

Falcon Heights Planning Commission Workshop

**City Hall
2077 W Larpenteur Ave.
7:00 p.m.**

**AGENDA
April 26, 2011**

Due to a lack of formal action items, this meeting is canceled.

WORKSHOP AGENDA

7:00 p.m.

This workshop is open to the public.

1. **Workshop: Continuing review of the City's zoning districts and zoning codes in the process of implementing the 2008 - 2030 Comprehensive Plan**

Commissioners will continue informal discussion of the Public Land ordinance, with particular attention to lands now in the P-1 district that are not part of either the Minnesota State Fair or the University of Minnesota.

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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**Falcon Heights Planning Commission
Workshop Minutes – March 22, 2011**

Present: Commissioners Black, Brown, Gustafson, Minns, Noble, Wartick, Councilmember Harris, Staff Liaison Jones, Linda Fite (appointed to the Commission but not yet formally confirmed)

Attendees were reintroduced to the topic of public land in Falcon Heights and reviewed Section 113-180. The comprehensive plan calls for the conversion of the present P-1 district from an overlay to a regular zoning district. The reason for this was to provide the City with more flexibility and control should the large public institutions decide to sell some of their land for private use in the future. Discussion of public land had been postponed in 2010 to concentrate on the need to establish a new district for future housing needs.

When the public land discussion was postponed in 2010, Commissioners had been considering the option of dividing the existing public land district (overlay) into two districts, one for the University and State Fair (public institutional uses) and another for the remaining P-1 properties, including City Hall, Curtiss Field, Falcon Heights Elementary School and the Gibbs Museum of Pioneer and Dakota Life, owned and operated by the Ramsey County Historical Society. Staff had suggested the alternative of keeping one district but adding more specifics to Section 113-180.

Commission Chair David Black raised questions about the inclusion of RCHS land in the public land district, especially in light of the very vague language of Section 113-180, which basically places no setback or other controls on any lands in the existing P-1 overlay. His concern is that the RCHS is not clearly a public institution and, unlike the University of Minnesota and State Fair the City, does have zoning jurisdiction but “no rules” under 113-180. Other commissioners expressed similar concerns: that the language of the section implies that owners can “do anything they want,” as long as plans are provided to the City, and this may not be in the best public interest. The lack of specifics makes some sense for the University and State Fair which are both independent of the City’s zoning jurisdiction; it may not make sense for the other P-1 lands. The present R-1 zoning with P-1 overlay may not make sense either.

Commissioners determined that the Ramsey County Historical Society is a non-profit organization, not a government entity, which means that it is more like TIES (presently zoned B-3 and R-5M) than like the University and State Fair. Furthermore, the adjoining 2129 Larpenteur Avenue property, formerly a private residence and still zoned R-1, has been acquired by the Society and needs appropriate zoning for the organization’s business use. It has been several years since the Commission has had an update on the Society’s plans for that part of its property, and Commissioners wanted to know the status of that property and what the Society’s intentions are now.

In view of these concerns and unknowns, the Commission concluded that more information is needed before any rezoning can be undertaken of the non-institutional properties in P-1, especially Gibbs Museum. Staff will seek input from the city attorney on this issue and organize a continuation of the workshop in April.



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	April 26, 2011
Agenda Item	Workshop 1
Title	Implementation of the Comprehensive Plan, continued: Public Land ordinance with particular focus on Gibbs Museum
Submitted By	Deborah Jones, Staff Liaison

Description	<p>Gibbs Museum of Pioneer and Dakota Life has long been included in the P-1/R-1 zone, though Ramsey County Historical Society, the owner, is a non-profit organization, not a public institution. Some other zoning district may be more appropriate for this property. As part of the Commission's continuing discussion of the future of public lands in Falcon Heights, commissioners will seek additional information from representatives of the Ramsey County Historical Society and input from the city attorney.</p>
Background	<p>Falcon Heights is required to update its zoning code and districts to provide zoning controls consistent with its adopted comprehensive plan. Major steps were taken last year in the creation of the new R-5M mixed use residential district and the rezoning of several larger properties to provide land for projected housing needs. Now the City needs to proceed with putting in place the remaining land use controls called for in the comprehensive plan. Falcon Heights' plan for future land use provided for redefining the public land district, now an overlay, as base zoning for the institutional and public uses to which it is presently applied.</p> <p>In 2010 the Planning Commission also discussed various approaches to redefining the public land district, one of which was the division of the district into a "public/institutional" zone for the large public institutions that own land in Falcon Heights and "public/other" zone to accommodate ordinary public uses such as City Hall, parks and schools. Falcon Heights traditionally groups all these uses together, but some cities make this kind of distinction in their codes. Final action was postponed to concentrate on the issue of land for housing.</p> <p>In March, 2011, commissioners questioned the inclusion of Gibbs Farm, owned and operated by the Ramsey County Historical Society, a not-for-profit organization, in a proposed public district that would include the University campus and State Fair. Staff contacted the city attorney who agreed that land owned by a non-profit organization is not truly public and that the city needs to consider more appropriate options. Further work is required on this issue.</p> <p>The Ramsey County Historical Society has accepted the an invitation from city staff to send a representative to the April workshop to provide information to the Commission and participate in informal discussion. A city attorney will also be present to advise the Commission and answer questions. Staff will present research on museum zoning in other cities.</p>

Budget Impact	To be determined
Attachment(s)	None. Commissioners are encouraged to bring copies of Chapter 113, Article IV District Regulations.
Additional Resources	<ul style="list-style-type: none"> • Falcon Heights Comprehensive Plan, adopted 2009* • City zoning code (Chapter 113)* <p>* Available on the Falcon Heights website: www.falconheights.org or at City Hall. Staff recommends that commissioners bring their own copies if they have them. A few extra copies will be available for reference at the workshop</p>
Action Requested	<p>No formal action is requested at this time. The purpose of this workshop is to gather information about the current uses of the Gibbs Farm property and future plans of the RCHS, learn how other cities provide for similar uses in their zoning codes, and begin discussion of possible non-public zoning options for this museum in Falcon Heights.</p> <p>Staff requests that commissioners review the land use chapters of the comprehensive plan, Article IV of Chapter 113 and any notes they have from previous workshops prior to the meeting.</p>

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Zoning for Museums and Historical Sites – Twin Cities Metropolitan Area

Site Name	Location and contacts	Zoning	Notes
Alexander Ramsey House, St. Paul	265 South Exchange Street St. Paul, MN 55102 651-296-8760	RM2 – Multiple Family	
American Swedish Institute Minneapolis	2600 Park Avenue Minneapolis, MN 55407 Phone: 612-871-4907	OR2 – High Density Office Residence District	
Bakken Museum, Minneapolis	3537 Zenith Avenue South Minneapolis, MN 55416 612-926-3878	R-1 Shoreland overlay (Lake Calhoun)	
Bell Museum of Natural History Minneapolis	Bell Museum of Natural History 10 Church St SE Minneapolis, MN 55455 Phone: 612-626-9660	OR3 – Institutional Office Residence District University Area Overlay Mississippi River Critical Area	On UM campus
Charles H. Burwell House Minnetonka	13209 E. McGinty Road Minnetonka, MN 55345 Phone: 952-939-8200	R1 Low Density Residential	
Como Park Zoo and Conservatory St. Paul	1225 Estabrook Drive Saint Paul, MN 55103 Phone: 651-487-8201	R3 – One Family Residential	All of Como Park is R3
Eidem Homestead Brooklyn Park Historical Farm Brooklyn Park	4345 101st Avenue North Brooklyn Park, MN 55443 Phone: 763-493-4604	CD Conservancy District (Special District)	Among other special districts in Brooklyn Park are Public Institutional and PUD
Excelsior-Lake Minnetonka Historical Society Museum Excelsior	305 Water Street Excelsior, MN 55331 Phone: 952-221-4766	B-1 Central Business District	
Historic Cahill School Edina	Tupa Park, Highway 100 and Eden Avenue, Edina, MN 55424 Phone: 612-928-4577	R-1	
Historic Fort Snelling St. Paul	200 Tower Ave. St. Paul, MN 55111 Phone: 612-726-1171	None at primary address. Portion of park in St. Paul is R1	

Hopkins Historical Society Museum	33 14th Avenue North Hopkins, MN 55343 Phone: 952-548-6480	R3 Medium Density Multiple Family	
Jackson Street Roundhouse Museum St. Paul	193 Pennsylvania Ave E St. Paul, MN 55130 Phone: 651-228-0263	I2 – General Industrial	
James J. Hill House St. Paul	240 Summit Ave. St. Paul, MN 55102 Phone: 651-297-2555	TN1 – Traditional Neighborhood	
Julian H. Sleeper House Museum St. Paul	66 St. Albans St. S St. Paul, MN 55105 Phone: 651-2251505	RT1 – Two-family	
The Landing - Minnesota River Heritage Park Shakopee	2187 E. County Highway 101 Shakopee, MN 55379 Phone: 763-694-7784	MR – Major Recreation	Similar to ValleyFair
Lawshe Memorial Museum - Dakota County Historical Society South St. Paul	130 Third Avenue North South St. Paul, MN 55075 Phone: (651) 552-7548	P (Public land overlay)	Owned by Dakota County
LeDuc Historic Estate - Dakota County Historical Society Hastings.	1629 Vermillion Street Hastings, MN 55033 Phone: (651) 437-7055	Public Institutional	Owned by City, Operated by County
Mill City Museum Minneapolis	704 South Second St. Minneapolis, MN 55401 Phone: 612-347-7555	C3A (commercial)	
Minneapolis Institute of Art, Minneapolis	2400 3rd Avenue South Minneapolis, MN 55404-3506 (612) 870-3000	OR3 – Institutional Office Residence District	
Minnesota Children's Museum St. Paul	10 West Seventh St. St. Paul, MN 55102 Phone: 651-225-6000	B4 Central Business	

Minnesota History Center St. Paul	345 Kellogg Blvd. W. St. Paul, MN 55102 Phone: 651-259-3000	CA – Capitol Area Jurisdiction	
Minnesota State Capitol St. Paul	75 Rev. Dr. Martin Luther King Jr. Blvd, St. Paul, MN 55155 Phone: 651-296-2881	CA – Capitol Area Jurisdiction	
Richfield Historical Society & Bartholomew House Museum Richfield	6901 Lyndale Avenue S. Richfield, MN 55423 Phone: 612-798-6140	R – Single Family Residential (Also shown as Park)	Includes government buildings and public libraries
Science Museum of Minnesota St. Paul	120 W. Kellogg Blvd. St. Paul, MN 55102 Phone: (651) 221-9444	B5 Central Business Service	
Sibley House Historic Site Mendota	1357 Sibley Memorial Hwy Mendota, MN 55150 Phone: (651) 452-1596	none found. Use is “exempt”	Owned by State of Minnesota Operated by MN State Historical Society
Stans Museum Shakopee	235 Fuller Street South Shakopee, MN 55379 Phone: 952-445-0378	B-3 Central Business District	Historical Home
The Works Edina	5701 Normandale Road Edina, MN 55424 Phone: 952-848-4848	R-1	Part of a community center + French Immersion school (old high school). All city owned land in Edina is R-1.