

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, MAY 20, 2014 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. APPLICANT REQUESTS AND PUBLIC HEARINGS

2.01 GREGORY MICHAEL DAMIANI - CASE NO. 14-16CV

Consider the following requests for property located at 8709 Ann Marie Trail:

- A) A **Variance** to allow a 2,200 square foot accessory building whereas 1,600 square feet is the maximum size allowed.

Planning Commission Action _____

- B) A **Conditional Use Permit** to allow sheet metal siding on a portion of an accessory building.

Planning Commission Action _____

2.02 KURT RECHTZIGEL – CASE NO. 14-14PA

Consider a **Comprehensive Plan Amendment** to change the land use designation from HDR, High Density Residential to MDR, Medium Density Residential.

Planning Commission Action _____

3. OTHER BUSINESS

4. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

The minutes from the
May 6 Planning
Commission meeting
are not yet complete.
They will be included
in the next packet.

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

REPORT DATE: May 13, 2014 **CASE NO.:** 14-16CV

HEARING DATE: May 20, 2014

APPLICANT AND PROPERTY OWNER: Gregory Michael Damiani

REQUEST: A variance to construct an accessory building larger than 1,600 square feet and a conditional use permit to allow sheet metal siding on an accessory building.

LOCATION: 8709 Ann Marie Trail

COMP PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant would like to construct a 2,200 square foot detached accessory building on the property whereas 1,600 square feet is the maximum size allowed. There is currently a 585 square foot accessory building on the property; the proposed structure would be added on to this building. The sides of the building facing the house would be constructed with hardie-board siding with the remainder of the building being sheet metal siding, matching the color of the hardie-board.

The applicant's property is 4.1 acres in size and zoned E-1, Estate Residential. City Code allows property in the A and E-1 districts, 2.5 acres - 5 acres in size, one detached accessory building up to 1,600 square feet. Sheet metal siding is allowed on accessory buildings in the A and E-1 zoning districts by conditional use permit (CUP).

The applicant has stated that the additional size is needed to store his own personal items, which includes a 28-foot travel trailer, ice fishing house, boat, vehicles and lawn equipment. The accessory building would be in compliance with setbacks and impervious surface standards. The closest neighboring home would be about 160 feet away from the accessory building. The property is allowed 17,869 square feet of total impervious surface. The applicant is planning on removing an existing gravel drive and adding a new driveway on the north side of the building, along with the detached garage addition, attached garage addition and turnaround drive area. The estimated total impervious surface on the property would be about 15,031 +/- square feet, complying with code requirements.

SPECIFIC REQUEST

The following specific applications are being requested:

- A.) A **Variance** to construct an accessory building 2,200 square feet in size whereas 1,600 square feet is allowed by code.
- B.) A **Conditional Use Permit** to allow sheet metal siding on a portion of an accessory building in the E-1, Estate residential district.

SURROUNDING USES: The subject site is surrounded by the following uses:

North and West -	Single-family; zoned E-1, Estate Residential; guided RDR, Rural Density Residential
East and South -	Single-family; zoned E-2, Estate Residential; guided RDR, Rural Density Residential

EVALUATION OF REQUEST:

Variance City Code Title 10, Chapter 3. **Variations**, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The City Council reviewed the accessory structure size requirements in 2006. The Council revised the ordinance, Section 10-15-18C states: *On lots 2.5 acres or more, but less than 5 acres in size which are located in an A or E-1 zoning district, detached accessory structures to single-family residential uses shall not exceed a gross floor area of 1,600 square feet.* Prior to 2006 all lots less than 5 acres were allowed a 1,000 square foot accessory building.

With this in mind, granting the variance may establish a precedence that is contrary to the intent of the City Code.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

City Code allows for larger accessory buildings on lots 2.5 acres or greater; allowing a structure larger than 1,600 square feet could set a precedent for other properties in the 2.5 - 5 acre lot size. The maximum accessory building size standards are not precluding the homeowner from reasonable use of the property.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The property is 4.1 acres in size. The current tuck under garage will be turned into a rec room and the property owner is planning to construct a new attached garage along with the proposed detached structure. The request for a larger structure would be for the property owners own personal use. This variance may be considered a convenience to the applicant, not a practical difficulty.

4. *The variance will not alter the essential character of the locality.*

The surrounding properties are acreage lots with topographical challenges and are heavily wooded. The structure would be setback over 200 feet from the road and would be screened with trees from abutting properties. The proposed structure would be one of largest detached structures in the neighborhood, if not the largest. Allowing a 2,200 square foot building could alter the character of the neighborhood as abutting properties are less than 2.5 acres in size and only allowed one detached building up to 1,000 square feet in size.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis for this request.

Conditional Use Permit Sheet metal siding on pole buildings is a conditionally permitted use in the E-1, Estate Residential zoning district. Two sets of zoning code review criteria apply to sheet metal pole buildings. The first set is specific to sheet metal sided accessory buildings. The second is a general set of criteria applicable to all conditional use permits.

Sheet Metal Siding CUP Criteria

Section 10-15-17 and 10-15-18 of the Zoning Regulations list criteria for accessory buildings.

1. *The sheet or corrugated steel or aluminum metal siding has a thickness of at least 29 gauge, and comes with a manufacturer's warranty of at least 20 years.*

The applicant has stated the proposed building meets these specifications.

2. *There shall be a minimum space of six (6) feet between the principal and accessory structure unless attached, and a minimum space of six (6) feet between all other accessory structures.*

This criterion has been met. The pole building is proposed to be located over six feet away from the house.

3. *Any detached accessory structure that exceeds a gross floor area of 1,000 square feet must have a minimum setback from all property lines of 50 feet.*

This criterion has been met. The building would be setback about 68 feet from the closest property line to the east.

General CUP Criteria

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. The proposed request meets the Conditional Use Permit criteria relating to the Comprehensive Plan and zoning consistency, land use impacts such as setbacks, drainage, and aesthetics, environmental impacts, and public health and safety impacts.

ALTERNATIVES

The Planning Commission has the following alternatives available for the requested action:

A. Approval If the Planning Commission finds the requests to be acceptable, the Commission should recommend approval of the requests with at least the following conditions:

- Approval of a **Variance** to allow a 2,200 square foot accessory building whereas 1,600 square feet is the maximum size allowed subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. The accessory structure shall not be used for commercial uses, storage related to a commercial use, or home occupations.
 3. A certified grading and erosion control plan approved by the City Engineer shall be required at the time of building permit application.
 4. The northerly driveway going to the tuck-under garage shall be converted to grass to comply with the impervious surface requirements.

- Approval of the **Conditional Use Permit** to allow sheet metal siding subject to the following conditions:
 1. The accessory structure shall not be used for commercial uses, storage related to a commercial use, or a home occupation.
 2. The sheet metal siding shall have a thickness of at least 29 gauge, and shall come with a manufacturer's warranty of at least 20 years.
 3. A certified grading and erosion control plan approved by the City Engineer shall be required at the time of building permit application.
 4. The northerly driveway going to the tuck-under garage shall be converted to grass to comply with the impervious surface requirements.

B. Denial If the Planning Commission does not favor the proposed request(s), it should be recommended for denial, which could be based on the following rationale:

1. The conditions of the property are not so limiting or unique that the property could not be used in a reasonable manner without the garage variance. The

- property would still function as a single family residence with an attached garage and an accessory building up to 1,600 square feet in size.
2. Approval of the variance could set a precedent for other accessory building size variances on lots 2.5 - 5 acres in size.
 3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance; the proposed size of the garage may be considered a convenience to the applicant, not a practical difficulty.

RECOMMENDATION

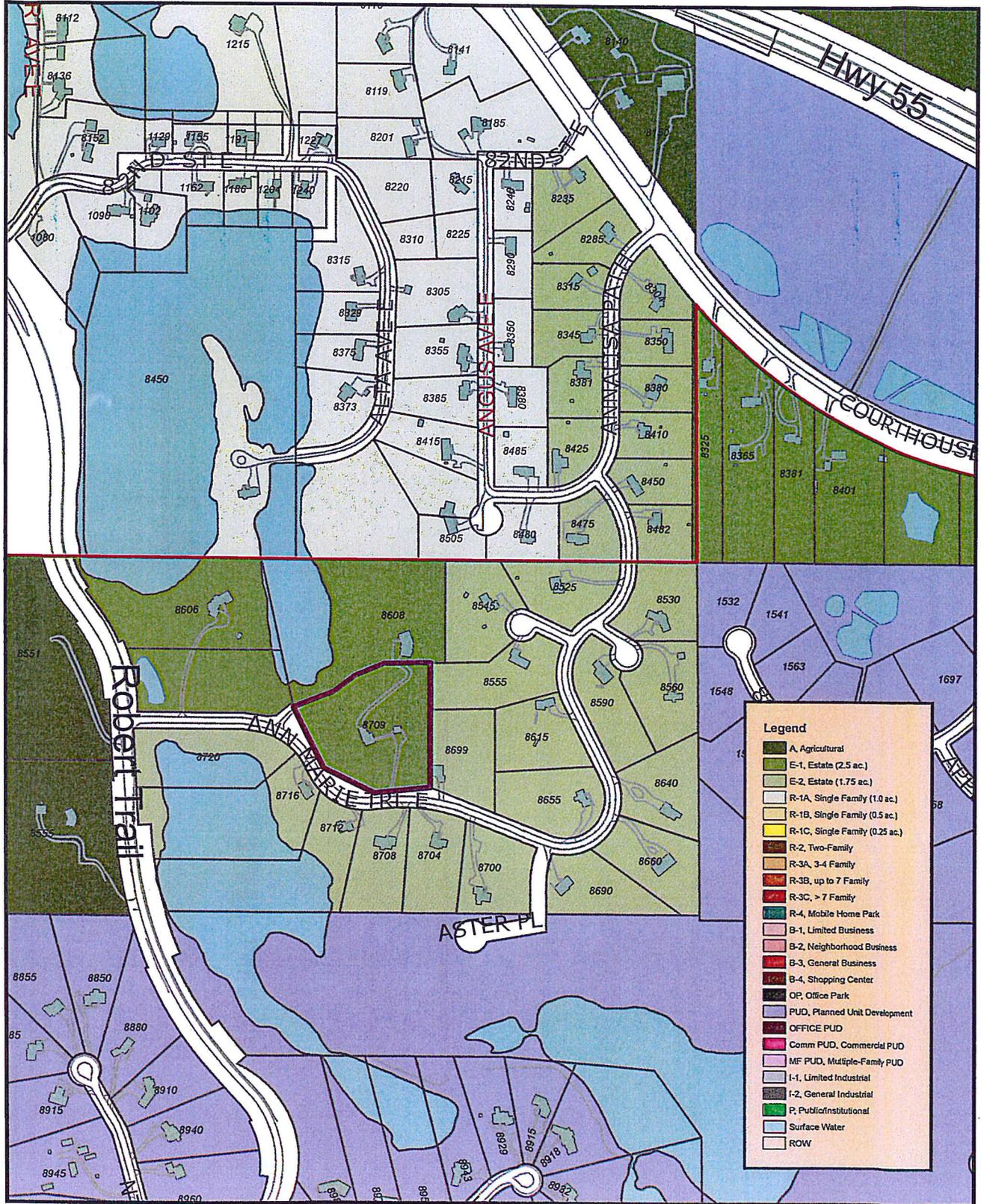
Based on the information in the preceding report and the reasons listed in Alternative B, staff is recommending denial of the **variance** request to allow a 2,200 square foot accessory building as the request does not meet the variance criteria.

A **conditional use permit** for sheet metal siding is also being requested for an accessory building. Staff would support a conditional use permit for a detached building up to 1,600 square feet in size with the conditions listed in Alternative A.

Attachments: Exhibit A - Location/Zoning Map
 Exhibit B - Applicant Narrative
 Exhibit C - Site Plan
 Exhibit D - Elevation Plan



Damiani Residence Case No. 14-16CV



N
Map not to scale

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is to be used for reference purpose only. The City of IGH is not responsible for any inaccuracies herein contained.

Exhibit A
Zoning and Location Map

I am applying for approval to construct a detached accessory structure, which would be attached to an existing 585 sq. ft. accessory structure, for a resulting single 2,200 sq. ft. accessory structure. As a result of the northerly right of way of Ann Marie Trail abutting my property, my lot is a unique size of 4.1022 acres. My need for a variance stems from wanting to use my irregular-sized lot in a reasonable manner not permitted by the City's Zoning Ordinance.

My property is zoned E-1, Estate 2.5 acres. The maximum land use standards for E-1 accessory structures ≥ 5 acres is two structures/2,400 sq. ft. and < 5 acres is one structure/1,600 sq. ft. The City's Comprehensive Plan states that rural density residential lots in this area are likely to have accessory uses such as small storage buildings associated with hobby farms and other related uses. I believe my proposed accessory structure is in harmony with the other related uses referenced above. Additionally, it is clear that City Code 10-15-17C.4. was written in contemplation of the construction of steel pole sheds/barns, which is my intent.

Currently, there is a detached, two-car garage accessory structure located on my property, and near the garage are two driveways that do not intersect. My proposed structure attaches to the existing structure and utilizes a pull through feature that will allow me to enter the structure from one driveway and exit the structure onto the other driveway. The proposed building site is relatively level with few trees. The proposed structure is not detrimental to public welfare or the neighborhood, does not affect the supply of light or air to adjacent properties, or alter the essential character of the neighborhood.

A structure such as the one I am proposing would greatly enhance the ease of maneuvering my recreational vehicles into storage. I own an 8 x 20 ice fishing house, 28-foot travel trailer, 19-foot fishing boat with 22-foot trailer, 14-foot aluminum utility trailer, three Chevrolet Tahoes, a Silverado, and a John Deere lawn tractor and pull behind trailer. I want to be able to store these items on my property in a structure that provides shelter from the elements as well as reduces the probability of the items being stolen or vandalized if they are parked in the open, which is unsafe and unsightly. Additionally, my hobby is wood-working, so I own several pieces of wood working equipment and lumber that need to be stored. The existing 585 sq. ft. accessory structure is inadequate to store my personal property and it is unreasonable to store these items outdoors or off-site.

It is my desire to comply with City Code 10-15-18: Accessory Structures; however, my practical difficulty in complying with the zoning ordinance is that my lot is just less than 5 acres, but is substantially larger than 2.5 acres. The configuration of the larger accessory structure allows utilization of both driveways via the pull through feature and provides adequate storage for my personal property. The proposed structure is more in line with the land use standards for a lot of my size and is a compromise of the two land use maximum standards. For these reasons, I am seeking a variance and conditional use permit to allow for a single 2,200 sq. ft. accessory structure on my property.

THE DAMIANI RESIDENCE

8709 ANN MARIE TRAIL

CITY OF INVER GROVE HEIGHTS, DAKOTA COUNTY, MINNESOTA

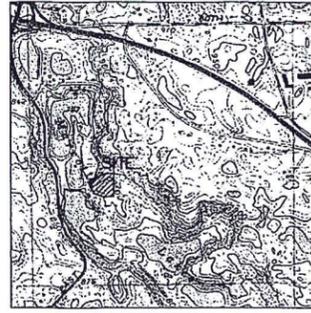


1 INCH EQUALS 30 FEET

BASIS FOR BEARINGS:
DAKOTA COUNTY
COORDINATE SYSTEM
(NAD 83, 1996)

(NA REAL TIME GPS
MEASUREMENTS TO
DAKOTA COUNTY
MONUMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
GPS NETWORK)

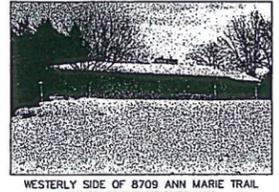
SECTION 17, T27N, R22W



VICINITY MAP
(NO SCALE)



NORTHERLY SIDE OF 8709 ANN MARIE TRAIL
INVER GROVE HEIGHTS, MN



WESTERLY SIDE OF 8709 ANN MARIE TRAIL
INVER GROVE HEIGHTS, MN

FOUND DAKOTA COUNTY
CAST IRON MONUMENT
NORTHWEST CORNER OF
SEC. 17, T27N, R22W

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
NORTH HALF OF THE SOUTHWEST
QUARTER OF SEC. 17, T27N, R22W

NORTH LINE OF THE
SOUTHWEST QUARTER OF
SEC. 17, T27N, R22W

BOUNDARY LINE
OF VALU HI

"POINT A"
POINT OF
BEGINNING

NORTHERLY RIGHT OF WAY
OF ANN MARIE TRAIL

ANN MARIE TRAIL
(RIGHT OF WAY WIDTH Varies)



GARAGE AT 8709 ANN MARIE TRAIL

FLOODPLAIN NOTE:
SUBJECT PROPERTY DOES NOT LIE WITHIN
ANY SPECIAL FLOOD HAZARD AREAS
ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP COMMUNITY PANEL NUMBER
2703B-0103 E, DATED DECEMBER 2,
2001, DAKOTA COUNTY, MINNESOTA
(NON-PRINTED PANEL)

LEGAL DESCRIPTION

CERTIFICATE OF TITLE NO. 128130

That part of the North Half of the Southwest Quarter of Section 17, Township 27 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the northwest corner of said North Half of the Southwest Quarter; thence South 89 degrees 15 minutes 40 seconds East (bearing assumed) along the north line of said North Half of the Southwest Quarter a distance of 1038.28 feet; thence South 11 degrees 33 minutes 40 seconds East 559.40 feet to a point labeled as "POINT A" on the boundary line of VALU HI, according to the recorded plot thereof on file in the office of the County Recorder in said county and state, said point being the point of beginning of the property to be described; thence North 69 degrees 25 minutes 20 seconds East 160.00 feet; thence North 54 degrees 24 minutes 20 seconds East 100.00 feet; thence North 67 degrees 23 minutes 20 seconds East 115.00 feet; thence North 89 degrees 22 minutes 20 seconds East 169.00 feet more or less to a point on the northerly extension of the west line of Lot 3, Block 2, said VALU HI; thence South 0 degrees 44 minutes 20 seconds East along the westerly boundary of Lots 3 and 6, Block 2, and the northerly extension thereof a distance of 459.30 feet to the southwest corner of said Lot 6; thence South 84 degrees 29 minutes 20 seconds West 202.79 feet along the northerly right of way line of Ann Marie Trail as detailed in said plot of VALU HI; thence North 63 degrees 31 minutes 40 seconds West, continuing along said northerly right of way line 209.50 feet; thence North 26 degrees 15 minutes 50 seconds West, and along said northerly right of way line, a distance of 250.75 feet more or less to said "POINT A", the point of beginning.

Together with a perpetual non-exclusive easement for roadway purposes over and across an adjoining strip of land, such strip being fifteen feet in width, the Southerly line of which is described as follows:
Commencing at the northwest corner of the north 1/2 of the southwest 1/4 of Section 17, Township 27 North Range 22 West; thence South 89 degrees 15 minutes 40 seconds East (bearing assumed) along the north line of the north 1/2 of said southwest 1/4 a distance of 1038.28 feet; thence South 11 degrees 33 minutes 40 seconds East 559.40 feet to a point labeled as "POINT A" on the boundary line of VALU HI, according to the recorded plot thereof on file in the office of the County Recorder in said County and State said "POINT A" being the point of beginning of the line to be described; thence North 69 degrees 25 minutes 20 seconds East 160.00 feet; thence North 54 degrees 24 minutes 20 seconds East 100.00 feet; thence North 67 degrees 23 minutes 20 seconds East 115.00 feet; thence North 89 degrees 22 minutes 20 seconds East 169.00 feet more or less to a point on the northerly extension of the west line of Lot 3, Block 2, VALU HI and there terminating.

PROPERTY AREA =
178,692 SQ. FT.
OR 4.1022 ACRES

LEGEND

- PP ○ POWER POLE
- TR □ TELEPHONE RISER
- LP □ LAMP POST
- EM □ ELECTRIC METER
- GM □ GAS METER
- AC □ AIR CONDITIONER
- MB □ MAIL BOX
- SL □ SIGN
- CH — OVERHEAD UTILITY LINES
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES REDWOOD DIMENSION AS PER LEGAL DESCRIPTION
- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

ZONING REQUIREMENTS

ZONED E-1 - 2 1/2 ACRE ESTATE DISTRICT
SUBJECT TO SHORELAND MANAGEMENT OVERLAY DISTRICT

MINIMUM LOT AREA - 2 1/2 ACRES
MINIMUM LOT WIDTH - 200 FEET
MAXIMUM IMPERVIOUS SURFACE COVERAGE - 10% BUT NOT LESS THAN 18,335 SQ. FT.
MAXIMUM HEIGHT - 35 FEET

BUILDING SETBACKS:
FRONT - 30 FEET
SIDE - 10 FEET
REAR - 50 FEET

ACCESSORY STRUCTURES:
MAXIMUM SIZE - 1,000 SQ. FT.
MAXIMUM NUMBER - 1
FRONT SETBACK - 30 FEET
SIDE SETBACK - 10 FEET (LESS THAN 1000 SQ. FT.)
REAR SETBACK - 50 FEET
MAXIMUM HEIGHT - 25 FEET

THERE SHALL BE A MINIMUM SPACE OF 6 FEET BETWEEN THE PRINCIPAL AND ACCESSORY STRUCTURE UNLESS ATTACHED, AND A MINIMUM SPACE OF 6 FEET BETWEEN ALL OTHER ACCESSORY STRUCTURES (AS PER CITY OF INVER GROVE HEIGHTS ZONING CODE)

KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY B N.W.
NEW BRITTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
email: kemper@pro-ns.net
www.kempersurveys.com

CERTIFICATE OF SURVEY

14008 (14008.DWG)

D.B. TODD HOLEN

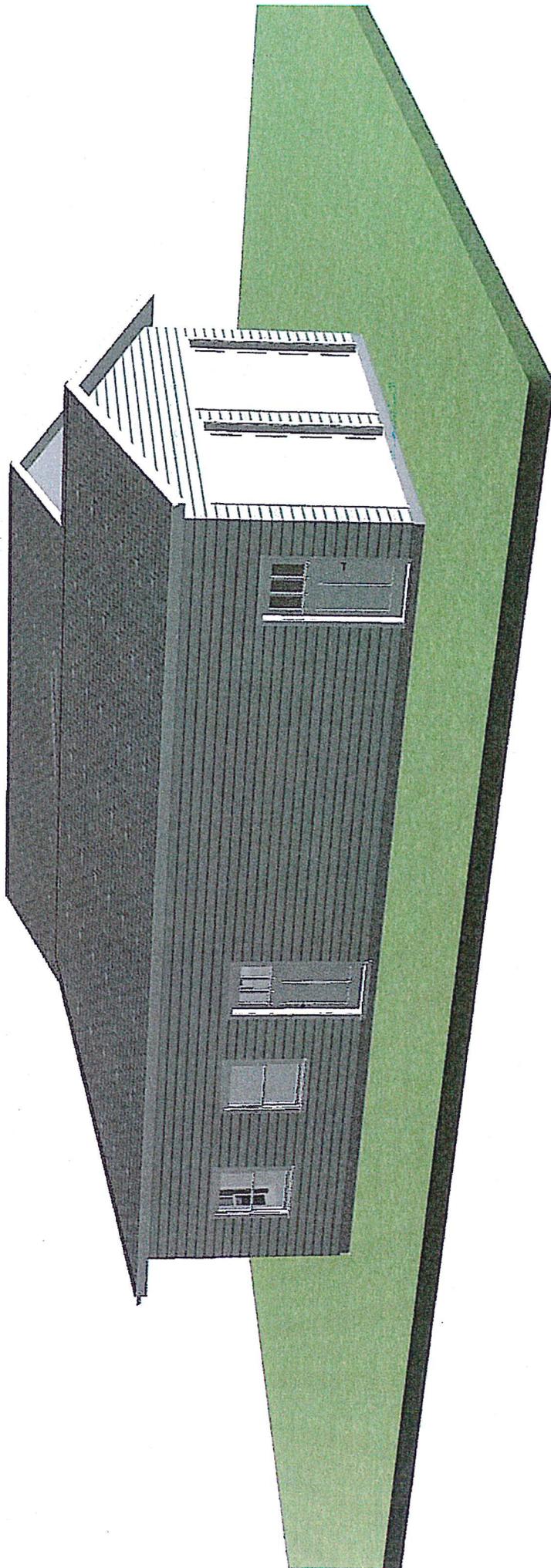


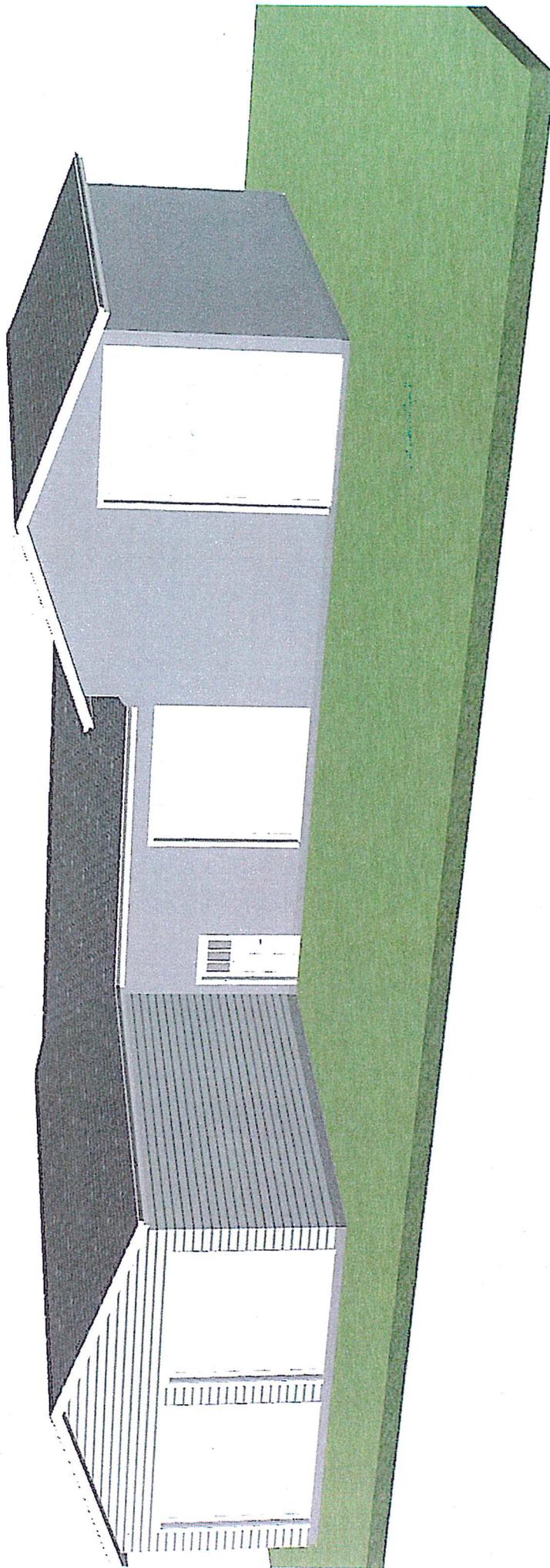
PREPARED FOR:
MIKE DAMIANI
1691 ROSE AVE. E.
ST. PAUL, MN 55106
651-263-1039

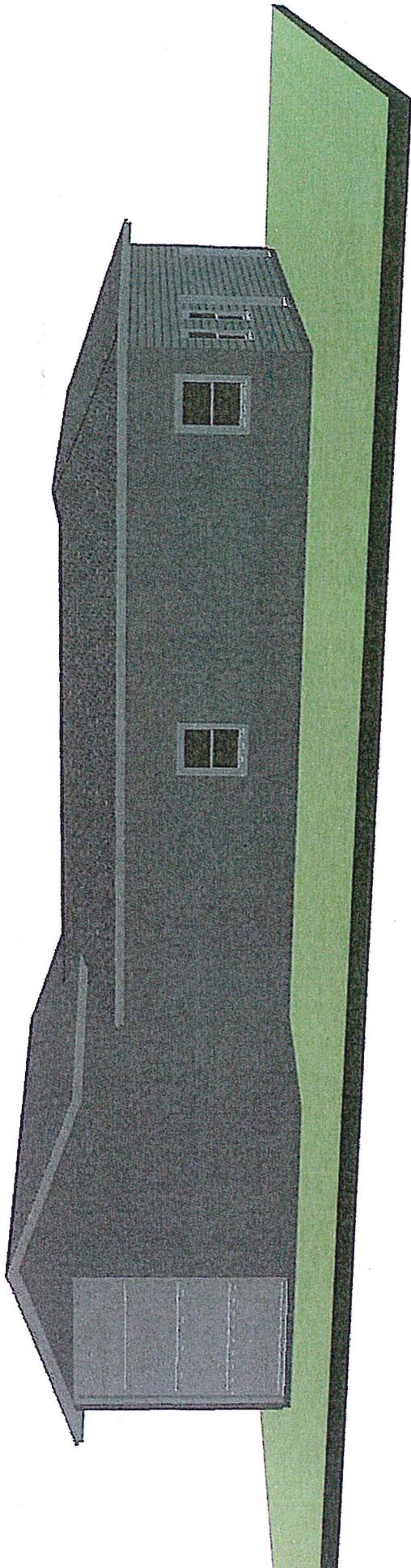
CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY, PLAN
OR REPORT WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT
I AM A DULY LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE STATE
OF MINNESOTA.

MARK D. KEMPER, PLS 18407
DATED THIS 27th DAY OF APRIL 2014

KEMPER & ASSOCIATES, INC.







**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: May 16, 2014 **CASE NO.** 14-14PA

APPLICANT: Kurt Rechtzigel

PROPERTY OWNER: Kurt Rechtzigel

REQUEST: Comprehensive Plan Amendment to change land use from HDR, High Density Residential to MDR, Medium Density Residential

LOCATION: 80th Street between Hwy 3 and Babcock Trail

HEARING DATE: May 20, 2014

COMPREHENSIVE PLAN: High Density Residential

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning **PREPARED BY:** Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application for a comprehensive plan land use change for a future proposed townhome development located in the Northwest Area on land located on the north side of 80th Street, east of Hwy 3. The current designation would allow for 12+ units per acre. The applicant is proposing a project with an anticipated density of 7.8 units per acre. The applicant is requesting a change to MDR, Medium Density Residential which has a density range of 6-12 units per acre. The project site consists of a single parcel of 2.74 gross acres.

The property is currently zoned A, Agricultural and located within the Northwest Area Overlay District.

The applicant has chosen to request the land use change portion of the application first before a detailed PUD application is submitted. A concept plan of the development is included with this report. Some elements of the concept plan may need some changes to meet the Northwest Area's requirements and that would be addressed with the PUD plan review. The task at hand with the comprehensive plan review is to determine if Medium Density Residential is an appropriate land use.

SURROUNDING USES

The subject property is surrounded by:

North	Vacant lot; zoned A, Agricultural; guided Low-Medium Density Residential.
East	Inver Wood Golf Course.
West	Vacant land; zoned A, Agricultural; guided Low-Medium Density Residential.
South	City owned parcel, Vacant; zoned A, Agriculture; guided Medium Density Residential and Industrial Office Park south of Hwy 55.

EVALUATION OF REQUEST

Comprehensive Plan Amendment

When the City began its work on the 2020 Comprehensive Plan back in 1996, detailed land use and utility studies had not yet been done for the Northwest Area. The land use designation for this property and the surrounding properties to the north and west were guided for Low Density Residential.

When the Alternative Urban Areawide Review (AUAR) was conducted for the Northwest Area in 2005, the land use designation was identified as Low-Medium Density in order to address overall unit counts and density projections.

During the planning of the 2030 Comprehensive Plan, it was brought up by the landowners of some of the parcels in the Northwest Area (including the subject parcel) that some of the land had greater density potential than shown in the AUAR and in initial drafts of the comp plan. It was later determined that the subject parcels and surround parcels would have the ability to change some land use densities. Those subject parcels were reclassified to Medium Density.

In 2010, the landowners of this property and those to the west and north applied for and received a comprehensive plan amendment to High Density Residential. The project at that time was to be a multiple family project of approximately 480 units. The property directly abutting to the north and west was just recently reguided to LMDR.

The Land Use Chapter of the comprehensive plan has a description of the Northwest Area which includes the following:

“This comprehensive plan update modifies some of the land uses previously guided for the Northwest Area. These modifications are based on what we have learned over the last eight years of planning work completed in the Northwest Area as well as reflections of recent development proposals and comprehensive plan amendments. Two key guidelines were adhered to in modifying the land uses in the Northwest Area. 1) the

development projections assumed within the Northwest AUAR remain higher than those projected for the 2030 Comprehensive Plan update, thus rendering the AUAR still effective and not impacting the design capacity of future infrastructure. 2) the assumptions used to determine how infrastructure improvements are financed remain on the low side, thus making sure that we project to exceed the amount of development needed to ensure the delivery of infrastructure to the Northwest Area is financially feasible.”

This indicates that when the change to Medium Density occurred, the overall land use assumptions for the AUAR were still higher and so there was no negative impact with this change. A redesignation back to Medium Density Residential on the parcel would be the same as the findings of the AUAR.

Based on the current land use designation (HDR 12+ units/acre), the number of units allowed would be 32 on up. Based on the proposed attached townhome product type, an R-3B zoning would be the required zoning approved with a PUD. The applicant is proposing 20 units which would comply with the comp plan designation minimum density.

The project would provide for a different housing mix as anticipated by the comp plan and the project unit count exceeds the numbers anticipated in the financial assumptions.

The change to MDR is the designation adopted in the 2030 Comprehensive Plan.

The applicant has gone through the required sketch plan review process per the Northwest Area and has submitted preliminary information pertaining to the Natural Resource Inventory, net developable area, and development capacity plan. The concept plan met all these criteria.

The property abuts 80th Street or County Road 28. The County has control of access. The County has approved a preliminary alignment of future 80th Street that will connect to the round-about at Hwy 3. Access points have been identified and the developer’s proposed access point appears to be consistent with the county’s preliminary alignments. 80th Street would also be widened in the future to accommodate the increased traffic once more development occurs.

The property to the south is guided Industrial Office Park. A change to a lower density multiple family residential would typically be a transitional land use between residential and higher intensity. Any future industrial development would be southeast of this project. Hwy 55 MnDOT right-of-way is directly across the street.

The small size of the parcel would make it difficult to develop with a high density product.

The property abuts the Inverwood Golf Course to the east. This land is guided Public. Residential is typical along golf courses as it provides a good open space amenity.

INCLUSION OF CITY OWNED PROPERTY

The applicant is proposing a land swap with the City to utilize the old Schroeder property that the City purchased a few years ago. The Schroeder property has a natural low area that would be used for the storm water needs of the project. This same area was shown on the Fox Glen single family project as a storm water basin for both developments. The City is in negotiations with the applicant regarding this land swap/acquisition. The applicant has noted that reconfiguring the properties is very important to the ultimate design and viability of this project. While the comp plan amendment is not contingent upon this negotiation, it must be resolved before any PUD or plat could be approved.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. Approval If the Planning Commission finds the application acceptable, the Commission has the following options on a recommendation:

Approval of the Comprehensive Plan Amendment from HDR, High Density Residential to MDR, Medium Density Residential subject to the following conditions:

1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.

B. Denial If the Planning Commission does not favor the comprehensive plan amendment, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

The previous comp plan application and approval in 2010 anticipated a stronger market for higher density development. Based on current market trends and expected longer range trends, it does not appear as likely that higher density residential development would occur at this location. The project as proposed meets or exceeds the projected density for the financial assumptions. Staff recommends approval of the request with the conditions listed.

Attachments: Existing/Proposed Comp Plan Map
Concept Plan
Applicant Narrative

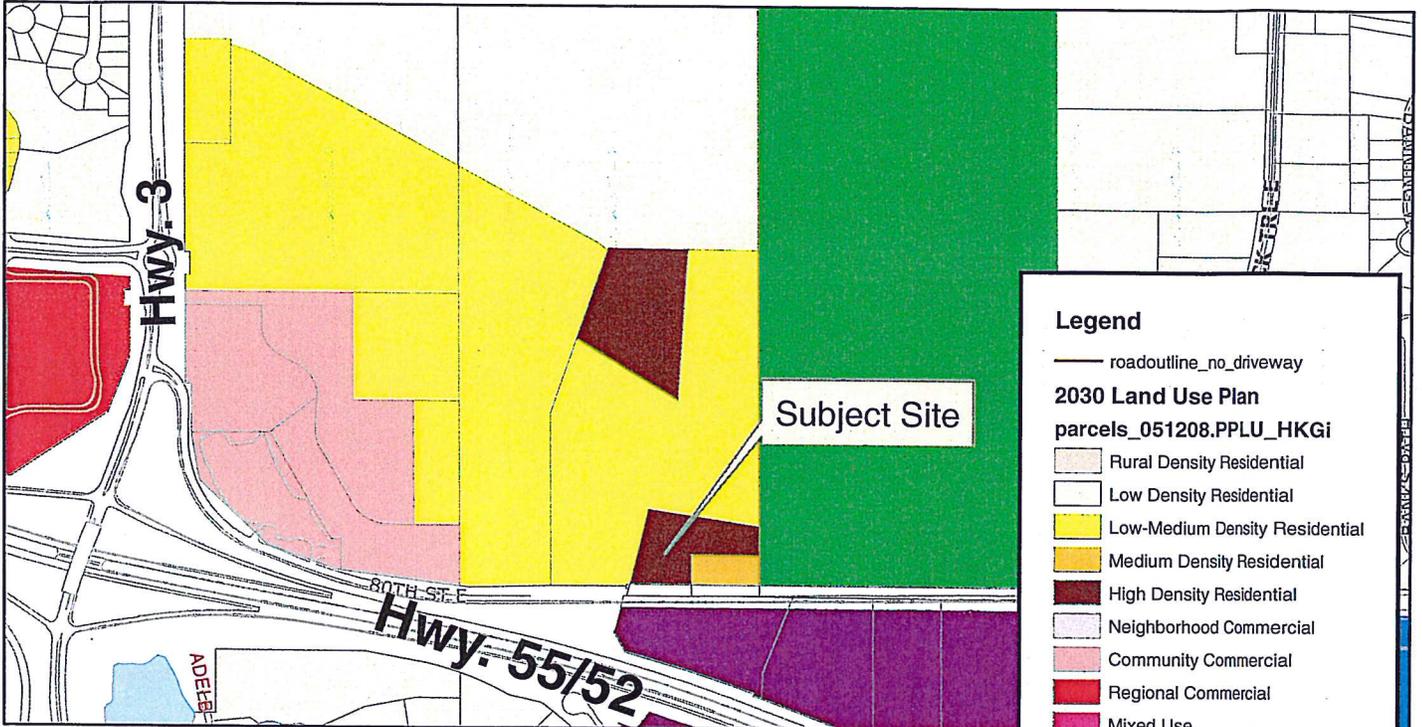


Fox Glen Townhome Comp Plan Amendment

Case No. 14-14PA



Existing Comp Plan



Legend

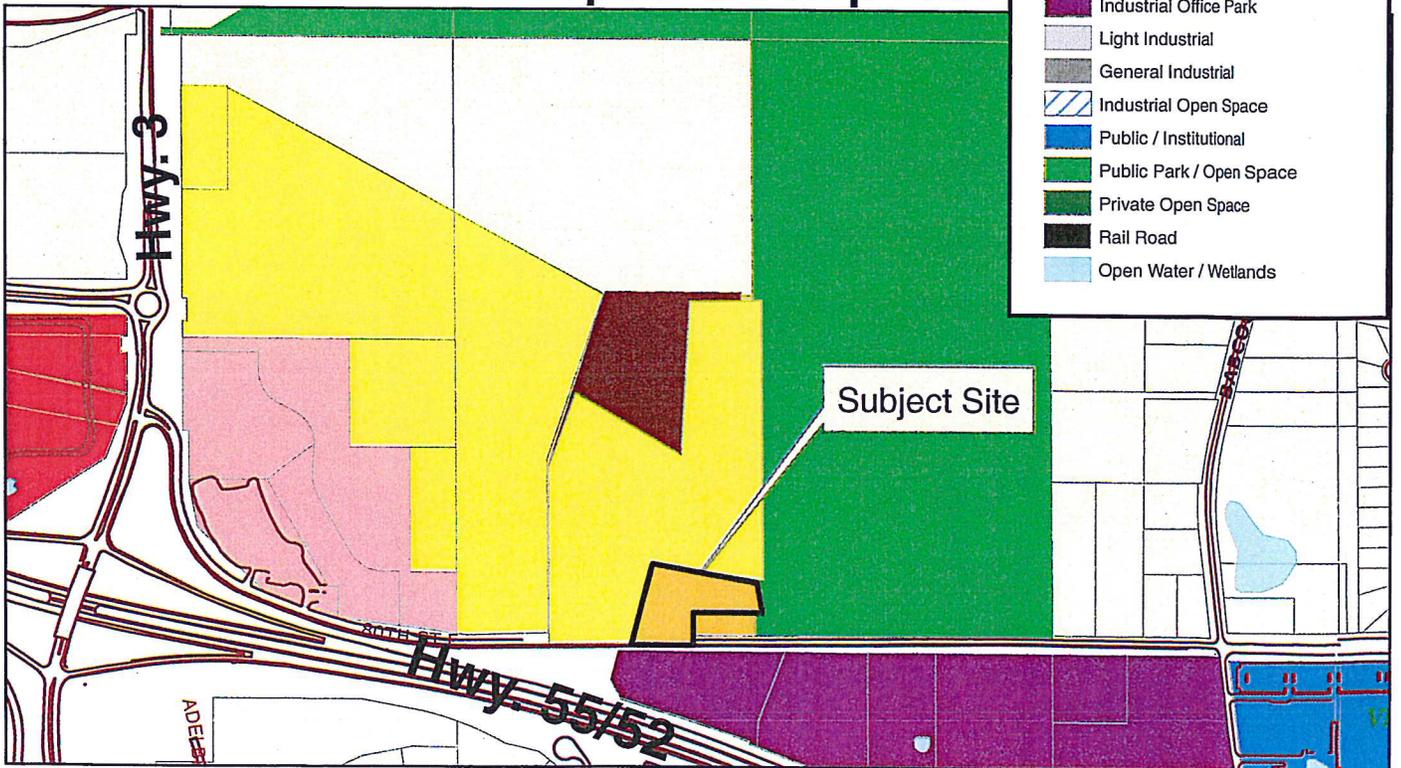
— roadoutline_no_driveway

2030 Land Use Plan

parcels_051208.PPLU_HKGi

- Rural Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Mixed Use
- Office
- Industrial Office Park
- Light Industrial
- General Industrial
- Industrial Open Space
- Public / Institutional
- Public Park / Open Space
- Private Open Space
- Rail Road
- Open Water / Wetlands

Proposed Comp Plan



Project Narrative
Kurt Rechtzigel
Fox Glen Townhomes
1407 80th Street East
Inver Grove Heights, Minnesota

Existing Conditions/ Project Description

Kurt Rechtzigel is excited to bring to Inver Grove Heights a creative and environmentally sensitive multi-family residential subdivision for the land at 1407 80th Street East, located within the City's Northwest Area (NWA) Overlay District. The existing parcel encompasses 2.98 acres of manicured lawn and mature woods abutting the Inverwood Golf Course. The existing structures on the property would be removed to make way for the proposed development. Additionally, Mr. Rechtzigel is proposing to utilize the 1.24-acre parcel that is owned by the City of Inver Grove Heights and is adjacent to and southeast of the subject property.

The proposed neighborhood will be a 20-unit townhome development situated on the property in a manner that preserves significant buffering along 80th Street East and adjacent to the Inverwood Golf Course. The property would be built-out in a single phase and would integrate nicely with the currently proposed single-family residential development Fox Glen to the northwest. The proposed number of units will result in a net density of 7.75 units per acre, which is consistent with the medium to high density residential intended by the Comprehensive Plan for this area of the City.

The development will tie into and complement the stormwater management system that was designed for Fox Glen. The Fox Glen system is an innovative treatment train approach to storm water management that ensures the development is compliant with all NWA storm water management guidelines. The stormwater management plan for both sites utilizes on-site storm water ponds to provide water quality and rate control, along with infiltration basins to control overall runoff volume. All proposed facilities have been designed in accordance with the City of Inver Grove Height engineering criteria.

The proposed Rechtzigel development has been designed to be an outstanding example of a PUD development within the NWA Overlay District and importantly, will be in substantial compliance with the requirements of the R-3B zoning district.

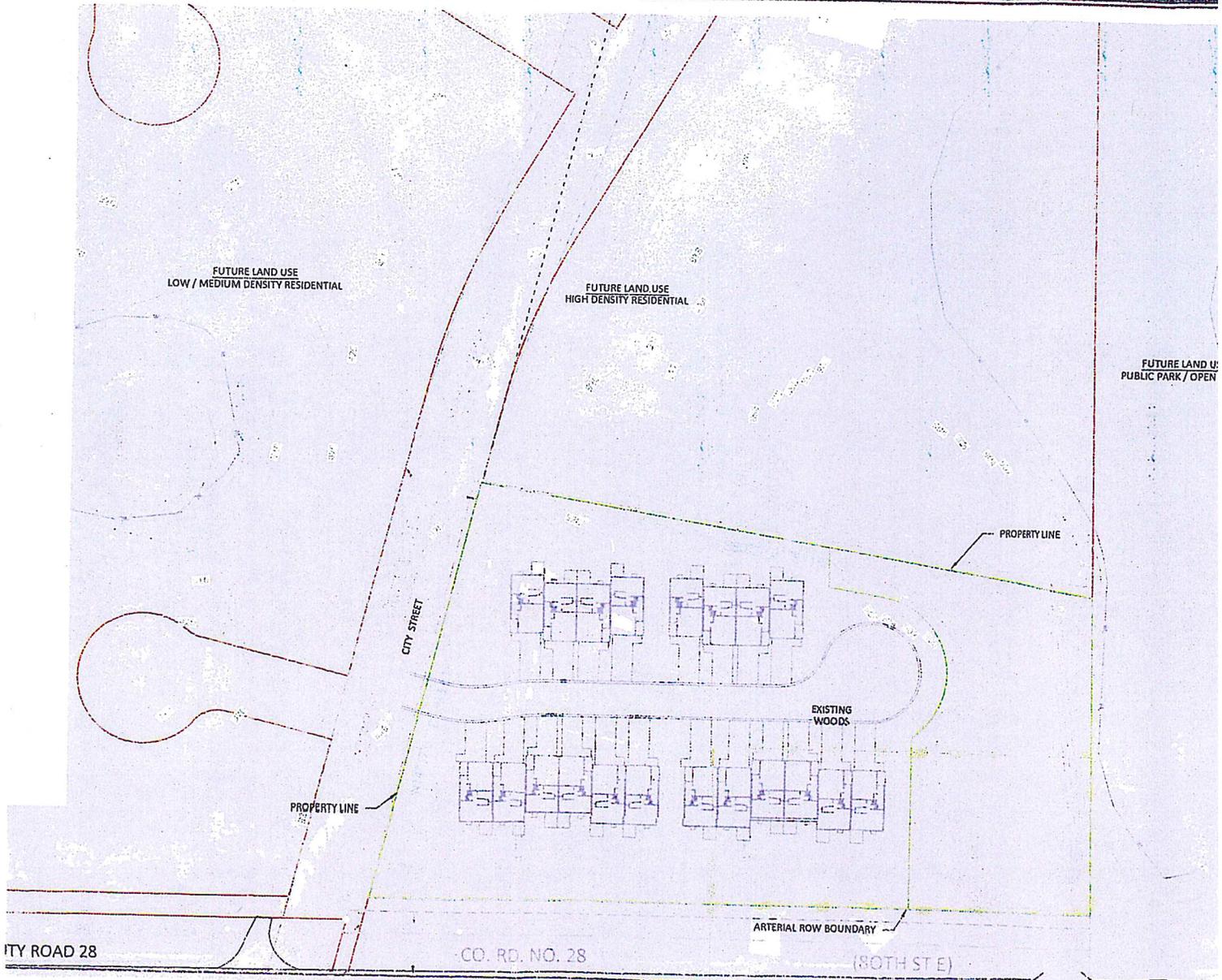
Comprehensive Plan Amendment

As part of this application we are requesting a comprehensive plan amendment for the property. The 2030 Comprehensive Plan designated this property as medium density residential at 6 to 12 units per acre and was amended at a later date to high density residential. The parcels in this area have been marketed for high density residential since the Fall of 2010 and received no development interest due to the location. Traditionally high density residential housing is located in a more urban environment as users seek to

be closer in proximity to retail and office as well as immediate access to public and multi-modal transportation.

We are requesting that the comprehensive plan be amended to guide the property to medium-high density at 6 to 12 units per acre. The change in density would benefit the site, the City of Inver Grove Heights and the public by better protecting the sites natural features, reduce traffic, allow better quality open space from the natural area/ open space to the east of the property and provide a better transition to the adjacent future land uses.

PLAN



ITY ROAD 28

CO. RD. NO. 28

(80TH ST E)