



**The City That Soars!**

## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date</b>	October 25, 2011
<b>Agenda Item</b>	1
<b>Title</b>	Presentation by Cox Insurance, new owner of 1639 Larpenteur
<b>Submitted By</b>	Deborah Jones, Staff Liaison

<b>Description</b>	Personnel from Cox Insurance of Roseville and their architect will present preliminary plans for renovation of the former Buck's Unfinished Furniture site in 2011-2012.
<b>Background</b>	<p>1639 Larpenteur, a commercial property zoned B-3 and located between Fry St. and St. Mary's St., was originally a Robert Hall clothing store, built in 1959. For many years it housed a Buck's Unfinished Furniture store. It has been vacant since early 2010. The property has been purchased by Cox Insurance, a local family-owned agency that has been in business for 60 years and is presently located on Fairview Avenue at County Road D in Roseville. The company is seeking a larger space with more parking than their Roseville site.</p> <p>The company seeks to do extensive renovation to the existing building, plus an addition to the front of the building and significant reconfiguration of landscaping and parking. Preliminary plans have been shown to city staff at several stages. Great care has been taken to be sure the proposed alterations and additions are completely within the requirements of the city code.</p> <p>Cox Insurance has accepted our invitation to present their plan to the Planning Commission as a way of sharing it with the general community and letting neighbors know what is going to happen to the site. Permits will be applied for in the coming weeks, and construction is expected to begin by the end of the year.</p>
<b>Budget Impact</b>	None
<b>Attachment</b>	2008 aerial photo of 1639 Larpenteur with parcel information (Ramsey County)
<b>Action(s) Requested</b>	<p>None. This presentation is informational only.</p> <p>The plans as presented to date conform to code requirements for the B3 zone and do not require variances, conditional use permits or other Council action.</p>



**Ramsey County**  
**Parcel Polygons Information Report**

<b>Parcel ID:</b>	162923440047
<b>Street Number:</b>	1639
<b>Street:</b>	LARPENTEUR AVE W
<b>City:</b>	FALCON HEIGHTS
<b>Owner Name 1:</b>	NATHAN ALISON LLC

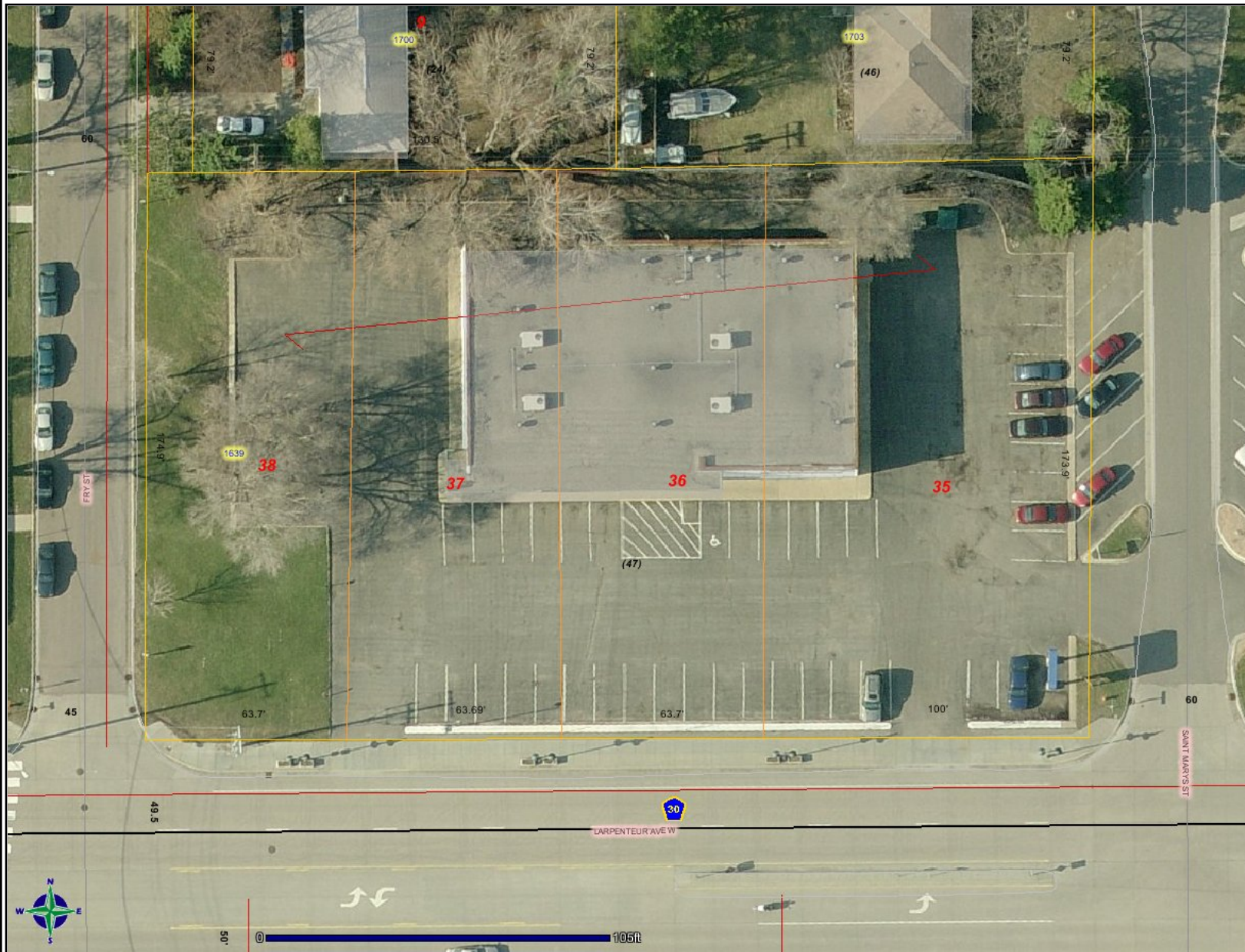
*This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.*

**Ramsey County Property (RRINFO) Search**

<b>Parcel ID</b>	<a href="#">Search by Parcel ID</a> 162923440047
<b>Street Number</b>	1639
<b>Unit</b>	
<b>Street</b>	LARPENTEUR AVE W
<b>City</b>	FALCON HEIGHTS
<b>ZIP</b>	55113-5703
<b>Owner Name 1</b>	NATHAN ALISON LLC
<b>Owner Name 2</b>	
<b>Owner Street Address</b>	185 N W Spanish River Blvd Ste
<b>Owner City/State/Zip</b>	Boca Raton FL 33431-4230
<b>Homesteader Name 1</b>	
<b>Homesteader Name 2</b>	
<b>Homesteader Street Address</b>	
<b>Homesteader City/State/Zip</b>	
<b>Deeded Acres</b>	1.16
<b>Deeded Area (sq.ft.)</b>	50529.6
<b>Approximate Lot Frontage (ft)</b>	0
<b>Tax Description</b>	THE CROSSROADS LOTS 35 THRU LOT 38
<b>Plat Name</b>	THE CROSSROADS
<b>Date Plat Recorded</b>	Thu, 28 Jun 1928 00:00:00
<b>Abstract ID</b>	760670
<b>Torrens ID</b>	
<b>County Land Use Code (CAMA)</b>	SMALL (UNDER 10,000SF) DETACH RETAI
<b>County Land Use Code (PR&amp;R)</b>	COMMERCIAL
<b>Market Value Land 2010</b>	607400
<b>Market Value Bldg 2010</b>	232600
<b>Market Value Total 2010</b>	840000
<b>Total Tax Payable 2010</b>	25252
<b>Market Value Land 2009</b>	607400
<b>Market Value Bldg 2009</b>	232600
<b>Market Value Total 2009</b>	840000
<b>Total Tax Payable 2009</b>	23904
<b>Market Value Land 2008</b>	607400
<b>Market Value Bldg 2008</b>	192600
<b>Market Value Total 2008</b>	800000
<b>Total Tax Payable 2008</b>	22070
<b>Date of Last Sale</b>	
<b>Sale Price</b>	0
<b>Homestead Description</b>	
<b>Number of Residential Units</b>	0
<b>Year Built</b>	1958
<b>Total Residential Living Area</b>	0
<b>Residence Exterior</b>	
<b>Residence Style</b>	
<b>Residence Number of Stories</b>	0
<b>Residence Number of Rooms</b>	0
<b>Residence Number of Bedrooms</b>	0
<b>Commercial Structure Type</b>	RETAIL SINGLE OCCUP
<b>Topography</b>	LEVEL
<b>Utilities</b>	ALL PUBLIC
<b>School District</b>	ROSEVILLE SCHOOL DISTRICT
<b>Watershed District</b>	CAPITAL REGION W/S

# 1639 Larpenteur Avenue - Buck's Furniture

2008 Aerial Photo - Ramsey County/Pictometry



- Municipalities
- Road Centerlines (County)
- County Road
- Interstate Hwy
- State Hwy
- Roads
- Pavement Edge
- Water
- Structures
- Parcel Polygons
- Parcel Lines and Land Ties
- Land Ties
- Platted Lot Lines
- Parcel Map Labels
- 2008 Color Aerials
- Highway Shields
- Street Name Labels

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SOURCES: Ramsey County (June 28, 2010), The Lawrence Group; June 28, 2010 for County parcel and property records data; June 2010 for commercial and residential data; April 2009 for color aerial imagery; All other