

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

TUESDAY, OCTOBER 20, 2015 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR OCTOBER 6, 2015.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 **CASTAWAY MARINA – CASE NO.15-41CA**

Consider the request for a **Conditional Use Permit Amendment** to allow for the parking and temporary storage of small boats and trailers in the south parking lot for the property located at 6140 Doffing Avenue.

Planning Commission Action _____

3.02 **JON SKOGH – CASE NO.15-35V**

Consider the request for a **Variance** from the side yard setback to construct an accessory dwelling unit (ADU) in a detached garage for the property located at 1355 96th Street.

Planning Commission Action _____

3.03 **IMH SPECIAL ASSET 175 – CASE NO.15-21PUD**

Consider the following requests for the property located at the southeast corner of 70th Street and Hwy 3:

- a) A **Rezoning** of the property from A, Agriculture to R-1C/PUD Single Family Residential District and R-3C/PUD Multiple Family Residential District.

Planning Commission Action _____

- b) A **Preliminary Plat** approval of Hannah Meadows resulting in 42 single family lots, 36 townhome lots, one common open space lot and 6 outlots for future apartment, open space and ponding requirements.

Planning Commission Action _____

- c) **Preliminary PUD** approval of the Hannah Meadows PUD as required by the Northwest Overlay District.

Planning Commission Action _____

4. OTHER BUSINESS

Date of First Meeting in November

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, October 6, 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: Joan Robertson
Annette Maggi
Dennis Wippermann
Elizabeth Niemioja
Bill Klein
Tony Scales

Commissioners Absent: Armando Lissarrague (excused)
Harold Gooch (excused)
Pat Simon (excused)

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner
Tom Kaldunski, City Engineer

APPROVAL OF MINUTES

The minutes from the September 1, 2015 Planning Commission meeting were approved as corrected.

CITY OF INVER GROVE HEIGHTS

Presentation of Request

Mr. Hunting advised that the Planning Commission is being asked to make a recommendation on the consistency with the comprehensive plan for two city improvements projects.

Tom Kaldunski, City Engineer, explained the detail of City Improvement Projects 2015-12 and 2015-16 for trunk sewer and water in the Northwest Area. He advised that City Project 2015-12 consists of a water main loop that will be constructed from the intersection of the future Argenta Trail and 65th Street easterly to Babcock Trail. The watermain project will look at two options. Option 1, which follows the 65th Street alignment, has challenging topography and would be more costly. Option 2, which would follow an alignment north of Option 1, would be less costly and would help the previously proposed Loch Gregor development. There is also a small portion of proposed watermain on 70th Street, which would make an interconnection from the lift station on the Blackstone Vista project to the City of Egan as a way of backing up both cities' water systems. Staff recommends that the Planning Commission find the project to be consistent with the comprehensive plan.

City Project 2015-16 includes a trunk sewer line from 70th Street to 65th Street through the future Blackstone Ridge development and a watermain trunk going through the Blackstone Ponds development. Staff recommends that the Planning Commission find the project to be consistent with the comprehensive plan.

Commissioner Klein asked if the Planning Commission was also being asked to recommend approval of Option 2.

Mr. Kaldunski replied that City Council would make that determination, but staff was recommending

Option 2 due to it being the lower cost alternative.

Commissioner Klein stated he would support Option 2, especially as it would benefit the proposed Loch Gregor development.

Commissioner Robertson asked if Option 2 would increase the cost of connection fees to potential homebuilders along 65th Street.

Mr. Kaldunski replied that the trunk fees would be the same; however, development along the future 65th Street alignment would likely come at a later date because of its challenging topography.

Commissioner Klein asked if Eagan would be participating in the cost of the lift station.

Mr. Kaldunski replied they would not as the lift station would serve only the City of Inver Grove Heights. Eagan would, however, be utilizing the interconnection of the water system.

Commissioner Klein asked if an additional water tower was planned for this area for the water pressure.

Mr. Kaldunski replied it was not, noting that the pressure in this area was very high and they would actually be reducing the pressure to get it in a more normal range. He advised that there were other areas in which Inver Grove Heights had interconnections with Eagan and that in this case the well would be closed except for emergency situations where the cities agree to open it up because one has a need.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Klein, to find City Improvement Projects 2015-12 and 2015-16 to be consistent with the Inver Grove Heights Comprehensive Plan.

Commissioner Klein stated he assumed they were also approving Option 2.

Mr. Hunting advised that the Planning Commission was only being asked to make a recommendation on the projects' consistency with the comprehensive plan; City Council would determine which option to choose.

Motion carried (6/0). This item goes to a public hearing on October 26, 2015.

XCEL ENERGY – CASE NO. 15-36CV

Reading of Notice

Commissioner Scales read the public hearing notice to consider the request for a conditional use permit to construct a 3,200 square foot building, and a variance from the exterior building material requirements, for the property located at 10325 South Robert Trail. 35 notices were mailed.

Presentation of Request

Ms. Botten explained the request as detailed in the report. She advised that the applicant is requesting a conditional use permit to add a 3,200 square foot building to the existing Xcel Energy Wescott campus with steel siding around the entire structure. Ms. Botten advised that the property is approximately 150 acres in size, with an additional 100 acres owned by Xcel surrounding it, for a total of 250 acres. City Code allows a maximum of one-third of a building wall to be steel siding; the applicant is requesting a variance to allow 100% of the building to be the steel siding. The

proposed building is not visible from the right-of-way or any of the adjoining properties and is a secured site that is not open to the public. Staff believes that the general conditional use permit and variance criteria have been met and they recommend approval with the conditions listed in the report. Staff did not hear from any of the neighboring property owners.

Commissioner Wippermann asked what the practical difficulty was.

Ms. Botten replied there were some reasons listed in the report, and she advised that the request met the variance criteria in that it was in harmony with the general purpose and intent of the City Code and Comprehensive Plan, the property and building were being used in a reasonable manner, and it was not altering the essential character of the locality.

Commissioner Klein asked what the property was zoned.

Ms. Botten replied I-2.

Commissioner Wippermann asked if the existing Xcel buildings had variance requests.

Ms. Botten replied she was unable to find any variance requests for this specific property, but noted that many of the structures were constructed prior to the zoning code being in effect. She advised that other NSP and Xcel properties throughout the city have requested similar exterior building materials.

Opening of Public Hearing

Jake Sedlacek, Xcel Energy, 3000 Maxwell Avenue, Newport, stated their goal was to safely deliver gas in the area and keep the buildings out of sight.

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

Mr. Sedlacek replied in the affirmative. He advised that he had an updated site plan and has been working closely with engineering staff to meet all their requirements.

Commissioner Klein noted that the buildings were very well hidden from sight.

Alan Garske, 10591 Amery Circle, asked where the proposed building would be located.

Ms. Botten pointed out the proposed location.

Mr. Garske agreed that the building would be out of sight.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi stated that she supported the request as the building would not be visible to surrounding properties, and that part of the practical difficulty was that the proposed siding would be consistent with the other buildings on the property, many of which were constructed prior to codes being in place.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Robertson, to approve the request for a conditional use permit to construct a 3,200 square foot building, and a variance from the exterior building material requirements, for the property located at 10325 South Robert Trail.

Motion carried (6/0). This item goes to the City Council on October 12, 2015.

JENNIFER CHRISTENSEN – CASE NO. 15-37V

Reading of Notice

Commissioner Scales read the public hearing notice to consider the request for a variance from the minimum lot size and width requirements for a new single-family lot, and a variance from the rear yard setback for the existing home, for the property located at 4701 Barbara Avenue. 5 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant would like to subdivide their half acre property. In order to do so, they need a variance from the minimum lot size and width requirements for Lot 2 and also a variance from the rear yard setback for Lot 1. The code has a provision that allows existing lots of record to be considered conforming if they meet 70% of the minimum lot size requirements for that zoning district. Lot 1 complies with the regular lot size and width requirements. Lot 2 would meet the 70% rule but still requires a variance as it would be a new lot. The proposed 8,900 square foot lot is comparable to new lots being approved in the Northwest Area and could accommodate a single-family home that complies with setback and impervious surface requirements. The comprehensive plan states that affordability is an important component to the overall housing plan in the city, and the minimum lot size and width requirements in the R-1C district are not always practical in trying to enforce and provide affordable housing in the city. The proposed lot split meets these goals of the comprehensive plan. Even though it would be the smallest lot in this neighborhood, staff believes that allowing a lot split would not alter the character of the neighborhood as there are a variety of lot sizes in the area, including multi-family townhomes and some lots north of 47th Street that do not meet the current minimum lot size standards. In regard to the rear yard setback variance for the existing home, this lot is a corner lot and as such would have two front yards. The way our code defines rear yard is the side opposite the shortest road dimension, making the new southern lot line the rear property line for Lot 1 even though the west property line functions as the rear lot line. Staff recommends approval of the variance requests. Staff heard from two surrounding property owners; one who had general questions and the other who had concerns on the impact to the neighborhood.

Chair Maggi asked if the elevation changes on the subject lot had been addressed.

Ms. Botten replied that engineering has reviewed it and the applicant would have to ensure that they do not affect the stormwater runoff or adversely impact the neighborhood. Additional review would be done if approved.

Commissioner Wippermann asked if a sign should have been posted notifying neighbors of the request.

Ms. Botten replied that signs were not posted for variances.

Commissioner Wippermann stated his understanding was that the 70% guideline only applied to existing lots created prior to the establishment of the current standards, and he questioned why that rule would apply in this case.

Ms. Botten replied that would be up to the Commission to decide, but staff looked at it as there were similar lots in the city that do meet those requirements that we have allowed new houses to be built on.

Commissioner Wippermann asked if staff knew the value of what was proposed to be built.

Ms. Botten replied they did not.

Commissioner Wippermann asked what the City's definition was of 'affordable housing' and what criteria must be met in order to qualify.

Mr. Hunting replied that when staff used the term 'affordable' they were not tying it to affordable housing by definition as to a program or price of the unit compared to a person's income. Rather they were referring to as the city matures there may be some infill with smaller lots which typically would be a more affordable lesser cost.

Commissioner Wippermann asked if the current code dictated that affordable housing would not have to follow the standards.

Mr. Hunting replied there were no special stipulations for affordable housing.

Commissioner Wippermann asked what practical difficulty would apply to this request.

Ms. Botten replied they were proposing to use the property in a reasonable manner, the proposed single-family lot would be consistent with the surrounding neighborhood, the proposed lot split would meet the goals of the comprehensive plan to provide an affordable housing opportunity, would meet all other setback and impervious surface requirements, and was at a disadvantage because of how the code defines rear yard on a corner lot.

Commissioner Wippermann advised that in his opinion the stated practical difficulty seemed like a bit of a stretch, he was concerned about the precedent this would set, and the potential for other property owners to split their lots and disregard the code standards in order to create an affordable house opportunity.

Chair Maggi asked staff for examples of other locations in the city in which variances were approved against the requirements for new lots.

Ms. Botten replied that recently a lot split was approved for a property in the estate zoning district, and other variances have been approved as well from the minimum lot size requirement. In regard to setting a precedent, she noted that other larger lots may not have the same opportunity to split their lot as this was on a corner lot which had a direct access onto Barbara Avenue.

Commissioner Wippermann stated he was concerned as there were many areas of the city with larger lots that would have the ability to split their parcel.

Commissioner Robertson stated that when the question was asked about practical difficulty for this and the Xcel request Commissioners were told how the other criteria had been met, but the question about physical difficulty was not addressed. She added that the need for affordable housing is being used to justify the request; however, there is no clear definition of what that term means. She stated she was not comfortable with the vague definition of the term 'affordable housing' and the pattern of moving away from clear intent on physical difficulty.

Commissioner Scales stated there have been several similar requests recently for lot splits, one of which was recently approved because both lots would have road access. His concern was that they were starting to make recommendations without having a clear understanding of what the requirement was (i.e. access, lot width, etc.). He would like to have a clear understanding of the

City's criteria for recommending approval of lot splits as likely there would be many similar requests in the future.

Mr. Hunting replied that at this point staff looks at them on a case-by-case basis.

Chair Maggi asked if they would have to meet the new lot criteria.

Ms. Botten replied in the affirmative.

Commissioner Niemioja questioned how they could approve a request based on affordability when they had no proposed value for the new lot.

Opening of Public Hearing

Jeff Hawkins, 2074 - 47th Street E, advised he was representing the homeowner, who has been teaching abroad for the last two years. During this time she has been renting her home out, and the renters approached her in regard to purchasing her home. Ms. Christensen would like to keep her house but is interested in the possibility of splitting her lot so she could sell it to her current tenants.

Chair Maggi asked Mr. Hawkins if he read and understood the report.

Mr. Hawkins replied in the affirmative. He advised that if the variances for the lot split were approved they would then address the grading, house design, lot price, etc. He stated he knew of no practical difficulty except that the renters would like to stay in the neighborhood, and Ms. Christensen does not want to sell the house as she plans to move back into it next summer to care for her brother who is a vulnerable adult. He advised that the southern part of her lot has not been used in the last 10-15 years since her children moved out.

Commissioner Klein asked Mr. Hawkins if his property adjoined the subject property.

Mr. Hawkins replied it did not, that he lived two houses away.

Cindy Stoffel, 4741 Barbara Avenue, stated she owned the lot directly south of the subject property. Ms. Stoffel was concerned about how this would impact the value of her property. She stated this new lot would be 10-15 feet below street level and she was concerned about how the grading would impact her lot both aesthetically and in regard to drainage. She stated the lots south of the subject property were large lots, which was one of the things that drew her to the area. She advised there were other options for the tenants in regard to affordable housing and staying in the neighborhood other than splitting this lot, noting that many homes on the smaller lots have come up for sale in the last couple years.

Commissioner Klein asked Ms. Stoffel if the existing pine trees were on her property.

Ms. Stoffel replied that the majority of the pines were between her lot and the one south of her. She advised there was a large ravine on the subject property which had many large trees that would be impacted by any grading that would occur.

Commissioner Klein asked if staff knew the bounce of the holding pond near the corner of 47th Street and Bacon, stating that it has flooded in the past.

Mr. Hunting replied that he did not.

Ms. Stoffel advised that it flooded often.

Commissioner Klein asked if it typically flooded onto the subject property.

Ms. Stoffel replied that the existing topography has prevented the water from going up that far.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja stated it was difficult for her to find the variance in harmony with the comprehensive plan without further clarification on affordability and the value of the new lot, questioned whether building a house on a single-family lot reached the City's desired level of affordability, and felt there was a lack of a hardship, stating there were many other housing opportunities for the tenants in the city.

Commissioner Robertson stated that the applicant himself has indicated that he does not see a practical difficulty and that this is in the preliminary stages. She felt it was premature to approve something at this point that has the potential to set a precedent elsewhere in the city.

Commissioner Wippermann stated he was not in support of the variance and believed it would set an inappropriate precedent.

Chair Maggi suggested they vote on the variances separately.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Robertson, to deny the request for a variance from the minimum lot size and width requirements for a new single-family lot, for the property located at 4701 Barbara Avenue.

Motion carried (6/0).

Motion by Commissioner Robertson, second by Commissioner Wippermann, to deny the request for a variance from the rear yard setback for the existing home, for the property located at 4701 Barbara Avenue.

Motion failed (2/4 – Niemioja, Maggi, Scales, and Klein).

Motion by Commissioner Niemioja, second by Commissioner Scales, to approve a variance from the rear yard setback for the existing home, with the practical difficulty being having two front yard designations because of how the code defines rear yard on a corner lot, for the property located at 4701 Barbara Avenue.

Motion carried (4/2 – Robertson, Wippermann). This item goes to the City Council on October 26, 2015.

Commissioner Robertson thanked the applicant for bringing this forward as it demonstrated that more clarification was needed regarding minimum lot sizes for new lots and the criteria for 'affordable housing'.

Chair Maggi stated it was her understanding there were guidelines in place regarding minimum lot sizes for new lots.

Ms. Botten stated there were existing guidelines in place that varied for the different zoning districts.

Commissioner Klein stated that is the key, we have to look at the neighborhoods individually and lot sizes can be designed by neighborhood by looking at the average, which the City has not done.

OTHER BUSINESS

Northwest Area Update

Allan Hunting, City Planner, summarized the single-family residential developments in the Northwest Area that have been approved by the City Council over the last seven years, including nine phases of Argenta Hills, Groveland Heights (which has since been abandoned by the developer), Blackstone Vista, Ponds and Ridge, and Hannah Meadows, which will be considered by the Planning Commission and City Council later this month.

Commissioner Klein asked if there were ever plans for a commercial use in the Hannah Meadows development.

Mr. Hunting replied that originally the parcel was guided Mixed Use. After reviewing the plan with Dakota County and MnDOT they discovered that a commercial use no longer seemed viable due to the future roundabout and limited access.

Commissioner Klein stated that apartments would likely generate more traffic than would a commercial use.

Mr. Hunting stated there were areas along 70th Street designated Mixed Use on the west side of Robert Trail where staff sees a better opportunity for commercial uses.

Commissioner Robertson asked how the future roundabout would impact the gas station on the southeast corner of the intersection of 70th Street and South Robert Trail.

Mr. Hunting replied that the roundabout will be somewhat northeast of the center of the intersection and as such will not impact the gas station but will impact the Hannah Meadows site.

Chair Maggi asked if staff anticipated additional proposed developments in the coming months.

Mr. Hunting replied that the City received a sketch plan application for the property immediately east of Blackstone Vista by the same developer, and have also been talking with a couple landowners interested in developing their properties to primarily single-family residential.

Commissioner Robertson asked if anyone else expressed interest in the abandoned Groveland Heights development.

Mr. Hunting replied there have been no inquiries regarding that area.

Commissioner Niemioja asked if a committee had been established to deal with the potential influx of the future Vikings headquarters.

Mr. Hunting replied that staff will be reviewing the negative and positive impacts to the Northwest Area and anticipate meeting with the City of Eagan and voicing the City's concerns or support.

The meeting was adjourned by unanimous vote at 8.09 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

REPORT DATE: October 15, 2015

CASE NO: 15-41CA

HEARING DATE: October 20, 2015

APPLICANT/PROPERTY OWNER: Castaway Marina

REQUEST: A Conditional Use Permit Amendment to allow for the parking and temporary storage of small boats and trailers

LOCATION: 6140 Doffing Avenue

COMPREHENSIVE PLAN: Mixed Use

ZONING: I-1, Limited Industrial
Critical Area Overlay District

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

Castaway's Marina is requesting an amendment to their existing CUP to allow for the seasonal outdoor storage of boats and trailers on their southern parking lot. The City Council first approved a Conditional Use Permit for the marina in 1985; since then a few amendments have been approved, including an expansion of the parking area along the dike. A condition of the existing CUP states that no outdoor storage is allowed outside the areas shown on the Site Plan without Council approval. Staff believes this condition was in place because it was what the applicants originally requested not because of Council or staff recommendation.

The proposed outdoor storage of trailers and small boats would be mainly for Castaways customers. It would be located over existing impervious surface and utilized during the months of October - April. There would still be ample parking available for guests and boat owners even with the proposed storage area.

EVALUATION OF THE REQUEST

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

North - City owned open space; zoned P; guided Park

East - Mississippi River

West - City owned open space; zoned I-1/P; guided Park

South - Marinas; zoned I-1; guided Mixed Use

SITE PLAN REVIEW

Parking Setbacks. The I-1 zoning district requires a 5-foot side and rear yard setback and 10 foot front yard setbacks. The proposed storage area would meet these requirements.

Engineering. Engineering has reviewed the plans and takes no exception to the proposed request. The storage area would be located over existing impervious surface and no new impervious surface would be added to the site.

GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use of a marina is consistent with the goals, policies, and plans of the Comprehensive Plan; the seasonal storage does not have an impact to the overall land use.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The property is zoned I-1, Limited Industrial; the use of a marina is consistent with the intent of the I-1 zoning district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed outdoor storage would not have a detrimental effect on public improvements in the vicinity of the project.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

This use does not appear to have any negative effects on City facilities or services. The Fire Marshal reviewed the request and did not see any issues with the proposed storage area.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. Aesthetics/exterior appearance*

- The seasonal storage would be from October-April; this area of the City does not see a lot of vehicle or pedestrian traffic during this time period.

Additionally, the property to the south also stores boats and trailers so there would not be a substantial impact to the surrounding properties.

ii. Noise

The outdoor storage would not generate noises that are inconsistent with the I-1 zoning.

iii. Fencing, landscaping and buffering

No additional screening or landscaping is required.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The minimal amount of traffic the storage area would generate is not out of the ordinary for an industrial area. The storage area would be located on an existing parking lot not changing access, lot coverage, setbacks, etc.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This use would not have an undue adverse impact on the environment; no additional runoff would be generated from the site as the addition would be located on existing hard surface.

ALTERNATIVES

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

- Approval of a **Conditional Use Permit Amendment** to allow for outdoor storage on the south parking lot subject to the following conditions:
 1. Resolution No. 08-188 shall become null and void and shall be replaced by the terms of this conditional use permit.
 2. The site shall be developed in substantial conformance with the following plans on file with the Planning Division except as modified herein:

Outdoor storage area on southern lot 09/08/15

Site Plan dated	05/27/08
Grading Plan dated	06/18/08

3. The seasonal storage of trailers and small boats is allowed on the south parking lot as shown on the plan dated 09/08/15 from October 1 – April 30 of each year.
 4. Open storage of boat trailers only shall be allowed only in the area designated in the northwest corner of the site as shown on the site plan dated December 3, 2001, subject to the following conditions:
 - a. Boat trailers shall be allowed to be stored on the site from April 1 through October 31 of each year. All boat trailers shall be removed during the winter season from November 1 through March 31.
 - b. No more than 15 boat trailers shall be stored in the storage area at any one time.
 - c. Boat trailers to be stored on site shall be limited to 22 feet in length.
 - d. Only boat trailers belonging to boaters at Castaways Marina, Inc. shall be allowed to be stored on site.
 - e. No storage of boats shall be allowed at any time.
 5. No fuel facilities or boat launch shall be provided without approval of the City Council.
 6. The parking areas shall be striped and a containment device shall be added to protect the vehicles from the proposed steep slopes (ie. Curb, bumper stops, guardrail, etc.)
 7. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
- B. Denial.** If the Planning Commission does not favor the proposed application, the above requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the requested conditional use permit amendment.

Attachments: Exhibit A – Zoning and Location Map
Exhibit B – Narrative
Exhibit C- Proposed outdoor storage area



*Castaways Marina, Inc.
6140 Doffing Avenue
Inver Grove Heights, Minnesota 55076*

John Remington, President
(612)723-0961

Scott Hand, Secretary
(612)554-4336

David Perry, Treasurer
(651)253-0399

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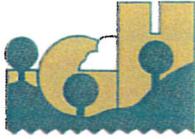
AMMENDMENT TO CONDITIONAL USE PERMIT

Castaways Marina seeks to amend its current conditional use permit to allow for the parking and temporary storage of small boats and trailers in our south parking lot. This parking and storage would only be permitted from October through April. Currently we are permitted to store up to fifteen (15) boat trailers in our north parking lot. Since that permit was granted the City of Inver Grove Heights has permitted Castaways to add parking spaces along the dike road but we have not added parking and storage space for small boats and their trailers.

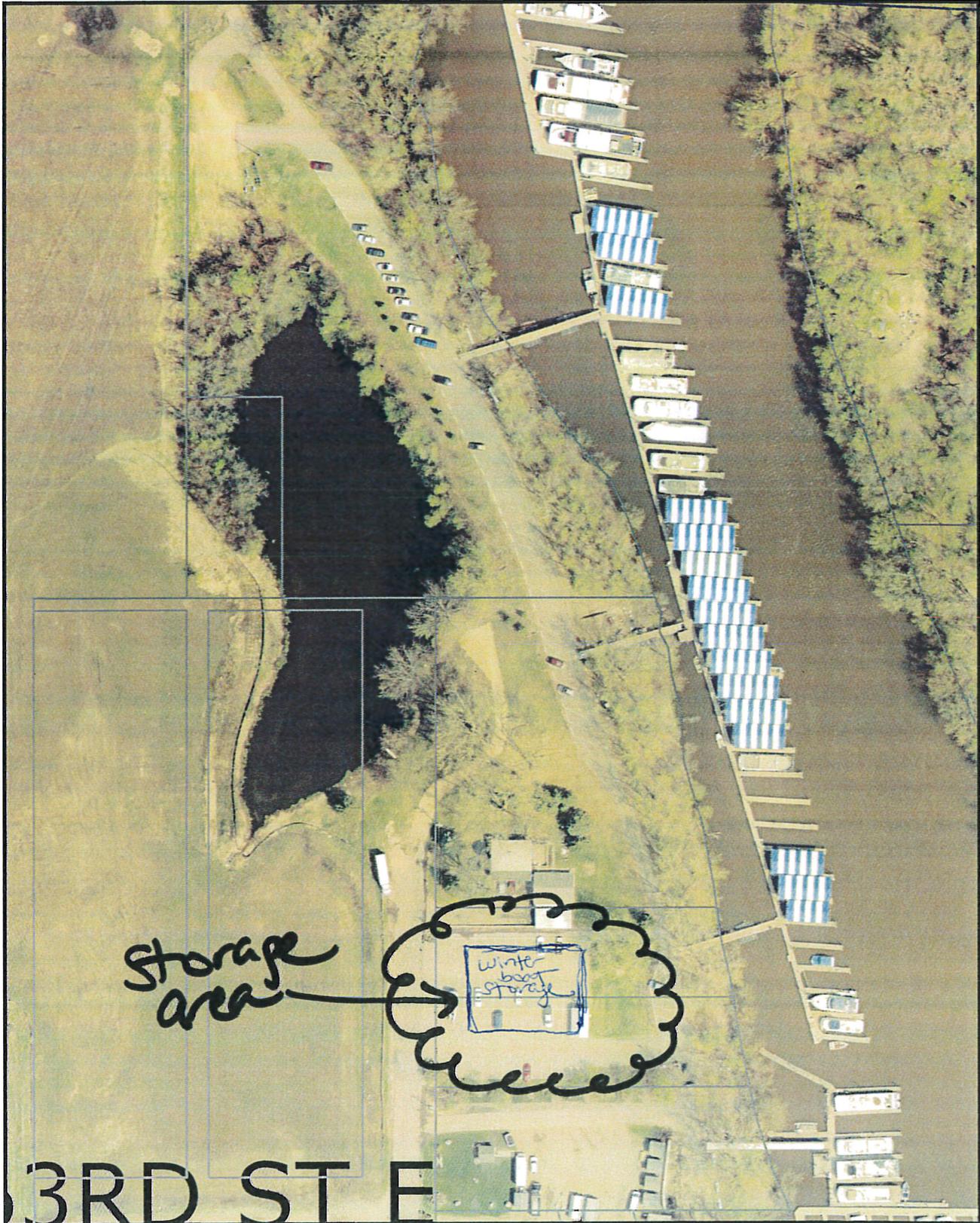
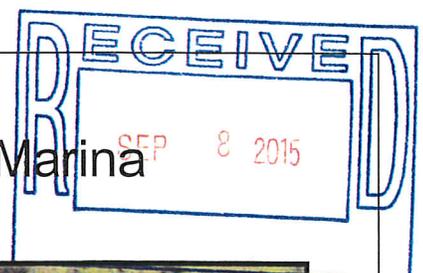
Our only impacted neighbor (within 350 feet south) is River Mist Marina which apparently is permitted to store boats, trailers and other items in its parking lot. The River Mist parking lot is immediately adjacent to Castaways' parking lot. The only other property within 350 feet of Castaways is the City's Heritage Park which surrounds Castaways on the north and west.

u B u

Map not to scale



Castaway's Marina



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.

Outdoor storage area on southern parking lot

"C"

SURROUNDING USES

The subject site is surrounded by the following uses:

North – single family homes; zoned E-1; guided RDR
East – single family homes; zoned E-1; guided RDR
West – single family homes; zoned E-1; guided RDR
South – single family homes; zoned E-1; guided RDR

EVALUATION OF REQUEST

- The existing accessory structure is a one level building with 952 square feet. The applicants propose to add a dormer to the roof line allowing an expansion of the space with a second story of 578 square feet.
- The proposed ADU would be 578 square feet in size. Maximum size allowed is 1000 square feet.
- A separate driveway is proposed to the ADU for emergency access as required by ordinance.
- Engineering has noted that the City's overall storm water plan identifies a regional basin on the property as a natural low spot. Construction of the driveway will require engineering practices to minimize the impact to the basin. Review and approval of the driveway design by the City Engineer is included as a condition of approval.
- A complete review of the ADU against the approved criteria will take place when the building permit and registration permit is submitted to the City for review.

VARIANCE REVIEW

City Code Title 10, Chapter 3. Variances, 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 lot meets the minimum standards of the ADU ordinance and will comply with the septic system and well restrictions. The zoning ordinance allows ADU's in detached accessory buildings. Expansion of existing accessory structures might dictate greater setbacks which cannot be achieved with most existing accessory structures.

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

The property owner intends to use the property in a reasonable manner except that expanding the existing structure changes the required setbacks from 10 feet to 50 feet.

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

The majority of the property is identified as a regional basin in the City's storm water management plan (see map attached engineers memo). The lowest portions of the lot are in the middle. The house is constructed outside this area in the southwest corner of the lot. The accessory structure is located at the edge of the basin area. Engineering has noted that a new structure or expansion of this structure towards the middle of the site would not be allowed as it impacts the water retention area of the basin. Any detached structure would have to be set close to the property line. The building could not be moved away from the lot line to meet setbacks or it would have a negative impact on the storm water basin. Its current location is actually favorable to any flooding concerns. The presence of the regional basin over a large portion of the property creates a physical practical difficulty that is unique to the property and not created by the landowner. This impacts where a structure could be located.

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

The applicant has noted that the structure is approximately 200 feet from the nearest home and 300 to 400 feet in other directions. The neighborhood is large lot residential where the spacing between structures is fairly large. The bulk of the building is increased only by the addition of a roof dormer. Allowing a dwelling unit in the accessory structure does not appear to negatively impact the neighborhood.

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 alternatives available for the requested action:

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

1. The site shall be developed in substantial conformance with the site plan dated 3-4-15 on file with the Planning Department.

2. Prior to construction of the ADU, building permits and ADU Registration shall be obtained from the City.
3. The driveway design shall meet all the criteria listed in the memo from the City Engineer dated 10-1-15.

B. Denial If the Planning Commission does not favor the proposed request, it should be recommended for denial and state findings for a denial.

RECOMMENDATION

Staff informed City Council about the variance issue that would arise with the Skogh request based on the ordinance that was passed by the Council. They understood and stated they would review requests on a case by case basis.

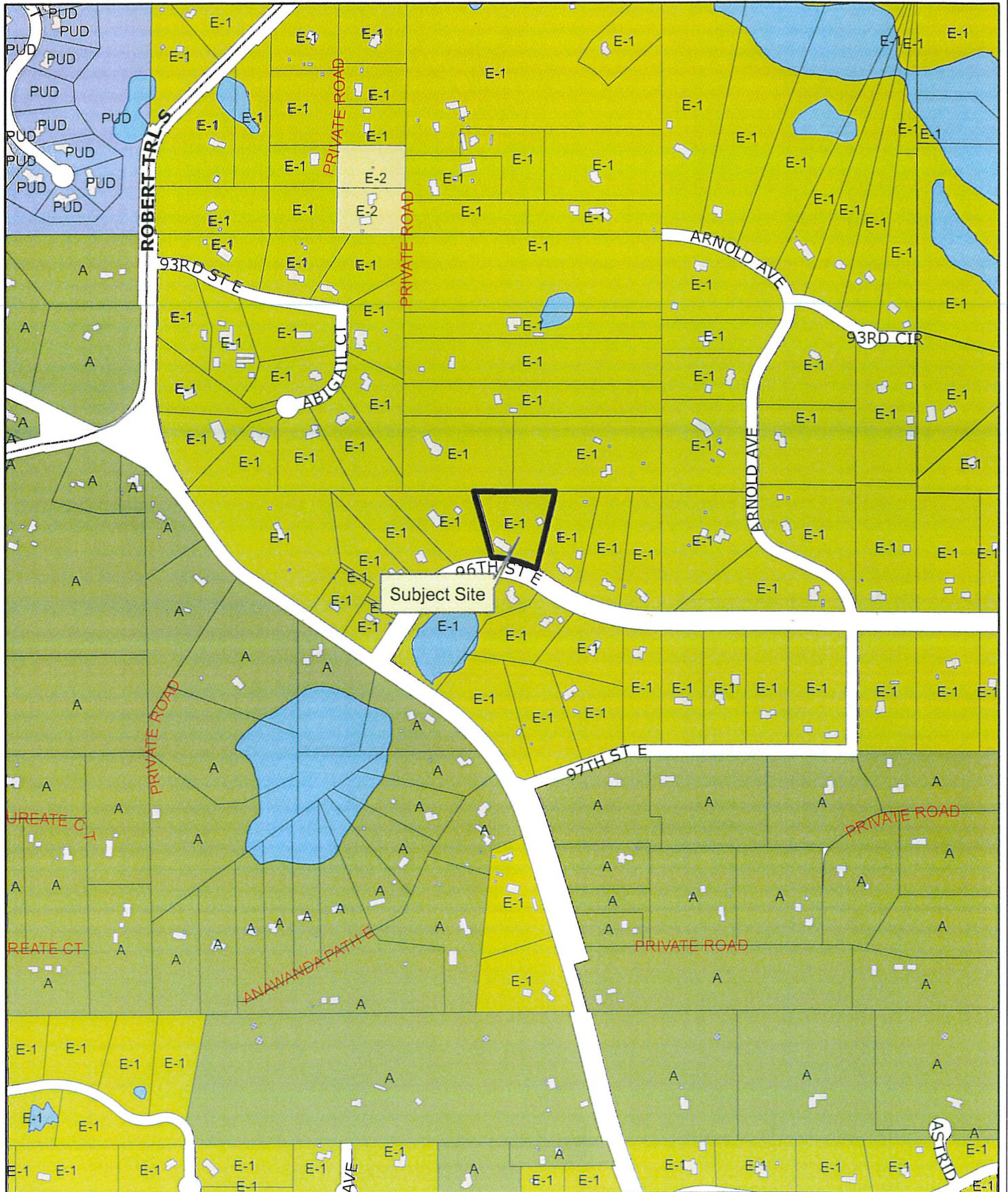
The identification of a regional basin on the applicant's property provides a practical difficulty in that the structure would have to be placed close to property lines to minimize impacts to the basin. The applicants do not appear to have an option to expand the structure and meet the greater setback.

Attachments: Location/Zoning Map
Site Plan
Applicant Narrative
Elevation/Floor Plans
City Engineer Memo dated 10-1-15



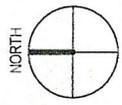
Location/Zoning Map

Case No. 15-35V

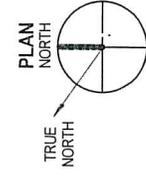
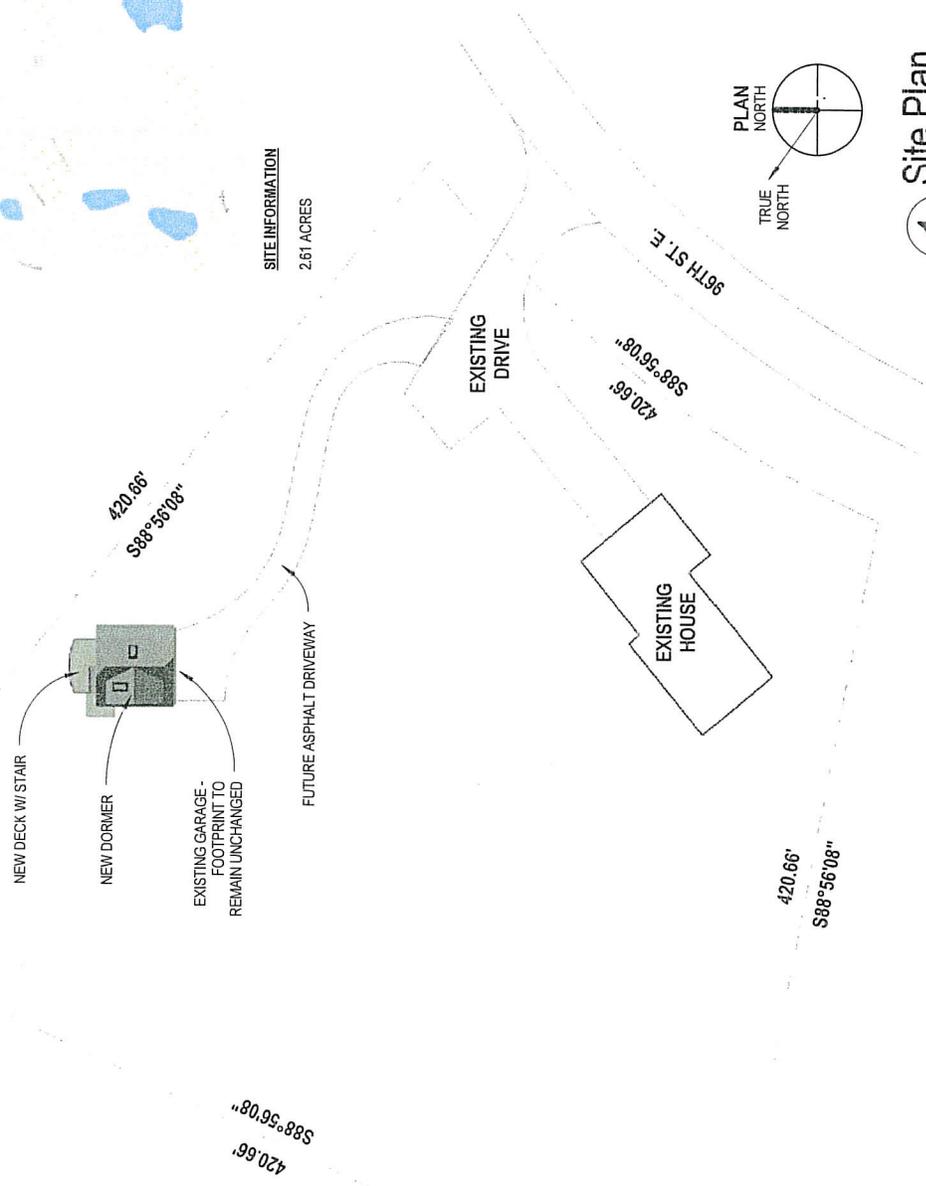


B₂

LOCATION MAP



NOTE:
NOT AN OFFICIAL SURVEY -
ALL LOCATIONS ARE APPROX.



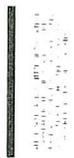
SITE INFORMATION
2.61 ACRES

rchitect

Brian K Nelson

NCARB, LEED AP
4932 Knox Ave S
Minneapolis, MN 55419

612.437.6816
brian@bknarch.com
www.bknarch.com



Skogh Garage Apartment
1355 96th St. E.
Inver Grove Heights, MN 55077

PROJECT NO. 1355 96TH ST. E. GARAGE APARTMENT
DATE: 03-24-15
DRAWN BY: BKN
CHECKED BY: BKN
DESIGNED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
PRINT NAME: Brian K Nelson
SIGNATURE: [Signature]
LICENSE #: 45379
03-24-15

1 Site Plan
1" = 50'-0"

G101

Plan Review Committee | City of Inver Grove Heights
8150 Barbara Ave | Inver Grove Heights | MN | 55077
651.450.2569

September 1st, 2015

Plan Review Committee, City of Inver Grove Heights

My wife, Kevie, and I live at 1355 96th Street East, Inver Grove Heights. Our daughter and son-in-law have been living in the basement of our house for the past couple years.

Currently on the 2.7 acre property we have a main house and a detached garage. The detached, two-story garage was originally built for storage and is currently uninhabited. We would like to convert the upstairs of the garage into a second housing unit on the property. Our daughter, Kayla, and her husband, Peter, would be the residents of this accessory dwelling unit. It would not be rented out or used as a business. We want to do this so we can keep our family together to care for each other while maintaining independence in our separate living spaces. We want to stay in our home and community as we age. We need our kids to stay close to help maintain the property.

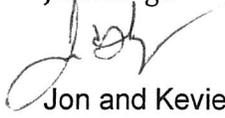
We understand that once the detached garage is converted into an accessory dwelling unit, the setback for a living structure is 50 feet from the property line. The garage in our backyard is approximately 20 feet from the property line. When we built this garage several years ago we made sure everything complied with the code and followed the setback rules for a garage structure. We did not plan on making the building a livable space when we built the detached garage. Now that we would like to convert the upstairs of the garage into an accessory dwelling unit, the building no longer meets the setback requirements for an ADU. Because it is impractical to move the building as it already exists, we are asking for a variance to convert our garage into an ADU with a 20 foot setback from the property line.

Converting this building into a living space will not alter the essential character of the neighborhood. Nor will it affect the supply of light and air to the adjacent properties. There is plenty of space between the garage and neighboring houses and many trees blocking the view of the garage, including two new pine trees we planted behind the garage (see attachment A). The garage building already exists on the property, we will simply be finishing off the upstairs of the structure. Our daughter and her husband have been living in our house for the past two years. The traffic in and out of our property will not change when the ADU is created.

We have consulted an architect in anticipation for this project and have created a drawing of our vision of the building. The drawing (see attachment B) shows how we plan to alter the existing garage. The changes will remain consistent with the main house and keep in spirit with the plan of the neighborhood.

Thank you for considering our variance request.

Sincerely,
Jon Skogh

A handwritten signature in black ink, appearing to read 'Jon Skogh', with a stylized flourish extending to the right.

Jon and Kevie Skogh

jonskogh@gmail.com

612.860.7168

1355 96th Street East | Inver Grove Heights, MN 55077

Kayla and Peter Harren

kaylaharren@gmail.com

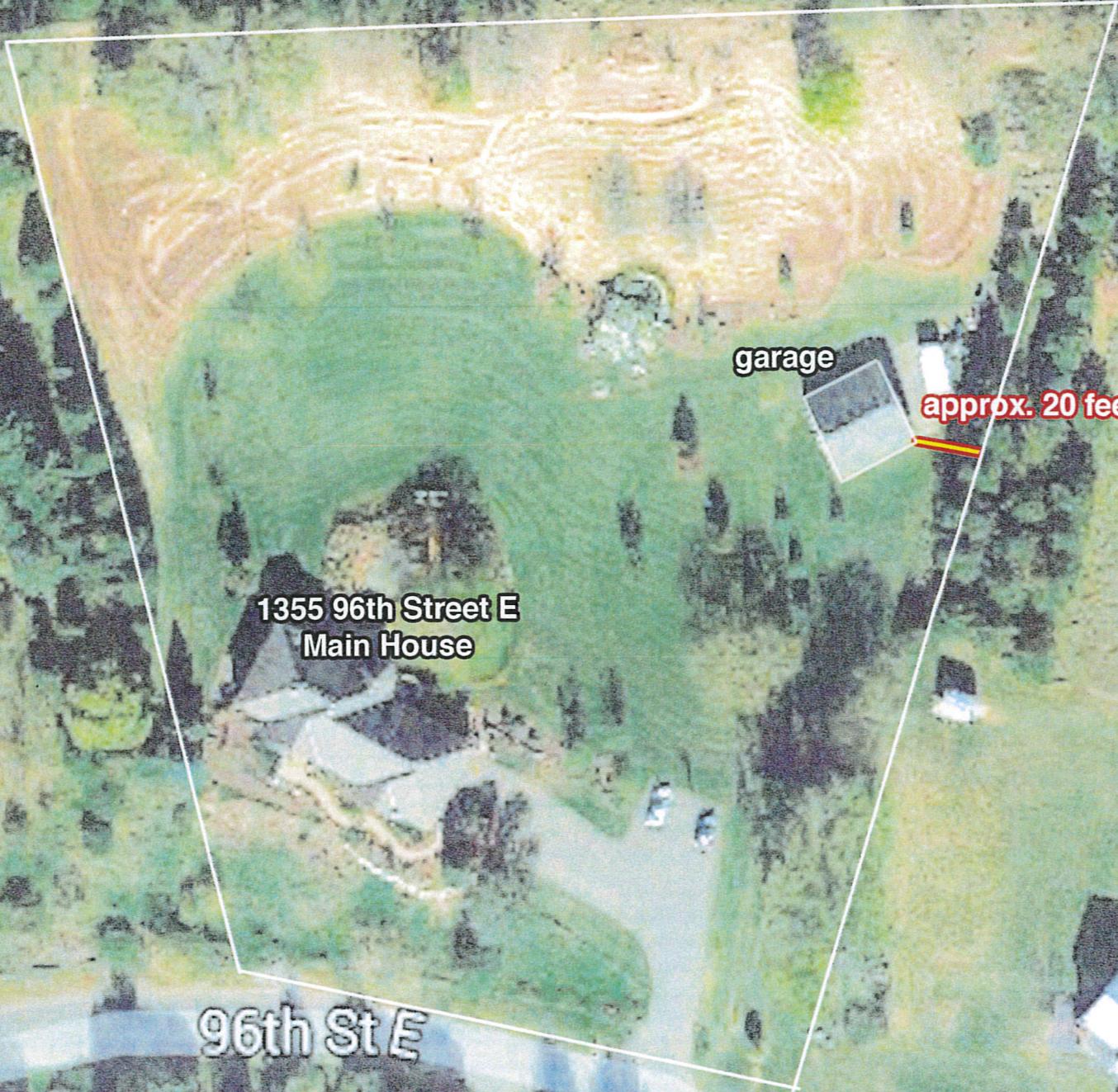
612.817.0074

1355 96th Street East | Inver Grove Heights, MN 55077

1355 96th Street East, Inver Grove Heights
distance from detached garage to neighboring houses

A,





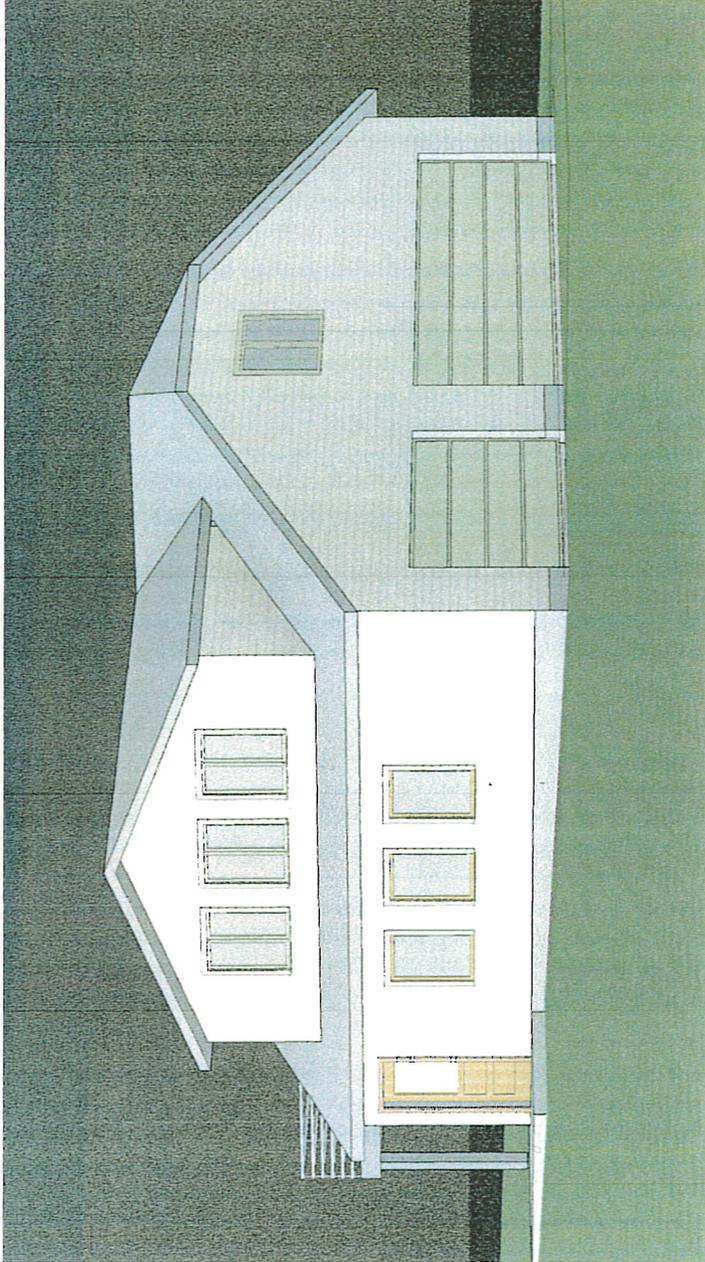
garage

approx. 20 feet

1355 96th Street E
Main House

96th St E

Skogh Garage Apartment



BUILDING DATA

EXISTING GARAGE AREA	952 SF
ADDED GARAGE AREA	0 SF
EXISTING UPPER FLOOR AREA	421 SF
ADDED UPPER FLOOR AREA	157 SF
TOTAL	1,530 SF

NOTE: ALL AREAS ARE GROSS AREAS MEASURED FROM THE INSIDE FACE OF EXTERIOR WALLS

DRAWING INDEX

G100	COVERSHEET / GENERAL INFO
G101	ARCHITECTURAL SITE PLAN
A100	MAIN FLOOR PLAN
A101	UPPER FLOOR PLAN
A102	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	SECTIONS

PROJECT DIRECTORY

ARCHITECT:
 BRIAN K NELSON ARCHITECT LLC
 4932 KNOX AVE S
 MINNEAPOLIS, MN 55419
 612-437-6816

CONTRACTOR:
 MEL RAEKER
 PROVISION CONSTRUCTION
 EAGA, MN 55123
 651-452-6878

STRUCTURAL ENGINEER:
 PAUL STOLE
 ADVANCED STRUCTURAL TECHNOLOGIES
 7212 METRO BLVD
 EDINA, MN 55439

PRINT NAME: Brian K Nelson
SIGNATURE:
LICENSE #: 45578
DATE: 02-04-19

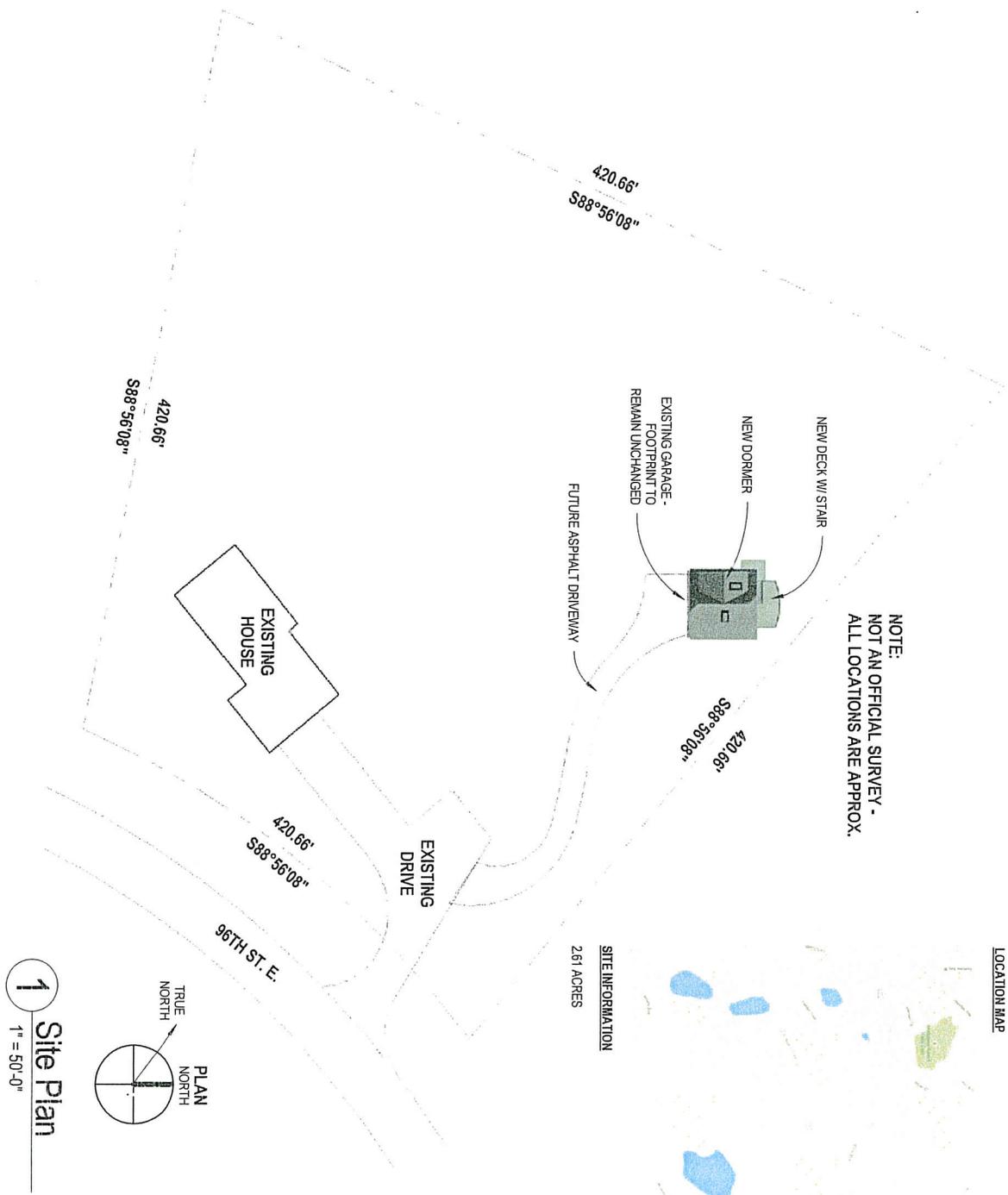
G100

B.

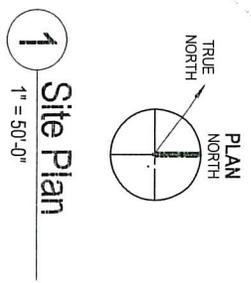
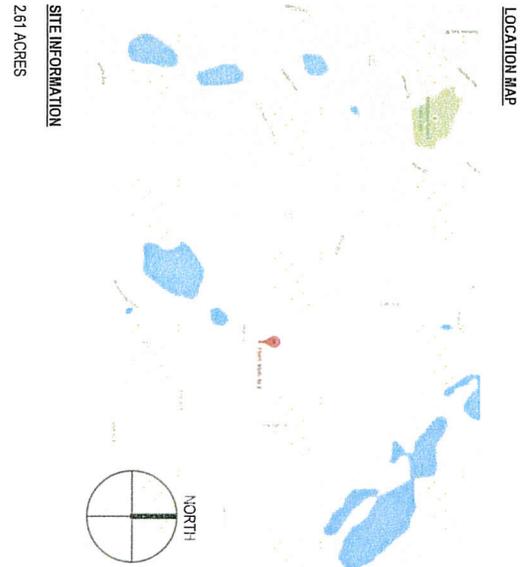
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Skogh Garage Apartment
 1355 96th St. E.
 Inver Grove Heights, MN 55077

NO. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



NOTE:
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ALL LOCATIONS ARE APPROX.



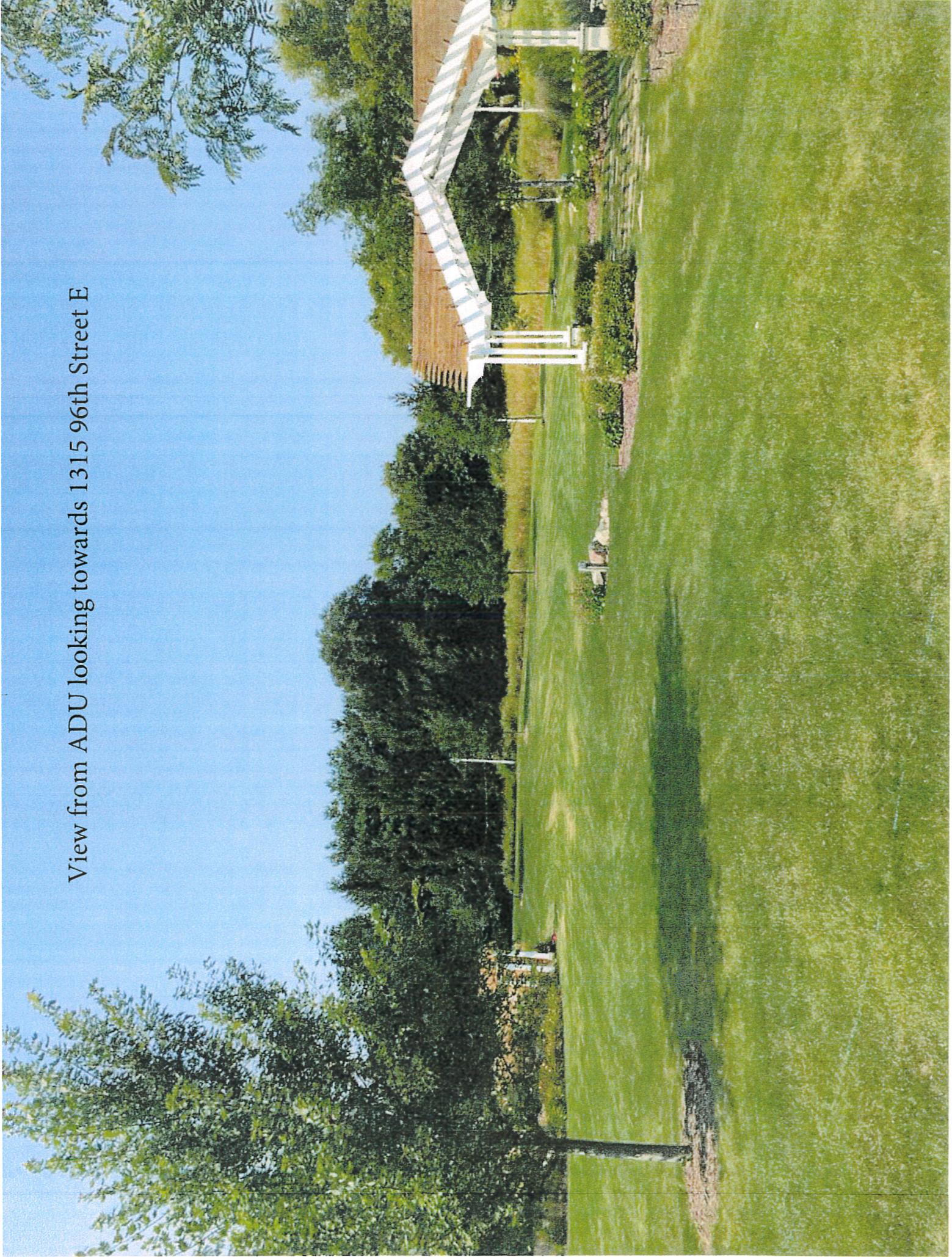
1
Site Plan
1" = 50'-0"

Skogh Garage Apartment
1355 96th St. E.
Inver Grove Heights, MN 55077

NCARB, LEED AP
4932 Knox Ave S
Minneapolis, MN 55419
612.437.5816
brian@bknarch.com
www.bknarch.com

Brian K. Nelson
rchitect

View from ADU looking towards 1315 96th Street E



View from ADU looking towards 1258 90th St E



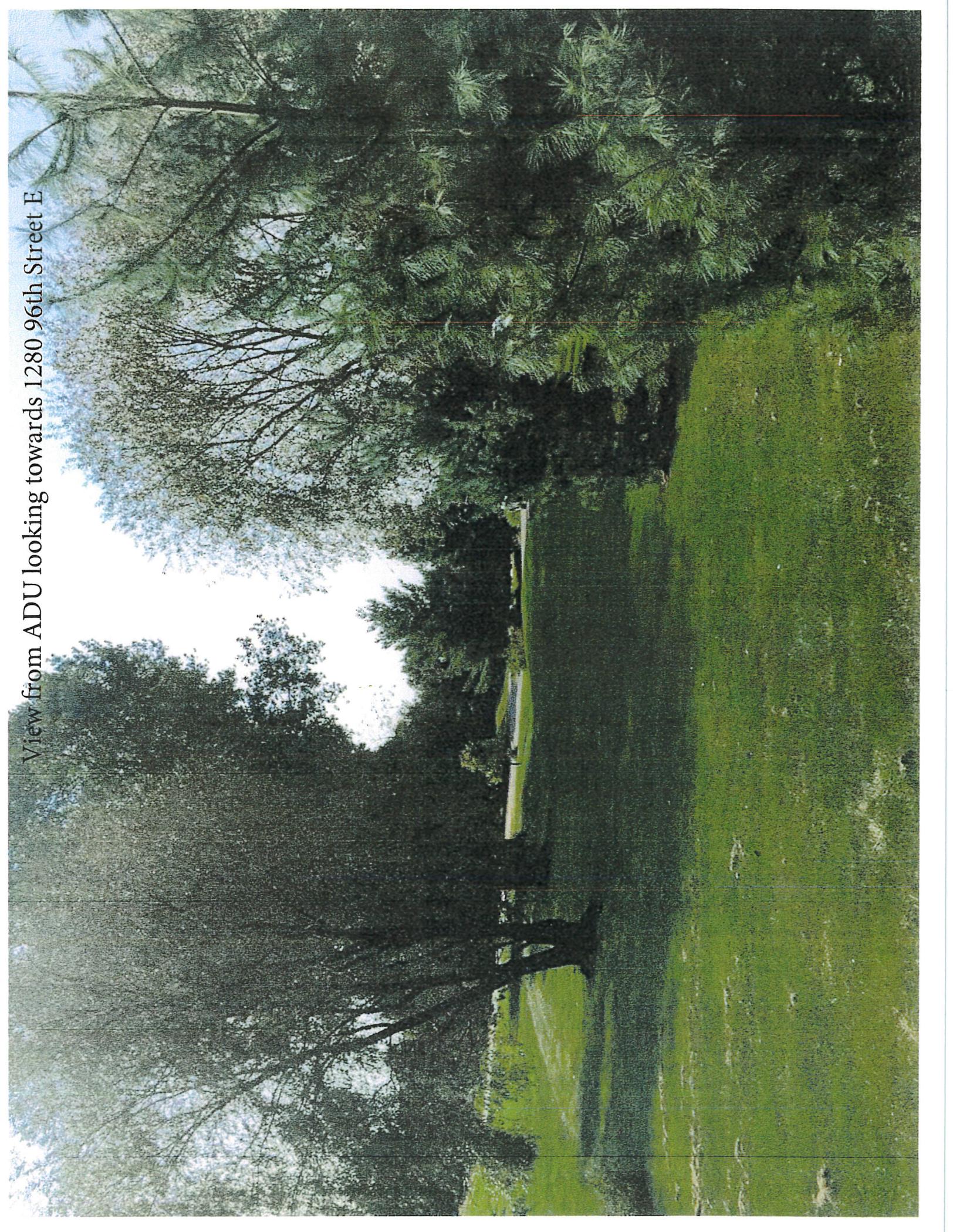
View from ADU looking towards 1254 90th Street E

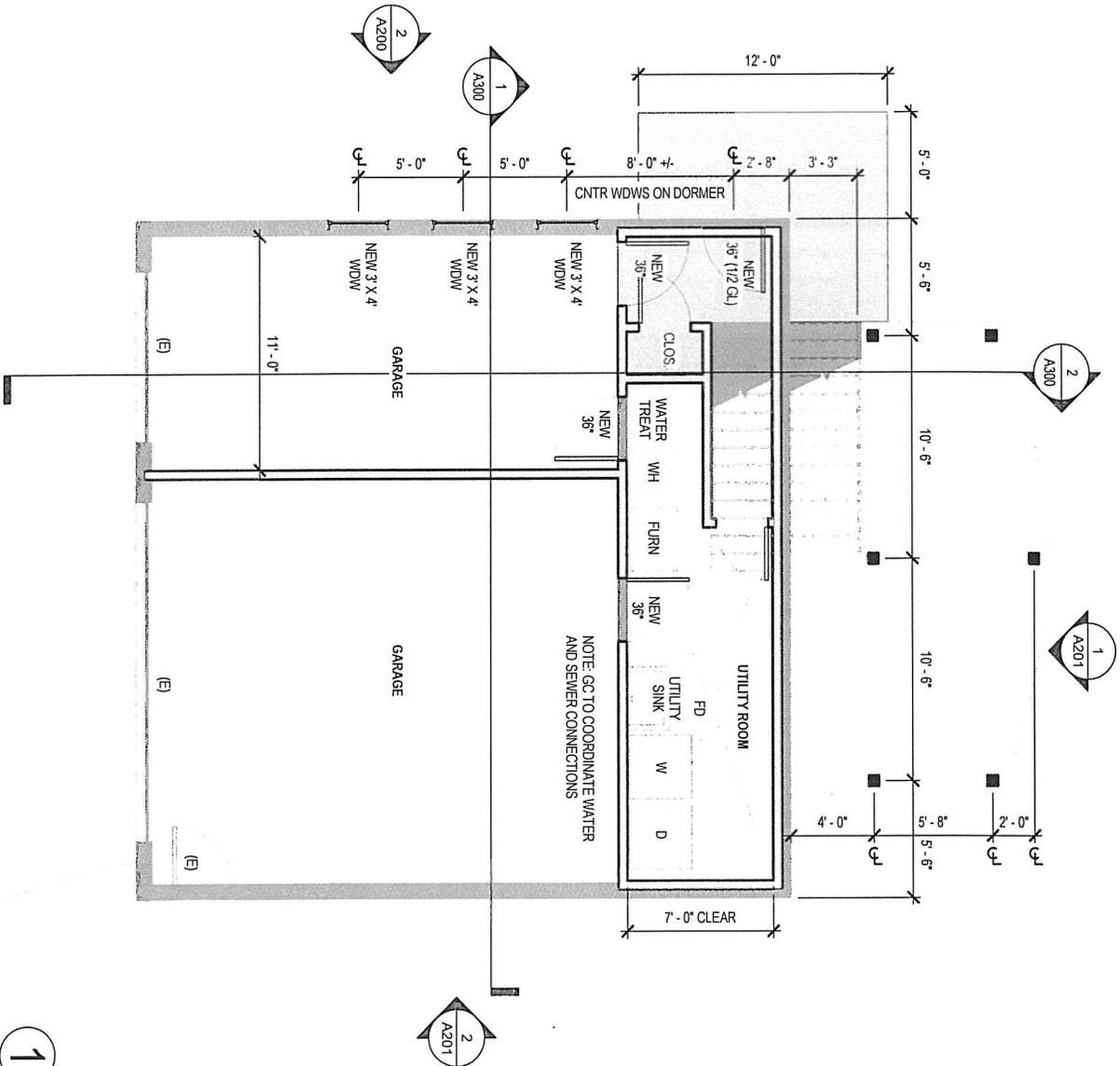


View from ADU looking towards 1390 96th Street E



View from ADU looking towards 1280 96th Street E





1 Main Floor Plan
3/16" = 1'-0"

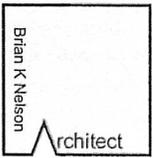


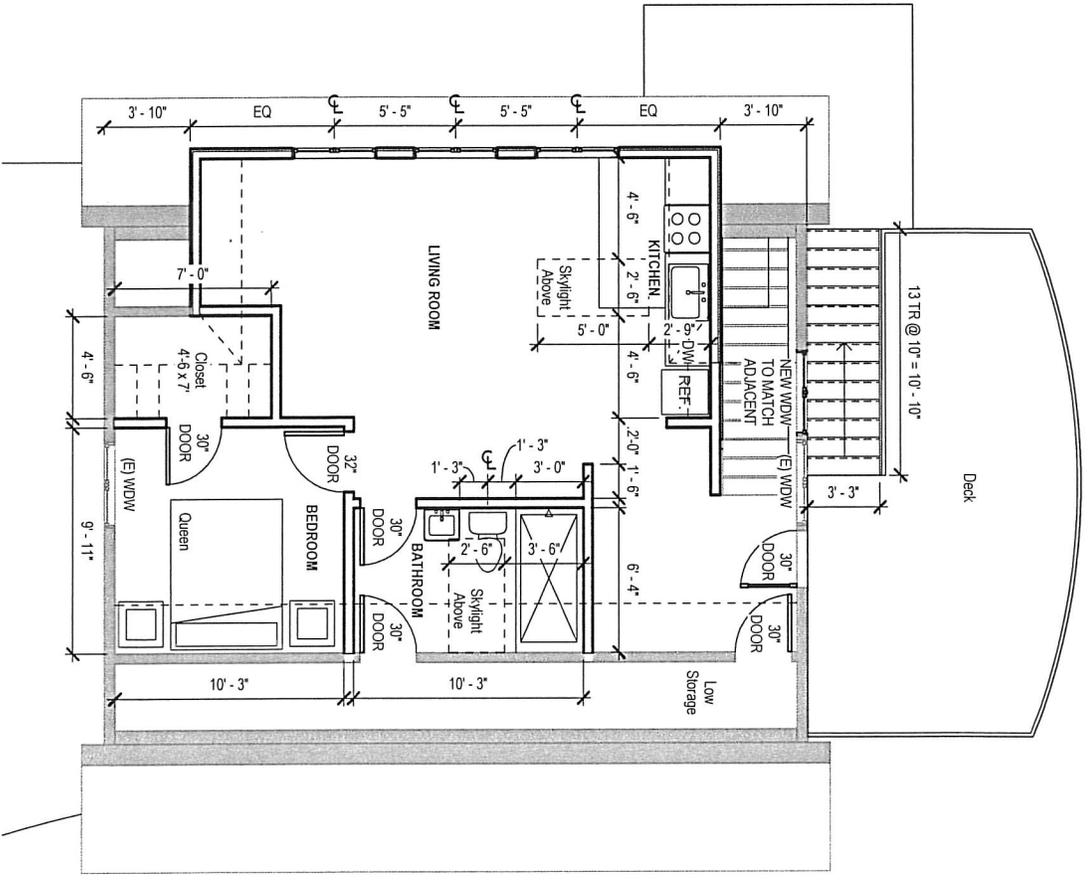
I HEREBY CERTIFY THAT THIS PLAN
 PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION AND IN ACCORDANCE WITH THE
 LICENSED ARCHITECTURE LAWS
 OF THE STATE OF MINNESOTA.
 Brian K. Nelson
 ARCHITECT
 LICENSE # 45378
 EXP. DATE 11/15

Skogh Garage Apartment
 1355 96th St. E.
 Inver Grove Heights, MN 55077

All Plans are made in accordance
 with the Minnesota State Building
 Code, Chapter 1302, Minnesota
 Statutes, and the Minnesota
 State Board of Building and
 Fire Safety, Chapter 1307, Minnesota
 Statutes.

Brian K Nelson
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 4932 Knox Ave S
 Minneapolis, MN 55419
 612.437.8816
 brian@dknatch.com
 www.dknatch.com





1 Second Floor
3/16" = 1'-0"



A101

THESE PLANS OR ANY PART THEREOF, SPECIFICATIONS, OR ANY INFORMATION CONTAINED HEREIN, SHALL BE VOID AND INEFFECTIVE UNLESS THEY ARE SIGNED AND SEALED BY A LICENSED ARCHITECT OF THE STATE OF MINNESOTA. PRINT NAME: Brian K. Nelson

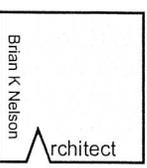
DATE: 01.24.15

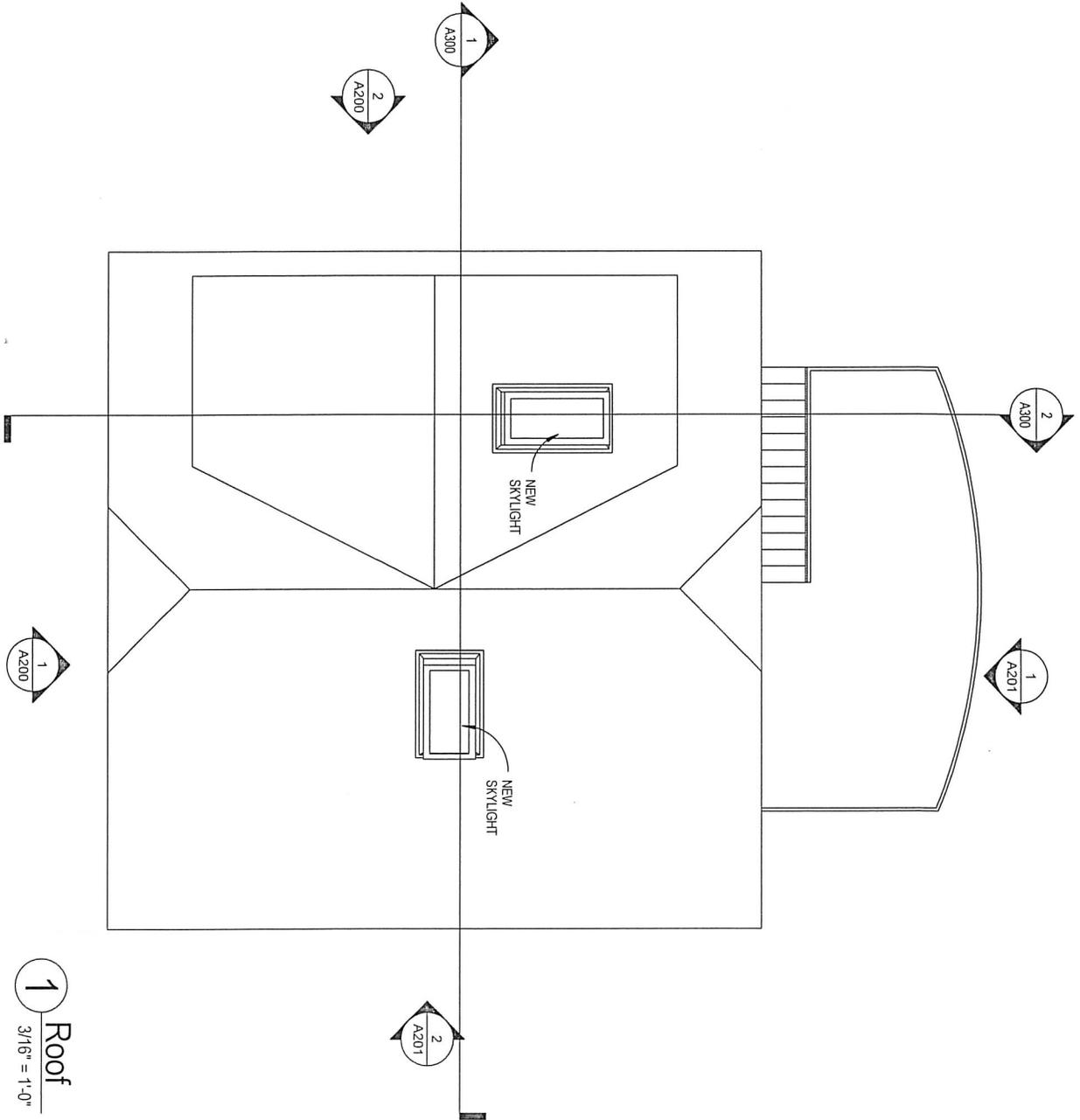
45378

Skogh Garage Apartment
1355 96th St. E.
Inver Grove Heights, MN 55077

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Brian K Nelson
NCARB, LEED AP
4932 Knox Ave S
Minneapolis, MN 55419
612.437.6816
brian@bknarch.com
www.bknarch.com





1 Roof
3/16" = 1'-0"

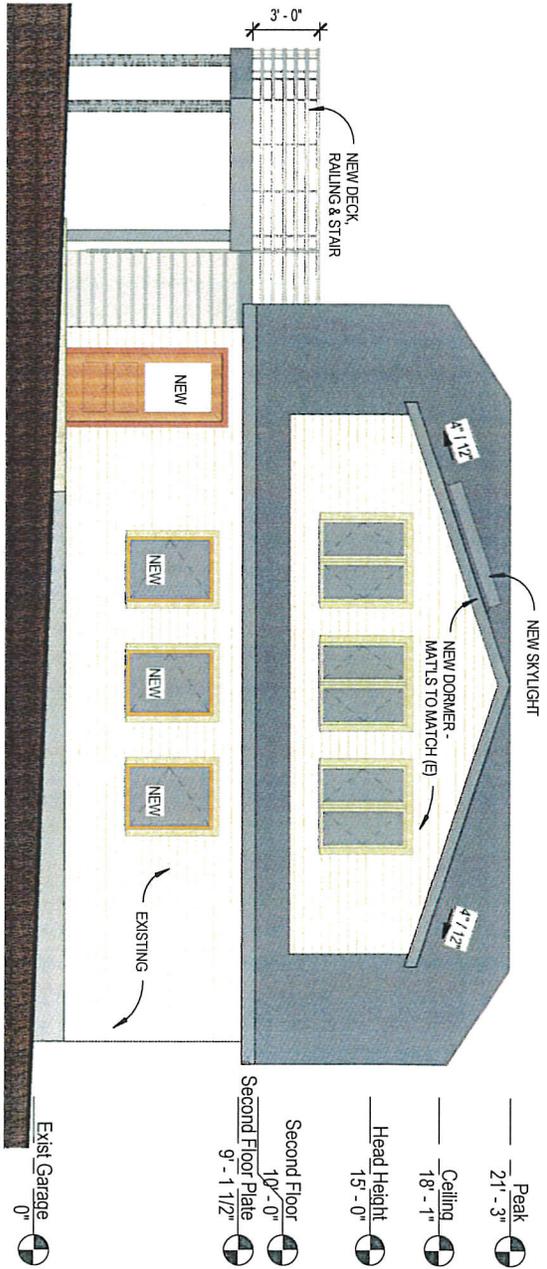
A102

DATE: 03.04.15
 LICENSE # 45170
 SIGNATURE
 PROJECT NAME Brian K Nelson
 THE ABOVE DRAWING IS THE PROPERTY OF BIAN K NELSON ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BIAN K NELSON ARCHITECT.

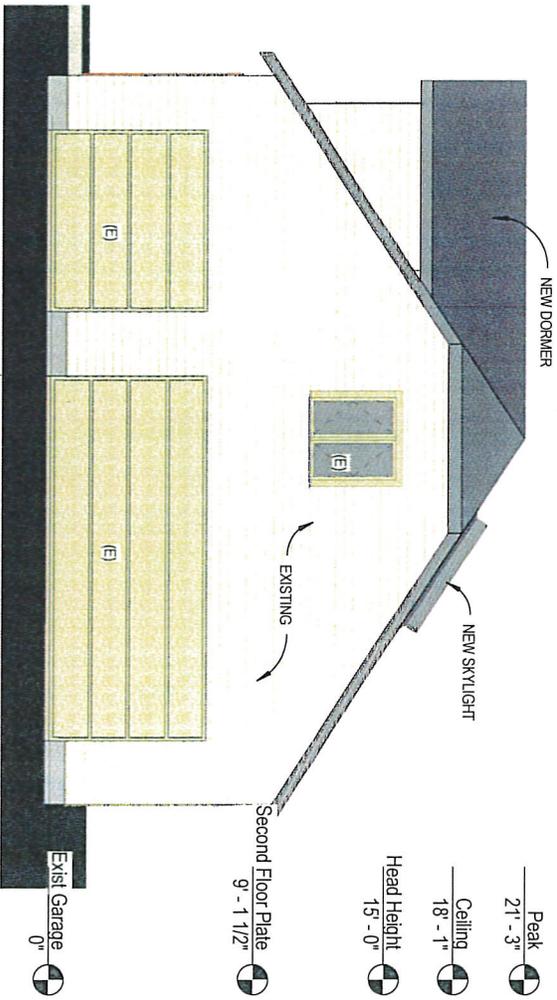
Skogh Garage Apartment
 1355 96th St. E.
 Inver Grove Heights, MN 55077

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 612.437.8816
 brian@bknarch.com
 www.bknarch.com



2 West Elevation
3/16" = 1'-0"



1 South Elevation
3/16" = 1'-0"

rchitect
 Brian K Nelson
 NCARB, LEED AP
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 612.437.6816
 brian@bknarch.com
 www.bknarch.com

NO PART OF THIS ARCHITECTURAL DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Skogh Garage Apartment
 1355 96th St. E.
 Inver Grove Heights, MN 55077

HERBERT GREENE, INC. HAS DESIGNATED THE ARCHITECT AS THE LEAD ARCHITECT FOR THIS PROJECT. THE ARCHITECT'S RESPONSIBILITIES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

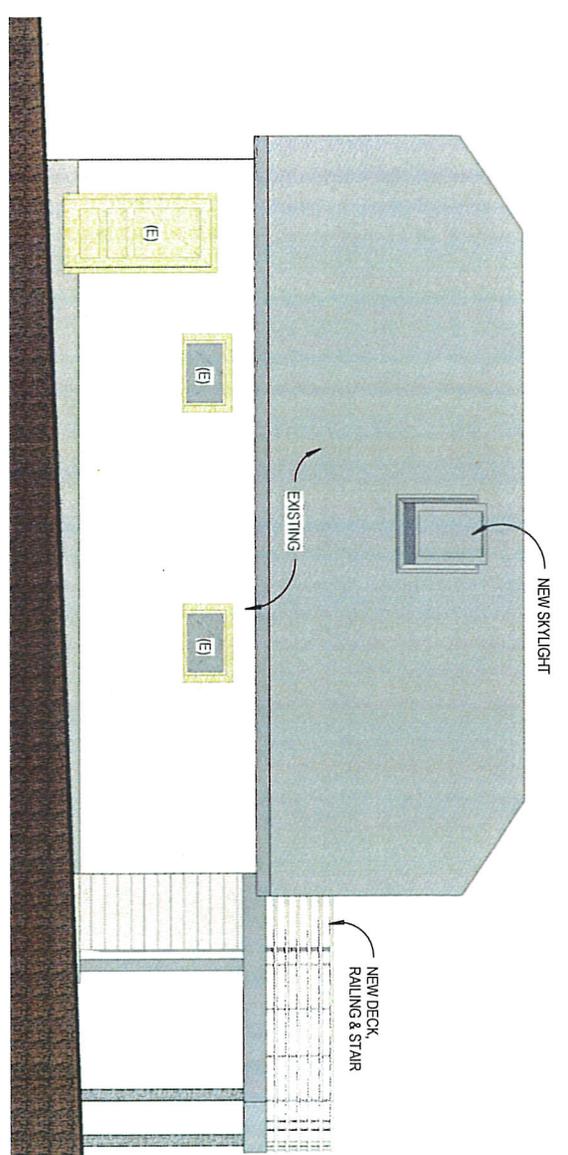
PROJECT NAME: Skogh's Garage
 SOCIAL TITLE: Brian K Nelson
 LICENSE #: 45376
 03.04.15

A200

Brian K Nelson
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 4932 Knox Ave S
 Minneapolis, MN 55419
 612.437.6816
 brian@bknarch.com
 www.bknarch.com

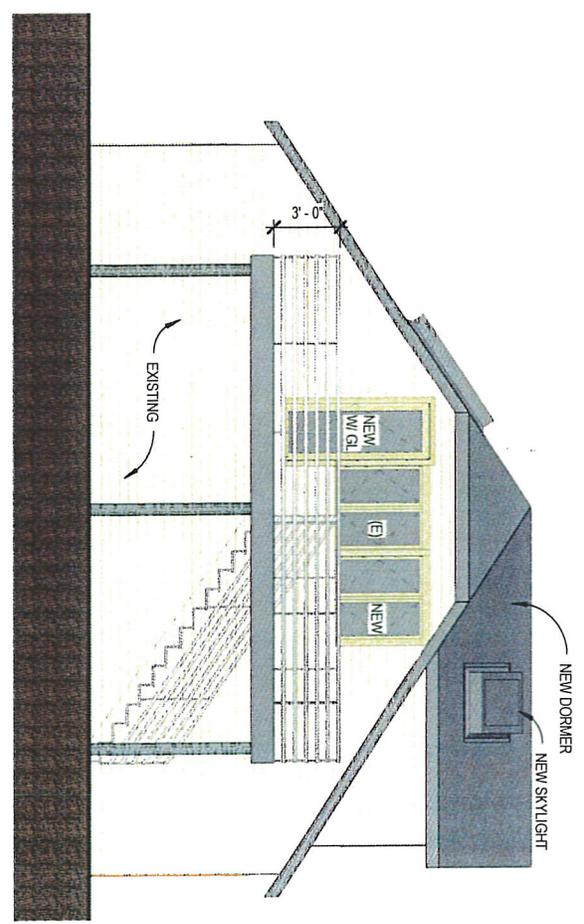
All Plans are subject to change
 without notice. The owner is
 responsible for obtaining all
 necessary permits and approvals
 from the local authority having
 jurisdiction.

2
 East Elevation
 3/16" = 1'-0"



- Peak 21' - 3"
- Ceiling 18' - 1"
- Head Height 15' - 0"
- Second Floor 9' - 1 1/2"
- Second Floor 9' - 1 1/2"
- Exist Garage 0"

1
 North Elevation
 3/16" = 1'-0"

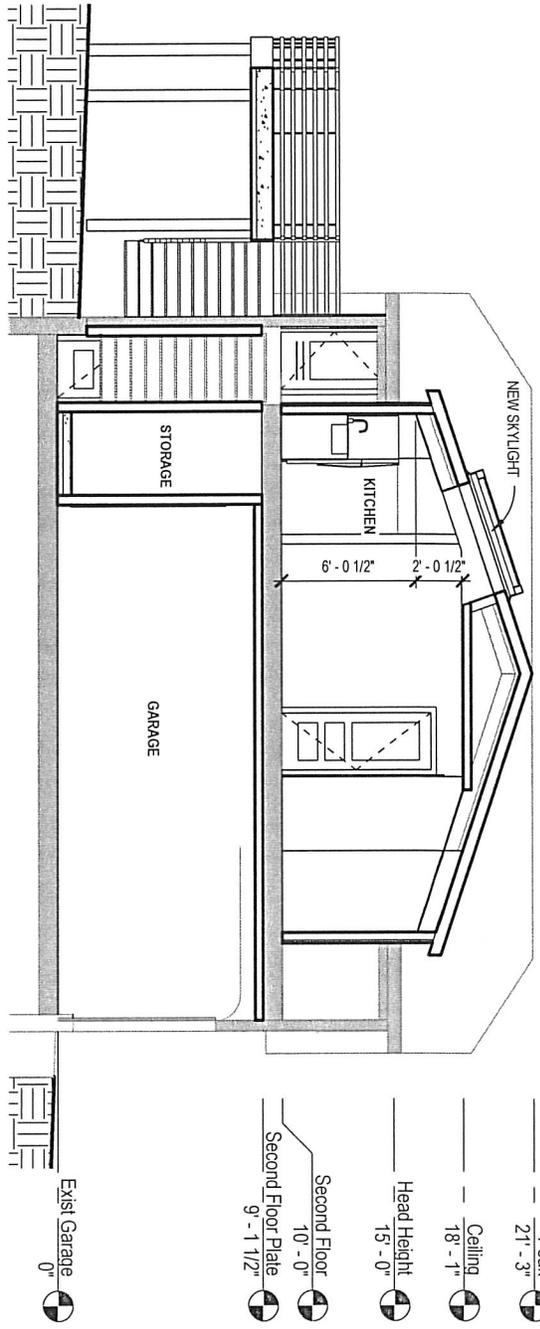


- Peak 21' - 3"
- Ceiling 18' - 1"
- Head Height 15' - 0"
- Second Floor 9' - 1 1/2"
- Second Floor 9' - 1 1/2"
- Exist Garage 0"

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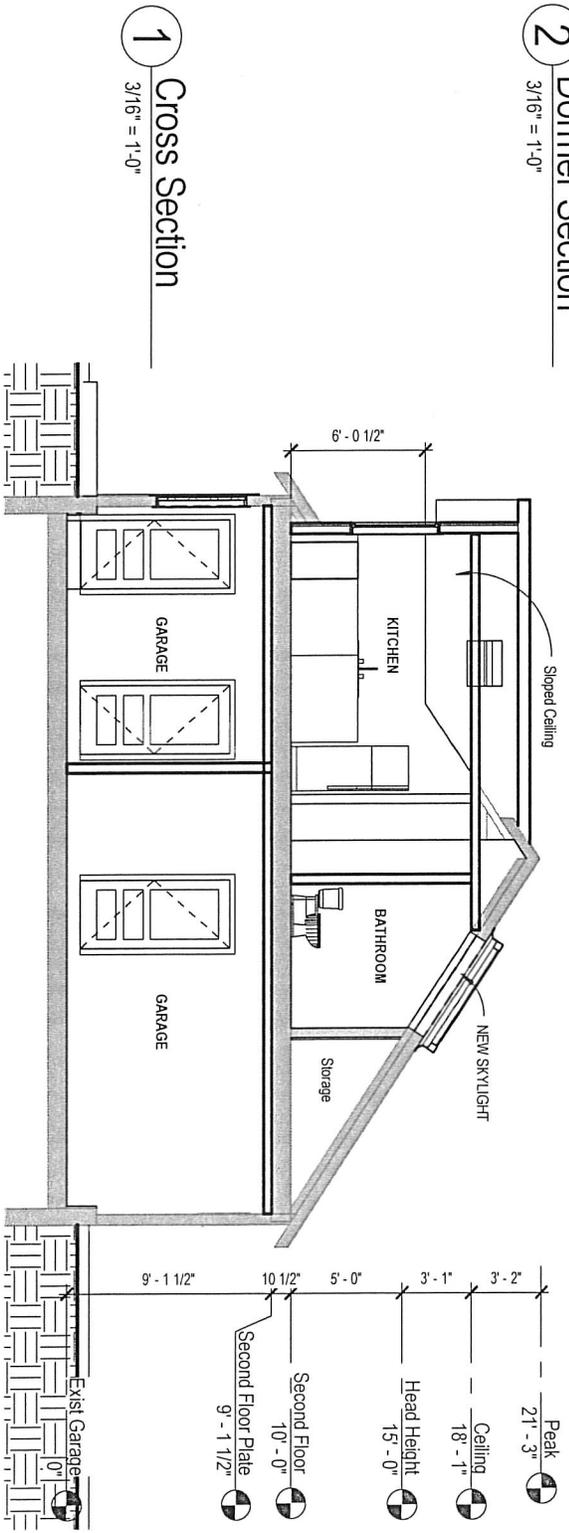
I HEREBY CERTIFY THAT THIS PLAN,
 SPECIFICATION, CONTRACT AND ALL
 OTHER DOCUMENTS PREPARED BY
 ME OR UNDER MY CLOSE PERSONAL
 SUPERVISION AND THAT I AM A duly
 LICENSED ARCHITECT UNDER THE
 LAWS OF THE STATE OF MINNESOTA.
 PRINT NAME: Brian K Nelson
 SIGNATURE: [Signature]
 LICENSE #: 45312
 01.24.15

A201



- Peak 21' - 3"
- Ceiling 18' - 1"
- Head Height 15' - 0"
- Second Floor 10' - 0"
- Second Floor Plate 9' - 1 1/2"
- Exist Garage 0"

2 Dormer Section
3/16" = 1'-0"



1 Cross Section
3/16" = 1'-0"

- Peak 21' - 3"
- Ceiling 18' - 1"
- Head Height 15' - 0"
- Second Floor 10' - 0"
- Second Floor Plate 9' - 1 1/2"
- Exist Garage 0"

Brian K Nelson
rchitect

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Minneapolis, MN 55419
612.437.6816
brian@bknarch.com
www.bknarch.com

ALL LEGAL AND ARCHITECTURAL
RESPONSIBILITIES ARE MAINTAINED
BY THE ARCHITECT. THE ARCHITECT
IS NOT RESPONSIBLE FOR THE
ACCURACY OF THE INFORMATION
CONTAINED HEREIN.

Skogh Garage Apartment
1355 96th St. E.
Inver Grove Heights, MN 55077

THESE PLANS WERE PREPARED BY THE ARCHITECT AND
REPRESENT THE ARCHITECT'S BEST
ESTIMATE OF THE INFORMATION
OBTAINED FROM HIS VISUAL
INSPECTION OF THE PROJECT
AND THE STATE OF MINNESOTA.
PRINT DATE: 08/13/13
SIGNATURE: _____
LICENSE #: 45578
03.04.13

A300

MEMO
CITY OF INVER GROVE HEIGHTS

TO: Heather Botten, Associate Planner

FROM: Thomas J. Kaldunski, City Engineer *TJK*

DATE: October 1, 2015

SUBJECT: Engineering Division Review Comments
John Skogh
Case No. 15-35V

The following are the Engineering Division's comments for the John Skogh submittal for a variance from the side yard setback for an accessory dwelling unit (ADU) proposed at the property located at 1355 96th Street:

1. The existing garage that is proposed to be converted into an ADU is located within the 100-year flood plain of a drainage basin but above the natural overflow of the basin.
2. The owner shall provide a grading, storm water management, and erosion control plan prepared by a registered Engineer.
3. A storm water management plan shall be provided for the property. Storm water management features shall contain and treat one inch (1") of runoff from all impervious surfaces existing and proposed on the site and meet the pre versus post runoff rate requirement (for the 24 hour 2-year, 10-year, and 100-year Atlas 14 storm events). The existing drainage basin may be sufficient to meet the infiltration and runoff rate requirements. A registered Engineer shall provide a hydrologic report certifying that the infiltration and runoff rate requirements are being met.
4. The proposed driveway access to the ADU shall be designed to prevent flooding up to a minimum of the 50-year, 24 hour, Atlas 14 storm event and an emergency overflow shall be designed to conduct the flow from a 100 year, 24 hour, Atlas 14 rainfall event.
5. The volume of the existing drainage basin below the 100 year high water elevation of 855.7 shall be maintained (i.e. any fill from the driveway shall be offset with cut in other areas in the basin).
6. The following agreements are required (The City shall bear the cost of drafting and recording the agreements):
 - a. A Release and Indemnification Agreement holding the City harmless from any damage that may be caused by flooding of the garage and driveway..
 - b. A Storm Water Facilities Maintenance Agreement for the storm water facilities on the site.

- c. A Drainage and Easement Agreement granting an easement over the area subject to ponding up to an elevation of about 851. The City shall provide an easement description for the proposed drainage easement.
 - d. An Easement Encroachment Agreement for the driveway crossing the drainage easement.
7. Access shall be provided to the ADU with a paved driveway in accordance with the requirements of the Fire Marshall, Jeff Shadegg (651-450-2547).
 8. Existing, proposed, and future septic system areas shall be depicted on the plans.
 9. The existing well and water servicing to the ADU shall be depicted on the plans.
 10. A \$750 engineering escrow shall be provided for Engineering inspection and plan review.
 11. A \$10,000 letter of credit or cash surety shall be provided to be held until construction, site restoration, and landscaping are complete and the certified final grade asbuilt is submitted.
 12. A certified final grade asbuilt shall be provided for the proposed ADU, driveway, and basin area.

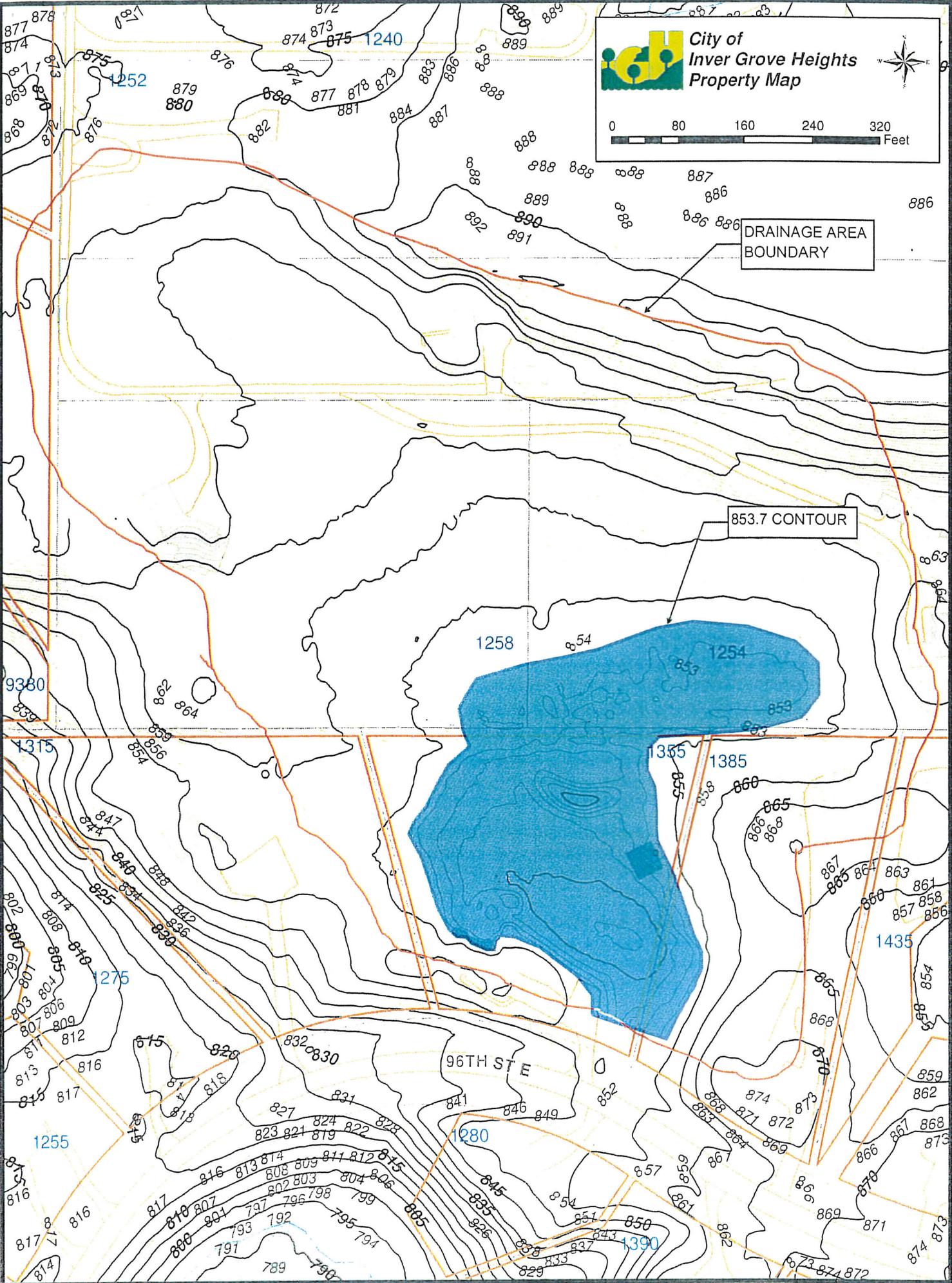
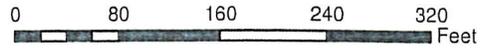
TJK/jds

Attachments: Overview Map
Excerpt from Basin Map

cc: Scott Thureen, Public Works Director
Allan Hunting, City Planner
Steve Dodge, Assistant City Engineer
Jon Skogh, Owner



City of Inver Grove Heights Property Map



DRAINAGE AREA BOUNDARY

853.7 CONTOUR

1258

1254

1355

1385

1280

1390

1435

96TH STE

1255

1252

1240

1275

9360

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EVALUATION OF THE REQUEST

SURROUNDING USES

The subject property is surrounded by:

- | | |
|--------|---|
| North: | Farm land, vacant land; zoned A, Agricultural; guided Medium Density Residential. |
| East: | Large lot residential; zoned A; guided MDR and LDR. |
| West: | Large lot single family residential/farm land; zoned A, Agricultural; guided Mixed Use. |
| South: | Commercial, large lot residential; zoned B-3 and A; guided Mixed Use. |

HISTORY/CONSISTENCY WITH PLANS, STUDIES AND POLICIES

A number of studies and plans guide development in the Northwest Area.

The City Council approved a comprehensive plan amendment to re-guide a portion of the parcel from Mixed Use to LMDR on January 26, 2015.

An *Alternative Urban Areawide Review (AUAR)* was originally completed for the Northwest Area in 2006 and the latest update was approved in 2014. This environmental review assessed the impacts of future development on the project area. The proposed Hannah Meadows development project is generally of the same magnitude then what was assumed in the AUAR.

Other important policy directions, plans and studies will be referenced and highlighted in more topical sections of this staff report.

IDENTIFICATION OF NATURAL RESOURCES

In 2003, a Natural Resource Inventory and Management Plan were completed for the Northwest Area. The NRI inventoried and qualified natural resources systems within the area and established a management classification system to guide the preferred treatment of these features. The site contains primarily Manage 3 and 4 uplands and wetlands. There is a DNR protected wetland on the northwest corner of the site (247W). The wetland in the northwest corner of the site would not be disturbed and additional open space is being preserved around it. The wetland in the southeast corner of the site will be impacted by the collector street that will run north south through the project.

NET DEVELOPABLE AREA

Note: the numbers that are referenced within this staff report are approximate based on preliminary plan submittals. They will likely change slightly between preliminary and final plat. The numbers provided are sufficient for preliminary plat review.

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterials roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be dedicated for public park needs. Based on this definition, the proposed project area contains approximately 32.91 net developable acres. This excludes the proposed right-of-way for 70th Street (Co Rd 26) Hwy 3 including the future round-a-bout at this intersection, and approximately 1.72 acres of wetlands.

General Project Data	Acres
Gross Project Area	39.54
Delineated Wetlands	1.72
Public Water Bodies (PWI)	0.00
Bluffs in Shoreland Area	0.00
Planned “Arterial” Road Right of Way	4.93
Total Net Developable Area	32.91

NATURAL AREA/OPEN SPACE

Section 10-13J-5. D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Required Acres	Proposed Acres
<i>Total Net Developable Area</i>	<i>32.91</i>	<i>NA</i>
Minimum Open Space Required = 20% of net area	6.58	8.84 (27%)
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	4.94	8.45 (129%)
Area to be undisturbed = 50% of required open space	3.29	3.75 (57%)

The site design has prioritized the open space areas around the two wetlands and within the pipeline easement. All of the corridors have widths at least 75% of their area 100 feet wide. The site complies with or exceeds all of the open space requirements.

Much of the open space is contained in outlots that will be owned by the City since they also contain wetlands and the storm water basins for the project.

The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know

boundaries of the open space areas. The final PUD plans must show the location of the marker posts.

DEVELOPMENT CAPACITY PLAN

Section 10-13J-5. E. of the Northwest Area Overlay Ordinance outlines a process by which a site's development capacity is determined as a means to allocate development across a site. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

The development capacity plan was established for Hannah Meadows utilizing the base zoning district of R-1C and R-3C. When applying the base district and factoring in the open space as part of the R-1C district, the development capacity plan yields a range of 34 to 61 possible units. This equates to a density range of 2.0 to 3.6 units per net acre. When applying the base district and factoring in the open space as part of the R-3C district, the development capacity plan yields a range of 184 to 267 possible units. This equates to a density range of 15.0 to 21.7 units per net acre.

Base Zoning District	Net Acres*	Min Density (units per acre)	Max Density (based on lot size per zoning code)	Min Units	Max Units
R-1C	17.0	2	12,000	34	61
R-3C	12.27	15	2,000	184	267

The proposed net density for the R-1C district would be 2.47 units/acre and the proposed net density for the R-3C district would be 16-19 units/acre.

The project is proposed with all residential development and no commercial. The applicant originally had proposed some commercial as a future phase in the southeast corner of the site on the west side of the collector street. Once it was determined that there would be only one access onto 70th Street and no direct access onto Hwy 3, the viability of commercial greatly diminished and the size of the area originally shown did not appear sustainable. Staff suggested to the applicant to maximize residential development at this location with potential for commercial opportunities at the other quadrants of this intersection.

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS

Building setbacks and separation.

The Northwest Area Zoning Overlay establishes suggested guidelines for building separation and setbacks. The objectives for establishing such regulations are to ensure adequate area for certain uses on a site such as storm water management, parking, buffering of mechanical equipment and landscaping. The Northwest Area setbacks and structure separation standards consider compact development and reduced setbacks in order to minimize hard surface coverage and enable greater

ability to leave larger areas of intact open space. This objective has to be carefully balanced with aesthetics also.

Units within the proposed development comply with the required setbacks, except for the following situations listed below:

- Building setbacks within the development are proposed with a separation of 15 feet. The code requires a minimum 20 foot separation. The intent of the code requirement was to provide space between houses for infiltration basins or rain gardens. In order for this to work, houses would have to be built at the same time so an infiltration system could be installed between the houses on both lots. This typically will not occur because houses are not always built at the same time and the infiltration feature must be constructed all at the same time in order for it to function correctly. The applicant is not proposing any storm water features between houses, but in larger basin areas. The setback separation proposed is typical of the standard required in all other parts of the City. All residential developments approved so far have been with either a 10 foot or 15 foot separation. Staff supports this separation and flexibility request.
- The project abuts County Road 26 (70th Street) and Hwy 3 which requires a 50 foot setback. The amount of right-of-way required for the future round-a-bout is significantly wider than standard right-of-way needs. This has an impact on the buildable area for the lot. As a result, the applicant is requesting a reduction in the setback for two town home units (8 & 18). Unit 8 would be 35 feet from Hwy 3 right-of-way and Unit 18 would be 42 feet from 70th Street. The apartment building would also need flexibility. The building is shown at a 30 foot setback and 20 feet at a short jog in the right-of-way width. There is steep topography in the northwest corner of the lot which leads to a regional basin that cannot be disturbed. With the combination of additional right-of-way dedication along Hwy 3, steep topography on the east side of the building, staff feels there is need for flexibility for the apartment building to be viable at this location. Staff feels there are physical characteristics that restrict the developable area along with right-of-way dedication that warrant flexibility from the perimeter setback regulations.
- Lots 1 and 26 in the single family portion are proposed at a 20 foot corner setback from the collector street. The standard setback would be 40 feet. The physical restrictions on the property have dictated a collector street with greater curvature than would normally be allowed. Two corner lots are affected because the road alignment is impacted by wetland placement, existing intersections, topography and connection point on the north. To maximize unit count and recognizing the above constraints, staff would support this flexibility request.

Impervious surface coverage.

Impervious surface coverage standards are applied to give the city the authority to ensure sufficient areas for infiltration. Impervious surface areas include roads, sidewalks, parking areas, buildings, and other hard surface areas that do not allow infiltration.

The applicant has provided impervious surface calculations for the entire project. By ordinance, the maximum impervious surface coverage allowed is 25% for R-1C, single family and 65% for R-3C, multiple family. The applicant has taken out streets and sidewalks and provided a maximum impervious surface for each zoning designation. Based on the numbers in this preliminary PUD, the single family portion is proposed with coverage of 23.1% and the multiple family with coverage of 35%. These numbers comply with Northwest Area standards. These numbers are still preliminary and may change somewhat with the final PUD submittal.

The applicant is requesting flexibility from the maximum driveway width requirement. They are requesting that the driveways be allowed to be full length and width with non porous pavement. The Northwest Area District requires any portion of a driveway greater than 20 feet in width shall be constructed of a porous pavement material. Function of the regulation is to minimize the amount of impervious surface. The applicant has designed the project to accommodate the additional runoff from the hard surface driveways in the storm water design. The amount of impervious surface maximum per lot would address the coverage issue. The Argenta Hills and Blackstone developments were granted this same flexibility and no known issues exist with this flexibility. Engineering have indicated that they have no issues with the request because the storm water system is designed to accommodate the amount of impervious surface proposed. As stated earlier, the overall impervious surface of the project would not exceed 25% including the driveway request.

PRELIMINARY PLAT

The applicant is proposing a preliminary plat which consists of 42 single family lots, 36 townhome lots, one common lot for the townhomes and 6 outlots. Outlot E is for the future apartment building and the rest of the outlots are for storm water purposes and owned by the City. The single family lot sizes range from approximately 8,000 square feet to 13,000 square feet. The majority of lot widths are approximately 65 feet wide. Each lot is shown with a typical 50'x50' building pad.

The plat provides for the required right-of-way dedication for County Road 26, Hwy 3 and the future round-a-bout.

PARKS/TRAILS

There are trails shown through Outlot B and C providing connection to the collector street and to the property to the east. The trails are to be constructed with the development. Staff recommends that somewhere in the townhouse or apartment complex, a trail should be required providing an internal connection to the future trail along Co Rd 26 and Hwy 3.

The Park and Recreation Director has indicated that there may be the possibility for a city park somewhere in the vicinity of the northeast corner of the site. Outlot A would be city owned and could be used for a future park. For this development however, Staff recommends cash in lieu of park land for the Hannah Meadows project. Cash amounts would be based on the final plat approval from the City Council and would be collected at time of final plat release for recording.

The site plan identifies sidewalks along all the public streets including the collector street as required by the Northwest Ordinance.

STREETS & CONNECTIVITY

The project consists of a series of public streets and private streets to serve the neighborhood. Street A is a collector street that is identified in the city collector street study. The street will continue north along the east side of Hwy 3 to serve all properties to the north. Street B would be a local public street serving the single family neighborhood. The apartment and townhomes would be served by a series of private roads/drives. The intersection points along the collector are acceptable.

Street right-of-way widths meet standards as identified in the Northwest Area Overlay. ROW widths are adequate to accommodate travel lanes, storm water management systems, landscaping and sidewalks on major streets.

Street connectivity was discussed and analyzed at length for this project. Engineering and Planning and a traffic consultant reviewed connectivity to the east and north. It was determined that the road system and connection points shown are at the best locations for the collector street to extend north. The properties to the north and east would be served by local street connections to the collector.

PARKING

The single family and townhouse neighborhoods provide the required parking for those uses. The apartment building indicates a total of 300-375 parking spaces provided through underground and surface parking. There are 60 surface spaces proposed and the balance provided underground. The parking arrangement meets the code requirement that 50% of total parking for multi-family be underground parking.

DAKOTA COUNTY/MnDOT REVIEW

Dakota County and MnDOT have reviewed the plat and commented on right-of-way needs and turn lane improvements. The plat shows the required right-of-way dedication for 70th Street, Hwy 3 and the round-a-bout. The final details of the intersection and turn lanes will be shown on the final PUD plans.

LANDSCAPING/TREE PRESERVATION

Landscape/Tree Preservation & Reforestation Plan:

The developer has provided a tree inventory of the site. The Code allows a tree removal of 30% for single family and 40% for multiple family. The code allows removal beyond the threshold and requires replacement for those trees over the limit. Tree removal threshold would be exceeded in both categories, thus reforestation is required. In this case, a total of 770 trees are required to be replanted.

The proposed landscape plan provides for the required plantings for the single family, townhouse and apartment neighborhoods. Overall, approximately 700 over story trees will be replanted along with a mix of ornamental trees and shrubs. There is a significant amount of plantings along 70th Street and Hwy 3 to provide as much buffer to traffic as possible. The site is tight so there is no room for berming along the roads, so landscaping is the main buffer. The right-of-way width along Hwy 3 is designed to provide enough room for a sound wall should one be needed in the future. The reforestation and landscape plans comply with city standards.

WETLANDS

Two wetlands of approximately 1.72 acres have been identified on the site. These wetlands have been delineated and the boundaries approved by the City through the WCA process. The wetlands are located in the northwest and southeast corners of the site. The wetland in the southeast corner will be impacted by the location and construction of the city collector street. The collector street location is dictated by County spacing guidelines which set up the location to line up and intersect with Allen Way on the south side of 70 Street. A wetland mitigation plan will be required as part of the final PUD plans for the project to approve the wetland mitigation. Mitigation is typically accomplished through purchase of wetland credits.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

The grading and storm water plan have been reviewed by the engineering staff and their consultants EOR and Kimley-Horn. As proposed, preliminary engineering review finds the project will work as generally designed. Storm water is being treated through a series of rain gardens, basins and regional basins. There are two regional basins on the site, around the two wetlands. The overall storm water overflow would go to a larger regional basin located on the south side of 70th Street, behind the Holiday gas station.

Engineering staff and the two consultants have drafted comment memos discussing the items that will need to be addressed as part of the final plans. These memos will be incorporated into the conditions of approval in the general engineering comment condition.

DEVELOPMENT CONTRACT

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All of the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

- A. **Approval:** If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:

Approval of the Preliminary Plat, Preliminary PUD and Rezoning subject to the following conditions:

1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	10/7/15
Preliminary Overall Site Plan	10/7/15
Preliminary Grading and Drainage Plan	10/7/15
Preliminary Overall Utility Plan	10/7/15
Preliminary Landscape/ Tree Inventory and Preservation Plan	10/7/15
Preliminary Open Space Plan	10/7/15

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.
5. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
6. All plans shall be subject to the review and approval of the Fire Marshal including fire access to the apartment building.
7. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from Dakota County.
8. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
9. Driveways are not required to provide porous pavement if over 20 feet wide provided individual lot impervious surface is not exceeded.
10. The developer shall be responsible to insure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary

Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.

11. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing. Final details of the amounts to be paid shall be part of the final PUD plan review.
12. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council

13. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
14. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
15. The following documents shall be recorded when the plat is recorded:
 - Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Acknowledgement of PUD Zoning.
16. Prior to City Council review of the final PUD development plans, wetland buffers shall be provided around the perimeter of all wetlands. The developer shall describe the proposed seed mix, installation and erosion control measures for the buffer areas on the landscape plan. The wetlands are required to be delineated by a certified wetland specialist. Review of the wetland report shall be part of the final PUD review.

17. Prior to City Council review of the final PUD development plans, the Developer must respond to all of the comments of the City Engineer memo dated 10-15-15, Emmons and Olivier memo dated 10-14-15 and Kimley-Horn memo dated 10-15-15.
 18. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.
 19. A trail segment shall be required to connect the neighborhood through the apartment or townhouse development to the future trail along Hwy 3. Exact location of trail to be determined and constructed with the final PUD plans.
- B. **Denial:** Should the proposed request or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

The project complies with nearly all performance standards of the Northwest Area. Flexibility requests have been made for building separation, setbacks and driveway width. Staff supports these requests. Engineering is comfortable with the overall preliminary grading and storm water plans.

Staff recommends approval of the request with the conditions listed.

Attachments:

Location Map
Applicant Narrative
Preliminary Plat
Preliminary Site Plan
Preliminary Net Developable Area/Open Space Plan
Preliminary Grading, Drainage and Erosion Control Plan
Impervious Surface Map
Preliminary Tree Preservation Plan
Preliminary Landscape/Reforestation Plan



Location Map

Case No. 15-21PUD



PROJECT NARRATIVE ADDENDUM HANNAH MEADOWS WAIVERS

OCTOBER 7, 2015

Since our May application submittal IMH Financial Corporation has continued to work with City staff, Dakota County and MnDOT regarding the design of our plat HANNAH MEADOWS. From these productive discussions we are requesting flexibility for the following waivers from city codes as part of our PUD application. As noted in our initial application narrative IMH has provided several public improvements as part of HANNAH MEADOWS at a loss of several units already from our original design. Our housing units have been reduced to 36 townhomes and 42 single family homes. As a PUD and in partnership with the regulatory agencies we are requesting that the City supports the proposed flexibility requests.

Townhome setback from TH 3

We were able to come to an agreement with Dakota County for right-of-way (R-O-W) dedication of the round-about for our HANNAH MEADOWS preliminary plat. Due to additional R-O-W needs for the round-about we had to adjust our plat to provide more land to the County and MnDOT for their preferred design and to avoid impacts of the surrounding parcels around the intersection. After much discussion and effort from all parties a final alignment has been found and supported by the County, MnDOT and City staff. However, the alignment created an encroachment within the 50-foot zoning setback for two of our townhouse units; one unit will be 35 feet and the second at 42 feet.

The setback encroachments are point intrusions of a small portion of the buildings and will be minimized due to the extended right-of-way created in this area to serve the proposed round-about. The effected townhomes will be separated from the road surface via the enlarged right-of-way, bike trail, landscaping and stormwater ponding. Due to the curved configuration of the townhome neighborhood and the size of the right-of-way the proposed setbacks will not be visually noticeable.

Single Family setback from Proposed Collector Street

The corner lots located at the south and north intersection of the collector street and the single-family street will encroach into the 40-foot side setback along the Collector Street, both are at 20 feet. The front setbacks to the residential street are conforming. Because the setback encroachments are from the side wall of the homes the visual and safety impacts are minimized than if it was from a front yard. In addition the encroachments are separated from the road surface by a sidewalk and extensive boulevard landscaping proposed with this project. The waivers will not impact the visual integrity of the neighborhood as the setbacks will be un-noticed due to the curvature of the road on the south and the separation of the north lot from other homes by ponds on both sides of the lot.

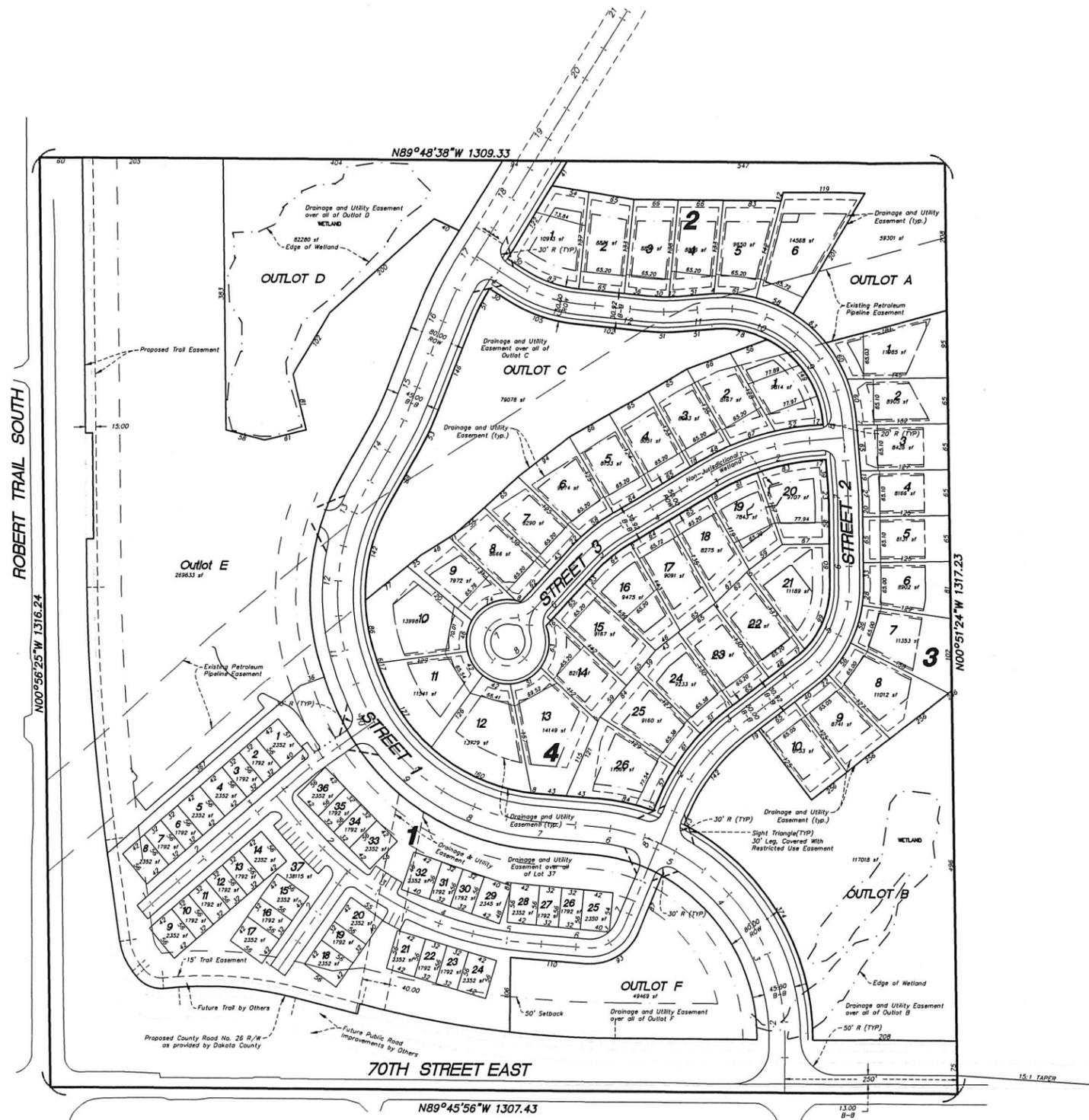
Driveway Width

The proposed driveways serving the single family homes are more than 20-feet wide. The proposed lots are expected to be developed as single family homes with attached 2-stall garages. To adequately serve this housing type a driveway width of 20 feet is needed. The added hard surface has been accounted for in our stormwater analysis and pond sizing.

We will continue to work with staff and the city as we move forward in bringing this exciting development to Inver Grove Heights.

Sincerely,

Tim Keenan
Vice President – Entitlements & Zoning
IMH Financial Corporation
IMH Special Asset NT 175-IGH, LLC



Existing Property Description

Property description per Chicago Title Insurance Company Commitment No. 231016
 The Southwest Quarter of the Southwest Quarter of Section 5, Township 27, Range 22, Dakota County, Minnesota.

Development Data

EXISTING ZONING:	A, AGRICULTURAL
PROPOSED ZONING:	R-1C/PUD, R-3C/PUD
SITE AREA:	39.542 AC.
OUTLOTS:	656,940 SF (15.08 AC.)
A	59,301 SF (1.361 AC)
B	117,018 SF (2.686 AC)
C	79,076 SF (1.815 AC)
D	81,470 SF (1.870 AC)
E	269,632 SF (6.19 AC)
F	49,468 SF (1.13 ac)
NET DEVELOPABLE AREA:	32.91 AC
GROSS AREA:	39.54 AC
WETLAND AREA:	1.72 AC
ARTERIAL R.O.W.:	4.93 AC
PROPOSED HOMES	42
PROPOSED TOWNHOMES	36

Lot Standards: Single Family, Blocks 2-4

SETBACKS
 25' FRONT
 15' SIDE TOTAL (5' GARAGE, 10' DWELLING)
 30' REAR

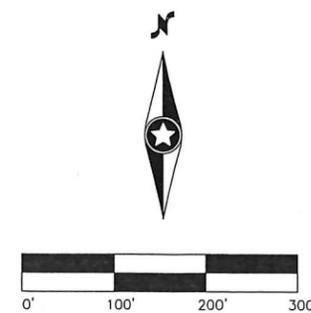
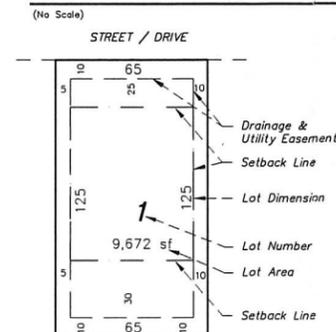
Outlot Designation

OUTLOT	SIZE	OWNERSHIP	USE:
A	60,276 SF (1.384 AC)		
B	117,018 SF (2.686 AC)		
C	79,076 SF (1.815 AC)		
D	81,470 SF (1.870 AC)		
E	269,632 SF (6.19 AC)		
F	49,468 SF (1.13 ac)		

Development Notes

- ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- STREET WIDTHS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB.

Typ. Single Family Lot Detail



Westwood

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 Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

John Bender, PE
 Date: 08/31/15 License No. 43358

Revisions:
 08/20/15
 10/07/15 REVISED PER CITY COMMENTS

Designed: JHB
 Checked: JHB
 Drawn: DWR
 Record Drawing by/date:

Prepared for:

IMH Special Asset 175-IGH LLC

7001 North Scottsdale Road
 Scottsdale, Arizona 85253

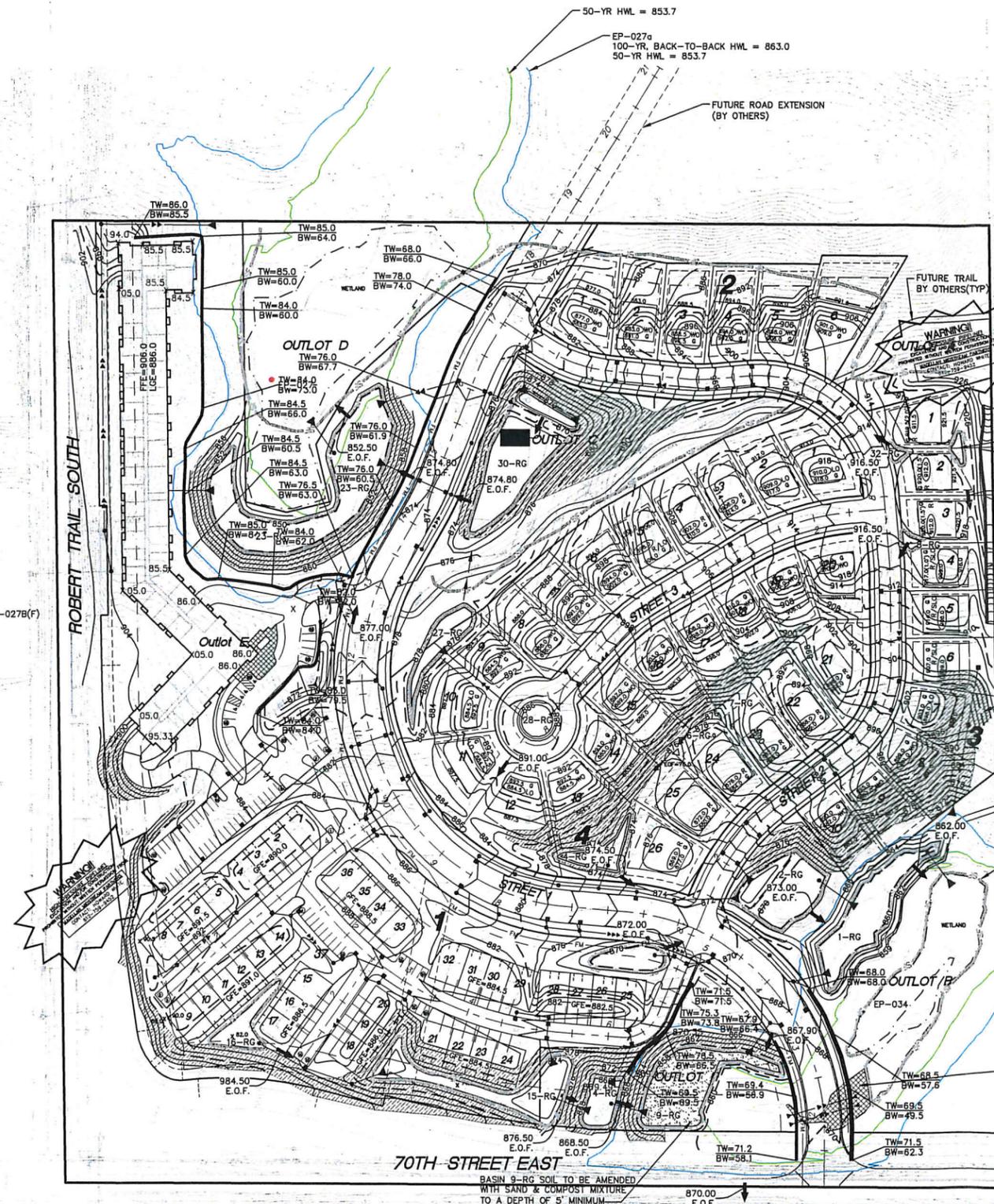
Hannah Meadows

Inver Grove Heights, Minnesota

Date: 05/29/15 Sheet: 3 OF 24

Preliminary Plat

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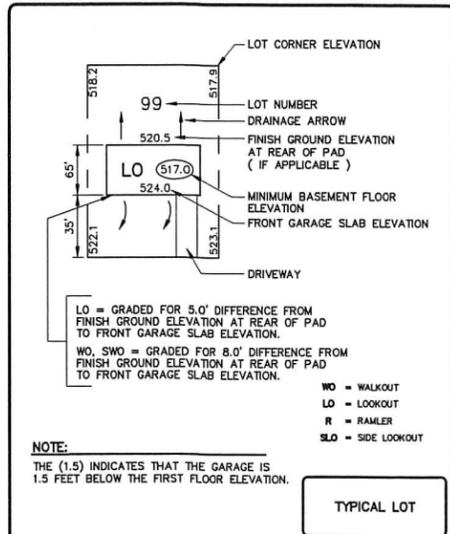


- GRADING NOTES:**
1. ACCORDING TO THE PHASE 1 ENVIRONMENTAL ASSESSMENT UPDATE DATED 12-29-2006, A FARM DUMP SITE AND A SEALED WELL ARE LOCATED ON-SITE. NO EVIDENCE OF THESE HAVE BEEN FOUND DURING SITE SURVEYS.
 2. GRADING SHOWN ON OUTLOT A IS PROVIDED FOR INFORMATION ONLY. ONLY THE STORM WATER FACILITY RG-23 WILL BE GRADED ALONG WITH THE REST OF THE SITE. OUTLOT E GRADING WILL BE A FUTURE PHASE.
 3. RETAINING WALLS HIGHER THAN 4' OR WITH A SURCHARGE LOAD REQUIRED A SEPARATE BUILDING PERMIT, CERTIFICATION BY A STRUCTURAL ENGINEER AND SPECIAL INSPECTION REPORTS AS REQUIRED BY THE CITY.
 4. NO BUILDING PERMITS WILL BE ISSUED UNTIL THE REQUIRED RETAINING WALLS ARE PERMITTED, CONSTRUCTED AND APPROVED.
 5. RETAINING WALLS IN R-O-W OR OUTLOTS FOR THE PURPOSES OF CITY ROADWAY SHALL BE MAINTAINED BY THE CITY AND CONSTRUCTED TO "BIG BLOCK" SPECIFICATIONS AS APPROVED BY THE CITY ENGINEER.
 6. TOP SOIL IS OPEN SPACE SHALL BE AMENDED AS DESCRIBED IN THE MINNESOTA STRUCTURE MANUAL UNDER SECTION "BETTER SITE DESIGN, APPLICATION GUIDELINES"

APPROXIMATE GROSS CUT AND FILL QUANTITIES:
CUT: 212,730.00 CU.YDS.
FILL: 100,115.00 CU.YDS.

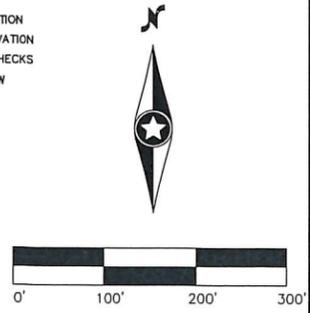
- EROSION CONTROL NOTES:**
- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.

- GENERAL GRADING & DRAINAGE NOTES:**
- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
 - REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
 - ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
 - POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
 - OPEN SPACE IDENTIFICATION MARKERS SHALL BE INSTALLED AT PERIMETER OF OPEN SPACE. EXACT LOCATIONS TO BE DETERMINED AT FINAL DESIGN.
 - ALL RETAINING WALLS 4' OR HIGHER OR WITH A SURCHARGE LOAD REQUIRE A SEPARATE BUILDING PERMIT.
 - ALL RETAINING WALLS SHALL BE CONSTRUCTED DURING GRADING PHASES.



- LEGEND:**
- DENOTES SOIL BORING
 - DENOTES SILT FENCE
 - DENOTES HEAVY DUTY SILT FENCE
 - DENOTES EXISTING CONTOURS
 - DENOTES PROPOSED CONTOURS
 - DENOTES EXISTING STORM SEWER
 - DENOTES PROPOSED STORM SEWER
 - DENOTES EXISTING TREE LINE
 - DENOTES APPROXIMATE TREE REMOVAL LIMITS
 - DENOTES EXISTING SPOT ELEVATION
 - DENOTES PROPOSED SPOT ELEVATION
 - DENOTES BIO-ROLL EROSION CHECKS
 - DENOTES EMERGENCY OVERFLOW ELEVATION
 - DENOTES EXISTING WETLAND
 - DENOTES RETAINING WALL
 - DENOTES GUARD RAILINGS

WETLAND IMPACT: 3,700 SF ±
OFFSITE WETLAND MITIGATION: 7,400 SF ±



Westwood
Phone (852) 937-6150 7998 Annapolis Drive
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Westwood Professional Services, Inc.

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John Bender, PE
Date: 08/31/15 License No. 43358

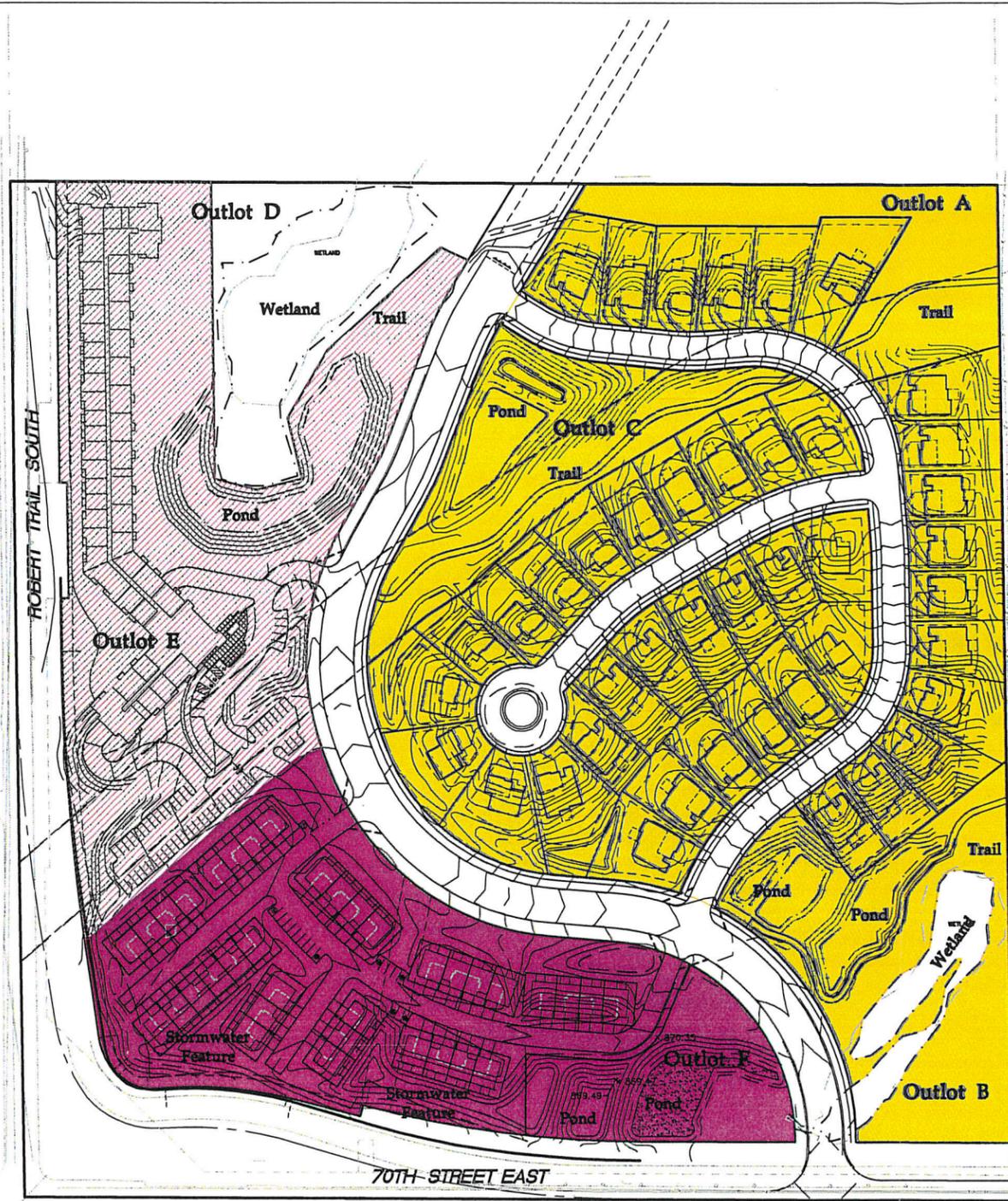
Revisions:
08/31/15
10/07/15 REVISED PER CITY COMMENTS

Designed: JHB
Checked: JHB
Drawn: DWR
Record Drawing by/date:

Prepared for:
IMH Special Asset 175-IGH LLC
7001 North Scottsdale Road
Scottsdale, Arizona 85253

Hannah Meadows
Inver Grove Heights, Minnesota

Preliminary Grading, Drainage, and Erosion Control Plan
Date: 05/29/15 Sheet 7 OF 24
0003575GDP01.dwg



Legend

ZONING	TOTAL AREA	IMPERVIOUS AREA	IMPERVIOUS PROVIDED	IMPERVIOUS MAXIMUM
R-1C	14.7 AC	3.4 AC	23.1%	25%
R-3C	12.3 AC	4.3 AC	35.0%	65%



0003575 Impervious Plan 08-18-2015.dwg
 Date: 10/14/15 Sheet 1 OF 1

Westwood

Phone (952) 937-5150 7899 Anagram Drive
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 Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

 Date _____ License No. _____

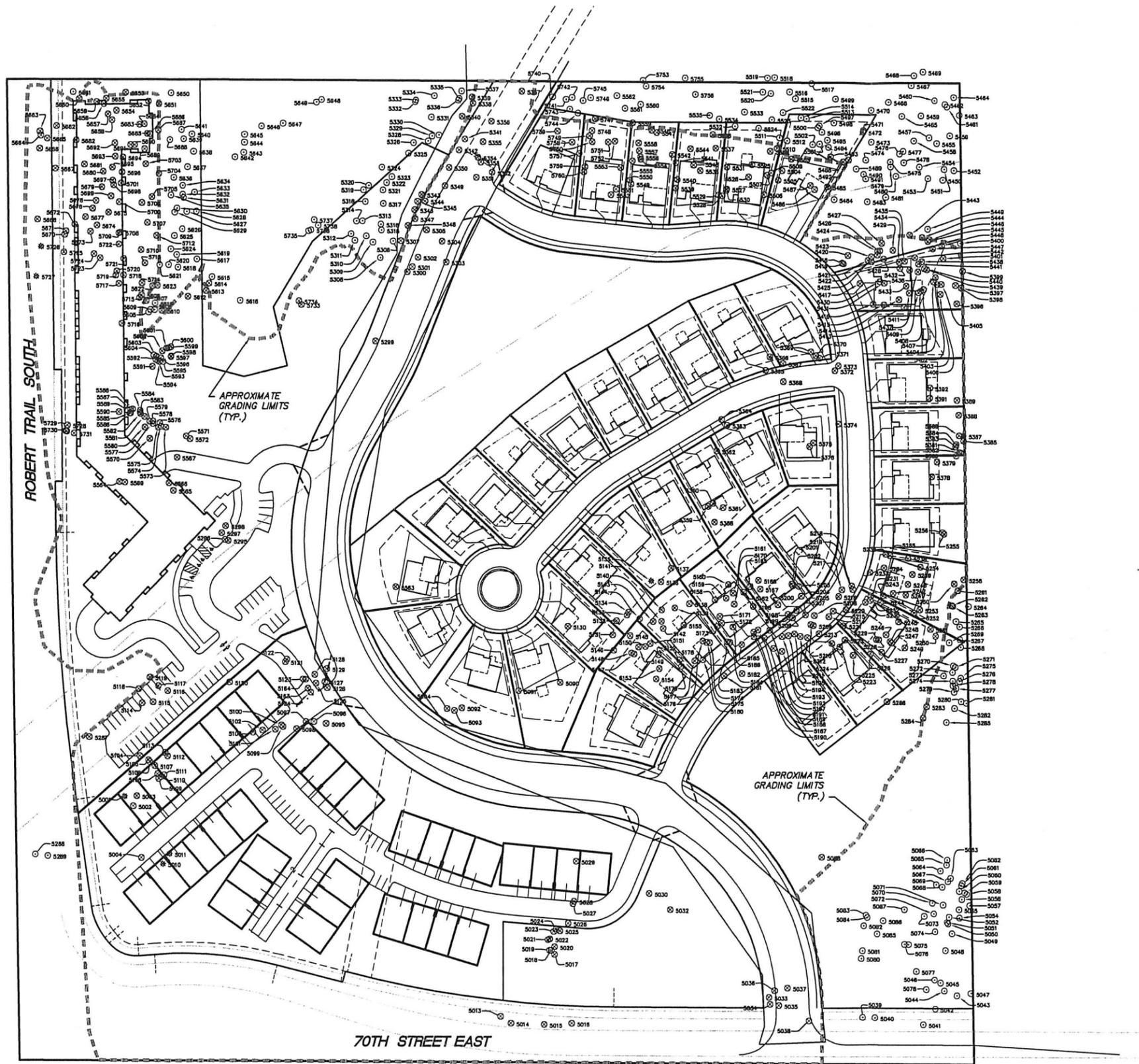
Revisions:

Designed: JHB
 Checked: JHB
 Drawn: BAH
 Record Drawing by/date: _____

Prepared for: **IMH Financial Corporation**
 7001 North Scottsdale Road
 Scottsdale, Arizona, 85253

Hannah Meadows
 Inver Grove Heights, Minnesota

Impervious Surface Exhibit



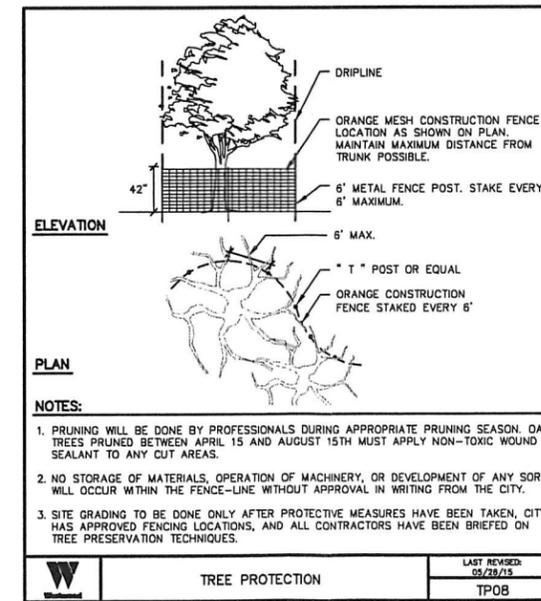
Legend

- ⊙ 12345 ⊙ 15494 EXISTING TREE TO REMAIN
- ⊙ 23456 ⊙ 15485 EXISTING TREE TO BE REMOVED
- APPROXIMATE GRADING LIMITS

Tree Preservation Data

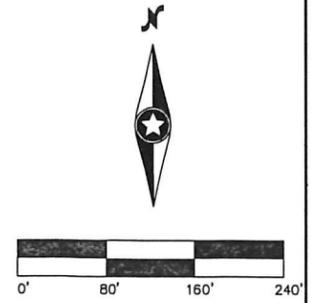
TOTAL CAL. IN. ON SITE:	10,034
TOTAL CAL. IN. WITHIN COLLECTOR ROW	555
TOTAL CAL. IN. WITHOUT COLLECTOR ROW	9,479
SINGLE FAMILY =	5,729
MULTI FAMILY =	3,750
CAL. IN. TO REMAIN ON SITE:	3,322
CLASS A	776
CLASS B	2,230
CLASS C	316
CAL. IN. REMOVED ON SITE:	6,157
MULTI SINGLE	
CLASS A 1,534 + 968	2,502
CLASS B 909 + 2,304	3,213
CLASS C 66 + 376	442
TREE REMOVAL LIMIT (SINGLE FAMILY 30%)	1,718 (0.30*5,729)
- CLASS C REMOVALS	376
- CLASS B REMOVALS	2,304
	-953
TREE REMOVAL LIMIT (MULTI FAMILY 40%)	1,500 (0.40*3,750)
- CLASS C REMOVALS	66
- CLASS B REMOVALS	909
- CLASS A REMOVALS	1,534
	-975
TOTAL REPLACEMENT CALIPER INCHES REQUIRED	
CLASS B	953*
CLASS A	1,943*
*ABOVE 30/40% ALLOWED	
CALIPER INCHES REPLACEMENT REQUIRED	
CLASS B REPLACEMENT (100%)	953
CLASS A REPLACEMENT (50%)	971 (1,943*0.50)

NOTE: SEE LANDSCAPE - REFORESTATION PLAN FOR TREE REPLACEMENT DATA



- NOTES:**
1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON. OAK TREES PRUNED BETWEEN APRIL 15 AND AUGUST 15TH MUST APPLY NON-TOXIC WOUND SEALANT TO ANY CUT AREAS.
 2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM THE CITY.
 3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.

W TREE PROTECTION LAST REVISED: 05/28/15
 TPOB



0003575TPD01.dwg

Date: 05/29/15 Sheet: 4 OF 24

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 Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.
Kevin Teppen
 Date: 08/31/15 License No. 26980

Revisions:
 08/21/15
 10/27/15 REVISED PER CITY COMMENTS
 10/14/15 REVISED PER CITY COMMENTS

Designed: KH/BAH
Checked: KIH
Drawn: BAH
Record Drawing by/Date:

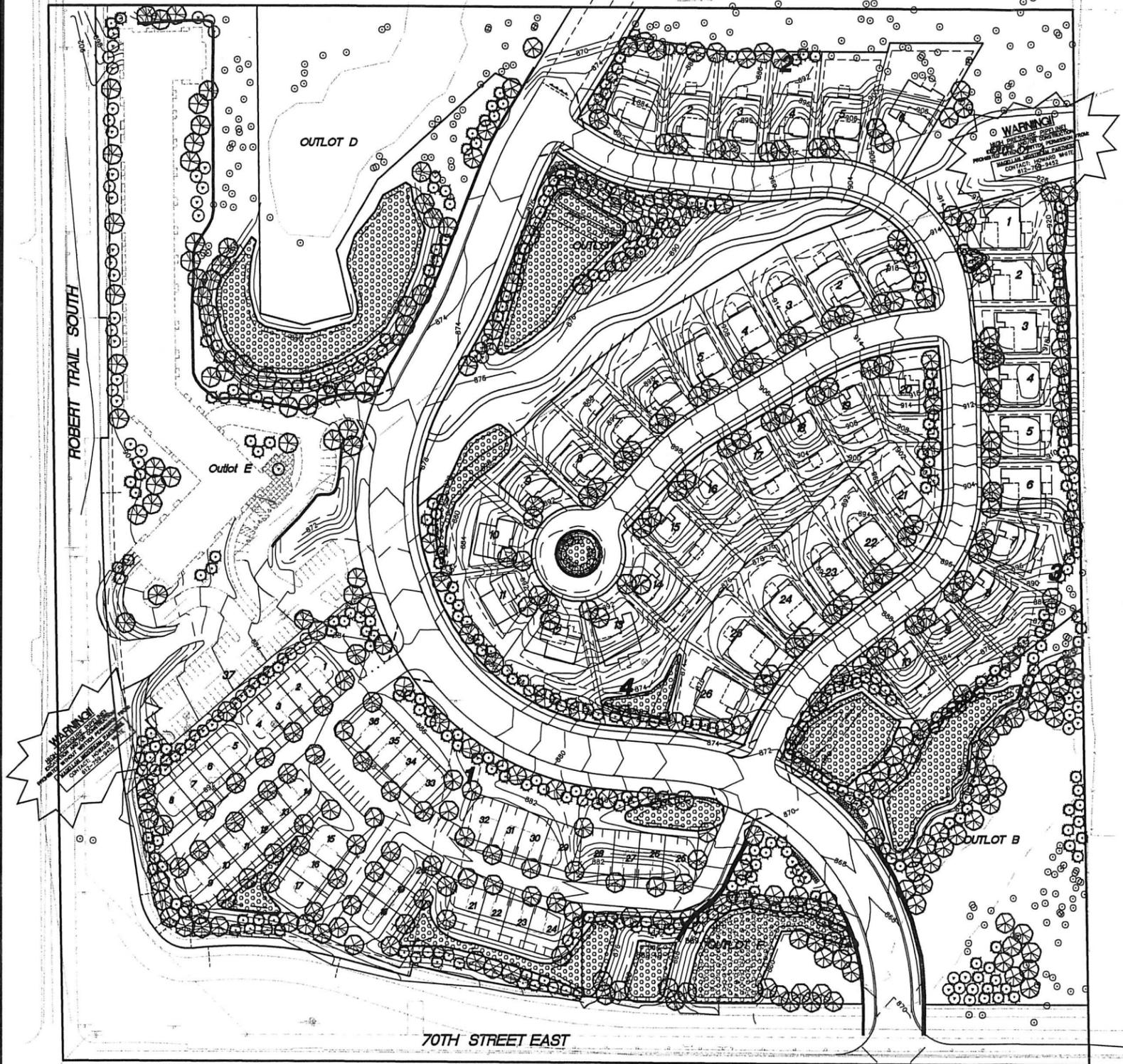
Prepared for:
IMH Special Asset 175-IGH LLC
 7001 North Scottsdale Road
 Scottsdale, Arizona 85253

Hannah Meadows
 Inver Grove Heights, Minnesota

Tree Preservation Plan

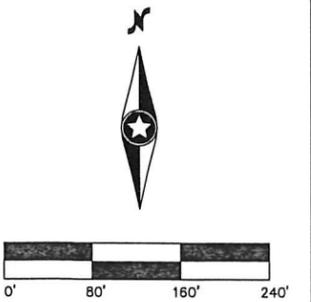
Planting / Tree Replacement Requirements

TREE REPLACEMENT REQUIREMENTS:	1,924 CALIPER INCHES / 770 OVERSTORY TREES (1,924/2.5)
SINGLE FAMILY PLANTING REQUIREMENTS	
2 OVERSTORY TREES PER LOT:	84 (2+42 LOTS)
MULTI-FAMILY PLANTING REQUIREMENTS	
1 OVERSTORY TREES PER DWELLING UNIT:	38
FUTURE APARTMENT REQUIREMENTS	
1 OVERSTORY TREES PER DWELLING UNIT:	180
OVERALL LANDSCAPING REQUIRED:	770 OVERSTORY TREES
OVERALL LANDSCAPING PROVIDED:	770 OVERSTORY TREES
OVERSTORY TREES:	373
CONIFEROUS TREES:	346
ORNAMENTAL TREES:	51(103 ORNAMENTAL TREES/2)
SHRUBS:	XX(XX SHRUBS/6)



WARNING
 THIS PLAN IS FOR INFORMATION ONLY.
 IT IS NOT TO BE USED FOR CONSTRUCTION.
 CONTACT: 952-553-3452

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0003575PLP01.dwg

Date: 05/29/15 Sheet 23 OF 24

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Kevin Teppen
 Date: 08/31/15 License No. 26980

Revisions:	Design: KH/RAH
08/31/15	Check: KH
10/07/15 REVISED PER CITY COMMENTS	Drawn: KH
10/14/15 REVISED PER CITY COMMENTS	Record Drawing by/Date:

Prepared for:
IMH Special Asset 175-IGH LLC
 7001 North Scottsdale Road
 Scottsdale, Arizona 85253

Hannah Meadows
 Inver Grove Heights, Minnesota

Landscape - Reforestation Plan