

*City of Falcon Heights
Planning Commission
Workshop*

City Hall
2077 Larpenteur Avenue West

Tuesday, April 26, 2022
7:00 p.m.

A. CALL TO ORDER: 7:00 p.m.

B. ROLL CALL: John Larkin ____ Scott Wilson ____
 Joel Gerich ____ Scott Phillips ____
 Laura Paynter ____ Jim Mogen ____
 James Wassenberg ____
 Council Liaison Wehyee ____
 Staff Liaison Moretto ____

C. APPROVAL OF MINUTES

1. N/A

D. PUBLIC HEARING

1. None

E. NEW BUSINESS

1. Discussion - Sketch of Proposal at 1407 Larpenteur.
2. Discussion - Rezone and New Project at Gibbs Farm.

F. INFORMATION AND ANNOUNCEMENTS

1. Staff Liaison Report
2. Council Liaison Report

G. ADJOURN

Next regular meeting date: TBD



ITEM FOR DISCUSSION

Meeting Date	April 26, 2022
Agenda Item	Agenda E-2
Attachment	NA
Submitted By	Paul Moretto Community Development Coordinator

Item	Review and input on a Sketch Plan for 1407 Larpenteur Avenue
Description	<p>History: 1407 Larpenteur Avenue is located between Holton Street and Albert Street on the north side of Larpenteur Avenue. The current zoning is B-1 Neighborhood Convenience District. This parcel has been used as a laundry/drycleaner since 1969. The parcel was used as Falcon Heights Shell Oil from at least 1961.</p> <p>Conditions/Proposal: Currently, the property is unoccupied. A potential buyer of the property has proposed to build two, six units per building, townhome residential structures. The buyer has requested a sketch review, which is common under a subdivision proposal/ Preliminary Plat, Article II Section 109-25. The City of Falcon Heights recommends potential applicants of a rezoning/PUD follow this standard. This sketch review is for informational use only. This is NOT an approval.</p> <p>The proposed buildings would be parallel to Albert Street. A private drive access would be installed to serve the individual driveways of each unit of both buildings. Garages would be built as tuck-under garages with two-stories above. The applicant suggests the height of these buildings would be 32-36 feet.</p> <p>Setbacks would be five-feet on sides-yards with a rear-yard structure setback of 24 feet. Much of this setback would be for drive-lane access. The front setback would be five-feet.</p> <p>Current zoning is insufficient for this development as B-1 does not allow for residential uses. Generally, downzoning from Business to Residential is considered a less intense use. The zoning that would best accommodate this development would be R-4 high density multiple-family residential. Additionally, this property does not abut an R-1 zone.</p> <p>This zone allows for 28 DU per acre in a townhome configuration.</p>

The Comprehensive Plan for the City of Falcon Heights guides this property as Limited Business:

“These areas are primarily intended to accommodate a limited array of service establishments including governmental, professional and general office and studio uses and banks and financial institutions. The expected employment-bearing land use intensity within this category is up to 0.8 F.A.R. It is the City’s intention to consider mixed use including housing and neighborhood convenience retail businesses (as in B-1), in addition to the present uses, should these areas become available for redevelopment, in which case these properties will be eligible for reclassification.”

Housing would be an option in this district but a potentially better use may be found by amending the Comprehensive Plan to a land use of Medium Density Residential within the R-3 or R-4 zoning.

From the Comprehensive Plan:

These long-established multi-family buildings are generally located along Larpenteur and Snelling Avenues in close proximity to areas of higher activity such as the Snelling and Larpenteur Commercial Core and to the two main bus transit routes that cross the City. Densities range from 12 to 46 units per acre. Off-street parking is limited. The City’s policy for the last 20 years has been to limit new medium density residential development to 12 units per acre. If medium or lower density redevelopment were to be proposed for these zones and other transitional areas, the City will require that rebuilding not reduce the amount of available housing in the City overall. To provide for attached townhome development and other medium density housing, the City will reinstitute the R-3 zoning district discontinued since the last comprehensive plan.

Complications to the R-4:

- 30-foot front and rear yard
- 30-foot max height
- Single Family resident on side yard; 20-foot side yard required.
- Comprehensive Plan Amendment Required
- Very little green-space
- Need to have two parking spaces per unit (can be accomplished)
- A Planned Unit Development would be **REQUIRED** to meet the applicant’s needs.
- Current county curb-cut does not align with proposal. This would need to be approved by Ramsey County.
-

Larpenteur Avenue in Context:

Larpenteur Avenue is a busy County Road. The zoning found on Larpenteur includes R-1, R-2, R-3/4, B-1, B-2, B-3, R5-M, P-1, P1-R1, and PUD. The proposal and sketch are not dissimilar to other properties on Larpenteur/Snelling Avenue which include 1511 Larpenteur, 1561 Snelling Service, 1634 Snelling Service, 1667 Snelling, and 1687 Fry Street. 1688 Arona sits on 7500 square feet and more than 10 units. This is nearly 59 units per acre. (.17 acre/10 units = 1 acre/x units = = 59 DU/A).

Larpenteur Avenue is also a street that is home to more than 44 single family homes, a major University, two large museums, a golf course, many retail businesses, senior housing, affordable housing, gas stations, and a large mix of other office and commercial.

Staff's initial suggestions:

The Planning Commission and Council must consider the sketch plan in context to both the micro and macro conditions of Larpenteur Avenue to determine the appropriate uses of land for this corridor and for this parcel.

- Reduce the drive-lane and make it one-way access to allow for a second car in the individual unit driveways.
- Staff would need to consult with the Fire Department to verify drive-width minimums.
- Try to incorporate green space into the design.
- Try to limit top out on the building heights.
- Storm water system would need to be reviewed by Capitol Region Watershed.
- Work with County to determine if a curb cut re-alignment is possible.
- Would need an HOA for the common spaces.
- On-site snow storage is limited.
- Consider landscape buffers between Single Family lots.

Budget Impact	None
Attachment(s)	<ul style="list-style-type: none">• Sketch from the applicant
Action(s) Requested	Staff recommends reviewing the sketch and providing guidance as to the suitability of the proposal.

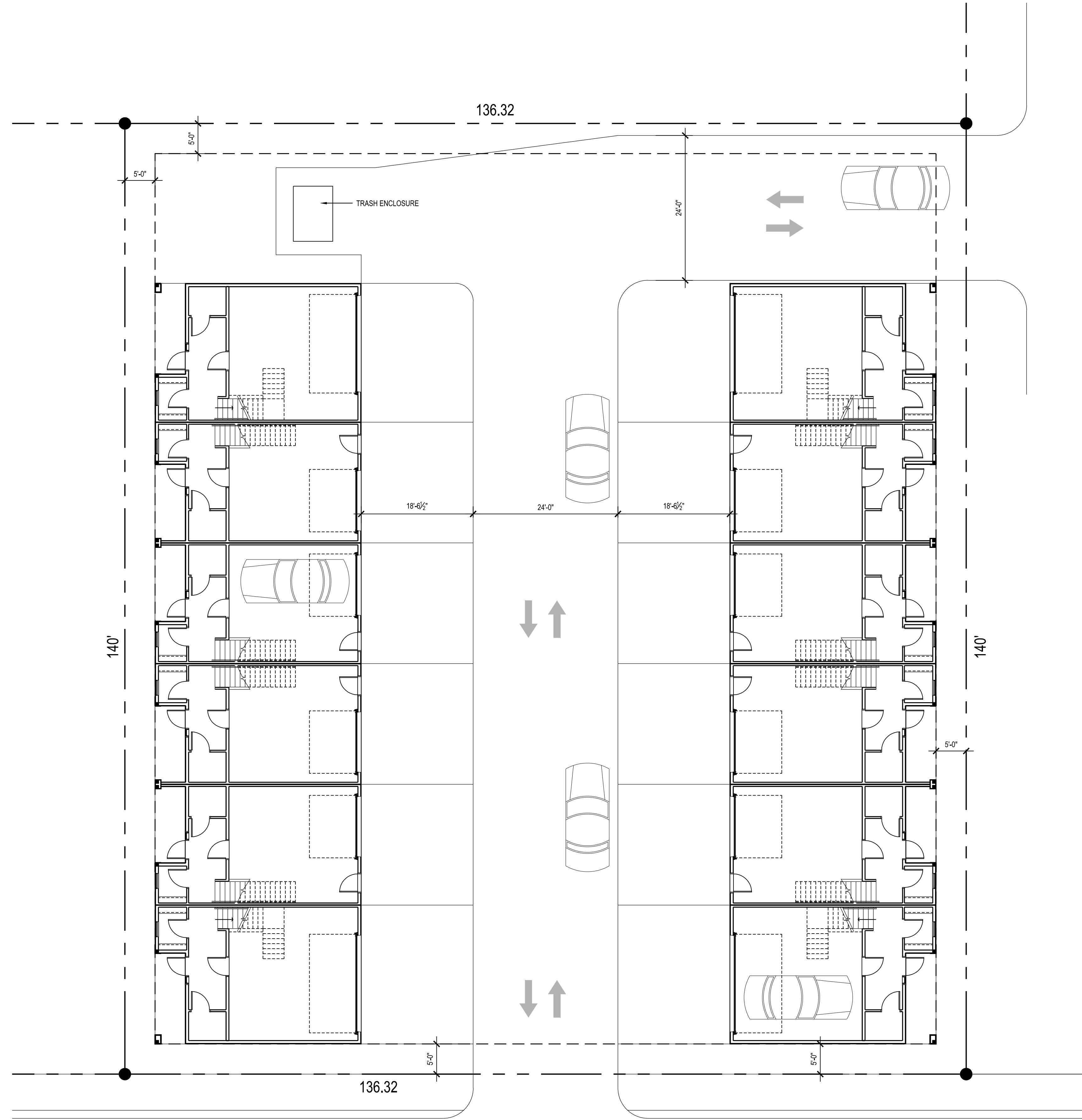


ITEM FOR DISCUSSION

Meeting Date	April 26, 2022
Agenda Item	Agenda E-1
Attachment	NA
Submitted By	Paul Moretto Community Development Coordinator

Item	Review and Discussion of Gibbs Farm Museum Zoning
Description	<p>The Gibbs Farm Museum is located at the intersection of Cleveland and Larpenteur Avenue. It is owned by the Ramsey County Historical Society (RCHS), a 501c3. Traditionally, staff assumed this organization was a department of Ramsey County. This is not the case.</p> <p>The current zoning for the Gibbs Farm, a collection of three different parcels, is R-1 on the western-most parcel and P-1 on the other two parcels. P-1 zoning is intended for parcels that are not subject to municipal zoning such as the University of Minnesota and the Minnesota State Fair.</p> <p>The P-1 zone section 113-180 requires that: “All public (city, state, school district, state fair, University of Minnesota, and other) land owned and operated for public purposes is zoned for what may be the most appropriate private use should the land be sold, leased, or otherwise transferred from public ownership and/or use.</p> <p>(c) Allowed uses. The "public land" overlay district is in addition to and not in lieu of the regular or original zoning district applied on the zoning map with the following uses (1) Private use of land. Designate land areas that, if sold or otherwise made available for private use, the city council shall determine, after public hearing, the permanent zoning. No private building or occupancy permits shall be issued until said determination is made by the city council.”</p> <p>As the Ramsey County Historical Society is a private, not public, institution a zone must be determined by City Council.</p> <p>City Code section 2-118 requires the Planning Commission to, “Making recommendations to the council regarding petitions and applications for rezoning, special use permits, etc.”</p>

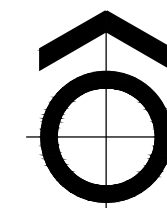
	<p>It is tradition that the Planning Commission hold a public hearing before making a recommendation.</p> <p>Analysis: The Gibbs Farm operates as a museum. The RCHS wishes to redevelop some of the land to year-round activities. This would require the construction of new buildings that would cross parcel lines. RCHS would like to combine these lots.</p> <p>Additionally, they would like to limit the amount of space used as surface parking. A share agreement between RCHS and a partner such as the University of Minnesota could help to minimize this burden. Community parking constraints are not seen as an adverse condition considering the distance to the nearest neighborhood.</p> <p>The only zone that references a museum is in section 113-178 B-2 as item (d) Conditional use number 8. Although the B-2 zone allows for this use, buildings on the land would be considered legal non-conforming. It is recommended that the B-2 zone change be accompanied by the implementation of a PUD to bring the structures into compliance.</p> <p>Staff is asking the Planning Commission provide an initial review of the appropriateness before making a recommendation to City Council. There is no applicant to this request. No decision or vote is requested at this time.</p>
Budget Impact	None
Attachment(s)	
Action(s) Requested	Staff recommends review of the possible zoning change and to consider a recommendation to the City Council at the next Planning Commission meeting.



PROPOSED 12 TOWNHOUSES
3-STORIES

LARPENTEUR AVE. W.

1 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



PROPOSED 12 UNIT TOWNHOUSES
1407 LARPENTEUR AVE W.
FALCON HEIGHTS, MN 55108

REVISIONS	
△	MM/DD/YYYY

SHEET TITLE
PROPOSED SITE PLAN

DRAWN BY:	DATE:
Hung Ly	03/19/2022

SHEET NO.
A2

PROJECT NO.: