

**ITEM:           Planned Unit Development at 1871 Larpenteur, with zoning change  
and amendment to the City's Comprehensive Plan**

**SUBMITTED BY:   Deborah Jones, Zoning and Planning Director**

**REVIEWED BY:    Justin Miller, City Administrator  
                      Roger Knutson, City Attorney**

**Background Summary:**

In 2008 the City was required to submit an update to its Comprehensive Plan for the Metropolitan Council. In that update, the City acknowledged the projected need for approximately 250 additional units of housing by 2030. Due to lack of vacant private land for development, the City's intention is to encourage redevelopment of some commercial and existing multi-family properties in order to provide the needed housing. Redevelopment is expected to take place along Larpenteur Avenue, the primary east-west corridor in the city.

Due to its small size, the commercial property at the northeast corner of Larpenteur Avenue and Lindig Street, 1871 Larpenteur, was not included in the category of properties that were expected to accommodate a significant share of the projected housing need. Therefore, in the future land use plan, the property kept its present designation as Neighborhood Commercial, zoned B-1. However, the Comprehensive Plan recognizes that smaller commercial properties also have the potential to contribute a share of needed housing and includes specific policies addressing the possibility of redeveloping smaller sites if opportunities should arise. The redevelopment of smaller sites for new housing is consistent with the City's planning goals and desired outcomes, as stated in the 2008 plan.

The owner of 1871 Larpenteur has approached the City with a proposal to replace the existing commercial building with a three unit apartment building on the same site, with a detached garage. The development is intended to provide market rate housing, convenient to the University of Minnesota, for academic personnel and professionals.

Redevelopment of 1871 Larpenteur is proposed as a Planned Unit Development. This requires both a rezoning of the parcel from B-1 Neighborhood Commercial to Planned Unit Development and an amendment to the City's 2008 Comprehensive Plan as well as approval of the specific development plan for this P.U.D. In order to made the most efficient use of the City's and communities time and resources, the three processes are to be addressed in one combined public hearing and then acted on separately by the Planning Commission.

**Analysis:**

Staff finds the application meets the applicable requirements of the city code regarding rezoning and Planned Unit Development. Staff further finds the proposed development plan to be compatible with the aesthetics, character and housing densities of the surrounding neighborhood as well as consistent with the 2008 Comprehensive Plan. Approval is recommended.

**Attachments:**

- Applications from Cornerstone Construction Management, Inc. for an amendment to the Falcon Heights 2008 Comprehensive Plan, rezoning 1871 Larpenteur from B-1 to a P.U.D. and for the Planned Unit Development.
- Application Narrative
- 2006 Aerial Photo of 1871 Larpenteur
- Survey of existing Site
- Proposed Site Plan with parking and landscape plans
- Elevation Drawings
- Utility Plan
- Proposed construction timetable
- Falcon Heights Zoning Map
- 2020 Land Use Plan, revised for the 2008 Comprehensive Plan
- 2020 Land Use Plan, with proposed 2009 amendment
- Housing density map with proposed amendment
- Legal notice of public hearing
- Letter sent with mailed notice of hearing
- Map of properties whose owners received mailed notice (all within 350 feet plus the rest of Lindig Street)

**Actions Requested:**

- Hold a public hearing on the Comprehensive Plan Amendment, rezoning and Planned Unit Development
- Recommend approval of an amendment to the Comprehensive Plan
- Recommend approval of the rezoning from B-1 to P.U.D.
- Recommend approval of the Planned Unit Development.