

# *City of Falcon Heights Planning Commission*

City Hall  
2077 W. Larpenteur Avenue

Tuesday, March 24, 2015  
7:00 p.m.

## **A G E N D A**

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: Alexander\_\_\_\_ Fite\_\_\_\_  
Murphy\_\_\_\_ Wartick\_\_\_\_  
Williams\_\_\_\_ Schafer\_\_\_\_  
Council Liaison Harris \_\_\_\_ Staff Liaison Moretto \_\_\_\_
- C. AGENDA
  - 1. Introductions and welcome to new Staff Liaison Paul Moretto.
  - 2. Election of Planning Commission Chair for 2015.
  - 3. \*Workshop for 0 Tatum St.
- D. APPROVAL OF MINUTES for January 27, 2015
- E. INFORMATION AND ANNOUNCEMENTS
- F. COMMUNITY FORUM
- G. ADJOURN

\*A SHORT WORKSHOP WILL BE HELD AT THE END OF THE COMMISSION MEETING

*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 Minutes  
January 27, 2015**

**PRESENT:** Commissioners Alexander, Williams, Schafer, Staff Liaison Fischer

**ABSENT:** Commissioners Fite, Murphy, Wartick, Council Member Harris

The meeting was called to order at 7:08 p.m. by the Substitute Chair Alexander.

**Introductions and Welcome to new Commissioner Emily Schafer**

Substitute Chair Alexander introduced new Commissioner Emily Schafer. Commissioner Schafer provided a brief update and bio on herself and her experience.

**Election of Planning Commission Chair and Vice-Chair for 2015**

Alexander moved and Schafer seconded a motion to table this agenda item until the next meeting of the Planning Commission due to the lack of members present. Motion passed 3-0.

**Annual Review of Planning Commission Policies and Standing Rules**

Williams moved and Alexander seconded a motion to keep the Planning Commission Policies and Standing Rules as is. Motion passed 3-0.

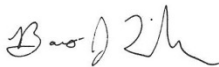
**The minutes of the October 28, 2014 meeting of the Planning Commission were approved.**

**Information and Announcements:**

Staff Liaison Fischer announced an upcoming training being sponsored by the City's consultant planners, WSB and Associates, entitled Planning 101. More information will be sent to Commissioners when it becomes available.

**ADJOURNMENT:** The meeting was adjourned at 7:14 p.m.

Respectfully submitted,



Bart Fischer, Staff Liaison



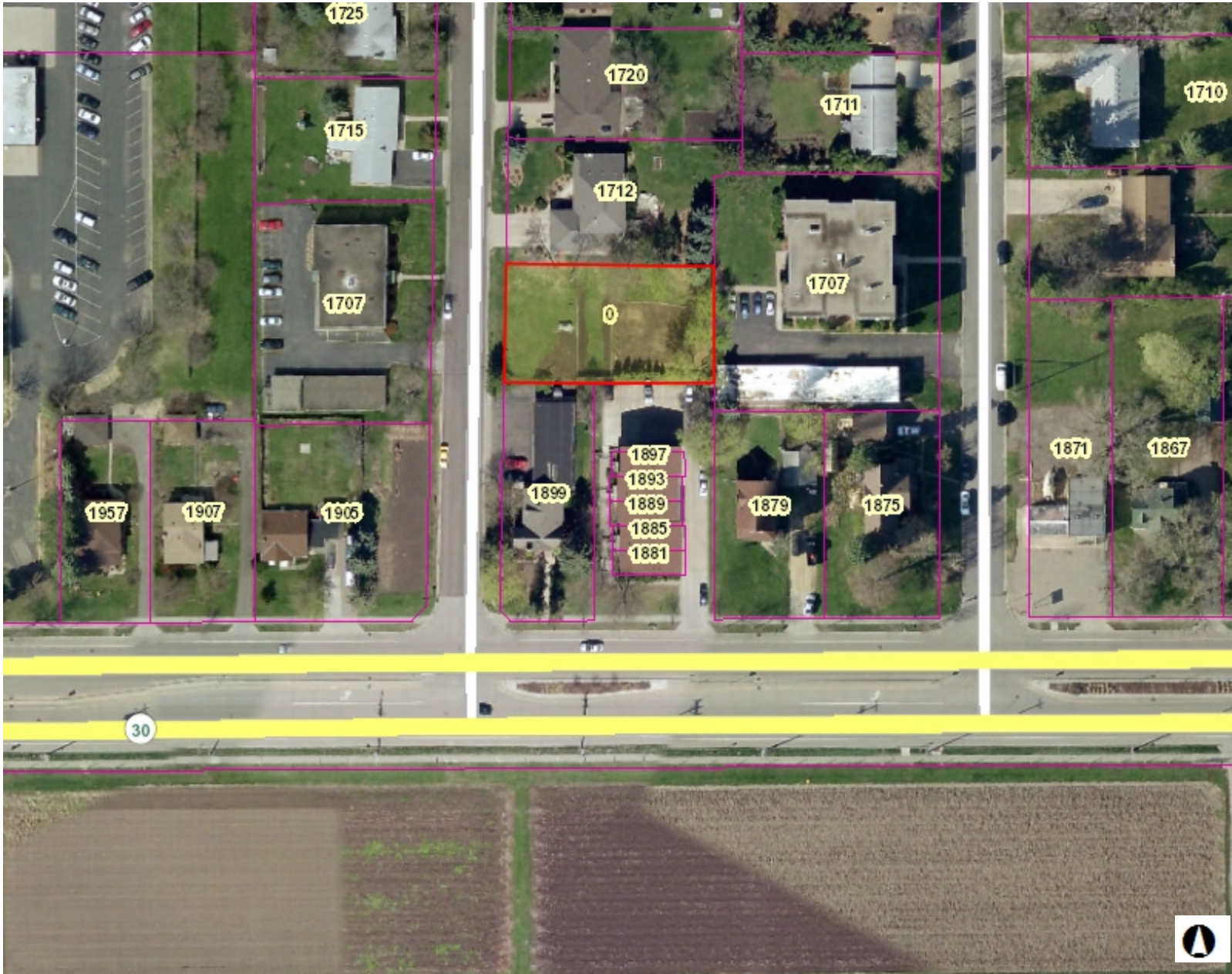
**The City That Soars!**

## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date</b>	March 24, 2015
<b>Agenda Item</b>	
<b>Title</b>	1704 Tatum Street PUD
<b>Submitted By</b>	Addison Lewis, Planning Consultant

<b>Description</b>	<p>The property owner is seeking preliminary review/feedback from the Planning Commission regarding a potential rezoning from R-1 to Planned Unit Development (PUD) to allow for four or five attached housing units located at 1704* Tatum Street. At this time, the property owner has not submitted a land use application or provided detailed plans to the city beyond the attachments included with this report. The purpose of this agenda item is to provide general feedback to the property owner regarding the proposed use. A more in depth analysis of the performance standards and site design would be completed following the formal submittal of a land use application.</p> <p>*The subject property is currently vacant and is not assigned an address number in the Ramsey County property records. Following the numbering system of other properties along Tatum Street, the subject property is referred to as 1704 Tatum Street within this report.</p>
<b>Background</b>	<p>The property owner of the subject property (1704 Tatum St) currently owns and resides at the property directly to the north at 1712 Tatum St, which is a single family home. The subject property is currently used as additional yard space accessory to 1712 Tatum St. The property owner is exploring the potential for constructing four or five attached housing units at 1704 Tatum St. The property is currently zoned R-1, which only allows for one-family detached dwellings as a permitted use.</p>
<b>Analysis</b>	<p>The subject property is approximately 0.257 acres or 11,200 square feet and 80 feet in width. The proposal for four or five dwelling units would be consistent with the permitted densities allowed in the R-4 High Density Multiple Family Residential District. Because the subject property does not meet the required minimum lot area (12,500) or lot width (90 feet) of the R-4 district, a rezoning to PUD would be required.</p> <p><i>As stated in Section 113-119 of the Falcon Heights City Code, the purpose of the planned unit development district is intended to permit flexibility of site design, the conservation of land and open space through clustering of buildings and activities, and an incentive to developers to plan creatively by providing density bonuses. This flexibility can be achieved by allowing deviations from standards including setbacks, heights and similar regulations. PUDs are characterized by central management, integrated planning and</i></p>

	<p><i>architecture, joint or common use of parking, open space and other facilities, and a harmonious selection and efficient distribution of uses.</i></p> <p>Adjacent property to the east, west and south is zoned R-4. The properties to the east and west contain multifamily apartment buildings. One of the properties to the south, at the corner of Larpenteur and Lindig, contains a single family home that also contains a dance studio. The other property contains five single family attached units, similar to what is proposed for the subject property. The property to the north is zoned R-1, contains a single family home, and is owned by the same property owner as the subject property.</p> <p>The Comprehensive Plan guides the subject property for Single Family Attached residential use. The proposed use is consistent with this designation.</p>
<p><b>Attachment(s)</b></p>	<ul style="list-style-type: none"> <li>• Narrative from the property owner describing the proposed development</li> <li>• Concept site plan</li> <li>• Location map</li> <li>• 2030 Future Land Use Map from the Comprehensive Plan</li> </ul>
<p><b>Actions Requested</b></p>	<ul style="list-style-type: none"> <li>• Discuss the proposed development and provide feedback to the property owner.</li> </ul>



### Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Lakes - Neighboring Counties

200.0 0 100.00 200.0 Feet

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© Ramsey County Enterprise GIS Division

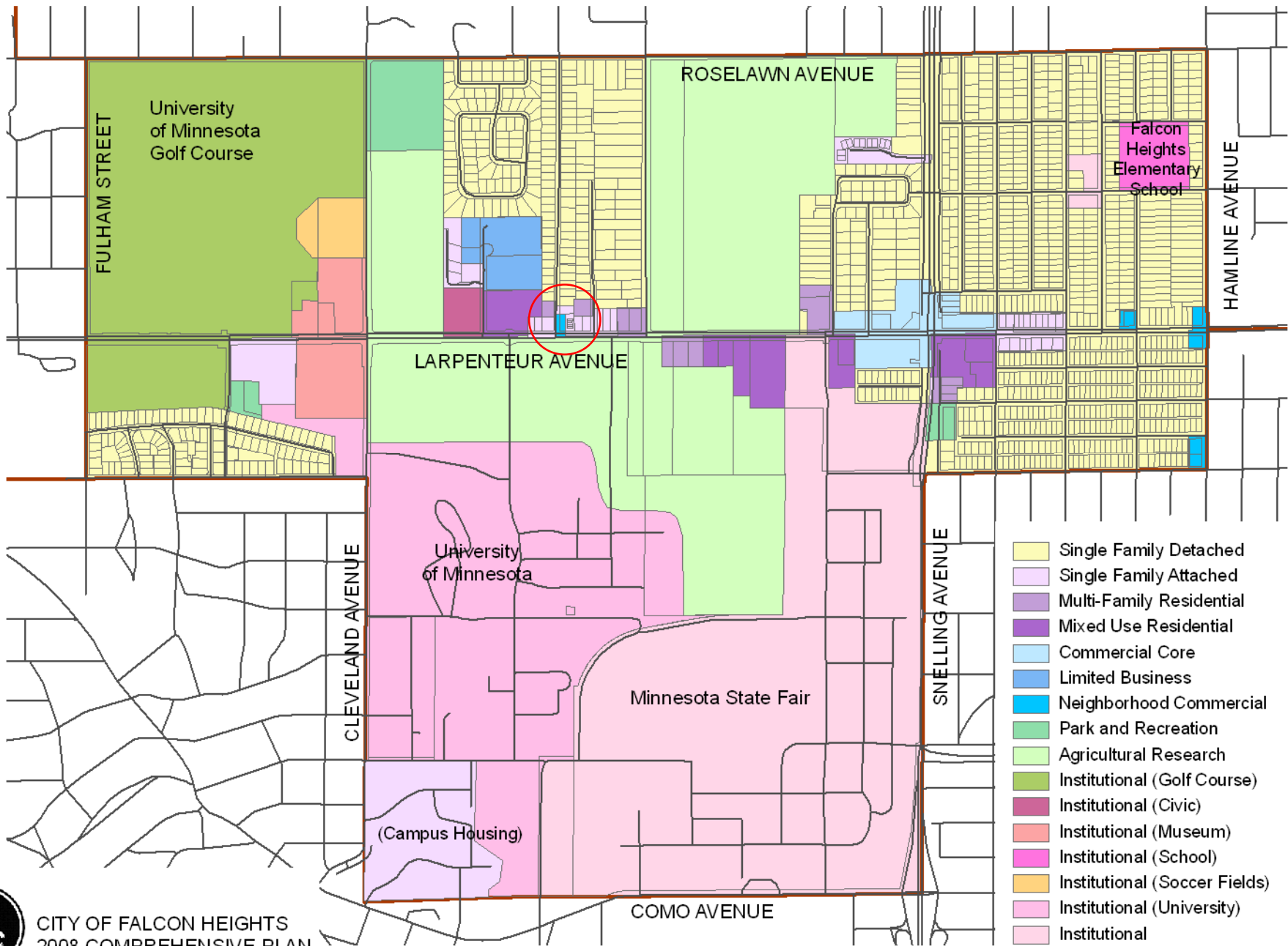
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### Notes

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# Falcon Heights Planned Land Use 2030



CITY OF FALCON HEIGHTS  
2008 COMPREHENSIVE PLAN

FIGURE 15

March 9, 2015

Mr. Addison Lewis  
Municipal Group Planner  
WSB & Associates, Inc.  
701 Xenia Avenue South, Suite 300  
Minneapolis, Minnesota 55416

Dear Mr. Lewis:

Thank you for taking the time to meet with me, my wife Shelley and my mother Frances.

As requested, I am submitting the revised drawing after measuring the actual lot this past few days. I am following your suggestion to submit what I would like to see on this lot.

As mentioned, my wife and I are planning to sell our house to my son and his wife. We plan to live in one of these units. I am sure that my mother will, in time, want to live in one too.

As we discussed, we are anticipating family, friends and acquaintances needing smaller, affordable places to live now and in the future. If we have the opportunity to develop this lot this is one way we can contribute.

I am available for any questions from anyone who wishes to contact me regarding this potential project. Any and all feedback will be appreciated.

Respectfully submitted,



John A. Labalestra

March 9, 2015

TO: Falcon Heights Planning Commission  
C/O Mr. Addison Lewis/Municipal Group Planner/WSB & Associates, Inc.

FROM: John Labalestra  
1712 Tatum Street/Falcon Heights/Mn. 55113  
651-644-1440

REGARDING: Proposed 4 or 5 Small Units Apartment Development  
Located on Tatum Street Property #0 (S 80 FT of N 90 FT of Lot 14 Block 1

NARRATIVE:

The following are some of my thoughts on developing this parcel that is consistent with the surrounding area.

The parcel measures approximately 149 feet by 80 feet currently, the depth being listed as 140 feet according to the plat. The 149 foot depth is starting at the inside curb to the staked property line on the north side of the lot. Our son is wanting to purchase our existing house @ 1712 Tatum Street. I would like to sell him 5 additional feet of land from the development lot so the lot @ 1712 would be increased by 5 feet on the south side. The development lot would then go from 80 foot width to 75 foot.

From the house/garage lot line @ 1712 there would then be a 4 foot setback from the new lot line (approximate 17 foot green space area between the house/garage line and the north wall of the proposed new building. That would yield about 2500 square feet of green space on the north side. Additional green space would be approximately 1500 square feet. A water pervious material would be used for the driveways and parking area; approx. 4000 square feet. Total approx. 8,000 square feet. Total lot square feet  $149 \times 75 = 11,175$  of which 3720 is building yields:  $3720/11,175 = 33\%$  building cover; 67% water permeability with collection ( 1,000 gallon capacity). Below grade driveway storm water discharge directly into the city's storm system is possible if permitted but, at this point, I don't believe necessary.

The new building would be set back 20 feet from Tatum Street consistent with the setback of 1899 West Larpenteur from Tatum Street. The footprint of the building would be 30 feet by 80 feet (30 x 16 foot units consistent with small/tiny unit development) totaling 2400 square feet.

Each unit would have three levels, basement, 1<sup>st</sup> & 2<sup>nd</sup> floor with rooftop patio/straw bale gardening capabilities. Each would have a balcony/deck extended from the base of the 2<sup>nd</sup> floor, cantilevered with no supporting posts below to allow safer traffic movement. Each unit would have south facing escape windows from the basement position under the balcony/deck. At this time the roofs would be gravel/tar/rubber membrane roofs slanted to the north with an extremely slight slope 1 inch rise to 12 inches with water some to be collected and stored in rain-barrel landscape designed area. Also on the north line of the roof would be the maximum solar panels allowed when subsidized via the Minnesota Department of Commerce (lottery), hopefully installed soon if and when picked by the Department. The sloping (1 x 12) would result in the rooftop being raised 30 inches on the south side resulting in the north side solar panels being less noticeable on the roof top. There will be provisions for a small greenhouse for plant growing. It is contemplated that not all units would have this feature.

The basement of each unit could have a separate bedroom or home office or recreation Room or left unfinished. The back (north side) of the basement is for mechanical and storage.



Each unit will be architecturally decorated in Tuscan-style décor with some post and open-beam construction. Plaster, tile, accent brick/stone with some "old wood" accents will be the overall design motif.

Proposed is five garages all 12 x 22 feet with 9 x 7 foot standard-sized door openings. Building would be consistent with and compliment apartment building. Located on the rooftop of the garage building (22 x 60 feet) would be the maximum number of solar panels tilted south and west.

While 5 units is strongly preferred because of the building costs and potential ~~return on~~ investment, I would consider 4 units with the same general layout.

March 9, 2015

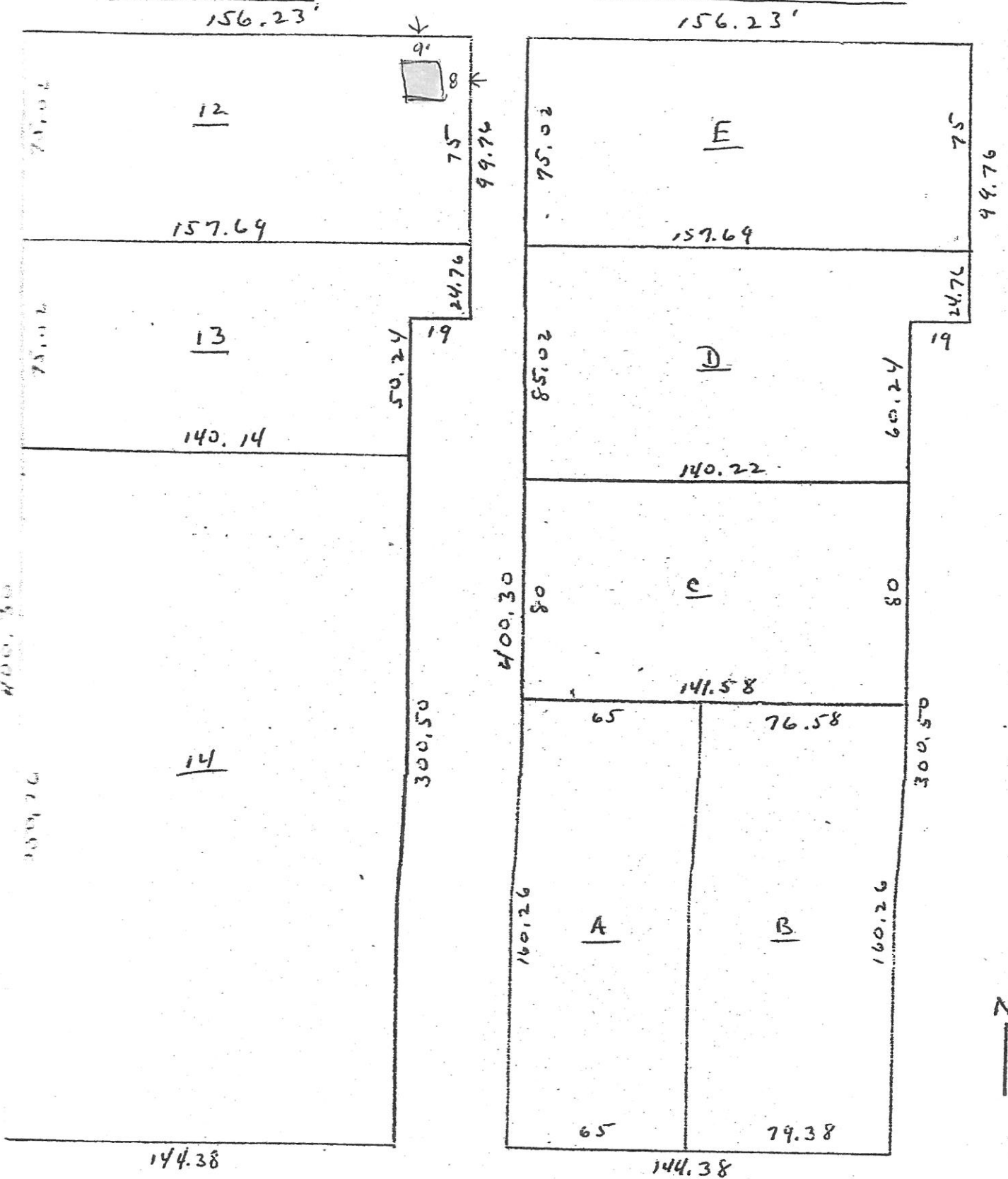
LOT COVERAGE

House Coverage	1218 plus 855	square feet
Driveway 17 x 45 feet	765	
Concrete Patio 19 x 24 feet	456	
Proposed Garden Shed/Storage 12 x 16	192	
TOTAL IMPERVIOUS	3486	square feet
TOTAL LOT SQUARE FEET	11,775	square feet
RATIO OF IMPERVIOUS/LOT	$3486/11,775 = 29.6\%$	

Appraisers Sketch of Tract

Present Boundaries

Proposed Boundaries



Larpen tear Ave

C.O. Georgi  
3092 No. Lexington w  
2215 W. County Rd B

Approx. Scale  
1" = 50'

