

**CITY OF FALCON HEIGHTS**  
Planning Commission  
City Hall  
2077 West Larpenteur Avenue

JOINT WORKSHOP WITH CITY COUNCIL  
MINUTES

June 12, 2024 at 6:00 P.M.

**A. CALL TO ORDER: 6:00 P.M.**

**B. ROLL CALL:**

Scott Wilson <u>X</u>	Laura Paynter <u>X</u>
Jacob Brooks <u>X</u>	Mike Tracy <u>A</u>
Jim Mogen <u>X</u>	Rick Seifert <u>X</u>
Jake Anderson <u>X</u>	

Staff Liaison Lynch X  
Council Liaison Meyer X

**C. NEW BUSINESS**

1. Larpenteur & Snelling Corridor Development Study Update

Staff Liaison Lynch opened the topic by explaining the Larpenteur & Snelling Corridor Development Study is one that has been needed since it was referenced in the 2040 Comprehensive Plan. She stated the City has held three workshops, including one open house, one resident workshop, and one business meeting. She introduced Kim Lindquist from WSB who has been working as the project manager and consultant for the Larpenteur & Snelling Corridor Development Study. Kim Lindquist explained this study would be one that could inform the City of how to view development along this corridor in the future. It could either become a part of the 2040 Comprehensive Plan via a comprehensive plan amendment or it could be held separate. Regardless of how it was adopted by the City, it will be good to have an official guiding document when developers approach the City with ideas.

Kim Lindquist presented several concept designs for four different areas within in the City. The first was the golf course property, with three different layout options. Staff Liaison Lynch explained this was a high level look at this, and Kim Lindquist explained a more in depth study would be needed if this was to be looked at closer in the future, once the University has made their plans more clear. The Planning Commission and City Council reviewed the three options and provided feedback.

The overall areas of concern regarding the three layouts for the golf course were commissioners and council members would like to see more of a grid layout (closest to option B), smaller single family residence lots and needing more through streets in these areas, potentially more townhomes, greenspace throughout instead of bordering the entire property, and ensuring multifamily properties have good access to transit and thus moving them closer to Larpenteur Avenue.

The second concept plan which had two main options were for the property located at 1871 Larpenteur Ave W. This property has a current PUD on it. Option A presented showed the layout for that existing PUD. Option B showed a townhome layout. Kim Lindquist also presented a third option which was not included in the packet which would require the residential lot directly to the right to be included in the plan. This option showed a multifamily building on it. There was conversation between commissioners and council members regarding adding an expiration for PUDs in City Code if they have not been developed and the preference for the townhomes. Regarding the third option which would have two lots, it was discussed that it may be good to set a principal that should lots on Larpenteur become available for redevelopment, this is the corridor where it would be good to have more density.

The third concept plan was of the commercial area where Warners' Stellian is located. Kim Lindquist explained during the business meeting, the manager at Warners' Stellian who is also one of the owners stated he likes the large amount of parking available. Commissioners and council members believe this due to be selling parking spaces for the State Fair. The concept plan shown is roughly the same layout as what currently exists, but cleans up the parking lot and adds more landscaped islands, and adds a new building with a patio to the north of the lot that could be used for a restaurant. Jim Mogen asked how this would work with City Code as it is currently written. Staff Liaison Lynch and City Administrator Linehan explained it would either have to be subdivided or done as a PUD. Kim Lindquist agreed with the PUD, as it would be sharing parking across different uses.

The final concept plan was for the Falcon Crossing shopping center, and had two options. The first option was the area with roughly the existing layout. The main changes were cleaning up the parking lot and adding better flow by utilizing landscaped islands, and closing the curb cut on Larpenteur closest to Snelling. The second option was the same as the first, but instead of one building, it was cut in two with a drive down the center to align with the single Larpenteur curb cut. The smaller out building would be used as retail or restaurant space. Commissioners and council members discussed these two concepts and explained the main issues with this area is the parking and flow of traffic. The Arona alleyway should be a one-way alley, but cars go both ways which makes it very difficult to navigate.

Council members and commissioners thanked Kim Lindquist. Kim Lindquist explained the next steps would be a draft to staff which would then be shared in another workshop, and then once edits were made, it would go before City Council for approval.

#### **D. ADJOURN**

Council Member Mielke made a motion to adjourn workshop. Workshop was adjourned at 7:02 PM.