INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA

TUESDAY, JANUARY 5, 2016 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR DECEMBER 1, 2015.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 BLACKSTONE HIGHLANDS– CASE NO.15-38PUD

Consider the following requests for property located south of 70th Street, just east of Blackstone Vista:

a) A **Comprehensive Plan Amendment** to change the land use designation from MDR, Medium Density Residential to LDR, Low Density Residential.

Planning Commission Action _____

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

Planning Commission Action _____

c) A **Preliminary Plat** approval of Blackstone Highlands consisting of 40 lots and 3 outlots.

Planning Commission Action _____

d) A **Preliminary PUD** approval of the Blackstone Highlands PUD as required by the Northwest Overlay District.

Planning Commission Action _____

4. OTHER BUSINESS

4.01 Planning Commission Recommendation on Consistency with the Comprehensive Plan for two City Improvement Projects.

Planning Commission Action _____

4.02 Site Plan Review and I-2 uses discussion.

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, December 1, 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: Dennis Wippermann
Elizabeth Niemioja
Bill Klein
Tony Scales
Armando Lissarrague
Pat Simon
Joan Robertson
Harold Gooch
Annette Maggi

Commissioners Absent:

Others Present: Allan Hunting, City Planner
Tom Link, Community Development Director

APPROVAL OF MINUTES

The minutes from the November 17, 2015 Planning Commission meeting were approved as submitted.

MIHM CUSTOM HOMES – CASE NO. 15-43PA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a comprehensive plan amendment to change the land use designation from MDR, Medium Density Residential to LDR, Low Density Residential, for the property located on the west side of Highway 3 between future 65th and 67th Streets. 7 notices were mailed.

Presentation of Request

Mr. Hunting explained the request as detailed in the report. He advised that the applicant is requesting a comprehensive plan land use change from a medium density designation to a low density designation for a future single-family development located in the Northwest Area (NWA). The applicant has chosen to request the land use change portion of the application before a detailed PUD application is submitted, but they have included a concept plan of the development. If the land use change is not approved, the land owner will consider other options. The subject property is approximately 18 acres in size and is just east of the recently approved Blackstone Ridge development. The MDR designation would result in 108-216 units for this parcel versus 18-54 units for the LDR designation. The conceptual plan is showing 48 single-family units and would likely connect to the existing roadways in Blackstone Ridge, as well as the future 65th and 67th Streets. The main issues to address with this request are the density and financial implications, and the housing policy and diversity. Mr. Hunting advised there are policies in the Comprehensive Plan's Housing chapter that state a need for diversity of housing and to provide a balanced housing supply for all people at all income levels and unit types. He advised that currently the market demand is for single-family homes. Because of this the City may need to be flexible in some of their density demands until the higher density demands increase. Also, the land use designation to the west and north is LDR so a change to LDR could be considered a continuation of that. On the other hand, the quadrant around the intersection of Highway 3 and 70th Street was

anticipated to be the highest density area in the NWA. If the City starts changing more of this area to low density single-family there is a potential of creating built in conflicts. He advised that historically the City has done a fairly good job of maintaining a roughly 50/50 mix of single-family to multiple family housing. The recent trend of approving predominantly single-family could have an impact on the overall housing balance. Another issue is the financial implications resulting from the proposal having fewer units than what was assumed for this parcel. Financial implications; however, are the purview of the City Council. During the Groveland Heights and Blackstone approvals the City Council created a new subcategory, LDR/NWAPUD, which establishes that projects with unit counts that fall below projections are obligated to pay the projected unit count fee collections that were part of the original assumptions. The City Council is currently studying the issue of financing utilities in the NWA. A clearer direction for comprehensive plan amendments should come out of these discussions.

Mr. Hunting explained the three alternatives listed in the report. Alternative A would be to recommend denial of the request to change the land use to LDR and rather recommend approval of a land use change to LDR/NWAPUD. Alternative B is to recommend that City Council authorize submittal of the application to the Metropolitan Council for their review/action and not take final action on the land use change until they have final development plans. The third alternative would be to recommend denial of the request. Staff did not make a formal recommendation on this request. Council has recently approved some amendments in the NWA based on some of the current market factors, but there may be a point where they need to look at focusing back on the densities recommended in the comprehensive plan. Mr. Hunting advised that four amendments have been approved recently, with all but one resulting in a reduction in overall density. He advised that Council is going to have to decide if they want to continue using credits to cover the fee shortage.

Chair Maggi asked if the Housing Committee would provide a recommendation on this request.

Mr. Hunting replied that the request was presented to the Housing Committee, but they chose not to make a recommendation. He advised that in general the Housing Committee is opposed to density reduction as they believe the City should continue to have different housing types.

Chair Maggi asked for clarification on how long an LDR designation would stay in place in a situation like this where there is no actual development plan in place.

Mr. Hunting replied that the parcels would remain MDR until such time as a PUD plan was approved.

Commissioner Niemioja stated she was uncomfortable with Alternative A, and questioned how the Planning Commission could make a recommendation to change the land use designation to LDR/NWAPUD without analysis of the financial implications.

Chair Maggi stated in her mind it would simply allow Council the opportunity to determine if there was a financial requirement.

Mr. Hunting advised that the Council could still choose how they wanted to address the financials, but it would set it up so there is an obligation for the developer to pay the difference.

Commissioner Niemioja stated that recommending a land use change based on financial implications and credits seemed beyond the Planning Commission's scope.

Chair Maggi stated she was comfortable with recommending Alternative A as they were not making a decision about what the financial contribution would be or making a land use decision based on a

specific amount of money the developer would pay to the City.

Mr. Hunting advised that the new category was set up to gain compensation for reduced density, but the exact number is something City Council would address.

Commissioner Klein asked if the reduced density would affect overall property taxes as well.

Mr. Hunting replied that was a difficult question to answer as it would depend on the product type.

In regard to an earlier statement that there was less demand for multiple-family housing, Commissioner Robertson asked if individuals owning townhomes or twin homes were struggling to sell their properties.

Mr. Hunting replied that was not something the City analyzed.

Mr. Link stated the City could choose to respond solely to the current market demand, or it could choose to reserve certain properties for different products and densities, such as townhomes or apartments. He advised that for the last couple decades the City has had a great diversity of housing. In the NWA, however, the City has seen only single-family residential starting at $400,000 or townhomes starting at $250,000. The City must decide whether they want to continue to have housing diversity and if so, how they will accomplish that.

Commissioner Robertson asked if staff was aware of any upcoming multiple-family developments.

Mr. Link replied the only two projects he was aware of were a final plat for Blackstone Ponds (100 townhome units) and a preliminary plat for IMH (36-48 townhome units). He advised that market demand constantly shifts and although there is a current demand for single-family, in another five years the interest could be for multiple-family.

Commissioner Robertson stated it would be helpful to have an understanding of the vacancy rates of existing townhome developments in the City, as having a 50/50 split of single-family versus multiple-family may not be wise if the multiple-family homes were not being fully utilized.

Mr. Link replied they have not researched the multiple-family vacancy rates in the City.

Chair Maggi asked if the question posed by Commissioner Robertson should perhaps go to the Housing Committee. She asked if the Argenta Hills developments were guided medium density residential.

Mr. Hunting replied the Argenta Hills development was low density residential.

Commissioner Wippermann asked what the assumption was for the NWA as far as total housing units.

Mr. Link replied that they used three different estimates for the NWA for three different purposes; for financing they anticipated approximately 4,000 household, for environmental analysis they anticipated approximately 6,000 households, and for the comprehensive plan they anticipated approximately 5,000 households. This increased the population forecasts from 12,000 to 18,000.

Commissioner Wippermann asked if it was unlikely that the Metropolitan Council would have an issue with the 50 units being proposed.

Mr. Link replied that the Metropolitan Council does not typically look at individual applications but

rather at overall trends and acreages, with their biggest concern being affordable housing. Metropolitan Council addresses that by making sure there are significant acreages set aside for medium and high density residential; so far they have not raised any concerns.

Opening of Public Hearing
Tom Mihm, 842 Ivy Lane, Eagan, advised he was available to answer any questions.

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

Mr. Mihm replied in the affirmative. He stated the proposed land use would work well with the property's topography, be consistent with the Blackstone Ridge development to the west, and be more compatible with the surrounding area than a high density development.

Chair Maggi closed the public hearing.

Planning Commission Discussion
Commissioner Niemioja supported the comprehensive plan's goal of maintaining diversity, felt that a medium density development could also enjoy the beauty of the property, recommended they focus on maintaining a diverse level of density to last long-term, and agreed with a statement in the report that single-family housing alone could not support diversity of housing for sustainability requirements of the comprehensive plan.

Chair Maggi asked if the roadway system would be similar to that shown in the concept plan if this were left as medium density.

Mr. Hunting replied it would likely be something similar as the patterns were already established by the approved subdivision to the west and the known collector streets to the north and south (65th and 67th Streets).

Chair Maggi asked if a medium density development would likely consist of townhomes.

Mr. Hunting replied it was difficult to say as the topography might make it difficult to construct row townhomes and would perhaps lend itself better to a multi-story product.

Commissioner Robertson asked if building townhomes in this area instead of single-family homes would necessitate more short connecting streets which could potentially reduce the density.

Mr. Hunting replied that typically multiple-family projects had a private road system in addition to the local public streets, but it was difficult to predict how that would lay out.

Commissioner Gooch stated the single-family conceptual plan flowed well, seemed appropriate for this area, and was consistent with the property to the west. He was concerned about the potential for high volumes of traffic to be going through the single-family neighborhood if this was changed to a townhouse development, and he felt that high density development would be more appropriate near the 70th Street/Babcock Trail intersection.

Commissioner Wippermann shared Commissioner Gooch's comments, stating the proposed land use flowed well from the Blackstone Ridge development. He stated he had a concern about recommending Alternative A since LDR/NWAPUD involved financial considerations which were not the Planning Commission's purview.

Commissioner Niemioja asked Mr. Hunting to elaborate on the statement in his report regarding density conflicts.

Mr. Hunting stated the concern is that even though the overall plan is to have commercial and high density housing south of this parcel, putting in single-family homes first could result in built in opposition to developing that higher density. The natural concern is that the single family residents may have traffic concerns or may not want to see high density close to them.

Commissioner Lissarrague asked for clarification of Alternative B.

Mr. Hunting advised that land use changes need to be approved by the Metropolitan Council. Alternative B authorizes the submittal of the application to the Metropolitan Council prior to final development plans being approved by City Council.

In regard to Alternative A, Commissioner Scales asked if approving a land use change to LDR rather than LDR/NWAPUD would affect what the Council could do.

Mr. Hunting replied it would not.

Chair Maggi stated her understanding is that recommending approval of the LDR/NWAPUD designation would simply provide the framework allowing Council to act in relation to financial matters.

Planning Commission Recommendation
Motion by Commissioner Gooch, second by Commissioner Scales, to recommend approval of a comprehensive plan amendment to change the land use designation from MDR, Medium Density Residential to LDR, Low Density Residential, for the property located on the west side of Highway 3 between future 65th and 67th Streets, with the two conditions listed in the report.

Motion carried (8/1 - Niemioja). This item goes to the City Council on December 14, 2015.

CITY OF INVER GROVE HEIGHTS – CASE NO. 15-46ZA

Reading of Notice
Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment to Title 10 of the City Code (Zoning Regulations) relating to the provision on seven day temporary parking of vehicles in the front yard in single-family residential zoning districts. No notices were mailed.

Presentation of Request
Allan Hunting, City Planner, explained the request as detailed in the report. He advised that this relates to the front yard parking ordinance that Council approved in November 2014. The restrictions do not allow parking on grass in the front yard except for two exceptions. One of the exceptions, which allows parking of vehicles or recreational vehicles on the grass in the front yard on a temporary seven day basis, has become an issue and code enforcement has noted it is too difficult to enforce. Throughout the enforcement process of front yard parking complaints, the reporting parties expressed concerns that many cars continued to park in the front yard. The vehicles would be gone during the day but parked overnight and weekends on the grass. As long as those vehicles were being consistently moved, they were not in violation due to the seven day exception to the code. Because of this issue Council directed staff to hold a public hearing and get a recommendation from the Planning Commission regarding the removal of the seven day exception. Code enforcement and staff recommend removing the seven day exception from the ordinance.

Chair Maggi asked if approval of this ordinance amendment would prohibit all recreational vehicles from being parked in front yards in the winter.

Mr. Hunting replied that during the winter parking ban any vehicle could be parked in the front yard.

Mr. Link corrected Mr. Hunting's statement, advising that the winter exception would allow only automobiles to be parked in the front yard. Boats, trailers, and other recreational vehicles could not be parked in the front yard during the winter parking ban.

Opening of Public Hearing
There was no public comment.

Chair Maggi closed the public hearing.

Planning Commission Recommendation
Motion by Commissioner Wippermann, second by Commissioner Lissarrague, to recommend approval of an ordinance amendment to Title 10 of the City Code (Zoning Regulations) relating to the provision on seven day temporary parking of vehicles in the front yard in single-family residential zoning districts.

Motion carried (9/0). This item goes to the City Council on December 14, 2015.

OTHER BUSINESS
Mr. Hunting advised that the December 15, 2015 Planning Commission meeting has been cancelled.

The meeting was adjourned by unanimous vote at 7:52 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE:	December 31, 2015	**CASE NO.:**	15-38PUD
APPLICANT:	Blackstone Highlands		
PROPERTY OWNER:	PeterAndrea Investments, LLC		
REQUEST:	Comp Plan Amendment, Preliminary Plat and PUD, Rezoning		
LOCATION:	South side of 70th Street, just east of Blackstone Vista		
HEARING DATE:	January 5, 2016		
COMPREHENSIVE PLAN:	MDR, Medium Density Residential		
ZONING:	A, Agricultural		
REVIEWING DIVISIONS:	Planning Engineering	**PREPARED BY:**	Allan Hunting City Planner

BACKGROUND

The applicant is proposing a 40 lot single family development on an approximate 15 acre parcel to be named Blackstone Highlands. The project would be an extension of Blackstone Vista, utilizing the street stubs and extending 71st street to the east. The project is located in the Northwest Area and the standard series of applications are being requested.

REQUESTS

The specific requests for the Blackstone Highlands development project include the following:

1. Comprehensive Plan Amendment to change the land use designation from MDR, Medium Density Residential to LDR, Low Density Residential.
2. Rezoning of the property from A, Agriculture to R-1C/PUD Single Family Residential District.
3. Preliminary Plat approval of Blackstone Highlands consisting of 40 single family lots and three outlots.
4. Preliminary PUD approval of the Blackstone Highlands PUD as required by the Northwest Overlay District.

EVALUATION OF THE REQUEST

SURROUNDING USES

The subject property is surrounded by:

North:	Existing single family residential; zoned A, Agricultural and R-1B, Single Family Residential; guided Medium Density Residential and Low Density Residential.
East:	Large lot residential; zoned A; guided MDR.
West:	Blackstone Vista, single family residential; zoned R-1C/PUD; guided LDR.
South:	Blackstone Vista; zoned R-1C/PUD; guided LDR.

COMPREHENSIVE PLAN AMENDMENT

The applicant is requesting a change of the current designation of MDR to LDR.

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

> "This comprehensive plan update modifies some of the land uses previously guided for the Northwest Area. These modifications are based on what we have learned over the last eight years of planning work completed in the Northwest Area as well as reflections of recent development proposals and comprehensive plan amendments. Two key guidelines were adhered to in modifying the land uses in the Northwest Area. 1) the development projections assumed within the Northwest AUAR remain higher than those projected for the 2030 Comprehensive Plan update, thus rendering the AUAR still effective and not impacting the design capacity of future infrastructure. 2) the assumptions used to determine how infrastructure improvements are financed remain on the low side, thus making sure that we project to exceed the amount of development needed to ensure the delivery of infrastructure to the Northwest Area is financially feasible."

Based on the current land use designation (MDR 6-12 units/acre) and net developable acreage of 14.77, the number of units allowed would range from 89 to 179. Based on the requested land use category of LDR, 1-3 units/acre, the number of allowed units would range from 15 to 45. Based on the proposed single family detached product type, an R-1C zoning would be the required zoning approved with a PUD. The R-1C zoning in the Northwest Area has a minimum density requirement of 2 units/acre. Therefore, the project would be required to contain at least 30 units. The applicant is proposing 40 units.

The Housing chapter of the 2030 Comprehensive Plan should also be utilized when analyzing a request for a comprehensive plan change relating to residential land uses. Two factors should be analyzed and they relate to housing policy and diversity.

The following applicable excerpts are stated from the Housing chapter as they relate to this request:

> "Housing is an integrals part of Inver Grove Heights' vision. Developing and maintaining a diversity of housing opportunities is a key guiding principle of the Comprehensive Plan. Ensuring opportunities for diversity in housing also helps achieve community "sustainability". To be sustainable, Inver Grove Heights' approach to housing is to provide opportunities for housing at all stages of the life-cycle and a full range of price levels and design patterns."

There are a few housing policies that directly relate to this type of amendment application:

- "Establish a housing pattern that respects the natural environment while striving to meet local housing needs and the community's share of metropolitan area housing growth."

- "Maintain a balanced housing supply with housing available for people at all income levels and unit types that meet the varying life-cycle needs for Inver Grove Heights residents."

- "Continue to utilize City ordinances that allow planned developments that provide a mixture of housing types."

The Comprehensive Plan definition of Medium Density Residential (MDR) is:

> "Medium density residential accommodates somewhat higher residential densities ranging from 6-12 units per net acre. Uses in this classification include higher density townhome developments and apartments, all with full public utility services."

The Comprehensive Plan definition of Low Density Residential (LDR) is:

> "The low-density residential category encompasses traditional "urban" density development t in Inver Grove Heights. LDR includes lots or parcels ranging from 1 to 3 units per net acre. Substantial portions of the low-density residential area are anticipated to develop at a density of one to three units per net acre. Housing types in the low-density residential category include single-family detached homes, twin home units and lower density townhome style developments. In all cases, low-density residential development will be served by public water and sanitary sewer systems."

The following provides some rationale for approval and denial of the proposed land use change.

RATIONAL FOR THE LAND USE CHANGE

- Through numerous discussions with developers and identified by other land use and real estate professionals, it has been stated that there is a high demand for detached single family development in the suburban communities right now. The demand for higher density apartments or mid density townhome projects is very low outside of the central city areas. Due to the changes in market demand, the City may need to be flexible in density demands and housing mixes until the demand for higher densities increases, which is expected to occur in the next few years.

- The land use designation to the west and south is Low Density (1-3 units/acre). A change to LDR could be considered a continuation of a lower density neighborhood and densities would be similar. This would be a continuation of the land use pattern established in Blackstone Vista.

RATIONALE AGAINST THE LAND USE CHANGE

- The property to the east is guided for MDR. The comp plan anticipated land along 70th by Argenta Trail to have more density along these roadways with expected high traffic volumes. An extension of the LDR designation would reduce overall densities at this location. Continuation of lower density designation changes could impact the remaining vacant parcel to the east abutting Argenta Trail by creating some land use compatibility issues with medium density product type to low density product type.

- One of the City's strengths in its housing stock is the diversity and general 50/50 mix of single family to multiple family. The recent trend of predominantly single family housing being approved could have an impact on the overall product mix and type which could negatively impact the City's goals of maintaining a balanced housing supply with housing available for all people at all income levels and unit types that meet the varying life-cycle needs for the residents.

- The Housing Chapter of the Comprehensive Plan states the need for diversity of housing to help the City achieve community "sustainability". The minimum density of the MDR category requires some type of multiple family housing to achieve densities. Single family detached housing alone will not meet the density requirements.

FINANCIAL IMPLICATIONS

During the initial steps for studying development in the Northwest Area, the City conducted land use and financial studies to determine the densities and costs per unit in order to fund the installation of city utilities. Since no assessments were levied, fees are collected when a parcel of land is developed. Minimum densities have been established for each parcel to achieve these goals. Based on those assumptions, the subject parcel calculation assumed 73 units would be developed to cover city utility costs. The preliminary plans submitted show a total of 40 units.

The project would be 33 units short and therefore would come up short in providing its fair share of the overall utility costs. This same scenario occurred with the Argenta Hills and Groveland Heights projects and the developer did agree to pay the difference in the units they were short. For the Blackstone development, the Council agreed to a reduction in fees based on credits achieved by the development.

The City Council has already addressed this issue by creating a new subcategory for the Northwest Area during the Groveland Heights, Blackstone approvals, and just recently for the Mihm Custom Homes application. The new subcategory required any change to the comprehensive land use plan that reduces density obligates the developer to pay the difference. This new category has been created for the LDR, LMDR and MDR categories.

The category called LDR-NWAPUD establishes parameters whereby projects with unit counts that fall below projections are obligated to pay the projected unit count fee collections that were part of the original assumptions and where the land use change is based on an overall reduced density category. These categories state the same uses and goals but add that any development is subject to PUD approvals and agreements with the city must be in place which obligates the developer to pay any difference in utility fees collected between financial assumptions and those approved. The Council just recently approved a comp plan amendment reduction for the Mihm Custom Homes application with the obligation to pay any difference in proposed vs. assumed connection fees.

In September, 2015, the Council discussed the issue of fees to be paid for Blackstone Highlands. At that time, it was anticipated there would be excess credits granted for the previous Blackstone plats. The applicant requested the Council consider applying the excess credits towards any shortfall in Blackstone Highlands. The Council adopted a resolution which identified that any excess credits could be utilized to cover any shortfall in Blackstone Highlands.

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 plan identifies a Manage 3 low land hardwood forest in the far northwest corner of the site. No specific preservation required for this low land area. There are no wetlands on the site.

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 14.77 net developable acres. This excludes the proposed right-of-way for 70th Street (Co Rd 26). There are no wetlands on the property.

General Project Data	Acres
Gross Project Area	14.91
Delineated Wetlands	0.00
Public Water Bodies (PWI)	0.00
Bluffs in Shoreland Area	0.00
Planned "Arterial" Road Right of Way	0.14
Total Net Developable Area	14.77

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
Total Net Developable Area	***14.77***	***NA***
Minimum Open Space Required = 20% of net area	2.95	1.90 (12.9%)
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	2.21	1.50 (51.0%)
Area to be undisturbed = 50% of required open space	1.48	0.0 (0%)

The site design has prioritized the open space areas around the two storm water ponds in Outlots A and B. The largest corridor is at least 100 feet wide. The site is short on open space, undisturbed open space and contiguous open space. The applicant is requesting flexibility from these standards. A discussion on the flexibility requests is included later in this report.

Because there are no regional basins on the property, all the outlots and open space will remain in private ownership and will require conservation easements to be placed over these areas. These documents will be drafted as part of the final plat review.

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 Blackstone Highlands utilizing the base zoning district of R-1C. 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 30 to 54 possible units. This equates to a density range of 2.0 to 3.6 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	14.77	2	12,000	30	54

The proposed net density for Blackstone Highlands would be 2.70 units/acre.

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.

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. The applicant

provided hardcover calculations for the entire project. After counting street and sidewalk hardcover, there is only approximately 2,200 square feet of impervious surface left for each lot.

a) The applicant is requesting a total impervious surface coverage to 32% to allow for more coverage on the individual lots. These numbers are still preliminary and may change somewhat with the final PUD submittal.

b) The applicant is requesting flexibility from the maximum driveway width requirement.

PRELIMINARY PLAT

The applicant is proposing a preliminary plat which consists of 40 single family lots and 3 outlots. The outlots are for storm water purposes and possible future development. All of the outlots would be owned and maintained by the home owners association. The single family lot sizes range from approximately 7,600 square feet to 21,400 square feet. Average lot size is approximately 10,000 square feet. The majority of lot widths are approximately 65 feet wide, with 80 foot corner lots. Each lot is shown with a typical 50'x50' building pad.

The plat provides for the required 75 foot half right-of-way dedication for County Road 26.

PARKS/TRAILS

There will be a trail through Outlot A that will provide a connection to the regional trail in Blackstone Vista. The trail needs to extend through Outlot C so the trail can continue to the east.

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

The Parks Director has reviewed the plat and notes the following. The adopted Comprehensive Park Plan and Development Guide does not identify a need for a park in this general area; therefore, staff is not recommending the developer provide any park land dedication for this development.

It is recommended that the developer be required to provide cash in the amount of the rates in affect at the time the final plat is approved. The current 2016 rate is as follows:

Single Family Rate $2,850 x 40 units = $114,000

STREETS & CONNECTIVITY

The project consists of a series of public streets to serve the neighborhood. 71st Street would be extended through the project. This is also the alignment for the trunk sewer and water that will eventually serve the Blackstone Ridge development. The project contains a north-south street which is designed to provide access to the parcel to the north and could also connect to 70th Street.

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.

DAKOTA COUNTY REVIEW

Dakota County has reviewed the plat and commented on right-of-way needs. The plat shows the required right-of-way dedication for 70th Street.

LANDSCAPING/TREE PRESERVATION

The developer has provided a tree inventory of the site. The Code allows a tree removal of 30%for single family. The code allows removal beyond the threshold and requires replacement for those trees over the limit. The reforestation plan identifies a removal rate of 86%. In this case, a total of 379 caliper inches are required to be replanted.

The proposed landscape plan provides for a total of 127 trees ranging from 2.5 to 3.5 caliper inches for deciduous trees and 6 to 10 feet tall coniferous trees. The trees are spread out over the site so that each lot will have at least two replacement trees. The reforestation and landscape plans comply with city standards.

WETLANDS

There are no wetlands on this property.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

The grading and storm water plan have been reviewed by the engineering staff and their consultants Barr Engineering 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 and basins.
Engineering staff and the consultants have drafted comment memos discussing the items that will need to be addressed as part of the final plans. These memos will incorporated into the conditions of approval in the general engineering comment condition.

FLEXIBILITY REQUESTS

The applicant is requesting the following flexibility requests from Northwest Area Standards:

a) 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.

b) The applicant is requesting a total impervious surface coverage to 32% to allow for more coverage on the individual lots. These numbers are still preliminary and may change somewhat with the final PUD submittal.

c) 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.

The amount of roadway and sidewalk in the plat consumes a large amount of the allowed 25% impervious surface. This would leave only approximately 2,200 square feet of building coverage for each lot. The applicant is requesting the impervious surface be allowed up to 32% in order to provide building coverage on each lot to approximately 3,450 square feet per lot. This is comparable to lot coverage approved in Blackstone Vista and Blackstone Ridge. A definite number would be established with the final plat and the storm water plans would be modified to address the additional impervious surface.

Engineering have indicated that they have no issues with the request because the storm water system shown on the plans assumed 30% impervious surface coverage. Any additional storm water needs can be addressed in the final PUD plans.

d) The applicant is requesting flexibility from open space requirements to allow for less total open space, undisturbed open space and contiguous open space.

The site has been used for agricultural purposes over the years and the vast majority of the site has been disturbed with this land use pattern. Any existing natural features and vegetation are contained in the northwest corner of the site. This area is to be utilized for storm water ponding purposes and would be retained as disturbed open space. Due to the roadway layout and storm water needs, it is difficult to leave any portions of the site undisturbed from its existing state. This site is relatively flat in comparison to other properties in the Northwest Area and so there are no real unique land features that need to be preserved. The applicant is maximizing density on the site with the proposed single family product type. Due to the character of the site and some constraints placed on the property due to location of trunk utilities running west-east through the property, staff would support these flexibility requests.

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:

o Approval of the **Comprehensive Plan Amendment** to change the land use designation from MDR to LDR subject to the following conditions:

1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.

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

o Approval of a **Rezoning** of the property from A, Agricultural to R-1C/PUD, Single Family Residential subject to the following conditions:

1. The rezoning shall not become effective until the final plat is approved by the City and recorded with the County. In the event a final plat is not approved, the rezoning shall become null and void and the zoning of the property shall remain in its current classification.

o Approval of the **Preliminary Plat and Preliminary PUD** 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	12/28/15
Preliminary Site Plan/Open Space Plan	12/28/15
Sign and Lighting Plan	6/22/15
Preliminary Street Plan (4 sheets)	6/22/15
Preliminary Sanitary and Watermain Plan (9 sheets)	6/22/15
Preliminary Grading Plan	6/22/15
Preliminary Erosion Control Plan	6/22/15

Preliminary Tree Survey	12/28/15
Preliminary Landscape Plan	12/29/15

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 ownership of all of the natural area/open space shall be owned in private ownership by the property owner. A conservation easement shall be required by the City restricting the use of the open space.

5. 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.

6. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.

7. All plans shall be subject to the review and approval of the Fire Marshal.

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. 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.

10. 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.

11. 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

12. 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.

13. 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.

14. The following documents shall be recorded when the plat is recorded:
    - Development Contract;
    - Storm Water Facilities Maintenance Agreement;
    - Acknowledgement of PUD Zoning.

15. 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 12-15-15, Barr Engineering memo dated 12-16-15 and Kimley-Horn memo dated 12-14-15.

16. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.

17. A trail segment shall be required through Outlot C to provide a continuation of the trail link to the regional trail in Blackstone Vista.

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, driveway width and open space requirements. This is the first development requesting flexibility from some of the open space requirements. Staff supports these requests based on discussion in the planning report. Engineering is comfortable with the overall preliminary grading and storm water plans.

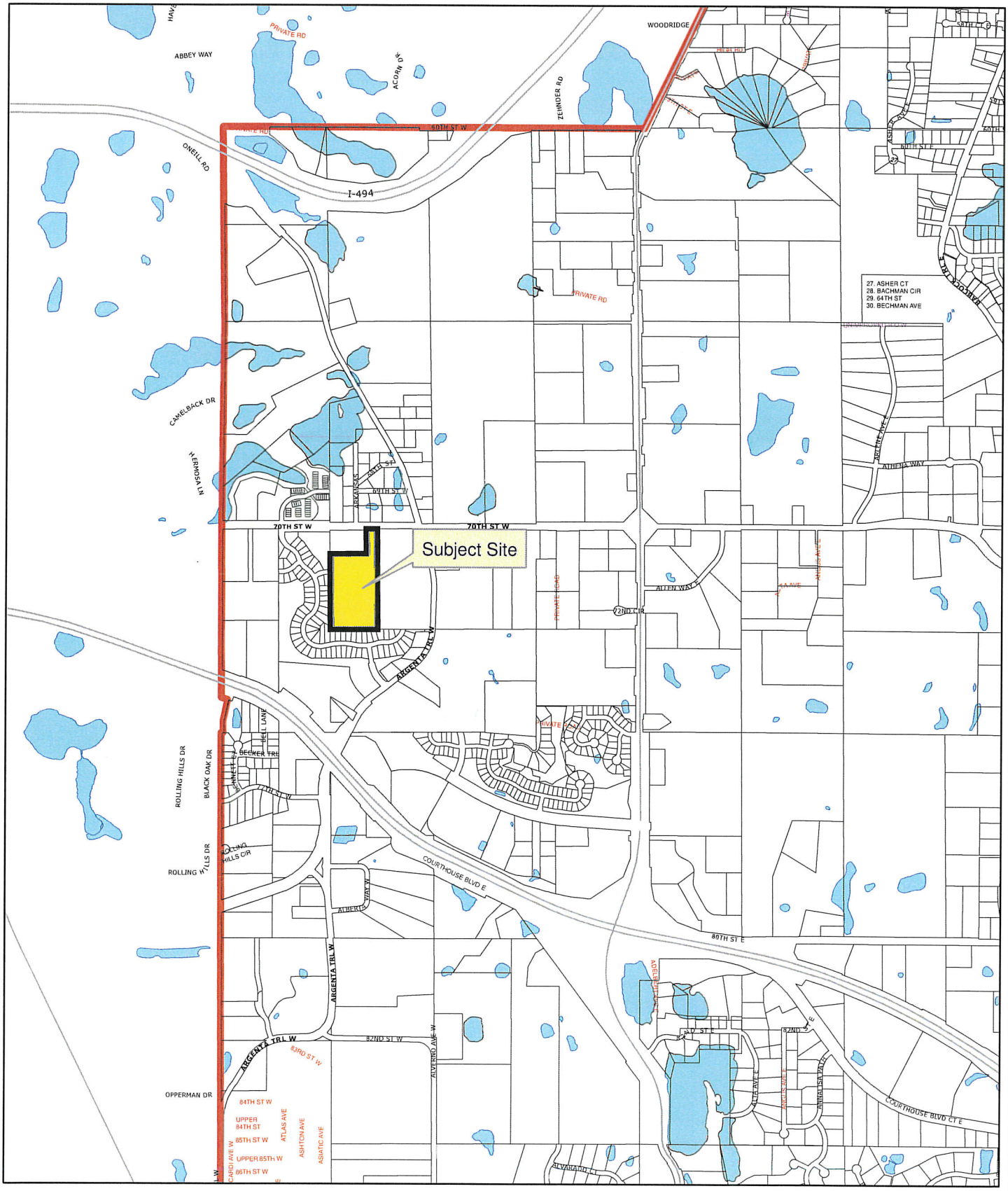
The City Council just recently approved a comprehensive plan change for a development with a similar situation where the change would be consistent with a recently approved plan.

Based on recent Council action, Staff is supportive of the comprehensive plan amendment but with a recommendation that the change be to the LDR-NWAPUD category which addresses the payment of connection fees for any units short of the original projections.

Staff recommends approval of the preliminary plat, preliminary PUD and rezoning requests with the conditions listed.

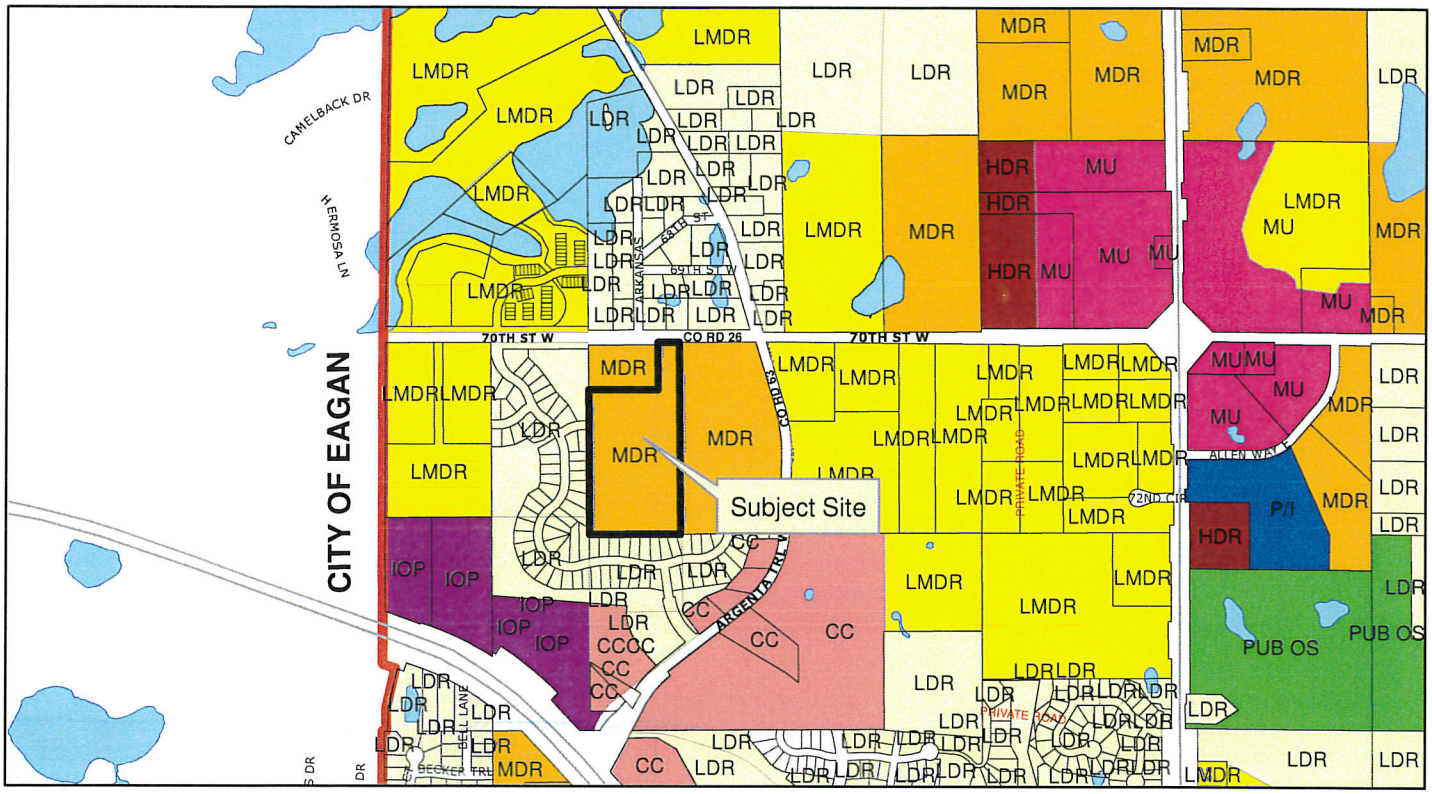
Attachments:
Location Map
Current/Proposed Comp Plan Map
Applicant Narrative
Lot/Block Size Summary
Preliminary Plat
Preliminary Site Plan/Open Space Plan
Preliminary Grading Plan
Preliminary Tree Survey
Preliminary Landscape Plan

Blackstone Highlands CPA
Location Map

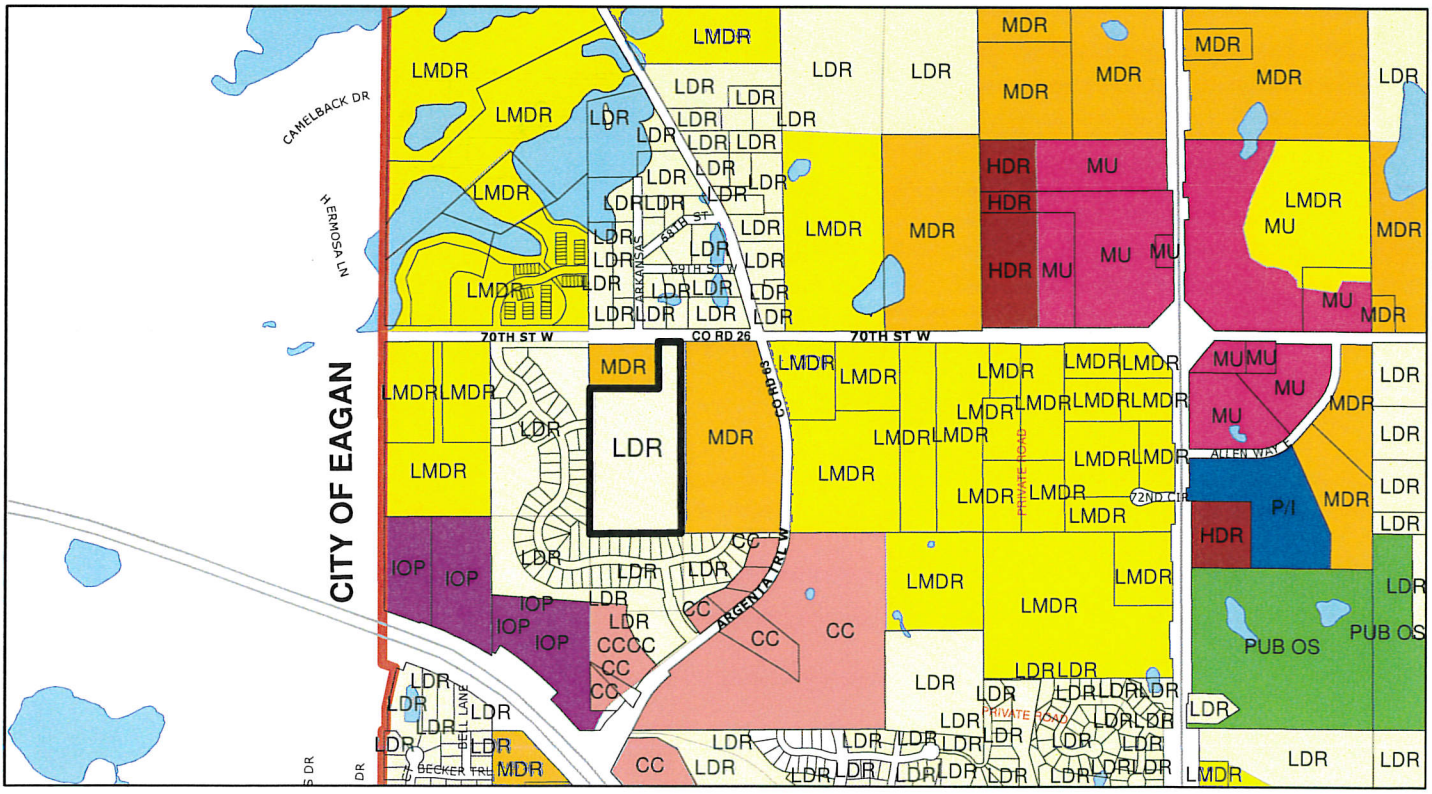


Blackstone Highlands CPA

Existing Comp Plan

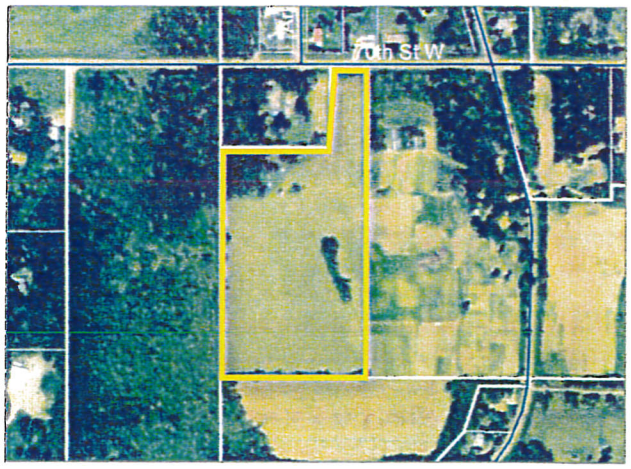


Proposed Comp Plan



Blackstone

Highlands



Application for Comprehensive Plan Amendment

City of Inver Grove Heights, MN

09.06.2015

Application for Comprehensive Plan Amendment

Applicant: Mr. Jim Deanovic

Prepared by: Sathre-Bergquist &
SHC, LLC

Submitted to: City of Inver Grove Heights

Date: 09.06.2015

Introduction

Over the past year our Team carefully planned and began development of three Blackstone neighborhoods: Vista, Ponds and Ridge, which were recently approved for development through the City's process. One of the first steps in the entitlement process was to seek a Comprehenisve Plan Amendment (CPA) to allow for lower densities in the Blackstone neighborhoods. Specific to this request, the Blackstone Vista ("Vista") neighbohrood was re-guided during that process to Low Density Residential (LDR) which is of particular importance to this Application because the Vista neighborhood is adjacent to the proposed Blackstone Highlands ("Highlands") neighborhood and is connected via a shared road network.

The Vista neighborood was platted into single-family residential lots of various sizes ultimately resulting in a development pattern that was consistent with the City's LDR land use designation. The Vista neighborhood was designed with a main east-west roadway, 71st Street, which was stubbed into the eastern Vista property line with the plan to extend the roadway onto the adjacent property at time of development. The proposed Highlands neighborhood is nestled to the northeast of the Vista neighborhood and is planned to connect 71st Street which will become the northern east-west connection through the proposed neighborhood.

Like the other Blackstone neighborhoods, the Highlands neighbohrood is located within the City's Northwest Area Overlay District and is subject to a Planned Unit Development (PUD) process which includes unique requirements as defined within the Northwest Area (NWA) zoning ordinance. Since the Vista neighborhood was developed under the NWA-PUD process, continuation of the devlopment pattern to the Highlands will ensure that the neighborhoods are cohesive and meet the goals and objectives of this special area of the community.

In light of the development pattern on adjacent parcels, we respectfully submit the following request to re-guide approximately 15 acres of land contained within the proposed Blackstone Highlands project area from Medium Density Residential (MDR) to Low Density Residential (LDR). In conjunction with this Application to re-guide the Subject Property, we have submitted a Preliminary PUD for the Highlands which depicts the specific development contemplated for the site.

The following analysis addresses the proposed amendment to Figure 2.2 Land Use Plan, and any other associated general amendments that may be necessary.

Blackstone Highlands

Parcel Snapshot (Figure 2)

2010 Adopted Land Use:	Medium Density Residential (MDR); 6-12 Units/Acre
Proposed Land Use:	Low Density Residential (LDR); 1- 3 Units/Acre
Gross Site Size:	15.027 Acres
ROW:	0.113 Acres
Net Site Size:	14.914 Acres
Outlots:	Outlot A: 1.0 Acres, green space, stormwater pond, rain garden
	Outlot B: 0.92 Acres, green space, stormwater pond, rain garden
	Outlot C: 0 1.14 Acres, green space, rain garden
	Outlot D: 0.47 Acres, green space, rain garden
Outlot Total Acres:	3.53 Acres
# of units needed assuming adopted Land Uses:	Minimum of 89
# of Proposed Lots:	~~39~~ 40
Proposed Unit Types:	Single Family
Proposed Lot Sizes:	7,186 - 21,418 Square Feet
Proposed Density:	#of Lots / Net Site Size ~~39~~ 40 lots /14.914 Net Acres = 2.62 Units per Acre

Analysis

The proposed Highlands neighborhood will extend the neighborhood pattern from the adjacent Vista neighborhood with slightly increased density, but generally staying consistent with the overall character of the area. The Highlands preliminary plat disperses the open spaces around the perimeter of the proposed development which creates opportunities with the Vista neighborhood's edges to increase the open space corridors and contiguous areas. Since the parcel is relatively small and is constrained by infrastructure, designing the development with large contiguous areas of open space was difficult. As a result we focused on opportunities to create contiguous corridors and open spaces with adjacent developments to increase the quantity of open space to the overall area. We believe that this provides the greatest opportunity to future residents and the community to have access to open spaces and natural areas, while developing the site in a manner which is responsive to market conditions.

While the density of the development is slightly lower than the guided land use and requires a CPA to re-guide the parcel, we believe that the Highlands neighborhood is consistent with the stated goals and objectives for the Northwest Area Overlay. The Metropolitan Council's methods for calculating density makes the development appear less dense than what the resulting neighborhood will actually feel like from an experience perspective. This is because of how the Metropolitan Council treats ownership of open space. The ownership of the open spaces is of particular significance on this plat

because it alters the required number of units to meet the current land use designation. In the case of the Highlands, we are proposing to develop 39 single family lots that will integrate and disperse more than 23% of the parcel's land area for open space, which at this time is anticipated to be privately held by a Homeowners Association (HOA). Such open spaces will be placed in Outlots and will be used for stormwater management and introduction of native vegetation. Since the HOA will own the land, it cannot be deducted from the density calcualtion, thus skewing the density lower than what the character of the neighborhood will experience.

Regardless of how the open spaces are ultimately owned and managed, by spreading the open spaces throughout the development nearly every lot either fronts onto or backs up to open space making some of the smaller lots in the development feel more expansive. All lots have been designed with a minimum of 65-feet of frontage, and sidewalks will be constructed on one side of the roads throughout the development providing pedestrian connections to the trails and the larger open space/greenway network in the area. Additionally, the development plan integrates a variety of lot sizes ranging from just over 7,000 square feet to more than 21,000 square feet. The range in lot sizes will create diversity in the marketplace allowing for different price points throughout the development.

Summary Changes

The following line items within "Table 2.2 2030 Future Land Use Calculations (in Acres)" would need to be adjusted according to the proposed amendments to the land use categories.

Land Use	Currently within Urban Service Area (MUSA)*	*Acreage adjustments based upon CPA*	Total	% of Total**
Low Density Residential	3,176	+15	3,191	17%
Medium Density Residential	961	-15	946	5%

**The calculations above do not account for those changes approved during the Vista Ponds and Ridge CPA process. The quantities listed are those identified in the adopted Comprehensive Plan.*
***The proposed re-grading of the subject property is not significant enough to change the % Total from those listed in the Comprehensive Plan.*

The calculations and tabulations within Tables 2.3, 4.1, 4.3 and 7.7 would all be slightly different than calculated, however, since the proposed change reduces density the ability to serve the land with utilities and services should not be affected by the change. As such, the tables could remain unchanged, with perhaps a footnote which reflects that the majority of the changes primarily affect the Low Density Residential land use categories based upon this request.

As stated within the Northwest Area section of the Comprehensive Plan, many studies and planning efforts have been completed to project and plan for a mix of land uses within the Northwest Area. The proposed land use amendments contained within this CPA application

reduce the intensity on the subject parcel. As a result, the proposed changes remain consistent with the following statements: "the development projects assumed within the Northwest AUAR remain higher than those projected for the 2008 Comprehensive Plan update, thus rendering the AUAR still effective and not impacting the design capacity of future infrastructure." Therefore the proposed changes should not create a conflict with the adopted AUAR, and from an environmental perspective no further analysis should be necessary if the CPA is approved. The section further states that the number of units necessary to support the infrastructure investment needs to remain relatively consistent with the guided land uses in order to make servicing the area economically viable. As stated within the Staff's comment letter related to the Highlands Sketch Plan review, the number of units proposed is short of what was projected for in the financial model and therefore will need to be worked through with the Applicant if the CPA and subsequent Preliminary PUD are approved.

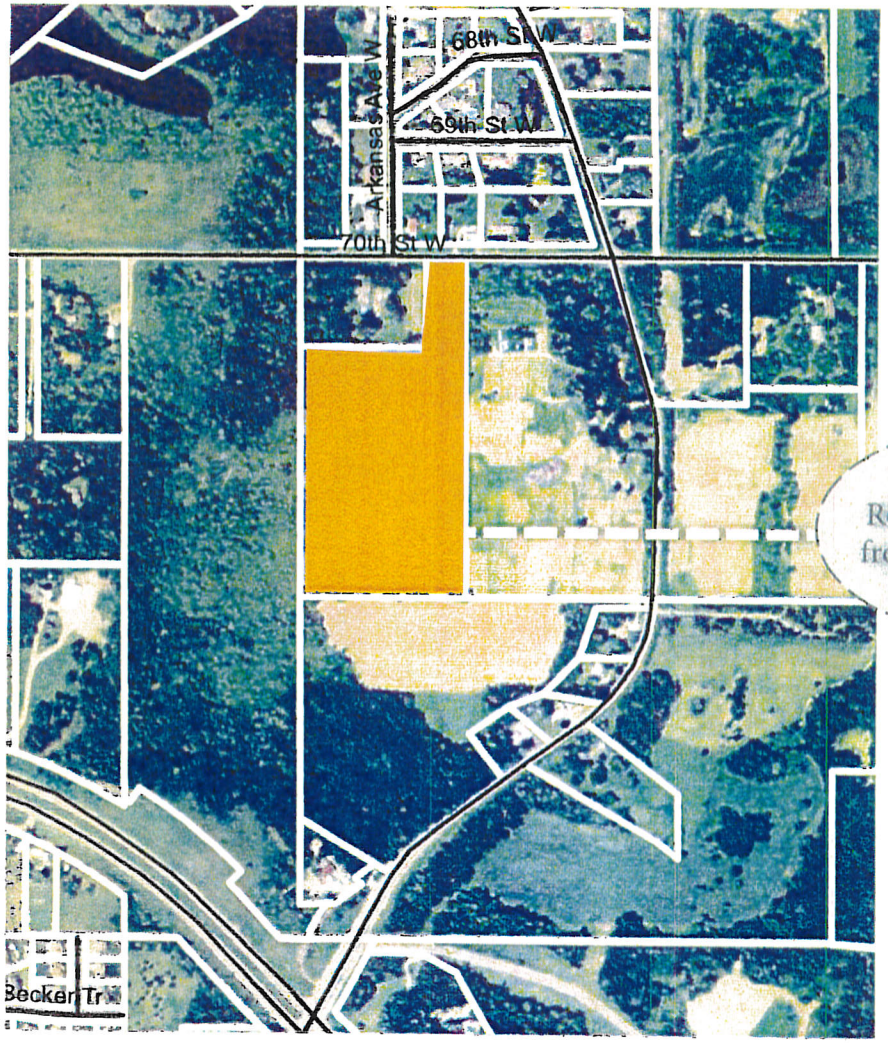
The proposed amendments seek to remain as consistent as possible with the land use plan, while respecting the Northwest Area ordinance which requires a substantial quantity of open space and greenway corridor dedications in every project. When reviewing the subject amendment, we would request that you consider that if all of the open spaces were allowed to be netted out of the development calculations that all of the sites would be closer to 4 units per acre, and the disparity between what was planned for and what is proposed would not be as significant. Therefore we believe that the proposed CPA should be acceptable to the City, as it integrates extensive open spaces, preserves natural resources, provides sidewalk connections and extends the development pattern of the Vista neighborhood, all while providing a diversity of housing types and lot sizes in this growing area of the community.

Comprehensive Plan Amendment | Blackstone Highlands

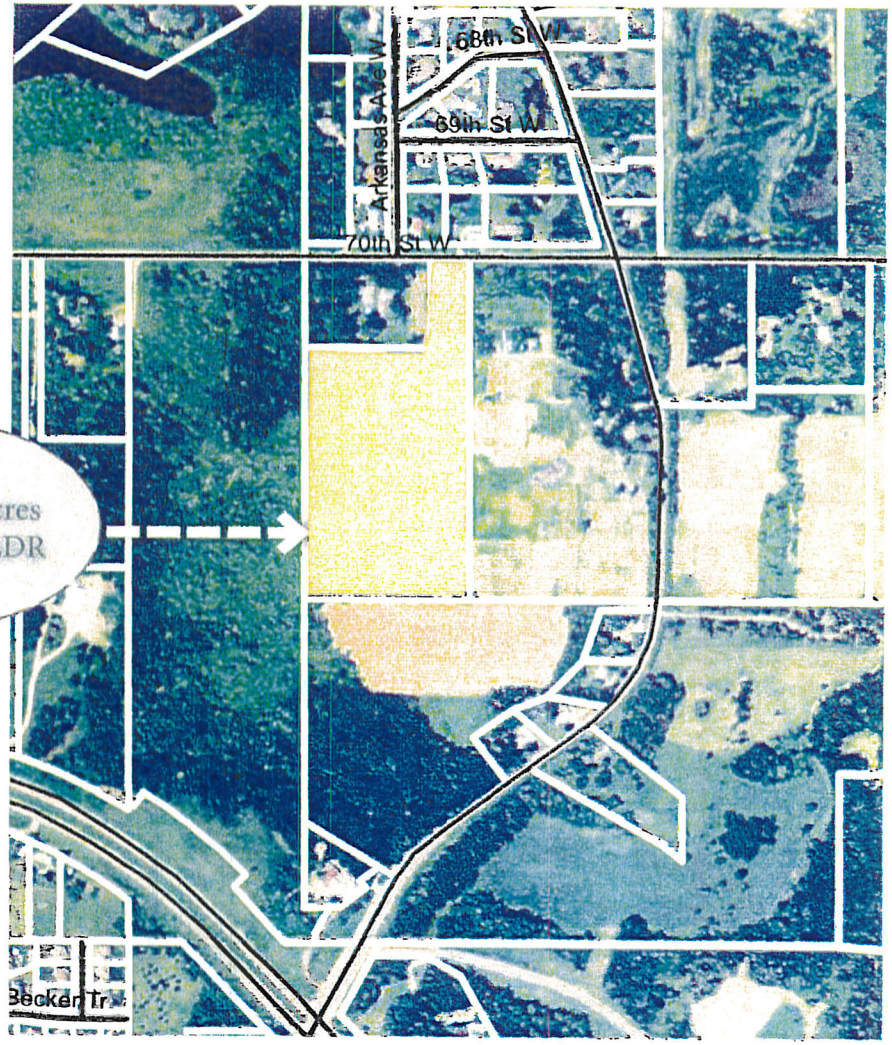
Figure 1: Proposed Amendment to Figure 2.2

Inver Grove Heights - Adopted Land Use Plan

Figure 2 2



Proposed Land Use Changes to Figure 2.2



Re-guide 15 Acres from MDR to LDR

LEGEND

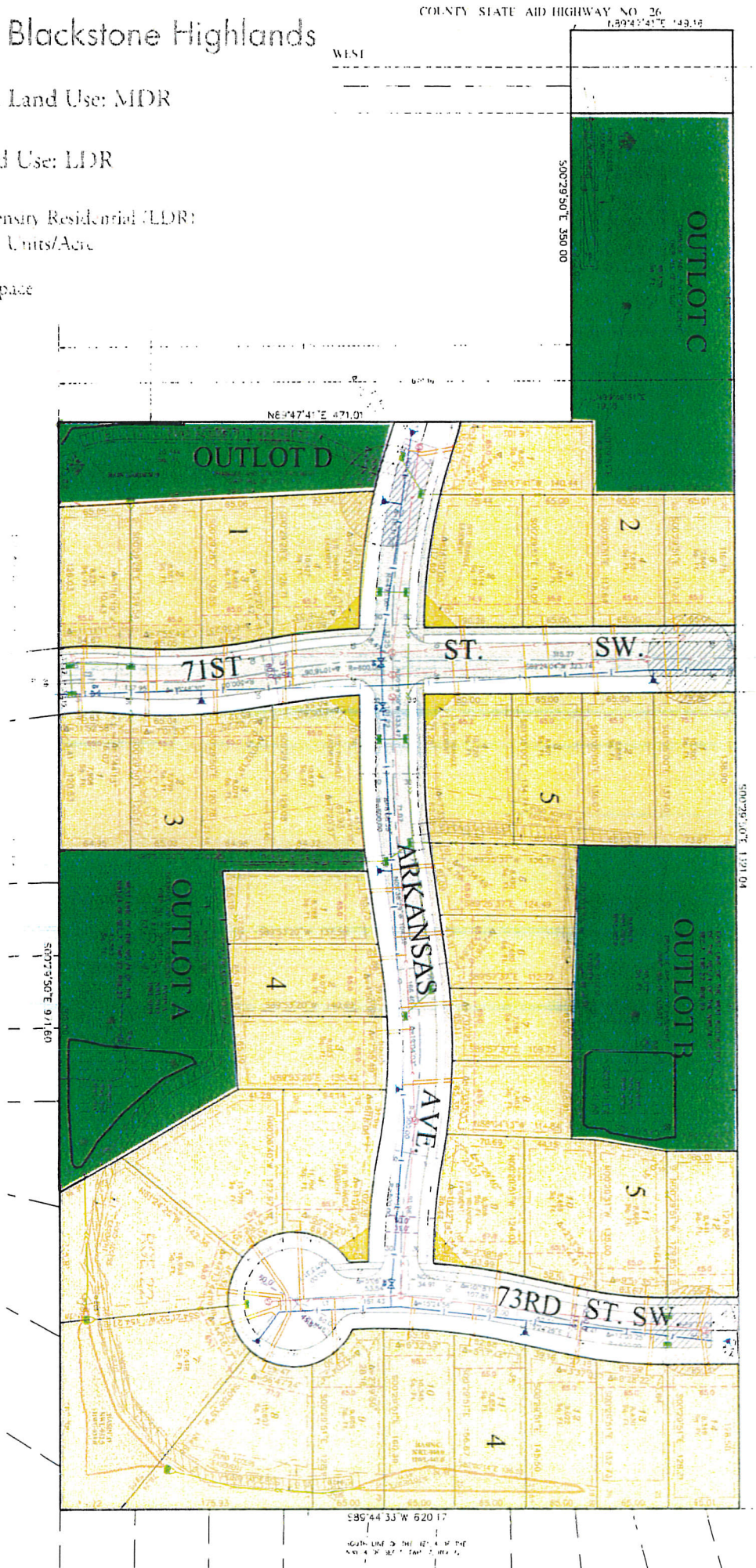
- Low Density Residential (LDR) 1 - 2.99 Units/Acre
- Medium Density Residential (MDR) 6 - 12 Units/Acre

Figure 2: Blackstone Highlands

IGH Adopted Land Use: MDR

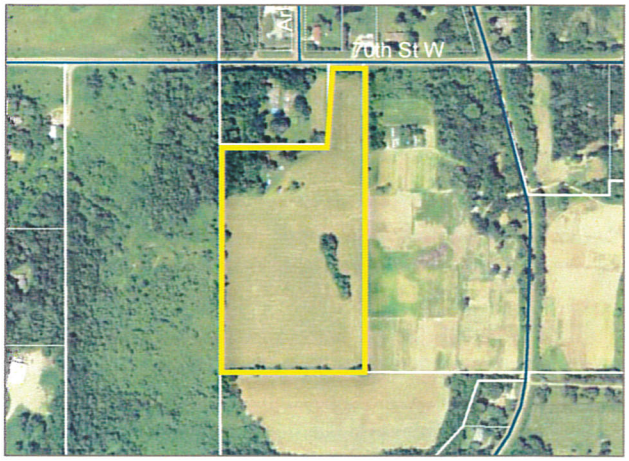
Proposed Land Use: LDR

- Low Density Residential (LDR): 1 - 2.99 Units/Acre
- Open Space



Blackstone

Highlands



Application for Preliminary PUD in the NW Area

City of Inver Grove Heights, MN

rev. 12.28.2015

09.08.2015

Application for Preliminary PUD

Applicant: Mr. Jim Deanovic

Prepared by: Sathre-Bergquist &
SHC, LLC

Submitted to: City of Inver Grove Heights

Date: 11.25.2015 revised
09.08.2015

Introduction

In June of 2015 the Development Team submitted an Application for Sketch Plan review for Blackstone Highlands ("Highlands") which is a proposed low-density single family residential project located in the City's Northwest Area Overlay District. City staff reviewed the Sketch Plan application and provided comments and recommendations to our Team regarding the proposed subdivision which we have responded to both in the following narrative and on the Preliminary Plat and plan set contained as part of this application.

Staff Comments & Recommendations

In July staff reviewed the Sketch Plan and provided our Team with some initial thoughts and feedback regarding the proposed Highlands neighborhood. First, staff confirmed that the Highlands neighborhood, as proposed on the Sketch Plan, would require an amendment to the Comprehensive Plan to re-guide the Subject property from Medium Density Residential (MDR) to Low Density Residential (LDR) to support the requested density. Further, the CPA application would need to be considered in conjunction with the Preliminary PUD because the project as proposed is inconsistent with the current guiding of the Parcel.

In addition to the CPA, staff provided some helpful feedback tailored specifically to the site which has been integrated into our development plan. Staff also requested additional information from our Team when submitting the Preliminary PUD, including: 1) Further analysis and breakdown of the Open Spaces; 2) Development Capacity Plan; 3) Site Design elements tailored to the NWA; and 4) Identification of components of the NWA-PUD zoning ordinance from which we are seeking flexibility.

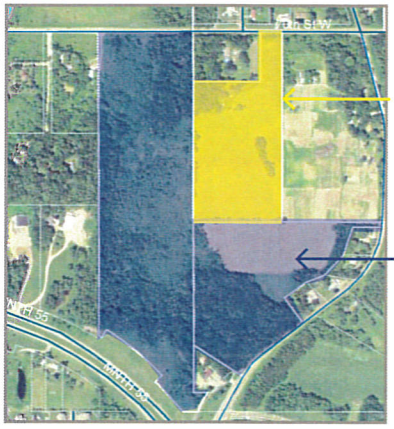
Project Snapshot

In conjunction with this Application for Preliminary PUD, we have also submitted an Application for a Comprehensive Plan Amendment to re-guide the subject property which is under separate cover. This following table provides a quick project summary of the Highlands, with further detail of the project found on subsequent pages.

Table 1: Blackstone Highlands : Preliminary PUD Summary			
Existing Zoning	Ag	# of SF Units	40
Proposed Zoning	NWA-PUD	Development Capacity (Per R-1C)	54
Site Size (Gross)	15.03 Ac.	Minimum Lot Size	7,748 SF
Site Size (Net)	14.91 Ac.	Maximum Lot Size	21,418 SF
Required OS	2.98 Ac	Proposed density	3.3 Units/Ac.
Provided OS	3.53 Ac.		

Site Context & Development Pattern

The Highlands is nestled just north and east of the recently approved Blackstone Vista ("Vista") neighborhood which was planned and designed by our Team. During the planning and entitlements phase of the Vista project the development of the Highlands parcel was contemplated, and connection via the road network was planned for by stubbing 71st Street to the western property line of the Highlands neighborhood. Since the two neighborhoods are connected by a shared road network we believe it is critical to develop the Highlands neighborhood with a similar character and design pattern as was approved in the Vista neighborhood. For that reason, the Highlands preliminary plat integrates similar design standards including similar lot sizes, continuation of sidewalks, roadway design and right-of-way, and continuation of the open space network. The subsequent sections describe the development plan as proposed on the Preliminary Plat and Plans submitted as part of this Application.



neighborhood character & design

The Highlands neighborhood is designed with the same integrity as the other Blackstone neighborhoods, and is intended to seamlessly blend into the adjacent Blackstone Vista neighborhood. Since the site is relatively small, open spaces are integrated at the perimeter of the development providing natural resource amenities to the residents and offering the opportunity to connect with adjacent natural resource area to create larger contiguous areas of open spaces in the Northwest area. Many of the open space areas include rain gardens that will be planted with native vegetation including grasses and forbes that will not only serve as vital components of the stormwater management system, but will also provide opportunities to residents to experience a little bit of nature in proximity to their homes. Sidewalks will be constructed on one side of the street offering pedestrian connections to the local trail network in adjacent neighborhoods which run throughout much of the Northwest Area Overlay District providing key greenway linkages and local recreational opportunities.

Because of the location and design of the open spaces the majority of the lots either back up or front onto additional open spaces making lots feel larger while creating small pockets of natural resources that can be enjoyed by the maximum number of residents. By decentralizing the open spaces we were able to achieve a development where nearly every lot has the opportunity to enjoy natural areas or open spaces. Since the lots are at suburban densities, access to the open areas increases the livability of the development, and improves the design quality of the development. Additionally, the open spaces allow for greater diversity of lot sizes creating opportunities for houses of different scale, size and architectural style. The diversity of lot sizes, coupled with the integration of the open spaces will create an interesting

neighborhood fabric that is consistent with the goals and objectives of the City's planning efforts for the Northwest Area.

development capacity

The site is located within the Northwest Area Overlay district which requires a project to go through a Planned Unit Development process and is subject to the City's zoning ordinance (NWA-PUD) which was established specifically for this area of the community. Part of the NWA-PUD process is to establish a base line of development for a subject parcel based upon an underlying zoning district which is correlated to the land use guiding of a parcel. As described above, in order for the proposed project to be developed the site must be re-guided from Medium Density Residential to Low Density Residential, but for purposes of this analysis we have assumed that the parcel is reguided. Per the City's ordinance, the LDR land use designation correlates to the R-1C zoning district which has a minimum lot size of 12,000 square feet per lot. The Development Capacity of the site is determined by dividing the parcel area by the minimum lot size in the base zoning district, so the calculation for the subject parcel is:

(Total Square Feet of Parcel)/(Minimum Lot Size in R-1C) = Maximum Number of Units
(14.91Acres * 43,560 SF)/ 12,000 SF = 54 Units

The Highlands Preliminary Plat contains 39 single family lots ranging in size from 7,186 square feet to 21,418 square feet, with the majority of the lots ranging in size between 8,000 and 10,500 square feet.

open space requirements

The NWA-PUD ordinance requires a minimum of 20% of a parcel's net buildable area be dedicated in open space. The following calculation shows the quantity of open space required for the subject parcel.

14.91 Acres * 20% = 2.98 Acres of Open Space

Once the minimum acreage of dedicated open space is established, then the ordinance further requires that a minimum of 75% of the Open Space area be contiguous, with not less than 100-feet of width. So, for purposes of the subject parcel the following calculation is performed:

2.98 Acres * 75% = 2.24 Acres Contiguous

Additionally, the ordinance requires that a minimum of 50% of the open space must be in a non-disturbed state, and that 50% of the open space may be used for passive recreational uses, stormwater ponds, etc. For the subject site:

2.98 Acres * 50% = 1.49 Acres (undisturbed)

proposed development open space components

The above open space calculations were based upon the information contained on the Preliminary Plat prepared by Sathre-Bergquist which identifies a gross parcel acreage of 15.027 Acres and 14.914 Net acres. The Net Acres were determined by reducing the Gross Acres by the quantity of Right-of-Way and wetlands contained on the site. Per the due diligence process a determination was made that there are no wetlands present on site, and the only area of existing right-of-way is located on the north edge of the site on CSAH 26.

As shown on the Preliminary Plat, we have planned for approximately 1.9 Acres of Open Space which are identified in two separate Outlots. We are requesting flexibility from the required open space due to the small size of this project. The following Summary of the Outlots is provided for your information, Outlot C depicted on the preliminary plat will not be considered as open space and is therefore not included in the following table:

Table 2: Open Space Calculations and Summary

Outlot	Area	% of OS	Area of Ponds	% Ponds*	Area of Rain Gardens	% Rain Garden*
A	18,357 SF	22.19%	0 SF	0%	5,300 SF	28.9%
B	64,380 SF	77.81%	3,700 SF	10.8%	30,600 SF	47.5%
Total	***82,737 SF***	-	***3,700 SF***	***4.5%***	***35,900 SF***	***43.4%***

**Percent is calculated per outlot, and total area.*

The open spaces will be used and function in a variety of ways including stormwater management, reintroduction of native vegetation in and around rain garden areas and passive recreational uses. The NWA-PUD ordinance requires a minimum of 50% of the Open Space to remain undisturbed; however, the site has been used for agricultural purposes in the recent past leaving the vast majority of the site in a disturbed state with little-to-no native vegetation left on site. Part of our plan is to introduce rain gardens throughout the project site bringing native grasses and forbes to the area to perform dual function 1) assist with stormwater and surface water management and 2) create natural resource value in an areas that currently lack any native vegetation of habitat quality. So, while the open spaces do not currently have any natural resource value, as indicated on the city's natural resources plans, the proposed development will create pockets of native vegetation and natural resource value to be enjoyed by the new residents as well as the larger community.

Finally, the Blackstone Highlands project leaves the Huysentruit property as a small remnant parcel to the east of Outlot C on the preliminary plat. The topography of the Huysentruit property includes a densely wooded area on the western border of the parcel which becomes less wooded as you progress east on the parcel. We believe it would be best to combine Outlot C and that portion of the Huysentruit property containing the densely wooded areas to maximize the value of both properties and to protect the most desirable natural feature on each of these parcels. The wooded portion of the Huysentruit property would be dedicated as open space, supporting the City's goals and objectives for larger contiguous areas of natural resource protection where possible. The owner of this property should be involved in this process as it progresses, and we have been in contact with the owner on a preliminary level.

Requested Flexibility

Open Space

We are requesting flexibility from two of the open space ordinance requirements as follows: 1) flexibility from the NWA-PUD ordinance requirement that 75% of the open space be contiguous, and 2) flexibility from the quantity of dedicated open space which would require approximately 2.98 acres of dedicated open space in the project. Due to the relatively small scale of the site, orientation and proximity to adjacent open spaces, we believe it is more logical to decentralize the open spaces and provide opportunities to connect the open space network with adjacent developed and developing neighborhoods. Additionally, by slightly reducing the quantity of open space we are able to better balance the desire of the City to increase the number of housing units in the project while still bringing a desired housing product to the market..

Hardcover Requirements

We are requesting flexibility from the City's hardcover requirements which limit hard cover on each lot to 25%. Based upon the lot sizes in the proposed project, following the current ordinance requirements, each lot would be limited to a maximum of 2,313 square feet of coverage. We believe that this coverage is too restrictive and does not easily accommodate the anticipated product type in the project. We are requesting that the maximum coverage permitted be increased to 32% (3,450 square feet) per lot, which would accommodate housing types and sizes similar to those recently approved in the Blackstone Vista and Blackstone Ridges projects. We plan to account for the proposed increase in coverage in our stormwater calculations to ensure the designed stormwater management on site is appropriately sized and can accommodated the proposed increase. We would like to revisit this item at Final Plat when more of these details will be known.

infrastructure

Road widths and dedicated right-of-ways are designed to match up with the roadways in the Vista neighborhood with 28-feet of traveled surface and 60-feet of ROW. Temporary cul-de-sacs/turnarounds will be installed in compliance with the City's ordinances as demonstrated on the grading and erosion control plan. Per the design standards of the Northwest Area, sidewalks are proposed within the ROW on one side of all local streets which provide critical connections to the local trail network, recreational areas and adjacent neighborhoods.

The open space network provides dual function as a natural resource amenity, as well as integrates stormwater management ponds and rain gardens. As designed there are two stormwater management ponds located in Outlots A and B, with the remainder of the surface and stormwater managed through rain gardens. On Site BMPs will be used through the site development process as detailed on the grading and erosion control plan. All lots are designed with a minimum of 65-feet of frontage ensuring that houses can be site to meet the City's front, side and rear yard setbacks which is demonstrated on the grading and erosion control plans.

The project site is located in the MUSA expansion area and is guided for development at suburban densities in the City's Comprehensive Plan. The proposed Highlands neighborhood is contiguous to the Vista neighborhood which is currently being developed with municipal water and regional sewer making the extension of services to this parcel efficient and consistent with the City's planning documents. It should be noted that the trunk sewer bisects this relatively small parcel, which contributes to the pattern of development on the parcel, making large contiguous open space areas difficult at best. While the City's plans contemplate higher densities than proposed in our development, we believe our neighborhood plan is not-only marketable, but is more compatible with adjacent development patterns.

In addition to sewer and water, the transportation infrastructure and accessibility of this site to regional transportation routes such as I-494 and Highway 55 makes development of this site highly desirable. The site will be accessed through the adjacent Vista neighborhood via 71st Street and Archer Street which connects to 70th Street which serves as an A-Minor Arterial in the City. Additionally, it is contemplated that 71st Street will continue east ultimately connecting to Argenta Trail which is scheduled for improvements in the near future.

phasing

At this time we anticipate platting the Highlands neighborhood in one phase. Since there is a diversity of lot sizes within the development we believe bringing the development online at the same time will allow for the greatest opportunity to respond to market demands.

Blackstone Highlands

Inver Grove Heights, Minnesota

Project # 1920-015 **Date** November 23rd, 2015

Prepared for: Jim Deanovic
5116 Mirror Lakes Drive
Edina MN 55436
Contact:
tel: 612-799-5399

Prepared by: Sathre-Bergquist, Inc.
150 Broadway Ave. S.
Wayzata, MN 55391
Contact: David Pemberton
tel: 952-476-6000

BLOCK 1	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	9,307	s.f.	0.21	acres	0	s.f.	9,307	s.f.	0.21	acres	65	+/-	l.f.
Lot 2	9,470	s.f.	0.22	acres	0	s.f.	9,470	s.f.	0.22	acres	79.9	+/-	l.f.
Lot 3	7,748	s.f.	0.18	acres	0	s.f.	7,748	s.f.	0.18	acres	65	+/-	l.f.
Lot 4	7,996	s.f.	0.18	acres	0	s.f.	7,996	s.f.	0.18	acres	65	+/-	l.f.
Lot 5	8,442	s.f.	0.19	acres	0	s.f.	8,442	s.f.	0.19	acres	65	+/-	l.f.
Lot 6	8,437	s.f.	0.19	acres	0	s.f.	8,437	s.f.	0.19	acres	65	+/-	l.f.
Lot 7	8,128	s.f.	0.19	acres	0	s.f.	8,128	s.f.	0.19	acres	65	+/-	l.f.
Total	59,526	s.f.	1.37	acres	0	s.f.	59,526	s.f.	1.37	acres			

BLOCK 2	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	7,908	s.f.	0.18	acres	0	s.f.	7,908	s.f.	0.18	acres	65	+/-	l.f.
Lot 2	7,799	s.f.	0.18	acres	0	s.f.	7,799	s.f.	0.18	acres	65	+/-	l.f.
Lot 3	8,074	s.f.	0.19	acres	0	s.f.	8,074	s.f.	0.19	acres	65	+/-	l.f.
Lot 4	8,704	s.f.	0.20	acres	0	s.f.	8,704	s.f.	0.20	acres	65	+/-	l.f.
Lot 5	9,023	s.f.	0.21	acres	0	s.f.	9,023	s.f.	0.21	acres	65	+/-	l.f.
Lot 6	11,172	s.f.	0.26	acres	0	s.f.	11,172	s.f.	0.26	acres	80	+/-	l.f.
Lot 7	12,171	s.f.	0.28	acres	0	s.f.	12,171	s.f.	0.28	acres	85	+/-	l.f.
Lot 8	9,134	s.f.	0.21	acres	0	s.f.	9,134	s.f.	0.21	acres	65	+/-	l.f.
Lot 9	9,265	s.f.	0.21	acres	0	s.f.	9,265	s.f.	0.21	acres	65	+/-	l.f.
Lot 10	12,919	s.f.	0.30	acres	0	s.f.	12,919	s.f.	0.30	acres	80.3	+/-	l.f.
Lot 11	9,957	s.f.	0.23	acres	0	s.f.	9,957	s.f.	0.23	acres	65	+/-	l.f.
Lot 12	8,776	s.f.	0.20	acres	0	s.f.	8,776	s.f.	0.20	acres	65	+/-	l.f.
Lot 13	13,378	s.f.	0.31	acres	0	s.f.	13,378	s.f.	0.31	acres	65.1	+/-	l.f.
Lot 14	16,998	s.f.	0.39	acres	0	s.f.	16,998	s.f.	0.39	acres	65	+/-	l.f.
Lot 15	21,418	s.f.	0.49	acres	0	s.f.	21,418	s.f.	0.49	acres	65.1	+/-	l.f.
Lot 16	15,697	s.f.	0.36	acres	0	s.f.	15,697	s.f.	0.36	acres	77.2	+/-	l.f.
Lot 17	9,665	s.f.	0.22	acres	0	s.f.	9,665	s.f.	0.22	acres	65	+/-	l.f.
Lot 18	10,345	s.f.	0.24	acres	0	s.f.	10,345	s.f.	0.24	acres	65	+/-	l.f.
Lot 19	9,858	s.f.	0.23	acres	0	s.f.	9,858	s.f.	0.23	acres	65	+/-	l.f.
Lot 20	9,022	s.f.	0.21	acres	0	s.f.	9,022	s.f.	0.21	acres	65	+/-	l.f.
Lot 21	8,430	s.f.	0.19	acres	0	s.f.	8,430	s.f.	0.19	acres	65	+/-	l.f.
Lot 22	8,349	s.f.	0.19	acres	0	s.f.	8,349	s.f.	0.19	acres	65	+/-	l.f.
Total	238,060	s.f.	5.47	acres	0	s.f.	238,060	s.f.	5.47	acres			

BLOCK 3	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	8,441	s.f.	0.19	acres	0	s.f.	8,441	s.f.	0.19	acres	65	+/-	l.f.
Lot 2	10,728	s.f.	0.25	acres	0	s.f.	10,728	s.f.	0.25	acres	84.6	+/-	l.f.
Lot 3	10,877	s.f.	0.25	acres	0	s.f.	10,877	s.f.	0.25	acres	69.7	+/-	l.f.
Lot 4	9,881	s.f.	0.23	acres	0	s.f.	9,881	s.f.	0.23	acres	65	+/-	l.f.
Lot 5	10,088	s.f.	0.23	acres	0	s.f.	10,088	s.f.	0.23	acres	65	+/-	l.f.
Lot 6	10,094	s.f.	0.23	acres	0	s.f.	10,094	s.f.	0.23	acres	65	+/-	l.f.
Lot 7	11,021	s.f.	0.25	acres	0	s.f.	11,021	s.f.	0.25	acres	80.2	+/-	l.f.
Lot 8	10,300	s.f.	0.24	acres	0	s.f.	10,300	s.f.	0.24	acres	75.1	+/-	l.f.
Total	81,430	s.f.	1.87	acres	0	s.f.	81,430	s.f.	1.87	acres			

BLOCK 4	GROSS AREA	WETLAND AREA	NET AREA	WIDTH @ SETBACK

Lot 1	7,655	s.f.	0.18	acres	0	s.f.	7,655	s.f.	0.18	acres	65	+/-	l.f.
Lot 2	10,612	s.f.	0.24	acres	0	s.f.	10,612	s.f.	0.24	acres	90.2	+/-	l.f.
Lot 3	10,176	s.f.	0.23	acres	0	s.f.	10,176	s.f.	0.23	acres	65	+/-	l.f.
Total	28,443	s.f.	0.65	acres	0	s.f.	28,443	s.f.	0.65	acres			

OUTLOT	GROSS AREA				WETLAND AREA		NET AREA			
A	18,357	s.f.	0.42	acres	0	s.f.	18,357	s.f.	0.42	acres
B	64,380	s.f.	1.48	acres	0	s.f.	64,380	s.f.	1.48	acres
C	40,962	s.f.	0.94	acres	0	s.f.	40,962	s.f.	0.94	acres
Total	123,699	s.f.	2.84	acres	0	s.f.	123,699	s.f.	2.84	acres

R/W	GROSS AREA				WETLAND AREA		NET AREA			
	123,419	s.f.	2.83	acres	0	s.f.	123,419	s.f.	2.83	acres

TOTAL	GROSS AREA				WETLAND AREA		NET AREA			
	654,577	s.f.	15.03	acres	0	s.f.	654,577	s.f.	15.03	acres

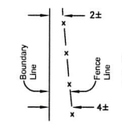
DESCRIPTION OF PROPERTY
The West 620.16 feet of the NE 1/4 of the NW 1/4 of Secton 7, Township 27, Range 22, excepting therefrom the North 350 feet of the West 471.0 feet thereof, Dakota County, Minnesota.

Site Address: Unassigned, Inver Grove Heights, Minnesota

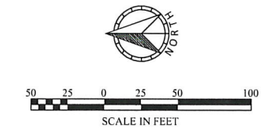
Parcel Area Information:

Gross Area:	654,577 s.f.	~	15.027 acres
R/W Area:	4,922 s.f.	~	0.113 acres
Wet Area:	0 s.f.	~	0.000 acres
Net Area:	649,655 s.f.	~	14.914 acres

Site Elevation: Elevations are based on the Found Aluminum Disk located west of the site, as shown hereon, having an elevation of 896.19 Feet (NAVD 1988).



Fence ties are shown on the side of the boundary line that the fence is located on.



DENOTES TEMP CUL-DE-SAC EASEMENT

40 SINGLE FAMILY LOTS

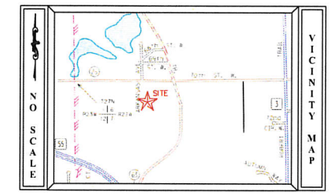
LOT STANDARDS

65' WIDE SINGLE FAMILY
MIN. FRONT YARD SETBACK = 20'
MIN. SIDE YARD SETBACK = 5',10'
MIN. SIDE YARD CORNER SETBACK =20'
MIN. REAR YARD SETBACK = 30'

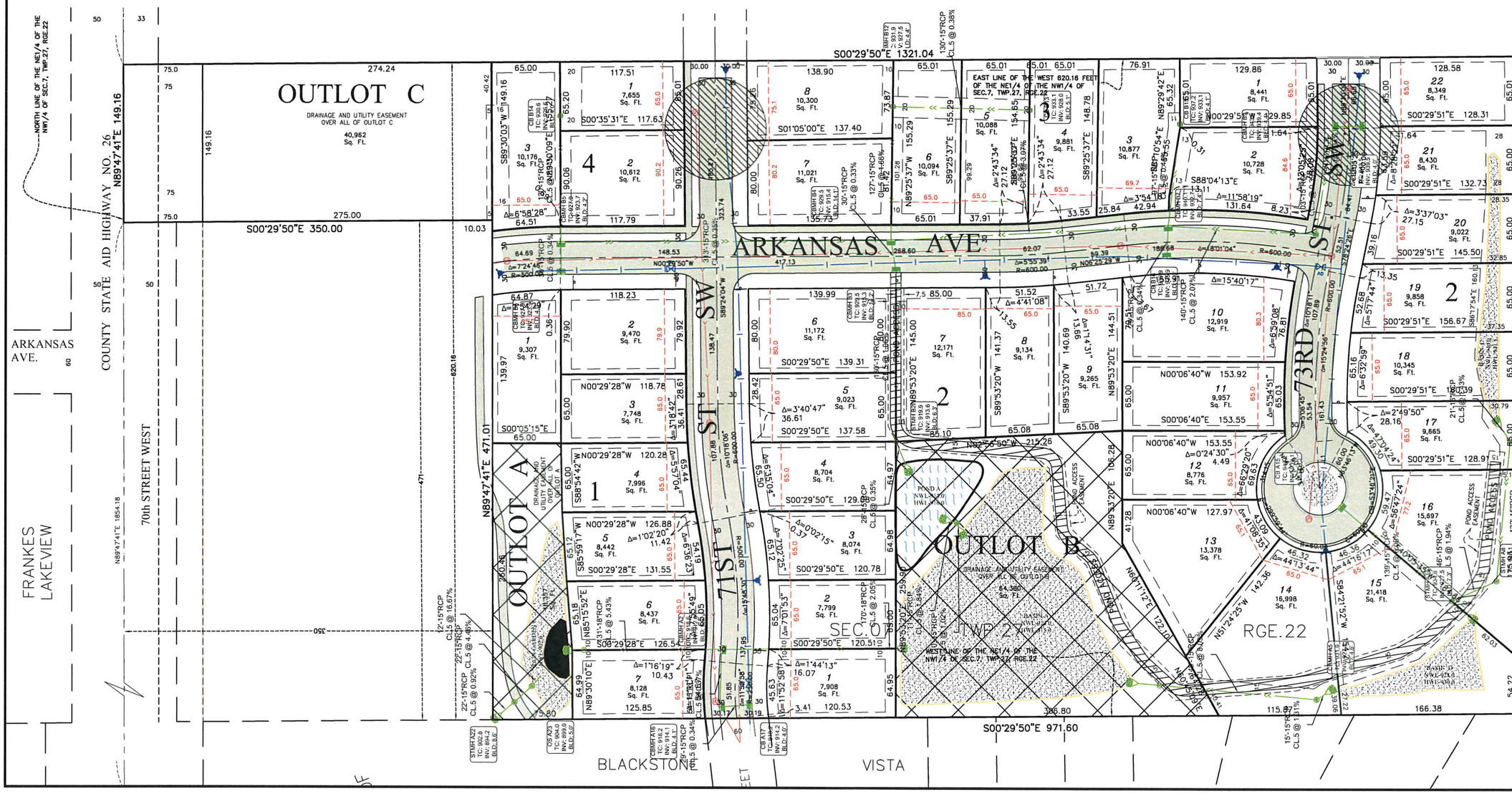
RIGHT OF WAY - 60 feet

EXISITING ZONING: Medium Density (6 to 12 Units per acre)

PROPOSED ZONING: PUD



PREPARED BY	PREPARED FOR
SURVEYOR SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : DANIEL L. SCHMIDT, P.E. EMAIL: SCHMIDT@SATHRE.COM	DEVELOPER JIM DEANOVIC 5116 MIRROR LAKES DRIVE EDINA, MN 55436



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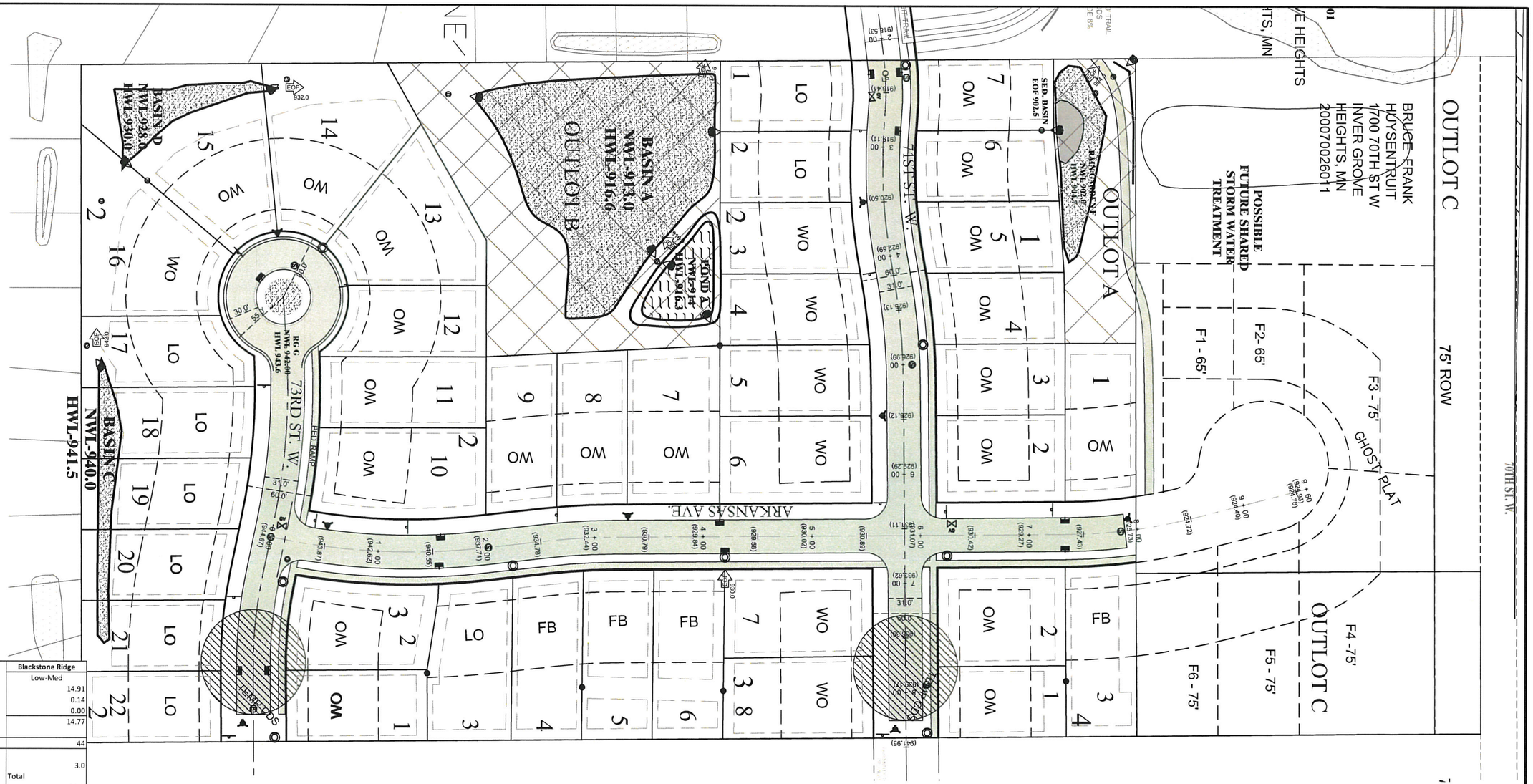
FIELD CREW	NO.	BY	DATE	REVISION
DH	1	JJA	11/23/2015	NEW SITE LAYOUT
DRAWN	2	DLS	12/28/2015	REVISED LOT NUMBER TEXT
JJA				
CHECKED				
DBP				
DATE				
08/11/15				

BLACKSTONE HIGHLANDS
PRELIMINARY PLAT

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

TWP.027 - RGE.22 - SEC.07
Project City: Inver Grove Heights
Dakota County
FILE NO.: 1920-015

Sheet 1 of 1



	Blackstone Ridge
	Low-Med
Gross Area	14.91
75' - 70th Street West&Argenta Tr.	0.14
Wetland/Lake	0.00
Net Area	14.77
Required Min Density	44
Open Space Dedication	3.0
	Total
Net Area	14.8
Required Dedication(20%)	3.0
Undisturbed Dedication (10%)	1.5
Provided Dedication	1.9
Provided Undisturbed	-

Outlots	Total	Basin	Undisturbed
A	0.4	-	-
B	1.5	-	-
		-	-
TOTAL	1.9	-	-
Required Dedication(acres)			3.0
Largest Open Space(acres)			1.5
Continous Dedication			78%

All values in Acres

OPEN SPACE

NORTH

50 25 0 25 50 100
SCALE IN FEET

NOTE:

IT IS ANTICIPATED THAT OUTLOT C WILL BE COMBINED WITH THE WOODED WESTERN PORTION OF THE HUYSENTRUIT PROPERTY TO BECOME CONTINUOUS OPEN SPACE.

LOT STANDARDS

65' WIDE SINGLE FAMILY (FLEXIBLE W/PUD)
MIN. FRONT YARD SETBACK = 20'
MIN. SIDE YARD SETBACK = 10', 5'
MIN. SIDE YARD SETBACK - CORNER LOT= 20'
MIN. REAR YARD SETBACK = 30'

HARDCOVER CALCULATION

CLIENT: Jim Deanovic JOB # 1920-015 ADDRESS: 70th St. Inver Grove Heights
DATE: 12/28/2015

Net Site Area:	14.91	Acres
Lots	40	
Max Allowable Hardcover (25%)*	3.73	Acres

*[For lots >12,500-17,000 SF]

	LF	SQ FT	ACRES
Street		60118	1.38
Sidewalk		9719	0.22
Remaining Hardcover		92532.9	2.12
Remaining Hardcover Per Lot*		2313.323	0.05

*Flexability may be requested on hardcover requirements.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE BH	01	DLS	12-28-2015	REV. HARD COVER/OPEN SPACE CALCS
DRAWN BY				
IJW				
CHECKED BY				
DLS				
DATE				
09/01/15				

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L Schmidt
Daniel L Schmidt, P.E.
Date: 06/22/15 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

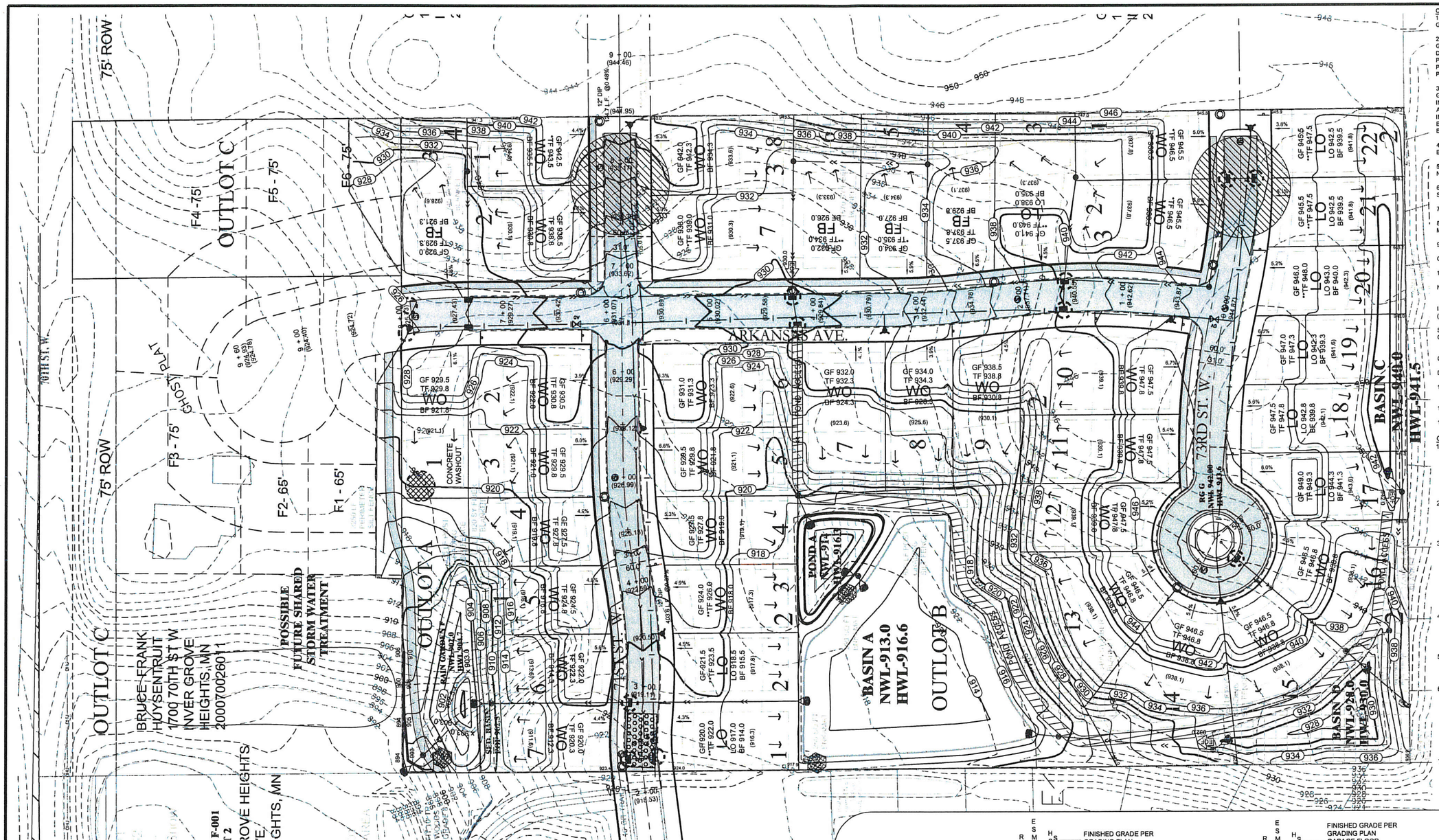
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
--
INVER GROVE HEIGHTS, MINNESOTA

SITE PLAN
BLACKSTONE HIGHLANDS
JIM DEANOVIC

FILE NO.
1920-015
SP1 / SP1

BLACKSTONE HIGHLANDS 1920-015



BLACKSTONE HIGHLANDS 1920-015

CONSTRUCTION NOTES

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF INVER GROVE HEIGHTS OR DIRECTED BY THE ENGINEER.

2. THE WATER QUALITY POND MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION SAND,CLAYS, AND SILTS MUST BE REMOVED FROM THE POND AS NECESSARY DURING CONSTRUCTION AND AT THE COMPLETION OF THE PROJECT. REFER TO SECTION 2.2 OF THE STORM WATER POLLUTION PREVENTION PLAN.

3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. THE TEMPORARY DRAINAGE PIPES SHALL BE INCIDENTIAL TO THE GRADING OPERATIONS. INSTALL SILT FENCE AROUND EXCAVATED POND, AFTER THE AS-BUILT ELEVATIONS HAVE BEEN VERIFIED BY THE ENGINEER.

4. INSPECT POND, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.

5. LINE ALL PONDS WITH A MINIMUM 3" ORGANIC SOILS & SEED SLOPES BETWEEN NWL AND 100 YR HWL WITH A WATER TOLERANT MIX. (OR AS NOTED)

6. REMOVE PERFORATED RISER PIPE WHEN STORM SEWER AND OUTLET STRUCTURE FOR PONDS ARE INSTALLED (INCIDENTAL).

7. POND - 10:1 BENCH (1 FOOT) THEN 3:1 MAX

8. LO & WO FINISHED PADS SHALL BE FLATTER THAN 3:1. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)

9. RESTORATION - ACRES PLUS WETLAND RESTORATION AREAS
   A. RESTORE ALL DISTURBED AREAS WITH 4" TO 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
   B. SEED ALL DISTURBED AREAS WITH MNDOT MIXTURE #25-141 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED) WETLAND RESTORATION - BWSR SEED MIX FOR WETLANDS (AS NOTED IN THE WETLAND REPLACEMENT PLAN APPLICATION)
   C. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
   D. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
   E. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
   F. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
   G. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
   H. SLOPES TO WATER WAYS SHALL BE STABILIZED WITHIN 24 HOURS OF DISTURBANCE.

10. SILT FENCE, BEFORE GRADING - 3,750 LF
    AFTER GRADING - 1,960 LF

11. CAT. 3 EROSION CONTROL BLANKET - 6,500 SY

12. CUT- 56000CY
    FILL- 55000 CY

GENERAL NOTES:

1. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.

2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES FOR ALL STORM SEWER INLETS(EXISTING AND PROPOSED) AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.

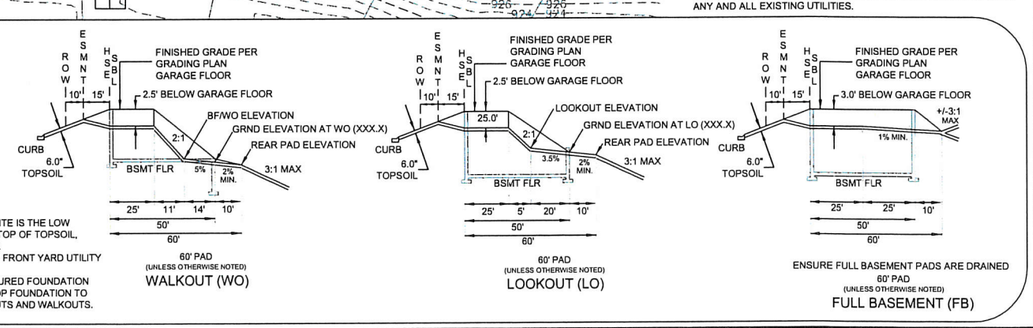
3. ALL RETAINING WALLS TO BE CONSTRUCTED DURING THE GRADING PHASE. BUILDING PERMIT WILL NOT BE ISSUED UNTIL WALLS ARE ACCEPTED.
   3.1. IF >4' WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT (IF APPLICABLE)
   3.2. WALLS IN ROW FOR ROAD TO MAINTAINED BY CITY AND CONSTRUCTED TO BIG BLOCK SPECS PER CITY ENGINEER

4. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL)

5. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.

6. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL. THE GRADING CONTRACTOR WILL BE REQUIRED TO PROVIDE STREET SWEEPING ON HUNTER DRIVE DURING THE GRADING OPERTIONS, IF REQUIRED.

7. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.



NOTES:
1. GRADE (999.0) BEHIND EACH HOMESITE IS THE LOW GROUND ELEVATION AND PROPOSED TOP OF TOPSOIL, SUBGRADE SHALL BE DOWN 0.50 FEET.
2. ESTABLISH FINISH GRADE AT ALL 10' FRONT YARD UTILITY EASEMENT LOCATIONS.
3. THESE DETAILS REFERENCE A 8' POURED FOUNDATION WALL, AND A 0.7' DROP FROM REAR TOP FOUNDATION TO GROUND ELEVATION FOR ALL LOOKOUTS AND WALKOUTS.

ON-SITE BMPS
1. NURP POND - NURP POND WILL BE UTILIZED TO MEET OR EXCEED QUALITY AND RATE CONTROL REQUIREMENTS.
2. SKIMMERS - THE POND OUTLET STRUCTURE INCLUDES A SUBMERGED INLET PIPE TO ALLOW SKIMMING.(Utility Contractor)
3. RIP RAP - RIP RAP WILL BE UTILIZED AT ALL APRONS FOR ENERGY DISSIPATION AND PROVIDE SEDIMENT CONTROL- (Utility Contractor)
4. INLET PROTECTION - INLET PROTECTION WILL BE INSTALLED AND MAINTAINED IN ALL CATCH BASINS & REAR YARD STRUCTURES. (WIMCO'S OR EQUAL)-(Utility Contractor)
5. SLOPE STABILIZATION - SILT FENCE WILL BE INSTALLED ALONG DOWN GRADIENT GRADING LIMITS AND WOODFIBER BLANKET WILL BE UTILIZED ON ALL SLOPES 3:1 OR GREATER TO PROVIDE ADEQUATE SLOPE STABILIZATION. (Grading Contractor)
6. BIOROLLS - BIOROLLS WILL BE INSTALLED ALONG REAR YARD SWALES TO PREVENT SEDIMENT FROM REACHING THE NURP POND AND ULTIMATELY DOWNSTREAM WETLANDS(Grading Contractor).
7. INFILTRATION AREAS - INFILTRATION AREAS WILL BE UTILIZED TO REDUCE THE AMOUNT OF RUNOFF FROM THE INCREASED HARDSURFACE. (Grading Contractor)
8. STREET SWEEPING - STREET SWEEPING WILL BE DONE A MINIMUM OF ONCE PER WEEK OR AS NEEDED TO MINIMIZE DUST CONTROL AND VEHICLE TRACKING.(Grading and Utility Contractor)
10. PHOSPHOROUS FREE FERTILIZER - PHOSPHOROUS FREE FERTILIZER WILL ALSO BE USED ON SITE.-
11. ALL CONCRETE WASHOUT WASTE PRODUCED SHALL BE REMOVED FROM THE SITE. (Utility Contractor)

NORTH

50 25 0 25 50 100
SCALE IN FEET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE BH				
DRAWN BY				
IJW				
CHECKED BY				
DLS				
DATE				
09/01/15				

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Daniel L Schmidt

Daniel L Schmidt, P.E.
Date: 06/22/15 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
—
INVER GROVE HEIGHTS, MINNESOTA

PRELIMINARY GRADING PLAN
BLACKSTONE HIGHLANDS
JIM DEANOVIC

FILE NO.
1920-015
GP1 / GP1

Tree #	Species	Condition	Diameter	Class	Saved [in. DBH]	Removed [in. DBH]	Exempt [in. DBH]
2701	Redcedar	Good	3.0	B	3.0		
2702	Redcedar	Good	3.5	B	3.5		
2703	Redcedar	Good	4.5	B	4.5		
2704	Redcedar	Good	1.5	B	1.5		
2705	Redcedar	Good	20.0	B	20.0		
2706	Redcedar	Good	2.0	B	2.0		
2707	Oak, red	Fair	28.5	C	28.5		
2708	Redcedar	Good	10.0	B	10.0		
2709	Redcedar	Good	3.0	B	3.0		
2710	Redcedar	Fair	3.0	B			3
2711	Oak, pin	Good	12.0	B			12
2712	Cherry, black	Fair	11.0	B			11
2713	Elm, Siberian	Good	8.5	A			8.5
2714	Cherry, black	Fair	10.0	B			10
2715	Ash, green	Fair	18	B			18
2716	Cherry, black	Good	15.5	B			15
2717	Oak, pin	Good	14.5	B			14.5
2718	Oak, pin	Fair	11.0	B			11
2719	Cherry, black	Good	10.0	B			10
2720	Cherry, black	Good	12.0	B			12
2721	Oak, pin	Good	11.5	B			11.5
2722	Oak, pin	Good	10.5	B			10.5
2723	Oak, pin	Good	9.5	B			9.5
2724	Oak, bur	Good	10.5	B		10.5	
2725	Cherry, black	Good	16.0	B		16.0	
2726	Oak, bur	Good	8.0	B		8.0	
2727	Cherry, black	Fair	10.0	B		10.0	
2728	Birch, paper	Fair	8.0	B		8.0	
2729	Oak, bur	Good	20.0	B		20.0	
2730	Oak, bur	Good	25.0	B		25.0	
2731	Oak, bur	Good	23.0	B		23.0	
2732	Aspen	Fair	9.5	A		9.5	
2733	Elm, American	Good	18.0	A		18.0	
2734	Cherry, black	Good	11.0	B		11.0	
2735	Aspen	Fair	9.0	A		9.0	
2736	Oak, bur	Good	28.0	C		28.0	
2737	Birch, paper	Fair	16.0	B		16.0	
2738	Oak, pin	Good	8.0	B	8.0		
2739	Cherry, black	Good	8.5	B	8.5		
2740	Cherry, black	Good	10.0	B		10.0	
2741	Birch, paper	Fair	9.5	B			9.5
2742	Oak, bur	Good	23.0	B			23.0
2743	Oak, bur	Good	16.5	B		16.5	
2744	Oak, pin	Good	26.0	B		26.0	
2745	Oak, bur	Good	20.0	B		20.0	
2746	Oak, bur	Good	22.0	B		22.0	
2747	Oak, bur	Good	9.0	B		9.0	
2748	Oak, pin	Good	11.0	B		11.0	
2749	Birch, paper	Good	10.5	B		10.5	
2750	Oak, bur	Good	23.0	B		23.0	
2751	Oak, bur	Good	25.0	B		25.0	
2752	Cherry, black	Fair	13.0	B		13.0	
2753	Oak, bur	Good	20.0	B		20.0	
2754	Elm, Siberian	Good	23.0	A		23.0	
2755	Oak, bur	Good	22.0	B		22.0	
2756	Oak, bur	Good	25.0	B		25.0	
2757	Elm, American	Good	12.0	A		12.0	
2758	Cherry, black	Good	9.5	B	9.5		
2759	Cherry, black	Good	12.0	B		12.0	
2760	Birch, paper	Fair	23.0	B		23.0	
2761	Birch, paper	Good	13.5	B		13.5	
2762	Oak, bur	Good	21.0	B		21.0	
2763	Oak, bur	Good	32.0	C		32.0	
2764	Oak, red	Fair	33.0	C		33.0	
2765	Oak, bur	Good	20.0	B			20.0

Tree Reforestation Calculations:

Class	Inches Saved	Inches Removed	Replacement	Saved Credit	Replacement Inches
Class A	0	71.5	0.5	0.0	35.75
Class B	73.5	470	1.0	0.0	470
Class C	28.5	93	1.0	2.0	36
Exempt*	52.5	157	0.0	0.0	0

*Trees near the property line but not on the property

Zone:	R-1A
Allowed Removal Percentage:	30
Allowed Removal Inches:	162.5
Total Removal Percentage:	86.2
Total Replacement Inches:	541.75
Park Dedication Credit to be Received:	0
Total Required Replacement Inches:	379.2
No. of 2.5" Replacement Trees	152

LEGEND	
SAVED TREE	⊙
REMOVED TREE	●
EXEMPT TREE	✱

NORTH

60 30 0 30 60 120
SCALE IN FEET

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DRAWING NAME	NO.	BY	DATE	REVISIONS
BH TREE SURVEY	01	DSG	11/25/15	REVISED HIGHLANDS
DRAWN BY	02	DLS	12-28-15	REMOVED EXCEMPT TREES
IJW				
CHECKED BY				
DLS				
DATE				
09/10/15				

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Daniel L. Schmidt

Daniel L. Schmidt, P.E.
Date: 09/10/15 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

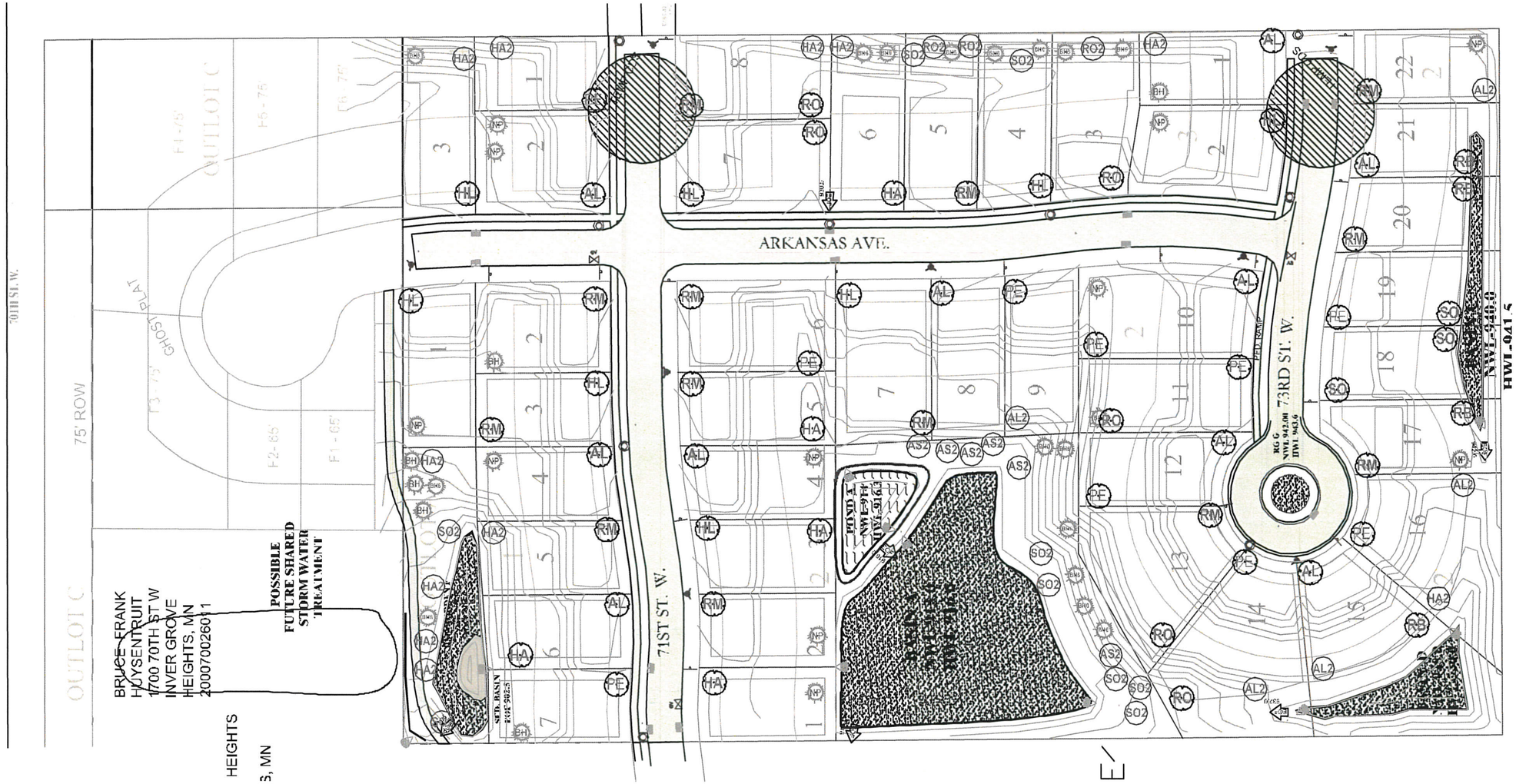
CITY PROJECT NO.
INVER GROVE HEIGHTS, MINNESOTA

TREE SURVEY
BLACKSTONE HIGHLANDS
JIM DEANOVIC

FILE NO. 1920-015

TS1 / TS1

MANLEY RR PARCELS 5471540I



BLACKSTONE HIGHLANDS PLANTING LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	CAL INCHES	TOTAL INCHES	SIZE	NOTES
	TREES						
AL	Linden 'Redmond'	*Tilia americana 'Redmond'*	10	3	30	3" BB	straight single leader
AL2	Linden 'Redmond'	*Tilia americana 'Redmond'*	5	2.5	12.5	2.5" BB	straight single leader
AS2	Quaking Aspen	*Populous tremuloides*	6	2.5	15	2.5" BB	straight single leader
HA	Hackberry	Celtis occidentalis	5	3	15	3" BB	straight single leader
HA2	Hackberry	Celtis occidentalis	11	2.5	27.5	2.5" BB	straight single leader
HL	Honey Locust 'Skyline'	*Gleditsia tricanthos var inermis 'Skyline'*	8	3	24	3" BB	straight single leader
PE	Princeton Elm	*Ulmus americana 'Princeton'*	10	3	30	3" BB	straight single leader
RB	River Birch	*Betula nigra*	4	3	12	3" BB	multi-stem
RM	Red Maple	*Acer rubrum*	13	3	39	3" BB	straight single leader
RO	Red Oak	*Quercus rubra*	6	3	18	3" BB	straight single leader
RO2	Red Oak	*Quercus rubra*	3	2.5	7.5	2.5" BB	straight single leader
SO	Swamp White Oak	*Quercus bicolor*	3	3	9	3" BB	straight single leader
SO2	Swamp White Oak	*Quercus bicolor*	9	2.5	22.5	2.5" BB	straight single leader
	EVERGREENS						
BH	Black Hills Spruce	*Picea glauca desnata*	6	4.5	27	10' BB	
BH6	Black Hills Spruce	*Picea glauca desnata*	17	2.5	42.5	6' BB	
NP	Norway Pine	*Pinus resinosa*	11	4.5	49.5	10' BB	
		Total	127		381		

REPLACMENT INCHES REQUIRED	379.2
REPLACMENT SHOWN	381
DIFFERENCE	-1.8

NORTH

50 25 0 25 50 100

SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
BASE BI-	1	TW	12-29-15	Reduce trees and adjust per new base.
DRAWN BY				
TDW				
CHECKED BY				
TDW				
DATE				
09/04/15				

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Norby & Associates Landscape Architects, Inc.
100 East Second Street Chaska, MN 55318 (952) 261-0644

CITY PROJECT NO.
--
INVER GROVE HEIGHTS, MINNESOTA

PRELIMINARY LANDSCAPE PLAN
BLACKSTONE HIGHLANDS
JIM DEANOVIC

FILE NO.
1920-015
LP1
LP1

BLACKSTONE HIGHLANDS 1920-015

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: December 28, 2015 **CASE NO:** N/A

HEARING DATE: January 5, 2016

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Review of City Project Numbers 2016-09D and 2016-10 for Consistency with the Comprehensive Plan

LOCATION: 60th Street Area Reconstruction and Utility Improvements

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner
Steve Dodge
Assistant City Engineer

BACKGROUND

The Assistant City Engineer has prepared a memo covering two capital improvement projects for street and utility improvement projects. Please review the attached memo for details.

Per State Statures, the Planning Commission must review capital improvement projects for consistency with the Comprehensive Plan (Minnesota Statute 462.356 subd. 2).

EVALUATION OF THE REQUEST

Compliance with the Comprehensive Plan. Minnesota Statutes requires the Planning Commission to review capital improvement projects to verify they are in compliance with the City's Comprehensive Plan.

The projects are standard street reconstruction and utility improvement projects. These two projects would be consistent with the Transportation Chapter of the Comprehensive Plan.

ALTERNATIVES

A. **Approval**. If the Planning Commission finds the request acceptable, the following actions should take place:

- An Approval recommendation that Capital Improvement Projects 2016-09D and 2016-10 are consistent with the Comprehensive Plan.

B. **Denial**. If the Planning Commission does not find the proposed project consistent with the Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

The City Engineer and Planning Staff both recommend the projects be found consistent with the Comprehensive Plan.

Attachments: Memo from the Assistant City Engineer Steve Dodge

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve W. Dodge, P.E., Assistant City Engineer SWD

DATE: December 22, 2015

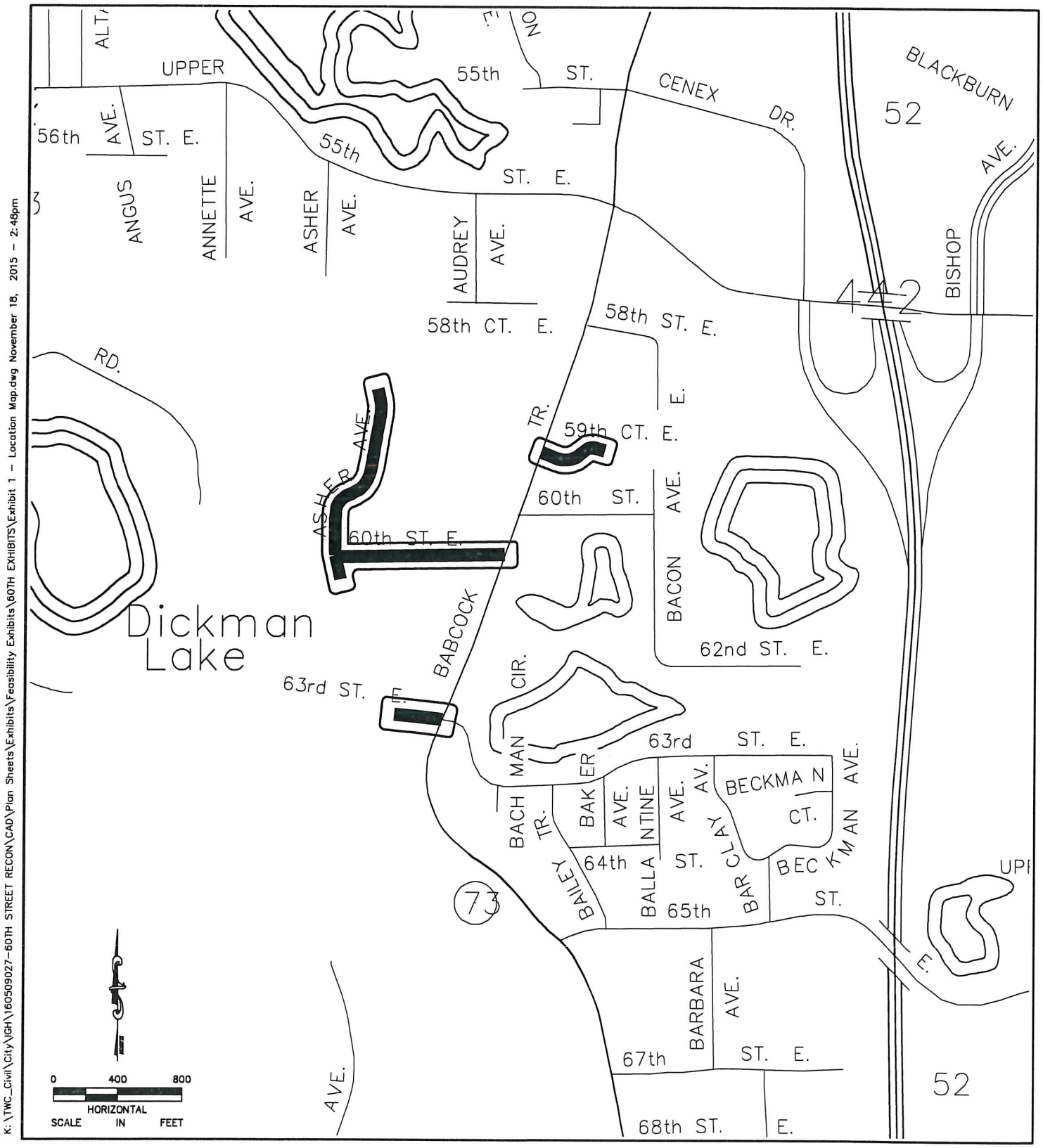
SUBJECT: Comprehensive Plan Review
City Project No. 2016-09D – 60th Street Area Reconstruction
City Project No. 2016-10 – 60th Street Area Utility Improvements

At the December 12, 2015 City Council meeting, the Council received the feasibility report and set a public hearing for City Project No. 2016-09D – 60th Street Area Reconstruction and City Project No. 2016-10 – 60th Street Area Utility Improvements. These projects will include street reconstruction and utility improvements.

The Planning Commission should review the projects to ensure they are consistent with the City's Comprehensive Plan.

SWD/kf
Attachments: Project Map

cc: Scott D. Thureen, Public Works Director
Thomas J. Kaldunski, City Engineer
Tim Kuntz, City Attorney



K:\TWC_Civil\City\IGH\160509027-60TH STREET RECON\CAD\Plan Sheets\Exhibits\Feasibility Exhibits\60TH EXHIBITS\Exhibit 1 - Location Map.dwg November 18, 2015 - 2:48pm

City of
Inver Grove Heights
5150 BARBARA AVENUE
INVER GROVE HEIGHTS, MN 55077-3412

Kimley»Horn

2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

LOCATION MAP

60TH STREET AREA RECONSTRUCTION
AND UTILITY IMPROVEMENTS
CITY PROJECT 2016-09D
CITY PROJECT 2016-10
EXHIBIT 1

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Planning Commission

FROM: Allan Hunting, City Planner

DATE: December 30, 2015

SUBJECT: REVIEW OF MAJOR SITE PLAN PROCESS AND I-2 PERMITTED AND CONDITIONAL USES

At the November Council work session, the Council started discussions on considering amending the zoning ordinance as it relates to the Major Site Plan Review process and possible changes to the allowed uses in the I-2 District. With only one meeting of discussion, it is unknown what direction Council is considering. The Council did indicate they wanted some direction from the Planning Commission on what changes may seem reasonable. Staff prepared memos summarizing the Major Site Plan Review process and uses in the I-2 district for Council that were discussed at the November work session.

Staff recommends the discussion with the Planning Commission occur over at least two meetings. The January 5 discussion is intended for staff to provide an overview and summary of the regulations. Discussion can follow if there are questions at this point. The item would be brought back at a second meeting, most likely on January 19 for further Planning Commission input.

What generally came out of the Council discussion is as follows:

- What degree of regulation do we want covering commercial and industrial projects?
- What role should Staff, Planning Commission and City Council have with commercial and industrial projects?
- Should neighbors and public be informed of these projects and be able to comment at a commission or council meeting?
- What type of uses should be allowed in the I-2, General Industrial district? Should they be permitted or conditional?

Please review the two attached staff memos as background for discussion.

AGENDA ITEM _____

INVER GROVE HEIGHTS **REQUEST FOR COUNCIL ACTION**

SITE PLAN REVIEW REGULATIONS

Meeting Date: November 2, 2015
Item Type: Work Session
Contact: Allan Hunting 651.450.2554
Prepared by: Allan Hunting, City Planner
Reviewed by:

PURPOSE/ACTION REQUESTED

Council directed staff to provide a summary of the current Site Plan Review procedures and purpose.

BACKGROUND

The current regulations on Site Plan Review were put into place in 2002 as part of the overall update of the Zoning Ordinance. Prior to 2002, all new non-residential buildings and additions were required to go through the subdivision platting process if, the land was not already platted. This was a means to provide a public notice of a request to neighboring property owners and review by the Planning Commission and City Council. The old rules did not include development of existing platted property, meaning if the project was a permitted use and was already platted, it did not require any review by Planning Commission and City Council. It was determined that requiring platting of the property added unnecessary expense and time since platting did not have a direct impact on building development.

During the 2002 zoning ordinance update, the process was reviewed by the Planning Commission and City Council to find a way to stream line and reduce some of the unnecessary burdens required by platting. The City Council looked for an alternate form to review projects and still achieve the following purposes:

- Provide the City Council with the authority to review and approve significant commercial and industrial buildings.
- Provide a public process whereby surrounding property owners are informed of commercial and industrial construction and have an opportunity to provide comment and express concerns.
- Provide a less expensive, streamlined, and "pro-business" review process. The Site Plan Review process replaced the previous platting regulations, which required a more costly review and took 4-6 months.

ANALYSIS

Summary of current ordinance

The Site Plan Review ordinance is broken down into two primary categories; minor projects and major projects.

Minor Projects:

Type	Review
Building projects consisting of less than 10% floor area (500 sq ft max).	No site plan review. Building permit only.
Building projects consisting of up to 30% floor area expansion.	Administrative review. Building permit review.
Major Projects:	
Construction on a parcel of new structures on either vacant or redevelopment sites or' building projects consisting of greater than 30% floor area expansion.	Staff, Planning Commission and City Council review.

Past Site Plan Reviews
Over the past 5 years, there have been 11 major site plan review applications:

Amazing Grace Church
Vermillion State Bank
Absolute Trailer
Dakota County Library
ISD 199 Hill Top Elementary
Flint Hills Resources
CHS parking expansion
Biagini Properties cemetery expansion
Power Dynamics
Steve Watrud
Athlos Academy

Other Cities Review Process
EAGAN: Some commercial and industrial projects require site plan approval while others do not. A site plan review process is not required for permitted commercial and industrial projects on regularly zoned property. No review by Planning Commission or City Council is required. A site plan review process is required when amending existing PUD projects. In this case, the projects are reviewed by Planning Commission and City Council.

COTTAGE GROVE: Utilizes a modified public review process for commercial and industrial projects. Requires notification of surrounding properties, but does not have a formal public hearing. The projects are reviewed by Planning Commission and City Council.

ROSEMOUNT: Requires a Site Plan review for commercial and industrial projects proposing expansion greater than 30% of existing building. The process is very similar to Inver Grove Heights. It requires a

public hearing and notice to surrounding properties and is reviewed by Planning Commission and City Council.

CONCLUSIONS AND RECOMMENDATIONS

If there is no site plan review process, site plans, storm water plans, grading plans and landscape plans will still be required for the building permit. This will require staff review, possible staff review meeting with the applicant, and revised plans. The review and approval time frame would still take several weeks to process a building permit. Eliminating or reducing the site plan review process, switches the time frame and process from a public review (planning commission and city council) to staff level review for approval. In any case, many projects may still require improvement agreements, storm water maintenance agreements, and easement agreements. All these agreements require City Council approval.

Staff requests further direction from Council.

AGENDA ITEM _____

INVER GROVE HEIGHTS REQUEST FOR COUNCIL ACTION

USES AND CONDITIONAL USES IN THE I-2, GENERAL INDUSTRY ZONING DISTRICT

Meeting Date:	November 2, 2015	
Item Type:	Work Session	☐
Contact:	Heather Botten 651.450.2569	☐
Prepared by:	Heather Botten, Associate Planner	☐
Reviewed by:		☐
		☐
		☐

PURPOSE/ACTION REQUESTED
Council is to discuss the I-2 district regulations and provide direction to staff.

BACKGROUND
Recently, the Council expressed interest in reviewing the I-2 district uses while they were reviewing the Watrud request.

ANALYSIS
Below, is background information including: Comprehensive Plan categories, intent of the industrial districts from the zoning ordinance, uses and conditional uses in the I-2 district and discussion of conditional uses and open storage and advantages/disadvantages of conditional use permits.

Comprehensive Plan

Intent of General Industrial (GI) vs. Light Industrial (LI) categories in the Comprehensive Plan:
The general industrial category includes lots containing manufacturing, processing and disposal facilities. The light industrial areas include lots containing light manufacturing, goods movement and wholesale trade.

The following information is taken from the 2030 Comprehensive plan:

> "General Industrial (GI)
> Light industrial and general industrial are similar uses with the predominate differences being in the intensity of the types of uses and the nature of the uses themselves. General industrial is analogous to "heavy" industrial users such as the landfill operation. In southern IGH, areas containing both of these uses are intended to be improved and upgraded over time. Industrial development in the southern part of the City has been occurring for the past 40 years. Recent public improvements and comprehensive plan amendments have enabled the extension of public infrastructure to service much of this area. In the future, if it becomes feasible to extend infrastructure to more of this area, the City anticipates potential redevelopment. "

Zoning Ordinance Intent and Uses

Purpose of General Industry (I-2) vs. Limited Industry (I-1) from the Zoning Ordinance:

The purpose of the I-2 district is to provide for areas which, because of the availability to thoroughfares and railroads, suitable topography, and isolation from residential areas, are appropriate for industrial uses which are of a more intense nature. The following requirements shall apply to all I-2 district uses: Screening, landscaping, and general performance standards.

The purpose of the I-1 district is intended for the operation of light manufacturing, warehousing, and wholesaling businesses.

List of **Permitted** uses in the I-2 zoning district:

- Contractor's shop – indoor
- Electrical, heating, plumbing, and appliance repair
- Fuel storage and dispensing with conditions:
  - Exclusive use by owner and no retail sales except for propane
- Manufacturing and assembly
- Meat processing and packaging (no slaughtering permitted)
- Office/warehouse
- Office building
- Packaging, cleaning, repair or testing (enclosed building)
- Printing and publishing

List of **Conditional** uses in I-2 zoning district:

- Auto Auction Sales
- Billboards
- Commercial television and radio transmitters
- Contractor's yard – outside but enclosed with a fence
- Enclosed maintenance facility
- Essential services buildings
- Fuel storage tank such as crude oil, gas, natural gas, propane and other fuels
- Impound lot
- Office/trucking terminal
- Open sales lot (excludes automobile and off highway vehicles sales lot)
- Outdoor storage
- Paint and wallpaper sales
- Private motor fuel dispensing station
- Processing and treatment
- Research and development facilities
- Service of semi tanks, trucks, and trailers including equipment, parts and tires
- Stone and monument sales
- Tower, telecommunications
- Truck and freight terminal
- Wind power converter

Purpose of Conditional Uses

To give the zoning district use regulations some flexibility to achieve the objectives of the comprehensive plan, conditional uses are permitted. Conditional uses area those uses generally not suitable in a particular zoning district but which may, under some circumstances, be suitable. Conditions may be applied to issuance of the permit, and a periodic review of the permit may be required. The permit is issued for a particular use and not for a particular person or firm.

The conditional use process provides the opportunity for public comment and for Planning Commission and City Council review. Conditional uses are reviewed against the following general criteria listed in the zoning ordinance:

1. The use is generally compatible with existing and future uses of surrounding properties, including:
   - Aesthetics/exterior appearance
   - Noise
   - Traffic
   - Drainage
   - Fencing, landscaping and buffering

2. The property is appropriate for the use considering:
   - Size and shape
   - Topography
   - Vegetation
   - Other natural and physical features
   - Access
   - Traffic volumes and flows
   - Utilities
   - Parking, setback, lot coverage and other requirements
   - Emergency access, fire lands, hydrants and other fire and building code requirements

Restricting uses can help avoid compatibility issues between uses. For example, retail uses are not typically found in I-2 districts to avoid mixing general public traffic with truck traffic in industrial areas. Typical noise and odors from industrial uses would not be compatible with retail or residential uses.

Examples of I-1 and I-2 conditional use permits since 2010

Povolny Specialties -	expansion of an existing manufacturing facility
Steve Watrud -	impound lot
Max Steininger –	contractor's yard and mining operation
Paul Mason -	auto auction sales
Shaw Construction-	service of semi-tanks, trucks, and trailers

Wipaire, Inc -	manufacturing and assembly of airplane parts
Tru Seal America -	contractors yard with outdoor storage
Evan Molde -	exceed the impervious surface requirements in the Shoreland District.
Schlomka -	contractors yard with outdoor storage
Watrud Properties-	contractors yard with outdoor storage
Inver Grove Storage-	sales and rental of U-haul vehicles and equipment
Alan Bebel -	contractor's yard
Brand Energy Service -	outdoor storage
Classic Construction-	service of semi-tanks, trucks, and trailers
Steven Watrud-	contractors yard with outdoor storage

Outdoor Storage

Outdoor storage is a very common request with nearly all conditional use permit applications. Most industrial uses have some equipment, material or trucks stored outside. Requiring outdoor storage as a conditional use allows the Planning Commission and Council the opportunity to review the location and content of the items to be stored outside to insure they are compatible with surrounding properties. In some instances, unscreened storage works just fine, but in other instances, screening may be appropriate to enhance and ensure consistency with exterior aesthetics.

Staff conducted a quick review of three other cities to identify how they regulate outdoor storage.

Cottage Grove: Outdoor storage is prohibited within their industrial park and is a conditional use in their commercial districts.
Eagan: A conditional use permit is required for all outdoor storage.
Rosemount: Allowed as a permitted accessory use in their heavier industrial districts and is a conditional use in their light industrial district.

Advantages/Disadvantages

The advantage of requiring conditional uses is that it; 1) provides a public process so citizens are aware and can make comment on a request and 2) provides for Planning Commission and City Council action. The criteria in the zoning ordinance is a base line for review of an application, but there may be other unique issues that arise with a particular use or location that can be flushed out further with a public review process. The conditional use process does require a city planning application and review. The total time frame from application submittal to City Council review is 7-8 weeks.

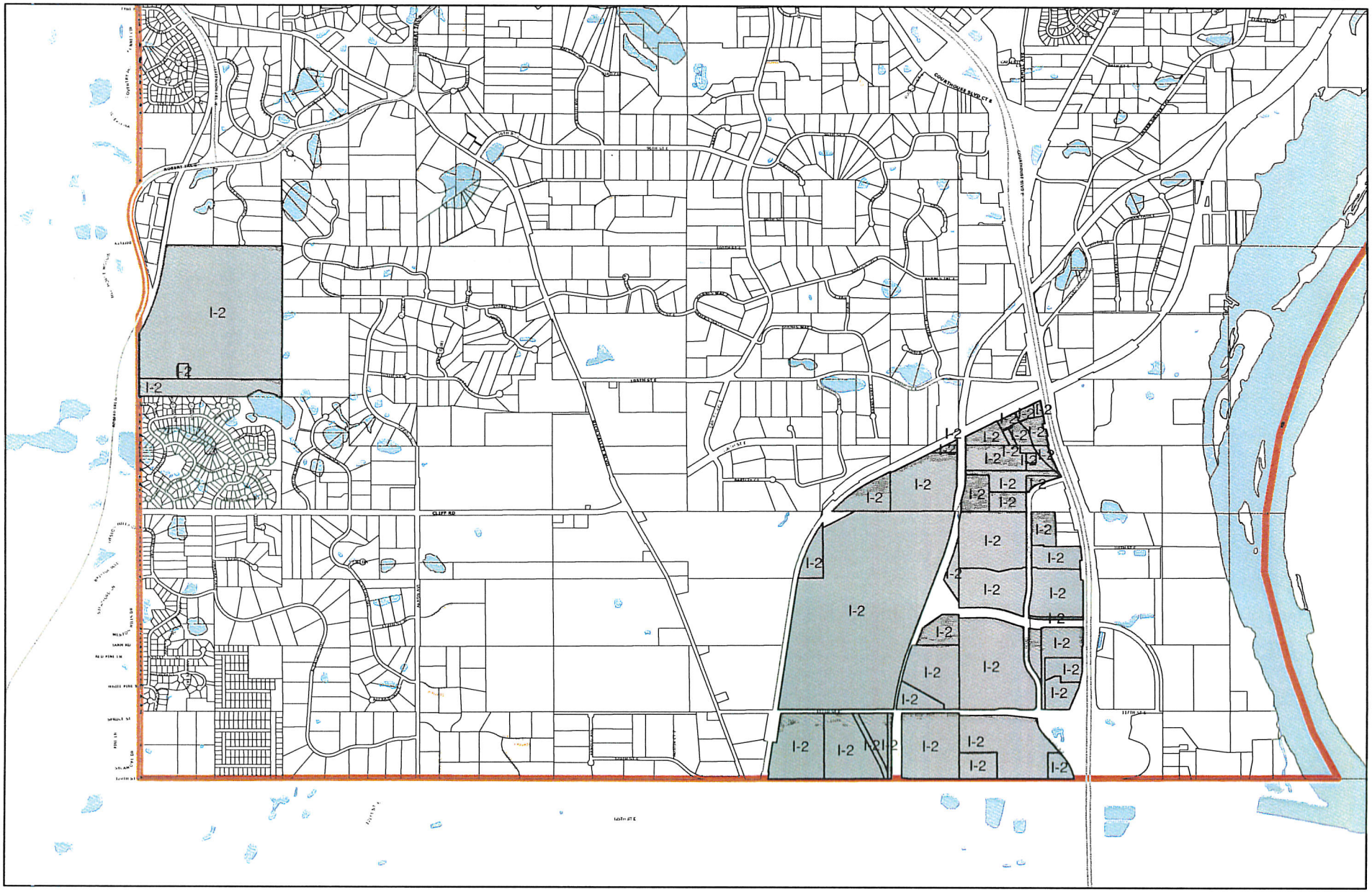
Some disadvantages of requiring a conditional use are that there may be some additional costs (application fees) and review time that would not be necessary without a public hearing process. If a conditional use permit is not required, a site plan of the use, including any building permits necessary would still require a staff review against zoning code criteria. This can still take several

weeks to review a permit with all the departments involved and that there may need to be revisions done to plans to comply with the code.

The Comprehensive Plan and Zoning Ordinance both identify that certain type of uses should be in specific areas of the city, near similar uses and not adjacent to, or near other incompatible uses. The Code recognizes some uses require additional review and provide specific criteria that should be followed since some uses have the potential to have negative impacts if not located in suitable areas and away from non-compatible uses.

CONCLUSIONS AND RECOMMENDATION

Staff seeks direction from City Council on next steps for any ordinance changes.

Attachments: Map of properties zoned I-2

I-2 Zoned Properties