

Falcon Heights Planning Commission Workshop

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

AGENDA March 27, 2012

**Due to a lack of formal action items, this meeting is canceled.
Commissioners will meet for a workshop (see below).**

WORKSHOP AGENDA

7:00 p.m.

This workshop is open to the public.

1. Workshop: Front porch amendment - final text details

The public hearing on this proposed ordinance was held in February. As Commissioners felt unprepared to agree on a recommendation with respect to certain elements, they requested another workshop.

2. Workshop: Orientation on possible special event ordinance

The City has been approached by two business owners interested in occasional "special events" not covered by City Code. Staff will give the Commission a general orientation on relevant zoning issues in case the Council requests a recommendation on an ordinance. (Informal introduction; no packet documents.)

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.



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

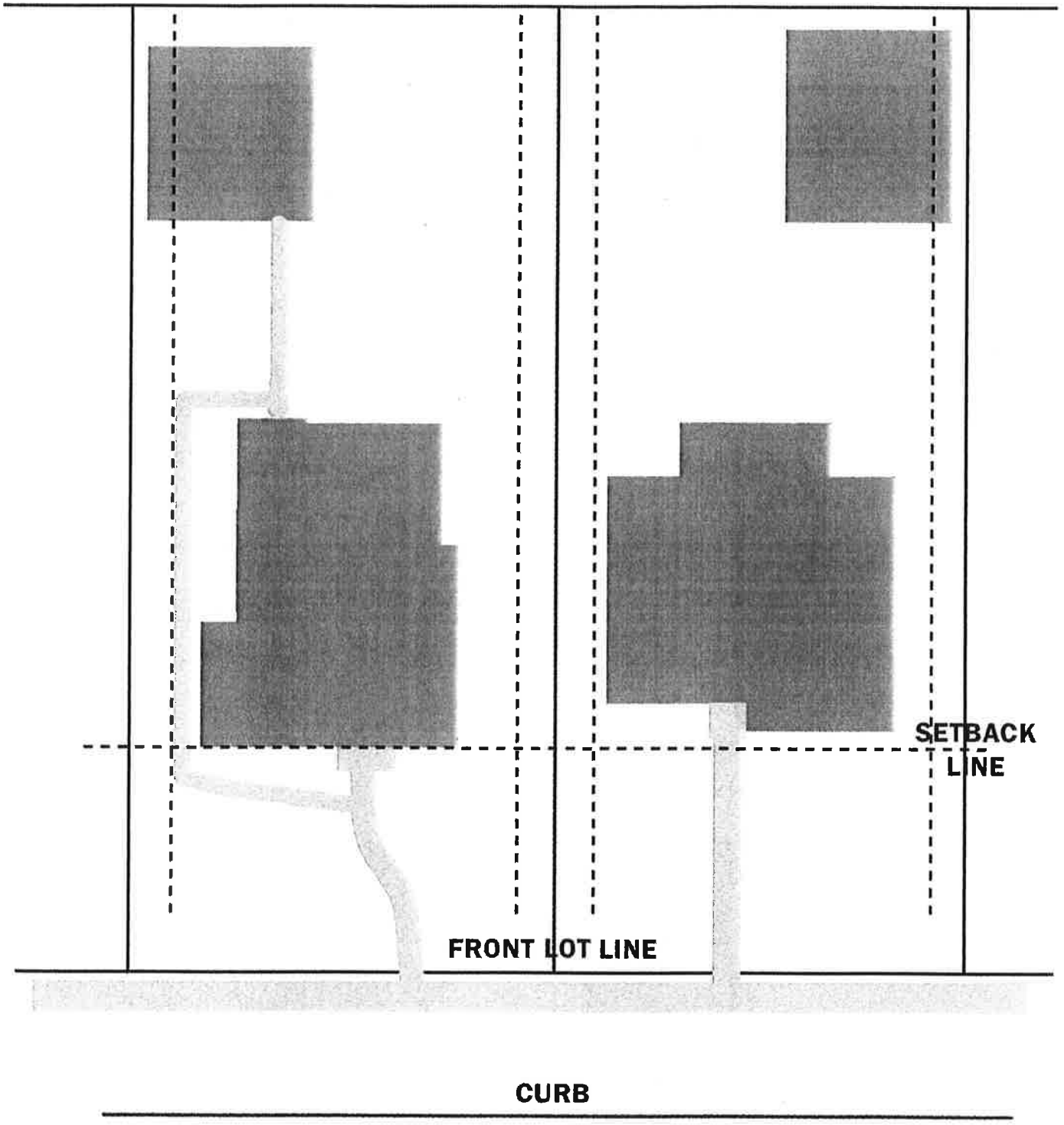
Meeting Date	March 27, 2012 (workshop)
Agenda Item	1
Title	Ordinance amending the Falcon Heights zoning code to allow certain front porch encroachments
Submitted By	Deborah Jones, Staff Liaison

Description	An ordinance is proposed to amend the City Code to allow limited encroachment of open front porches into required front yards in R-1, R2 and R-3 residential zones.
Background	<p>The public hearing on this matter was held February 28, 2012. Three members of the community spoke at the hearing. All expressed support for allowing front porches as encroachments into front setback, citing the neighborhood value of transitional social space in front of homes.</p> <p>In the ensuing discussion, Commissioners were not satisfied with that the wording of the ordinance based on the January workshop represented a consensus or their intentions and requested another opportunity to revisit the dimensional specifics (measurement, area, etc) in workshop. The matter was tabled.</p> <p>Several issues are already resolved, such as the requirement that these structures be open with open railings.</p>
Budget Impact	None
Attachment(s)	<ul style="list-style-type: none"> • Proposed ordinance amending Chapter 113 as presented February 28, 2012 • Worksheet to gather Commissioner input on <ul style="list-style-type: none"> ○ Porch/entry area limits ○ Amount of encroachment to allow toward front property line ○ Possible encroachment into side setback - whether to allow and how much? ○ Other concerns raised by Commissioners regarding this draft
Action(s) Requested	<ul style="list-style-type: none"> • Share input on specifics of ordinance amendment language and discuss • Advise staff of suggested changes to ordinance draft

Falcon Heights Planning Commission – Workshop on Front Porches
 Worksheet on Front Porches/Covered Stoops/Entries

Dimension	Appropriate limit or no limit?
Square feet of footprint of the front structure?	
How many feet into front yard (setback area)?	
How many feet from front setback line? (i.e. What is the closest it can come to the street?)	
How wide in feet or percentage of house front?	
Confine to height of first story or other height limit?	
Allow railings? What kind?	
Roof character and materials?	
Additional permitting requirements? (e.g. CUP, etc)	
Allow into side setback? By how much?	
Terms that need to be added to definitions in the zoning chapter:	

Site 1: Sidewalks + Rear Garages on Alleys (interior lots)



Site 2: No Sidewalks + Driveways to the Street (corner lots)

