

Public Copy

**City of Falcon Heights
Planning Commission**

City Hall
2077 W. Larpenteur Avenue

May 25, 2010
7:00 p.m.

A G E N D A

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: Black ___ Gustafson ___ Hasegawa ___
Minns ___ Noble ___ Rodich ___ Wartick ___
Council Liaison Harris ___
City Administrator Miller ___ Staff Liaison Jones ___
City Attorney ___
- C. Approval of the minutes for September 29, 2009, and January 26, 2010
- D. PUBLIC HEARING: Conditional Use Permit for a dental laboratory in the Spire Credit Union building at 2025 Larpenteur Avenue
- F. AGENDA ITEM 1: Conditional Use Permit - Discussion and recommendation to City Council
- G. PUBLIC HEARING: Ordinance amending the Falcon Heights sign code to be consistent with new Minnesota Statute.
- H. AGENDA ITEM 2: Sign Ordinance - Discussion and recommendation to City Council
- I. INFORMATION AND ANNOUNCEMENTS
- J. ADJOURN to continuing workshop on comprehensive plan implementation (time permitting)

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
Planning Commission Minutes
September 22, 2009**

PRESENT: Commissioners Black, Gosline, Gustafson, Hasegawa, Noble, Rodich and Watkins, Council Liaison Kuettel, City Attorney Soren Mattick, 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 August 25, 2009, were approved.

Public Hearing: Comprehensive Plan Amendment, Rezoning and Planned Unit Development for 1871 Larpenteur.

Staff Liaison Jones gave an introduction to the case. The owners of 1871 Larpenteur Avenue, a small property zoned B-1 Neighborhood Commercial, have applied to change the zoning of the property to allow residential use and the building of a three-unit market-rate apartment building. Since this property was considered too small to be a likely site for redevelopment in the city's 2008 comprehensive plan, it remains designated for commercial use in that plan, so in order to allow the rezoning, the comprehensive plan needs to be amended. The redevelopment of the property would be done as a planned unit development, which also needs approval by the Planning Commission and the Council. In order to make the most efficient use of city resources, all three processes (comprehensive plan amendment, rezoning and development plan) are to be addressed in one public hearing this evening.

The Chair opened the public hearing. The first person to come to the podium was William Wakefield, 1708 Lindig, owner of the property directly north of 1871 Larpenteur. His concerns are that there should be screening between his property and 1871 Larpenteur, and also that there should be adequate off-street parking as street parking is limited on Lindig.

The owner of 1871 Larpenteur, David Gordhamer, spoke next and briefly summarized the proposed development, showing large elevation and site plan drawings. The three level (2 above ground), 3 unit apartment building would occupy approximately the same footprint as the existing commercial building. There would also be a four-stall detached garage and an additional 6 on-site parking spaces to the north of the building. The existing parking lot on the south (Larpenteur) side would become green space.

Commissioners Black and Rodich asked for clarification on the building setbacks, particularly on the west side where the proposed building (and existing building) go almost right up to the property line. Jones explained that under the most applicable zoning designation the city presently has (R4) the required setbacks would render the property unbuildable because of its extremely narrow width. This same dilemma was encountered several years ago when a restaurant was proposed for the property and a large number of variances were sought. A planned unit development allows a more individualized plan, which in this case is to fit the new building into the same width as the existing building so it would not be any more intrusive than the existing building.

Council Member Kuettel asked for explanation of the "EIFS" mentioned in the application letter. Mr. Gordhamer said it stands for Exterior Insulation Finishing System, a stucco-like application.

Marilyn Gates, 1865 Larpenteur, asked about the height of the proposed building. Gordhamer said the design is for a 32 foot height to the top of the parapet, a few feet higher than nearby homes.

Commissioner Rodich asked about an accessible route from the building to the public sidewalk. Gordhamer said there is an accessible route from the building to the parking lot. Rodich asked that required accessibility rules be observed.

Rowland Gates, 1865 Larpenteur, asked about the timetable for demolition and construction. Gordhamer said that once approvals were in place it would take 60 to 90 days, but if this went too late into the cold season construction would have to wait until next year. Mr. Gates also expressed concern about parking.

John Zovitz, 1717 Lindig, asked if the building will necessitate additional street improvements and assessments on Lindig. Jones said this project should not initiate any street improvements that would not be paid for by the owner of the property under development (i.e. curb cuts) and therefore no need for assessments on other property owners. She said she had no knowledge of general improvements planned for Lindig Street as it is outside of her department, but they would be on the regular maintenance schedule and not related to the proposed redevelopment.

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

Discussion and Recommendations on the zoning actions for 1871 Larpenteur

In response to a request from Commissioner Rodich, Jones elaborated on the process before the Commission this evening. First the Commission must make a recommendation on whether to amend the comprehensive plan to change the land use from neighborhood commercial to multi-family residential. If the Commission recommends that change, then it will consider whether to recommend approval of the rezoning to P.U.D. Then it will address the actual development plan proposed by the owners. So three recommendations are required. City attorney Mattick added that the third phase would be the time to look at questions of setbacks and required parking and other performance standards for the development that jumps out; conversely, if they Commission likes the plan, that can be part of the recommendation. Jones added that, in the opinion of staff, this is a good change and good use of the land if the details can be worked out.

Commissioner Noble brought up the accessibility issue again. Jones said that accessibility requirements would be covered in the permitting phase and every applicable law would be applied.

Gustafson moved, Black seconded, that the Commission recommend approval of the amendment to the comprehensive plan to change use of the land from commercial to multi-family residential. Motion carried unanimously.

Black moved, Gustafson seconded, that the Commission recommend rezoning from B1 to P.U.D. Motion carried unanimously.

Commissioners discussed the specifics of the development plan presented by the applicants. Gustafson pointed out that the parking provided is very generous relative to the parking available on other small multi-family properties in the city. Rodich suggested the possibility of reducing the parking in the plan in order to increase green space. Black expressed concern about the total impervious surface in the proposed plan, with rain gardens in the public right of way. He would prefer to have more of the runoff contained on the property and not in the pedestrian access.

Commissioner Black also asked about the retaining walls on the Larpenteur side shown on the plan and the apparent extension further south than buildings on either side. Rodich pointed out that the retaining walls are below grade, not an extension of the bulk of the building toward the street.

Black also said that including more than 3 parking spaces per unit is a high standard, in his opinion, and the plan could spare one to more green space.

Commissioner Rodich asked about the building entrance being moved away from Larpenteur toward the parking or “back” side of the building, not consistent with other buildings on Larpenteur. Mary Gordhamer, owner of 1871 Larpenteur, said that the entrance was moved to the back in order to allow the residents to enjoy the exposure and the view to the south and west of the building, across the fields. Rodich also expressed some concern about the height of the planned building.

Jones said that the height is not out of line with the 30 foot or 3 story limit in the R4 zone. She also said the city does not require that the entrance of a building be on a particular side and that for a corner lot it would not be out of line to move the entrance to the other street and even change the address to Lindig, which may happen. The city has the authority to authorize that.

Commissioner Watson asked if there was any further discussion and requested a motion. Rodich moved, Black seconded, that the Commission recommend approval of the planned development with the addition of screening on the north side of the property and providing that the number of parking spaces may be reduced to 9 in order to increase green space. Motion carried unanimously.

INFORMATION AND ANNOUNCEMENTS:

Councilmember Kuettel spoke to the question from the hearing about additional street improvements or assessments and said that the general maintenance plan would be followed, that this development would not impact that. She confirmed that there would be no additional assessments.

Ms. Jones invited audience members to come forward after adjournment to take a closer look at the drawings and talk to the property owners, commissioners and staff if they wanted to. She also said that there would be drawings available at city hall on request. She outlined the process going forward. The Commission’s recommendations would go to the City Council for their action. If the Council approves, the City will apply to the Metropolitan Council to amend the comprehensive plan, a process that would take at least 60 days, after which permits would be taken out, so the earliest work could begin would be quite late in the fall. And it would be at that point that the construction timetable submitted by the owners would go into effect.

ADJOURNMENT: The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Deborah Jones, Staff Liaison

**City of Falcon Heights
Planning Commission Minutes
January 26, 2010**

PRESENT: Commissioners Black, Gustafson, Hasegawa, Minns, Noble, Rodich and Wartick, City Council Liaison Pamela Harris, Staff Liaison Deb Jones.

A quorum being present, the meeting was called to order by Commissioner Rich Rodich, 2009 vice chair, at 7:00 p.m.

Staff Liaison Jones welcomed the new commissioners, Christopher Minns, 1784 Asbury, and Ryan Wartick, 1847 Pascal, who then each said a few words of self-introduction. The returning commissioners re-introduced themselves briefly. Commissioners elected Randall Gustafson to serve as chair and Duane Hasegawa to serve as vice chair.

Planning Commission Policies and Standing Rules – Annual Review

The policies and standing rules were reviewed. The corrections requested in 2009 had been made. Jones reminded the audience that the documents are on the

Commissioner Rodich asked about the note that the city's administrative manual was in revision. He recalled that it was in revision last year and asked if that process is still going on. Jones said she had not received an updated copy and would inquire about the progress of that project. She noted that some projects have been delayed due to lower levels of staffing.

Noble moved, Hasegawa seconded to approve the standing rules for the following year. The Commission voted unanimously to approve

Minutes: Approval of the September, 2009, minutes was tabled because the commissioners received them late and had not had time to review them sufficiently before the meeting.

Information And Announcements:

Ms. Jones gave an update regarding the matter of the redevelopment proposed for 1871 Larpenteur avenue, considered at the last Commission meeting. The three requested actions were amendment of the Falcon Heights Comprehensive Plan to allow residential instead of commercial use, rezoning of the parcel and approval of the Planned Unit Development. The Commission had recommended approval of all three, and the City Council subsequently approved all three. In November the Metropolitan Council approved the amendment to the comp plan, so the redevelopment can go forward. The city has not yet received an application for a building permit; it may be too late in the season.

Jones announced an upcoming opportunity to buy rain barrels and compost bins this coming spring. Falcon Heights is going in with Roseville and some other cities on a truckload sale of these popular items on or about May 1. There will be more information and publicity as the day approaches.

Community garden applications will open up (for limited space) the second half of February. The staff contact for the community garden is City Administrator Justin Miller.

The annual Winterfest event is coming up Sunday, January 31, with lots of activities for all ages, entertainment and refreshments. The event is at Community Park, 1 – 4 p.m., and all are welcome.

Councilmember Harris said she also encourages people to come to Winterfest. She recalled her six years on the Planning Commission and said she is glad to be back working with the Commission as Council Liaison.

Ms. Jones reminded commissioners that there are upcoming opportunities for training through Government Training Service, though she had not yet received their mailing. She will forward the information when it arrives. She also offered the loan of a book for beginning planning commissioners owned by the city and available for borrowing if any commissioners are interested.

Jones announced that staff has requested that the commissioners adjourn to a workshop after the evening's official business is completed for the purpose of an orientation on procedures and a refamiliarization with the new comprehensive plan to begin preparing for the implementation phase of the plan. Documents related to the workshop are on the city website. (Workshops are not on camera but are open to the public.)

Adjournment: The meeting was adjourned at 7:28 p.m. to a workshop.

Respectfully submitted,

Deborah Jones, Staff Liaison

PLANNING COMMISSION WORKSHOP

Orientation on Variance Procedures: Staff and commissioners reviewed the steps in the variance process and other zoning actions that require public hearings. Commissioners discussed their responsibilities in depth.

Comprehensive Plan Implementation Preparation: Commissioners reviewed key provisions in the land use and implementations of the Falcon Heights 2030 Comprehensive Plan, which was formally adopted by the City Council in 2009. Because of time spent on the variance orientation, this review will be continued at a future workshop.



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	May, 25, 2010
Agenda Item	1
Title	Conditional Use Permit for a dental laboratory in the Spire Credit Union Building, 2025 Larpenteur Avenue W
Submitted By	Deb Jones, Staff Liaison

Description	<p>Spire Federal Credit Union has been searching for some months to find a tenant to share its corporate premises at 2025 Larpenteur Avenue West in Falcon Heights. The credit union has found a tenant it believes would be a good fit for the building. The proposed tenant is GeoDigm Corporation of Chanhassen, Minnesota, which needs a location to house a dental laboratory. Under the B-2 zoning of the property, which continues until the property is redeveloped, a Conditional Use Permit is required for this use.</p>
Background	<p>GeoDigm Corporation uses state of the art digital technology to create bridges, crowns and other items for dental restoration.</p> <p>Under the new comprehensive plan, the existing B-2 uses for the Spire property remain in place until the property is redeveloped. The B-2 zoning (see attachment) lists the research centers and laboratories and limited fabrication of products as conditional uses in B-2. The proposed use therefore falls into this category and requires a Conditional Use Permit.</p> <p>The property owner proposes to house the GeoDigm facility in the rear portion of the building, with it's own entrance on the north side, and use of the existing north parking lot, with existing access from Prior Avenue. The owner has resurfaced the north parking lot and will be undertaking some interior remodeling to accommodate the tenant. No significant exterior changes are planned.</p> <p>GeoDigm will employ approximately 150 individuals at the Spire site, working one daytime shift with approximately the same hours as the credit union offices (7 a. m to approximately 7 p.m. Monday through Friday, occasional Saturday mornings 8 a.m. to noon). GeoDigm employees will use the existing north parking lot, which has over 200 spaces. Spire employees on site (77) will use the existing south, east and west parking lots. The total existing parking capacity of the site is approximately 432 spaces.</p>
Staff Findings and Recommendations	<p>Staff findings are outlined in the attached document "Development Standards General Requirements Summary." Not all portions of Section 113-85 apply because the tenant can be accommodated in the existing facility with little change.</p> <p>In general, though the addition of this tenant will increase the amount of traffic on Prior and Larpenteur Avenues and general activity at the site, the intensity of use will still be significantly lower than when the building was used by Hewlett Packard in the 1990s. The building and property have been under-utilized since that time. It is not in the interest of the property owner to continue allowing the premises to be underused,</p>

	<p>now that it has found a compatible tenant. Any full use of the facility means additional traffic and activity that will impact the adjacent businesses and nearby residents accustomed to the very light use of the last ten years.</p> <p>Because the proposed use is allowed as a conditional use under the city's B-2 zoning, and the property continues as the corporate headquarters for Spire Federal Credit Union, which is a permitted use, and because there is no redevelopment required for this tenant, the B-2 use of the property can continue under the city's comprehensive plan.</p> <p>Staff recommends approval of the Conditional Use Permit on the grounds that the proposed use is compatible with the purpose and intent of the B-2 zone (please see attachments) and will not have an unreasonable impact on the surrounding residential areas. The presence of 150 GeoDigm employees in the community is likely to be a benefit to local businesses.</p>
Budget Impact	NA
Attachment(s)	<ul style="list-style-type: none"> • Conditional Use Permit application and letter • Site maps and aerial photos for 2025 Larpenteur Avenue • Application and development requirements summaries • Section 113-178 B-2 Limited Business District • Notice of public hearing (published May 11, 2010) • Map of properties within 350 feet of 2025 Larpenteur Avenue (notices were mailed May 11, 2010)
Action(s) Requested	<ul style="list-style-type: none"> • Hold a public hearing on the conditional use permit • Make a recommendation to the City Council



City of Falcon Heights Planning Application

APR 21 2010

Action Requested By:

Name of Property Owner SPIRE Federal Credit Union

Phone (h) cell 651-295-5928 (w) 651-641-2106

Address of Property Owner 2025 Carpenter Ave W

Name of Applicant (if different) Cindy Owen - Director of Families

Address _____ Phone _____

Property Involved:

Address 2025 Carpenter Ave W, Falcon Heights

Legal Description 16.29.23.34.0094, 16.29.23.34.0080,

16.29.23.34.0078

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) _____

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

to seek a CUP for a tenant of like use office, light manufacturing & business.

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

Cindy Owen - Director of Families
Signature of Property Owner (required)

Signature of Applicant (if applicable)



Where banking meets integrity.

April 20, 2010

APR 21 2010

City of Falcon Heights
2077 Larpenteur Avenue West
Falcon Heights, MN 55113

To whom it may concern:

Enclosed is an application for a Conditional Use Permit. SPIRE Federal Credit Union is seeking a tenant for part of our building approximately 33K sq ft.

The tenant is GeoDigm Corporation and they will house their dental lab that does state of the art digital technology for items such as crowns, bridges and dental restoration.

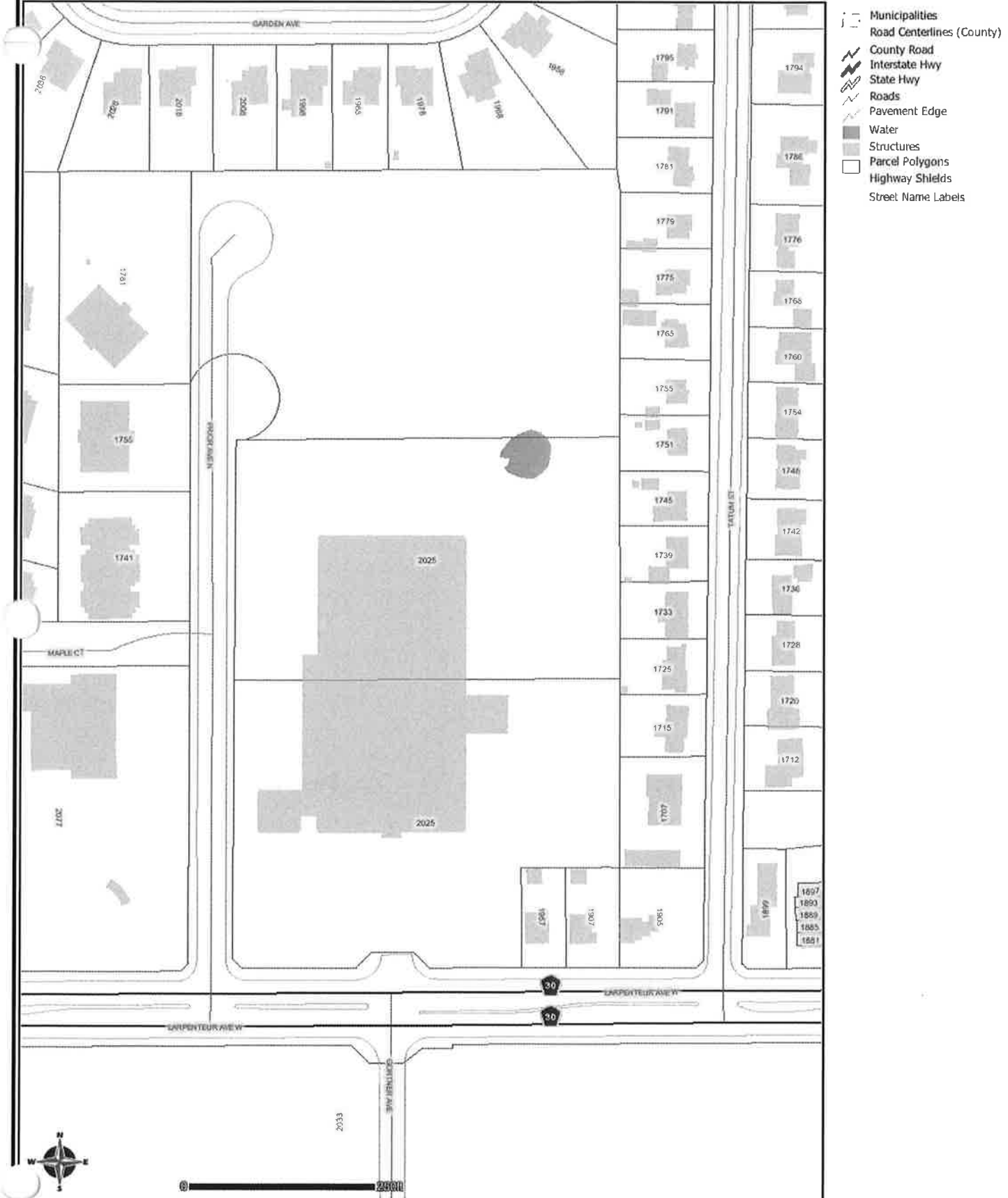
If you can call me and let me know what date we will be on the agenda and also if you should need additional information needed prior to being placed on the agenda for the planning commission.

Thank you,

Cindy Owen
Director of Facilities

Spire Federal Credit Union

2025 Larpenteur Avenue W



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 (May 6, 2010), The Lawrence Group; May 6, 2010 for County parcel and property records data; March 2010 for commercial and

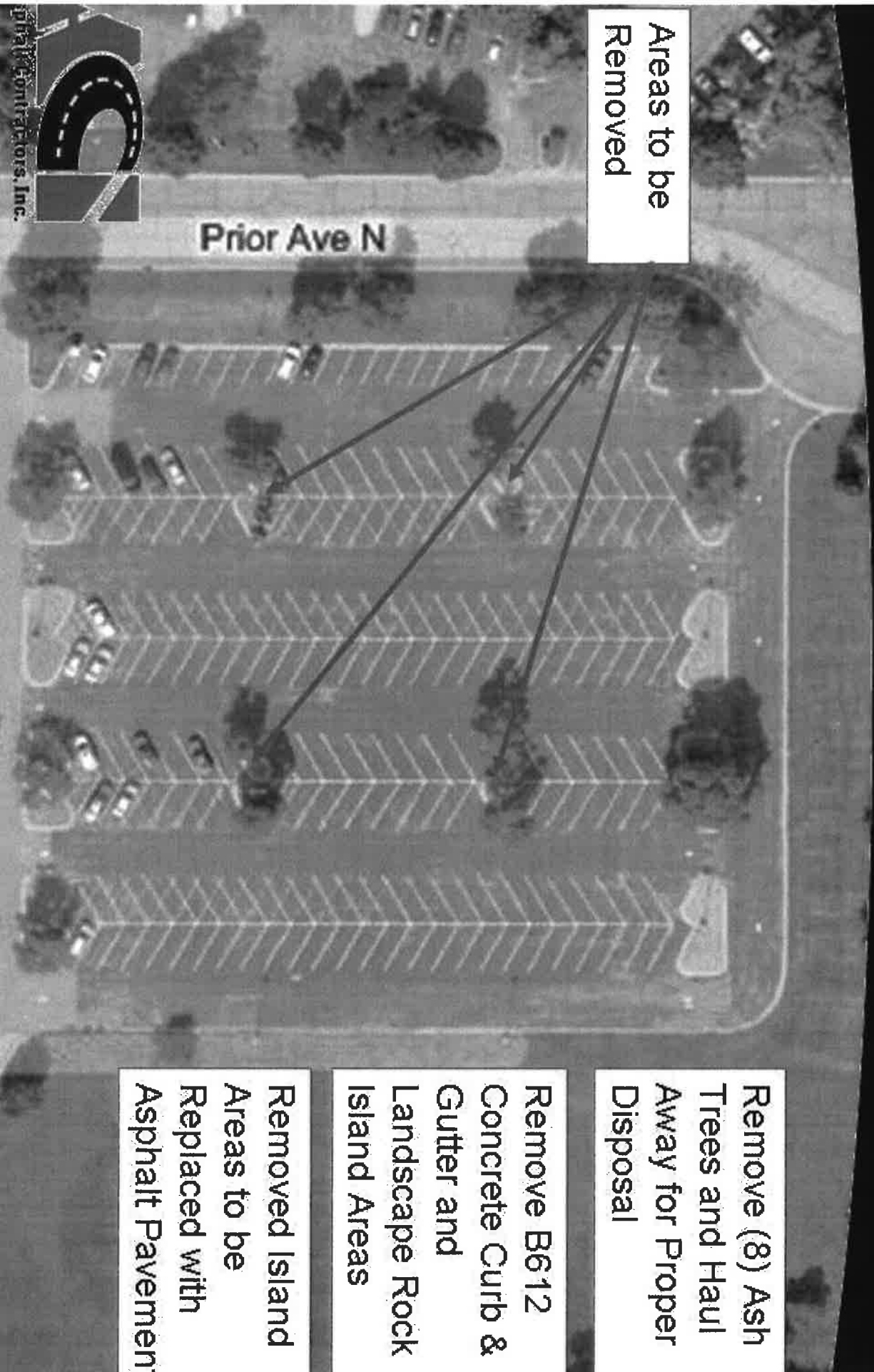
Spire Federal Credit Union, 2025 Larpenteur Ave W

2008 Aerial Photograph - Ramsey County/Pictometry



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Spire Bank Corporate Office



Areas to be
Removed

Remove (8) Ash
Trees and Haul
Away for Proper
Disposal

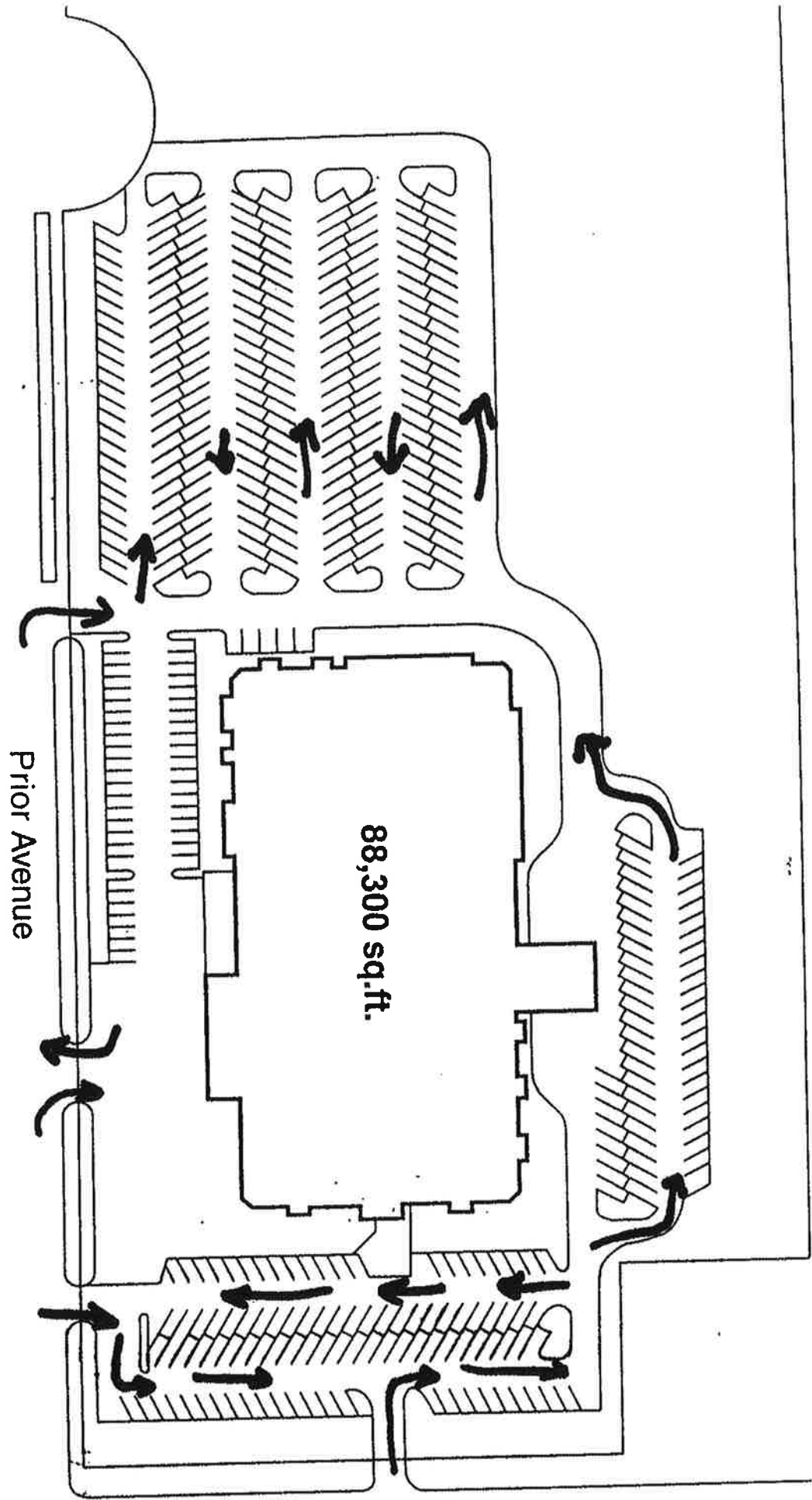
Remove B612
Concrete Curb &
Gutter and
Landscape Rock
Island Areas

Removed Island
Areas to be
Replaced with
Asphalt Pavement



Phil Contractors, Inc.

Phone 763-24-9191



88,300 sq.ft.

Prior Avenue

Larpenteur Avenue West

**Conditional Use Permit for Dental Laboratory on existing premises owned by Spire Credit Union, 2025 Larpenteur Avenue
Application Requirements Summary – Section 113-84(b)**

(b) <i>Site plan and graphic or written material; location map, etc.</i> A site plan and supplementary graphic or written material shall be provided with the application, containing the following information and/or such additional or lesser information as may be required by the zoning administrator:	
(1) Name, address, and legal description of project/development.	Provided by applicant
(2) Location map, showing zoning district boundaries including area within one-half mile of the site.	City GIS
(3) Name and mailing address of developer/owner and engineer/architect.	Provided by applicant
(4) Date of plan preparation.	Provided by applicant
(5) Scale and a north point indicator.	City GIS
(6) Boundary line of property with their dimensions.	City GIS
(7) Location identification and dimensions of existing and proposed:	
a. Topographic contours of minimum intervals of two feet.	Not applicable
b. Adjacent streets and on-street right-of-way.	City GIS
c. On-site streets and street right-of-way.	Not applicable
d. All utility and utility right-of-way easements.	Not applicable
e. Lighting plan, showing the lighting of parking areas, walks, security lights and driveway entrance lights.	No change
f. Buildings and structures including:	No change
1. Elevation drawings of all proposed building and structures with dimensions.	No change
2. Elevation, height above mean sea level of all floors and roofs, when structure is sited in an area prone to flooding as determined by the city engineer.	Not applicable
3. Gross square footage of existing and proposed buildings and structures.	No change
4. Exterior finish materials.	No change
5. Type of business, proposed number of employees, and times of operations.	Provided by applicant
g. All parking facilities.	Provided by applicant
h. Water bodies and drainage ditches.	No change
i. Fences and retaining walls.	No change

j.	Landscape plan, showing size and species of each planting.	No change
k.	On- and off-site traffic flow.	Provided by applicant
l.	Parking plan.	Provided by applicant
(8)	Site statistics including square footage, percentage of coverage, dwelling unit density, and percentage of park or open space.	City GIS
(9)	Names and addresses of the owners of all property abutting the subject property, as contained in the current real estate tax rolls, including property located across the street, avenue or alley from the subject property.	Ramsey County GIS

**Conditional Use Permit Dental Laboratory on existing premises owned by Spire Credit Union, 2025 Larpenteur Avenue
 May 25, 2010
 Development Standards: General Requirements Summary (Section 113-85(c)) and Staff Findings**

General Requirements	Status						
(1) The land area and setback requirements of the property containing such a use or activity meet the minimums established for the district.	No significant change is proposed to the site plan. The only site plan change is removal of parking islands in the north parking lot. The property continues to meet lot coverage and setback requirements.						
(2) When abutting a residential use, the property shall be screened and landscaped.	Screening and landscaping is already in place. Staff finds that existing screening and landscaping is adequate						
(3) Where applicable, all city, county, state and federal laws, regulations and ordinances shall be complied with and all necessary permits secured.	Permit has been secured for the parking lot resurfacing. Required permits will be secured for interior remodeling after the lease is signed and floor plans are available.						
(4) Signs shall not adversely impact adjoining or surrounding residential uses.	Surface change to existing signs only. Existing signage in front of the building on Larpenteur and at the corner of Larpenteur and Prior will be used. Existing signs will be changed to accommodate the tenant.						
(5) Adequate off-road parking and loading shall be provided. Such parking and loading shall be screened and landscaped from abutting residential uses.	<p>Projected parking requirement:</p> <table border="0"> <tr> <td>85</td> <td>Spire Credit Union (employees + visitors)</td> </tr> <tr> <td>150</td> <td>GeoDigm parking request</td> </tr> <tr> <td>235</td> <td>Total</td> </tr> </table> <p>Existing capacity: 432 parking spaces on site. Existing loading dock will be used with no change.</p> <p>Staff finds existing parking and loading is adequate for the proposed added use.</p>	85	Spire Credit Union (employees + visitors)	150	GeoDigm parking request	235	Total
85	Spire Credit Union (employees + visitors)						
150	GeoDigm parking request						
235	Total						
(6) The road serving the use or activity must be of sufficient design to accommodate the proposed use or activity, and such use or activity shall not generate such additional extra traffic as to create a nuisance or hazard to existing traffic or to surrounding land use.	<p>Access to the building is from Prior Avenue, which was constructed when the building was used more intensively by Hewlett Packard with a higher number of employees.</p> <p>This section of Prior Avenue has only one outlet, Larpenteur Avenue, and serves, in addition to Spire Credit Union, two additional business properties in the B-2 zone, City Hall, and 24 townhomes in the Maple Court complex.</p> <p>Proposed employee parking will add 300 – 600 additional trips per day on Prior. The additional traffic will be heaviest at the beginning (inbound) and end (outbound) of the work day, compared to the constant</p>						

	<p>traffic to and from the site during the farmer's market. Residents and workers on the west side of Prior are accustomed to existing low traffic and will have to be vigilant and cautious while getting used to the additional traffic.</p> <p>Staff finds that the road is sufficient to accommodate the added traffic and will not create a nuisance or hazard to existing traffic or surrounding land use..</p>
(7)	<p>All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and drainage.</p>
(8)	<p>All open and outdoor storage, sales and service areas shall be screened from view from public streets and from abutting residential uses or districts.</p>
(9)	<p>All lighting shall be designed to prevent any direct source of light being visible from adjacent residential areas or from the public streets.</p>
(10)	<p>The use or activity shall be properly drained to control surface water runoff.</p>
(11)	<p>The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence.</p>
(12)	<p>The proposed water, sewer and other utilities shall be capable of accommodating the proposed use.</p>
(13)	<p>That the proposed use conforms to the comprehensive municipal plan.</p>
	<p>Water, sewer and utilities were capable of accommodating more intense use when Hewlett Packard occupied the premises. Staff finds that the new use will be accommodated.</p> <p>The comprehensive plan allows B-2 uses to remain until the property is redeveloped. No redevelopment is planned; only existing structures will be used. Staff finds that the use conforms to the comprehensive plan.</p>

Sec. 113-178. B-2 limited business district.

(a) *Scope.* The provisions of this section apply to the B-2 limited business district.

(b) *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.

(c) *Permitted uses.* No structure or land shall be used except for the following uses:

- (1) Financial institutions with hours open to the public no earlier than 8:00 a.m. and no later than 6:00 p.m. An automatic teller machine may operate for 24 hours a day.
- (2) Health care, offices and clinics.
- (3) Offices, business and professional.
- (4) 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 1 1/2 tons.
- (5) Holiday tree sales.

(d) *Conditional uses.* The following uses are permitted subject to the issuance of a conditional use permit (CUP):

- (1) Drive-through facilities as an accessory use to a financial institution.
- (2) Churches.
- (3) Child care facilities and nursery schools subject to licensing by the state.
- (4) Dance studios, schools and halls.
- (5) Florist, garden supply and garden wholesale stores.
- (6) Funeral homes and mortuaries.

- (7) 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 (PUD).
- (8) Historical buildings, museums, art institutes and galleries.
- (9) Photographic studios, portrait.
- (10) Radio broadcasting stations, television broadcasting stations, and cable and other pay television service stations, excluding external antenna systems.
- (11) Studios.
- (12) Research centers and laboratories excluding medical waste processing facilities.
- (13) Schools or studio for music, art or interior design.
- (14) Veterinary clinics with no animal boarding.

(e) *Permitted accessory uses.* Any accessory use permitted in section 113-177(e). The requirements of section 113-178(f)(3) and (4) shall not apply.

(f) *Other requirements.* All uses shall in addition to all other requirements apply the following standards:

- (1) No bars on doors or windows during business hours.
- (2) No automatic interior or exterior security lock doors or doors that require request for entry or exit during business hours.
- (3) No exterior storage of merchandise except for nursery stock associated with a garden supply store or florist.
- (4) No exterior sales of merchandise except for nursery stock associated with a garden supply store or florist.

(g) *Lot area, height, width and yard requirements.* Subject to exception under article V of this chapter.

- (1) Minimum lot area 12,500 square feet.

- (2) Maximum principal building height two stories or 24 feet, except as provided by section 113-243 of this chapter, three stories or 35 feet maximum allowed by CUP or PUD. Accessory buildings are subject to section 113-240(f).
 - (3) Minimum lot width 90 feet.
 - (4) Minimum building yard requirements:
 - a. Front, 30 feet.
 - b. Side, ten feet, but 30 feet if abutting a street or R district.
 - c. Rear, 20 feet.
 - (5) Maximum lot coverage, including the total area of roofs, driveways, parking lots, sidewalks and similar impermeable surfaces, 75 percent.
 - (h) *Interim uses.* The following uses are allowed subject to the issuance of an interim use permit: farmer's markets that meet the following criteria:
 - (1) Operate no more than one day per week.
 - (2) Site includes not less than 284 parking spaces for customers of the market.
 - (3) Market may not operate before 6:30 a.m. or after 8:00 p.m.
 - (4) Permittee must name a managing agent who is responsible for the conduct of the vendors in compliance with the conditions of the interim use permit.
- (Code 1993, § 9-9.01; Ord. No. 0-93-07, § 3, 7-28-1993; Ord. No. 0-94-05, § 3, 3-23-1994; Ord. No. 0-99-09, §§ 5--7, 12-15-1999; Ord. No. 00-02, §§ 4, 5, 7-26-2000; Ord. No. 03-02, § 3, 2-12-2003; Ord. No. 06-03, § 3, 9-13-2006)

CITY OF FALCON HEIGHTS, MINNESOTA

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Falcon Heights Planning Commission will meet on May 25, 2010, at approximately 7:00 p.m. at Falcon Heights City Hall, 2077 Larpenteur Avenue West, Falcon Heights, Minnesota 55113, to consider a conditional use permit for a dental laboratory located at 2025 Larpenteur Avenue, Spire Credit Union building, Falcon Heights, Minnesota, legally described as:

The South 765 feet of the parcel of land which consists of the West 20 acres of the East 1/2 of the Southwest 1/4 and the East 15 acres of the West 1/2 of the Southwest 1/4, all in Section 16, Township 29, Range 23; except the East 131 feet of the South 186 feet of said West 20 acres and except the West 60 feet of said East 15 acres, Ramsey County, Minnesota,

AND

The South 15 acres of the parcel of land which consists of the West 20 acres of the East 1/2 of the Southwest 1/4 and the East 15 acres of the West 1/2 of the Southwest 1/4, all in Section 16, Township 29, Range 23; except that part of the South 765 feet of said South 15 acres which lies East of the West 60 feet of said South 765 feet, Ramsey County, Minnesota.

(Abstract Property)

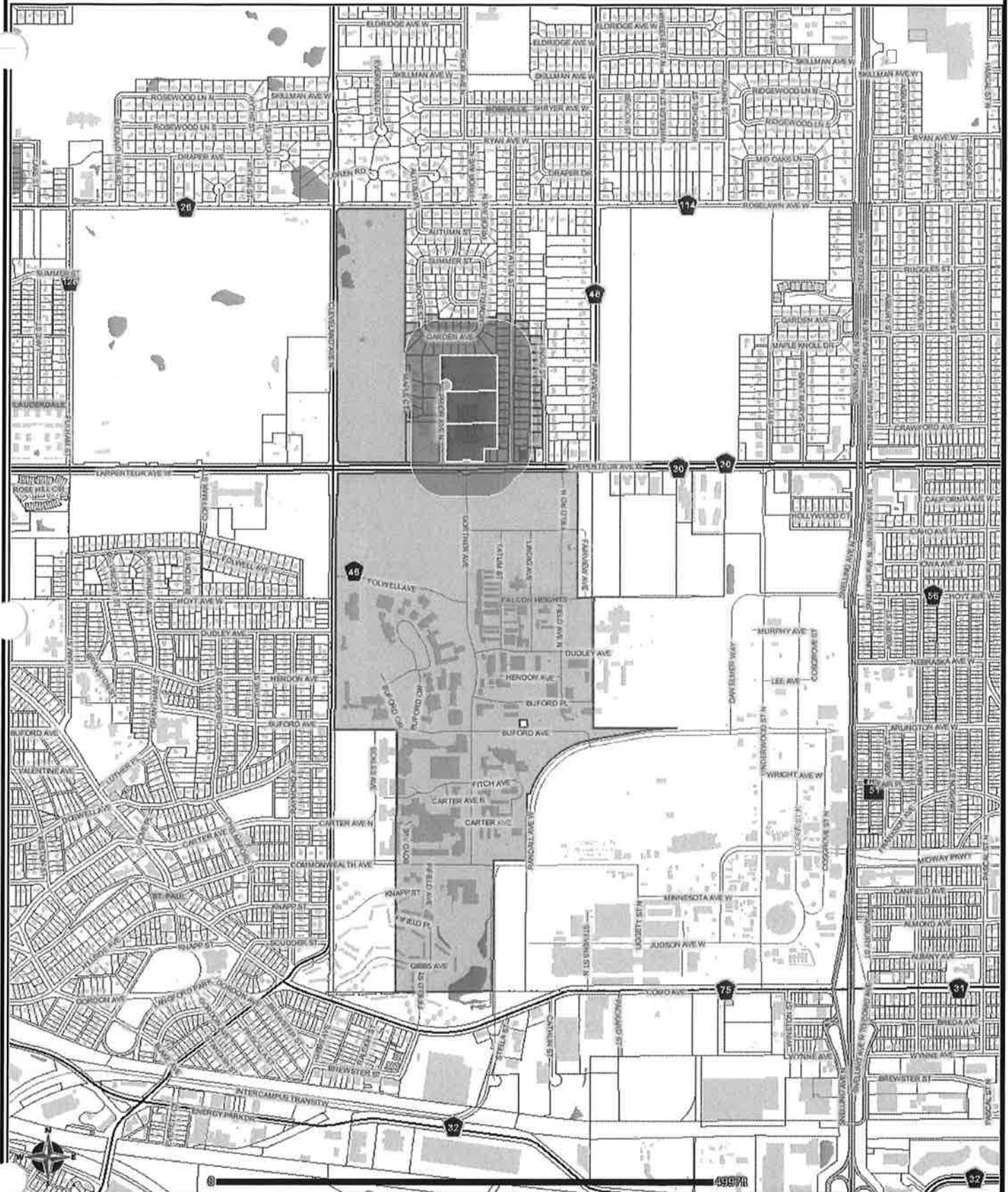
All persons who desire to speak on this issue are encouraged to attend and will be given an opportunity to be heard at this meeting. Additional information can be obtained by contacting the City of Falcon Heights at (651) 792-7600.

Dated: May 10, 2010.


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

Spire Federal Credit Union

Properties within 350 feet - May, 2010



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 (March 31, 2010), The Lawrence Group; March 31, 2010 for County parcel and property records data; March 2010 for commercial and



CITY OF
FALCON HEIGHTS

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

email: mail@ci.falcon-heights.mn.us
website: www.ci.falcon-heights.mn.us

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

May 11, 2010

Dear Property Owner or Resident:

You are hereby notified that Spire Credit Union, the owner of 2025 Larpenteur Avenue, has applied for a Conditional Use Permit to allow the renting of part of the building for a dental laboratory. The Falcon Heights city code requires a conditional use permit for this use in the B-2 Limited Business District.

GeoDigm Corporation, the prospective tenant, manufactures bridges, crowns and other dental restoration items, using state of the art digital technology. They will occupy the portion of the building the credit union is not presently using.

The City is required to notify owners of properties within 350 feet of the hearing on this matter. The legal notice is enclosed and is published in the *Roseville Review*. You are welcome to attend the Planning Commission meeting at which this permit will be considered:

**Tuesday, May 25, 2010
7:00 p.m.
City Hall Council Chambers**

Please call me at 651/792-7613 if you require further information. You may also send written comments to me at deb.jones@falconheights.org or by U.S. Mail at the address below.

Sincerely,

Deborah Jones
Zoning and Planning Director

cc: City Administrator, Planning Commissioners

Dear Ms. Jones-

May 18, 2010

After learning more about the prospective tenant, GeoDigm Corporation, I would like to offer the following comments to the Planning Commission.

I would like to object granting the permit for the following reasons:

The GeoDigm Corp. is a national company which would manufacture dental crowns, bridges and implants. ([GeoDigm to gobble up dental-lab operator - Minneapolis / St. Paul Business Journal](#)). The nature of current use could significantly alter from an office function to manufacturing one, very similar to Boston Scientific or Guidant. As you might be aware these high tech heart device companies thrive on 3-shift year round operations. The GeoDigm would serve a broader market and its growth is highly expected to anticipate the extended operations.

In Falcon Heights neighborhood, we all have enjoyed 'peace & quiet' through the city's planning & zoning control. However, the above application will jeopardize that residential feeling. What worries me most is that potential of hours of operations that will come with the increased noises and traffic.

There have been few ownership changes on that site Spire currently occupies. One begins to wonder why the city has to bear the blunt to accommodate their short-sighted planning when they first occupied the property. Didn't they have a comprehensive plan for future? They have seldom been a part of our wonderful neighborhood. One also wonders if they care what impact they are imposing to us.

An additional concern I have is why such a potentially major manufacturing company, on the pretext of a high tech label, being brought in under the radar so to speak. The city council appears to have little idea of what the facility is, and certainly, the immediate neighborhood has no clue as to what impact that proposed tenant will have.

I suggest that the Planning Commission ask Spire Credit Union to submit a detailed business operation plan for both themselves and the prospective tenant how to answer just few questions raised as my concern.

Regards,



Choong-Sihn Youn
1742 Tatum St.
Falcon Heights, MN 55113



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	May 25, 2010
Agenda Item	2
Title	Ordinance amending the Falcon Heights sign code consistent with new Minnesota statute
Submitted By	Deborah Jones, Staff Liaison

Description	Falcon Heights city code needs to be updated to conform to changes in state law with respect to non-commercial signs
Background	<p>The date of state primaries was changed to the 2nd Tuesday in August and the sign provision in state law was amended accordingly.</p> <p>Minnesota Sessions Laws 2010 Chapter 184 Sec. 42. Minnesota Statutes 2008, section 211B.045, is amended to read: 211B.045 NONCOMMERCIAL SIGNS EXEMPTION.</p> <p>In any municipality, whether or not the municipality has an ordinance that regulates the size or number of noncommercial signs, all noncommercial signs of any size may be posted in any number from 46 days before the state primary in a state general election year until ten days following the state general election.</p> <p>Falcon Heights city code needs to be kept consistent with state law. The proposed ordinance, attached, will bring the code up to date with respect to this change.</p>
Budget Impact	None
Attachment(s)	<ul style="list-style-type: none"> • Proposed ordinance amending Section 113-415 • Comparison of proposed section and existing section
Action(s) Requested	<ul style="list-style-type: none"> • Hold a public hearing on the proposed ordinance • Make a recommendation to the City Council

ORDINANCE NO. _____

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

**AN ORDINANCE AMENDING CHAPTER 113 OF THE CITY CODE
CONCERNING NONCOMMERCIAL SIGNAGE**

THE CITY COUNCIL OF THE CITY OF FALCON HEIGHTS ORDAINS:

SECTION 1. Section 113-415 of the Falcon Heights City Code is amended to read:

Sec. 113-415. Noncommercial speech.

The owner of any sign that is otherwise allowed by this article may substitute noncommercial speech in lieu of any other commercial speech or noncommercial speech. This substitution of copy may be made without any additional approval or permitting. The purpose of this section is to prevent any inadvertent favoring of commercial speech over noncommercial speech or favoring of any particular noncommercial speech over any other noncommercial speech. This section prevails over any more specific provision to the contrary. All noncommercial signs of any size may be posted in any number from 46 days before the state primary in a state general election year until 10 days following the state general election subject to the applicable provisions of M.S. 211B.045.

SECTION 2. EFFECTIVE DATE: This ordinance shall take effect from and after its passage.

ADOPTED this _____ day of _____, 2010, by the City Council of Falcon Heights, Minnesota.

CITY OF FALCON HEIGHTS

BY: _____
Peter Lindstrom, Mayor

ATTEST:

Justin Miller, City Administrator/Clerk

Comparison of existing and proposed sections

Existing code:

Sec. 113-415. Substitution clause.

The owner of any sign that is otherwise allowed by this article may substitute noncommercial speech in lieu of any other commercial speech or noncommercial speech. This substitution of copy may be made without any additional approval or permitting. The purpose of this section is to prevent any inadvertent favoring of commercial speech over noncommercial speech or favoring of any particular noncommercial speech over any other noncommercial speech. This section prevails over any more specific provision to the contrary.

With Proposed Amendment:

Sec. 113-415 ~~Substitution clause~~ *Noncommercial Speech*

The owner of any sign that is otherwise allowed by this article may substitute noncommercial speech in lieu of any other commercial speech or noncommercial speech. This substitution of copy may be made without any additional approval or permitting. The purpose of this section is to prevent any inadvertent favoring of commercial speech over noncommercial speech or favoring of any particular noncommercial speech over any other noncommercial speech. This section prevails over any more specific provision to the contrary. *All noncommercial signs of any size may be posted in any number from 46 days before the state primary in a state general election year until 10 days following the state general election subject to the applicable provisions of M.S. 211B.045.*

CITY OF FALCON HEIGHTS, MINNESOTA

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Falcon Heights Planning Commission will meet on May 25, 2010, at approximately 7:00 p.m. at Falcon Heights City Hall, 2077 Larpenteur Avenue West, Falcon Heights, Minnesota 55113, to consider amendments to Chapter 13, the zoning ordinance, Article VII of the Falcon Heights City Code concerning signs.

All persons who desire to speak on this issue are encouraged to attend and will be given an opportunity to be heard at this meeting. Additional information can be obtained by contacting the City of Falcon Heights at (651) 792-7600.

Dated: May 10, 2010.



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