwelling units per acre are allowed if:
 - i) at least 80% of the required parking spaces are below grade and integrated into the apartment building; and
 - ii) the property abuts Larpenteur or Snelling Avenue; and
 - iii) the property does not abut property zoned R-1.

(d) *Permitted accessory uses.* The following uses shall be permitted accessory uses:

- (1) All accessory uses as permitted in the R-1, R-2 districts.
- (2) Conversion or enlargement as required by terms of a conditional use permit.

(e) *Lot area, height, lot width and yard requirements.*

- (1) See performance standards as permitted in article VI, division 3 of this chapter (or as required by conditional use permit).
- (2) No structure or building shall exceed three stories, or 30 feet, whichever is lesser in height, except as provided in section 113-243.
- (3) A side yard abutting on a street shall not be less than 30 feet in width, and when a side yard of a multi-family structure abuts a single family residence, the side yard shall not be less than 20 feet.
- (4) The following minimum requirements shall be observed subject to additional requirements except as a modification set forth in this section and section 113-241.

Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
12,500 sq. ft.	90 feet	30 feet	10 feet or 1/2 the height of the building, whichever is greater	30 feet

*Lot area for single-family residence may be reduced to 10,000 square feet.

SECTION 5. Chapter 113 of the Falcon Heights City Code is amended by adding Section 113-182 to provide:

Sec. 113-182. R-5M Mixed use high density residential district.

(a) *Scope.* The provisions of this section apply to the R-5M Mixed Use High Density Residential District.

(b) *Purpose and intent.* The purpose of the Mixed Use High Density Residential District is to provide high density, primarily apartment style, rental and condominium housing with limited commercial uses within the same structure. The intent of the district is to meet or exceed the City's Comprehensive Plan density goal of 28 residential units per acre.

(c) *Permitted uses.*

- (1) Apartment buildings with a maximum of 40 dwelling units per acre.
- (2) Permitted uses in the B-2 zoning district.
- (3) State licensed residential facilities serving from 7 through 16 persons.
- (4) State licensed day care facilities serving from 13 to 16 persons

(d) *Conditional uses.*

- (1) Conditional uses in the B-2 zoning district
- (2) Public parks and playgrounds.
- (3) Municipal buildings and structures.
- (4) Essential service structures.

(e) *Interim uses.* Farmer's markets that meet the following criteria: Operate no more than one day per week; site includes not less than 284 parking spaces for customers of the market; market may not operate before 6:30 a.m. or after 8:00 p.m.; a managing agent must be named who is responsible for the conduct of the vendors in compliance with the conditions of the interim use permit.

(f) *Permitted accessory uses.*

- (1) Off-street parking and loading, signs, fences, and decorative landscape features as regulated herein.
- (2) Temporary construction buildings.
- (3) Accessory uses in the B-2 zoning district.

(g) Lot area, height, lot width, and yard requirements.

- (1) The following minimum requirements shall be observed subject to additional requirements except as modified in this section and in Section 113- 241.

Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
2.5 acres	200 feet	30 feet	10 feet or 1/2 the height of the building, whichever is greater	30 feet

- (2) The required setback from a lot line abutting property zoned R-1 is 50 feet.
- (3) If there is a commercial use on the first floor, the required setback from a lot line abutting Larpenteur Avenue or Snelling Avenue is 15 feet.
- (4) Except as provided in Section 113-243 the maximum height is 4 stories or 40 feet whichever is less.

SECTION 6. Section 113 -310 of the Falcon Heights City Code is amended by amending the first line in subsection 2 as follows:

- (2) The following provisions apply to the R-3 and R-4 districts:

SECTION 7. Section 113-310 of the Falcon Heights City Code is amended by adding subsection 3 to provide as follows:

- (3) The following provisions apply to the R-5M district:
 - a. The requirements of the R-4 district shall apply except that at least 80% of the required parking spaces for apartment buildings shall be below-grade and integrated into the apartment building.

SECTION 8. Section 113-449 of the Falcon Heights City Code is amended to provide as follows:

Sec. 113-449. Signs permitted in residential districts.

Signs are permitted in the R-1, R-2, R-3, R-4 and, R-5M districts only as follows:

- (1) For the purpose of selling, renting or leasing property, a sign not in excess of ten square feet in gross surface area may be placed within the front yard, not less than 15 feet from a property line.

- (2) Temporary poster signs for political advertising may be posted but must be removed by those responsible for their being posted within ten days following the election for which the sign was posted.
- (3) Signs containing noncommercial speech.
- (4) One nameplate sign for each dwelling unit that shall not exceed two square feet in area per surface, and no sign shall have more than two display surfaces.
- (5) No sign shall be located within three feet of the property line.
- (6) Churches, schools and other institutional users, allowed by virtue of pre-existing or conditional use, may have an illuminated sign not exceeding 50 square feet in gross surface area. Temporary signs advertising a special event may be posted after receiving a permit from the zoning administrator, and such sign shall not be greater than 70 square feet in gross surface area, not less than 30 feet from a property line and shall not be displayed longer than 30 days.
- (7) Address numbers four inches on the house and alley side of garage.
- (8) Signs other than those listed above require a conditional use permit.
- (9) In the R-5M district signs allowed in the B-2 district are allowed for B-2 uses.

SECTION 9. Effective Date. This ordinance shall take effect from and after its passage.

ADOPTED this _____ day of _____, 2010, by the City Council of Falcon Heights, Minnesota.

CITY OF FALCON HEIGHTS

BY: _____
Peter Lindstrom, Mayor

ATTEST:

Justin Miller, City Administrator/Clerk

ORDINANCE NO. _____

**CITY OF FALCON HEIGHTS
RAMSEY COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 113 OF THE
CITY CODE REZONING PROPERTY TO R-5M, MIXED USE HIGH
DENSITY RESIDENTIAL DISTRICT**

THE CITY COUNCIL OF THE CITY OF FALCON HEIGHTS ORDAINS:

SECTION 1. Chapter 113 of the Falcon Heights City Code is amended by rezoning the following described property located within the City of Falcon Heights to R-5M, Mixed Use High Density Residential District:

HERMES NURSERY PARCELS

PID #212923120007 - 1750 Larpenteur Avenue W

That part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 29, Range 23, lying North of the South 750 feet thereof, East of the West 825.01 feet thereof and West of the East 330 feet of said Northwest Quarter of the Northeast Quarter.

PID #212923120006 - Parcel Between 1750 and 1790 Larpenteur Ave W and
PID #212923120005 - 1790 Larpenteur Avenue W

The East 282.86 feet of the West 825.01 feet of the North 1/2 of the Northeast Quarter of Section 21, Township 29, Range 23, except the South 1026.66 feet thereof and except Larpenteur Avenue.

TIES WEST PARCELS

PID #212923110028 - 1644 W. Larpenteur (old fire station)

The West 150 feet of the East 160 feet of the North 283 feet of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 21, Township 29, Range 23, West of the Fourth Principal Meridian, according to the Government Survey thereof.

PID #212923110029 - Parcel Surrounding 1644 W. Larpenteur

The East 250 feet of the North 500 feet, except the West 150 feet of the East 160 feet of the North 283 feet of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 21, Township 29, Range 23, West of the Fourth Principal Meridian, reserving to the Regents of the University of Minnesota a perpetual easement for ingress and egress over all that part of the above described

property which is West of Hollywood Court (a street located in "Crossroad Court") and which is between the North line of Hollywood Court extended Westerly, and the South line of Hollywood Court extended Westerly, according to the Government Survey thereof.

SPIRE CREDIT UNION, SOUTH PARCEL

PID #162923340094 - 2025 W. Larpenteur Ave.

The South 765 feet of the parcel of land which consists of the West 20 acres of the East 1/2 of the Southwest Quarter and the East 15 acres of the West 1/2 of the Southwest Quarter, all in Section 16, Township 29, Range 23; except the East 131 feet of the South 186 feet of said West 20 acres and except the West 60 feet of said East 15 acres, Ramsey County, Minnesota.

LARPENTEUR MANOR APARTMENTS

PID #212923120008 - 1710, 1720, 1730 & 1740 Larpenteur Ave. W

The East 20 rods of the Northwest Quarter of the Northeast Quarter of Section 21, Township 29, Range 22, except the Southerly 630 feet thereof, Ramsey County, Minnesota.

SECTION 2. The official zoning map adopted in Section 113-144 of the Falcon Heights City Code shall not be republished to show the aforesaid rezoning, but the zoning map on file in the City Clerk's office shall be appropriately marked for the purpose of indicating the rezoning provided in this ordinance.

SECTION 3. Effective Date. This ordinance shall take effect from and after its passage.

ADOPTED this _____ day of _____, 2010, by the City Council of Falcon Heights, Minnesota.

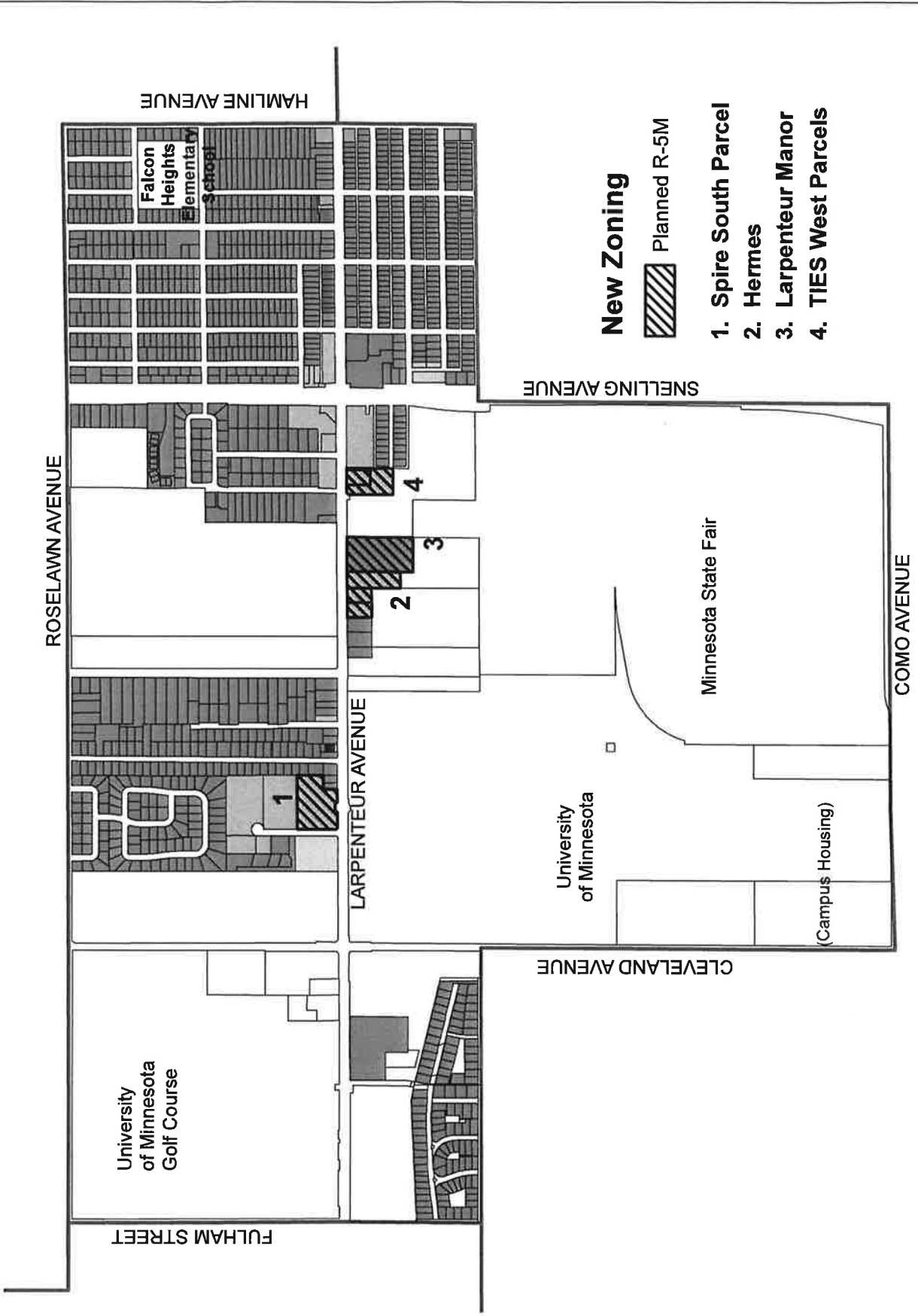
CITY OF FALCON HEIGHTS

BY: _____
Peter Lindstrom, Mayor

ATTEST:

Justin Miller, City Administrator/Clerk

City of Falcon Heights Proposed New Zoning 2010



CITY OF FALCON HEIGHTS, MINNESOTA
PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Falcon Heights Planning Commission will meet on August 24, 2010, at approximately 7:00 p.m. at the Falcon Heights City Hall Council Chambers, 2077 Larpenteur Avenue West, Falcon Heights, Minnesota 55113, to consider rezoning of property and other changes to the Zoning Chapter of the Falcon Heights City Code. The changes include: establishing R-3 and R-5M zoning districts, amending the R-4 standards, adding a definition, amending sign and parking requirements. The following property is proposed to be rezoned to R-5M: (1) Hermes Nursery parcels - 1750 Larpenteur Avenue; Ties West Parcels - 1644 West Larpenteur; Spire Credit Union, south parcel - 2025 West Larpenteur Avenue; Larpenteur Manor Apartments - 1710, 1720, 1730 and 1740 Larpenteur Avenue West. All persons who desire to speak on these issues are encouraged to attend and will be given an opportunity to be heard at this meeting. Additional information and copies of the proposed ordinance amendments can be obtained by contacting the City of Falcon Heights at (651) 792-7600.

This matter will be scheduled for the next appropriate City Council meeting following the Planning Commission meeting.

Dated: August 9, 2010.



Justin Miller, City Administrator/Clerk
City of Falcon Heights, Minnesota



CITY OF
FALCON HEIGHTS

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

email: mail@falconheights.org
website: www.falconheights.org

The City That Soars!

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

August 9, 2010

Dear Property Owner:

You are receiving this notice because you own Falcon Heights property within 350 feet of a property that has been proposed for rezoning under the City of Falcon Heights 2030 Comprehensive Plan, or because you own property on a no-outlet street within 350 feet. The properties are shown on the enclosed map.

The City is required by statute to amend its code and zoning districts to be in line with its recently adopted comprehensive plan. A hearing to take public comment is the next step in this process. You are invited to the hearing before the Planning Commission on this proposed rezoning and a set of related amendments to the zoning code.

Tuesday, August 24, 2010
7:00 p.m.
City Council Chambers
Falcon Heights City Hall
2077 West Larpenteur Avenue

Please read the enclosed information sheet to learn more about these proposed zoning changes and what they mean. You are also encouraged to go to the city website or visit City Hall and read the comprehensive plan to find out about the City's long term plans and how they fit into the metropolitan area as a whole: <http://www.falconheights.org>

If you have any questions, or if you are unable to attend the hearing and want to make a comment, you are welcome to contact the city staff at 651-792-7600.

Sincerely,


Deborah Jones

Zoning & Planning Director

FAMILIES, FIELDS AND FAIR

 PRINTED ON RECYCLED PAPER

Falcon Heights Comprehensive Plan Rezoning 2010 Frequently Asked Questions

What kind of rezoning is proposed?

A new zoning district R-5M is proposed for the four properties on the map. Three of them are commercial properties. The fourth is a large apartment complex that might hold more apartments in the future than it does now.

In brief, the new zoning district and code updates do two things:

1. They allow the present commercial or residential uses of the properties to remain exactly as they are, indefinitely. They will not become nonconforming.
2. In addition to the present uses, new apartment housing – and possible new commercial uses – will be allowed, with certain conditions, on these properties, if the owners choose to redevelop them in the future.

Why is this being done?

All cities in the metropolitan area were required by the Metropolitan Planning Act to create a new comprehensive land use plan in 2008. The Falcon Heights 2030 Comprehensive Plan was created with broad input from the community, reviewed by adjacent cities, approved by the Planning Commission, the City Council and the Metropolitan Council, and formally adopted in June, 2009.

The City's comprehensive plan was required to designate enough land for the development of the additional housing expected to be needed in Falcon Heights by 2030, approximately 250 additional households. Because Falcon Heights is already fully developed, the plan designated several larger private properties as candidates for possible redevelopment to meet this goal.

Now the City is required by statute to amend its code and zoning districts to be in line with its adopted comprehensive plan. The scheduled public hearing is the next step before these changes can be made.

Why now?

The Metropolitan Planning Act gives cities a limited amount of time to update their codes and zoning districts after adopting their comprehensive plans. Falcon Heights is a little behind schedule but has requested an extension. Our goal is to finish by the end of the year.

When will redevelopment take place?

We do not know. There are no known plans right now. Over the life of the comprehensive plan, from now to 2030, some of these properties may be redeveloped, or one, or none. The City only has to show that enough land has been made available through zoning to meet the forecast need for additional housing. What actually happens will depend on the plans of the property owners and on market forces.

Why were these properties chosen?

Falcon Heights is a fully developed city. There is only a tiny area of vacant land that is privately owned – not enough to meet the projected need. The University of Minnesota and the Minnesota State Fair have no plans to sell off any of their land for development. This means new housing can only be created by redeveloping private land. The best candidates for redevelopment are larger commercial and multi-family properties next to Larpenteur Avenue and convenient to public transportation. There are more than enough acres on these properties to provide room for multi-unit housing to meet forecast needs.

Why apartments? Why not single family houses?

The only way the city can accommodate the 250 new housing units is to plan for multi-unit buildings. Even if every commercial property in the city was turned into housing, there would not be enough land to build all the needed housing at the low densities of single family neighborhoods.

However, there is more than enough space on the designated properties to build multi-unit or apartment housing with the same unit per acre density as the average of existing older apartment buildings in the city, that is, about 28 units per acre. This is a high enough density to ensure that some of the new housing will be affordable for seniors and households with average incomes – which is an other requirement the City must meet in planning future housing.

Where can I see the exact wording of the proposed ordinances? Why are they not in this letter?

Including the draft ordinances in this mailing would have increased the postage cost substantially. However, the full text is on our website, <http://www.falconheights.org>

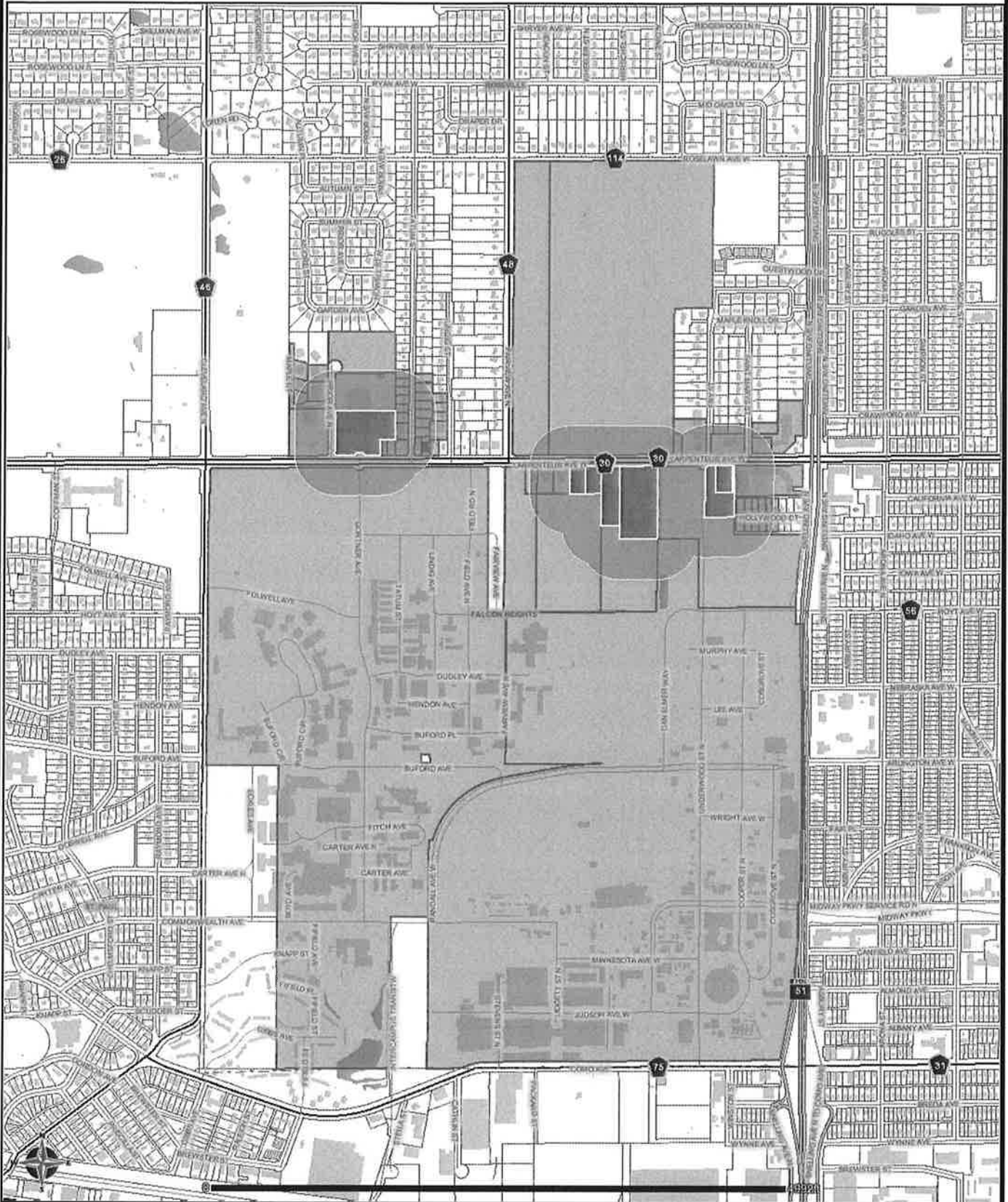
You may also pick up a copy at City Hall or request one by calling 651-792-7600.

If you have a disability and need accommodation in order to attend this hearing, please notify City Hall at least 48 hours in advance between the hours of 8:00 a.m. and 4:30 p.m. at 651-792-7600. We will be happy to help.

Do you need a larger print copy of this notice? Please call 651-792-7600 to request one.

Rezoning Hearing Notice Areas - August, 2010

Data: Ramsey County



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 (August 2, 2010), The Lawrence Group, August 2, 2010 for County parcel and property records data; August 2010 for commercial and