

City of Falcon Heights Planning Commission

City Hall
2077 W. Larpenteur Avenue

Tuesday, September 22, 2009
7:00 p.m.

A G E N D A

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: Black ____ Gosline ____ Gustafson ____ Hasegawa ____
Noble ____ Rodich ____ Salzberg ____ Watkins ____
Council Liaison Kuettel ____
City Administrator Miller ____ Staff Liaison Jones ____
City Attorney ____
- C. Approval of the minutes for August 25, 2009
- D. PUBLIC HEARING: Comprehensive Plan Amendment, Rezoning and
Planned Unit Development for 1871 Larpenteur Avenue
- E. AGENDA
 - 1. Comprehensive Plan Amendment: Discussion and recommendation to
City Council
 - 2. Rezoning of 1871 Larpenteur to Planned Unit Development:
Discussion and recommendation to City Council
- F. INFORMATION AND ANNOUNCEMENTS
- G. ADJOURN

*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.*

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CITY OF
FALCON HEIGHTS

2077 W. Larpenteur Avenue
Falcon Heights, MN 55113-5594

email: mail@falconheights.org
website: www.falconheights.org

The City That Soars!

Phone - (651) 792-7600
Fax - (651) 792-7610

MEMORANDUM

To: Members of the Planning Commission
CC: Justin Miller, City Administrator;
Laura Kuettel, Council Liaison
From: Deb Jones, Staff Liaison
Subject: Planning Commission Meeting on September 22, 2009
Date: September 18, 2009

The Planning Commission will meet at 7:00 p.m. on Tuesday, September 22. The Planning Commission will hold a public hearing and make recommendations to the City Council in the matter of a proposed Planned Unit Development to build a three-unit apartment building at 1871 Larpenteur Avenue. A quorum is required for this meeting. Please notify staff as soon as possible if you are unable to attend.

1871 Larpenteur is presently zoned B-1 Neighborhood Commercial and is owned and occupied as an office by Cornerstone Construction Management. The owners propose to replace the existing building with a three-unit market-rate apartment building. A detached garage is proposed behind the apartment building. Please see the packet for details of the proposed development. Staff opinion is that this is a well-planned project that is compatible with the Lindig neighborhood and an improvement over the existing use.

Because the development requires a change of use from commercial to residential, and because this was not provided for in the 2008 Comprehensive Plan, an amendment to that plan is required, as well as the rezoning and approval of the PUD. The last such activity in the City was the Falcon Heights Town Square redevelopment several years ago. That process took many meetings and several hearings and Planning Commission actions. Since this property is so small, we are hoping to move both approval processes forward with one hearing and one meeting of the Commission.

You may wish to read the relevant sections of the code in preparation. We will have an attorney present at the meeting, and I will be happy to help with any advance questions you have. I look forward to seeing you Tuesday evening. Have a good weekend!

FAMILIES, FIELDS AND FAIR



PRINTED ON RECYCLED PAPER

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City of Falcon Heights
Planning Commission Minutes
August 25, 2009

PRESENT: Commissioners Black, Gosline, Gustafson, Hasegawa, Noble, Rodich and Watkins, Council Liaison Kuettel, Staff Liaison Jones.

A quorum being present, the meeting was called to order by the Chair at 7:00 p.m.

The Planning Commission minutes for June 23, 2009 were approved.

Presentation by Innovative Power Systems on a proposed solar energy installation at 1800 W. Larpenteur Avenue.

Staff Liaison Jones introduced the presentation with a brief summary of the case before the Planning Commission this evening. The city requires a conditional use permit for any solar energy system with active mechanical components. The owner of the apartment building at 1800 W. Larpenteur wishes to install a solar hot water heating system on the roof of the building and has applied for a conditional use permit. The original application also included a provision for height in excess of 10 feet from the roof, but now more exact dimensions are available, the equipment will not be over 10 feet high, so that portion of the CUP application has been withdrawn.

Jamie Borell and Matthew Miller of Innovative Power Systems, the company building the installation, came to the podium to show design drawings and address the Commission. Mr. Borell said that Innovative Power Systems has been in business since 1991 and has installed hundreds of similar energy systems around the state. The proposed solar thermal system at 1800 W. Larpenteur is intended to provide both heating for the building and domestic hot water. It will be the largest solar thermal system in Minnesota. The building has been examined by a structural engineer to ensure that the roof is capable of bearing the weight of the system.

- There will be 40 (4' x 10') panels with 1600 square feet of collecting area
- The collection panels are manufactured in Minnesota.
- The system provide about 40% of the domestic hot water and heating needs of the building.
- The system will offset 38,000 pounds of carbon dioxide every year, the equivalent of planting 1,900 trees.

Commissioner questions elicited additional information:

- The system will be fixed; it will not track the movement of the sun. "Wind-load" is more of a concern than "weight-load" on the roof of a building, and a fixed system is more secure from wind.
- Taking into account government rebates and incentives the owner will qualify for, the system will pay back in 6 to 7 years.
- There is a 10 year warranty, but the builders expect the system to last for 30 to 40 years. The panels are rated for hail to one inch and 50 mph winds.
- The owner's motivation is financial. In combination with a new boiler being installed, the owner will realize at least a 50% reduction in his gas bill for the building.
- The expectations for the system (outlined above) do take into account Minnesota weather conditions.
- The building owner also owns the identical apartment building at 1818 Larpenteur and will be comparing to the two systems over the next two years to evaluate whether to install a similar system on the other building and other multi-family buildings he owns.
- This is a flat roof. The panels will be at about 45 degrees. Panels could be installed on a sloping roof as long as the roof could accommodate the optimum angles, which varies

- Only the collectors will be outside the building. Pipes will go through an existing stack to the basement. All mechanical components will be installed in the basement.
- There should be no noise outside the building. The only noise would be from circulating pumps in the mechanical room, no louder than the fan from the projector.
- The panels face south and are spaced far enough apart so as not to shade each other when the sun is low in winter.

In response to commissioner questions, Jones said that the structural considerations would be covered in the permitting phase, that the conditional use permit is really concerned with zoning only, whether to allow the installation. The mechanical contractor, if not licensed in Falcon Heights now, will be by the time the permit is taken out. Licenses and permits are often issued at the same time. (Building and mechanical permits will be separate.)

Jones added that the site is between Hermes and another apartment building and otherwise surrounded by UM fields. It is more than 350 feet away from the nearest single family residence. Therefore, the impact of the installation on neighborhoods will be minimal, if any.

Public Hearing: Conditional Use Permit for a solar thermal energy installation at 1800 W. Larpenteur

The Chair opened the public hearing. There being no one who wished to speak, the Chair closed the hearing.

Discussion and Recommendations on the Conditional Use Permit for 1800 W. Larpenteur

Several commissioners commented positively about the proposed project. Jones offered one final comment from the staff: the project has the full support of staff as being a significant step forward in sustainability, one of the primary vision areas of the new comprehensive plan. It was moved by Gustafson, seconded by Gosline, to recommend approval of the conditional use permit. The motion was approved unanimously and will go to the City Council for final approval.

INFORMATION AND ANNOUNCEMENTS:

The City Wide Garage Sale will take place Saturday, September 12. The Neighborhood Clean-up will take place two weeks later on Saturday, September 26. Jones gave a brief summary of the two events (information can be found on the city website) and extended an apology from staff for leaving the dates off the monthly flyer that just went out.

ADJOURNMENT: The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Deborah Jones, Staff Liaison

**Planning Commission
9/22/09**

**ITEM: Planned Unit Development at 1871 Larpenteur, with zoning change
and amendment to the City's Comprehensive Plan**

SUBMITTED BY: Deborah Jones, Zoning and Planning Director

**REVIEWED BY: Justin Miller, City Administrator
Roger Knutson, City Attorney**

Background Summary:

In 2008 the City was required to submit an update to its Comprehensive Plan for the Metropolitan Council. In that update, the City acknowledged the projected need for approximately 250 additional units of housing by 2030. Due to lack of vacant private land for development, the City's intention is to encourage redevelopment of some commercial and existing multi-family properties in order to provide the needed housing. Redevelopment is expected to take place along Larpenteur Avenue, the primary east-west corridor in the city.

Due to its small size, the commercial property at the northeast corner of Larpenteur Avenue and Lindig Street, 1871 Larpenteur, was not included in the category of properties that were expected to accommodate a significant share of the projected housing need. Therefore, in the future land use plan, the property kept its present designation as Neighborhood Commercial, zoned B-1. However, the Comprehensive Plan recognizes that smaller commercial properties also have the potential to contribute a share of needed housing and includes specific policies addressing the possibility of redeveloping smaller sites if opportunities should arise. The redevelopment of smaller sites for new housing is consistent with the City's planning goals and desired outcomes, as stated in the 2008 plan.

The owner of 1871 Larpenteur has approached the City with a proposal to replace the existing commercial building with a three unit apartment building on the same site, with a detached garage. The development is intended to provide market rate housing, convenient to the University of Minnesota, for academic personnel and professionals.

Redevelopment of 1871 Larpenteur is proposed as a Planned Unit Development. This requires both a rezoning of the parcel from B-1 Neighborhood Commercial to Planned Unit Development and an amendment to the City's 2008 Comprehensive Plan as well as approval of the specific development plan for this P.U.D. In order to made the most efficient use of the City's and communities time and resources, the three processes are to be addressed in one combined public hearing and then acted on separately by the Planning Commission.

Analysis:

Staff finds the application meets the applicable requirements of the city code regarding rezoning and Planned Unit Development. Staff further finds the proposed development plan to be compatible with the aesthetics, character and housing densities of the surrounding neighborhood as well as consistent with the 2008 Comprehensive Plan. Approval is recommended.

Attachments:

- Applications from Cornerstone Construction Management, Inc. for an amendment to the Falcon Heights 2008 Comprehensive Plan, rezoning 1871 Larpenteur from B-1 to a P.U.D. and for the Planned Unit Development.
- Application Narrative
- 2006 Aerial Photo of 1871 Larpenteur
- Survey of existing Site
- Proposed Site Plan with parking and landscape plans
- Elevation Drawings
- Utility Plan
- Proposed construction timetable
- Falcon Heights Zoning Map
- 2020 Land Use Plan, revised for the 2008 Comprehensive Plan
- 2020 Land Use Plan, with proposed 2009 amendment
- Housing density map with proposed amendment
- Legal notice of public hearing
- Letter sent with mailed notice of hearing
- Map of properties whose owners received mailed notice (all within 350 feet plus the rest of Lindig Street)

Actions Requested:

- Hold a public hearing on the Comprehensive Plan Amendment, rezoning and Planned Unit Development
- Recommend approval of an amendment to the Comprehensive Plan
- Recommend approval of the rezoning from B-1 to P.U.D.
- Recommend approval of the Planned Unit Development.



City of Falcon Heights Planning Application

SEP 03 2009

Action Requested By:

Name of Property Owner Cornerstone Construction Management, Inc.

Phone (h) _____ (w) 651-644-7770

Address of Property Owner 1871 Larperneur Ave.

Name of Applicant (if different) David Gordhamer

Address _____ Phone 612-669-1851

Property Involved:

Address 1871 Larperneur Ave, Falcon Heights, MN 55113

Legal Description The South 215.125 feet of Lot 1, Block 1, LINDIG ADDITION, Ramsey County, Minnesota

Property Identification Number (PIN) _____

Present Use of Property (check one):

- Single Family Dwelling
- Duplex/Two Family Dwelling
- Multi Family Complex
- Business/Commercial
- Government/Institutional
- Vacant Land

Action Requested (NON-REFUNDABLE):

- Variance (\$100.00)
- Conditional Use Permit (\$165.00)
- Rezoning (\$500.00)
- Lot Split (\$250.00)
- Site Plan Review (\$100.00)
- Other (Please Specify) (500.00)
Comp. Plan Amendment

Brief Summary of Request (applicant may submit letter to Planning Commission with details of request):

Convert a Business/Commercial to residential.
(See attached)

I certify that all statements on this application are true and correct:

[Signature]
Signature of Property Owner (required)

[Signature]
Signature of Applicant (if applicable)



City of Falcon Heights Planning Application

SEP 03 2009

Action Requested By:

Name of Property Owner Cornerstone Construction Management, Inc.
 Phone (h) _____ (w) 651-644-7770
 Address of Property Owner 1871 Larpenteur Ave.
 Name of Applicant (if different) David Gardhamer
 Address _____ Phone 612-669-1851

Property Involved:

Address 1871 Larpenteur Ave., Falcon Heights MN 55113
 Legal Description The South 215.125 feet of Lot 1, Block 1, LINDIG ADDITION, Ramsey County, Minnesota

Property Identification Number (PIN) _____

Present Use of Property (check one):

- | | |
|---|---|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Business/Commercial |
| <input type="checkbox"/> Duplex/Two Family Dwelling | <input type="checkbox"/> Government/Institutional |
| <input type="checkbox"/> Multi Family Complex | <input type="checkbox"/> Vacant Land |

Action Requested (NON-REFUNDABLE):

- | | |
|--|--|
| <input type="checkbox"/> Variance (\$100.00) | <input type="checkbox"/> Lot Split (\$250.00) |
| <input type="checkbox"/> Conditional Use Permit (\$165.00) | <input type="checkbox"/> Site Plan Review (\$100.00) |
| <input type="checkbox"/> Rezoning (\$500.00) | <input checked="" type="checkbox"/> Other (Please Specify)
<u>PUD</u> |

Brief Summary of Request (applicant may submit letter to Planning Commission with details of request):

Plan unit development for a three unit residential building from business/commercial to residential.

I certify that all statements on this application are true and correct:

[Signature]
Signature of Property Owner (required)

[Signature]
Signature of Applicant (if applicable)

September 3, 2009

TO: City of Falcon Heights

RE: PUD - 1871 Larpenteur Ave Falcon Heights.

The new development will blend in with the existing residential buildings with elements of natural stone and EIFS. The proposed building is a flat roof building with a detached garage.

The two-story building will have a second, first and garden level apartments. Each apartment will have two bedrooms plus den/office, two bathrooms with open space for kitchen/dining/living room.

The main entrance to the building is on the North side of the building. The site is 12,632 square feet and of that 57% or 7,235 square is hard surface. The site will have four covered parking areas and six open lot spaces.

Green spaces will be developed with trees, shrubs, grasses and plants native to the region. The parking lots will flow into the rain garden, green areas and drives. The rain garden next to the building will be designed to capture runoffs from the roof.

Our intent is to have a residential living space available for professors/professionals. Occupation of each apartment could be two adults in each apartment, however, if occupied by a family, two adults and children.

The ownership and maintaining of the property shall be by David E. and Mary B. Gordhamer.

Sincerely,

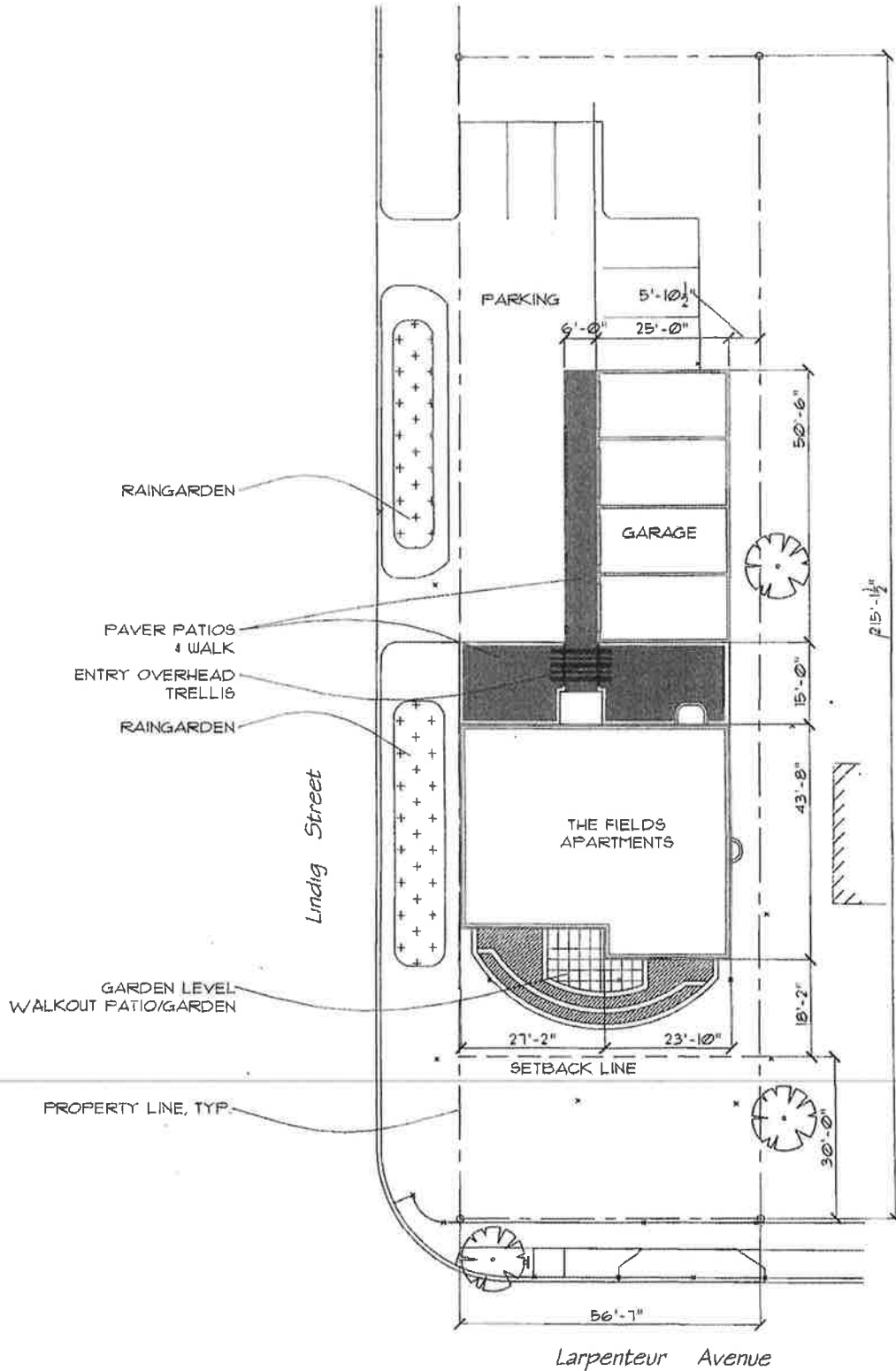
David Gordhamer
1871 Larpenteur Ave
Falcon Heights, MN 55113

1871 Larpenteur

2006 Aerial Photograph



DISCLAIMER: 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.
SOURCES: Ramsey County (June 27, 2008), The Lawrence Group; June 27, 2008 for County parcel and property records data; June 2008 for commercial and



NOTES:
 1. P.U.D. ZONING DEVELOPMENT (FROM B-1)

THE FIELDS
 9 --- LINDIG ST.
 ALCON HEIGHTS, MN.

CORNERSTONE
 MANAGEMENT, INC.

GAETZ ARCH

DESIGN
 DEVELOPMENT

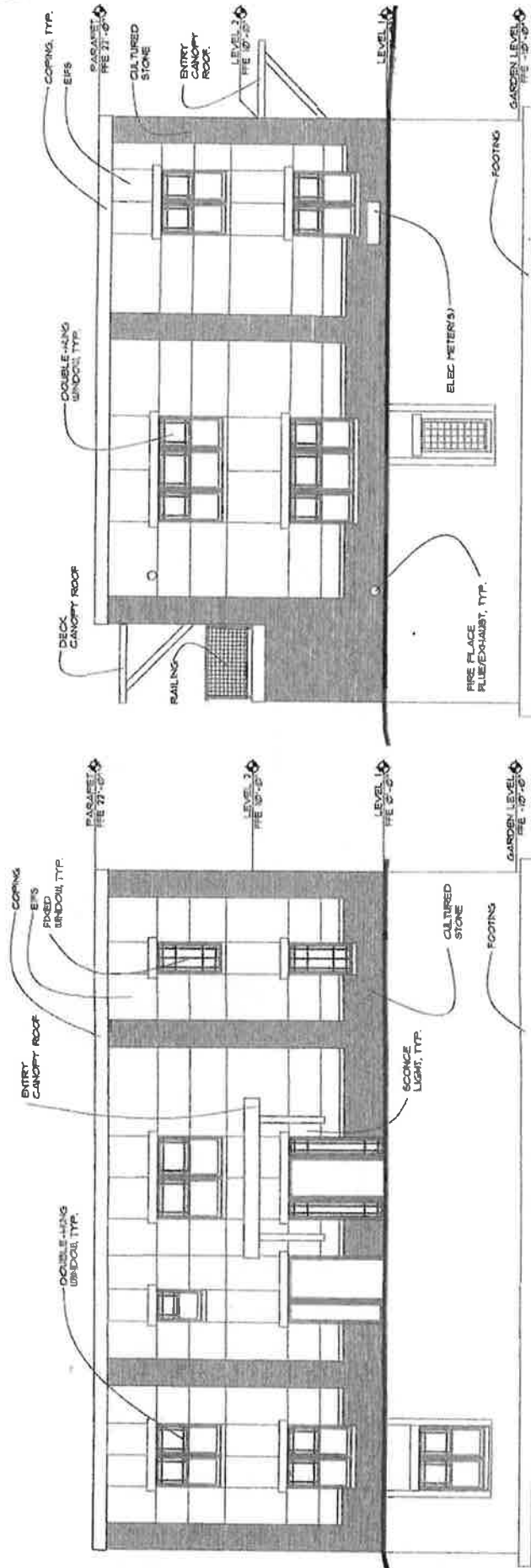
NOT FOR
 CONSTRUCTION

FOR THE ARCHITECT'S USE ONLY
 THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

DATE	DESCRIPTION
08-31-09	REVISED
09-01-09	REVISED
09-02-09	REVISED
09-03-09	REVISED
09-04-09	REVISED
09-05-09	REVISED
09-06-09	REVISED
09-07-09	REVISED
09-08-09	REVISED
09-09-09	REVISED
09-10-09	REVISED
09-11-09	REVISED
09-12-09	REVISED

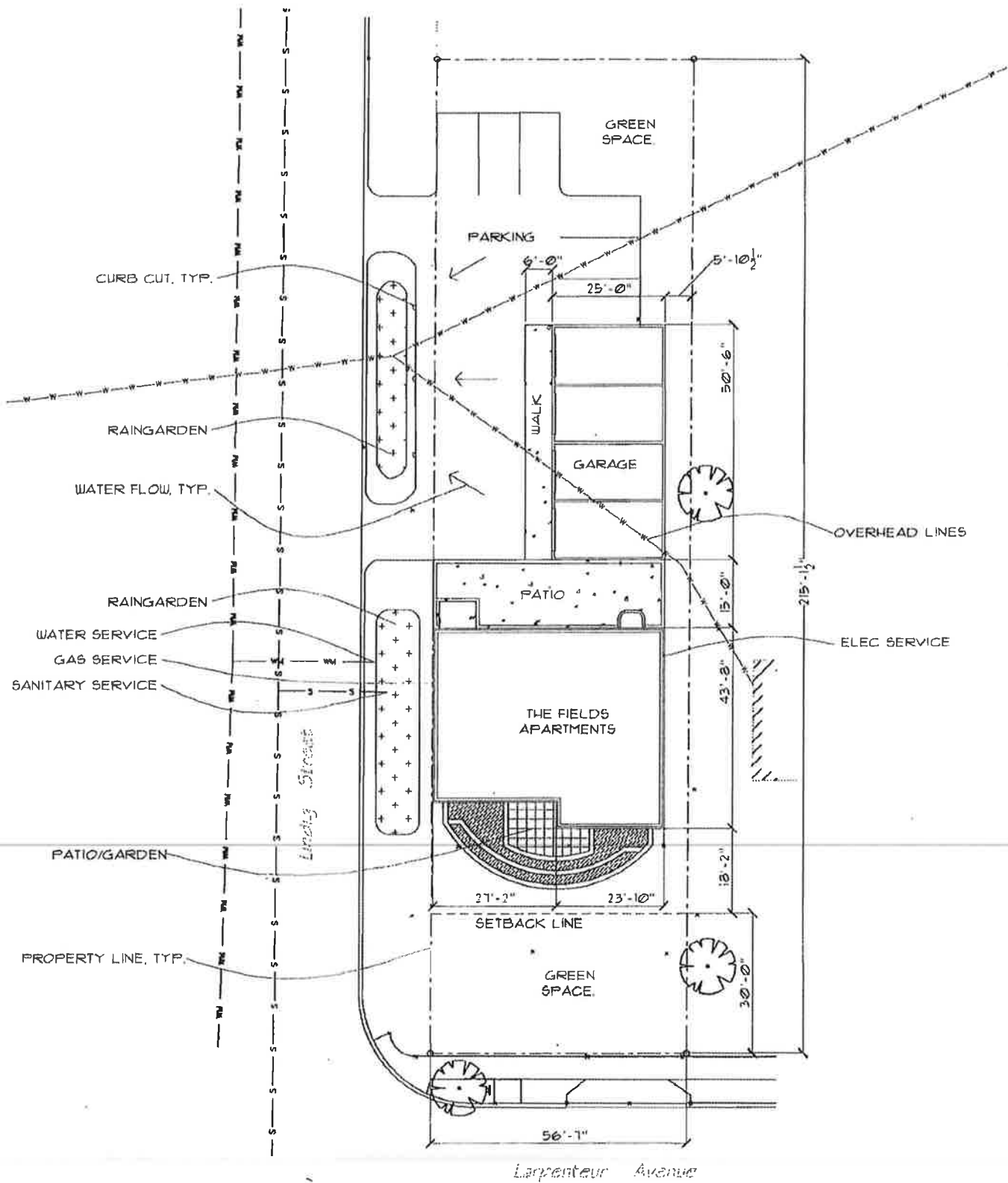
ELEV

A3.2



1 ELEVATION - NORTH
 A3.2 / SCALE: 1/8" = 1'-0"

2 ELEVATION - EAST
 A3.2 / SCALE: 1/8" = 1'-0"



NOTES:
 1. P.U.D. ZONING DEVELOPMENT (FROM B-1)



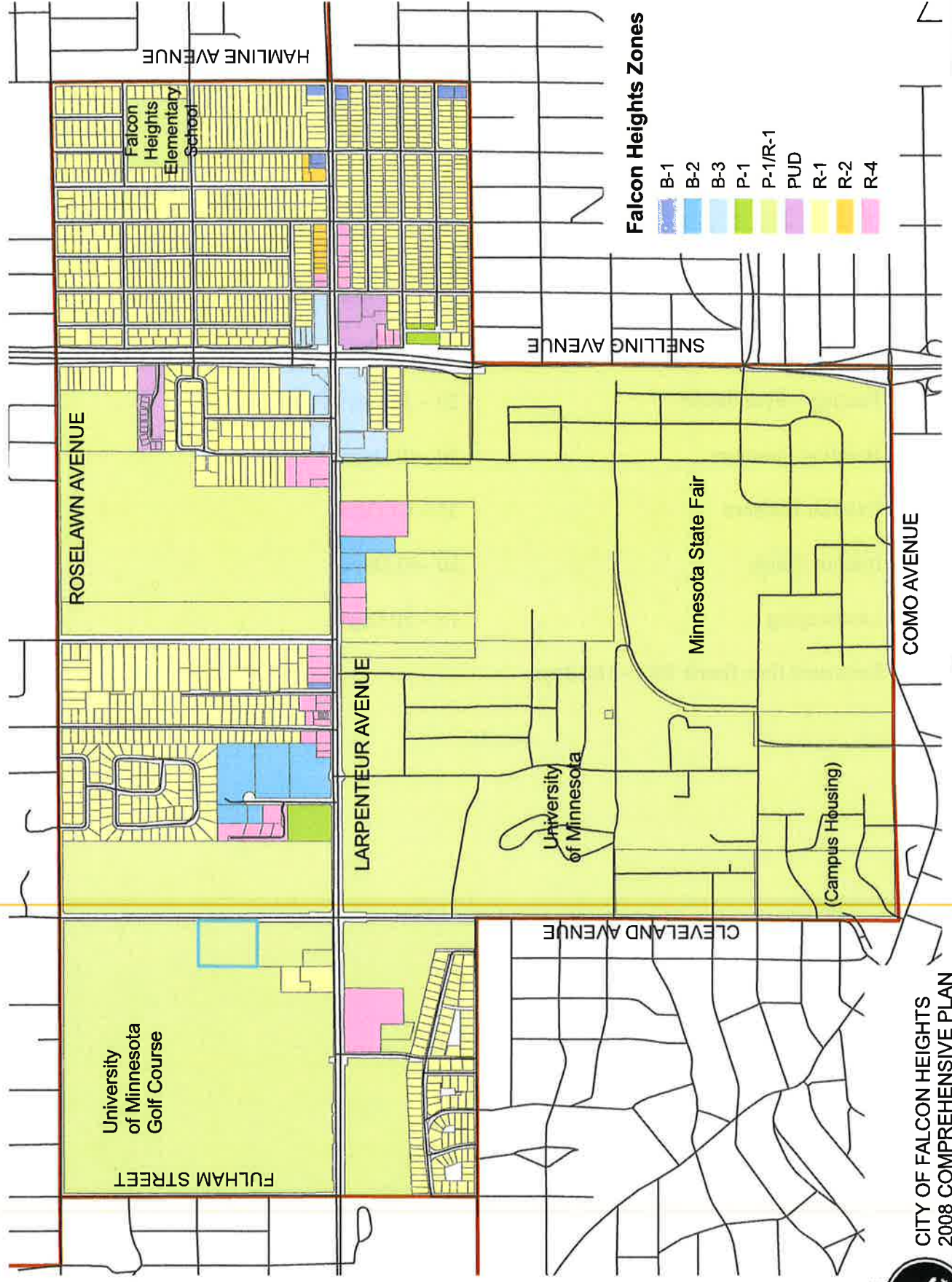
THE FIELDS
1871 Larpenteur Avenue

PRELIMINARY SCHEDULE

Pre-construction	45 – 60 Days
Site Development	45 – 60 Days
Footing – Foundation	20 – 30 Days
Building Structure	30 – 40 Days
Exterior Finishes	35 – 45 Days
Interior Finish	50 – 60 Days
Landscaping	15 – 20 Days

Estimated time frame 160 – 180 days.

City of Falcon Heights Zoning 2006



Falcon Heights Zones

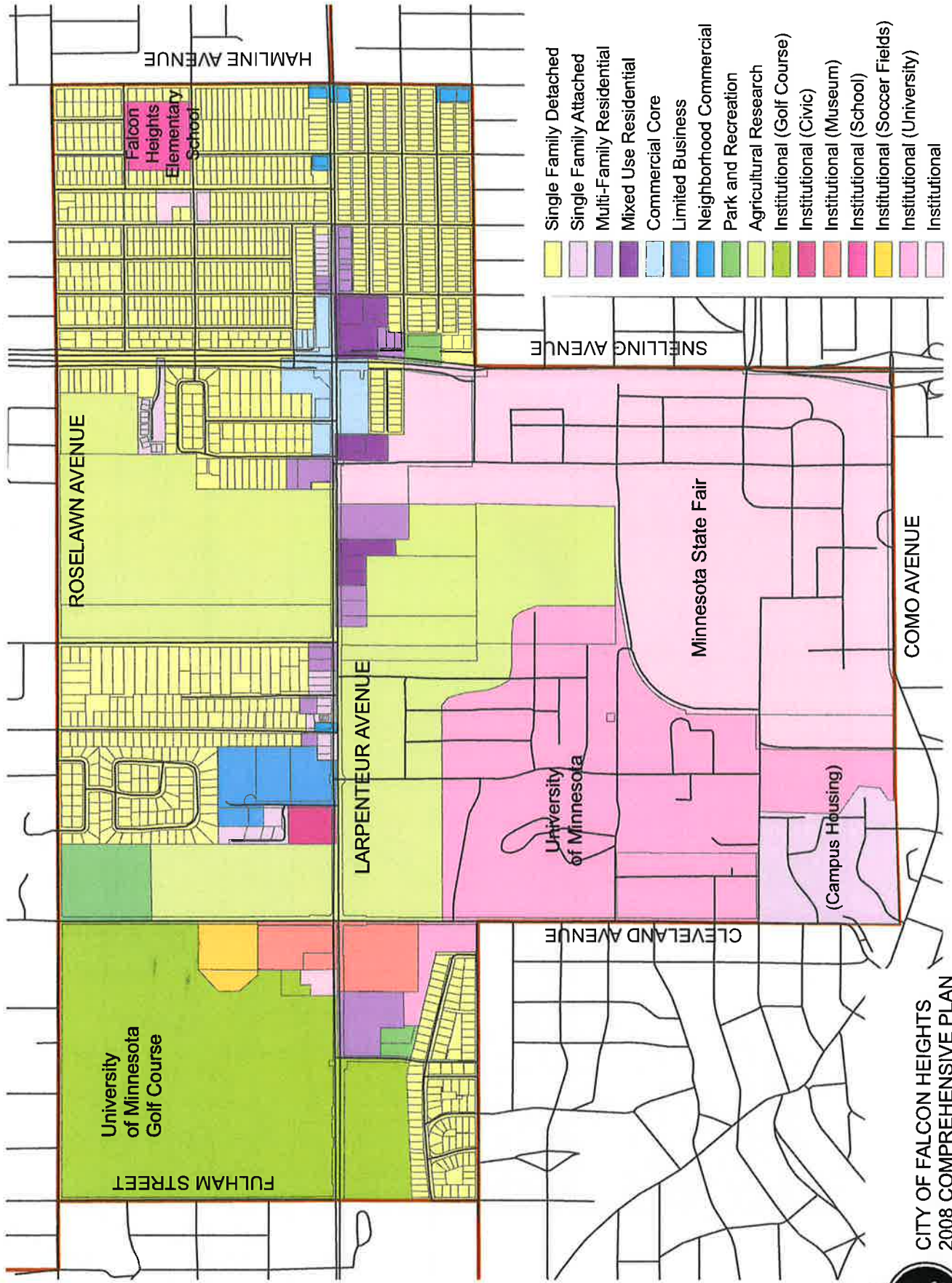
- B-1
- B-2
- B-3
- P-1
- P-1/R-1
- PUD
- R-1
- R-2
- R-4



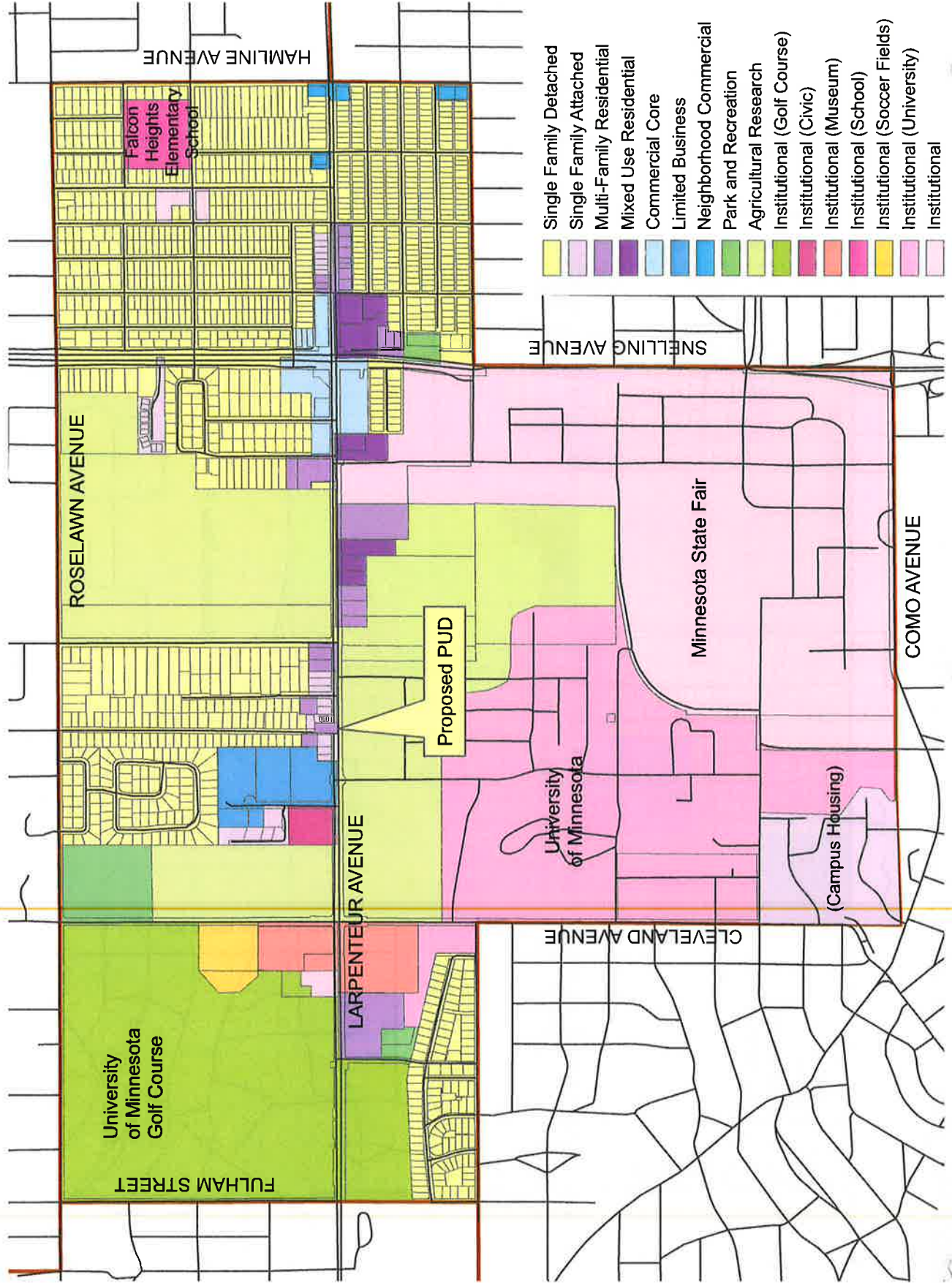
CITY OF FALCON HEIGHTS
2008 COMPREHENSIVE PLAN

FIGURE 6

Falcon Heights Planned Land Use 2020 - Revised



Falcon Heights Planned Land Use 2020 - Revised 2009




Housing Density with new housing at Larpenteur/Lindig



PUBLIC HEARING NOTICE

Notice is hereby given that the Falcon Heights Planning Commission will meet in the Council Chamber of the City Hall at 7:00 p.m. on Tuesday, September 22, 2009, to consider a comprehensive plan amendment to reguide property from neighborhood commercial to multi-family residential use and to rezone property from B-1 to Planned Unit Development to allow the construction of a three unit residential building for property at the following address: 1871 Larpenteur Ave. Falcon Heights, Minnesota legally described as: the south 215.125 feet of Lot 1 bock 1 Lindig Addition Ramsey County. Such persons as desire to be heard with reference to the proposed rezoning will be heard at this meeting.

Dated: September 8, 2009



Justin Miller, City Administrator/Clerk
City of Falcon Heights, Minnesota

1871 W Larpenteur PUD - Mailed Notifications

September 8, 2009



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SOURCES: Ramsey County (September 1, 2009), The Lawrence Group; September 1, 2009 for County parcel and property records data; September 2009 for

Established in 1962
LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS
 REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
 7601 71st Avenue North (763) 566-3093
 Minneapolis, Minnesota 55428 Fax No. 569-3522

Surveyors Certificate

CORNERSTONE CONSTRUCTION MANAGEMENT, INC.

Property located in Section 16, Township 29, Range 23, Ramsey County, Minnesota

Owner:
 A.J. Englund Enterprises, Inc.
 968 Lake Street South
 Forest Lake, MN 55025

3-5-Brck
 No. 1707

Owner:
 Carol Lindig
 1875 Larpenteur Avenue
 St. Paul, MN 55113

2-5-Stucco
 No. 1875

The South 215.125 feet of
 Lot 1, Block 1, LINDIG ADDITION,
 Ramsey County, Minnesota

LINDIG
 THIRD
 ADDITION

Owner:
 William and Shirley Wakefield
 1708 Lindig Street
 St Paul, MN 55113-5529

1-5-Split
 No. 1708

Owner:
 Cornerstone Construction
 Management Inc.
 3221 Skycroft Drive
 Minneapolis, MN 55418

Owner:
 Jody L. Quam
 1867 Larpenteur Avenue
 St. Paul, MN 55113

Owner:
 Rollin and Marilyn Gates
 1865 Larpenteur Avenue
 St. Paul, MN 55113

2-5-Brck
 No. 1865

INVOICE NO. 77998
 F.B.NO. 1028-67
 SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

NOTE: Proposed grades are subject to results of soil tests.
 Proposed building information must be checked with approved building plan and development or grading plan before excavation and construction. Proposed grades shown on this survey are interpolations of proposed contours from the drainage, grading and/or development plans.
 NOTE: The relationship between proposed floor elevations to be verified by builder.

- Proposed Top of Block
- Proposed Garage Floor
- Proposed Lowest Floor
- Type of Building

Benchmark: Ramsey County Monument No. 9029
 Located at the Northeast Quadrant of
 Larpenteur Avenue & Fairview Avenue
 Elevation = 965.31 NGVD 1929

Legend

- Existing Contour
- Overhead Wires
- ▣ Catch Basin
- Sanitary Sewer
- Storm Sewer
- Watermain
- Catch Basin

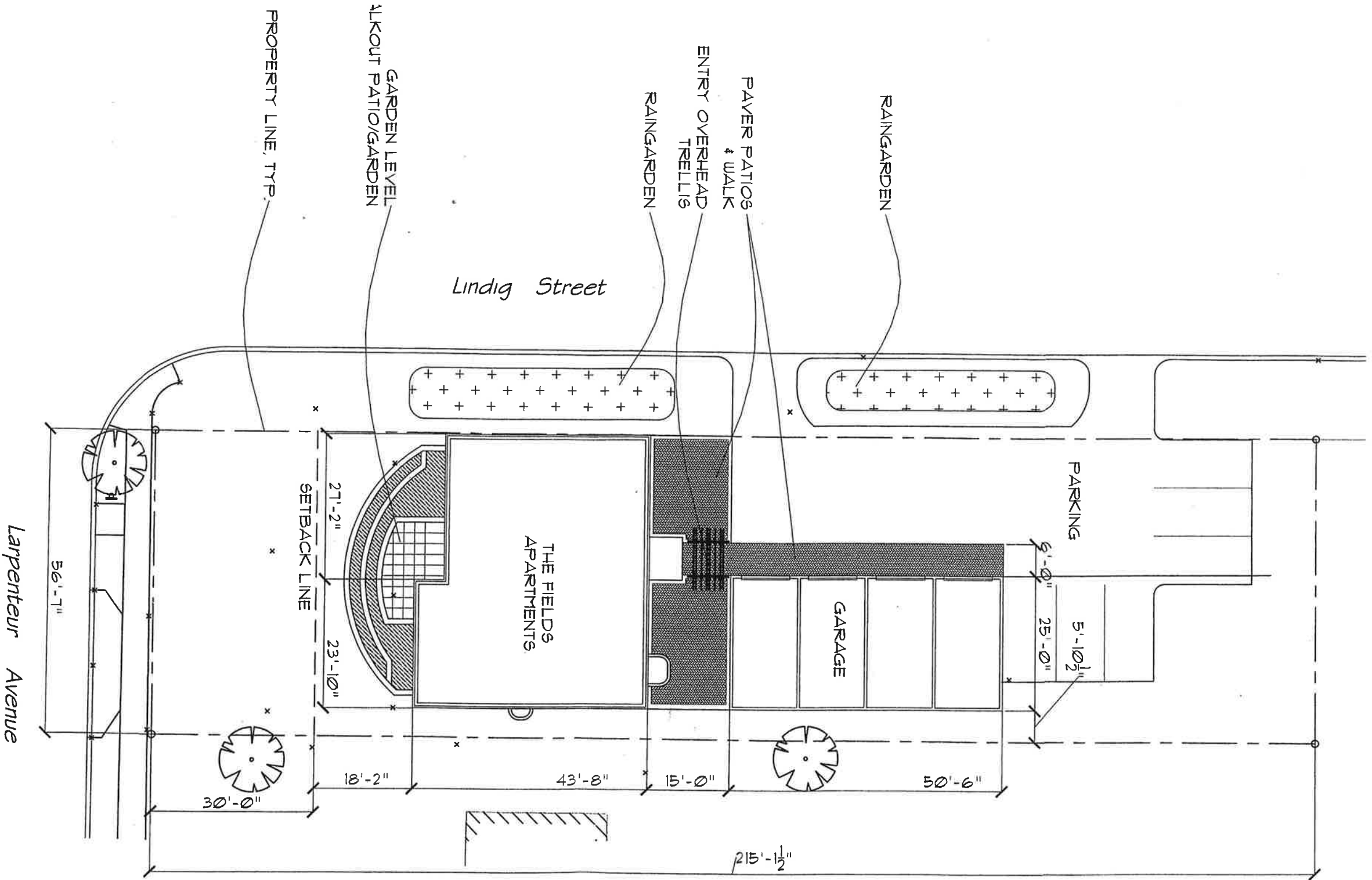
Soil Conditions
 Classified as Urban Land
 Imported Soil for Building Purposes.

The only easements shown are from plats of record or information provided by client.
 We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.
 Surveyed by us this 11th day of June 2009.

Rev	Drawn By J. Munson
	File Name
	to-1-15102867v77998.dwg

Signed _____

Gregory R. Prasch, Minn. Reg. No. 24992



NOTES:
 1. P.U.D. ZONING DEVELOPMENT (FROM B-1)

1 SITE PLAN
 ALL SCALE: 1/16"=1'-0"

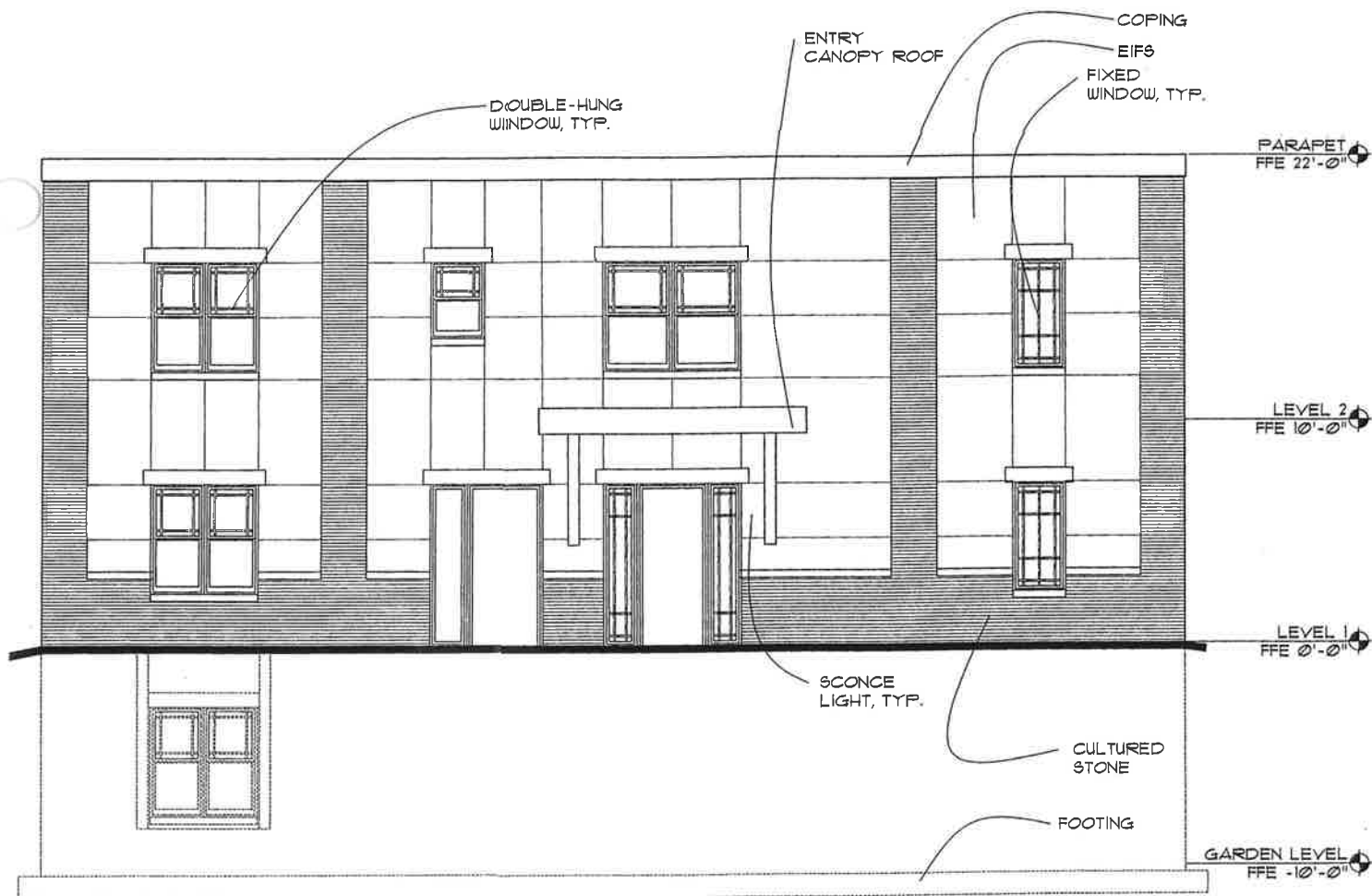
THE FIELDS
 --- LINDIG ST.
 FALCON HEIGHTS, MN.

CORNERSTONE
 MANAGEMENT, INC.

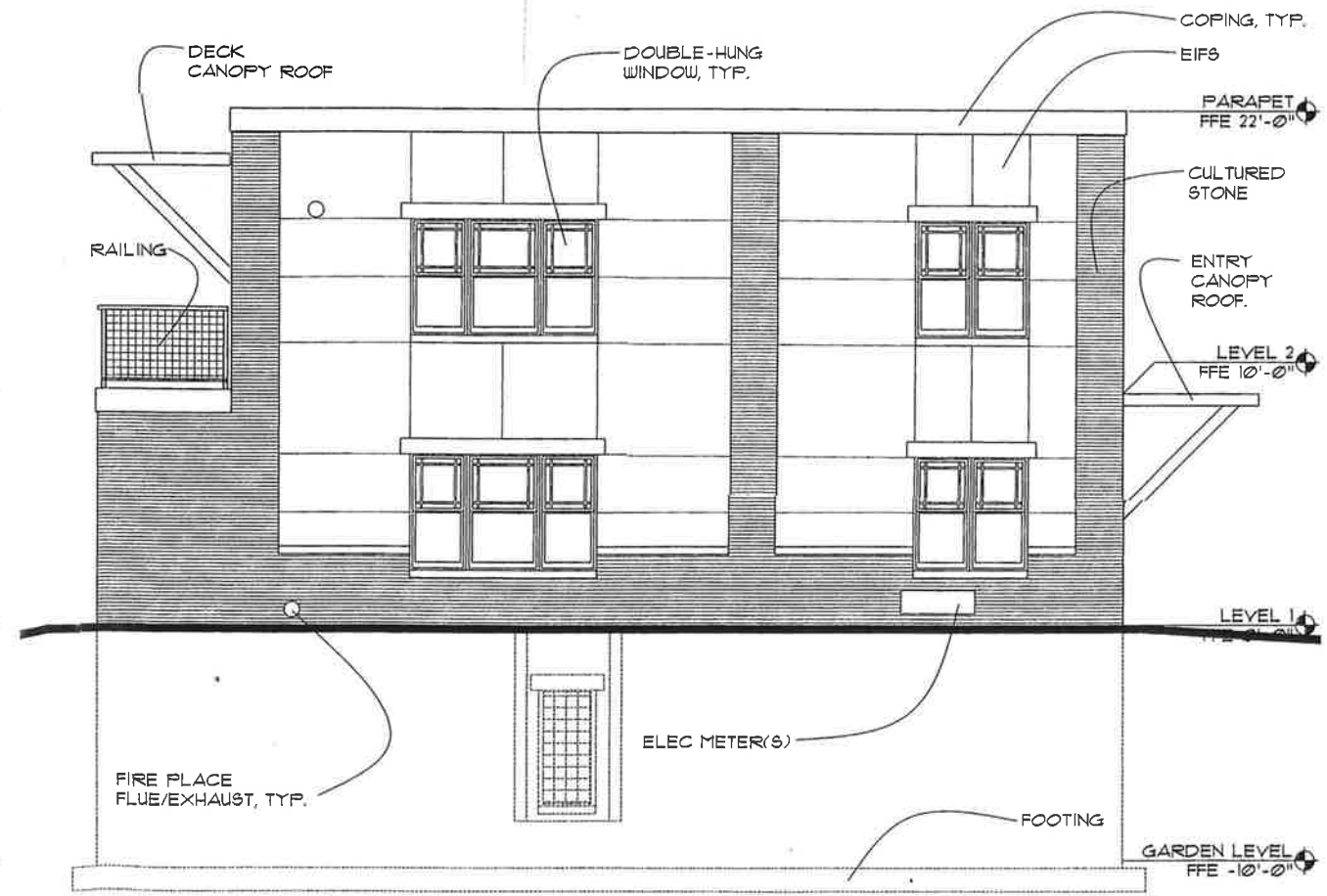
GAETZ ARCH

DESIGN
 DEVELOPMENT

NOT FOR
 CONSTRUCTION



1 ELEVATION - NORTH
 A3.2 SCALE: 1/4"=1'-0"



2 ELEVATION - EAST
 A3.2 SCALE: 1/4"=1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME	REG. NO.
SIGNATURE	
08-31-09	DATE
GA01	CONTRACT #
FJP	DRAWN
TG	CHECKED
REVISIONS	

ELEV

A3.2

