

Planning Commission
9/22/09

**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.



**City of Falcon Heights
Planning Application**

SEP 03 2009

Action Requested By:

Name of Property Owner Cornerstone Construction Management, Inc.
Phone (h) _____ (w) 651-644-7770
Address of Property Owner 1871 Larpenteur Ave.
Name of Applicant (if different) David Gordhamer
Address _____ Phone 612-669-1851

Property Involved:

Address 1871 Larpenteur Ave, Falcon Heights, MN 55113
Legal Description The South 215.125 feet of Lot 1, Block 1, LINDIG ADDITION, Ramsey County, Minnesota

Property Identification Number (PIN) _____

Present Use of Property (check one):

- | | |
|---|---|
| <input type="checkbox"/> Single Family Dwelling | <input checked="" type="checkbox"/> Business/Commercial |
| <input type="checkbox"/> Duplex/Two Family Dwelling | <input type="checkbox"/> Government/Institutional |
| <input type="checkbox"/> Multi Family Complex | <input type="checkbox"/> Vacant Land |

Action Requested (NON-REFUNDABLE):

- | | |
|--|---|
| <input type="checkbox"/> Variance (\$100.00) | <input type="checkbox"/> Lot Split (\$250.00) |
| <input type="checkbox"/> Conditional Use Permit (\$165.00) | <input type="checkbox"/> Site Plan Review (\$100.00) |
| <input checked="" type="checkbox"/> Rezoning (\$500.00) | <input checked="" type="checkbox"/> Other (Please Specify) <u>(500.00)</u>
<u>Comp. Plan Amendment</u> |

Brief Summary of Request (applicant may submit letter to Planning Commission with details of request):

Convert a Business/Commercial to residential.
(See attached)

I certify that all statements on this application are true and correct:

[Signature]
Signature of Property Owner (required)

[Signature]
Signature of Applicant (if applicable)



**City of Falcon Heights
Planning Application**

SEP 03 2009

Action Requested By:

Name of Property Owner Cornerstone Construction Management, Inc.

Phone (h) _____ (w) 651-644-7770

Address of Property Owner 1871 Larpenteur Ave.

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- Single Family Dwelling
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- Multi Family Complex
- Business/Commercial
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- Vacant Land

Action Requested (NON-REFUNDABLE):

- Variance (\$100.00)
- Conditional Use Permit (\$165.00)
- Rezoning (\$500.00)
- Lot Split (\$250.00)
- Site Plan Review (\$100.00)
- Other (Please Specify)
PUD

Brief Summary of Request (applicant may submit letter to Planning Commission with details of request):

Plan unit development for a three unit residential building from business/commercial to residential.

I certify that all statements on this application are true and correct:

[Signature]
Signature of Property Owner (required)

[Signature]
Signature of Applicant (if applicable)

September 3, 2009

TO: City of Falcon Heights

RE: PUD - 1871 Larpenteur Ave Falcon Heights.

The new development will blend in with the existing residential buildings with elements of natural stone and EIFS. The proposed building is a flat roof building with a detached garage.

The two-story building will have a second, first and garden level apartments. Each apartment will have two bedrooms plus den/office, two bathrooms with open space for kitchen/dining/living room.

The main entrance to the building is on the North side of the building. The site is 12,632 square feet and of that 57% or 7,235 square is hard surface. The site will have four covered parking areas and six open lot spaces.

Green spaces will be developed with trees, shrubs, grasses and plants native to the region. The parking lots will flow into the rain garden, green areas and drives. The rain garden next to the building will be designed to capture runoffs from the roof.

Our intent is to have a residential living space available for professors/professionals. Occupation of each apartment could be two adults in each apartment, however, if occupied by a family, two adults and children.

The ownership and maintaining of the property shall be by David E. and Mary B. Gordhamer.

Sincerely,

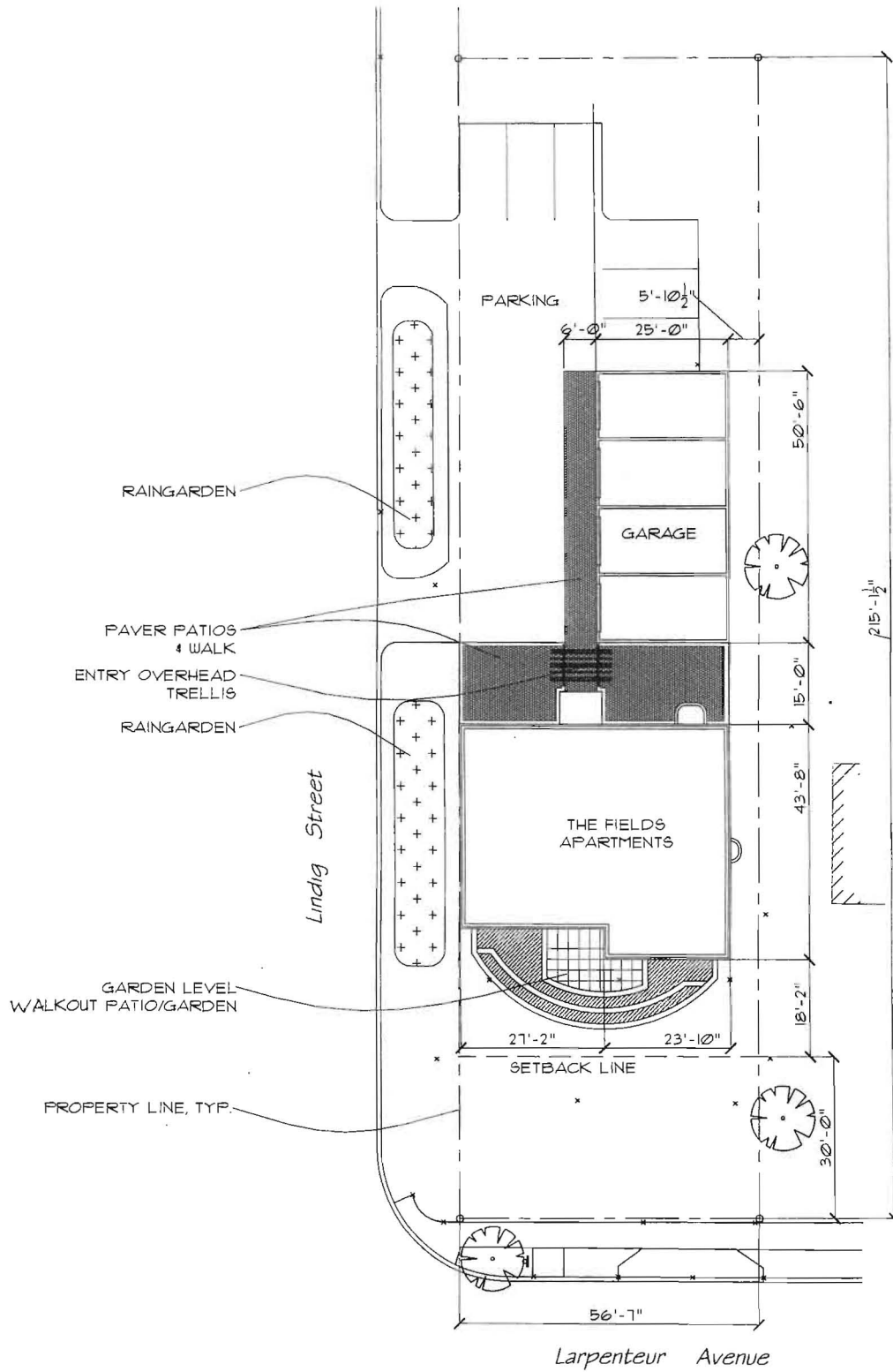
David Gordhamer
1871 Larpenteur Ave
Falcon Heights, MN 55113

1871 Larpenteur

2006 Aerial Photograph

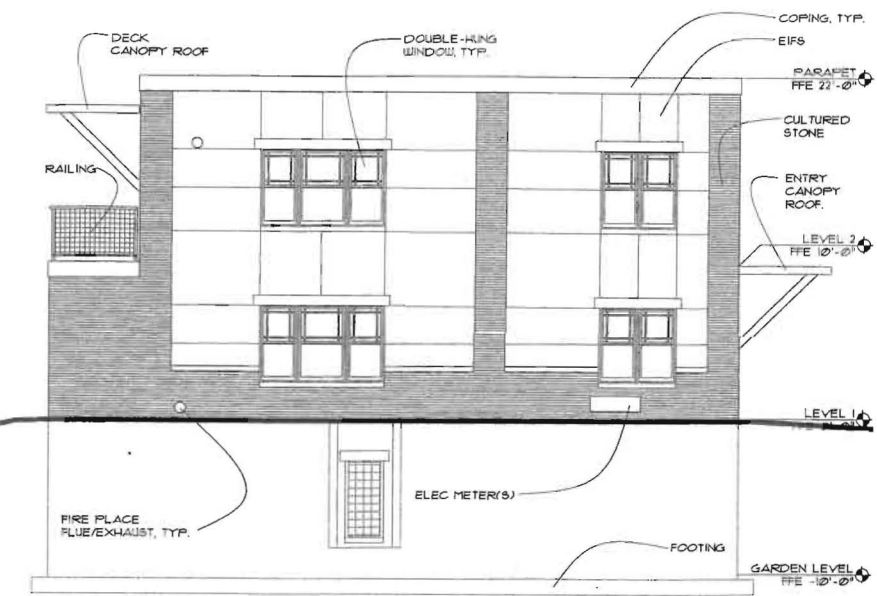
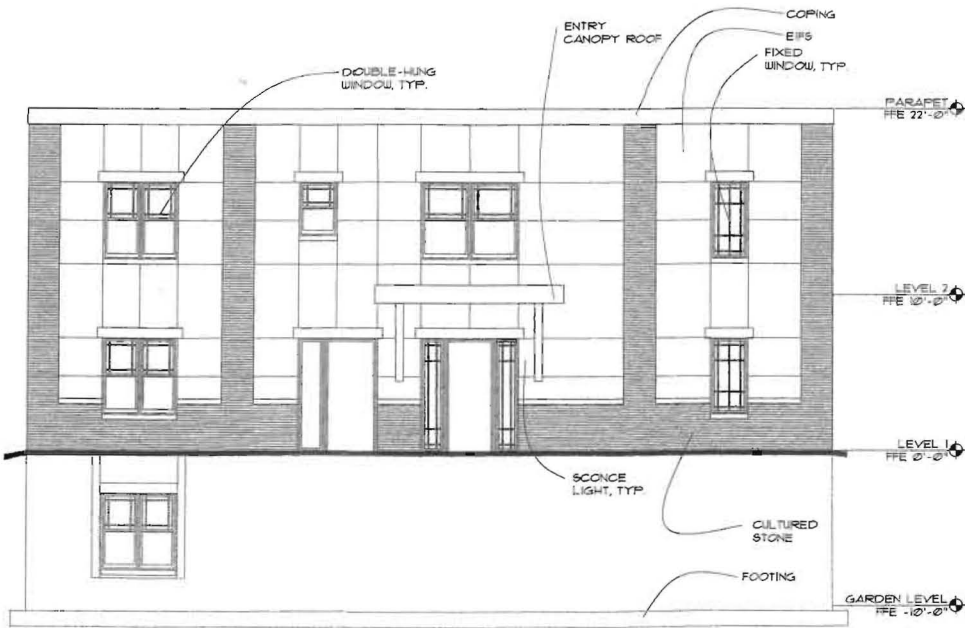


DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.
SOURCES: Ramsey County (June 27, 2008), The Lawrence Group; June 27, 2008 for County parcel and property records data; June 2008 for commercial and



NOTES:
1. P.U.D. ZONING DEVELOPMENT (FROM B-1)

NOT FOR
 CONSTRUCTION



1 ELEVATION - NORTH
 A32 SCALE: 1/4"=1'-0"

2 ELEVATION - EAST
 A32 SCALE: 1/4"=1'-0"

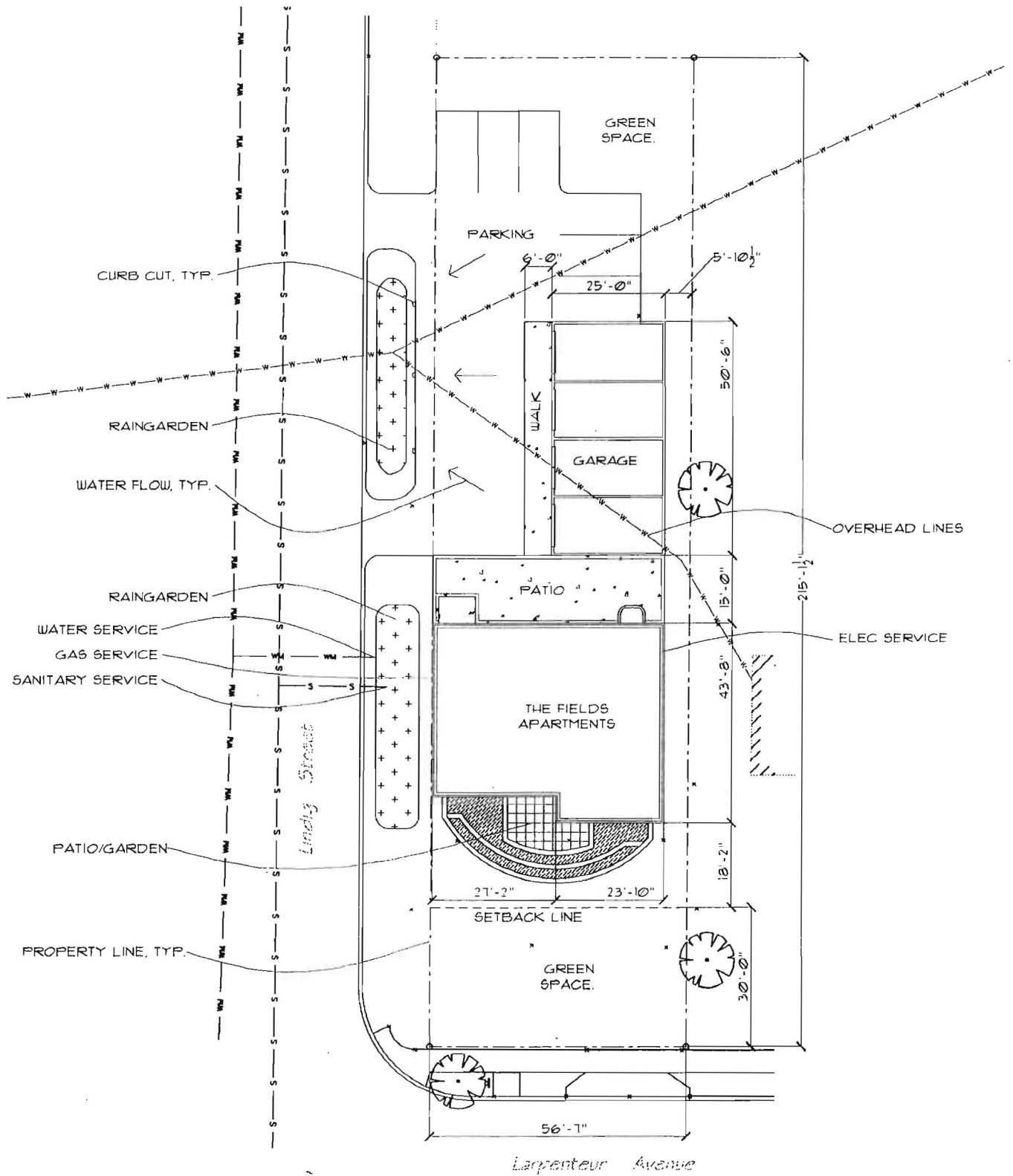
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME	REV. FILE
SIGNATURE	
08-31-09	DATE
GA01	CONTRACT
ETP	DRAWN
TG	CHECKED
REVISIONS	

ELEV

A3.2





NOTES:
 1. P.U.D. ZONING DEVELOPMENT (FROM B-1)



THE FIELDS
1871 Larpenteur Avenue

PRELIMINARY SCHEDULE

Pre-construction	45 –60 Days
Site Development	45 – 60 Days
Footing – Foundation	20 – 30 Days
Building Structure	30 –40 Days
Exterior Finishes	35 – 45 Days
Interior Finish	50 –60 Days
Landscaping	15 – 20 Days

Estimated time frame 160 – 180 days.

City of Falcon Heights Zoning 2006

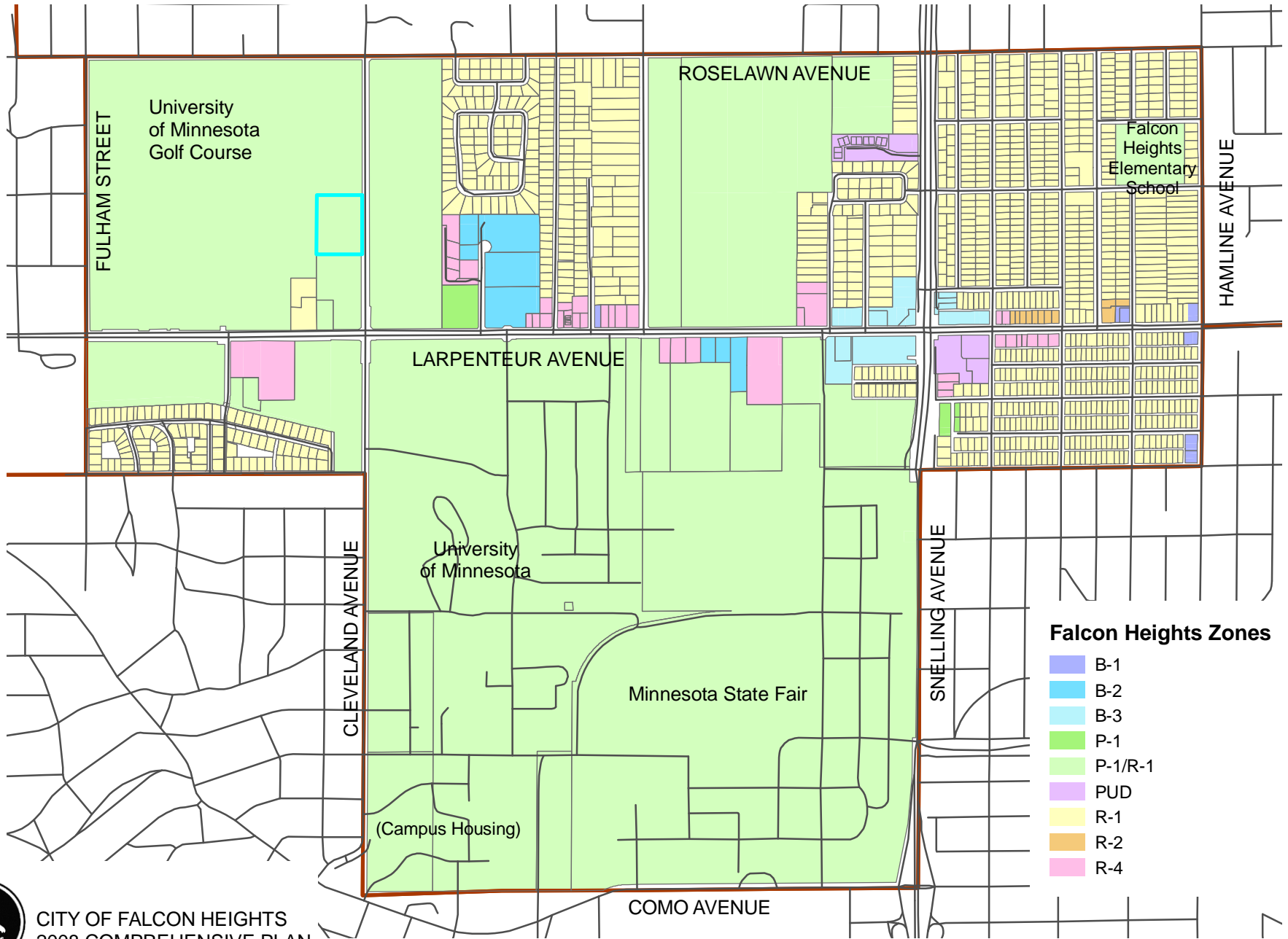
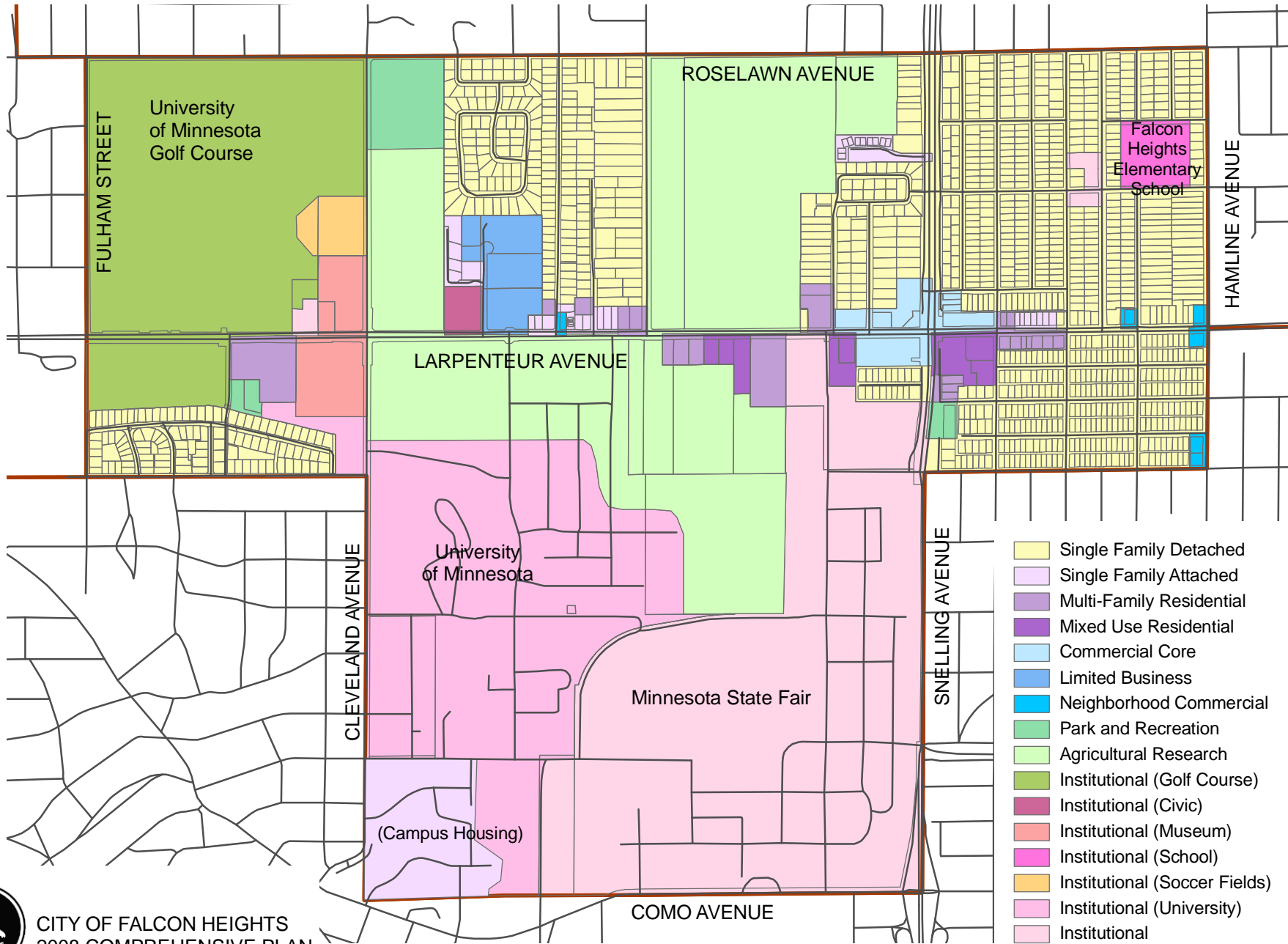
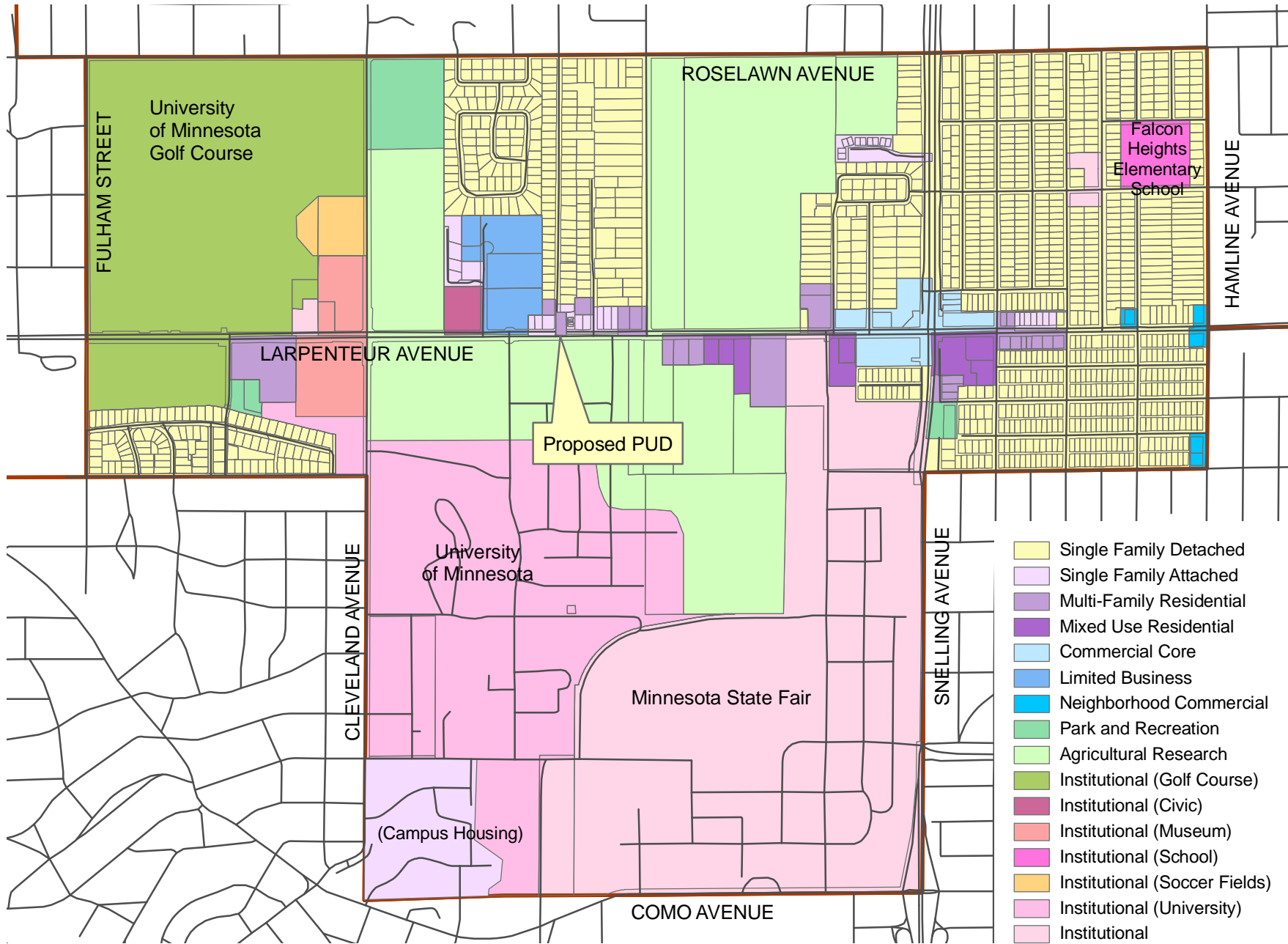


FIGURE 6

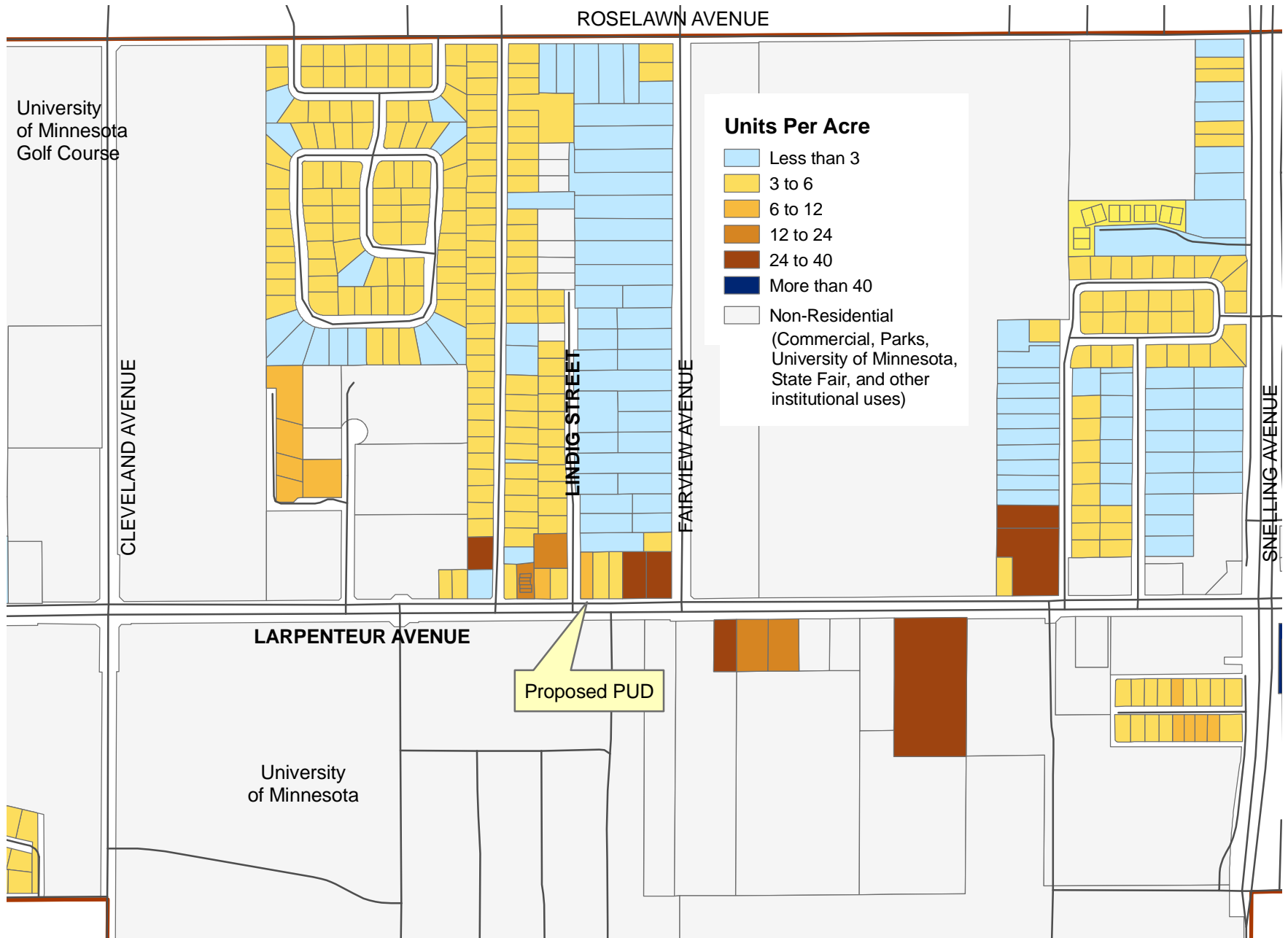
Falcon Heights Planned Land Use 2020 - Revised



Falcon Heights Planned Land Use 2020 - Revised 2009



Housing Density with new housing at Larpenteur/Lindig



PUBLIC HEARING NOTICE

Notice is hereby given that the Falcon Heights Planning Commission will meet in the Council Chamber of the City Hall at 7:00 p.m. on Tuesday, September 22, 2009, to consider a comprehensive plan amendment to reguide property from neighborhood commercial to multi-family residential use and to rezone property from B-1 to Planned Unit Development to allow the construction of a three unit residential building for property at the following address: 1871 Larpenteur Ave. Falcon Heights, Minnesota legally described as: the south 215.125 feet of Lot 1 bock 1 Lindig Addition Ramsey County. Such persons as desire to be heard with reference to the proposed rezoning will be heard at this meeting.

Dated: September 8, 2009



Justin Miller, City Administrator/Clerk
City of Falcon Heights, Minnesota

1871 W Larpenteur PUD - Mailed Notifications

September 8, 2009



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 SOURCES: Ramsey County (September 1, 2009), The Lawrence Group; September 1, 2009 for County parcel and property records data; September 2009 for