



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	May, 25, 2010
Agenda Item	1
Title	Conditional Use Permit for a dental laboratory in the Spire Credit Union Building, 2025 Larpenteur Avenue W
Submitted By	Deb Jones, Staff Liaison

<p>Description</p>	<p>Spire Federal Credit Union has been searching for some months to find a tenant to share its corporate premises at 2025 Larpenteur Avenue West in Falcon Heights. The credit union has found a tenant it believes would be a good fit for the building. The proposed tenant is GeoDigm Corporation of Chanhassen, Minnesota, which needs a location to house a dental laboratory. Under the B-2 zoning of the property, which continues until the property is redeveloped, a Conditional Use Permit is required for this use.</p>
<p>Background</p>	<p>GeoDigm Corporation uses state of the art digital technology to create bridges, crowns and other items for dental restoration.</p> <p>Under the new comprehensive plan, the existing B-2 uses for the Spire property remain in place until the property is redeveloped. The B-2 zoning (see attachment) lists the research centers and laboratories and limited fabrication of products as conditional uses in B-2. The proposed use therefore falls into this category and requires a Conditional Use Permit.</p> <p>The property owner proposes to house the GeoDigm facility in the rear portion of the building, with it's own entrance on the north side, and use of the existing north parking lot, with existing access from Prior Avenue. The owner has resurfaced the north parking lot and will be undertaking some interior remodeling to accommodate the tenant. No significant exterior changes are planned.</p> <p>GeoDigm will employ approximately 150 individuals at the Spire site, working one daytime shift with approximately the same hours as the credit union offices (7 a. m to approximately 7 p.m. Monday through Friday, occasional Saturday mornings 8 a.m. to noon). GeoDigm employees will use the existing north parking lot, which has over 200 spaces. Spire employees on site (77) will use the existing south, east and west parking lots. The total existing parking capacity of the site is approximately 432 spaces.</p>
<p>Staff Findings and Recommendations</p>	<p>Staff findings are outlined in the attached document "Development Standards General Requirements Summary." Not all portions of Section 113-85 apply because the tenant can be accommodated in the existing facility with little change.</p> <p>In general, though the addition of this tenant will increase the amount of traffic on Prior and Larpenteur Avenues and general activity at the site, the intensity of use will still be significantly lower than when the building was used by Hewlett Packard in the 1990s. The building and property have been under-utilized since that time. It is not in the interest of the property owner to continue allowing the premises to be underused,</p>

	<p>now that it has found a compatible tenant. Any full use of the facility means additional traffic and activity that will impact the adjacent businesses and nearby residents accustomed to the very light use of the last ten years.</p> <p>Because the proposed use is allowed as a conditional use under the city's B-2 zoning, and the property continues as the corporate headquarters for Spire Federal Credit Union, which is a permitted use, and because there is no redevelopment required for this tenant, the B-2 use of the property can continue under the city's comprehensive plan.</p> <p>Staff recommends approval of the Conditional Use Permit on the grounds that the proposed use is compatible with the purpose and intent of the B-2 zone (please see attachments) and will not have an unreasonable impact on the surrounding residential areas. The presence of 150 GeoDigm employees in the community is likely to be a benefit to local businesses.</p>
Budget Impact	NA
Attachment(s)	<ul style="list-style-type: none"> • Conditional Use Permit application and letter • Site maps and aerial photos for 2025 Larpenteur Avenue • Application and development requirements summaries • Section 113-178 B-2 Limited Business District • Notice of public hearing (published May 11, 2010) • Map of properties within 350 feet of 2025 Larpenteur Avenue (notices were mailed May 11, 2010)
Action(s) Requested	<ul style="list-style-type: none"> • Hold a public hearing on the conditional use permit • Make a recommendation to the City Council



City of Falcon Heights Planning Application

APR 21 2010

Action Requested By:

Name of Property Owner SPIRE Federal Credit Union
 Phone (h) cell 651-295-5928 (w) 651-641-2106
 Address of Property Owner 2025 Carpenter Ave W
 Name of Applicant (if different) Cindy Owen - Director of Facilities
 Address _____ Phone _____

Property Involved:

Address 2025 Carpenter Ave W, Falcon Heights
 Legal Description 16.29.23.34.0094, 16.29.23.34.0080,
16.29.23.34.0078

Property Identification Number (PIN) _____

Present Use of Property (check one):

- Single Family Dwelling
- Duplex/Two Family Dwelling
- Multi Family Complex
- Business/Commercial
- Government/Institutional
- 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) _____

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

to seek a CUP for a tenant of like use
office, light manufacturing & business.

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

Cindy Owen - Director of Facilities
 Signature of Property Owner (required) Signature of Applicant (if applicable)



Where banking meets integrity.

April 20, 2010

APR 21 2010

City of Falcon Heights
2077 Larpenteur Avenue West
Falcon Heights, MN 55113

To whom it may concern:

Enclosed is an application for a Conditional Use Permit. SPIRE Federal Credit Union is seeking a tenant for part of our building approximately 33K sq ft.

The tenant is GeoDigm Corporation and they will house their dental lab that does state of the art digital technology for items such as crowns, bridges and dental restoration.

If you can call me and let me know what date we will be on the agenda and also if you should need additional information needed prior to being placed on the agenda for the planning commission.

Thank you,

Cindy Owen
Director of Facilities

Spire Federal Credit Union, 2025 Larpenteur Ave W

2008 Aerial Photograph - Ramsey County/Pictometry



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 (May 6, 2010), The Lawrence Group; May 6, 2010 for County parcel and property records data; March 2010 for commercial and

Spire Bank Corporate Office



Areas to be Removed

Remove (8) Ash Trees and Haul Away for Proper Disposal

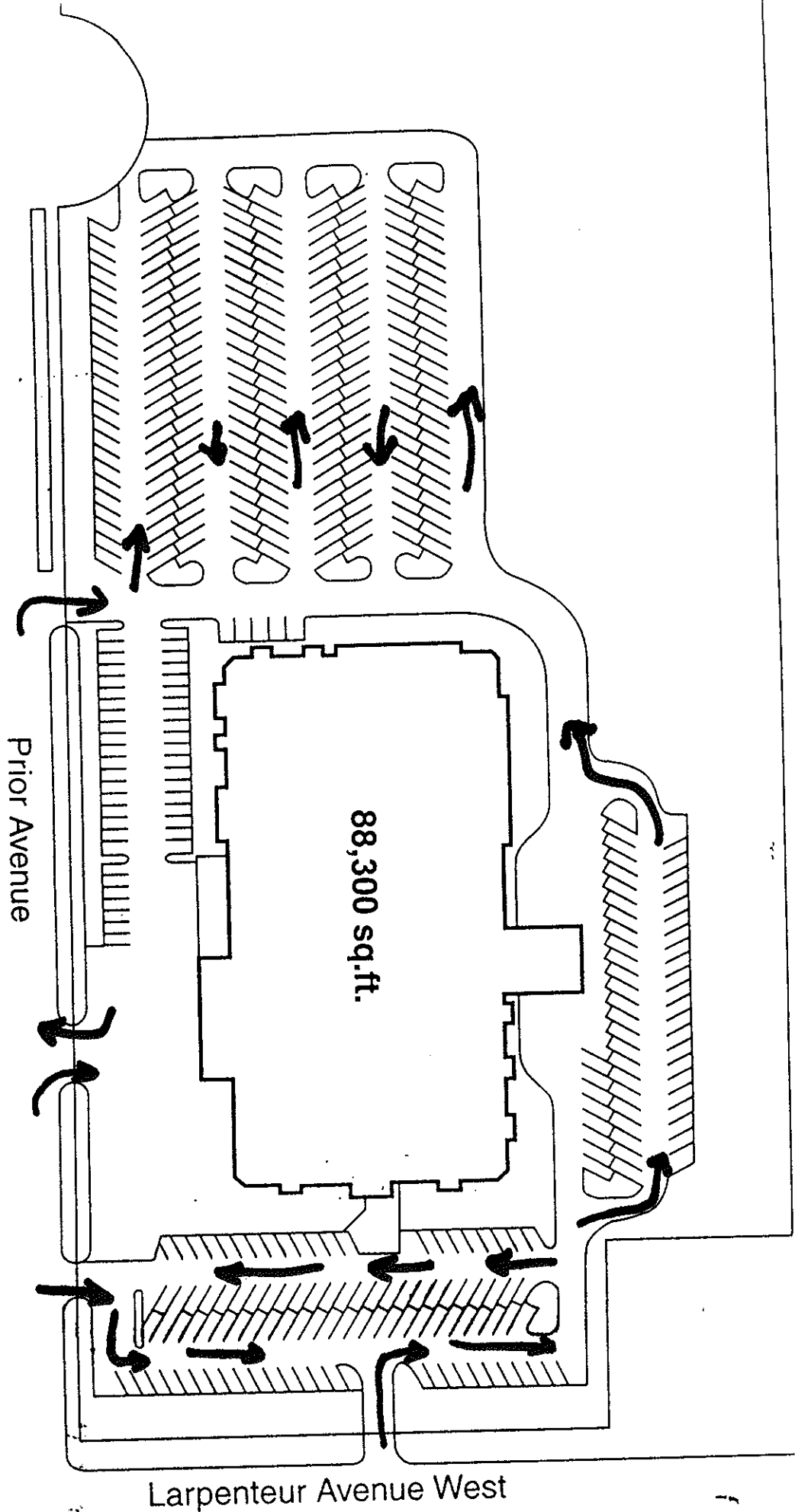
Remove B612 Concrete Curb & Gutter and Landscape Rock Island Areas

Removed Island Areas to be Replaced with Asphalt Pavement



P.H. Contractors, Inc.

Phone 763-424-9191



Prior Avenue

88,300 sq. ft.

Larpenteur Avenue West

**Conditional Use Permit for Dental Laboratory on existing premises owned by Spire Credit Union, 2025 Larpenteur Avenue
Application Requirements Summary – Section 113-84(b)**

(b) <i>Site plan and graphic or written material; location map, etc.</i> A site plan and supplementary graphic or written material shall be provided with the application, containing the following information and/or such additional or lesser information as may be required by the zoning administrator:	
(1) Name, address, and legal description of project/development.	Provided by applicant
(2) Location map, showing zoning district boundaries including area within one-half mile of the site.	City GIS
(3) Name and mailing address of developer/owner and engineer/architect.	Provided by applicant
(4) Date of plan preparation.	Provided by applicant
(5) Scale and a north point indicator.	City GIS
(6) Boundary line of property with their dimensions.	City GIS
(7) Location identification and dimensions of existing and proposed:	
a. Topographic contours of minimum intervals of two feet.	Not applicable
b. Adjacent streets and on-street right-of-way.	City GIS
c. On-site streets and street right-of-way.	Not applicable
d. All utility and utility right-of-way easements.	Not applicable
e. Lighting plan, showing the lighting of parking areas, walks, security lights and driveway entrance lights.	No change
f. Buildings and structures including:	No change
1. Elevation drawings of all proposed building and structures with dimensions.	No change
2. Elevation, height above mean sea level of all floors and roofs, when structure is sited in an area prone to flooding as determined by the city engineer.	Not applicable
3. Gross square footage of existing and proposed buildings and structures.	No change
4. Exterior finish materials.	No change
5. Type of business, proposed number of employees, and times of operations.	Provided by applicant
g. All parking facilities.	Provided by applicant
h. Water bodies and drainage ditches.	No change
i. Fences and retaining walls.	No change

j.	Landscape plan, showing size and species of each planting.	No change
k.	On- and off-site traffic flow.	Provided by applicant
l.	Parking plan.	Provided by applicant
(8)	Site statistics including square footage, percentage of coverage, dwelling unit density, and percentage of park or open space.	City GIS
(9)	Names and addresses of the owners of all property abutting the subject property, as contained in the current real estate tax rolls, including property located across the street, avenue or alley from the subject property.	Ramsey County GIS

**Conditional Use Permit Dental Laboratory on existing premises owned by Spire Credit Union, 2025 Larpenteur Avenue
May 25, 2010**

Development Standards: General Requirements Summary (Section 113-85(c)) and Staff Findings

General Requirements	Status						
(1) The land area and setback requirements of the property containing such a use or activity meet the minimums established for the district.	No significant change is proposed to the site plan. The only site plan change is removal of parking islands in the north parking lot. The property continues to meet lot coverage and setback requirements.						
(2) When abutting a residential use, the property shall be screened and landscaped.	Screening and landscaping is already in place. Staff finds that existing screening and landscaping is adequate						
(3) Where applicable, all city, county, state and federal laws, regulations and ordinances shall be complied with and all necessary permits secured.	Permit has been secured for the parking lot resurfacing. Required permits will be secured for interior remodeling after the lease is signed and floor plans are available.						
(4) Signs shall not adversely impact adjoining or surrounding residential uses.	Surface change to existing signs only. Existing signage in front of the building on Larpenteur and at the corner of Larpenteur and Prior will be used. Existing signs will be changed to accommodate the tenant.						
(5) Adequate off-road parking and loading shall be provided. Such parking and loading shall be screened and landscaped from abutting residential uses.	<p>Projected parking requirement:</p> <table style="margin-left: 40px;"> <tr> <td style="text-align: right;">85</td> <td>Spire Credit Union (employees + visitors)</td> </tr> <tr> <td style="text-align: right;">150</td> <td>GeoDigm parking request</td> </tr> <tr> <td style="text-align: right;">235</td> <td>Total</td> </tr> </table> <p>Existing capacity: 432 parking spaces on site. Existing loading dock will be used with no change.</p> <p>Staff finds existing parking and loading is adequate for the proposed added use.</p>	85	Spire Credit Union (employees + visitors)	150	GeoDigm parking request	235	Total
85	Spire Credit Union (employees + visitors)						
150	GeoDigm parking request						
235	Total						
(6) The road serving the use or activity must be of sufficient design to accommodate the proposed use or activity, and such use or activity shall not generate such additional extra traffic as to create a nuisance or hazard to existing traffic or to surrounding land use.	<p>Access to the building is from Prior Avenue, which was constructed when the building was used more intensively by Hewlett Packard with a higher number of employees.</p> <p>This section of Prior Avenue has only one outlet, Larpenteur Avenue, and serves, in addition to Spire Credit Union, two additional business properties in the B-2 zone, City Hall, and 24 townhomes in the Maple Court complex.</p> <p>Proposed employee parking will add 300 – 600 additional trips per day on Prior. The additional traffic will be heaviest at the beginning (inbound) and end (outbound) of the work day, compared to the constant</p>						

	<p>traffic to and from the site during the farmer's market. Residents and workers on the west side of Prior are accustomed to existing low traffic and will have to be vigilant and cautious while getting used to the additional traffic.</p> <p>Staff finds that the road is sufficient to accommodate the added traffic and will not create a nuisance or hazard to existing traffic or surrounding land use..</p>
(7) All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and drainage.	Staff finds that this requirement is met. No significant site plan changes have been proposed. The existing roads, driveways, and parking areas are adequately surfaced. The north parking lot is newly resurfaced. Unpaved portions of the site are landscaped or grassed.
(8) All open and outdoor storage, sales and service areas shall be screened from view from public streets and from abutting residential uses or districts.	Not applicable. No change is proposed.
(9) All lighting shall be designed to prevent any direct source of light being visible from adjacent residential areas or from the public streets.	No change
(10) The use or activity shall be properly drained to control surface water runoff.	No change
(11) The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence.	No change
(12) The proposed water, sewer and other utilities shall be capable of accommodating the proposed use.	Water, sewer and utilities were capable of accommodating more intense use when Hewlett Packard occupied the premises. Staff finds that the new use will be accommodated.
(13) That the proposed use conforms to the comprehensive municipal plan.	The comprehensive plan allows B-2 uses to remain until the property is redeveloped. No redevelopment is planned; only existing structures will be used. Staff finds that the use conforms to the comprehensive plan.

Sec. 113-178. B-2 limited business district.

(a) *Scope.* The provisions of this section apply to the B-2 limited business district.

(b) *Purpose and intent.* The primary purpose of the limited business district is to provide for office and limited service, employment and institutional uses which are freestanding in nature, require larger sites and are or can be made to be compatible with adjacent land uses. It is also intended to accommodate certain existing businesses for the purpose of maintaining them as conforming uses. Except where current retail or wholesale businesses are specifically listed, the limited business district is not intended to accommodate retail or wholesale businesses. The district is designed to minimize the blighting influence on the surrounding residential neighborhoods by limiting and controlling the uses that are permitted.

(c) *Permitted uses.* No structure or land shall be used except for the following uses:

- (1) Financial institutions with hours open to the public no earlier than 8:00 a.m. and no later than 6:00 p.m. An automatic teller machine may operate for 24 hours a day.
- (2) Health care, offices and clinics.
- (3) Offices, business and professional.
- (4) City-owned community facilities provided there shall be no unscreened outdoor storage of materials, supplies or equipment, or trucks and trailers exceeding a capacity of 1 1/2 tons.
- (5) Holiday tree sales.

(d) *Conditional uses.* The following uses are permitted subject to the issuance of a conditional use permit (CUP):

- (1) Drive-through facilities as an accessory use to a financial institution.
- (2) Churches.
- (3) Child care facilities and nursery schools subject to licensing by the state.
- (4) Dance studios, schools and halls.
- (5) Florist, garden supply and garden wholesale stores.
- (6) Funeral homes and mortuaries.

- (7) Limited fabricating and processing of a product in conjunction with any permitted use when such products are wholly processed within a building and such use is deemed appropriate and consistent with the character of the district and environs. Where such uses consist of more than one principal building, plans for such development shall be submitted as a planned unit development (PUD).
 - (8) Historical buildings, museums, art institutes and galleries.
 - (9) Photographic studios, portrait.
 - (10) Radio broadcasting stations, television broadcasting stations, and cable and other pay television service stations, excluding external antenna systems.
 - (11) Studios.
 - (12) Research centers and laboratories excluding medical waste processing facilities.
 - (13) Schools or studio for music, art or interior design.
 - (14) Veterinary clinics with no animal boarding.
- (e) *Permitted accessory uses.* Any accessory use permitted in section 113-177(e). The requirements of section 113-178(f)(3) and (4) shall not apply.
- (f) *Other requirements.* All uses shall in addition to all other requirements apply the following standards:
- (1) No bars on doors or windows during business hours.
 - (2) No automatic interior or exterior security lock doors or doors that require request for entry or exit during business hours.
 - (3) No exterior storage of merchandise except for nursery stock associated with a garden supply store or florist.
 - (4) No exterior sales of merchandise except for nursery stock associated with a garden supply store or florist.
- (g) *Lot area, height, width and yard requirements.* Subject to exception under article V of this chapter.
- (1) Minimum lot area 12,500 square feet.

- (2) Maximum principal building height two stories or 24 feet, except as provided by section 113-243 of this chapter, three stories or 35 feet maximum allowed by CUP or PUD. Accessory buildings are subject to section 113-240(f).
 - (3) Minimum lot width 90 feet.
 - (4) Minimum building yard requirements:
 - a. Front, 30 feet.
 - b. Side, ten feet, but 30 feet if abutting a street or R district.
 - c. Rear, 20 feet.
 - (5) Maximum lot coverage, including the total area of roofs, driveways, parking lots, sidewalks and similar impermeable surfaces, 75 percent.
- (h) *Interim uses.* The following uses are allowed subject to the issuance of an interim use permit: farmer's markets that meet the following criteria:
- (1) Operate no more than one day per week.
 - (2) Site includes not less than 284 parking spaces for customers of the market.
 - (3) Market may not operate before 6:30 a.m. or after 8:00 p.m.
 - (4) Permittee must name a managing agent who is responsible for the conduct of the vendors in compliance with the conditions of the interim use permit.
- (Code 1993, § 9-9.01; Ord. No. 0-93-07, § 3, 7-28-1993; Ord. No. 0-94-05, § 3, 3-23-1994; Ord. No. 0-99-09, §§ 5--7, 12-15-1999; Ord. No. 00-02, §§ 4, 5, 7-26-2000; Ord. No. 03-02, § 3, 2-12-2003; Ord. No. 06-03, § 3, 9-13-2006)

CITY OF FALCON HEIGHTS, MINNESOTA

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Falcon Heights Planning Commission will meet on May 25, 2010, at approximately 7:00 p.m. at Falcon Heights City Hall, 2077 Larpenteur Avenue West, Falcon Heights, Minnesota 55113, to consider a conditional use permit for a dental laboratory located at 2025 Larpenteur Avenue, Spire Credit Union building, Falcon Heights, Minnesota, legally described as:

The South 765 feet of the parcel of land which consists of the West 20 acres of the East 1/2 of the Southwest 1/4 and the East 15 acres of the West 1/2 of the Southwest 1/4, all in Section 16, Township 29, Range 23; except the East 131 feet of the South 186 feet of said West 20 acres and except the West 60 feet of said East 15 acres, Ramsey County, Minnesota,

AND

The South 15 acres of the parcel of land which consists of the West 20 acres of the East 1/2 of the Southwest 1/4 and the East 15 acres of the West 1/2 of the Southwest 1/4, all in Section 16, Township 29, Range 23; except that part of the South 765 feet of said South 15 acres which lies East of the West 60 feet of said South 765 feet, Ramsey County, Minnesota.

(Abstract Property)

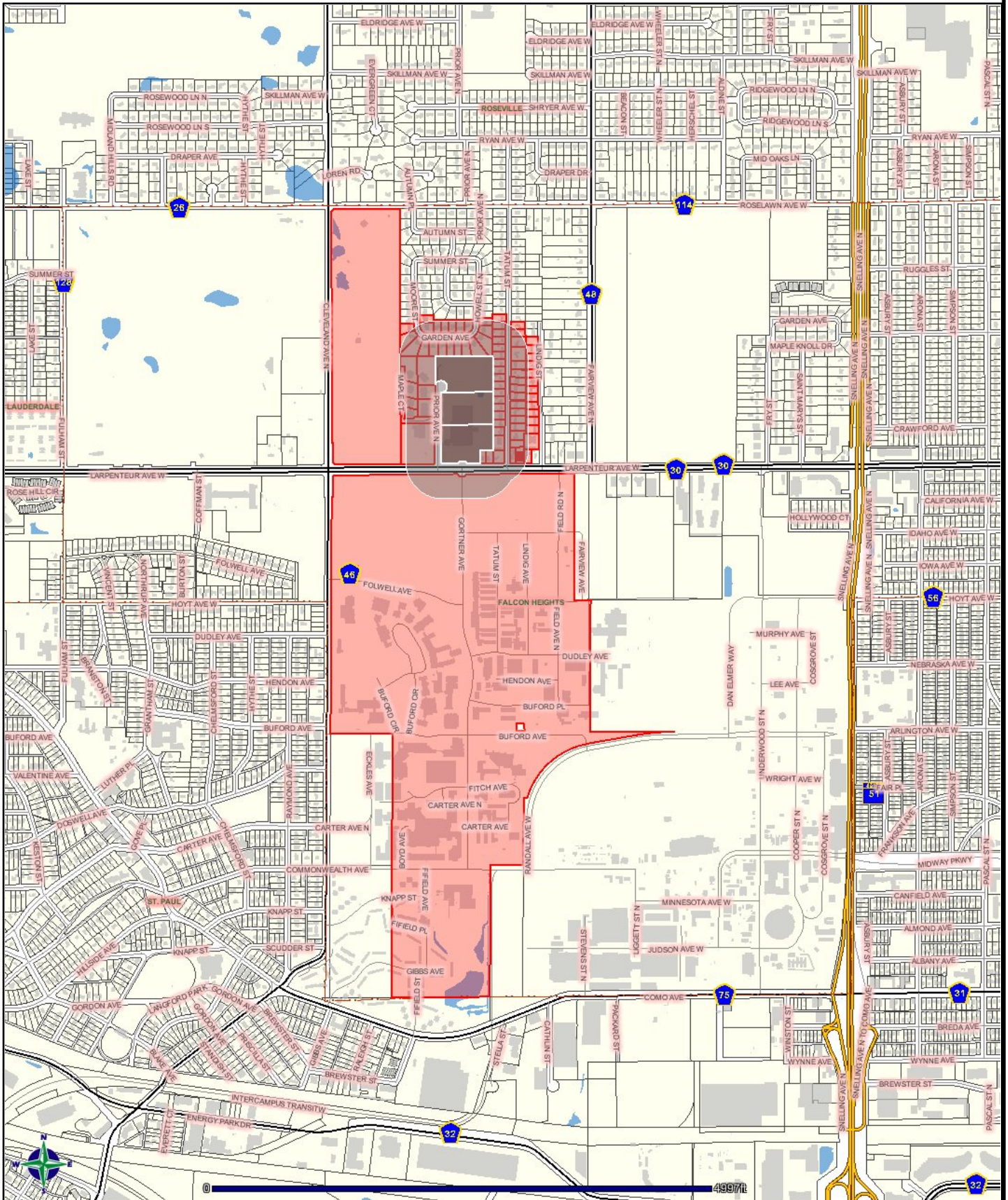
All persons who desire to speak on this issue are encouraged to attend and will be given an opportunity to be heard at this meeting. Additional information can be obtained by contacting the City of Falcon Heights at (651) 792-7600.

Dated: May 10, 2010.


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

Spire Federal Credit Union

Properties within 350 feet - May, 2010



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 (March 31, 2010), The Lawrence Group; March 31, 2010 for County parcel and property records data; March 2010 for commercial and



CITY OF
FALCON HEIGHTS

2077 W. Larpenteur Avenue
Falcon Heights, MN 55113-5594

email: mail@ci.falcon-heights.mn.us
website: www.ci.falcon-heights.mn.us

Phone - (651) 792-7600
Fax - (651) 792-7610

May 11, 2010

Dear Property Owner or Resident:

You are hereby notified that Spire Credit Union, the owner of 2025 Larpenteur Avenue, has applied for a Conditional Use Permit to allow the renting of part of the building for a dental laboratory. The Falcon Heights city code requires a conditional use permit for this use in the B-2 Limited Business District.

GeoDigm Corporation, the prospective tenant, manufactures bridges, crowns and other dental restoration items, using state of the art digital technology. They will occupy the portion of the building the credit union is not presently using.

The City is required to notify owners of properties within 350 feet of the hearing on this matter. The legal notice is enclosed and is published in the *Roseville Review*. You are welcome to attend the Planning Commission meeting at which this permit will be considered:

**Tuesday, May 25, 2010
7:00 p.m.
City Hall Council Chambers**

Please call me at 651/792-7613 if you require further information. You may also send written comments to me at deb.jones@falconheights.org or by U.S. Mail at the address below.

Sincerely,

Deborah Jones
Zoning and Planning Director

cc: City Administrator, Planning Commissioners



Dear Ms. Jones-

May 18, 2010

After learning more about the prospective tenant, GeoDigm Corporation, I would like to offer the following comments to the Planning Commission.

I would like to object granting the permit for the following reasons:

The GeoDigm Corp. is a national company which would manufacture dental crowns, bridges and implants. ([GeoDigm to gobble up dental-lab operator - Minneapolis / St. Paul Business Journal](#)). The nature of current use could significantly alter from an office function to manufacturing one, very similar to Boston Scientific or Guidant. As you might be aware these high tech heart device companies thrive on 3-shift year round operations. The GeoDigm would serve a broader market and its growth is highly expected to anticipate the extended operations.

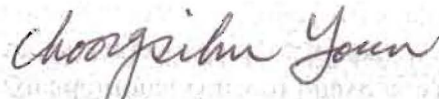
In Falcon Heights neighborhood, we all have enjoyed 'peace & quiet' through the city's planning & zoning control. However, the above application will jeopardize that residential feeling. What worries me most is that potential of hours of operations that will come with the increased noises and traffic.

There have been few ownership changes on that site Spire currently occupies. One begins to wonder why the city has to bear the blunt to accommodate their short-sighted planning when they first occupied the property. Didn't they have a comprehensive plan for future? They have seldom been a part of our wonderful neighborhood. One also wonders if they care what impact they are imposing to us.

An additional concern I have is why such a potentially major manufacturing company, on the pretext of a high tech label, being brought in under the radar so to speak. The city council appears to have little idea of what the facility is, and certainly, the immediate neighborhood has no clue as to what impact that proposed tenant will have.

I suggest that the Planning Commission ask Spire Credit Union to submit a detailed business operation plan for both themselves and the prospective tenant how to answer just few questions raised as my concern.

Regards,



Choong-Sihn Youn

1742 Tatum St.

Falcon Heights, MN 55113

**CITY OF FALCON HEIGHTS
RAMSEY COUNTY, MINNESOTA**

CONDITIONAL USE PERMIT

CUP NO. 10-___

1. Permit. Subject to the terms and conditions set forth herein, the City of Falcon Heights grants a conditional use permit for a dental laboratory, in accordance with the plans on file at City Hall.

2. Property. The permit is for property located in the City of Falcon Heights, Ramsey County, Minnesota, with a street address of 2025 Larpenteur Avenue, and legally described as follows:

The South 765 feet of the parcel of land which consists of the West 20 acres of the East 1/2 of the Southwest 1/4 and the East 15 acres of the West 1/2 of the Southwest 1/4, all in Section 16, Township 29, Range 23; except the East 131 feet of the South 186 feet of said West 20 acres and except the West 60 feet of said East 15 acres, Ramsey County, Minnesota,

AND

The South 15 acres of the parcel of land which consists of the West 20 acres of the East 1/2 of the Southwest 1/4 and the East 15 acres of the West 1/2 of the Southwest 1/4, all in Section 16, Township 29, Range 23; except that part of the South 765 feet of said South 15 acres which lies East of the West 60 feet of said South 765 feet, Ramsey County, Minnesota.

(Abstract Property)

3. Conditions. The permit is issued subject to the following stipulations:

a)

b)

c)

4. Termination of Permit. The City may revoke the permit following a public hearing for violation of the terms of the permit.

5. Lapse. If within one year from the issuance of this permit the conditional use has not been completed or the use commenced, this permit shall lapse.

6. Criminal Penalty. Violation of the terms of this conditional use permit is a criminal misdemeanor.

Date: _____, 2010.

CITY OF FALCON HEIGHTS

BY: _____
Peter Lindstrom, Mayor

AND _____
Justin Miller, City Administrator/Clerk

STATE OF MINNESOTA)
(ss.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this _____ day of _____, 2010, by Peter Lindstrom and by Justin Miller, respectively the Mayor and City Administrator/Clerk of the City of Falcon Heights, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public

DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
317 Eagandale Office Center
1380 Corporate Center Curve
Eagan, Minnesota 55121
Telephone: (651) 452-5000
RNK