



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	March 23, 2010
Agenda Item	Workshop
Title	Comprehensive Plan Implementation Workshop
Submitted By	Deb Jones, Staff Liaison

Description	Pursuing the work plan outlined at the February workshop, Commissioners will begin drafting the general form of changes to the zoning code and district map, providing official controls called for in the new Falcon Heights Comprehensive Plan.
Background	<p>Areas that can be updated before a Larpenateur corridor study (2011) are the following:</p> <ul style="list-style-type: none"> • City's official zoning map (to be adopted by reference) • Medium Density (R-3) district restored • Medium/High Density (R-4) revised to reflect actual multi-family use in the City • Revision of Public Land section language • Purpose statements for all districts
Budget Impact	Presence of City Attorney - TBD
Attachment(s)	<ul style="list-style-type: none"> • Staff research summary with links to online resources (Commissioners may print items at their discretion or request printouts from staff prior to the meeting) • Sample Worksheets for "brainstorming" on the above update topics • Code comparison worksheet - multi-family <p>Commissioners will also need to bring the following:</p> <ul style="list-style-type: none"> • 2008 Comprehensive Plan • City zoning code (Chapter 113) • Packet materials from January and February workshops
Action(s) Requested	<p>Prior to the workshop</p> <ul style="list-style-type: none"> • Review the research materials. • Compile any additional individual research that commissioners would like to share with the rest of the commission and the staff • Begin to fill out the worksheets as applicable (for Public and Business districts, the purpose section only) - to be completed at the workshop <p>At workshop: Provide staff with input, including proposed language, to support first drafts of possible ordinance changes in the update areas. A city attorney has been invited to be present to answer questions from commissioners and staff. The goal is to have first drafts ready for further study in April/May.</p>

**Falcon Heights Planning Commission
Workshop: Code revision implementing the 2008 Comprehensive Plan – Phase 1 (2010)
March 23, 2010**

Research and Resources

Commissioners requested samples of multi-family and public districts in other cities. Staff searched for sample codes primarily in other Twin Cities metro area municipalities with comparable kinds of land use. However, staff found that very few cities have the magnitude and variety of public and institutional land use that Falcon Heights does, so this category of resources goes a bit farther afield.

All of these resources are available on the internet, so URLs are given (direct links are on the web version of this packet only). Commissioners may print out items they would like to have with them for the workshop or for future reference. Please contact staff by 4:30 p.m. Monday, March 22, if you would like us to print out any of the material for you and if you would like enough copies made for the whole commission.

Multi-family (medium and high density) housing

If the link is all one document, you may need to scroll down or use the table of contents to go to the relevant section(s). These are in no particular order.

Blaine, MN

<http://library1.municode.com/default-now/home.htm?infobase=19960>

Maplewood, MN

<http://mn-maplewood.civicplus.com/DocumentView.aspx?DID=460>

St. Louis Park, MN

http://www.stlouispark.org/pdf/Article_IV_Div_4_Residential_District.pdf

St. Paul, MN

http://library1.municode.com/4472/home.htm?infobase=10061&doc_action=whatsnew

South St. Paul, MN

http://library.municode.com/HTML/14152/level4/SB_C118_AIV_D1.html#SB_C118_AIV_D1_s118-123

Richfield, MN

<http://www.ci.richfield.mn.us/Residents/Codes/zoningcode.htm>

(links to multi-family zones are down the page.)

Plymouth, MN

http://www2.ci.plymouth.mn.us/pls/cop/docs/FOLDER/CITY_GOV/CG_ZONE/ZONING_TO_C/WEBSITE.PDF

Multifamily begins at Section 21375

Roseville, MN

<http://www.ci.roseville.mn.us/index.aspx?nid=655>

This is a summary page. There is a link to the actual residential zoning code:

<http://www.ci.roseville.mn.us/DocumentView.aspx?DID=1077>

Champlin, MN

http://library1.municode.com/default-test/home.htm?infobase=14283&doc_action=whatsnew

Go to Chapter 126

West St. Paul

http://www.ci.west-saint-paul.mn.us/index.asp?Type=B_BASIC&SEC={7DF27608-CBD5-4B43-9137-0D0CB0F8F07F}

From here, click to the zoning district sections

Seattle - form based zoning - a very different approach!

This document is attached.

“Cottage Housing in Your Community” – The Housing Partnership, Seattle, WA

<http://www.mrsc.org/govdocs/S42CottageHousOrdGuide.pdf>

Additional examples are easy to find. Many cities have their codes online these days, easily accessible from the city’s website. Municipal Code Corporation, our codifiers, has a library of city codes from all over the country at <http://www.municode.com/Library/library.aspx>

Public Land Zoning

Staff found that, while many cities have zoning for conservation districts or public parks and open spaces, few provide for the kind of institutional uses that dominate Falcon Heights geography. This is something that will probably be uniquely crafted to our City, using the existing ordinance to the extent that it has served us well in the past. Here are some examples that are somewhat comparable to our existing zoning. The “purpose” language may be of special interest. Again, there is no particular order.

Eagan, MN - a Go to Section 11.60, Subdivision 20

http://library1.municode.com/default-test/home.htm?infobase=13070&doc_action=whatsnew

Little Canada, MN

<http://littlecanada.govoffice.com/vertical/Sites/%7BEB0504CE-3D9E-4F5B-8199-A5A488B9A257%7D/uploads/%7B04A2D5A8-B50B-4AD2-9162-701C6EA0FE80%7D.PDF>

Rosemount, MN - Go to section 11-14-8

http://www.sterlingcodifiers.com/codebook/index.php?book_id=452

Plymouth, MN - Go to section 21650

http://www2.ci.plymouth.mn.us/pls/cop/docs/FOLDER/CITY_GOV/CG_ZONE/ZONING_TO C/WEBSITE.PDF

Village of Gurney, IL

http://www.gurnee.il.us/community_dev/planning_zoning/zoning_ord/07.html#07

James County, VA

http://www.jccegov.com/pdf/county_code/div16.pdf

Comparison Worksheet – for multi-family zoning (attached)

This worksheet is to aid you in noting down points of comparison among cities as you review the resource material. You do not need to make notes for all cities on the list, and you are welcome to include cities not on the list. If this tool proves to be valuable to commissioners, staff will compile everyone's input to a single table and distribute it after the March workshop.

Worksheet for Brainstorming Falcon Heights District Updates

Please use a separate copy for each zone/district to begin jotting down your thoughts in advance of the workshop, if you choose. Several copies have been provided in the printed packets. More copies can be printed from the file posted on the website, and extras will be made available at the workshop.

Feel free to leave any part blank at this stage; you can write more during the workshop. You may want to start by using the existing requirements to fill in the table on page 2, where it applies. Staff is especially interested in your input on the purpose statement section. We have no purpose statements for our residential zones. There are some good examples in other city codes on the list above.

Remember, these updates will be based on what is stated in our comp plan. Also, the simplest approach will be to start from the code we already have – to the extent that it serves us well in the present – plus the 1993 code, rather than begin from scratch.

Legal Questions

Staff has invited a city attorney to be present at the March 23 workshop to assist the commission and answer questions.

Residential Zoning “Brainstorming” Worksheet
Falcon Heights Planning Commission
Comprehensive Plan Implementation: Update of zoning controls

Complete for each existing and projected district. Leave blank items not applicable to this zone.

Existing zoning – nearest equivalent: _____

(Optional) Example of similar housing/neighborhood(s) in Falcon Heights (or elsewhere):

Type(s) of housing intended for this zone: _____

Target Density (Low/medium/high? Units per acre maximum/minimum?) _____

Describe the general location or locations in Falcon Heights were this zoning fits in with the land use guided in the new comprehensive plan and meets the goals of the plan. Feel free to sketch a map.

Purpose Statement

If you were writing a purpose statement for this district, what four items, phrases or key words would you like to include, directly or by implication?

1. _____

2.. _____

3. _____

4. _____

What kind of open space and dimensional requirements should we expect in this zone? Feel free to suggest “same” for an existing type of zoning or a specific number or something elastic or variable, such as a percentage of lot width or a formula determined by density, etc. (You don’t have to define the formula, generalities are fine.)

	Existing	Suggested
Minimum lot size?		
Lot coverage?		
Set back from front property line (depth of required front yard)		
Setback from rear property line (depth of required rear yard)		
Side yard setback – when adjoining property is single family R-1 (or R-2?)		
Side yard setback when adjoining property is multi-family or commercial		
Side yard setback adjoining a public right of way		
Maximum height of principle building?		
Bonus height for parking within principle building footprint?		
Extra height for sloped roof?		

If the district described above is in an area designated directly or by overlay as suitable for “mixed” use (residential with some commercial), what kinds of non-residential uses would be appropriate? Be as general or specific as you wish.

Comparing City Codes – Multi-family Housing (Please make additional copies as needed)

City	District Name and Type (medium density, high density, etc)	Lot size requirements	Units per acre or other housing density requirements	Setbacks (side, front, back) and Height	Parking	Other
Falcon Heights						

