

# City of Falcon Heights Planning Commission Workshop

City Hall  
2077 Larpenteur Avenue West

## AGENDA

Tuesday, September 26, 2023  
8:00 p.m.

A. CALL TO ORDER: 8:00 p.m.

B. ROLL CALL:

|                     |                     |
|---------------------|---------------------|
| Scott Wilson _____  | Laura Paynter _____ |
| Jacob Brooks _____  | Mike Tracy _____    |
| Jim Mogen _____     | VACANT              |
| Jake Anderson _____ |                     |

Council Liaison - Mayor Gustafson \_\_\_\_\_  
Staff Liaison - Hannah Lynch \_\_\_\_\_

C. DISCUSSION

1. Informal Site Plan Review – Buhl / UrbanWorks Plan for Housing
2. Larpenteur-Snelling Corridor Study – Steering Committee Updates

D. ADJOURN

*Next regular meeting date: October 24, 2023*



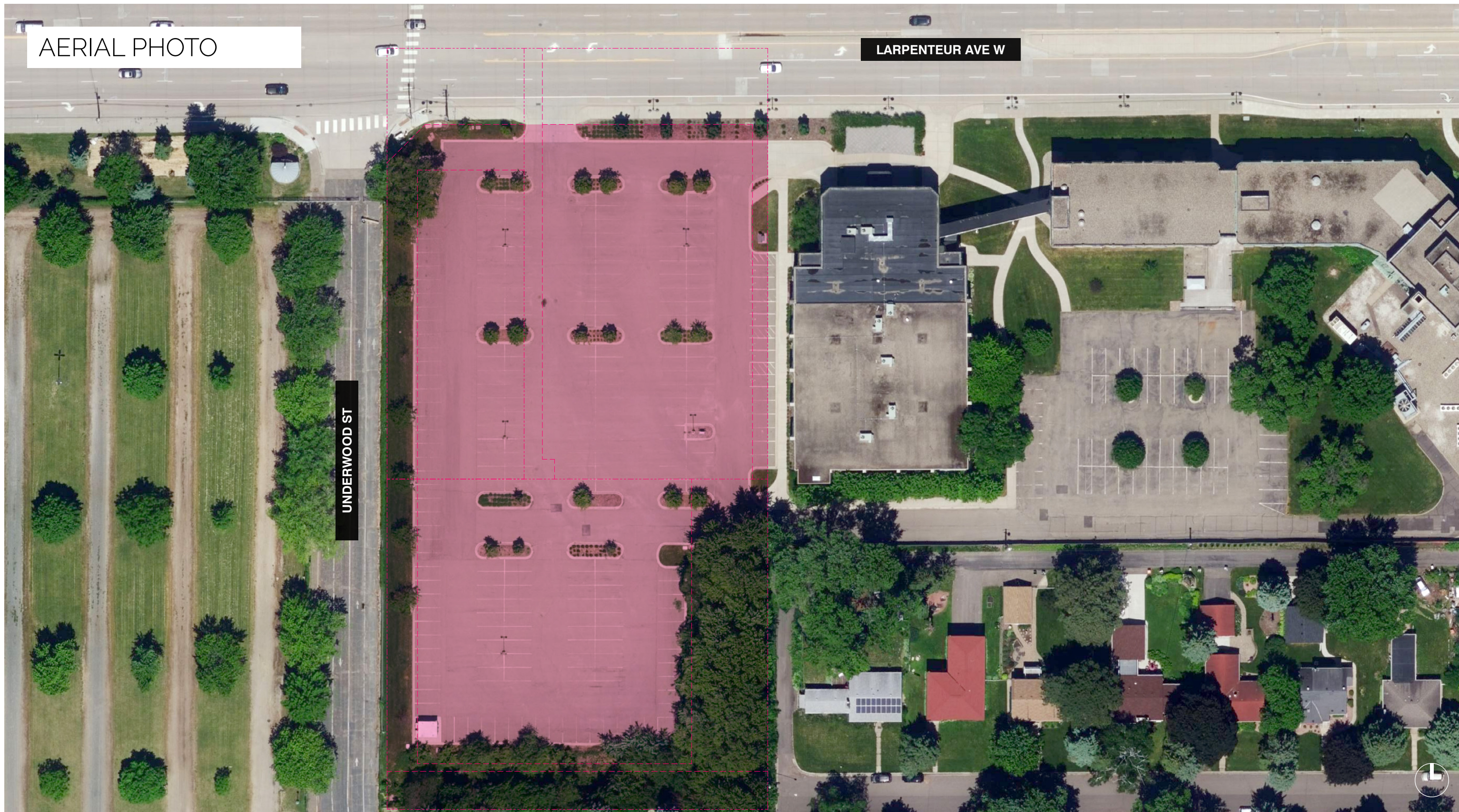
## ITEM FOR DISCUSSION

|                     |   |
|---------------------|---|
| <b>Meeting Date</b> | September 26, 2023                              |
| <b>Agenda Item</b>  | Workshop C-1                                    |
| <b>Attachment</b>   | Informal Site Plan Review                       |
| <b>Submitted By</b> | Hannah Lynch, Community Development Coordinator |

|                    |  |
|--------------------|--|
| <b>Item</b>        | Informal Site Plan Review - Buhl / UrbanWorks Plan for Housing   |
| <b>Description</b> | <p>Buhl, in partnership with UrbanWorks, is looking at proposing a 100-unit apartment complex to be located next to Amber Union Apartments.</p> <p>Requirements from City Code -</p> <ul style="list-style-type: none"> <li>• R5M Zoning District - The purpose of the mixed use high density residential district is to provide high density, primarily apartment style, rental and condominium housing with limited commercial uses within the same structure. The intent of the district is to meet or exceed the city's comprehensive plan density goal of 28 residential units per acre.</li> <li>• Permitted uses.             <ul style="list-style-type: none"> <li>(1) Apartment buildings with a maximum of 40 dwelling units per acre.</li> </ul> </li> <li>• Setbacks             <ul style="list-style-type: none"> <li>○ Front - 30'</li> <li>○ Rear - 30'</li> <li>○ Side - 10' or ½ the height of the building, whichever is greater</li> <li>○ Setback from a lot line abutting property zoned R-1 is 50'</li> <li>○ If there is a commercial use on the first floor, required setback from a lot line abutting Larpenteur or Snelling is 15'</li> </ul> </li> <li>• Maximum height is four stories or 40', whichever is less.</li> <li>• In no event shall off-street parking, structures of any type, buildings, or any impervious surfaces cover more than 75% of the lot area.</li> <li>• Off-Street Parking Requirements:             <ul style="list-style-type: none"> <li>○ R-5M District - The requirements for the R-4 district shall apply except that at least 80% of the requirement parking spaces for apartment buildings shall be below grade and integrated into the apartment building.</li> <li>○ R-4 District -                 <ul style="list-style-type: none"> <li>▪ No driveway or off-street open parking area shall be located closer than five' from an adjacent lot zoned or used for residential purposes.</li> </ul> </li> </ul> </li> </ul> |

|                            |  |
|----------------------------|--|
|                            | <ul style="list-style-type: none"> <li>▪ Off-street parking spaces shall not be located within any required front or side yard setback.</li> <li>▪ For multi-family dwellings – at least two parking spaces per dwelling unit</li> <li>▪ Up to 50% of the required spaces may be designated compact spaces (at least 8’ wide and 16’ long)</li> <li>▪ Handicapped spaces required as per building code requirements; are included in the computation for the minimum parking space requirement.</li> <li>▪ Planting islands, curbs and landscaping required as per City Code 113-315.</li> </ul> |
| <b>Budget Impact</b>       | N/A  |
| <b>Attachment(s)</b>       | <ul style="list-style-type: none"> <li>• Site Plan from UrbanWorks, summary information</li> </ul>   |
| <b>Action(s) Requested</b> | Staff requests Planning Commission discuss proposed site plan and provide feedback on the appropriateness of the design in relation to City Code and the Comprehensive Plan.   |

AERIAL PHOTO



LARPELTEUR AVE W

UNDERWOOD ST

# SITE PLAN



| KEY |                           |
|-----|---------------------------|
| A.  | PEDESTRIAN PLAZA          |
| B.  | EXISTING CURB CUT         |
| C.  | RESIDENTIAL ENTRY         |
| D.  | RESIDENTIAL OUTDOOR SPACE |
| E.  | NEW RESIDENTIAL PARKING   |
| F.  | RAMP TO SUBLEVEL PARKING  |
| H.  | PRESERVED TREE CANOPY     |
| I.  | AMBER UNION PARKING       |

# SUMMARY

| DESCRIPTION               | TOTAL                      | PARKING                      |                                 |                              | RESIDENTIAL                 |                                  |                         |                       |                          |                                   |                                 |
|---------------------------|----------------------------|------------------------------|---------------------------------|------------------------------|-----------------------------|----------------------------------|-------------------------|-----------------------|--------------------------|-----------------------------------|---------------------------------|
|                           | Gross SF                   | Parking GSF                  | Structured Parking              | Surface Parking              | Total Parking               | Residential GSF                  | Amenity                 | NLSF                  | Efficiency               | Residential Parking               | Residential Units               |
| S1 Sublevel Parking       | 23,400                     | 23,400                       | 62                              |                              | 62                          |                                  |                         |                       |                          | 62                                |                                 |
| 1 Lobby / Parking / Units | 23,400                     |                              | -                               | 52                           | 52                          | 23,400                           | 5,000                   | 14,352                | 61%                      | 52                                | 19                              |
| 2 Units / Amenity         | 23,400                     |                              |                                 |                              |                             | 23,400                           |                         | 18,252                | 78%                      |                                   | 27                              |
| 3 Units                   | 23,400                     |                              |                                 |                              |                             | 23,400                           |                         | 18,252                | 78%                      |                                   | 27                              |
| 4 Units                   | 23,400                     |                              |                                 |                              |                             | 23,400                           |                         | 18,252                | 78%                      |                                   | 27                              |
|                           | <b>117,000</b><br>Gross SF | <b>23,400</b><br>Parking GSF | <b>62</b><br>Structured Parking | <b>52</b><br>Surface Parking | <b>114</b><br>Total Parking | <b>93,600</b><br>Residential GSF | <b>5,000</b><br>Amenity | <b>69,108</b><br>NLSF | <b>74%</b><br>Efficiency | <b>114</b><br>Residential Parking | <b>100</b><br>Residential Units |

## METRICS

|                                       |         |             |
|---------------------------------------|---------|-------------|
| Site SF                               | 112,184 | SF          |
| Site Acreage                          | 2.58    | Acres       |
| Dwelling Units                        | 100     | DU          |
| Dwelling Unit per Acre                | 39      | DU/Acre     |
| Residential Parking Ratio Per Unit    | 1.14    | Stalls/Unit |
| Residential Parking Ratio Per Bedroom | 0.82    | Stalls/Bed  |
| FAR                                   | 0.83    |             |

## RESIDENTIAL MIX

| Unit Type | Mix  | Qty | Total Beds | Avg Unit NLSF | Total NLSF |
|-----------|------|-----|------------|---------------|------------|
| 1 BR      | 60%  | 60  | 60         | 543           | 33,108     |
| 2 BR      | 40%  | 40  | 80         | 900           | 36,000     |
|           | 100% | 100 | 140        | 686           | 69,108     |



## ITEM FOR DISCUSSION

|                     |   |
|---------------------|---|
| <b>Meeting Date</b> | September 26, 2023                              |
| <b>Agenda Item</b>  | Workshop C-2                                    |
| <b>Attachment</b>   | WSB Proposal                                    |
| <b>Submitted By</b> | Hannah Lynch, Community Development Coordinator |

|                            |   |
|----------------------------|---|
| <b>Item</b>                | Larpenteur-Snelling Corridor Study - Steering Committee Updates   |
| <b>Description</b>         | This evening we will be looking at the drafted community survey to be sent out, the updated project location map, a screenshot of the community input map that will be shared and posted on the website, and a review of the discussion from the last workshop. |
| <b>Budget Impact</b>       | N/A   |
| <b>Attachment(s)</b>       | <ul style="list-style-type: none"> <li>• Community Survey Draft</li> <li>• Project Location Map</li> <li>• Screenshot - Community Input</li> <li>• Future Discussion Issues</li> </ul>  |
| <b>Action(s) Requested</b> | N/A   |

**The City of Falcon Heights, in partnership with Ramsey County, is conducting a survey of community members and residents to assist with a Corridor Study about Snelling and Larpenteur Avenues. The Corridor Study will review current land uses and development along the corridor and provide ideas to the Falcon Heights Planning Commission and City Council about potential future land uses and development strategies. The study does not cover road improvements, or pedestrian safety and access changes within the two roadway corridors. The City currently has no plans related to acquire or redevelop properties in the project area.**

**The Survey has 20 questions about the land uses now and potentially in the future along Larpenteur and Snelling Avenues and takes between five and ten minutes to complete. Survey results will be used to inform the study and help shape future land use and development plans. Your feedback is strictly confidential. We appreciate your time and input on this important matter.**

**Shopping in Falcon Heights**

Do you shop at businesses within the City of Falcon Heights that are located along these corridors. If so, how frequently?

No

Yes,     once every 6 months  
          once a month  
          once a week  
          several times a week

Please name one business you frequent located within Falcon Heights and along Snelling or Larpenteur Avenues.

Would you like to see more retail or services along Snelling and Larpenteur Avenues?

Yes     No

If yes, what kind of business/services would you like in Falcon Heights?

---

Would you prefer the City of Falcon Heights try to attract large regional businesses or small local businesses?

Large Regional            Small Local

Is there any parcel you would like the city to specifically review as part of this study?

Name or address of site:



**Housing in Falcon Heights**

Do you think there is enough housing for people who want to stay and those who want to move into Falcon Heights?

Yes    No

Would you support additional housing in Falcon Heights, along the two roadway corridors?

Yes    No

What type of housing would best be suited for the corridors?

Duplexes            yes    no

4-plexes                    yes    no

Apartments 4-8 units            yes    no

Apartments over 8 units; 3 stories            yes    no

Mixed use with commercial and residential mix            yes    no

Do you support introducing some affordable housing into Falcon Heights?            yes    no

**The next 3 questions relate to the potential for future development of a large tract of land within the community. At this time there is no land available like this.**

If a large amount of land became available in Falcon Heights for development, what would you like to see happen on the property. You can pick more than one.

Single family development

Attached unit development 2-4 units.

Townhomes

Apartment building

Park

Trails

Passive open space

Retail building

Office building

Industrial building

If you could only pick two uses what two would they be?

What amenities or features would you like to see incorporated into the development? (You may select multiple options)

Green spaces and parks

Bicycle lanes and pedestrian-friendly infrastructure  
Public transportation options  
Community gathering spaces  
Affordable housing units  
Sustainable design and practices  
Cultural or artistic spaces  
Other (please specify) \_\_\_\_\_

Keeping in mind your response above, what scale of development do you prefer?

Small-scale (low-rise buildings, lower density)  
Medium-scale (mid-rise buildings, moderate density)  
Large-scale (high-rise buildings, higher density)  
No preference

### **Views on Falcon Heights and Land Uses on Larpenteur and Snelling Avenues**

How satisfied are you with the current land uses and development along the Snelling and Larpenteur Avenues?

Very satisfied  
Somewhat satisfied  
Neutral  
Somewhat dissatisfied  
Very dissatisfied

What do you like most about the Larpenteur Avenue and Snelling Avenue corridors?

What do you like least about the Larpenteur Avenue and Snelling Avenue corridors?

If you could change one thing about the land uses in the project area, what would it be and how would you change it?

What are your main concerns regarding future land use and development in the Snelling and Larpenteur Avenues area?

### **Demographics**

How long have you lived in Falcon Heights?

Less than 12 months

1-5 years

6- 10 years

More than 10 years

How big is your current household?

1-2

3-5

More than 5

What is your current age?

Under 25

26-35

36-45

46-55

55-65

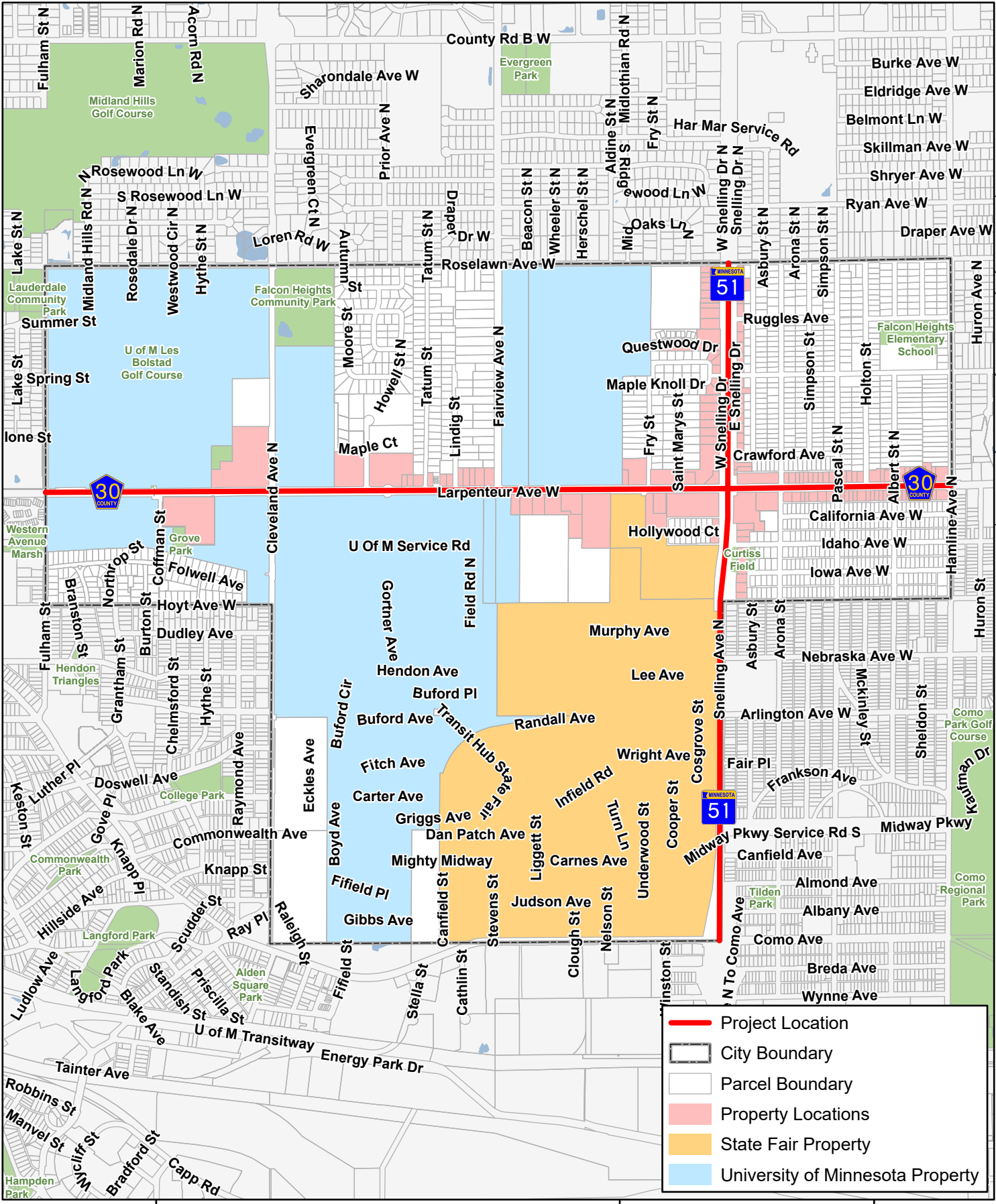
66+

Does your household include anyone under the age of 18?

Yes    No

Please provide any additional comments, suggestions, or ideas you may have regarding the future land use and development of the Snelling and Larpenteur Avenues area.

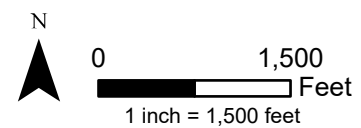
Thank you for your participation! Your feedback is greatly appreciated and will help guide the future land use and development plans for the Snelling and Larpenteur Avenues area in Falcon Heights.

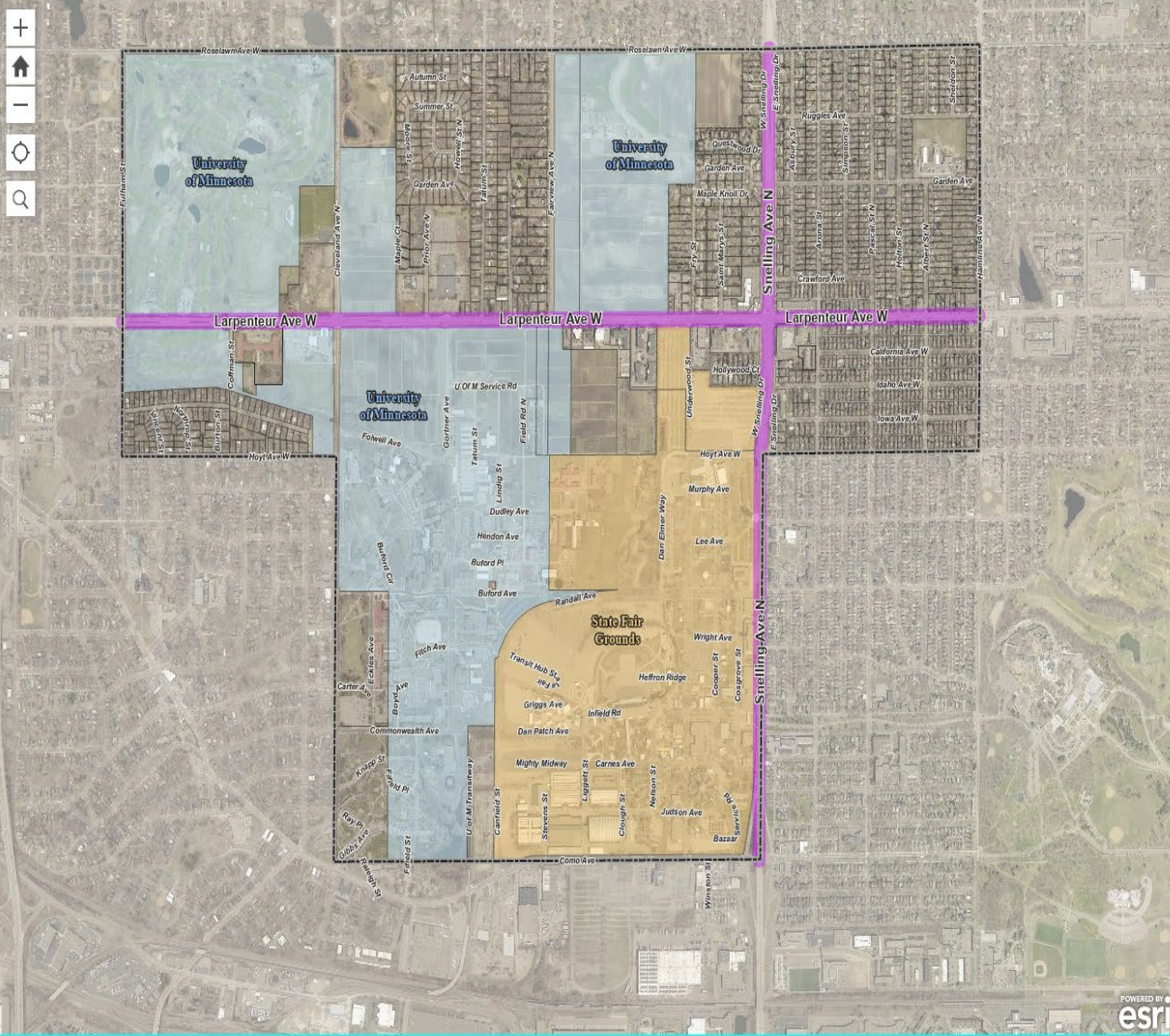


- Project Location
- City Boundary
- Parcel Boundary
- Property Locations
- State Fair Property
- University of Minnesota Property

### Parcel Project Location Map

Snelling Ave/Larpenteur Ave  
Corridor Study  
Falcon Heights, MN





Community Input

No features found near you

Load More...

+ Add a Comment

## Future Discussion Issues

### Redevelopment of the University Golf Course:

- The Golf Course could become an entry point to the community.
- What and how should the potential closure of the University Golf Course be handled
- Long term goal for the University of Minnesota Golf Course
- Over 300 acres for potential development.
- Create a new development similar to the redevelopment of the old Ford Plant in Highland Park/St. Paul.
- Large-Scale mixed-use type of development .
- Blended density for the site with higher density along Larpenteur Avenue and lower density as you move further away from the road.
- Significant trails, parks and open space in the area and connecting to the community.
- Potential for “larger scale” retail development to provide services for the area based on potential new residential growth.
- What would be the best use for the redevelopment of the golf course?
- The development of more housing and commercial development for the area
- What is the vision for the University Golf Course and how can that be conveyed to the University?
- What is the relationship with the University and the future development and use of their property?
- How to create a joint mission and vision with the University for the future
- Are there opportunities to capitalize on the Bell Museum and Gibbs Farm?

### Housing Development:

- What is senior housing – single level/full spectrum of care?
  - Rental
  - Ownership
- Higher density should be considered but the location of the density should be carefully considered.
- Define what is considered high density.
- What height should be encouraged and allowed 3-4 stories or higher?
- The combination of both market and affordable housing opportunities should be combined to reduce the potential for the development of long-term issues.
- Met Council wants higher densities.
- Move toward higher density residential development along corridors when commercial not appropriate.
- Need to acquire multiple parcels to create higher density residential sites.

## Business Attraction and Support

- How do we provide the desired services for the residents in the community and along the corridor
- How to assist businesses to survive in the community and the locations available.
- Type of businesses that should be targeted:
  - Ice Cream Shop
  - Coffee Shop
  - Neighborhood type meeting places
  - Smaller Mom and Pop convenience store
- The width of the Snelling and Larpenteur corridors affects the ability of the businesses to survive.
- Should we focus on and encourage local businesses?
- How to balance the growth while keeping the smaller town feel of the community?
- Should the business attraction be focused on small local type businesses?
- Should the community work to create destination type of businesses (Warner Stellian) for the area.
- Current businesses in the area are vehicle focused.
- Demand for new retail/commercial space appears to be weak.
- Significant vacancies in the mixed use building on the intersection.
- How to create interaction with commercial property owners
- How in-home businesses should be handled and potentially encouraged for future growth; are there some opportunities along Larpenteur, east of Snelling in the longer term time horizon?
- Pizza hut has been the most successful to locate in the building.
- Some of the businesses have been successful and needed to relocate to other areas of the community.
- Will the traffic counts affect the type of businesses that will be located in the community?
- Are there opportunities to increase commercial development density at high visibility sites along Larpenteur Ave?

## Community Support/Relationships

- City financial support for projects is limited, however assistance outside of direct financial would be considered.
- Not in favor of committing community dollars for projects.
- What are developers looking for in the community?
- How do we encourage the development that we want to occur
- Need to begin to work on the repositioning of the underutilized sites.

- The community is a good location for families, but Roseville has most of the needed large scale retail services; good with community commercial in Falcon Heights.
- Pedestrian friendly development for routes and work with state and county for their development.
- Why don't businesses want to locate in some areas?
- Pedestrian routes and movement for safety and to encourage less reliance on car trips.
- Residents walking to local businesses.
- How will the increased population due to new development affect the sense of community?
- What is the goal of redevelopment in the community?
- Creation of additional community connections across Snelling Avenue
- The Larpenteur Corridor has some of the same connection issues as the Snelling corridor, especially around the school area; how to cross streets safely.
- Increasing walkability of both corridors both along and across need to be increased.
- These are the main thoroughfares of the community.
- Significant number of vehicle trips per day
- Can we retain the feel of the community with the high level of traffic?

### Zoning Changes and Design

- Correct zoning for the development that is envisioned.
- City control over open spaces
- Consistent zoning in the corridors to encourage and allow redevelopment and potential new development.
- How handle parking for businesses that is visible but does not create a barrier to the use of the property and business access
- Building design needs to be reviewed to encourage people to enter the business.
- Is the city a barrier to the attraction of businesses locating to the community?
- Is the current zoning a barrier to the use of the existing buildings?
- The zoning ordinance should be redone to allow for the new development types and uses.
- Main level of the multi-use building has not been successful in the attraction of the viable businesses.
- Acknowledge the need to update the zoning districts and uses.
- Are zoning districts correct and are they correctly defined?
- There may be spot zoning occurring along the corridors.
- Make sure zoning meets the vision for the intended growth in the community.
- The use of PUD's seems to be overused and causing difficulties for developers.
- Defining what is considered mixed use development:
  - Flexible depending on the intended uses proposed.
  - Old school mixed use with housing on top and commercial on the main level.
- The study area includes most of the identified commercial areas and uses in the community.