

ORDINANCE NO. 26-03

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

**AN ORDINANCE AMENDING CHAPTER 113 OF THE FALCON HEIGHTS CITY
CODE CONCERNING AMBER FLATS PLANNED UNIT DEVELOPMENT**

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

SECTION 1. Section 113-212 of the City Code of Falcon Heights, Minnesota is hereby amended to read as follows (additions are underlined and deletions are shown with strikethrough):

Section 113-212 – Fairway Commons Planned Unit Development

(a) *Legal description.* The legal description of this PUD is as follows:

PID 212923110029: 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.

PID 212923110038: 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;
("Subject Property")

(b) *Purpose.* The purpose of the Fairway Commons Planned Unit Development is to provide for age-restricted apartments.

(c) *Permitted uses and zoning regulations.* The R-5M mixed use high density residential district regulations shall apply to the property subject to the following modifications:

a. Permitted uses:

1. One principal structure consisting of 126,329 square feet and 110 apartment units.
2. No conditional uses.
3. No interim uses.
4. Setbacks as depicted in the Site Plan, C2.0, dated _____ prepared by Civil Site Group, Inc.

b. Parking. Vehicle parking shall be as follows:

1. 44 surface parking stalls as depicted in the Site Plan dated _____ prepared by Kaas Wilson Architects.
2. 72 sublevel parking stalls as depicted in the Floor Plans – Level -1 dated _____ prepared by Kaas Wilson Architects.

(d) *Development plan.* The PUD must be maintained in accordance with the following development plan, which is on file with the city and which is incorporated herein by reference.

(1) The following plans prepared by Kaas Wilson Architects and Civil Site Group, Inc. with up to five percent variance, to not increase nonconformities from City Code, as approved by the city administrator:

a. Architectural drawings, dated _____, prepared by Kaas Wilson Architects including:

1. Site Plan;
2. Floor Plans – Level -1;
3. Floor Plans – Level 1;
4. Floor Plans – Level 2-4;
5. Exterior Materials; and
6. Exterior Elevations.

b. Site development plans, dated _____, prepared by Civil Site Group, Inc. including:

1. Removals Plan, C1.0;
2. Site Plan, C2.0;
3. Overall Site Plan & Turning Movement, C2.1;
4. Grading Plan, C3.0;
5. Utility Plan, C4.0;
6. Civil Details, C5.0, C5.1, C5.2;
7. Landscape Plan L1.0;
8. Landscape Plan Notes & Details L1.1;
9. SWPPP – Existing Conditions, SW1.0;
10. SWPPP – Proposed Conditions, SW1.1;
11. SWPPP - Details, SW1.2;
12. SWPPP – Narrative, SW1.3; and
13. SWPPP – Attachments, SW1.4, SW1.5.

(e) *Additional conditions.* The PUD must be maintained in accordance with the following additional conditions.

(1) Trees shall be planted and/or maintained along throughout site as shown in plans submitted by Civil Site Group, Inc., dated _____.

- (2) Any trees removed due to moving the Larpenteur Avenue curb cut must be replaced by the developer within one year of curb cut completion.
- (3) Snow storage may not be stored in any parking area for more than 48 hours.
- (4) Open space as shown on plans submitted by Civil Site Group, Inc., dated, _____, must be maintained as open space and not converted to another use.
- (5) Charging stations for not less than four electric vehicles must be provided on site, at a distance of at least 50' from the building's main entrance.
- (6) The building may not exceed four stories, with a maximum height of 50'.
- (7) The side yard setback must be as shown on plans submitted by Civil Site Group, Inc., dated, _____.
- (8) Parcels described as Ramsey County Tax Parcel IDs 212923110029 and 212923110028 must be recombined with Ramsey County prior to the start of construction.
- (9) A parking lot maintenance agreement must be signed between Velair Development Company and Buhl Larpenteur West, LLC for the maintenance of the parking easement, which dedicates 54 surface parking stalls for Amber Union use. A copy must be provided to the City of Falcon Heights and recorded with Ramsey County.
- (10) A property management staff person must be maintained on site.
- (11) Developer shall comply with all recommendations from Ramsey County, City Engineer, and Fire Marshal.

SECTION 2. Zoning Map. The zoning map of the City of Falcon Heights shall not be republished to show the aforesaid zoning, but the Clerk shall appropriately mark the zoning map on file in the Clerk's Office for the purpose of indicating the rezoning hereinabove provided for in this ordinance, and all of the notations, references, and other information shown thereon are hereby incorporated by reference and made a part of this ordinance.

SECTION 3. Effective Date. This ordinance is effective immediately upon its passage and publication.

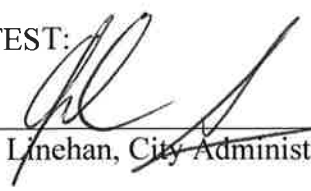
ADOPTED this 8th day of April, 2026, by the City Council of Falcon Heights, Minnesota.

CITY OF FALCON HEIGHTS

BY: 

Randall C. Gustafson, Mayor

ATTEST:



Jack Linehan, City Administrator