

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**WEDNESDAY, AUGUST 5, 2015 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**
2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR July 21, 2015.**
3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 LORI BARR – CASE NO.15-30SV

Consider the following requests for the property located south of 9467 Courthouse Blvd:

- a) A **Preliminary Plat** for a two lot residential subdivision to be known as Hayden Heights.

Planning Commission Action _____

- b) A **Variance** from the minimum lot width requirements for Lot 1.

Planning Commission Action _____

3.02 THE CHARTER SCHOOL FUND (ATHLOS ACADEMIES)– CASE NO. 15-31PR

Consider the request for a **Major Site Plan Review** to allow for the construction of a 90,000 gross square foot building along with other property improvement for the property located at 9725 S. Robert Trail.

Planning Commission Action _____

4. **OTHER BUSINESS**
5. **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

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 21, 2015 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Armando Lissarrague
Joan Robertson
Annette Maggi
Tony Scales
Dennis Wippermann
Pat Simon
Elizabeth Niemioja
Bill Klein
Harold Gooch

Commissioners Absent:

Others Present: Tom Link, Community Development Director
Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the July 7, 2015 Planning Commission meeting were approved as submitted.

ATHLOS ACADEMIES – CASE NO. 15-23PAZ

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of the property from I-1, Limited Industry to P, Institutional and a comprehensive plan amendment from LI, Light Industrial to P/I, Public/Institutional, for the property located at 9725 South Robert Trail. 59 notices were mailed.

Presentation of Request

Ms. Botten explained the request as detailed in the report. She advised that the applicant would like to operate a charter school at 9725 S. Robert Trail, which is currently zoned and guided for industrial. The property has challenging topography with a limited developable area. The applicants are requesting to change the land use designation and to rezone the property from an industrial use to an institutional use. If these improvements are approved the applicant would be required to go through the public process again for a major site plan review. City Code states that a rezoning must be in the best interest of the physical development of the city in order for it to be approved. The rationale to support the land use change includes the fact that the site has been vacant for 10 years, there would be reinvestment in the property as the old building would be demolished and a new building constructed, a school may be more compatible with the abutting residential uses to the north and west, it would add approximately 100 jobs to the community, and the challenging topography limits the site. Rationale for denying the request includes loss of industrial tax base, the site has access to a state highway which could be beneficial for an industrial use, industrial property may be more compatible with the industrial and commercial properties to the south and east, there is potential to expand the industrial employment opportunities, and would help fulfill the comprehensive plan's goal to maintain a well balanced tax base within the community. Staff recommends denial of the proposed request. Staff received a general inquiry from the District 199 Superintendent and they also received an email from a resident representing himself and a couple neighbors from the residential area along Tyne Lane.

That email was distributed to Commissioners and did not note any concerns with the proposed rezoning and comprehensive plan amendment, but did note concerns with site development, impact to their properties, tree removal, etc.

Chair Maggi asked how long the applicant had owned the subject property.

Ms. Botten replied that the applicant could respond to that question.

Commissioner Gooch asked if Athlos Academies was a for profit organization.

Ms. Botten stated that would be a better question for the applicant.

Commissioner Simon asked if MNDOT had any issues regarding the driveway being fairly close to the neighboring driveway.

Ms. Botten replied that nothing was changing as both driveway points were existing. She advised that they expected to receive comment from MNDOT by the end of the month.

Commissioner Robertson asked if there were any ideas why the property had been vacant so long.

Ms. Botten replied she was unsure, and added that the challenging topography may have been a factor.

Opening of Public Hearing

Claud Allair, 5975 Blackberry Trail, advised he was the startup director for Athlos Preparatory Academy.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Allair replied that he read most of the report. He added that a representative from their partner, Athlos Academies, was also present to discuss the request. He advised they are an approved Minnesota Charter School. They partnered with Athlos Academies to assist them in building the school and making this a successful venture. The goal is to educate about 1,000 students from throughout Dakota County in grades K-8. Their mission is to provide an education that is well rounded and educates the mind, body, and character of their students. Mr. Allair advised that the school is operated by an independent local school board which is an established 501c3 non-profit organization; however, they are partnered with Athlos Academies to support them in bringing this project together and constructing the building.

Aaron Carroll, Athlos Academies, 855 Broad Street, Boise, ID, advised he was available to answer any questions.

Chair Maggi asked if he read and understood the report.

Mr. Carroll replied in the affirmative. He advised that despite it being actively marketed for ten years, there does not seem to be a demand for the property which is due in part to the age of the building as well as site deterioration. In regard to loss of additional tax base from an industrial use, he advised that the City portion of property taxes is approximately \$15,000 a year. Although the school would be tax exempt, the fees paid to the City for sewer and water connection would be approximately \$160,000, in addition to a \$60,000 building permit fee, which would help offset any impacts from that tax loss. He noted that the comprehensive plan estimates 27-37 jobs for this property based on the existing building whereas they are proposing approximately 100 jobs. Mr. Carroll believed a school would be more compatible with the residential properties to the north and

would be a good buffer between their residential and industrial neighbors.

Commissioner Niemioja asked Mr. Carroll if he was familiar with the Athlos Academy in Brooklyn Park.

Mr. Carroll replied in the affirmative, stating they partnered with them as well.

Commissioner Niemioja asked if the size of the Brooklyn Park school would be comparable to the proposed school.

Mr. Carroll replied in the affirmative.

Commissioner Niemioja stated only 80 employees were listed on Brooklyn Park's staff roster and asked if they were anticipating more employees at this location.

Mr. Carroll advised that the staff roster lists only full-time employees and did not include part-time and flex employees.

Commissioner Niemioja asked if the teachers were required to be licensed.

Mr. Allair replied in the affirmative.

Commissioner Robertson asked if the proposed school would be a residential school.

Mr. Allair replied it would not.

Commissioner Robertson asked who was sponsoring the school.

Mr. Allair replied that their sponsor authorizer was Volunteers of America. He advised that charter schools were rigorously scrutinized.

Chair Maggi asked if a 1,000 student goal was realistic.

Mr. Allair stated that their charter application goal was to enroll 1,000 students by the second year and that historically schools around the country that have partnered with Athlos have reached maximum enrollment very early on, as well as had a waiting list. He replied that the Brooklyn Park location had an enrollment over 800 in their first year.

Chair Maggi asked if there was a cost for tuition.

Mr. Allair replied that it was a free public school. He advised there were very few charter schools in Dakota County.

Commissioner Klein asked who would provide their bus service.

Mr. Allair replied that the final decision had not yet been made. He stated ideally they would contract with 196 for transportation throughout their district and have additional routes for other areas as well.

Commissioner Klein asked if their clientele would be mostly from Rosemount, Eagan, and Apple Valley.

Mr. Allair replied that they would recruit throughout Dakota County.

Mr. Carroll stated their school in Brooklyn Park contracted with the local school district to use their bus drivers and buses, and were able to dictate the route themselves by offsetting their start/stop times.

Commissioner Wippermann asked what would Athlos's role was as a partner.

Mr. Carroll replied that Athlos Academies provided assistance by constructing the building, developing the site, etc.

Chair Maggi asked if they dictated curriculum.

Mr. Carroll replied they did not; however, they did offer it.

Mr. Allair added that there were some continuing partnership services, including professional development, training for teachers, etc.; however, the local school board made the final decision as to school operations.

Commissioner Lissarrague asked if they were affiliated with any religious organizations.

Mr. Allair replied they were not.

Commissioner Gooch asked how they were funded.

Mr. Allair replied that they get funding from the State based on the number of students they have, and can also apply for Title funds through the Federal government.

Commissioner Lissarrague asked for clarification regarding their affiliation with Volunteers of America.

Mr. Allair advised that Volunteers of America was a non-profit national organization which, among other things, authorized charter schools. They are Athlos Academy's authorizer and their role would be to oversee them to ensure they were following Minnesota State law.

Commissioner Robertson stated that typically charter schools were sponsored by colleges and universities, and asked if Volunteers of America had an educational background.

Mr. Allair replied that one of the reasons he chose Volunteers of America was because of their reputation as a strong authorizer of charter schools. He advised that they hire people with strong K-12 educational experience.

Commissioner Gooch asked if the applicants had approached District 196 and 199 for their support.

Mr. Allair advised that Volunteers of America sent a letter to the superintendent of District 196 informing them of the proposed charter school. He stated they do not claim to be better than public schools, just different, and that they offer an alternative to local public or private schools.

Chair Maggi reminded Commissioners that their role was to focus on land use.

Commissioner Klein asked if there were back taxes owed on the subject property.

Mr. Carroll replied that taxes were current on the property.

Commissioner Robertson asked if there were other charter schools in the metro area currently authorized by Volunteers of America, and what was the motivation for Athlos to come in and build another school.

Mr. Allair stated their motivation was to provide an alternative school choice and to provide a model that emphasized developing the mind, body, and character of students. He advised their school would have more emphasis on physical education and health than you would find in an average school. He advised that Volunteers of America was an authorizer of charter schools in Forest Lake and Brainerd, among others.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi stated that the proposed school would provide an interesting transition from commercial to residential and was a good opportunity for this particular piece of property which has challenging topography and has been vacant for ten years.

Commissioner Niemioja questioned whether adding another educational option was worth losing the tax benefit of this property, whether an industrial use would perhaps provide job opportunities with a wider range of skill level to Inver Grove Heights residents, stated she would prefer the school be located in the heart of the City so drivers would go past some of our commercial areas, and noted they would be giving up a tax base that is currently being paid.

Commissioner Scales advised that he supported the request, stating he felt it was a good use of the property and that although the taxes were currently being paid they may eventually lapse.

Commissioner Lissarrague questioned how this would impact the public school system if 1,000 students left to attend this charter school.

Chair Maggi advised that technically the proposed charter school was a public school and she reiterated that the Planning Commission's role was in regard to land use.

Commissioner Scales stated that competition was beneficial, even for educational institutions.

Commissioner Robertson advised that she supported the request for a land use change, stating it would be a good buffer between the existing residential and industrial areas.

Commissioner Gooch stated he would have liked to hear from the superintendents of Districts 196 and 199, was concerned about the loss of State revenue for those districts, and questioned the wisdom of giving up industrial property.

Chair Maggi noted there were a fair number of Inver Grove Heights students who chose to attend private schools or schools in other cities.

Commissioner Simon stated she supported the request. She advised that her grandchildren attended Athlos Academy and had a positive experience, and she felt it was a good location because of the anticipated growth in the Northwest Area.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Simon, to approve the request for a rezoning of the property from I-1, Limited Industry to P, Institutional and a comprehensive plan amendment from LI, Light Industrial to P/I, Public/Institutional, for the property located at 9725

South Robert Trail, with the conditions listed in the report.

Motion carried (7/2 – Niemioja, Gooch). This item goes to the City Council on July 27, 2015.

JASON AND KATHLEEN HOPKINS – CASE NO. 15-26V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow more than one detached accessory building, for the property located at 8545 Ann Marie Trail. 5 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a variance to allow a second accessory building on the property whereas only one is allowed. There is currently an attached garage and a 240 square foot detached structure on the property. The applicants are proposing to construct a new 624 square foot detached accessory building. The zoning code allows one structure up to 1,000 gross square feet. The two accessory buildings combined would be less than 1,000 square feet. The site has some restrictions, including a pipeline in the middle of the property and topographical challenges. Adding onto the existing structure would require extensive tree removal and grading, a variance from the front setback, and relocation of an existing well. The existing trees would likely screen the proposed building from the neighbors. Staff recommends approval of the request with the conditions listed in the report. Staff did not hear from any neighboring property owners.

Opening of Public Hearing

Jason and Kathleen Hopkins, 8545 Ann Marie Trail, advised they were available to answer any questions.

Chair Maggi asked the applicants if they read and understood the report.

Mr. Hopkins replied in the affirmative. He advised that the proposed structure would be for additional vehicle storage, stating the existing garage was very small.

Commissioner Niemioja stated it would be almost impossible for the neighbors to see the proposed structure.

Mr. Hopkins agreed, stating the only person who could possibly see it would be the neighbor to the east. He advised that he spoke with the neighbors and offered to plant a pine tree to screen the building even further.

Commissioner Klein asked if the applicants were in agreement with the conditions listed in the report.

Mr. Hopkins replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Niemioja, to approve the request for a variance to allow more than one detached accessory building on a property, for the property located at 8545 Ann Marie Trail, with the conditions listed in the report.

Chair Maggi stated because of the unique circumstances on this property approval of the request would not necessarily set a precedent.

Motion carried (9/0). This item goes to the City Council on August 10, 2015.

MICHAEL FOSTER/SOUTHVIEW ANIMAL HOSPITAL – CASE NO. 15-27CA

Reading of Notice

Commissioner Simon read the public hearing notice to consider a request for a conditional use permit amendment to allow for an addition onto the existing building, and any other variances related thereto, for the property located at 32 Mendota Road. 13 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a conditional use permit to add a 675 square foot building addition onto the existing animal hospital. The one story addition would be located behind the existing building on existing impervious surface. There is also a variance being requested from the exterior building requirements to allow steel siding to match the existing building. The conditional use permit criteria have been met. City Code allows a maximum of one-third of a building wall to be sheet or corrugated steel siding whereas the applicants are proposing that the entire addition be vertical siding to match the existing structure. For the reasons listed in the report, staff recommends approval of the request with the conditions listed in the report.

Opening of Public Hearing

Mike Tiedman, 17010 Glencoe Avenue, Lakeville, advised that the proposed steel siding was vertical board and batten, similar to what you would see on a residential property.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Tiedman replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Lissarrague, to approve the request for conditional use permit amendment to allow for an addition onto the existing building and a variance from the exterior building material requirements, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on August 10, 2015.

IMH SPECIAL ASSET 175 (HANNAH MEADOWS) – CASE NO. 15-21PUD

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary plat and preliminary PUD development plan for a single-family, townhome, and apartment complex development to be known as Hannah Meadows, and a rezoning of the parcels to R-1C/PUD and R-3C/PUD in the Northwest Area Planned Unit Development, for the property located at the northeast corner of Robert Street and 70th Street. 31 notices were mailed.

Chair Maggi advised that the applicant has requested this item be tabled.

Commissioner Simon asked if the neighbors would be re-noticed once a new public hearing date was established.

Ms. Botten replied in the affirmative.

Opening of Public Hearing

Chris Becker, 1210 – 70th Street West, advised that he was the Pastor of Amazing Grace Lutheran Church and lived and worked near the subject property. He advised he was here representing many people with the same concerns, has been involved in housing in the City for many years, and was the Chair of the first Housing Commission. He advised there was a concern at that time that the homes being built in the City were large and expensive, and he was disappointed that the new development was proposing homes in a similar price range. He stated he would like this to be a city that invites and includes people whose salaries do not necessarily allow them to purchase those kinds of homes (i.e. police officers, teachers, etc.). He advised that his wife is a retired teacher and he has his doctorate degree and yet they could not afford a \$400,000 home. He advised that cities like Chaska and Woodbury have successfully built multi-economic homes within the same development rather than designating certain sections of the city for lower income housing. He stated many of his parishioners have moved out of the city to a community that offered them a price range they could afford, and that studies have shown that having no diversity in housing stock is not healthy for the businesses or residents of a community. He stated in the past when they have noted concerns over the lack of affordable housing they have been told they are too far into the process; however, he believes in this case the City has a chance to reevaluate the proposed development and decide how they want our city to develop. He stated the subject property is flat and would be conducive to high density development and light commercial.

Commissioner Gooch asked if this development was dependent on the future roundabout.

Commissioner Robertson asked if this was the same development brought before the Planning Commission several months ago.

Mr. Link replied that the Planning Commission considered a comprehensive plan amendment for this same development several months back. The project has been delayed because the State has plans for putting in a roundabout at 70th Street and South Robert Trail. The subdivision will be impacted by that roundabout and they are awaiting a final decision on the roundabout's exact location and design. The application that will soon come before the Planning Commission will be the preliminary plat and preliminary PUD development plan.

Chair Maggi asked staff to provide a document showing the location of the different developments that have come before the Commission and an update on where they were in the process.

Commissioner Robertson agreed that it would be helpful to get an update on the status of the large developments.

Mr. Link agreed to have staff provide such an update.

Commissioner Niemioja advised Pastor Becker that the Planning Commission is aware that the comprehensive plan calls for diversification of available housing, and stated that they recently encouraged the City Council to allow some form of accessory dwelling units.

Pastor Becker advised that 7-8 years ago a developer presented a plan for 600-plus market value and affordable rental units for this property, as well as light commercial. Unfortunately it was never built because of the downturn in the economy in 2008. He stated they welcomed that plan as it offered affordability, and their hope is for the City to provide a master plan of the entire area

showing how each development would fit with the others.

OTHER BUSINESS

Ms. Botten advised that the next Planning Commission would be held on **Wednesday**, August 5 due to 'Night to Unite' being on August 4.

The meeting was adjourned by unanimous vote at 8:16 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: July 29, 2015 **CASE NO.:** 15-30SV

HEARING DATE: August 5, 2015

APPLICANT: Lori Barr

PROPERTY OWNER: Anil and Clare Poulouse

REQUEST: Preliminary Plat and Variance request for a two lot subdivision

LOCATION: South of 9467 Courthouse Blvd

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner 

BACKGROUND

The request is to plat a five (5) acre piece of property into two buildable single family lots, each 2.5 acres in size. The property is currently unplatted and vacant. The following specific applications are being requested:

- a.) A **Preliminary Plat** for a two-lot subdivision to be known as Hayden Heights in the E-1 Zoning District;
- b.) A **Variance** from the minimum lot width requirements for Lot 1.

EVALUATION OF THE REQUEST

The following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North, West, and South	Single family; zoned E-1; guided RDR, Rural Density Residential
East	Courthouse Blvd/Hwy 52/55

PRELIMINARY PLAT

Zoning and Comprehensive Plan Consistency. The property is zoned E-1, estate residential which has a 2.5 acre minimum lot size requirement and it is guided RDR, Rural Density Residential. The zoning and comprehensive plan designations are consistent with the proposed plat.

Lots & Blocks.

The proposed plat consists of two lots, each 2.5 acres in size, complying with minimum lot size requirements. Lot 1 is proposed at 155 feet wide whereas 200 feet is required. A variance is being requested and discussed later in the report. Lot 2 is 208 feet wide complying with code requirements.

Park Dedication. Park dedication on this plat will be cash in lieu of land. If approved, prior to release of the final plat for filing with Dakota County, a cash fee of \$2,850 per lot would be required (\$5,700 total).

Infrastructure. This property is located outside of the MUSA boundary. The proposed lots would be on well and septic. Soil borings have been submitted and reviewed by the Inspections Department and have been found to be acceptable for a septic system.

SITE PLAN REVIEW

Access. Access to the property would be off of Courthouse Blvd. Staff is recommending the driveways be combined into one access point to provide a safe stopping distance off of Courthouse Blvd which is slated to be a future collector road. The applicant is in agreement to this condition. A driveway access agreement will be required between the two lots and recorded against the property.

Engineering. Engineering has reviewed the plans and has been working with the applicant on storm water and grading requirements. Engineering has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of this report.

Engineering is requesting two drainage easements on the property across the 100-year emergency overflow routes. The required drainage and utility easements, as approved by the City Engineering Department, would have to be shown on the final plat. A custom grading agreement and storm water facilities maintenance agreement would be required to be executed between the City and the applicant prior to any issuance of building permits. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.

VARIANCE

As indicated earlier, the applicant is requesting a variance from the minimum lot width requirement for Lot 1.

City Code Title 11, Chapter 3. **Variations**, states that the City Council may grant variations 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 variance, 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 surrounding neighborhood is zoned and developed rural residential. The request to subdivide and build two new homes is in harmony with the intent of the comprehensive plan and city code.

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

The property meets the minimum lot size requirements for a lot split. The property is not physically large enough to comply with the minimum lot width requirements; therefore, subdividing the property would require some type of lot width variance.

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

The property is not wide enough for a lot split to comply with the minimum lot width requirements in the E-1 zoning district. The lot is 2.5 acres in size and provides an ample building pad area that complies with all setback requirements.

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

Aesthetically the lot sizes will be about the same or larger than the other lots in the area; having a reduced lot width on one of the lots would not have a direct impact to the neighborhood. In respect to the land use, impervious surface, other setbacks and code requirements the request is in harmony with the provisions in the zoning ordinance.

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

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

ALTERNATIVES

The Planning Commission has the following actions available for the proposed requests:

- A. **Approval.** If the Planning Commission finds the applications to be acceptable, as proposed, the following actions should be recommended for approval:

- Approval of the **Preliminary Plat** for a two lot subdivision to be known as Hayden Heights and a **Variance** from the minimum lot width requirements for Lot 1 subject to the following conditions:
 1. The final plat and development plans shall be in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.
 2. A park dedication fee equal to \$2,850 per lot for Lots 1 and 2 shall be paid to the City prior to release of the final plat.
 3. Drainage and utility easements shall be provided on the final plat as required by the City Engineering Department.
 4. A driveway access agreement must be entered in between Lot 1 and Lot 2; a copy of this agreement shall be given to the Planning Department prior to the issuance of a building permit.
 5. A Custom Grading Agreement shall be prepared by the City Attorney and executed by both the City and the property owner prior to issuance of a building permit.
 6. The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.

B. Denial If the Planning Commission does not favor the proposed variance, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

The request is not out of character for the neighborhood and is consistent with the zoning code and comprehensive plan. The preliminary plat and variance request does not appear to have any adverse impact on neighboring properties. Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the preliminary plat request for a two lot subdivision and variance from the minimum lot width requirements for Lot 1.

Attachments: Exhibit A -Location/Zoning Map
Exhibit B- Preliminary Plat

Preliminary Plat of: HAYDEN HEIGHTS

Owner:
ANDREW STEINER
**FARMSTEAD
ACRES**

Owner:
THOMAS OLTMAN

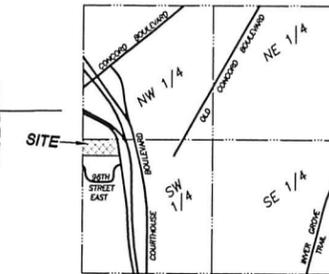
Owner:
THOMAS & SHARON STEENBERG

Owner:
JEFFREY & CAROL GILBERG

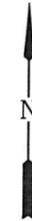
Owner:
STEVEN PREAM

Northwest corner of the Southwest Quarter
of Section 22, Township 27, Range 22
(Found Dakota County Cast Iron Monument)

North line of the Southwest Quarter of
Section 22, Township 27, Range 22



Vicinity Map
Section 20, Township 115, Range 19
No Scale



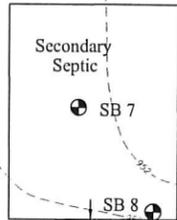
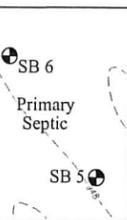
MARCOTT

Owner:
WALTER & HELEN NELSON

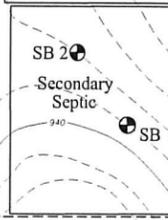
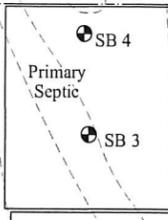
WOODS

BLOCK

LOT 1
108,900 square feet (2.50 acre)



LOT 2
108,900 square feet (2.50 acre)



S89°45'57" W

599.97

South line of the North 5 acres

2ND

Owner:
JOHN & JACQUELINE TSCHIDA

Owner:
MAHENDRA & INDRANIE PERSAUD

OWNER

Anil and Clare Poulse
1135 Summit Avenue
St. Paul, Minnesota 55105

DEVELOPER

Lori Barr
10133 Barnes Trail
Inver Grove Heights, Minnesota 55076
Phone: 651-293-4612

SURVEYOR

Rehder & Associates, Inc.
Suite 110
3440 Federal Drive
Eagan, Minnesota 55122
Phone: 651-452-5051

ADDITION

PROPERTY DESCRIPTION

The North Five (5) acres of the West Half of the Southwest Quarter (SW 1/4) of Section Twenty two (22), Township Twenty seven (27), Range Twenty two (22), lying Westerly of State Trunk Highways 52, 55 and 56, subject to all rights acquired by the State of Minnesota for highway purposes and subject to any reservation, term or condition in the patents of the United States of America, or any prior conveyance of record, Dakota County, Minnesota.

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this day of 1st day of July, 2015
REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.

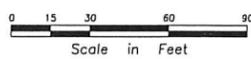
CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 154-2845.010

Exhibit B

NOTES

- * Bearings shown are based on the Dakota County Coordinate System.
- * Utilities shown are from information furnished by the City of Inver Grove Heights and are verified where possible.
- * Contact Gopher State One for utility locations before any construction shall begin. Phone 651-454-0002.
- * Area = 217,800 square feet (5.00 acres).
- * Zoning: E-1 (Estate).
- * Building setback, zoning and flood zone information obtained from the City of Inver Grove Heights.



P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

REPORT DATE: July 30, 2015

CASE NO: 15-31PR

HEARING DATE: August 5, 2015

APPLICANT: The Charter School Fund, LLC (Athlos Academies)

PROPERTY OWNER: Paul Miller

REQUEST: Major Site Plan Review for a 90,000 square foot school building

LOCATION: 9725 S. Robert Trail

COMPREHENSIVE PLAN: LI, Light Industrial
Proposed: P/I, Public/Institutional

ZONING: I-1, Limited Industry
Proposed: P, Institutional

REVIEWING DIVISIONS: Planning
 Engineering

PREPARED BY: Heather Botten
 Associate Planner 

BACKGROUND

The applicants are requesting a major site plan approval to construct a two level building of approximately 90,000 gross square feet and other property improvements subject to the City Council approval of the rezoning and comprehensive plan amendment. The City Council tabled the rezoning and comp plan amendment request at the July 21st meeting in order for financials and traffic to be reviewed more thoroughly; this request will be brought back to the City Council on September 14, 2015. The applicant is aware that if the rezoning and comp plan amendment are denied the request for the major site plan review would also be denied as the use would not be consistent with the comprehensive plan. Because of timing, it is the applicant's desire to move forward with the site plan review process and have it been seen in front of the council at the same time as the rezoning and comp plan amendment.

The property is approximately 19 acres in size. If approved, the existing building on the site would be demolished and a 90,000 gross square foot building along with a new parking area, athletic field and play area would be constructed. The applicants would like to start construction fall of 2015 and be open by fall of 2016.

EVALUATION OF THE REQUEST

Surrounding Uses. The subject site is surrounded by the following uses:

North- Residential; zoned R-1C, Single-family; guided LDR, Low Density Residential

West- Residential; Eagan property
South- Mini-storage and liquor store; zoned I-1, Limited Industrial and B-3 General
Business; guided LI, Light Industry and CC, Community Commercial
East- Trailer Sales; zoned I-1, Limited Industrial; guided LI, Light Industry

MAJOR SITE PLAN REVIEW

Lot Size and Coverage. The property is approximately 19 acres in size. The P district requires a one acre minimum lot size and 100 feet in width. The proposed site exceeds both requirements.

There is no maximum impervious surface requirement for the property. The P district allows for a maximum 20% building coverage on the site. The proposed building footprint would be less than 7% building coverage, complying with this requirement.

Building and Parking Lot Setbacks. The proposed building meets and exceeds the required 50 foot side and rear yard setbacks from residential property. The building is located over 70 feet from all property lines.

The parking lot and drive area also exceed the 10 foot minimum setback requirement. Originally, the applicants were proposing a 30 foot setback from the drive area to the northern property line; after meeting with neighbors and hearing their concerns the applicants reduced the amount of green space around the building and were able to move the drive area 49 feet from the northern property line.

Building Height. The maximum building height in the P district is 40 feet; the proposed building height would be 33 feet to the top of the roof.

Access and Circulation. The site would be served by one access point onto Robert Street/Hwy 3. This is a paved drive that would be widened to safely accommodate busses and pedestrian vehicles going to and from the school.

Robert Street is a state highway with MnDot having jurisdiction over it. The City and the applicant have been in discussions with MnDot regarding the impact the school use would have on the highway. The applicant will be required to meet all requirements of MnDot, including a traffic study to determine the impacts of the project to Robert Street. The applicant would be responsible for all improvements done to Robert Street which could include a turn lane, a bypass lane, right in/right out or other MnDot approval options.

Parking. The Zoning Code requires one parking space for each employee, plus one space per two classrooms. The applicant has stated there would be about 100 employees including full and part time staff. There would be about 50 classrooms requiring 25 additional parking spaces. The applicants are proposing 165 parking stalls, complying with code requirements.

Landscaping. The submitted landscape plan shows a mixture of trees and shrubs throughout the improved areas. The code requires a total 107 trees to be planted to meet site and parking lot

landscaping requirements. The submitted plan shows the equivalent of 116 trees that are a combination of mainly over-story and shrub plantings. The plan satisfies landscaping requirements.

Signage. Any proposed free standing or building signage must comply with the P standards. Proposed signs and locations are not approved with this plan. A separate sign permit would be required for all proposed signage.

Exterior Materials. Elevation plans have been submitted which show the building materials consisting of stucco and brick on all four sides. The proposed exterior materials comply with zoning code standards.

Lighting. A lighting plan has been submitted showing the location and illumination pattern of the proposed parking lot lighting. The photometric plan of the parking lot lighting complies with all foot-candle maximums. No details have been submitted on building lighting. The source of lights shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property. Details of building lighting shall be submitted with the building permit and approved by the Planning Department.

Screening.

Fencing or screening is not required for the proposed institutional use. The residents to the north expressed concern about the impact to their properties the school may have. To accommodate the neighbors' request, the applicants are proposing a six foot solid fence along the north and west property lines where improvements are being made near the residential homes and a chain link fence around the athletic field area.

The code requires all roof top and ground mounted mechanical equipment to be screened from view. The elevation plan shows an approximate 2.5 foot parapet on top of the building that would screen the roof top mechanical equipment. This design would satisfy city requirements.

Engineering Review. Engineering has reviewed the plans and has been working with the applicant on storm water, utility, and grading requirements. Engineering has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of this report. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.

A development contract, stormwater facilities maintenance agreement and other related agreements will be required to be executed between the City and the developer. The agreement will address the necessary site improvements including the parties responsible for the improvements and will require financial surety for the landscaping, erosion control and any other improvements that may be necessary. A developer is required to enter into a contract with the City addressing the improvements and construction on site. A letter of credit equal to 125% of the cost of these improvements is required before construction can begin. This requirement assures the City that these particular improvements will be constructed to the satisfaction of the City.

ALTERNATIVES

A. **Approval:** If the Planning Commission finds the application acceptable, the following request should be recommended for approval:

- Approval of a **Major Site Plan Review** for a 90,000 square foot building along with other property improvements subject to the following conditions:

1. The site shall be developed in substantial conformance with the following plan set on file with the Planning Department except as may be modified by the conditions herein:

Plan Set	dated 07/02/15
Site Plan	dated 07/24/15
Site Grading Plan	dated 07/02/15
Landscape Plan	dated 07/02/15

2. Prior to any construction occurring on site, all grading, drainage, erosion control, storm water management and utility plans shall be subject to the review and approval of the City Engineer.
3. A development contract, stormwater facilities maintenance agreement and other related agreements will be required to be executed between the City and the developer.
4. Prior to any work being done on the site, an Engineering cash escrow and/or letter of credit shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.
5. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence.
6. A separate sign permit must be applied for and issued prior to the construction or installation of any freestanding or wall mounted signs on the site.
7. All parking lot and building lighting on site shall be a down cast, "shoe-box" style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with the building permit.
8. Any roof top and/or ground utility equipment shall be completely screened on all sides from public view.
9. All plans shall be subject to the review and approval of the City Fire Marshal.

10. The developer shall meet the conditions outlined in the review letters from MnDot and other reviewing agencies.
11. The applicant shall conduct a traffic study to review traffic characteristics, formalize vehicle generation, turning movements, and impacts to Robert Street/ Hwy 3.
12. The applicant will be responsible for all improvements required by MnDot; which could include a turn lane, bypass lane, or right in/right out traffic flow.

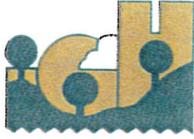
B. Denial: If the Planning Commission does not support the request, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, the basis of the recommendation should be given.

RECOMMENDATION

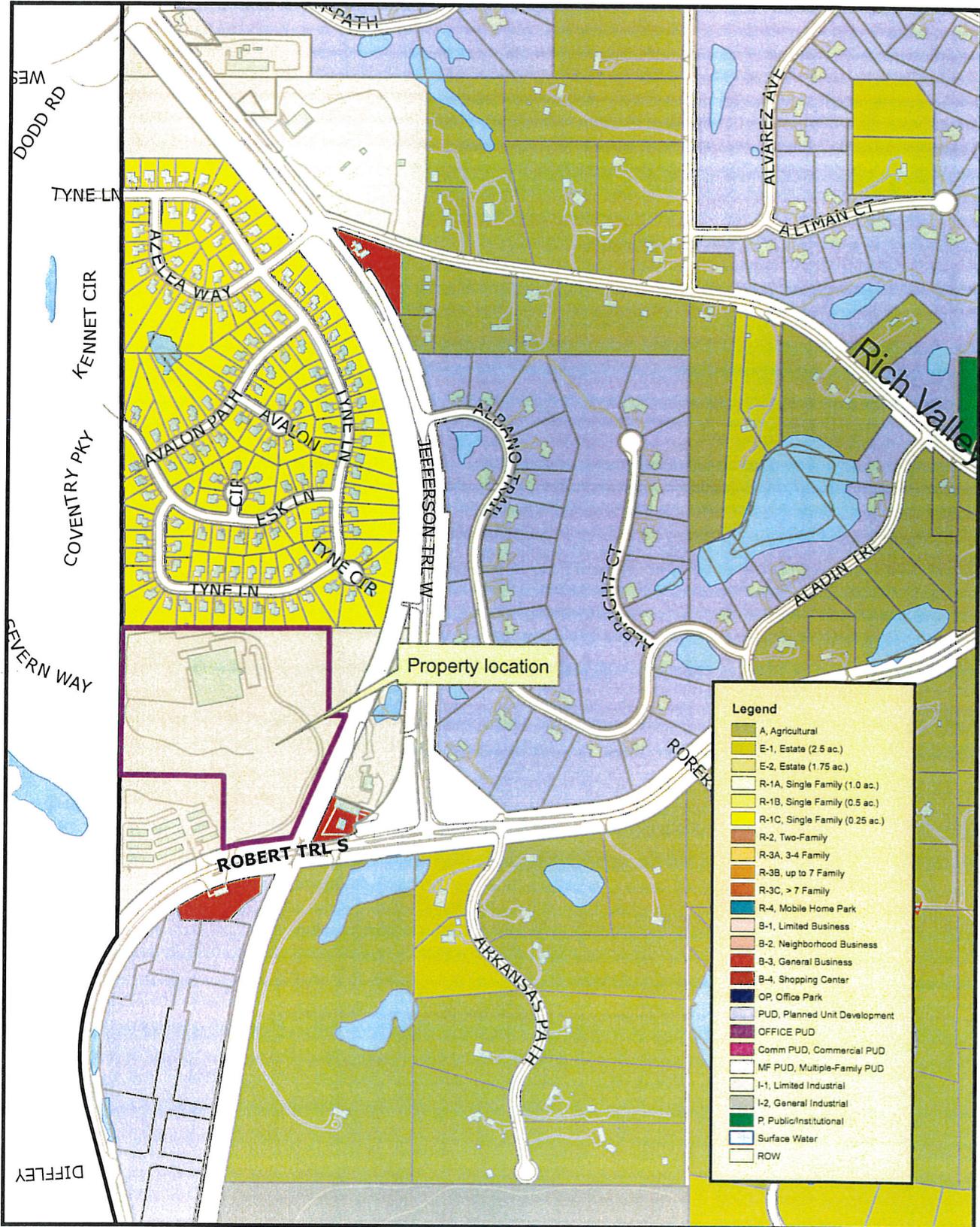
Based on the information in the preceding report, staff is recommending approval of the 90,000 square foot school building and other property improvements subject to the approval of the rezoning and comprehensive plan amendment and the conditions listed in Alternative A.

Attachments: Exhibit A - Zoning Map
Exhibit B - Project Narrative
Exhibit C -Site Plan
Exhibit D -Landscape Plan
Exhibit E -Elevation Plans
Exhibit F - Letter from Neighbor

Map not to scale



The Charter School (Athlos Academies) Case No. 15-31PR



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.

Zoning and Location Map

7/2/2015

Heather Botten
Associate Planner
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

**APPLICATION FOR MAJOR SITE PLAN REVIEW
9725 S. ROBERT TRAIL
INVER GROVE HEIGHTS, MN**

Dear Ms. Botten,

Athlos Academies is pleased to submit this request for Major Site Plan Review for your consideration. It is our intention to utilize this site for a public charter school that will serve grades K-8.

The property is currently home to a vacant, aged, industrial building with no operating use. The building has been vacant for approximately 10 years. The improvements on the site, including the building, have severely deteriorated over that same period.

We propose to re-develop this site as a new state-of-the-art public charter school. The proposed building is anticipated to be approximately 90,000 SF in size. The site will serve approximately 1,260 students in grades K-8. The site will utilize the existing developed areas with enhancements to provide additional parking, field space and playground areas. The site will also preserve the majority of the existing trees and natural areas around the perimeter of the property to the extent possible.

This project will be an asset to the community by providing an additional option for a local school, community enhancement by re-development of a vacant eyesore, and job opportunities for local residents.

Enclosed with this letter, please find the following attachments:

- Completed application for Major Site Plan Review
- 10 copies of the survey map, site plan, grading/stormwater drainage plan and landscape plan.
- 10 copies of "other" plans as applicable.
- Legal Description of the property.
- Abstractors certificate.

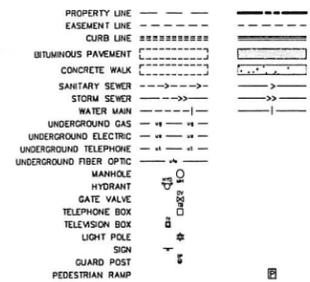
Thank you in advance for considering this application. Please feel free to contact me at (208) 908-5536 if there are any questions.

Best Regards,
Athlos Academies



Aaron Carroll
Director of Development

Exhibit B



- SITE PLAN NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 3. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
 4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FEATURES AND DIMENSIONS.
 5. ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS AND BE INSTALLED WITH CAST IRON TRUNCATED DOMES.
 6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
 7. UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:
 CONTROL JOINT MAX. SPACING: WALKS-8' O.C. ALL OTHERS-10' O.C.
 SAW CUT CONTROL JOINTS MINIMUM 1" CONCRETE THICKNESS.
 EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C. ALL OTHERS-40' O.C.
 AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.
 DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

- SIGNING AND STRIPING NOTES**
1. ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
 2. SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
 3. PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
 4. ALL HANDICAP MARKINGS SHALL BE 4" SOLID BLUE PAINT.
 5. ALL CROSS-HATCHING SHALL BE 4" SOLID YELLOW PAINT.
 6. ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

SITE DATA

EXISTING ZONING:	I-1, LIMITED INDUSTRY
PROPOSED ZONING:	P, INSTITUTIONAL
LOT AREA:	841,059 SF
HARD SURFACE AREA:	
BUILDING:	56,100 SF 7%
PAVEMENT:	132,323 SF 16%
TOTAL:	188,423 SF 22%
PERVIOUS SURFACE AREA:	652,636 SF 78%

PARKING SUMMARY

STANDARD STALLS	147
HANDICAP STALLS	6
TOTAL STALLS	153

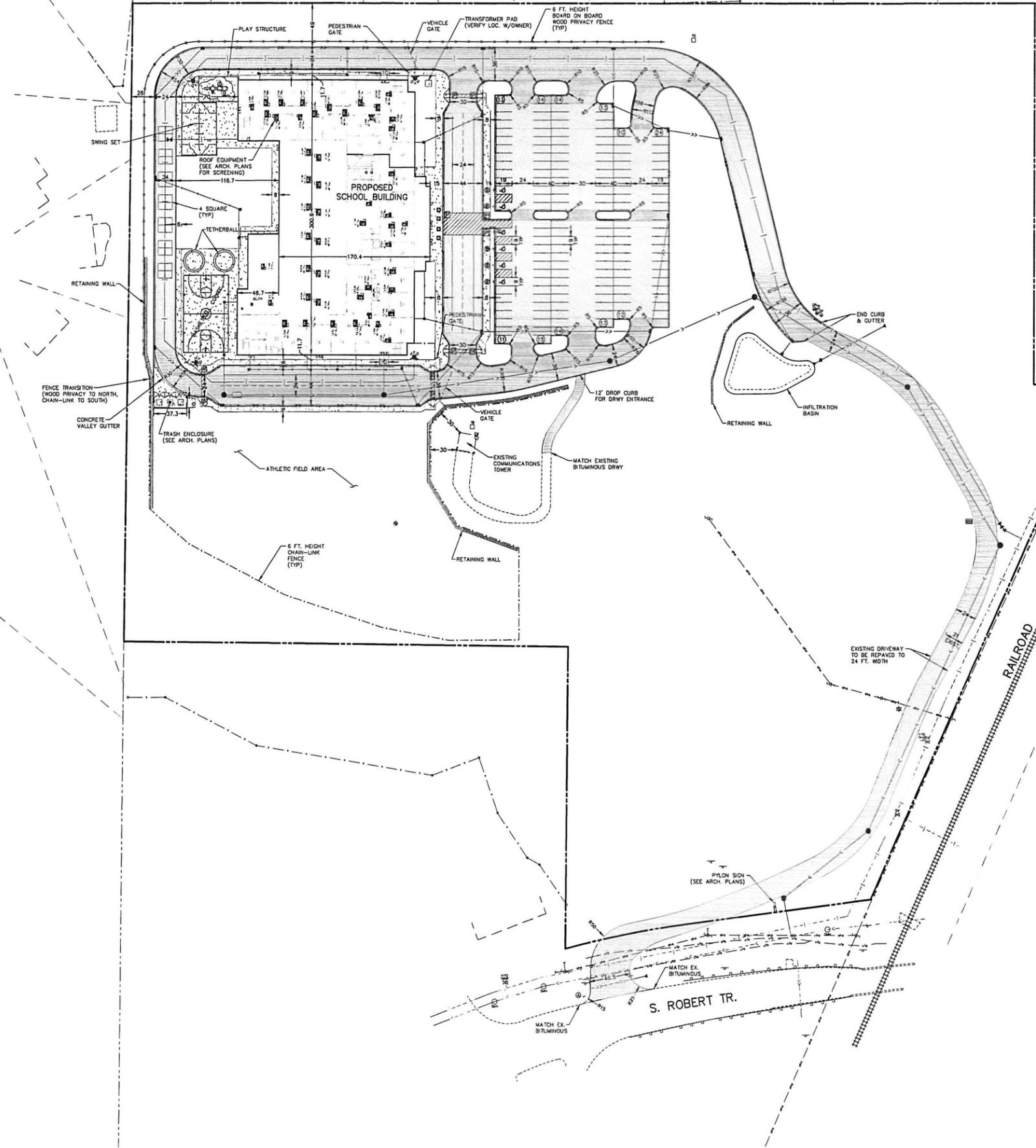
- SIGN SCHEDULE (PER MUTCD)**
- Ⓐ STOP SIGN: R1-1 (24" x 24")
 - Ⓑ HANDICAP PARKING SIGN: R7-8m W/R7-8b (12" x 6")

LIGHTING FIXTURE SCHEDULE-15-165

FL1	IN-GRADE FLOOD LIGHT FOR FLAG POLE ILLUMINATION	IN-GRADE	(1) 50-W M.H. 3,200 INITIAL LUMENS	HYDREL NO. 9100-A-50M-277-NFL-FLCAS 3/4B-UP-DIA	PRE-BID APPROVAL REQUIRED	1
PL1	POLE LIGHT, WITH TYPE SR3 DISTRIBUTION, FULL CUTOFF, TWO FIXTURES PER POLE. 14'-0" TALL, POWDER COATED SQUARE STEEL POLE <td>ON POLE</td> <td>(2) 150-W M.H. 14,000 INITIAL LUMENS EACH <td>LITHONIA NO. AS1-150M-SR3-SCWA-TB-SPA <td>PRE-BID APPROVAL REQUIRED <td>1</td> </td></td></td>	ON POLE	(2) 150-W M.H. 14,000 INITIAL LUMENS EACH <td>LITHONIA NO. AS1-150M-SR3-SCWA-TB-SPA <td>PRE-BID APPROVAL REQUIRED <td>1</td> </td></td>	LITHONIA NO. AS1-150M-SR3-SCWA-TB-SPA <td>PRE-BID APPROVAL REQUIRED <td>1</td> </td>	PRE-BID APPROVAL REQUIRED <td>1</td>	1
PL2	POLE LIGHT, WITH TYPE SR3 DISTRIBUTION, FULL CUTOFF, SINGLE FIXTURE PER POLE. 14'-0" TALL, POWDER COATED, SQUARE STEEL POLE <td>ON POLE</td> <td>(1) 150-W M.H. 14,000 INITIAL LUMENS <td>LITHONIA NO. AS1-150M-SR3-SCWA-TB-SPA <td>PRE-BID APPROVAL REQUIRED <td>1</td> </td></td></td>	ON POLE	(1) 150-W M.H. 14,000 INITIAL LUMENS <td>LITHONIA NO. AS1-150M-SR3-SCWA-TB-SPA <td>PRE-BID APPROVAL REQUIRED <td>1</td> </td></td>	LITHONIA NO. AS1-150M-SR3-SCWA-TB-SPA <td>PRE-BID APPROVAL REQUIRED <td>1</td> </td>	PRE-BID APPROVAL REQUIRED <td>1</td>	1
PL3	POLE LIGHT, WITH TYPE SR3 DISTRIBUTION, FULL CUTOFF, WITH HOUSE SIDE SHIELD, SINGLE FIXTURE PER POLE. 14'-0" TALL, POWDER COATED SQUARE STEEL POLE <td>ON POLE</td> <td>(1) 150-W M.H. 14,000 INITIAL LUMENS <td>LITHONIA NO. AS1-150M-SR3-SCWA-TB-SPA-HS <td>PRE-BID APPROVAL REQUIRED <td>1</td> </td></td></td>	ON POLE	(1) 150-W M.H. 14,000 INITIAL LUMENS <td>LITHONIA NO. AS1-150M-SR3-SCWA-TB-SPA-HS <td>PRE-BID APPROVAL REQUIRED <td>1</td> </td></td>	LITHONIA NO. AS1-150M-SR3-SCWA-TB-SPA-HS <td>PRE-BID APPROVAL REQUIRED <td>1</td> </td>	PRE-BID APPROVAL REQUIRED <td>1</td>	1
SA	RECESSED CAN LIGHT, 6" ROUND, CLEAR <td>RECESSED</td> <td>(1) 50W</td> <td>GOTRAN NO. AH-50M-SAR-277 <td>PRE-BID APPROVAL REQUIRED</td> <td>1</td> </td>	RECESSED	(1) 50W	GOTRAN NO. AH-50M-SAR-277 <td>PRE-BID APPROVAL REQUIRED</td> <td>1</td>	PRE-BID APPROVAL REQUIRED	1
SE	WALL MOUNTED FIXTURE, HALF CYLINDER, PROVIDE WITH REMOTE EMERGENCY BATTERY WHERE INDICATED <td>WALL MOUNTED</td> <td>(1) 50W M.H. <td>LITHONIA NO. WSR-50M-MQ277-SCWA <td>PRE-BID APPROVAL REQUIRED</td> <td>1</td> </td></td>	WALL MOUNTED	(1) 50W M.H. <td>LITHONIA NO. WSR-50M-MQ277-SCWA <td>PRE-BID APPROVAL REQUIRED</td> <td>1</td> </td>	LITHONIA NO. WSR-50M-MQ277-SCWA <td>PRE-BID APPROVAL REQUIRED</td> <td>1</td>	PRE-BID APPROVAL REQUIRED	1

LIGHTING FIXTURE SCHEDULE NOTES

1. SUBSTITUTIONS WILL BE ALLOWED IF SUBMITTED PRIOR TO BID DATE BY THE GREATER OF: 7 BUSINESS DAYS OR THE TIME PERIOD SPECIFIED BY DIVISION 1 SPECIFICATIONS. AND FURTHER EQUAL BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING SUBSTITUTED FIXTURES MEET OR EXCEED THE SPECIFICATIONS OF THE FIXTURES SPECIFIED.



Carlson McCain
 ENVIRONMENTAL - ENGINEERING - SURVEYING
 248 Apollo Dr, Suite 100, Lino Lakes, MN 55120
 Phone: 763-489-7900 Fax: 763-489-7959

SITE AND SIGNAGE PLAN
ATHLOS LEADERSHIP ACADEMY
 Inver Grove Heights, Minnesota

ATHLOS ACADEMIES
 855 Broad Street, Suite 300
 Boise, ID 83720
 Contact: Aaron Carroll
 208-908-5536

REVISIONS

1.	07/24/15
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JTR
 ISSUE DATE: 07/22/15
 PROJECT NO: 15891

I hereby certify that this plan, specification or report was prepared by me, under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: Jon Radach, PE
 Signature: [Signature]
 Date: 07/22/15 License # 45889

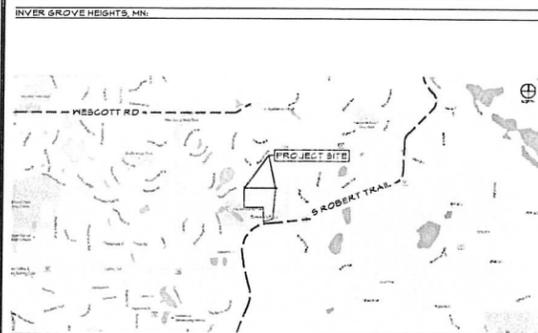
BENCHMARKS
 MINNESOTA DEPARTMENT OF TRANSPORTATION
 GEODETIC MONUMENT 020 STATION #7481
 LOCATED ON THE HILL TO THE SOUTHWEST
 OF THE CELL TOWER ON SITE
 ELEVATION: 943.88 (NAVD 88)

CALL BEFORE YOU DIG

811
 Know what's below.
 Call before you dig.

C4
 of 11

ATHLOS CHARTER SCHOOL:



SITE VICINITY:

PROJECT SITE INFORMATION:

SPATIAL INFORMATION:	
SITE LOCATION:	4125 ROBERT TRL S INVER GROVE HEIGHTS, MN 55441
PARCEL ID NUMBER:	20-01400-51-011 SECTION 14 T4N 27 R1E 22 14 27 22
TOTAL PROPERTY AREA:	14.31 ACRES
BUILDING GROSS SF:	895
PARKING LOT TOTAL SPACES PROVIDED:	165

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
 - 1.1. All contractor work shall be conducted in accordance with MSPFC (Idaho Standard Public Works Construction), 2015, and City of Inver Grove Heights, MN codes, standards and state and local regulations.
 2. EXISTING CONDITIONS
 - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - 2.3. See Engineer's plans for information about existing features.
 3. GRADING & SITE PREPARATION
 - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - 3.2. All gravel overprep to be removed and disposed of off site.
 - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - 2.1.1. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - 2.2. No pooling or standing water will be accepted per industry standards.
 3. SOILS
 - 3.1. Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - 3.1.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
 - 3.1.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - 3.1.3. Topsoil should have a pH of 5.5 to 7.0.
 - 3.1.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
 - 3.2. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade. 5" below adjacent surfaces.
 - 3.4. Infield and mound to be clay, coordinate with Architect.
 4. PLANTER BED MULCH
 - 4.1. All planter beds to receive 2" depth of medium grind bark mulch, submit for approval prior to placement.
 - 4.2. Apply commercial grade pre-emergent as manufacturer recommends.
 - 4.3. Install 6" steel edging in planter beds along property line on East & West perimeter, as shown on plan. Install per manufacturer recommendations.
 5. LAWN AREAS
 - 5.1. Seeded lawn to be MINDOT 25-151 weed free @ 2 tons per acre, seed to be installed-completed 10 weeks min. prior to school opening date.
 - 5.2. Sodded to be regionally grown, provide same mix as seeded or approved equal (above), to be installed 6 weeks min prior to school opening date.
 - 5.3. Lay sod within 24 hrs of harvesting. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
- 5.4. Strip, repair and replace dead sod as needed
- 5.5. All lawn areas adjacent to planters to have cut edge per detail 3/L 1.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	QTY
○	Acer saccharum 'Green Mountain' TM / Green Mountain Sugar Maple	B 4 B	2.5' Gal		16
○	Gleditsia triacanthos 'inermis' / Thornless Honey Locust	B 4 B	2.5' Gal		8
○	Malus x 'Spring Snow' / Spring Snow Crab Apple	B 4 B	1.5' Gal		6
○	Picea pungens glauca / Colorado Blue Spruce	B 4 B		4-5' h	21
○	Pinus nigra / Austrian Black Pine	B 4 B		6-7' h	15
○	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	15 gal	2.5' Gal		14
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY
⊕	Buxus x 'Green Mountain' / Boxwood	5 gal			56
⊕	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal			110
⊕	Coreopsis verticillata 'Moonbeam' / Threadleaf Coreopsis	1 gal			12
⊕	Forsythia x 'Northern Sun' / Northern Sun Forsythia	5 gal			42
⊕	Gallardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal			8
⊕	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	1 gal			44
⊕	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			50
⊕	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	3 gal			54
⊕	Philadelphus coronarius 'Aureus' / Golden Mockorange	5 gal			6
⊕	Physocarpus opulifolius 'Dart's Gold' / Yellow Ninebark	5 gal			45
⊕	Physocarpus opulifolius 'Monlo' / Diablo Ninebark	5 gal			31
⊕	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			17
⊕	Rosa x 'Dwarf Pavement' / Dwarf Pavement Rose	5 gal			45
⊕	Spiraea japonica 'Neon Flash' / Neon Flash Spiraea	5 gal			10
⊕	Taxus x media 'Taunton' / Taunton Yew	5 gal			44

LANDSCAPE REQUIREMENTS:

(PER CITY CODE: 10-15-4 110-150-2)

SCREENING & BUFFERING:

PERIMETER PERIMETER:
PERIMETER LANDSCAPING: 1 TREE PER 1,000 SF GROSS BUILDING FLOOR AREA

GROSS BUILDING FLOOR AREA: 40,848 SF TREES REQUIRED: 40 PROVIDED: 56

SUBSTITUTIONS:
50% OF REQUIRED TREES MAY BE SUBSTITUTED PER:
2 ORNAMENTAL TREES PER 1 OVERSTORY, ORN TREES PROVIDED: 2
6 SHRUBS PER 1 OVERSTORY TREE, SHRUBS PROVIDED: 240
50% TREES MET (56) AROUND PERIMETER
SUBSTITUTIONS SUFFICE FOR TREE REQUIREMENTS THROUGHOUT SITE

NOTE: 6.25 ACRES OF TREES ARE TO BE PRESERVED ON SITE, WHICH PROVIDE HEAVY SCREENING ON THE EAST AND SOUTH PERIMETER. IT IS THE INTENT TO PROVIDE LESS TREES THAN THE MINIMUM REQUIRED THROUGHOUT THE SITE TO MAXIMIZE USE AND EFFICIENCY OF SPACE. HOWEVER, SUFFICIENT SCREENING ALONG THE NORTH PERIMETER AND WEST PERIMETER ARE PROPOSED TO BUFFER ADJACENT RESIDENTIAL UNITS

PARKING LOT LANDSCAPING:
1 MEDIUM OR LARGE CANOPY TREE PER PLANTER ISLAND, 1 TREE PER 10 PARKING SPACES
1 MEDIUM OR LARGE CANOPY SHADE TREE PER PARKING LOT ISLAND
TOTAL PARKING SPACES: 165
PARKING LOT TREES REQUIRED: 17 PROVIDED: 17

PLANT SIZING & CHARACTERISTIC MINIMUM REQUIREMENTS:

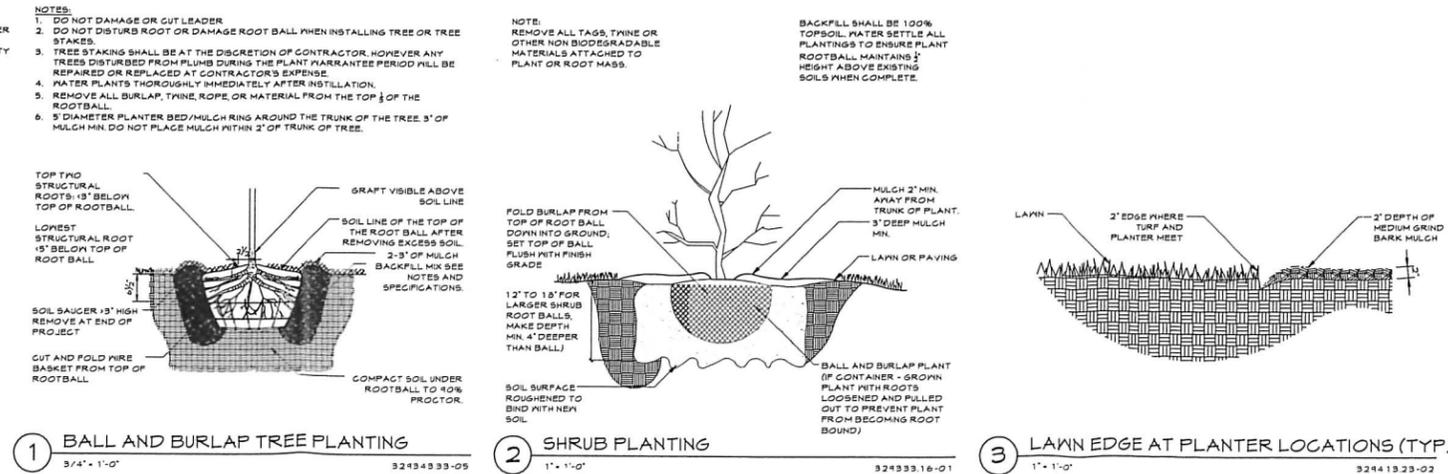
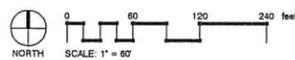
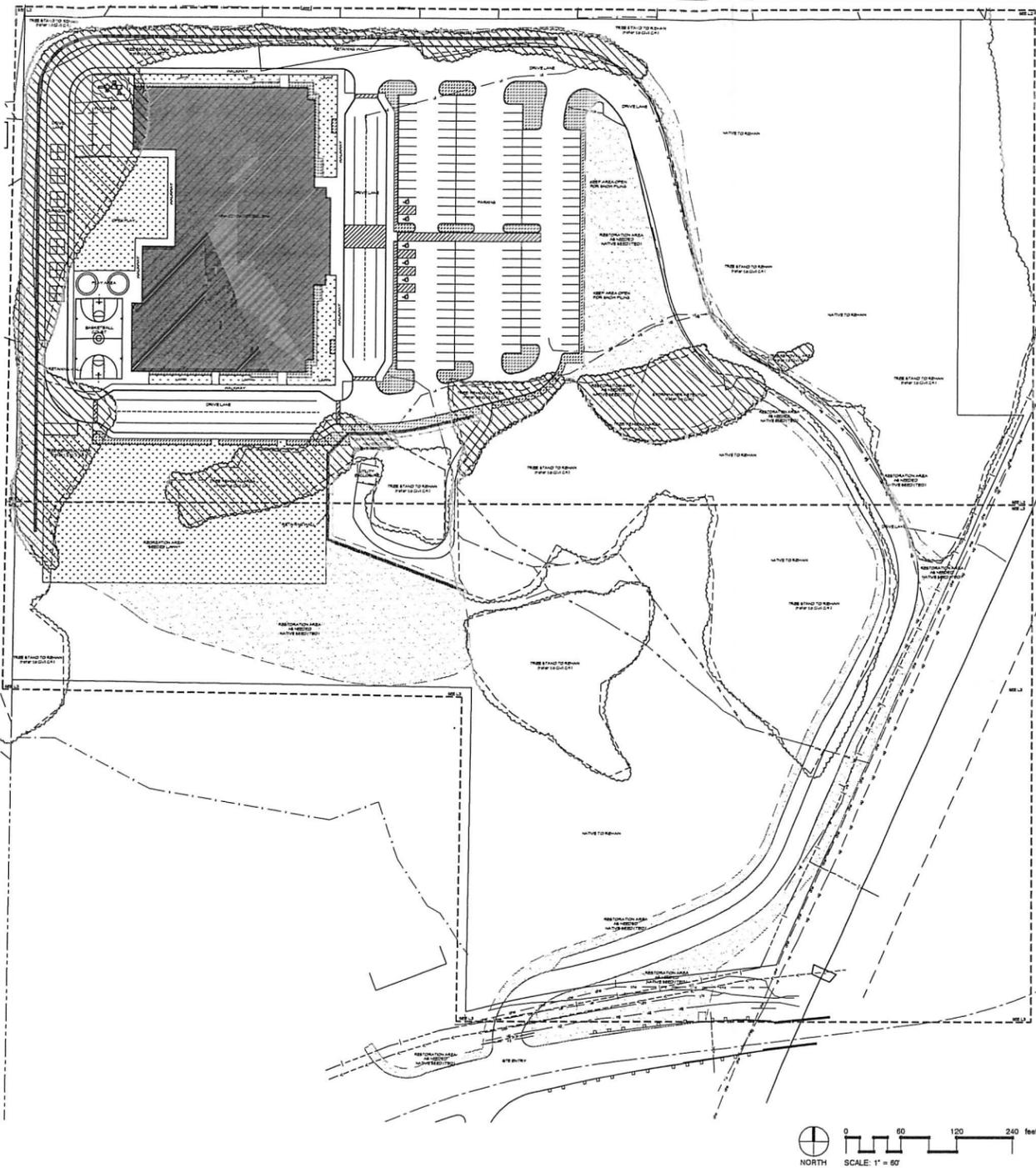
TREE SIZING:
CANOPY TREES: MIN 2'-1" GAL @ 3' FROM GROUND LEVEL, B1B
CONIFER TREES: MIN 6' H
ORNAMENTAL TREES: MIN 1.5' GAL @ 3' FROM GROUND LEVEL, B1B

SHRUB SIZING:
DECIDUOUS SHRUBS: MIN 2' HEIGHT
EVERGREEN SHRUBS: MIN 2' HEIGHT OR 2' WIDTH, WHICHEVER APPLIES
BIODIVERSITY: MIN OF 25% EVERGREEN & MIN OF 25% DECIDUOUS SHRUBS DISTRIBUTED THROUGHOUT PROJECT SITE
HEALTH & VIABILITY: PLANTS TO HAVE MIN 2 YEAR WARRANTY

PROOF OF (2) YEAR WARRANTY FOR LANDSCAPE MATERIALS BY PROVIDER REQUIRED, OR ALTERNATE GUARANTEE FOUND ACCEPTABLE TO ZONING ADMINISTRATOR, AND WARRANTY OR GUARANTEE TO BE SUBMITTED TO CITY PRIOR TO ISSUANCE CERTIFICATE OF OCCUPANCY
(*) SHALL TREES CAN COUNT AS (1) SHADE TREE FOR PERIMETER

SITE ELEMENTS:

- LAWN (SF TBD)
- NATIVE SEED RESTORATION (SF TBD)
- BARK MULCH IN PLANTER BED (
- EXISTING TREE STAND TO BE REMOVED (SEE CIVIL)
- EXISTING TREE STAND TO REMAIN (SEE CIVIL)



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE / MASTER PLANNING
WWW.STACKROCKGROUP.COM
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LANDSCAPE PLAN
ATHLOS LEADERSHIP ACADEMY
Inver Grove Heights, Minnesota

ATHLOS ACADEMIES
855 Broad Street, Suite 300
Boise, ID 83720
Contact: Aaron Carroll
208-908-5536

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	

DRAWN BY: JHW/WH
ISSUE DATE: 07/23/23
PROJECT NO: 208-908-5536

PRELIMINARY

No. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

Signature: _____
Date: 07/23/23
Scale: 1" = 60'

L1 of 3

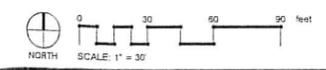
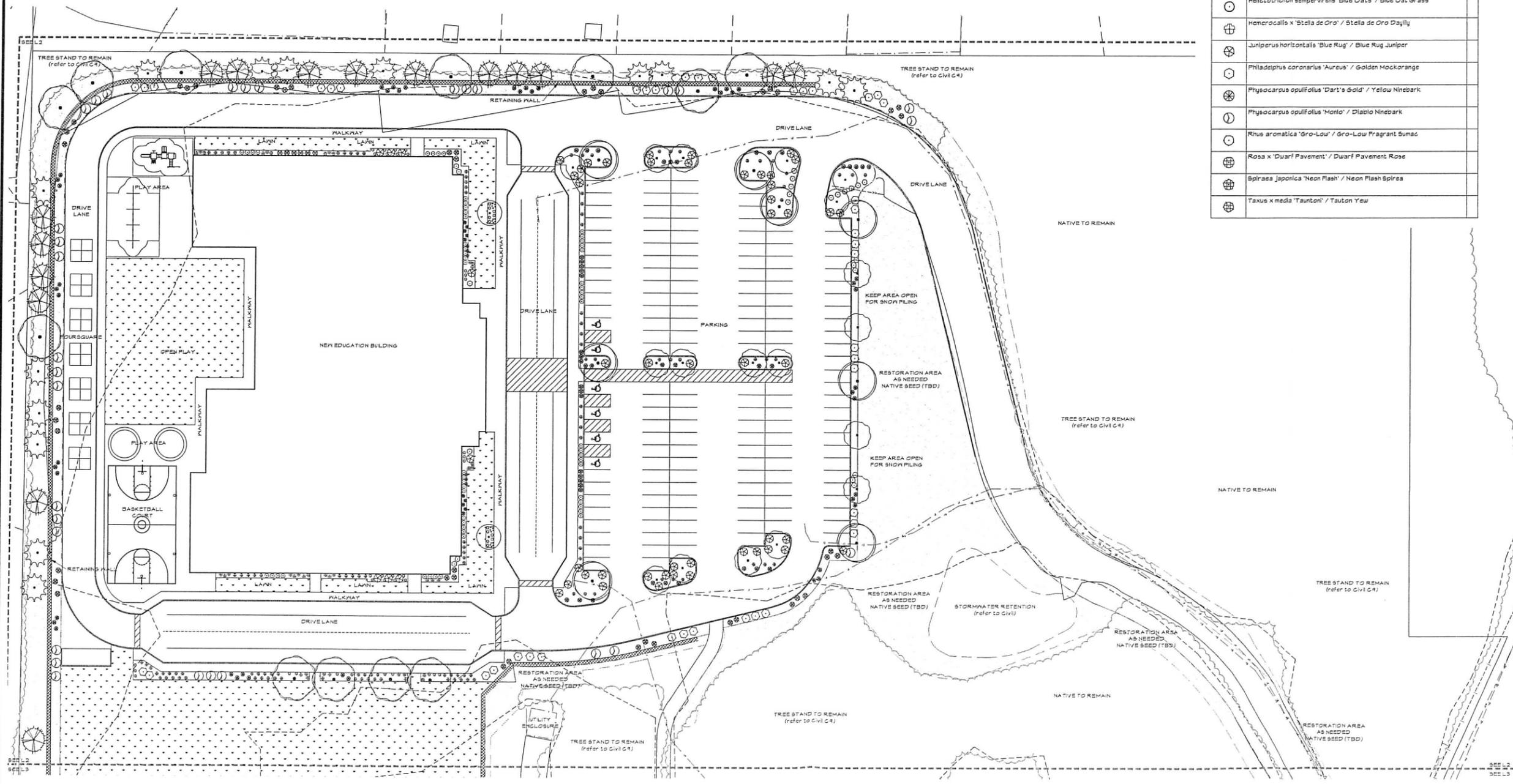
REVISIONS

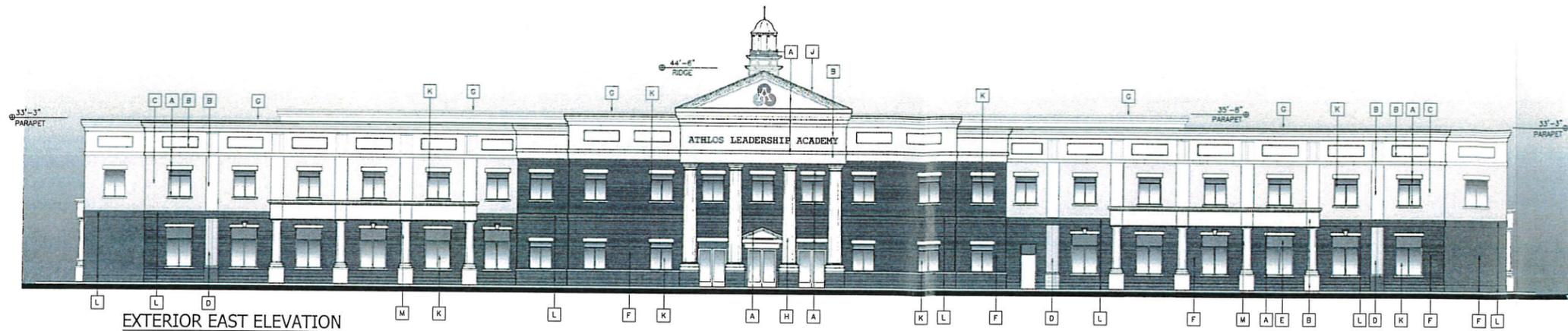
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DRAWN BY: JG/WH
 ISSUE DATE: 07/2015
 PROJECT NO: 5631

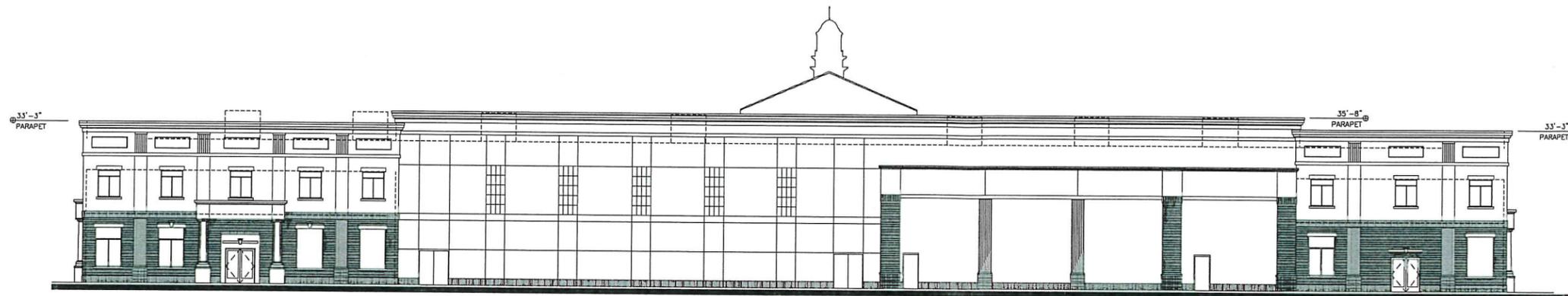
PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
○	Acer saccharum 'Green Mountain' TM / Green Mountain Sugar Maple
○	Gleditsia triacanthos 'ternis' / Thornless Honey Locust
○	Malus x 'Spring Snow' / Spring Snow Crab Apple
⊗	Picea pungens glauca / Colorado Blue Spruce
⊗	Pinus nigra / Austrian Black Pine
○	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden
SHRUBS	BOTANICAL NAME / COMMON NAME
⊕	Buxus x 'Green Mountain' / Boxwood
⊕	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
⊕	Carex verticillata 'Moonbeam' / Threadleaf Carex
⊕	Forsythia x 'Northern Sun' / Northern Sun Forsythia
⊕	Gallardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower
⊕	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass
⊕	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily
⊕	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper
⊕	Philadelphus coronarius 'Aureus' / Golden Hockorange
⊕	Physocarpus opulifolius 'Dart's Gold' / Yellow Ninebark
⊕	Physocarpus opulifolius 'Monlo' / Diablo Ninebark
⊕	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
⊕	Rosa x 'Dwarf Pavement' / Dwarf Pavement Rose
⊕	Spiraea japonica 'Neon Flash' / Neon Flash Spirea
⊕	Taxus x media 'Tauntori' / Tauntori Yew





EXTERIOR EAST ELEVATION
SCALE: 3/32" = 1'-0"



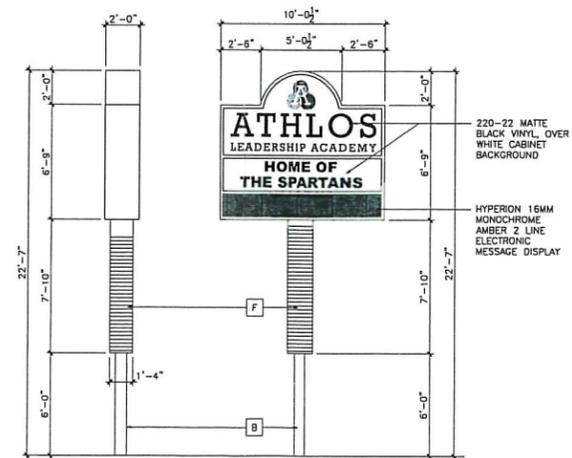
EXTERIOR WEST ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



SITE PYLON SIGN ELEVATION (area 75 s.f.)
SCALE: 1/4" = 1'-0"

FINISH MATERIAL SCHEDULE	
A	STUCCO/EFS: DUNN EDWARDS DE6365 "COLD MORNING"
B	STUCCO/EFS: DUNN EDWARDS DEC790 "ICE GRAY"
C	STUCCO/EFS: DUNN EDWARDS DE6227 "MUSLIN"
D	STUCCO FLUTED PILASTER: DE6365 "COLD MORNING"
E	STUCCO/EFS: DUNN EDWARDS DE6377 "BOAT ANCHOR"
F	THIN BRICK ACME BRICK CO. "CR RED", VELOUR FINISH, BLEND 100, RUNNING BOND.
G	24 GA. PREFIN. METAL COPING, COLOR: WHITE (FROM MFR. STANDARD LINE OF COLORS).
H	FIBERGLASS ROUND, TAPERED COLUMN/PILASTER, COLOR TO MATCH: DE6365 "COLD MORNING"
J	ASPHALT ROOF SHINGLES, "CHARCOAL".
K	VINYL WINDOW, FIXED, "WHITE". SEE WINDOW SCHEDULE AND SPECIFICATIONS.
L	THIN BRICK ACME BRICK CO. "CR RED", VELOUR FINISH, BLEND 100, SOLDIER COURSE.
M	FIBERGLASS HALF-ROUND, TAPERED COLUMN/PILASTER, COLOR TO MATCH: DE6365 "COLD MORNING"

NO.	REVISIONS	DATE

1505 S. ALLANTE PL.
 SUITE 100
 BOISE, IDAHO 83709
 (208) 336-8370
 FAX (208) 336-8380

ARCHITECTS

PROPOSED DEVELOPMENT FOR:
ATHLOS LEADERSHIP ACADEMY
 CHARTER SCHOOL
 INVER GROVE HEIGHTS, MN

SHEET TITLE

KEY PLAN

DRAWN	
DATE	
CHECKED	
JOB NO.	15056
SHEET	A2.0

E

Heather Botten

From: Paul Brown [pbrown.cons@gmail.com]
Sent: Thursday, July 30, 2015 11:45 AM
To: Heather Botten
Subject: Proposed charter school

Heather, my name is Paul Brown, and I am a resident whose property is likely most impacted by Athlos's proposal. Without more clarification, I cannot endorse Athlos's plans. My extensively landscaped backyard would be significantly impacted by their current plan. Please add my opposition until Athlos can provide more details and diagrams of what they are planning.

Sent from my iPhone