



The City That Soars!

REQUEST FOR PLANNING COMMISSION ACTION

Meeting Date	June 22, 2010
Agenda Item	Workshop
Title	Comprehensive Plan Implementation Workshop
Submitted By	Deb Jones, Staff Liaison

Description	Staff will introduce new recommendations for minor text revisions of the 2008 comprehensive plan to provide more flexibility and simplify updating of the city's zoning code
Background	<p>Due to staffing and budget realities, an extensive revisions of the city's zoning code and the Larpenteur corridor study cannot be undertaken on the timetable anticipated in the comp plan. However, the properties identified as redevelopment candidates need to be rezoned now because redevelopment could be proposed at any time for properties identified as future multi-family/mixed use sites.</p> <p>The simplest option is to make some minor text amendments to the comp plan, according to the city attorney. The amendment would provide for the identified properties to be "dually guided" - maintaining the existing use until redevelopment and then changing to the multi-family/mixed future use. They can then be rezoned as needed and developed as PUDs. In order to take this route, the comp plan has to be amended to say that this is what we are doing. Staff has drafted text changes for the comp plan and created a draft map.</p> <p>If the commission agrees with this strategy, staff recommends that we proceed as soon as possible and hold a public hearing as soon as July. Work on the zoning code updates will continue during the amendment process but should be considerably simplified from what was anticipated at the beginning of the year.</p>
Budget Impact	None
Attachment(s)	<ul style="list-style-type: none"> • Draft of proposed text changes for the 2008 comprehensive plan • Draft of new land use (zoning) map
Action(s) Requested	Discuss and provide input. Revise timetable for implementation.

**Draft Text Amendments – June, 2010
Falcon Heights 2008 Comprehensive Plan**

II. Land Use and Housing

1. General Land Use – no change needed

2. The Larpenteur and Snelling Corridors

Page 35

Table 8 – amended to identify multi-family properties that could be dually guided

Table 8: Multi-family Residential Properties in Larpenteur Corridor, West to East

Property	Present Zoning	Acres	Existing units	Existing Density (Units/Acre)
1666 Coffman	R-4	6.50	93	14.3
1707 Tatum	R-4	0.41	11	26.8
1707 Lindig	R-4	0.52	12	23.1
1845-1855 Larpenteur	R-4	1.11	34	30.6
<i>1830 Larpenteur [†]</i>	<i>R-4</i>	<i>0.59</i>	<i>17</i>	<i>28.8</i>
<i>1800-1818 Larpenteur [†]</i>	<i>R-4</i>	<i>1.56</i>	<i>36</i>	<i>23.1</i>
<i>1710-1740 Larpenteur [†]</i>	<i>R-4</i>	<i>4.83</i>	<i>144</i>	<i>29.8</i>
1687-1717 Fry	R-4	2.43	68	28.0
1561 Idaho/1534-1642 Snelling	R-4	0.88	32	36.4
1550 Larpenteur	PUD	2.59	119	45.9
1530 Larpenteur	PUD	1.32	56	42.4
1510 Larpenteur	R-4	0.28	10	35.7
1511 Larpenteur/1688 Arona	R-4	0.39	20	51.3
1504 Larpenteur	R-4	0.28	10	35.7
1496 Larpenteur	R-4	0.13	8	61.5
1490 Larpenteur	R-4	0.13	5	38.5
1486 Larpenteur	R-4	0.28	10	35.7
1472 Larpenteur	R-4	0.28	10	35.7
1466 Larpenteur	R-4	0.28	8	28.6
<i>All multi-family properties</i>		<i>24.79</i>	<i>703</i>	<i>28.4</i>

1. Property with potential for redevelopment at higher residential density

Page 36, following the first paragraph, addition:

In addition, existing multi-family residential properties on the south side of Larpenteur are candidates for redevelopment at higher than present densities because these properties are surrounded by University land and redevelopment would have minimal impact on existing neighborhoods. (See Table 8).

Table 9 – amended to identify commercial properties to be dually guided

Table 9: Non-Residential Properties in Larpenteur Corridor, West to East

Property	Present Zoning	Acres	Residential potential
2025 Larpenteur (TCCU) ¹	B-2	12.54	12.54
1871 Larpenteur	B-1	0.29	
1750-1790 Larpenteur (Hermes) ¹	B-2	3.44	3.44
1639 Larpenteur (Buck's)	B-3	1.16	
1644 Larpenteur (TIES west) ¹	B-3	2.58	2.58
1667 Snelling (TIES)	B-3	3.73	
1611 Snelling (Chianti Grill)	B-3	0.58	
Warner center	B-3	2.10	
BP	B-3	0.38	
Dino's	B-3	0.54	
Falcon Crossing (including north parking)	B-3	1.66	
1407 Larpenteur (Martinizing)	B-1	0.50	
1347 Larpenteur (Awad Clinic)	B-1	0.58	
1350 Larpenteur (SuperAmerica)	B-1	0.38	
<i>All non-residential private land on the Larpenteur Corridor</i>		30.46	
Total to be guided for future residential or mixed use			18.56

¹ Properties identified as candidates for future redevelopment as higher density multi-family residential, possibly mixed with commercial use.

Page 38 – Change beginning of paragraph at the beginning of the second column:

The most likely candidates for higher density residential redevelopment are the larger commercial properties on Larpenteur between Snelling and Cleveland. (See Table 9) These parcels, in addition to the existing multi-family properties identified as redevelopment candidates in Table 8, provide sufficient private land to accommodate the forecast housing...

Larpenteur and Snelling have the potential to become vital arteries within the community, connecting rather than dividing neighbor-hoods and commercial areas. It is the City’s intention to focus on that potential over the lifetime of this plan and to aim future development in the City toward realizing that vision of connection. Higher density, transit-oriented housing, including life-cycle and affordable housing, along Larpenteur Avenue will be part of that vision. Highway-oriented “strip-mall” type development will not serve this vision and will not be considered appropriate for Larpenteur Avenue within Falcon Heights. Commercial development will be integrated with the Snelling/ Larpenteur commercial core and must contribute to a viable community oriented city center. Above all, development must be balanced with preservation of the open landscapes that residents value so highly.

The City intends to give priority to development along Larpenteur Avenue that provides homes, destinations and necessities for local residents and incorporates strong pedestrian and local traffic connections both to surrounding residential neighborhoods and to existing commercial districts. **Because market forces and redevelopment timing cannot be predicted, the candidate properties identified in Table 9 will be dually guided over the life of this plan, retaining their existing business zoning and use until they are redeveloped. At that time they will be rezoned and converted to multi-family residential use, which may be combined with appropriate small-scale commercial use. It is expected that they will be developed as planned unit developments.**

A comprehensive corridor study of both Snelling and Larpenteur, with ample opportunity for public participation, is recommended as part of the implementation of this plan, ~~before any significant redevelopment is initiated along the Larpenteur Avenue corridor in Falcon Heights~~ **before any redevelopment is initiated for properties in the Larpenteur corridor not already identified as redevelopment candidates in tables 8 and 9.**

Replace second item as follows:

Establish dual zoning for the larger commercial properties identified as candidates for higher density residential or mixed use development to enable continuation of existing commercial uses until redevelopment and repurposing for higher density residential use at the time of redevelopment. It is intended that individual candidate properties will be developed as planned unit developments.

3. Housing and Neighborhoods

Page 49 and 50 – References to candidate properties identified in Tables 8 and 9 will be added.

VII. Implementation – Page 113

1. Land Use – Add to Item 1, as follows:

Conduct a detailed corridor study of the Larpenteur and Snelling Avenue corridors in Falcon Heights. The University of Minnesota has developed useful tools for enlisting public participation in this process and providing public education about what is economically feasible. It is recommended that this study be done before any major redevelopment project is undertaken along Larpenteur **outside of those areas already identified as redevelopment candidates in Tables 8 and 9 and before any reuse of existing public land.**

2. Zoning and Subdivision Ordinances – Revise Item 2 as follows:

Create ~~a new multi-use zoning designation~~ **dual zoning** for the Larpenteur corridor **commercial** areas that have been identified as candidates for ~~multi-use~~ **higher density residential or mixed-use** redevelopment by 2030. (2009-2010) **These properties will continue as B-2 or B-3 until redeveloped.**

Falcon Heights Planned Land Use 2030 - Revised 2010

