

City of Falcon Heights

PLANNING COMMISSION MEETING

**Tuesday, August 22, 2000
7 P.M.**

AGENDA

- A. Tom Brace ____ Wayne Groff ____ Barb Heideman ____
Melissa Maher ____ Toni Middleton ____ Ken Salzberg ____
Irene Struck ____ Council Liaison Peter Lindstrom ____
Staff Liaison Heather Worthington ____
- B. CALL TO ORDER: 7:00 P.M.
- C. APPROVAL OF MINUTES:
- D. REQUESTS FOR ACTION:
1. Consideration of a variance request to allow housing in a B-3 at 1750 W. Larpenteur Avenue
 2. Request approval of the Falcon Heights Comprehensive Plan Update as approved by the Metropolitan Council
 3. Discussion regarding the proposed preliminary recreational sports playing fields as presented by the University of Minnesota
- E. ADJOURN

Item: 1
Date: 8/22/00
corrected

ITEM: Consideration of a variance request to allow housing in a B-2 zone at 1750 W. Larpenteur Avenue

SUBMITTED BY: Donald Hermes, owner

REVIEWED BY: Heather Worthington, City Administrator

EXPLANATION:

Summary and findings of fact:

Mr. Hermes has submitted a request to for a variance in the zoning code in order to allow housing in his business at 1750 W. Larpenteur Avenue, a flower wholesaler. Mr. Herme's property is zoned B-2, a commercial designation, a description of which follows:

Subdivision 1. Purpose and Intent. The primary purpose of the limited business district is to provide for office and limited service, employment and institutional uses which are freestanding in nature, require larger sites and are or can be made to be compatible with adjacent land uses. It is also intended to accommodate certain existing businesses for the purpose of maintaining them as conforming uses. Except where current retail or wholesale businesses are specifically listed, the limited business district is not intended to accommodate retail or wholesale businesses. The district is designed to minimize the blighting influence on the surrounding residential neighborhoods by limiting and controlling the uses that are permitted.

Subdivision 2. Permitted Uses. No structure or land shall be used except for the following uses:

- a. Financial institutions with hours open to the public from 8 a.m. to 6 p.m. Monday-Friday and 8 a.m. to noon on Saturdays. An automatic teller machine may operate for 24 hours a day.
- b. Medical office
- c. Offices, business and professional.
- d. City owned community facilities provided there shall be no unscreened outdoor storage of materials, supplies or equipment, or trucks and trailers exceeding a capacity of one and one-half (1 ½) tons.

Subdivision 3. Conditional Uses. The following uses are permitted subject to the issuance of a conditional use permit (C.U.P.):

- a. Bank drive-in facilities as an accessory use to a financial institution, with hours open to the public identified in the conditional use permit.
- b. Churches.
- c. Child care facilities and nursery schools subject to licensing by the State of Minnesota.
- d. Florist, garden supply and garden wholesale stores.
- e. Funeral homes and mortuaries.
- f. Limited fabricating and processing of a product in conjunction with any permitted use when such products are wholly processed within a building and such use is deemed appropriate and consistent with the character of the district and environs. Where such uses consist of more than one principal building, plans for such development shall be submitted as a planned unit development (P.U.D.).
- g. Radio and television broadcasting and cable television studios (SIC 483 and 484) excluding external antenna systems.
- h. Research centers and laboratories excluding medical waste processing facilities.
- i. Studios
- j. Veterinary clinics with no animal boarding.

Subdivision 4. Permitted Accessory Uses. Any accessory use permitted in Chapter 9, Section 8.01.

Subdivision 5. Other requirements. All uses shall in addition to all other requirements comply with the following standards:

- a. No bars on doors or windows during business hours.
- b. No automatic interior or exterior security lock doors or doors that require requesting entry or exit during business hours.
- c. No exterior storage of merchandise except for nursery stock associated with a garden supply store or florist.
- d. No exterior sales of merchandise except for nursery stock associated with a garden supply store or florist.

Characteristics of the property:

Mr. Hermes' property is utilized for a wholesale flower business. His property is abutted on the east and west by R-4 zoning.

STAFF RECOMMENDATION:

State statute prohibits the granting of a variance unless the owner can show that a hardship exists with respect to the proposed variance. The staff recommends denial of Mr. Hermes' request for a variance to allow housing on his B-2 zoned commercial property, and offers the following findings of fact regarding the state statute:

- The proposed variance is not consistent with the allowed uses in the zoning code; therefore it constitutes a use variance, which is prohibited by state law. Additional findings:
- The staff finds no public welfare detriment;
- The staff finds that the denial of such a variance will not substantially diminish or impair property values or improvements in the area;
- The staff finds that no substantial hardship to the owner would result from a denial of the variance.

ATTACHMENTS:

1. Letter from Donald Hermes
2. Plat of area
3. Resolution recommending denial of the variance request to allow housing at 1750 W. Larpenteur Avenue

ACTION REQUESTED:

- Report from City Administrator
- Questions and comments from commissioners to city staff
- Questions to property owners from commissioners
- Discussion
- Motion to recommend adoption of the resolution denying the granting of a use variance to allow housing at 1750 W. Larpenteur Avenue.

1790

WEST LARPEUR

AVENUE

SAINT PAUL

MINNESOTA

55113

651.646.6344

FAX: 651.646.4890



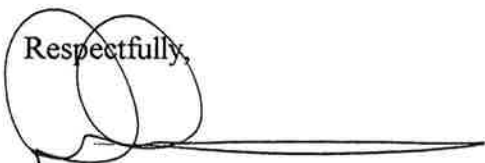
July 24, 2000

Planning Commission
City of Falcon Heights

Dear Sirs:

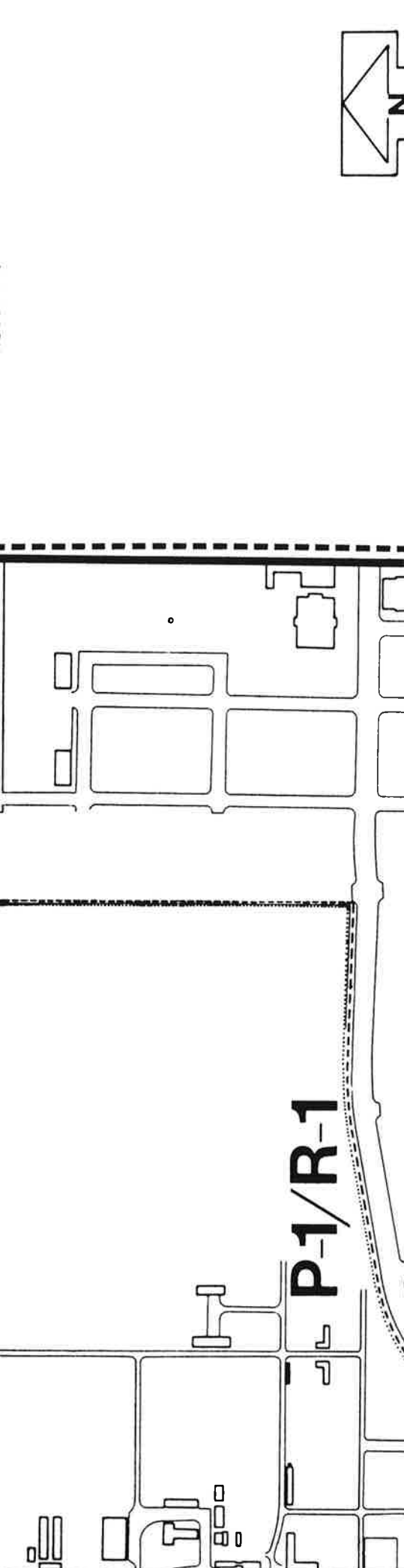
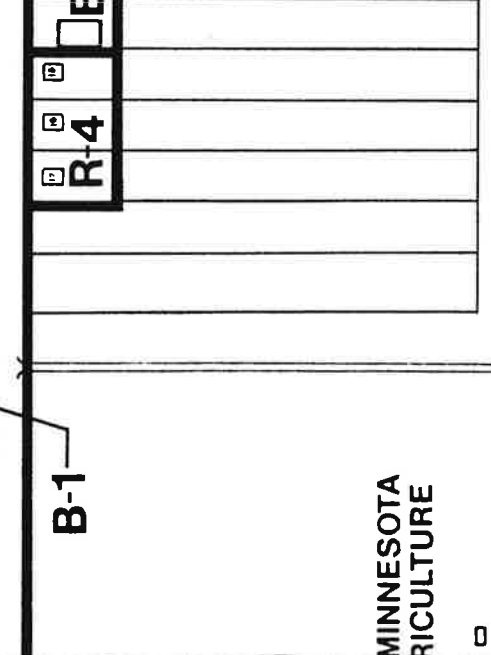
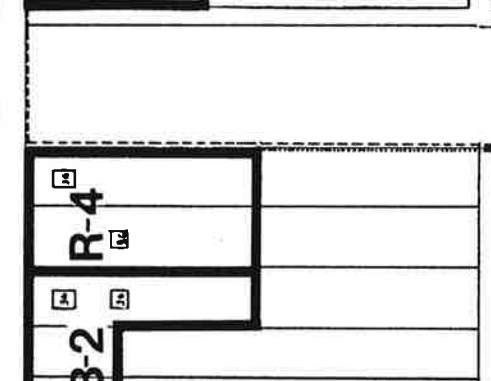
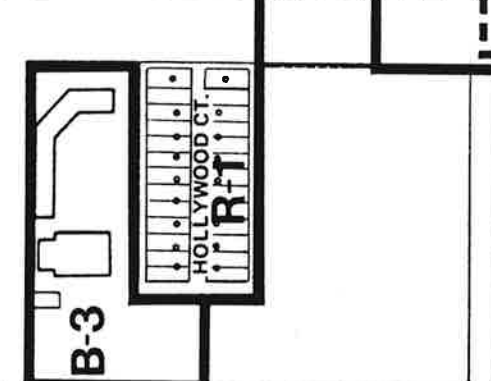
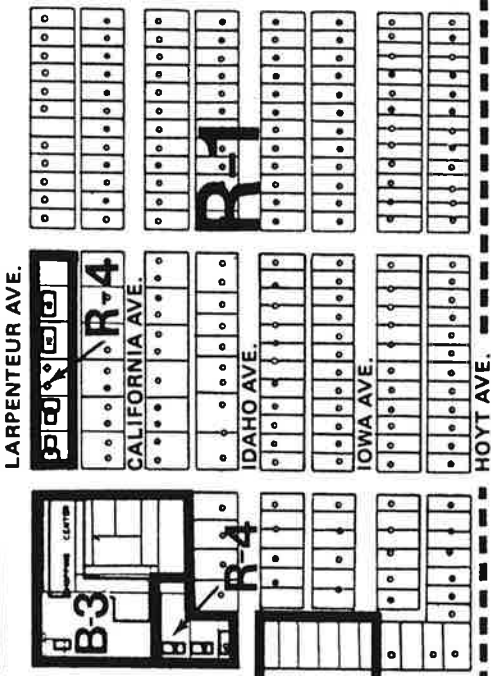
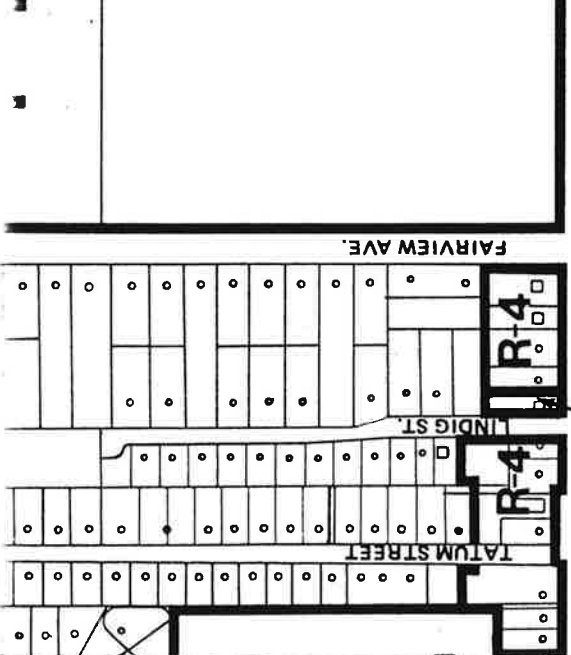
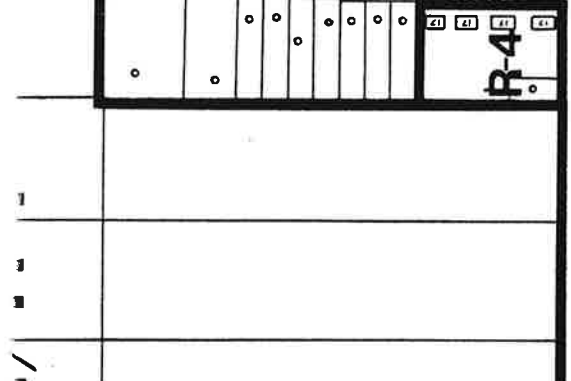
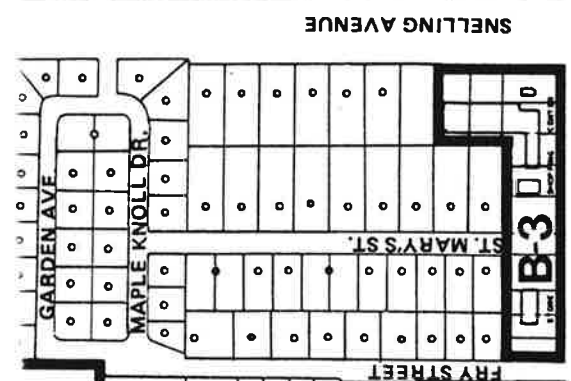
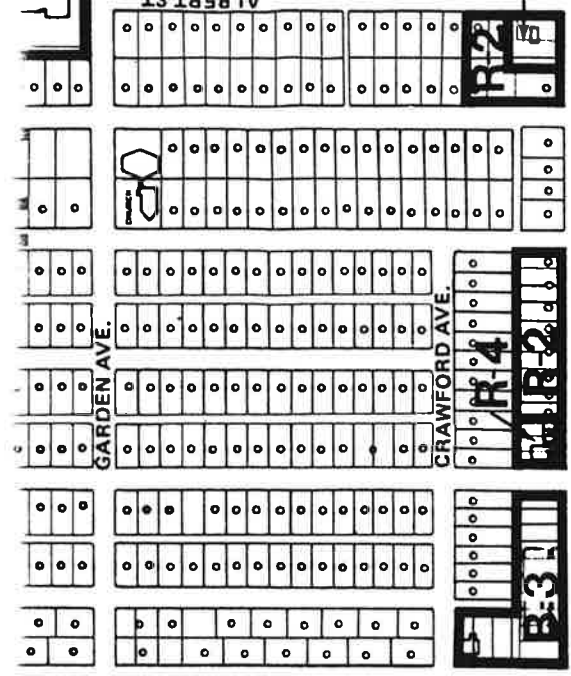
This variance request is being submitted to make it possible for me to house and employ MAST students from the University of Minnesota Department of Agriculture who need housing in order to be employed. MAST (Minnesota Agricultural Student Trainee) students come from various countries to attend the University's agricultural program for a six to twelve month term. The students find it difficult to procure temporary housing that is conveniently located to both the University and their place of employment, and I could offer a solution by providing an apartment for them. My variance request is to modify a portion of former office space into a two bedroom apartment to accommodate a maximum of three students.

Thank you for your consideration.

Respectfully,


Donald Hermes
President

DH/cs



CITY OF FALCON HEIGHTS

COUNCIL RESOLUTION

Date: August 23, 2000

RESOLUTION DENYING A VARIANCE REQUEST TO ALLOW HOUSING AT 1750 W. LARPEN TEUR AVENUE

WHEREAS, on August 23, the Falcon Heights City Council denied a variance to allow housing in a B-2 zone at 1750 W. Larpenteur Avenue ; and

WHEREAS, the city council has recommended denial based on the following criteria:

- a. The proposed variance is not consistent with the allowed uses in the zoning code; therefore it constitutes a use variance, which is prohibited by state law.
- b. The staff finds that the denial of such a variance will not substantially diminish or impair property values or improvements in the area;
- c. The staff finds that no substantial hardship to the owner would result from a denial of the variance.

NOW THEREFORE, BE IT RESOLVED that the City of Falcon Heights does deny the request for a variance for 1750 W. Larpenteur Avenue to allow housing in a B-2 zone.

Moved by: _____

Gehrz
 Hustad In Favor
 Kuettel
 Lindstrom Against
 Talbot

Approved by: _____

Mayor
August 23, 2000
 Date

Attested by: _____

City Clerk
August 23, 2000
 Date

ITEM: 2
DATE: 8/22/00

ITEM: Request approval of the Falcon Heights Comprehensive Plan Update as approved by the Metropolitan Council

SUBMITTED BY: Heather Worthington, City Administrator

REVIEWED BY: Metropolitan Council and Staff

EXPLANATION:

The Planning Commission is being asked to approve the final draft of the 1998 Comprehensive Plan Update, as reviewed and approved by the Metropolitan Council. The Council found that the comprehensive plan update meets all Metropolitan Land Planning Act (MLPA) requirements for 1998 plan updates; is in conformity with the regional system plans for aviation, recreation open space, transportation and water resources management; is consistent with the Regional Blueprint; and is compatible with the plans of adjacent jurisdictions. The Metropolitan Council has voted to allow the plan to go into effect with no modifications.

BACKGROUND:

MN Statutes 473.864, Subd. 1, requires local governments to adopt the comprehensive plan with any required modifications within nine months following a final decision. Two copies will be submitted to the Metropolitan Council, one to be placed in the Council library, and one in the working file for comprehensive planning purposes. Included are updates in general information through 2020, and potential changes in business use and impact through the sale of commercial property. (Attached)

ATTACHMENTS:

Comprehensive Plan Update as submitted to the Metropolitan Council with attachments
Letter from Ted Mondale, Chair, Metropolitan Council

ACTION REQUESTED:

- Public Hearing
- Questions to city staff from Commissioners
- Discussion
- Recommendation of approval of resolution adopting the amended Comprehensive Plan Update to the City Council



FAX

City of Falcon Heights
2077 W. Larpenteur Avenue
Falcon Heights, MN 55113
651/644-5050 voice
651/644-8675 fax
www.ci.falcon-heights.mn.us

DATE: 8-21-00

TO: Dan Madsen

Total Pages 5 (including cover sheet)

FROM: Heather Worthington

RE: Planning Commission Agenda item

Message:

Attached is Item 3 on the agenda which may be of interest to you.

ITEM 3
DATE: 8/22/00

ITEM: **Discussion regarding the proposed preliminary Recreational Sports playing fields as presented by the University of Minnesota**

SUBMITTED BY: **Mayor Gehrz**
 Heather Worthington, City Administrator

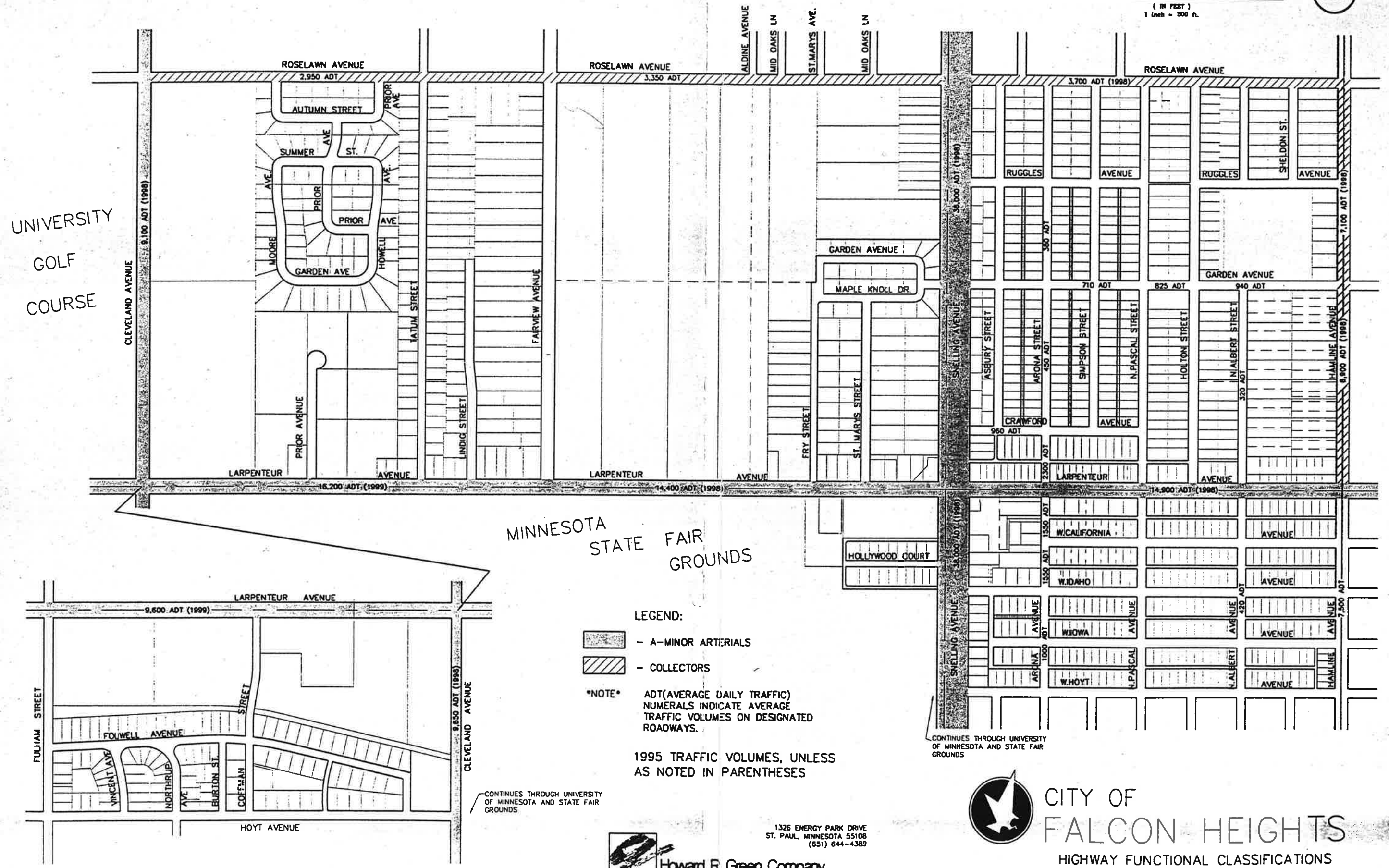
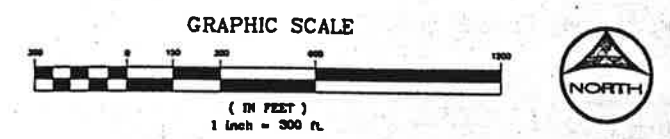
EXPLANATION:

At the St. Paul Land Use Task Force meeting several weeks ago, the U of M presented a Recreational Sports preliminary list of locations for recreational ball fields in and around Falcon Heights. In an effort to be proactive, and prioritize our preferences for site selection, we wish to have the consultation and expertise of the Planning Commission in order to make a recommendation to the City Council.

ACTION REQUESTED:

- Presentation of information from Mayor Gehrz
- Discussion of evaluation criteria and worksheet

The worksheet and a map showing the preliminary sites will be available at the meeting.



UNIVERSITY
GOLF
COURSE

MINNESOTA
STATE FAIR
GROUNDS

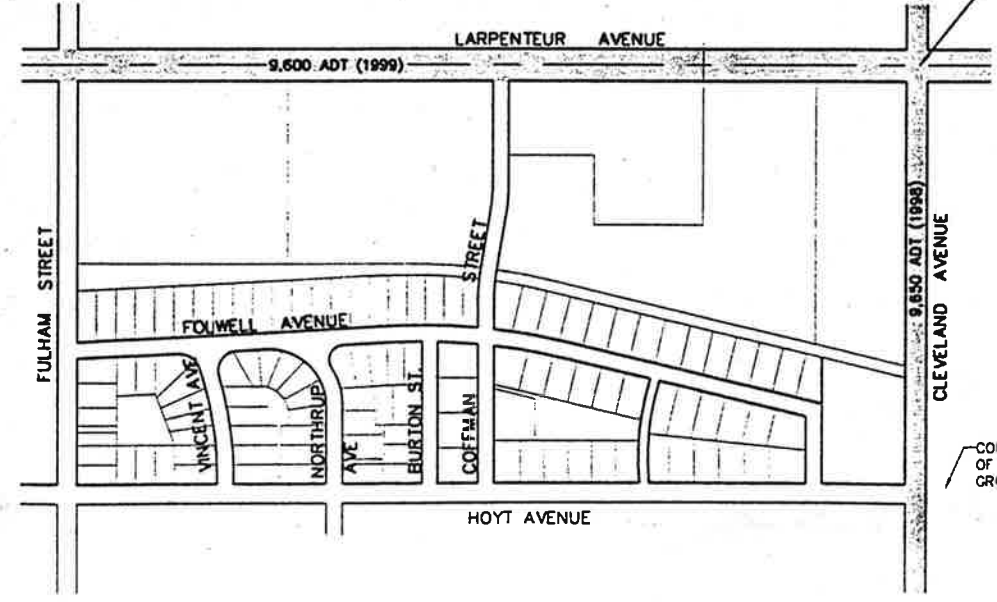
- LEGEND:
- A-MINOR ARTERIALS
 - COLLECTORS

NOTE
ADT(AVERAGE DAILY TRAFFIC)
NUMERALS INDICATE AVERAGE
TRAFFIC VOLUMES ON DESIGNATED
ROADWAYS.

1995 TRAFFIC VOLUMES, UNLESS
AS NOTED IN PARENTHESES

CONTINUES THROUGH UNIVERSITY
OF MINNESOTA AND STATE FAIR
GROUNDS

CONTINUES THROUGH UNIVERSITY
OF MINNESOTA AND STATE FAIR
GROUNDS



Howard R. Green Company
CONSULTING ENGINEERS

1326 ENERGY PARK DRIVE
ST. PAUL, MINNESOTA 55108
(651) 644-4389



CITY OF
FALCON HEIGHTS
HIGHWAY FUNCTIONAL CLASSIFICATIONS
AND TRAFFIC COUNTS

Office of the Associate Vice President
Master Planning Office

415 Donhowe Building
319-15th Avenue S.E.
Minneapolis, MN 55455
612-625-7355
Fax: 612-625-2595

August 21, 2000

Heather Worthington
City of Falcon Heights
2077 W. Larpenteur Avenue
Falcon Heights, Minnesota 55113

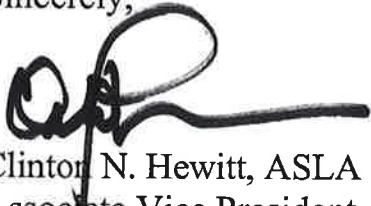
Dear Ms. Worthington:

Pursuant to your request, attached are maps of the University of Minnesota's Twin Cities Campus that identifies the location of **possible** sites to develop for sports facilities.

As I emphasized in my presentation to the University-Community Land Use Planning Task Force, *we have not chosen any sites for development*, but the staff has, simply, identified sites that might be considered.

Please call me, if you have further questions.

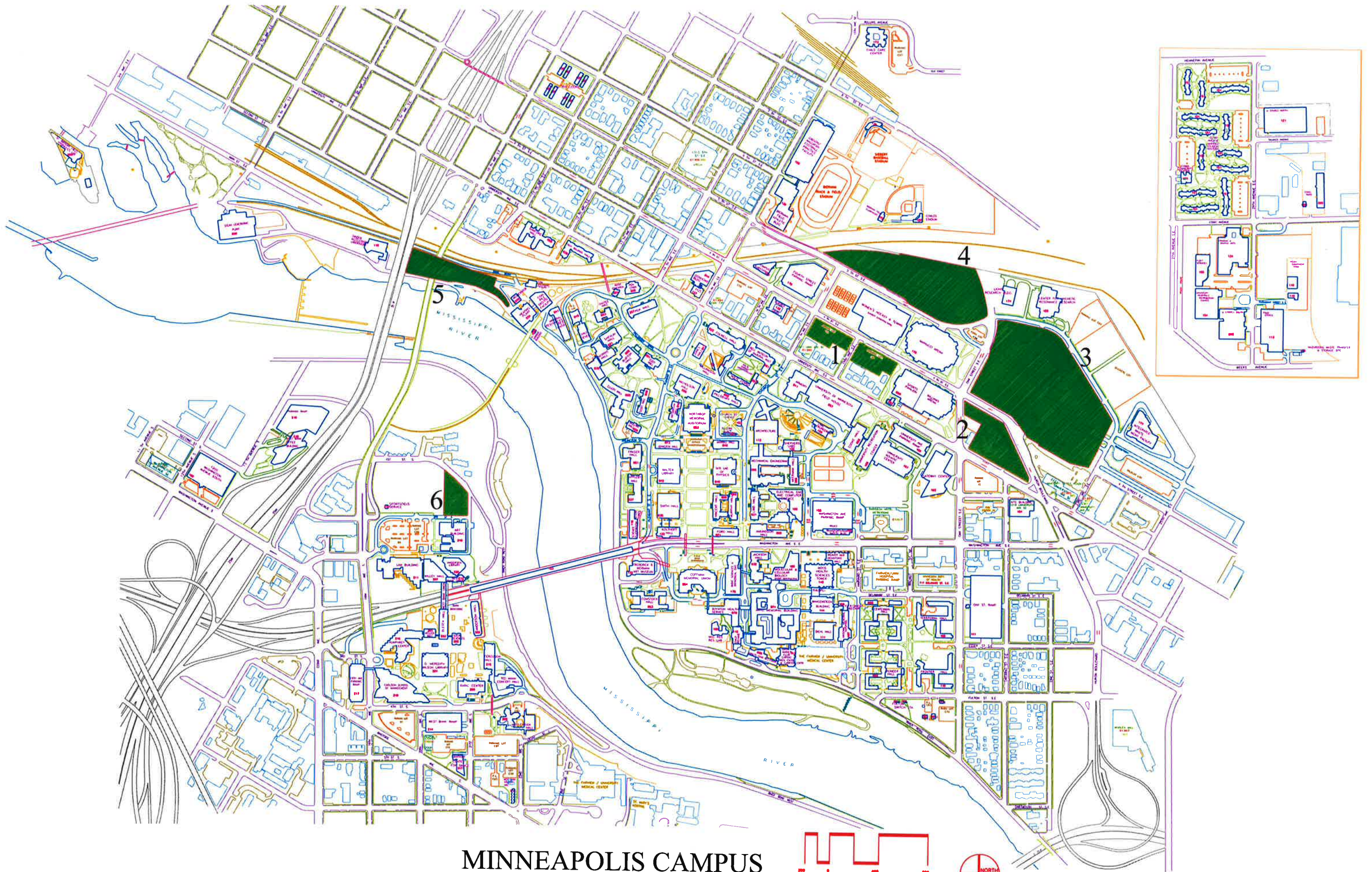
Sincerely,



Clinton N. Hewitt, ASLA
Associate Vice President
Associate Professor

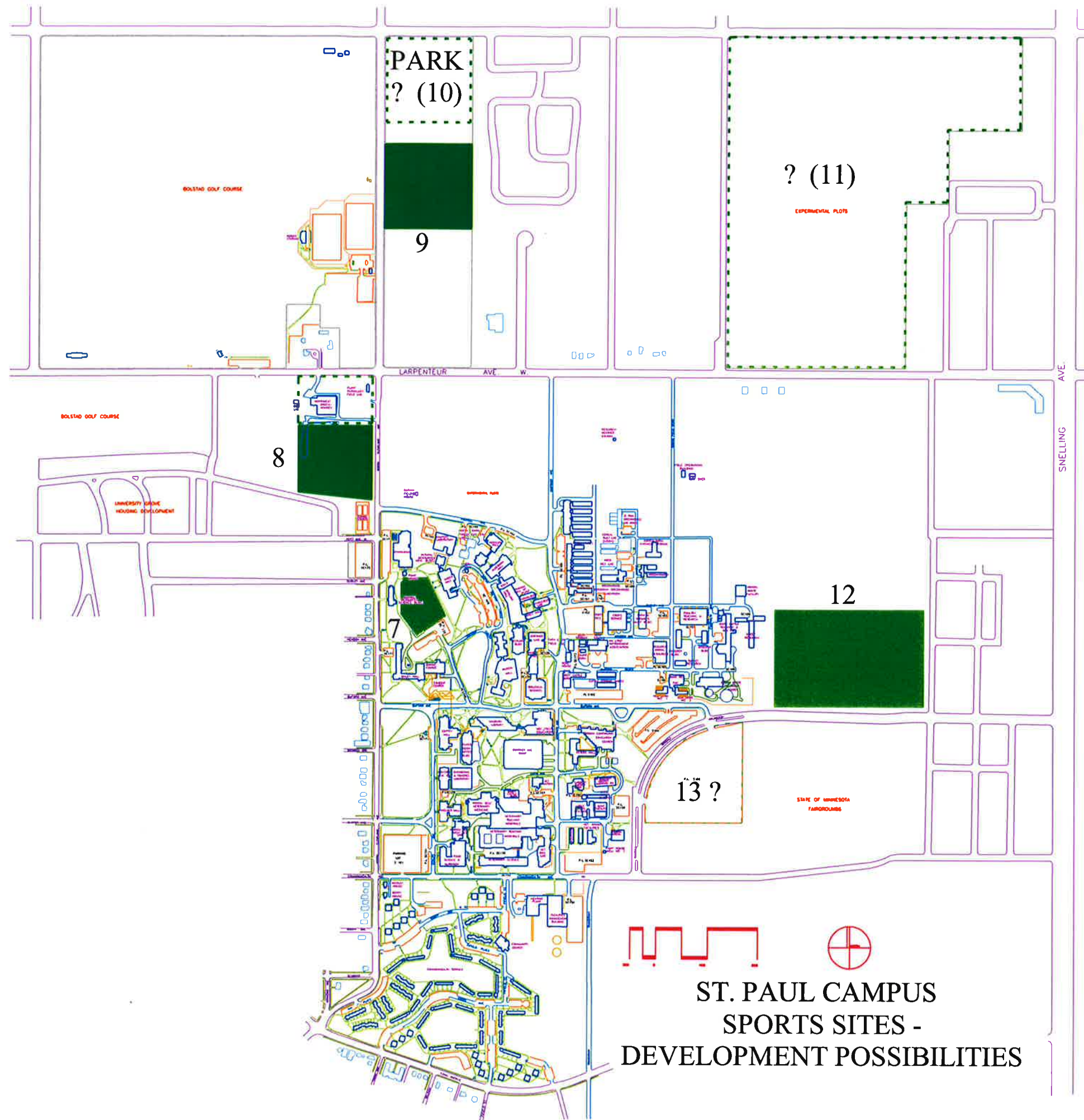
cc: Sue Gehrz, Mayor





MINNEAPOLIS CAMPUS
SPORTS SITES - DEVELOPMENT POSSIBILITIES





ST. PAUL CAMPUS
SPORTS SITES -
DEVELOPMENT POSSIBILITIES