



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	April 26, 2011
Agenda Item	Workshop 1
Title	Implementation of the Comprehensive Plan, continued: Public Land ordinance with particular focus on Gibbs Museum
Submitted By	Deborah Jones, Staff Liaison

Description	<p>Gibbs Museum of Pioneer and Dakotah Life has long been included in the P-1/R-1 zone, though Ramsey County Historical Society, the owner, is a non-profit organization, not a public institution. Some other zoning district may be more appropriate for this property. As part of the Commission's continuing discussion of the future of public lands in Falcon Heights, commissioners will seek additional information from representatives of the Ramsey County Historical Society and input from the city attorney.</p>
Background	<p>Falcon Heights is required to update its zoning code and districts to provide zoning controls consistent with its adopted comprehensive plan. Major steps were taken last year in the creation of the new R-5M mixed use residential district and the rezoning of several larger properties to provide land for projected housing needs. Now the City needs to proceed with putting in place the remaining land use controls called for in the comprehensive plan. Falcon Heights' plan for future land use provided for redefining the public land district, now an overlay, as base zoning for the institutional and public uses to which it is presently applied.</p> <p>In 2010 the Planning Commission also discussed various approaches to redefining the public land district, one of which was the division of the district into a "public/institutional" zone for the large public institutions that own land in Falcon Heights and "public/other" zone to accommodate ordinary public uses such as City Hall, parks and schools. Falcon Heights traditionally groups all these uses together, but some cities make this kind of distinction in their codes. Final action was postponed to concentrate on the issue of land for housing.</p> <p>In March, 2011, commissioners questioned the inclusion of Gibbs Farm, owned and operated by the Ramsey County Historical Society, a not-for-profit organization, in a proposed public district that would include the University campus and State Fair. Staff contacted the city attorney who agreed that land owned by a non-profit organization is not truly public and that the city needs to consider more appropriate options. Further work is required on this issue.</p> <p>The Ramsey County Historical Society has accepted the an invitation from city staff to send a representative to the April workshop to provide information to the Commission and participate in informal discussion. A city attorney will also be present to advise the Commission and answer questions. Staff will present research on museum zoning in other cities.</p>

Budget Impact	To be determined
Attachment(s)	None. Commissioners are encouraged to bring copies of Chapter 113, Article IV District Regulations.
Additional Resources	<ul style="list-style-type: none"> • Falcon Heights Comprehensive Plan, adopted 2009* • City zoning code (Chapter 113)* <p>* Available on the Falcon Heights website: www.falconheights.org or at City Hall. Staff recommends that commissioners bring their own copies if they have them. A few extra copies will be available for reference at the workshop</p>
Action Requested	<p>No formal action is requested at this time. The purpose of this workshop is to gather information about the current uses of the Gibbs Farm property and future plans of the RCHS, learn how other cities provide for similar uses in their zoning codes, and begin discussion of possible non-public zoning options for this museum in Falcon Heights.</p> <p>Staff requests that commissioners review the land use chapters of the comprehensive plan, Article IV of Chapter 113 and any notes they have from previous workshops prior to the meeting.</p>

This workshop is open to the public. If you have a disability and need accommodation in order to attend this meeting, please notify City Hall 48 hours in advance between the hours of 8:00 a.m. and 4:30 p.m. at 651-792-7600. We will be happy to help.