

City of Falcon Heights Planning Commission

City Hall
2077 W. Larpenteur Avenue

June 26, 2012
7:00 p.m.

A G E N D A

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: Black ____ Brown ____ Fite ____ Gustafson ____
 Minns ____ Noble ____ Wartick ____
 Council Liaison Harris ____
 City Administrator Fischer ____ Staff Liaison Jones ____
 City Attorney ____
- C. Approval of the minutes for April, 2012
- D. PUBLIC HEARING: Amendment to the Chapter 113 of the City Code
 concerning parking spaces and parking lots
- F. AGENDA ITEMS:
 - 1. Parking lot amendment - Discussion and recommendation to the City
 Council
 - 2. Special event ordinance - Discussion
- G. INFORMATION AND ANNOUNCEMENTS
- H. ADJOURN to workshop

Workshop: At the request of the City Council, the Planning Commission will review a natural landscaping (prairie garden) ordinance proposed by the Environment Commission for impacts on zoning and comprehensive plan (postponed from May).

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
April 24, 2012**

PRESENT: Commissioners Black, Fite, Gustafson, Noble, Wartick, Council Member Harris, Staff Liaison Jones.

ABSENT: With notice, Commissioners Minns and Brown

The meeting was called to order at 7:00 p.m. by the Chair, Commissioner Black, who noted that a quorum was present. The minutes for February, 2012, were approved by consensus.

Planning Commission Discussion on Front Porches (tabled from February)

Staff liaison Jones presented a detailed review of the history of this issue, which began as a request from the City Council for the Planning Commission to consider whether to amend the city code to allow the encroachment of certain kinds and sizes of front porches into the required front setback on single-family residential lots. The present code does not allow even a covered stoop. Jones was careful to emphasize that porches themselves are not illegal. They can be built behind the front setback line. It is their encroachment into the setback (or "required front yard") that is the question. A majority of Falcon Heights homes were built at a time when these features were not in fashion. Commissioners soon realized that this matter was deeper and more complicated than it seems to be on the surface because it has the potential to affect neighborhood architectural styles and the visual open space along streets in ways that might not be anticipated or wholly positive.

A public hearing was held in February. Three citizens attended and expressed support for allowing front porches because of their neighborhood value. However, Planning Commissioners were not satisfied in February with the language of the proposed amendment draft – in particular the wording relative to side setbacks – and decided to return to workshop on the amendment, which they did in March. As a result of that workshop, new language was provided by the city attorney, and a new draft of the code amendment was presented to the Commission for consideration. (A new public hearing was not required). The new draft removes the references to the side property lines and adds a 50 square foot limit on footprint size for front porch or portico encroachments into the front setback. The new draft maintains the requirement that porches must be open, without walls, windows or screens. Open railings are allowed.

Commissioner Black emphasized that Commissioners embrace the neighborhood values expressed by the citizens who attended the hearing, but they are also concerned about moving cautiously where a change like this can have a big impact on the style and quality of a neighborhood, potentially removing open space that residents have shown they value. At this time Falcon Heights houses are set back from the street at a fairly uniform distance.

Commissioner Wartick said his chief concern is the impact on the open space and neighborhood character. He said he has given this matter a lot of thought and decided he is in favor of allowing some kind of encroachment if the size is limited. He favored the 50 square foot limit in the new draft, which he felt is a good compromise.

Commissioner Gustafson said he also favors the 50 square foot limit and added a reminder that this restriction only applies to that portion of a porch that encroaches into the front setback, not to the portion that is behind that setback line.

Commissioner Fite said she thinks it is important to allow people to add covered porticos or open entries to their front doors.

Ms. Jones reminded the audience that the public right of ways in residential districts are much wider than the paved street. The street may be only half the public right of way, so the private property begins as much as 15 feet or more from the curb, and that is where the 30 foot setback starts.

Commissioner Black asked if the neighborhoods with sidewalks have property lines just inside the sidewalks. Jones said yes, within a few inches to a foot. She confirmed that houses are lined up uniformly on most blocks. Black reminded residents to check with City Hall before planning a front porch.

Council Member Harris said she would be concerned that a front porch might obstruct the view from the house next door, and that could be a negative impact.

Commissioners having made all the comments they wished to, the Chair called for action on the amendment. Gustafson moved to recommend the second version of the ordinance. The Commission voted to recommend; there was no dissent. Jones read the text of the amendment in entirety once again for the benefit of the audience.

Information and Announcements:

Jones announced that the newly refurbished tennis court will open with a parent-child tennis tournament on May 5. Also on May 5, there will be a parking lot sale of rain barrels and compost bins at Roseville City Hall.

The second annual Spring Together event will be at Curtiss Field on May 22. The event celebrates Somali culture and every one is welcome. Additional information is on the City website for this and the above events.

Jones announced that the formal meeting would be followed by a workshop for the Commission to receive orientation on a possible ordinance to allow special events not currently allowed in the city code. Several businesses have approached the city to find out if this would be possible.

Councilmember Harris announced that the City Council meeting is tomorrow night, and everyone is invited. The auditors will be presenting the financial report for 2011.

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

Respectfully submitted,

Deborah Jones, Staff Liaison

Minutes of the Planning Commission Workshop April 24, 2012

The special events topic was introduced by Zoning and Planning Director Jones, liaison to the Planning Commission. The City has been approached by three local business owners who would like to have special events of the "beer tent" variety in their parking lots. These would be one-time events or possibly annual events. The "Back to the Fifties" weekend was the time requested by two of the businesses. At this time the zoning code does not provide for such events. According to the city attorney, if a use is not specifically allowed, it is prohibited. Therefore, in order to allow the types of events proposed, something would need to be added to the city code. Many cities do have such an ordinance.

Staff found that in all cases researched, cities require some kind of permit to hold the event. Supporting documentation required may include insurance bonds, emergency plans, traffic and parking plans, sanitation plans, health inspections and licensing, security and law enforcement plans and more. Fees are charged to recompense the municipality for extra city resources required to handle the event.

Commissioners were offered a selection of sample ordinances from other cities plus informational material from city websites and actual special event permit applications showing the kinds of information requested by cities, documentation required and fees charged. Example cities were chosen to reflect a very broad range of city size, event magnitude and the ways in which events are handled. Some cities included were Plymouth, MN, Farmington Hills, MI, LaPeer, MI, Mountain Village, CO and Sacramento, CA. Events ranged from neighborhood carnivals to parades to annual "beer garden" type commercial events to large multi-day festivals attended by thousands of people.

Commissioners' most immediate concerns were for neighborhood impact, especially parking, traffic, noise and neighborhood security. All three businesses that have approached the City (Stout's Pub, Dino's and the Coffee Grounds) are located adjacent to residential areas and have limited parking on site.

As discussion moved on to specifics, Commissioners realized that they needed to figure out where to draw a line between specifics that would need to be addressed in an ordinance and those that could be left to the permitting process. They worked together to create a list of all aspects of special events that need to be looked at. Realizing that this matter was too big to settle in one evening, Commissioners decided to continue at a future workshop and asked staff to create a worksheet on paper to help them put their thoughts together. Jones offered to supply this worksheet in advance of the next meeting so Commissioners can begin to write down their ideas and concerns.

The workshop adjourned at approximately 9:00 p.m.

**City of Falcon Heights Planning Commission
Minutes of the Planning Commission Workshop
May 22, 2012**

Commissioners met for the workshop at 7:00 p.m. Present were Commissioners Gustafson, Wartick, Noble, Fite and Minns. Also present were Council Member Harris and Zoning and Planning Director Jones.

1. Proposed updates to off-street parking ordinance.

Staff presented information on an ordinance amendment proposed for public hearing next month. The ordinance would amend certain elements of Falcon Heights zoning chapter, reducing the required minimum size of parking spaces in off-street parking lots and allowing the City Engineer to grant some design flexibility in the design of curbing at the edge of parking lot pavements. The changes are consistent with “best practices” recommended by the Metropolitan Council.

The reason for these changes is to bring Falcon Heights code “into the 21st century” with respect to off-street parking standards. Cars are smaller now than when these ordinances were first written, and parking lot design standards have been changed to reflect this. More critically, it has become a high priority for cities to reduce storm water runoff by reducing impervious paved surface. Bringing Falcon Heights parking lot requirements up to date has been on the horizon since the comprehensive plan was in the works, but other matters have taken priority.

Now the matter has taken on some urgency because one of the largest parking lots in the city, the west lot for TIES, is due for needed renovation and the owner has obtained a significant grant to get this work done. The design consultants have presented a plan consistent with present design standards, but variances will be needed if the city code is not updated. Staff would like to update the code now in order to avoid variances that would soon become moot.

Commissioners were provided with the Metropolitan Council’s best practice publication on the topic and additional parking lot design literature. The code amendment draft was not yet prepared at the time of the workshop.

Some Commissioners were concerned that this change is being done “for TIES”. Staff assured Commissioners that the ordinance change is city-wide and will apply to all parking lots. It has been on the “to do” list for several years but not a high priority. The TIES plan is a good reason to do it now. Otherwise, they will need to apply for variances or conform to requirements that are out of date and would soon be changed anyway.

Commissioners asked if other commercial property owners can reconfigure their parking lots after the code is amended. Jones said yes, certainly. In most cases this would not result in a significant increase in parking stalls because most lots are too small for this to make a big difference. It would, however, allow for less pavement and more green space, which is in keeping with the city’s storm water management goals.

Does this affect single family homes? No, it does not.

2. Special Event Ordinance Workshop

Staff provided additional research materials, including the ordinance in effect in North St. Paul and their special event permit application. The worksheet requested by Commissioners at the last workshop had been emailed a couple of weeks earlier, and copies were provided in the packet and at the meeting. The three-page worksheet covers every question raised at the previous workshop, plus additional issues added by staff. It provides space for Commissioners to consider and comment on nearly 40 event-related issues from general (e.g. what kinds of events would be addresses) to specific (e.g. hours of operation to be allowed).

Commissioner comments:

- Parking is still a big concern, especially event held at the same time as major Fairgrounds events
- Some Commissioners felt that parking might not be that much of a problem during big Fairground events because parking is already restricted on city streets and the businesses are hoping for walk-in attendance from the Fairground.
- Noise was also a major concern.
- Fireworks should not be allowed as part of events
- Private parties at people's homes should not be covered. (Generally, they are not included in typical municipal special event ordinances.)

The discussion then turned from impact on neighborhoods and residents to impact on city resources and budget. Commissioners asked what would happen if the City adopted a special events ordinance. How would the applications be reviewed? Which staff and departments would need to be brought in on the review process? How much staff time would it take to process the application and make a decision? How much staff time would it take to cover administrative and support activities for the event itself? What about extra policing? What would be the added costs to the city over all? Could fees be charged to an amount that would cover the additional costs? Staff acknowledged that a lot of these things would not be known until we actually put the permitting into practice. There would be learning from experience.

Commissioners uniformly expressed a desire to be business friendly. Several of them said they would probably attend the kinds of events proposed. However, they were aware that a lot of staff preparation goes into managing parking and other matters related to the State Fair and the June car show, even though these events are on the Fairgrounds and not under direct City jurisdiction. They questioned whether it is wise for the City to take on additional expenses of this kind when they could not see any clear benefit except to the business wanting to hold events, especially when there could be negative impacts on neighborhoods.

After lengthy discussion, Commissioners polled themselves on how to proceed. Except for one Commissioner who was opposed to allowing special events at all, most said they were not comfortable proceeding without a clear mandate from the City Council. After thinking about all the questions that had arisen in two workshops, they were not convinced a special event ordinance is in the best interests of the City. They felt creating this would be a significant task for the Planning Commission requiring additional time – probably on the order of the front porch amendment or more. Without clear backing and a definite directive from the Council, they are reluctant to move forward.

This conclusion will be communicated to the Council. Staff will ask the city attorney what formal process should be used, if any, for the Commission to make that communication and ask for that mandate. If the Council directs the Commission to go ahead, this topic will be taken up again at the next opportunity.

3. Prairie Garden Ordinance

Due to the late hour, this topic was tabled to a future workshop.

The workshop adjourned at about 9:15 p.m.



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	June 26, 2012
Agenda Item	1
Title	Proposed ordinance to amend City Code regarding parking lot requirements
Submitted By	Deborah Jones, Staff Liaison

Description	An ordinance is proposed amending the Falcon Heights zoning code to update parking requirements to present-day best practices.
Background	<p>As part of the City's ongoing efforts to promote best practices in the reduction of storm water run-off and the improvement of water quality, staff recommends amending Sections 133-310, 113-314 and 113-315 of the City Code to reduce the amount of impervious surface required for parking and to allow alternative designs for parking lot margins. These measures are encouraged by the Metropolitan Council.</p> <p>The proposed changes are a reduction in parking space size from 9' x 20' to 9' x 18' and a reduction in minimum required width of parking lot aisles to 24 feet, dimensions in line with today's standards and the recommendations of the Metropolitan Council. The amendment would also allow alternate curbing and pavement edge designs to direct runoff water to filtration basins and rain gardens at the discretion of the zoning administrator and city engineer.</p>
Budget Impact	Unknown
Attachment(s)	<ul style="list-style-type: none"> • Draft ordinance amendment • Existing portions of City Code to be changed • Parking Lot Design BMP - Metropolitan Council • Notice of public hearing, published in the <i>Roseville Review</i> <p>Additional materials were provided in May's workshop packet, available on the www.falconheights.org.</p>
Action(s) Requested	<ul style="list-style-type: none"> • Hold a public hearing on the proposed ordinance • Make a recommendation to the City Council for adoption.

ORDINANCE NO. _____

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

**AN ORDINANCE AMENDING CHAPTER 113, THE ZONING CHAPTER, OF
THE CITY CODE CONCERNING PARKING LOTS AND PARKING SPACES**

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

SECTION 1. Subsection 113-310 (2)(b) of the Falcon Heights City Code is deleted.

SECTION 2. Subsection 113-314 (c) of the Falcon Heights City Code is amended to provide as follows:

Parking Space: Required parking spaces shall be at least 9 feet wide and 18 feet long. Up to 50% of the required spaces may be designated compact spaces. Compact parking spaces shall be at least 8 feet wide and 16 feet long. Compact spaces shall be identified through appropriate signage. Unless alternative requirements are designated by the City Engineer, parking spaces shall be served by access drives with minimum dimensions provided as follows:

Stall Angle (degrees)	Curb Length (feet)	Vehicle Projection (feet)	Aisle (feet)	Traffic Flow
45	9	22	14	One way
60	9	21	16	One way
75	9	21	18	One way
90	9	18	24	Two way
90 compact	8	16	24	Two way
Parallel	23	8.5	22	

Handicapped Parking Spaces: Spaces for the handicapped shall be at least 12 feet wide and 18 feet in length. The size, number, and location of stalls reserved for handicapped parking shall be provided and identified as required by applicable regulations. These spaces are included in the computation for the minimum parking space requirement.

SECTION 3. Subsection 113-315 (f) of the Falcon Heights City Code is amended to provide as follows:

Curbs and Landscaping: A 6-inch-high, poured-in-place concrete curb shall be provided around the periphery of all parking lots and internal access roads, except where the City Engineer determines that a curb would impede the drainage plan. When the parking lot is for

six spaces or more, a curb or screening not over four feet in height shall be erected along the front yard setback line and grass or planting shall occupy the space between the sidewalk and curb or screening. Wheel guards as approved by the zoning administrator may be used.

SECTION 4. Effective Date. This ordinance shall take effect from and after its passage.

ADOPTED this _____ day of _____, 2012, by the City Council of Falcon Heights, Minnesota.

CITY OF FALCON HEIGHTS

BY: _____
Peter Lindstrom, Mayor

ATTEST:

Bart Fischer, City Administrator/Clerk

Falcon Heights City Code: Portions to be amended by proposed ordinance

Chapter 113 Zoning

Article VI. Supplemental District Regulations

Division 2. Off-Street Parking and Loading

Subdivision II. Off-Street Parking

Section 113-310. Residential Districts

- (2) The following provisions apply to the R-3 and R-4 districts:

...

b. Each parking space shall not be less than nine feet wide and 20 feet in length exclusive of an adequately designed system of access drives. Parking lots that separate vehicles based on size may be designed with parking spaces less than or greater than nine feet wide and 20 feet in length depending upon the size of the vehicle as long as adequate space is provided for easy and safe ingress and egress for the vehicle. Proposed reductions in or additions to the parking space size must be submitted in a dimensioned site plan with size of vehicle to use parking spaces indicated to the zoning administrator for review and approval. Signs specifying the vehicle size to use for the parking space may be required by the zoning administrator. Parking spaces for the handicapped shall not be less than 12 feet wide and 20 feet in length.

Section 113-314. Miscellaneous Provisions

..

(c) *Parking spaces.*

(1) Each parking space shall not be less than nine feet wide and 20 feet in length exclusive of an adequately designed system of access drives. Smaller spaces for parking to be used only by compact cars may be permitted if approved by the city council.

(2) Parking lots that separate vehicles based on size may be designed with parking spaces less than or greater than nine feet wide and 20 feet in length depending upon the size of the vehicle as long as adequate space is provided for easy and safe ingress and egress for the vehicle.

(3) Proposed reductions in or additions to the parking space size must be submitted in a dimensioned site plan with the sizes of the vehicles to use parking spaces indicated to the zoning administrator for review and approval.

(4) Signs specifying the vehicle size to use the parking space may be required by the zoning administrator.

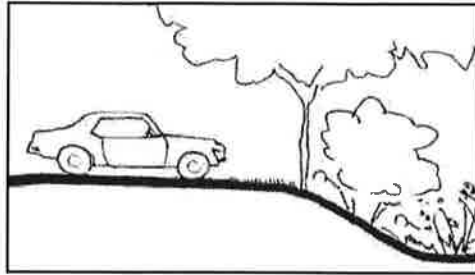
(5) Parking spaces for the handicapped shall not be less than 12 feet wide and 20 feet in length.

Section 113-315. Design and maintenance of off-street parking areas

...

(f) *Curbing and landscaping.* All open off-street parking area designed to have head-in parking along the property line shall provide a bumper curb not less than five feet from the side property line or a guard of normal bumper height no less than three feet from the side property line. When said area is for six spaces or more, a curb or screening not over four feet in height shall be erected along the front yard setback line and grass or planting shall occupy the space between the sidewalk and curb or screening. Wheel guards as approved by the zoning administrator may be utilized.

Impervious Surface Reduction Parking Lot Design



Description

Two main strategies can help reduce runoff volume or provide water quality benefits in parking lots: reducing paved surface area and incorporating plants and infiltration swales into designs.

Reduced Paved Surface

Pavement reduction can be accomplished in three main ways:

- *Changing municipal codes to reduce parking requirements.* To avoid excessive paving, codes should set a minimum *and* maximum number of spaces a development can provide. Parking demand ratios should be based on site-specific parking generation studies.
- *Reducing stall dimensions.* This can be accomplished by creating dedicated compact car spaces and then offering spillover parking areas with pervious surfaces. Determine the most space-efficient design for the site, which may be angle parking (to reduce driving lane width) or conventional stalls.
- *Promoting shared parking lots.* Allow shared lots between businesses with peak parking demand at different times of the day or week. For example, a restaurant that requires parking primarily evenings and weekends could share parking with an office building with weekday parking needs.

Planting Strategies.

Vegetation is an effective and attractive way to reduce runoff, and smaller parking lots free up more space for landscaping.

Leaves, stems and branches intercept rainwater, which then evaporates. A significant amount of stormwater can evaporate from beds of tall grasses, wildflowers, shrubs, and trees. Furthermore, deep-rooted prairie plants create channels that help encourage infiltration (see Figure 1). They also hold up to a half-inch of stormwater on their leaves and in the thatch they create.

Purpose

Water Quantity

Flow attenuation	<input checked="" type="checkbox"/>
Runoff volume reduction	<input checked="" type="checkbox"/>

Water Quality

Pollution prevention	
Soil erosion	<input type="checkbox"/>
Sediment control	<input checked="" type="checkbox"/>
Nutrient loading	<input checked="" type="checkbox"/>
Pollutant removal (<i>only if runoff is directed into planted swales</i>)	
Total suspended sediment (TSS)	<input checked="" type="checkbox"/>
Total phosphorus (P)	<input checked="" type="checkbox"/>
Nitrogen (N)	<input checked="" type="checkbox"/>
Heavy metals	<input checked="" type="checkbox"/>
Floatables	<input checked="" type="checkbox"/>
Oil and grease	<input checked="" type="checkbox"/>
Other	
Fecal coliform	<input type="checkbox"/>
Biochemical oxygen demand (BOD)	<input type="checkbox"/>

<input checked="" type="checkbox"/>	Primary design benefit
<input checked="" type="checkbox"/>	Secondary design benefit
<input type="checkbox"/>	Little or no design benefit

Impervious Surface Reduction Parking Lot Design

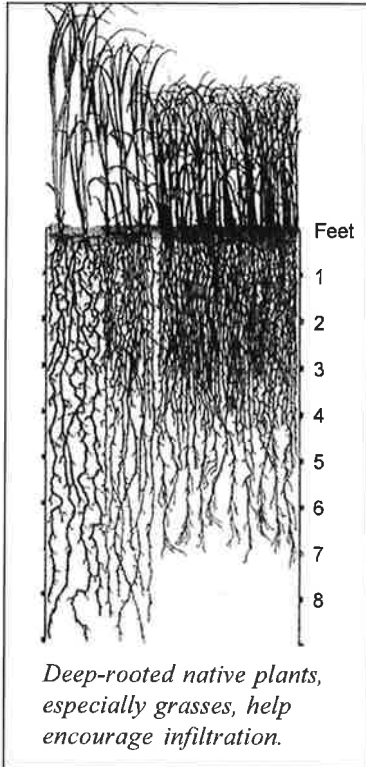


Figure 1

Shallow-rooted turf grass is not nearly so effective; substitute deep-rooted perennial plantings for sod wherever possible.

Even if extensive perennial planting is not possible, include trees to canopy paved areas. In addition to intercepting rainwater, the summer shade they provide helps to reduce the urban heat island effect and make parking lots more pleasant places to be.

Infiltration

Planted areas can also be designed specifically to accept runoff of parking areas (as shown in Figures 2, 3 and 4), providing temporary storage and on-site infiltration. See Rain Garden information in On-Lot Infiltration BMP.

Advantages

- Reducing parking surface reduces the need for stormwater runoff management.
- Less paving means lower development and maintenance costs.
- Grasses, wildflowers, shrubs and trees hold water that is then evaporated, reducing runoff.
- Channels created by deep roots encourage infiltration.
- Shade from trees helps reduce the urban heat island effect and make the area more comfortable for people.

- Planting native vegetation creates wildlife habitat.
- A variety of vegetation creates a more interesting and aesthetically pleasing environment.
- Trees shade impermeable surfaces, keeping stormwater cool and reducing urban heat island effect.

Limitations

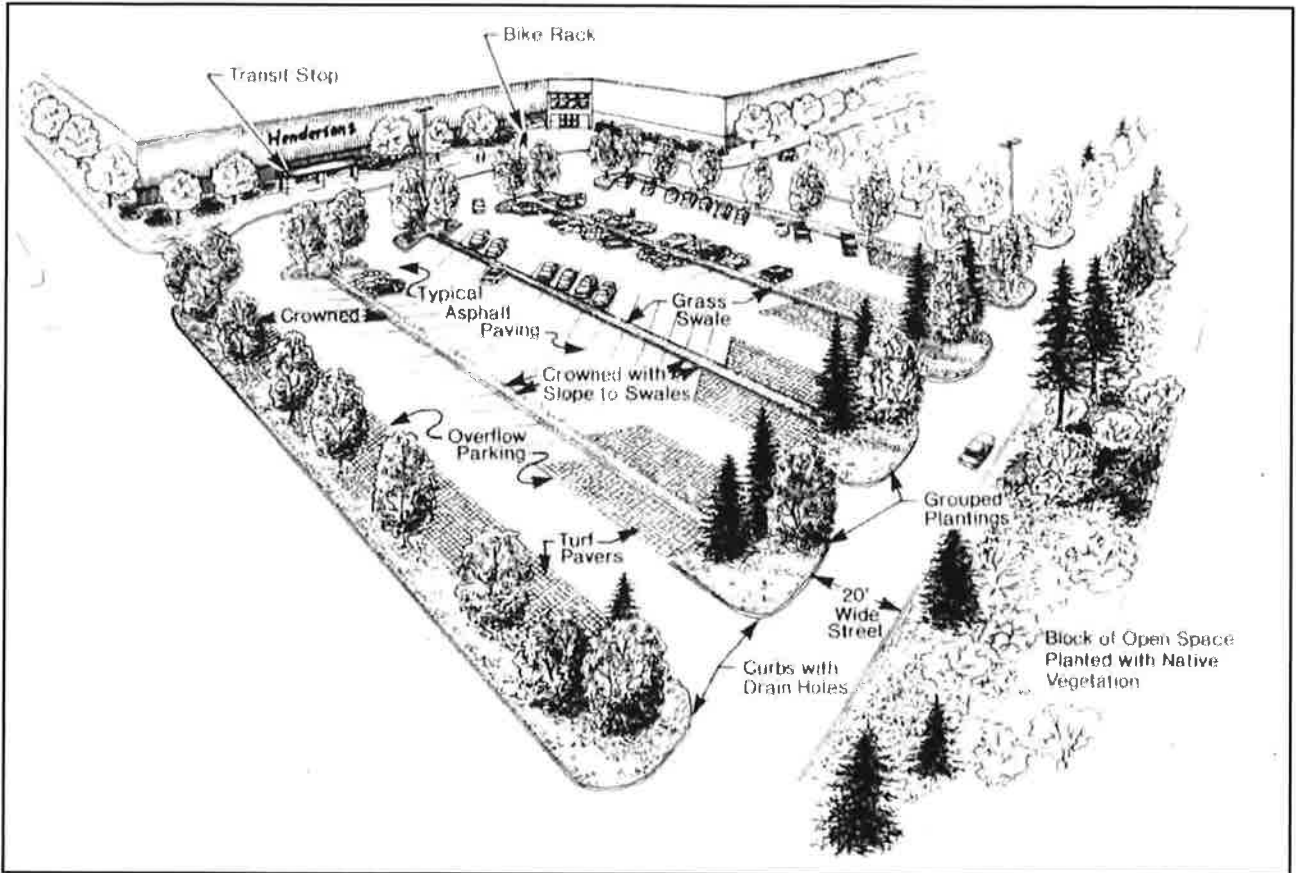
- Municipalities may have firm parking requirement that do not encourage innovation.
- Space allocated for parking lot in a given development may not be sufficient to include significant planted areas.
- Soil type may limit infiltration and/or planting success.

Land Use	"Better Site Design" Parking Ratio
Single family home	2 spaces or less per dwelling unit (driveway spaces count)
Professional offices	3.0 spaces or less per 1,000 ft. ² gross floor area
Retail	4.0 - 4.5 spaces or less per 1,000 ft. ² gross floor area

Table 1

Source: Adapted from CWP, 2000.

Impervious Surface Reduction Parking Lot Design



Source: Robert W. Droll, ASLA, in Wells 1994.

Requirements Design

- Revise outdated, overly generous parking ratio requirements. (See Table 1.)
- Use minimum stall dimensions.
- Use the most space-efficient stall configuration for the site (See Turf Pavers BMP).
- In larger commercial parking lots, design 30 percent of the spaces for compact cars only.
- Use pervious surfacing in summer spillover parking areas.
- If soils are suitable, drain parking lot runoff into infiltration islands using curb cuts or flat curbs.
- If soils are unsuitable, excavate to a depth of 3 feet and fill with a planting soil mix.
- Plant native or vigorous nonnative perennials rather than turfgrass over as much of non-paved surfaces as possible. See Plant List on following page.

Impervious Surface Reduction Parking Lot Design

- Aim to have canopy trees at maturity cover at least 50 percent of paved surfaces. Since tree height and spread will generally be smaller than normal in parking lot growing conditions, compensate by planting more trees closer together.
- Irrigation systems are usually necessary for parking lot island plantings, unless sufficient runoff is directed into them..

Requirements Construction

- To avoid compaction, do not drive on planting areas during construction.
- After construction, loosen soils in planting areas to a depth of 24 inches, to a maximum compaction of 85 percent standard proctor density. Till the upper 10 inches of soil.

Maintenance

- Planted areas must be weeded monthly during the first two to three years. After that, weeding once or twice a growing season may suffice.
- Regular watering will be necessary during dry spells. Limit irrigation to a maximum of two inches per week.
- During winter plowing, push street snow away from swales whenever possible in order to avoid accumulation of road sand.

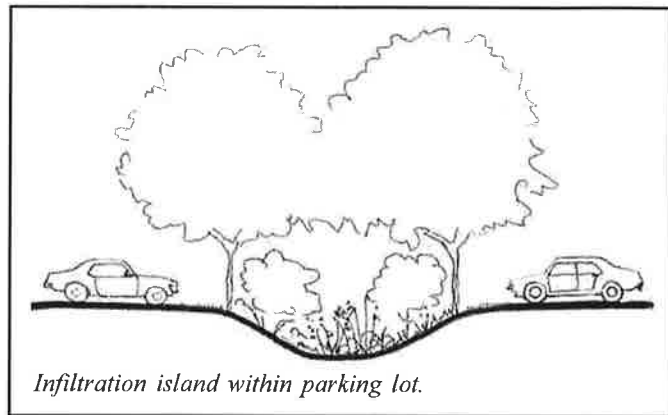


Figure 3
Source: VBWD, 2000

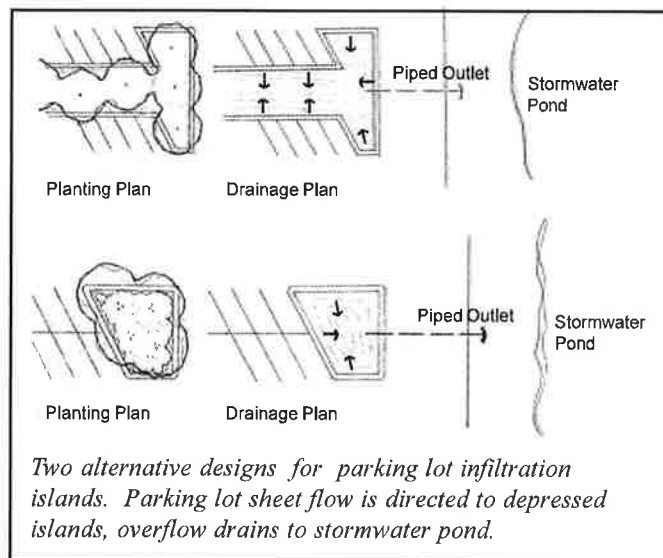


Figure 4
Source: VBWD, 2000

Impervious Surface Reduction Parking Lot Design

Rainwater Gardens Plant List

Source: Fred Rozumalski, Barr Engineering

Mesic-Dry Soils (Sunny)

Native

Butterfly Flower	<i>Asclepias tuberosa</i>
Purple Prairie Clover	<i>Dalea purpureum</i>
Purple Coneflower	<i>Echinacea purpurea</i>
Bee balm	<i>Monarda fistulosa</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Spiderwort	<i>Tradescantia bracteata</i>

Non-Native

Yarrow 'Coronation Gold'	<i>Achillea 'Coronation Gold'</i>
Feather Reed Grass 'Karl Foerster'	<i>Calamogrostis 'Karl Foerster'</i>
Daylily	<i>Hemerocallis spp.</i>
Blazingstar 'Kobold'	<i>Liatris 'Kobold'</i>
Silverfeather Grass	<i>Miscanthus sinensis</i>
Garden Phlox	<i>Phlox paniculata</i>
Black-Eyed Susan 'Goldsturm'	<i>Rudbeckia fulgida 'Goldsturm'</i>

Mesic-Dry Soils (Shady)

Native

Wild Columbine	<i>Aquilegia canadensis</i>
Wild Geranium	<i>Geranium maculatum</i>
Obedient Plant	<i>Physostegia virginiana</i>
Jacob's Ladder	<i>Polemonium reptans</i>
Solomon's Seal	<i>Polygonatum biflorum</i>
Zig Zag Goldenrod	<i>Solidago flexicaulis</i>
Canada Violet	<i>Viola canadensis</i>
Culver's Root	<i>Veronicastrum virginium</i>

Non-Native

White Comfrey	<i>Symphytum grandiflorum</i>
Tufted Hair Grass	<i>Deschamsia caespitosa</i>
Bigroot Geranium	<i>Geranium macrorrhizum</i>
Daylily	<i>Hemerocallis spp.</i>
Hosta 'Royal Standard'	<i>Hosta 'Royal Standard'</i>
Tigerlily	<i>Lilium tigrinum</i>

Wet Soil (Sunny)

Native

Giant Hyssop	<i>Agastache foeniculum</i>
Canada Anemone	<i>Anemone canadensis</i>
Marsh Milkweed	<i>Asclepias incarnata</i>
New England Aster	<i>Aster novae-angliae</i>
Turtlehead	<i>Chelone glabra</i>
Joe-Pye Weed	<i>Eupatorium maculatum</i>
Obedient Plant	<i>Physostesia virginianum</i>
Boneset	<i>Eupatorium perfoliatum</i>
Queen of the Prairie	<i>Filipendula rubra</i>
Blueflag Iris	<i>Iris versicolor</i>
Great Blue Lobelia	<i>Lobelia siphilitica</i>
Switchgrass	<i>Panicum virgatum</i>
Mountain Mint	<i>Pycnanthemum virginianum</i>
Tall Meadow Rue	<i>Thalictrum dasycarpum</i>
Culvers Root	<i>Veronicastrum virginicum</i>
Golden Alexander	<i>Zizia aurea</i>

Non-Native

Joe-Pye 'Gateway'	<i>Eupatorium purpurescens 'Gateway'</i>
Daylily	<i>Hemerocallis spp.</i>
Siberian Iris	<i>Iris sibirica</i>
Tigerlily	<i>Lilium tigrinum</i>
Switchgrass 'Heavy Metal'	<i>Panicum virgatum 'Heavy Metal'</i>

-list continued on next page-

Impervious Surface Reduction Parking Lot Design

Plant List (continued)

Wet Soils (Shady)

Native

Cardinal Flower	<i>Lobelia cardinalis</i>
Ostrich Fern	<i>Matteuccia struthiopteris</i>
Virginia Bluebells	<i>Mertensia virginica</i>
Sensitive Fern	<i>Onoclea sensibilis</i>

Non-Native

Pink Turtlehead	<i>Chelone layonii</i>
Daylily	<i>Hemerocalis spp.</i>
Obedient Plant	<i>Physostegia virginiana</i>

Shrubs (Sunny)

Black Chokeberry	<i>Aronia melanocarpa</i>
Red-Osier Dogwood	<i>Cornus sericia</i>
Low Bush Honeysuckle	<i>Diervilla Ionicera</i>
Annabelle Hydrangea	<i>Hydrangea arborescens</i> 'Annabelle'
Pussy Willow	<i>Salix discolor</i>
High Bush Cranberry	<i>Viburnum trilobum</i>

Shrubs (Shady)

Black Chokeberry	<i>Aronia melanocarpa</i> 'alata'
Red-Osier Dogwood	<i>Cornus sericia</i>
Low Bush Honeysuckle	<i>Diervilla Ionicera</i>
Annabelle Hydrangea	<i>Hydrangea arborescens</i> 'Annabelle'

Trees (consider soils when making selections)

Autumn Blaze Maple	<i>Acer x freemanii</i> 'Jeffersred'
Black Ash	<i>Fraxinus nigra</i> 'Fallgold'
Seedless Green Ash	<i>Fraxinus pennsylvanica</i> 'Marshall's Seedless'
Swamp White Oak	<i>Quercus bicolor</i>
Kentucky Coffeetree	<i>Gymnocladus dioica</i>

Sources

1. Center for Watershed Protection. 2000. "An Introduction to Better Site Design" in *Watershed Protection Techniques*. Vol. 3, No. 2. Ellicott City, MD.
2. Center for Watershed Protection. 1998. *Better Site Design: A Handbook for Changing Development Rules in Your Community*. Ellicott City, MD.
3. Schueler, Tom. 1995. *Site Planning for Urban Stream Protection*. Center for Watershed Protection, Silver Spring, MD.
4. Valley Branch Watershed District. 2000. *Alternative Stormwater Best Management Practices Guidebook*. Lake Elmo, MN.
5. Well, Cedar. 1994. "Skinny Streets and One-Sided Sidewalks: A Strategy for Not Paving Paradise" in *Watershed Protection Techniques*, Vol 1. No 3. Center for Watershed Protection. Ellicott City, MD.

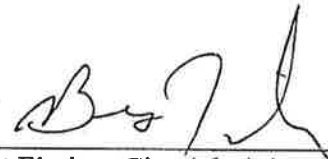
CITY OF FALCON HEIGHTS, MINNESOTA

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Falcon Heights Planning Commission will meet on June 26, 2012, at approximately 7:00 p.m. at the Falcon Heights City Hall Council Chambers, 2077 Larpenteur Avenue West, Falcon Heights, Minnesota 55113, to consider amendments to Chapter 113 of the City Code, the Zoning Chapter, concerning parking lots and parking spaces. All persons who desire to speak on these issues are encouraged to attend and will be given an opportunity to be heard at this meeting. Additional information and copies of the proposed ordinance amendments can be obtained by contacting the City of Falcon Heights at (651) 792-7600.

This matter will be scheduled for the next appropriate City Council meeting following the Planning Commission meeting.

Dated: June 7, 2012



Bart Fischer, City Administrator/Clerk
City of Falcon Heights, Minnesota



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	June 26, 2012
Agenda Item	2
Title	Discussion on creating an ordinance to provide for "special" or limited events in Falcon Heights
Submitted By	Deborah Jones, Staff Liaison

Description	In response to inquiries received from local businesses, the City Council has requested that Planning Commission provide a recommendation regarding the adoption of an ordinance regulating special events in the City.
Background	<p>The City has been approached by three food service related businesses - Stout's Pub, The Coffee Grounds, and Dino's Gyros - inquiring whether these businesses would be allowed to host some variation of tented event, such as a "beer garden", on a limited basis. That is, they are interested in doing this as a one-time or occasional or annual event.</p> <p>The city code does not make any provision for this type of event. The city attorney confirms that it is not allowed. Many cities have special event ordinances to allow events under special permits. The City Council has asked the Planning Commission to study the issue and make a recommendation.</p> <p>Commissioners conducted a preliminary study of this issue at workshops in April and May. Information from the City of Roseville was requested.</p>
Budget Impact	Unknown
Attachment(s)	<ul style="list-style-type: none"> • City of Roseville Temporary Event Ordinance (Section 1011.12.G.2.f) • City of Roseville Temporary Event Permit Application <p>Commissioners were previously provided with research material, including ordinances from other cities, special event permit applications from other cities, informational web pages from other cities. These materials are available on the Falcon Heights website. Commissioners may wish to bring previous packets for reference.</p>
Action(s) Requested	<ul style="list-style-type: none"> • Make a general recommendation to the City Council on this issue • Provide direction to staff for next steps and request additional research and resources, if needed

Roseville City Code
Chapter 1011 Property Performance Standards
Section 1011.12: Additional Standards for Specific Uses in All Districts

...

G. Accessory Uses and Structures:

...

2. Temporary Uses and Structures: The following temporary uses and structures shall be permitted in all zoning districts unless specified otherwise, provided such use or structure complies with the regulations of the zoning district in which it is located and all other applicable provisions of this Title:

...

- f. Temporary Event: A temporary event permit shall be required from the Community Development Department to allow the temporary sale of merchandise or temporary event/activity. These uses may include the sales of fireworks, rugs, and other similar merchandise and events utilizing search lights or tents for employee/customer appreciation. The Community Development Department shall review a site plan and specifics of the proposed event area/use and may issue the permit, subject to (but not limited to) the following requirements:
- i. Any single or recurring temporary event shall be limited 30 total days per calendar year.
 - ii. The event area shall be located within the parking lot in a location so as not to disrupt the safety and flow of customer traffic.
 - iii. The event area shall not eliminate parking spaces to an amount that is detrimental to primary use or function of the site.
 - iv. The event area shall not obstruct existing pedestrian access on the site, whether from parking areas to the building entrance or from the public street to the building entrance.
 - v. Accessory structures (e.g. stands, booths, and/or tents) used in conjunction with the seasonal event shall meet all applicable fire codes and parking lot setback requirements.
 - vi. Tents 200 square feet and over in size and/or canopies 400 square feet and over require a review and inspection by the Fire Marshal.
 - vii. Signage shall be regulated by Chapter 1010 of this Title.

(Ord. 1403, 12-13-2010)



COMMUNITY DEVELOPMENT
2660 Civic Center Drive ❖ Roseville, MN 55113
Phone: (651) 792-7005 ❖ Fax: (651) 792-7070

OFFICE USE ONLY
Permit # _____
Receipt # _____
City Planner signature & date _____

TEMPORARY EVENT PERMIT

APPLICATION FEE: \$25

Fee should be made payable to City of Roseville upon submittal of completed application.

Temporary Event Permit Requirements

- Traffic and pedestrian circulation to parking spaces and the store must be maintained.
- Primary customer parking spaces must not be used.
- Only signs approved with this permit will be allowed; see City Code §1010 for sign regulations.
- Loud speakers or public address systems are not allowed.
- Any lighting must comply with National Electrical Codes and Roseville Zoning Ordinances.

1. Applicant Information:

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

2. Address of the Temporary Use: (if different from above)

3. Proposal Details:

Type of use: _____

Beginning date: _____ Ending date: _____

Hours of operation: _____

Use will be: daily weekly other _____

Equipment/display will be: removed nightly in place 24 hours

Structure or tent proposed: No Yes length: _____ width: _____ height: _____

Sign(s) proposed: No Yes *Please include details of the type and size of all proposed signs.*

4. Site Plan: A site plan is required showing the approximate size and location of the temporary use as well as signage and any electrical or other utility services that may be needed.

5. Signature(s):

Applicant: _____ Date: _____

Property Owner: _____ Date: _____

Condition of Approval: Contact John Loftus, Fire Marshal at 651-792-7341 for the required inspection on all tents 200 square feet or more in size and/or canopies 400 square feet or more in size.