

ORDINANCE NO. 19-07

CITY OF FALCON HEIGHTS  
RAMSEY COUNTY, MINNESOTA

AN ORDINANCE AMENDING SECTION 113-211  
OF THE FALCON HEIGHTS CITY CODE

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

**SECTION 1** Section 113-211 of the Falcon Heights City Code is amended as follows. Additions are shown with an underline, and deletions are shown with a ~~strikethrough~~.

**113-211 – Amber Union Planned Unit Development**

- (a) *Legal Description.* The legal description of this PUD is the North Half of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter, in Section 21, Township 29, Range 23, Ramsey County, Minnesota, except that part taken for Snelling and Larpenteur Avenues.
- (b) *Purpose.* The purpose of the Amber Union Planned Unit Development is to provide for the mixed uses of multi-family apartments and a retail space.
- (c) *Permitted Uses and Zoning Regulations.* The R5-M mixed use high density residential district regulations shall apply to the Property subject to the following modifications:
- (1) Permitted uses: One principal structure consisting of 111,640 square feet and ~~6789~~ apartment units and one principal structure consisting of 59,195 square feet, 39 apartment units and one retail space.
  - (2) No conditional uses
  - (3) No interim uses
  - (4) Setbacks as depicted in the Site Plan dated ~~May 6~~September 23, 2019 prepared by Kimley Horn and Mohagen Hansen.
- (d) *Parking.* Vehicle parking shall be as follows:
- (1) 108 parking stalls as depicted on the Site Plan dated September 23, 2019 prepared by Kimley Horn.
  - (2) 41 parking stalls as depicted on Exhibit A (Parking Easement) dated [inset date] prepared by Buhl GTA, recorded at Ramsey County as document number [insert number].
  - (3) 10 parking stalls as depicted on Exhibit B dated (Encroachment Agreement) [insert date] prepared by the City of Falcon Heights, recorded at Ramsey County as document number [insert number]
  - (4) At no time shall there be less than 149 parking stalls dedicated to the permitted uses of the Amber Union Planned Unit Development. A different arrangement of parking is subject to approval by the city administrator.

(e) *Development Plan*. The PUD must be maintained in accordance with the following development plan, which is on file with the City and which is incorporated herein by reference.

(1) The following plans prepared by Buhl GTA, LP and their contractors/partners with up to five percent variance as approved by the City Administrator:

a. Site Development Plans, dated ~~May 6~~ September 23, 2019 prepared by Kimley Horn and Mohagen Hansen including:

1. Demo Plan
2. Erosion and Sediment Control Plan
3. Site Plan
4. Grading Plan
5. Storm Sewer Plan
6. Utility Plan
7. ~~Security Plan~~

b. Security Plan, dated May 6, 2019 prepared by Kimley Horn and Mohagen Hansen

c. Landscaping Plans, dated ~~May 6~~ July 15, 2019 prepared by Damon Farber

1. Tree Protection Plan
2. Landscape Plan

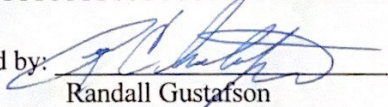
d. Floor Plans, dated ~~May 6~~ September 23, 2019 prepared by Mohagen Hansen

**SECTION 2** This ordinance shall be effective upon approval and recording of Exhibit A (parking easement) and Exhibit B (encroachment agreement) with the Ramsey County Recorder.

**SECTION 3** This ordinance shall be effective upon its passage and a summary published in the official newspaper.

**ADOPTED** this 23rd day of October, 2019, by the City Council of the City of Falcon Heights, Minnesota.

Moved by: **LEEHY**

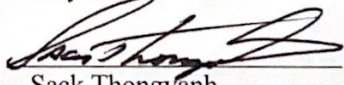
Approved by: 

Randall Gustafson  
Mayor

GUSTAFSON  
HARRIS  
LEEHY  
MIAZGA  
Vacant

4 In Favor

0 Against

Attested by: 

Sack Thongvanh  
City Administrator