

**City of Falcon Heights
City Hall
2077 Larpenteur Avenue West**

**Minutes
Planning Commission Meeting
Tuesday, March 26, 2019
7:00 PM**

A. CALL TO ORDER: The meeting was called to order by John Larkin at 7:00 PM.

B. ROLL CALL:

Present: Larkin, Williams, Stemper, Gerich, Wilson

Absent: Samatar, Kotelnicki

Staff and Council Liaisons: Markon, Harris

C. APPROVAL OF MINUTES: February 26, 2019

The minutes were approved as presented by unanimous consent.

D. AGENDA

1. The Met Council recommended Planning Commission Action to consider changes to the 2040 Comprehensive Plan regarding Mixed-Use Designation Percentages

Community Development Coordinator Justin Markon described the changes to the 2040 Comprehensive Plan, requested by the Met Council. The Met Council requested additional information about plans for Mixed-Use redevelopment, including percentage of share of uses and overall density of the land use category.

The current wording of Mixed-Use in the plan stipulates a density of a minimum of 12 residential units per acre (a minimum of 15 within one half mile on either side of Snelling Avenue (Fairview to Hamline Avenues)), and a maximum of 46 units per acre with an anticipated minimum of 75% comprised of housing.

Larkin asked if any developments had met those density requirements. Markon noted the Met Council requires 15 units per acre within one half mile of Snelling because of the Bus Rapid Transit (BRT) improvements. Harris mentioned that no density changes on Snelling had been disclosed by the Met Council previous to the BRT improvements, otherwise Falcon Heights may have questioned the density during the BRT improvements agreement process. Larkin said the density rule applies to tear-down and rebuild (redevelopment) since no vacant land in the City exists for new build. Harris recommends staying with the current percentages of 75% / 25% (for buildings), to represent the percentage across an entire mixed-use zoning acreage. On discussion of proposed changes by Staff; Larkin, Wilson and Gerich say that they like the ranges of mixed-use land designation percentages used by Arden Hills. Harris mentioned also that

Roseville's mixed-use designation percentages have little in common with Falcon Heights. Gerich said that the housing mix, proposed by Staff, should be 50% or more. Larkin thought that the housing mix should be lowered to 40% (**see mixed-use percentage share and density proposed by Staff on page three, second paragraph of the Request For Planning Commission Action dated March 26, 2019**).

The Met Council recommended Planning Commission Action to consider changes to the 2040 Comprehensive Plan regarding Future Land Use / Zoning. Justin Markon recommended that density values be considered now, but zoning changes to be taken up later. Questions and discussion by the Planning Committee members were included. Harris mentioned that the High-Density zoning designation, adopted previously by Falcon Heights, was recommended by the Met Council.

A discussion of the TIES/Sourcewell building sale took place between Commission members.

The changes to the 2040 Comprehensive Plan, recommended by Staff, referring to mixed-use percentage share and density, was approved by unanimous consent. Land Use and Zoning to be taken up at a later time.

E. INFORMATION AND ANNOUNCEMENTS

No new information or announcements were provided.

F. ADJOURN

Adjourned at 7:45 PM.

G. WORKSHOP

1. Community Development Coordinator Justin Markon described Building Height Comparisons, including definitions, in a Workshop format. A discussion of building height regulations took place between Planning Commission members.