INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA

TUESDAY, JANUARY 19, 2016 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JANUARY 5, 2016.

3. PRESENTATION

3.01 Northwest Area Park Plan Update by Eric Carlson, Park and Rec Director

4. APPLICANT REQUESTS AND PUBLIC HEARINGS

4.01 **ETERNITY HOMES LLC- CASE NO.15-47SV**
Consider a request for a **Preliminary Plat** consisting of 23 lots and one outlot for a subdivision to be known as Crosby Heights located between 64th and 65th Streets at Craig Avenue.

Planning Commission Action _____

5. OTHER BUSINESS

5.01 Continuation of Site Plan Review and I-2 uses discussion.

6. 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, January 5, 2016 – 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 Pat Simon Joan Robertson Harold Gooch Annette Maggi
Commissioners Absent:	Armando Lissarrague
Others Present:	Allan Hunting, City Planner Tom Link, Community Development Director Steve Dodge

APPROVAL OF MINUTES

The minutes from the December 1, 2015 Planning Commission meeting were approved as submitted.

BLACKSTONE HIGHLANDS (DAN SCHMIDT) – CASE NO. 15-38PUD

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, a rezoning of the property to R-1C/PUD in the Northwest Area Planned Unit Development, and a preliminary plat and a preliminary PUD development plan for a 40 lot, three outlot single-family subdivision to be known as Blackstone Highlands, for the property located south of 70th Street, just east of Blackstone Vista. 12 notices were mailed.

Presentation of Request

Mr. Hunting explained the request as detailed in the report. He advised that the applicant is proposing a 40 lot, three outlot single-family subdivision. The project would be an extension of Blackstone Vista and would utilize the street stubs, extending 71st Street to the east. A comprehensive plan amendment is being requested to change the land use designation from MDR, Medium Density Residential to LDR, Low Density Residential, similar to the recently approved Mihm Custom Homes request. Staff recommends the property be changed to LDR/NWAPUD. The trunk sewer and water would follow the 71st Street extension and eventually head north to Blackstone Ridge. The lots would range from 7,600 to 21,000 square feet in size. The majority of lot widths are approximately 65 feet wide, with 80 foot corner lots. The Park Plan does not identify a need for a park in this general area and the Parks Director therefore is recommending cash contribution. The site plan identifies sidewalks along all public streets and a trail through Outlot A to provide connection to a trail segment in Blackstone Vista. Staff is recommending that a trail also be extended through Outlot C. Engineering is comfortable with allowing 32% impervious surface. The applicant is requesting flexibility to allow for the following: 1) building separation from 20 feet down to 15 feet, 2) impervious surface up to 32%, 3) standard width driveways without the need for porous pavement, and 4) flexibility from open space

requirements to allow for less total open space, undisturbed open space, and contiguous open space. Staff recommends approval of the request and the flexibility as proposed, with the conditions listed in the report.

Commissioner Klein asked how many houses total were proposed in Blackstone Vista and Blackstone Highlands.

Mr. Hunting replied 118 houses total; 78 in Vista and 40 in Highlands.

Commissioner Klein questioned why there was no provision for a small tot lot.

Mr. Hunting replied that the City's approved park plan provides for larger scale parks rather than small pocket parks.

Commissioner Robertson stated she would like to see the park plan, noting that cash contributions have been recommended for all the Blackstone phases.

Mr. Hunting advised that he did not have the park plan with him tonight but could bring it to the next Planning Commission meeting.

Commissioner Wippermann questioned why this phase was not planned at the same time as Blackstone Vista, stating the larger the piece the more ability they would have to meet all the guidelines and the less need they would have for flexibility.

Mr. Hunting replied that staff addressed the phases as they received them.

Commissioner Wippermann asked if any homes had been built yet in Blackstone Vista.

Mr. Hunting replied at least one home had already been built.

Commissioner Simon asked how staff could state there were no known issues with the driveway flexibility granted in the previous Blackstone developments when only one house and one road was built.

Mr. Hunting replied that, as with all developments, the runoff from the proposed impervious surface had already been factored into the stormwater design.

Chair Maggi asked if staff knew of another development in the City with an impervious surface total as high as 32%.

Mr. Hunting replied he did not know of any offhand, stating that overall impervious surface maximums were only a requirement of developments in the Northwest Area and not in developments elsewhere in the City.

Commissioner Niemioja asked if Council's approval of the Mihm application was based mostly on demand in the housing market.

Mr. Hunting replied he believed it was based on the current housing market, the development pattern, and what had previously been approved.

Commissioner Simon asked what the overall impervious surface percentage was in the Argenta Hills development.

Mr. Hunting replied he was unsure of the overall amount, but each phase would have been reviewed to make sure the percentages were still where they were supposed to be and that the stormwater design could address what was being proposed.

Commissioner Simon stated it would be interesting to figure out what the total was of the Argenta Hills residential portion as it would be similar in size to the Blackstone developments. She asked who was responsible for installing the trunk line on 71st Street.

Mr. Hunting replied it was a City project.

Commissioner Simon asked if the City installed the trunk line in Vista as well.

Mr. Hunting replied that the City installed the line from Argenta Trail just into the Vista development; the developer did the rest.

Commissioner Gooch asked for clarification of the proposed 15 foot side yard setback.

Mr. Hunting replied it would be the same as the standard setback for the rest of the City – ten feet on the house side and five feet on the garage side.

Commissioner Gooch asked how they would treat a garage with a family room behind it.

Mr. Hunting replied that would need a ten foot setback.

Opening of Public Hearing
There was no public testimony.

Chair Maggi closed the public hearing.

Planning Commission Discussion
Commissioner Niemioja stated she did not believe it was within the Planning Commission's purview to base their recommendation on housing demand as much as looking at the principles of the comprehensive plan. She felt if Commissioners recommended approval of the request they needed to justify that decision to everyone in the community that would be affected by the minimization of rooftops, including retailers. She was concerned about continually changing medium density housing areas to low density, stating it resulted in less housing diversity which may someday catch up to us. She felt they were creating potential problems for residents who one day may want to transition from single family home to a more affordable housing situation. Regardless of how Council voted on the Mihm application, Commissioner Niemioja questioned how the Planning Commission could justify supporting this request based on the principles of the comprehensive plan.

Commissioner Robertson advised that she had the opportunity to see the City Council discussion related to Mihm and the impacts of the trend from MDR to LDR. Her understanding of the comments was that City Council did not base their decision solely on today's market. She stated that in addition to housing diversity, they should talk about diversity in terms of employment opportunities. She stated currently the job opportunities in Inver Grove Heights were not very diverse and, with that in mind, she was less inclined to be opposed to changing to low density if it resulted in bringing in families who could support a diverse range of restaurants, employment opportunities, and retail.

Commissioner Scales believed the City should follow the market, stating you cannot make a property be something if the market does not want it. He stated that many years ago there was a

time when the City tried to limit what was being done and it resulted in developers going elsewhere.

Commissioner Klein noted that one of the reasons Eagan developed faster was because of its flat topography and the fact that it was difficult to put water and sewer in the rolling hills of Inver Grove Heights. He stated Inver Grove Heights now has a good road system, a good location, houses are being built, and developers are now interested in coming in.

Commissioner Niemioja agreed that the market was relevant, but questioned how the Planning Commission could support this and the principles guiding the comprehensive plan as well.

Commissioner Robertson stated it was her understanding that the comprehensive plan was not necessarily fixed but rather was designed to be somewhat fluid and flexible based on the needs that may arise.

Commissioner Scales agreed, stating it was a living breathing document that the City regularly changes and it should be used as such.

Commissioner Gooch stated high density residential was planned for the intersection of 70th Street and South Robert Trail, which he felt was an area better suited for multi-family housing than the subject property being discussed tonight. If requests come in the future for the 70th Street/Robert Trail intersection he recommended the Commission be rigid on retaining that area as high density.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Scales, to approve 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 south of 70th Street, just east of Blackstone Vista, with the conditions listed in the report.

Motion carried (8/0).

Motion by Commissioner Klein, second by Commissioner Robertson, to approve the request for a rezoning of the property from A, Agriculture to R-1C/PUD Single Family Residential, for the property located south of 70th Street, just east of Blackstone Vista, with the condition listed in the report.

Commissioner Simon asked if this was where staff was recommending LDR/NWAPUD.

Mr. Hunting replied no, it was in regard to the comprehensive plan amendment.

Motion carried (8/0).

Chair Maggi asked if the preliminary plat request included the open space and impervious surface flexibilities being requested.

Mr. Hunting replied that was associated with the preliminary PUD request.

Commissioner Gooch believed that a small tot lot/swing set area, which would serve both Vista and Highlands, should be a provision of approval and was necessary with all the young families moving in.

Commissioner Klein stated it would be a good selling point as well.

Jim Deanovic, 5116 Mirror Lakes Drive, Edina, advised that originally they tried to blend the Vista, Ponds, and Ridges developments together, and then they subsequently purchased the Highlands property for the pipe as a result of losing a number of lots due to the realignment of Argenta Trail. In regard to diversity and density, he noted that Blackstone Ponds is a townhouse development. He stated that the topography and requirements for stormwater, open space, setbacks, etc. make it difficult to obtain get large lots or high densities. He advised that a large park will likely go in near Blackstone; however, the proposed lots are not enough to warrant a park. He stated they have a great trail system.

Commissioner Robertson shared Commissioner Klein and Gooch's concerns regarding the lack of a park in the Blackstone developments and questioned whether there was a design oversight. She recommended they get feedback from the Parks Director on the plans for park services in that area.

Chair Maggi asked staff if they felt confident there was a park plan in place relating to this particular area of the City.

Mr. Hunting replied in the affirmative, stating recently they reevaluated and fine tuned the earlier plan for the Northwest Area to pinpoint the areas where they were looking for parks. Once funding became available the Parks Director would likely begin the process of trying to acquire some land for the parks. He advised that he would have the Parks Director either provide a memo or attend a meeting to summarize the park plan for the Northwest Area.

Commissioner Klein stated although he would like to see a small tot lot in this area, he questioned where they would be able to put it.

Mr. Deanovic advised it could be put on the five acres of excess open space on Ridges.

Commissioner Niemioja did not see where a tot lot could go on the Highlands property.

Mr. Link stated that cities have gotten away from the trend of having small parks scattered throughout the city as they are difficult to maintain and much more costly. Instead they now have a fewer number of larger parks, as well as a trail system to get to them. He stated his recollection is that there is a search area for a park directly east of the Highlands property and another a quarter mile north. He advised that a lot of thought went into the plan itself and administering the park and recreational system in a cost effective manner.

Motion by Commissioner Scales, second by Commissioner Robertson, to approve the request for a preliminary plat of Blackstone Highlands, and a preliminary PUD approval of the Blackstone Highlands PUD, for the property located south of 70th Street, just east of Blackstone Vista, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on January 25, 2016.

OTHER BUSINESS

Consistency with the Comprehensive Plan for Two City Improvement Projects

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the Planning Commission is to make a recommendation on consistency with the comprehensive plan for the 60th Street reconstruction and utility improvement projects. The City Engineer is available to answer any specific questions. Staff recommends that the projects be found consistent with the comprehensive plan.

Motion by Commissioner Wippermann, second by Commissioner Scales, to find Capital Improvement Projects 2016-09D and 2016-10 consistent with the comprehensive plan.

Motion carried (8/0).

Site Plan Review and I-2 Uses Discussion

Chair Maggi stated it was her understanding that tonight the Planning Commission is having a discussion regarding this topic, but it will come back at the next meeting for an official recommendation.

Mr. Hunting replied in the affirmative. He advised that at the November Council work session they had a discussion regarding perhaps amending the zoning ordinance as it relates to the major site plan review procedure, and also possible changes to the allowed uses in the I-2 district. Council did not give any clear direction of which way they want to go, but they asked the Planning Commission to review and provide a recommendation on these two matters. Mr. Hunting summarized the items the Council was looking at, including 1) what degree of regulation do we want covering commercial and industrial projects, 2) what role should staff, Planning Commission, and City Council have in commercial and industrial projects, 3) should neighbors and the public be informed of these projects and be able to make comment at commission/council meetings, and 4) what type of uses should be allowed in the I-2 district and which should be permitted and which should be conditional.

Mr. Link stated there is rational for changing the two ordinances in question, but there is also rational for keeping the ordinances as they are. In one respect the City wants to encourage businesses by streamlining the process and reducing the regulations. The flip side is that the public wants to be informed and have a chance to provide input on planning requests, especially neighboring properties. It is a matter of what Commissioners see the role of the Planning Commission and the City Council being. Historically the philosophy has been that the Planning Commission and City Council should review and approve some of the major development proposals. Others will argue that for the sake of streamlining the process and reducing regulation that those two bodies should forego some of those responsibilities and turn them over to staff. If the City were to change the process and give more responsibility to staff the applicant would still have to provide the same information (i.e. site plan, landscaping plan, grading plan, etc.) and the costs would be the same. The site plan review process would be shortened, however, to 2-4 weeks. He noted that in some cases a variance or other planning application may be needed that would still necessitate Planning Commission and/or City Council approval. He advised that there are currently three levels of site plan review: 1) projects consisting of less than 500 square feet do not require site plan review, 2) projects consisting of a 10%-30% expansion are handled at staff level, and 3) projects consisting of a 30% or greater expansion require Planning Commission and City Council major site plan approval. This process has been in place since 2002 and was adopted as a pro-business ordinance. Prior to that business industries had to go through the platting process. Mr. Hunting's memo includes information on the processes of three surrounding cities in regard to commercial/industrial development. In general, Inver Grove Heights' regulations are similar to theirs. Eagan requires Planning Commission and City Council review of some commercial developments; sometimes it is handled administratively. Cottage Grove has a process very similar to ours where the major site plans are reviewed by the Planning Commission and City Council. Rosemount's ordinance language is almost identical to ours.

Mr. Hunting advised that City Council would like the Planning Commission to review the industrial uses, primarily in the I-1 and I-2 districts. He referred to Ms. Botten's memo which lists the permitted and conditional uses in the I-2 district. He pointed out that outdoor storage is very common with nearly all industrial uses. Outdoor storage is a conditional use and requires the

public review process. 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 and to determine whether additional conditions of approval may be appropriate (i.e. increased setbacks, screening, etc.). Staff conducted a quick review of three other cities to identify how they regulate outdoor storage. In Cottage Grove outdoor storage is prohibited within their industrial park and is a conditional use in commercial districts. In Eagan a conditional use permit is required for all outdoor storage in all districts. In Rosemount outdoor storage is allowed as a permitted accessory use in their heavier industrial districts and as a conditional use in the light industrial district. He discussed the advantages and disadvantages of have a use be conditional versus permitted. He advised that requiring a conditional use permit provides for a public process so citizens are aware of a project and can make comment. Mr. Hunting advised that the I-2 zoning is primarily in two parts of the southern half of the City. One of those areas is all owned by NSP, so essentially the area being discussed is along Clark Road, west of Highway 52/55. He encouraged the Commissioners to have a discussion and advised that this would likely come back to the January 19 meeting for a recommendation or comments to forward on to the Council.

Mr. Link advised that the Council has not directed the Planning Commission to proceed with a public hearing as they are still in the discussion phase, but would like to hear their thoughts. If this would get to the point of being an ordinance amendment the Planning Commission would be involved again with a public hearing.

Commissioner Wippermann asked what was motivating this review.

Mr. Link replied that Council expressed interest in reviewing these items while discussing the Watrud request, which was a conditional use permit for an industrial building with some contractor yard on Clark Road. It was a CUP for industrial building and a contractor yard on Clark Road. The property abuts three residences, which resulted in a lot of back and forth between the residents and the applicant. Mr. Watrud felt he should not have to spend the time involved in going through the public process, which Council thought had some merit. At the same time the three abutting residents had concerns about what was being stored there, the lights, landscaping, fencing, setbacks, etc. and Council agreed that that was a fair perspective as well.

Commissioner Wippermann asked if the City had lost out on any particular business or industrial project because of the current regulations.

Mr. Link replied that he was not aware of any; however, it would be difficult to determine. One of the comments made during the Watrud discussion was that Inver Grove Heights was not business friendly. Because of that, staff looked at the regulations of the surrounding cities and determined they have a site plan approval process similar to ours.

Commissioner Klein asked what the zoning was on the United Properties site.

Mr. Link replied that it was an office/warehouse development zoned PUD which had been shown on the comprehensive plan and zoned for industrial use. The residential communities on the south side of the property strongly opposed it. Initially Council denied it, the City was sued, and as part of an out of court settlement Council approved it with a number of conditions. The developer extended sewer and water across Highway 55, graded the site, installed stormwater ponds, and then the recession hit and it was never completed.

Commissioner Klein asked if they had used Eagan's method would it have still went for review before the Planning Commission and Council since it was a PUD.

Mr. Hunting replied in the affirmative.

Commissioner Klein stated that he liked Eagan's regulations.

Commissioner Wippermann stated he was not in favor of changing something that would eliminate the information going to residents.

Commissioner Robertson stated that depending on the changes that the Council might enact the ability for residents to have an impact in certain situations could be taken away.

Commissioner Klein stated he would not be in favor of that, however, he did not necessarily think they had to get involved in every detail. He felt that staff could do a lot of the work when it is permitted and zoned correctly, and stated most projects become a PUD anyway.

Commissioner Scales believed it was to the City's benefit to allow residents to get involved and for the Planning Commission and Council to review the project details.

Chair Maggi stated, on the other hand, that residents sometime buy property without researching what is around them and then object when someone tries to develop land near them that has been vacant for some time.

Commissioner Scales agreed but stated that was part of the process.

Chair Maggi stated there has to be a balance; they need to look at what the property is zoned, where it is, and allow it to be used in that way.

Mr. Link advised it was not an either/or situation. For example, Commissioners could recommend retaining the major site plan requirements but changing some of the I-2 uses from conditional to permitted or make other changes. He suggested Commissioners look at the list of uses before the next meeting and whether they would like to make any changes.

Chair Maggi asked Commissioners to give consideration to the site plan process and I-2 uses before the next meeting.

Miscellaneous Discussion

Chair Maggi asked the Commission which issue had a higher priority – having someone from Parks and Recreation discuss their long term plan and vision for parks in the City or to get a clearer sense of diversity in housing and affordable housing and to get a better understanding of what the Housing Committee's role is versus the Planning Commission's role.

Commissioners Simon and Gooch replied parks and recreation.

Commissioner Niemioja disagreed, stating she was very concerned about whether they are providing housing that was affordable and diverse.

Commissioner Simon stated that the Planning Commission could not deny a project because it was not affordable housing.

Commissioner Niemioja noted that staff previously made a recommendation based on affordable housing.

Commissioner Scales asked if this could be discussed at a work session with the other commissions rather than at a formal Planning Commission meeting.

Mr. Link replied in the affirmative, stating representatives from the Housing Committee would likely be willing to join them.

Chair Maggi stated it was her assumption that staff would attend the work session as well.

Commissioner Klein stated although it was informational only, they should ask Council's permission to hold the work session.

Commissioner Simon noted that the meeting would be a quorum.

Mr. Link stated he did not feel it necessary to get Council authorization, but he recommended making them aware of the meeting. He stated staff would advise Council of the meeting and perhaps Councilmembers would want to attend as well.

Commissioner Robertson stated she would like to better understand the terms workforce housing and affordable. If possible, she would also like an audit of what currently exists.

Commissioner Klein stated he did not care which of the two issues was discussed first.

Commissioner Niemioja stated they could meet with whoever was available first.

Commissioner Robertson felt parks were the higher priority in light of the many housing developments that had come before the Planning Commission recently.

Chair Maggi felt affordable housing was the highest priority. She asked for clarification of the work session logistics.

Mr. Link advised that the work session would still me a public meeting and would likely be held in one of the conference rooms.

Commissioner Klein asked what was coming up on the next agenda that Commissioners should be aware of.

Mr. Hunting replied at the next meeting the Planning Commission would be reviewing an infill subdivision in the 65th Street/Crosby area, as well as further discussion on the site plan review and I-2 uses.

Mr. Link stated another issue that Commissioners should be aware of is the nearby Vikings complex in Eagan. The first part of the project will include the stadium, practice fields, work out facilities, corporate offices, hotel, etc., with future phases including housing, offices, medical, etc. They are hoping to start construction yet this year. They are focusing now on completing an environmental analysis, the Alternative Urban Area-Wide Review.

Commissioner Simon asked if they would be allowed to construct a tot lot on one of the Blackstone outlots without a permit.

Mr. Hunting replied that the City owns all the outlots and it would require a number of amendments because the areas are needed for stormwater, etc.

Commissioner Simon stated she was suggesting only a small area for a swing set and slide.

Mr. Hunting requested that Commissioners review the list of industrial uses in the I-2 district and

forward any ideas to staff ahead of time to give them a chance to have some discussion beforehand.

Commissioner Niemioja asked if there were uses on the I-2 list that stood out to anyone as an issue. She noted that billboards were likely an issue and a legitimate conditional use.

Commissioners agreed that billboards were a hot issue.

The meeting was adjourned by unanimous vote at 8:28 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

AGENDA ITEM _____

CITY OF INVER GROVE HEIGHTS REQUEST FOR COMMISSION ACTION

Planning Commission Update on the NW Area Park & Trail Plan

Meeting Date:	January 19, 2016		**Fiscal/FTE Impact:**
Item Type:	Regular Agenda	[ ]	None
Contact:	Eric Carlson – 651.450.2587	[ ]	Amount included in current budget
Prepared by:	Eric Carlson	[ ]	Budget amendment requested
Reviewed by:	Eric Carlson – Parks & Recreation	[ ]	FTE included in current complement
		[ ]	New FTE requested – N/A
		[X]	Other

PURPOSE/ACTION REQUESTED
The Planning Commission has asked to review the NW Area Park & Trail Plan.

SUMMARY
The Mission of the City of Inver Grove Heights is to provide services and facilities that enhance the quality of life in our vibrant community. The City values **ethical** decisions by doing the right thing; **engaged** people by delivering collaborative results; and **excellence** by setting high standards and exceeding expectations. The City Council strives to frame the decision process by making decisions that provide the City with the ability to remain fiscally stable; improve or stabilize operational efficiencies, improve customer service, and staying attentive to our regulatory environment.

Plan Highlights/Description

Background
The NW Area of Inver Grove Heights is approximately 4.9 square miles or 3,140 acres and is generally bordered by Interstate 494 on the north, Babcock Trail on the east (County Road 73), the Inver Grove/Eagan border on the west, and Alverno Trail/Courthouse Blvd on the south. The City has planned to extend municipal utilities in a phased approach over the course of 15 – 20 years.

Within the 3,140 acres, not all of the land can be included for residential, commercial, or industrial development. There are approximately 1,700 developable acres after major roadways, city collector streets, storm water areas, parks, trails, and steep slopes, etc. are identified.

Population Projections
It is estimated that the current population of the City of Inver Grove Heights is approximately 34,000 residents. When the NW Area is fully developed the expected population will be 49,000 residents, an increase of 15,000 people or approximately 44%.

It is anticipated that the NW Area will produce a little over 6,000 new residential units of housing mixed between single family, multiple family, townhomes, condos, and apartments. When projecting financing for city infrastructure, the City has used a conservative figure of 80% of the total housing units or approximately 4,800 units.

Park System Service Ratios:

Current Population 34,000			Projected Population 49,000	
		NW Area Developed	*Low*	*High*
28 Parks	1,214 residents per park	34 Parks	1,441 residents per park	
26 Miles of trails	1,307 residents per mile of trail	36 – 41 Miles of Trails	1,361 residents per park	1,195 residents per park
609 Acres of Parks	56 residents per acre	665 - 691 Acres of Parks	74 residents per acre	71 residents per acre

Calculations do not include Inver Wood Golf Course

Park Dedication

The City has a Park Dedication Ordinance that allows the City and developers to work together to provide for parks and trails in the NW Area. When developers propose a development, the City will either require developers to dedicate land or the cash equivalent of land based on the size of the development and our park plan within the area of the proposed development. Current rates for both land dedication and cash dedication are as follows:

Zoning District	Land Dedication (Percentage Of Land to be Dedicated to the City)
A and E-1 and E-2	to be determined by Council at time of final plat
R-1 and R-2	9%
R-3A and R-3B	18%
R-3C	30%
B-1, B-2, B-3, B-4	4.5%
I-1 and I-2	4.0%
P	4.5%

Zoning District	Cash Contribution Per Residential Unit
A, E-1 and E-2	$2,850.00 per unit
R-1 and R-2	$2,850.00 per unit
R-3A and R-3B	$4,000.00 per unit
R-3C	$4,900.00 per unit

Zoning District	Cash Dedication (Per Acre)
P	$7,000.00 per acre
B-1, B-2, B-3, and B-4	$7,000.00 per acre
I-1 and I-2	$5,000.00 per acre

It is anticipated that the following revenue will be collected through park dedication based on our development assumptions and current park dedication rates:

Land Use	Dwelling Units	Dedication per Unit	Acres	Dedication per Acre	Total Dedication
Single Family	1,559	$2,850			$4,443,150
Multi-Family	3,273	$4,000			$13,092,000
Office			100	$7,000	$700,000
Commercial			51	$7,000	$357,000
Industrial			168	$5,000	$840,000
Mixed Use			20	$7,000	$140,000
Public/Semi Public			56	$5,000	$280,000
Total					**$19,852,150**

Assumptions
Single Family calculated at 80% of 1,949 units; Multi-Family calculated at 80% of 4,091 units

Land Acquisition

Over the course of the next 15 – 20 years, the City will use the proposed park and trail plan as a guide to acquire property and develop the park and trail system. Based on current development and proposed development, we anticipate acquiring property for the "C" park located west of S. Robert and south of 70th St. Remaining acquisition of land for parks and trails will depend on development patterns.

As is the case in the Argenta Hills development, developers have constructed the start of the public trail system that will help connect neighborhoods, parks, and commercial areas. As more development occurs, the City will work with developers to ensure that our parks are located in good locations and that they are connected through an off-road trail system.

The NW Area ordinances require developers to provide for additional open space that can be used for recreational purposes. In the proposed IMH Special Asset 5 development the open space in the NE corner of the property will provide for a future park site "A" as outlined in the NW Area Park Plan. The City intends to use Outlot A as the beginning of a future public park that would serve the area. Outlot A is 1.34 acres…the City would intend to add to this when property to the north and or east is subdivided. The City would like to have a 5-10 acre public park in this location.

In addition, the City and developers have been working with Dakota County to be sure to incorporate the Mendota/Lebanon Greenway into development plans. Dakota County's plans include a Trailhead somewhere in the NW area of the City associated with the greenway.

Park & Trail Development Investments

	Anticipated Size	Potential Amenities	Probable Development Costs	Comparison to Existing Park
A	3-6 acres	• Along body of water • Connected by a trail • Playground equipment	• Land Acquisition $500,000 • Development $200,000	Lions Park
B	3-6 acres	• Open field • Shelter • Connected by a trail	• Land Acquisition $500,000 • Development $200,000	Seidl's Lake Park
C (x's 2)	5-10 acres	• Open field • Playground equipment • Hard surface court(s) • Shelter • Connected by a trail • Off-street parking	• Land Acquisition $500,000 • Development $500,000	Sleepy Hollow Park
D (x's 2)	20-25 acres	• Open field • Playground equipment • Hard surface court(s) • Shelter • Athletic fields • Connected by a trail • Off-street parking	• Land Acquisition $2,000,000 • Development $1,400,000	Oakwood Park
Trails	10 – 15 miles	• 8' – 10' trail • Benches • Trash receptacles • Signage	• Land Acquisition $3,000,000 • Development $2,640,000	
Grade-Separated Crossings	4-6 crossings	• Grade-separated crossings	• $4,000,000	
Total	**56 – 82 acres**		**$19,840,000**	

Assumptions:
Assumes land is $100,000 per acre and trail construction is $40 per lineal foot with a 20' easement/ROW

POWERPOINT PRESENTATION

Northwest Area Park Plan

Inver Grove Heights Planning Commission

1.19.16

Discover the Opportunities

City Mission/Values

The City Mission:

- The mission of the City of Inver Grove Heights is to provide services and facilities that enhance the quality of life in our vibrant community.

The City Values:

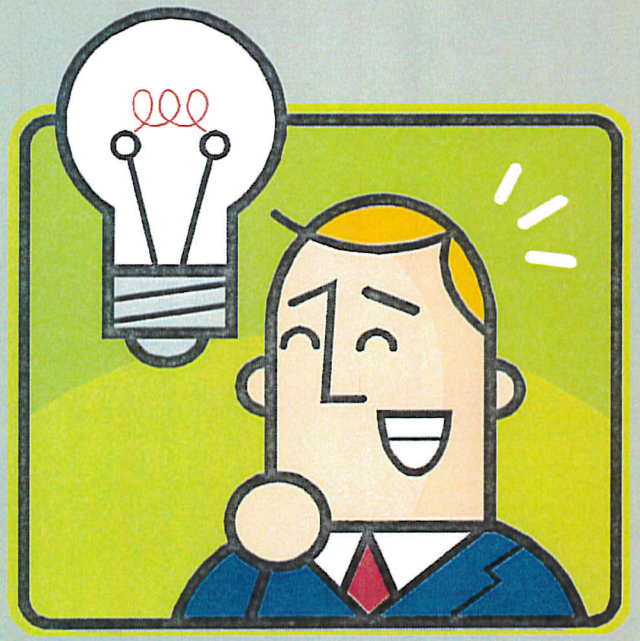
- Ethical decisions by doing the right thing
- Engaged people by delivering collaborative results
- Excellence by setting high standards and exceeding expectations

Framing Decisions:

- Ability to remain fiscally stable
- Improve or stabilize operational efficiencies
- Improve customer service
- Staying attentive to our regulatory environment

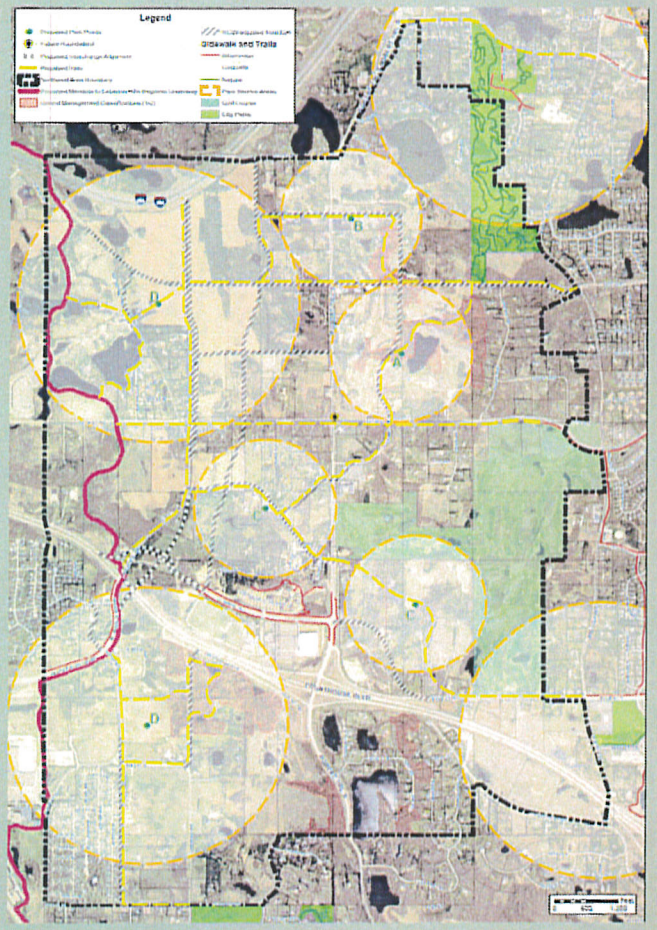
NW Area Park Planning

- 2007 NW Area Park & Trail Plan
- 2009 - 2030 Comprehensive Plan
- Evaluate Park Service Area(s)
- Connect trails to parks and people
- Mendota/Lebanon Greenway



NW Area Park & Trail Plan

- 6 Parks
- Connected by 10-15 miles of trails
- Take advantage of 20% Open Space requirements
- Flexible program space to respond to change in demographics
- Use parks to promote and encourage active living and healthy lifestyles



Park & Trail System Comparison

Current Population 34,000	
28 Parks	1,214 residents per park
26 Miles of trails	1,307 residents per mile of trail
609 Acres of Parks	56 residents per acre
14 playground sites	2,428 residents per site

NW Area Developed Projected Population 49,000		
	Low	*High*
34 Parks	1,441 residents per park	
36 – 41 Miles of Trails	1,361 residents per park	1,195 residents per park
665 – 691 Acres of Parks	74 residents per acre	71 residents per acre
19 playground sites	2,578 residents per site	

Anticipated Park Dedication Revenue

Land Use	Dwelling Units	Dedication per Unit	Acres	Dedication per Acre	Total Dedication
Single Family	1,559	$2,850			$4,443,150
Multi-Family	3,273	$4,000			$13,092,000
Office			100	$7,000	$700,000
Commercial			51	$7,000	$357,000
Industrial			168	$5,000	$840,000
Mixed Use			20	$7,000	$140,000
Public/Semi Public			56	$5,000	$280,000
Total					**$19,852,150**

Anticipated Park Development Investments

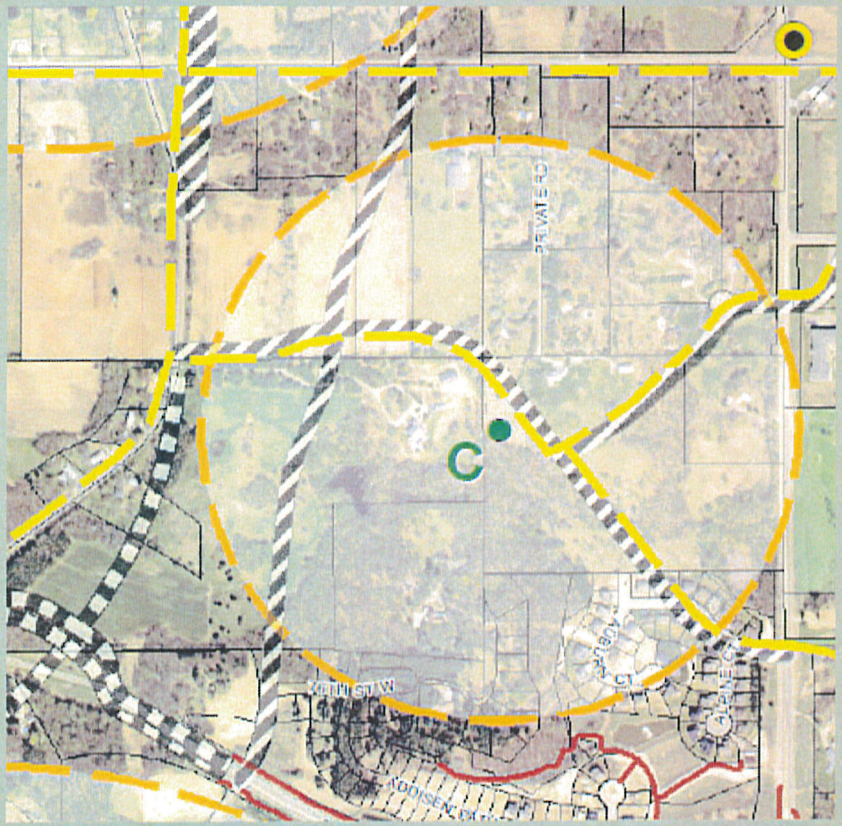
	Anticipated Size	Potential Amenities	Probable Development Costs
A	3-6 acres	• Along body of water • Connected by a trail • Playground equipment	• Land Acquisition $500,000 • Development $200,000
B	3-6 acres	• Open field • Shelter • Connected by a trail	• Land Acquisition $500,000 • Development $200,000
C x 2	5-10 acres	• Open field • Playground equipment • Hard surface court(s) • Shelter • Connected by a trail • Off street parking	• Land Acquisition $500,000 • Development $500,000
D x 2	20-25 acres	• Open field • Playground equipment • Hard surface court(s) • Shelter • Athletic fields • Connected by a trail • Off street parking	• Land Acquisition $2,000,000 • Development $1,400,000
Trails	10 – 15 miles	• 8' – 10' trail • Benches • Trash receptacles • Signage	• Land Acquisition $3,000,000 • Development $2,640,000
Grade Separated Crossings	4-6 crossings	• Grade separated crossings	• $4,000,000
Total	**56 – 82**		**$19,840,000**

Mendota Lebanon Regional Trail

- Connect Mendota Heights, Inver Grove Heights, and Eagan with 8.5 miles of regional trail
- Own/Operated by Dakota County
- City to help with trail alignment and acquisition

Park Search "Area C"

- 5-10 acres
- Open Field
- Playground Equipment
- Trail connections
- Off-street parking
- Comparison is Sleepy Hollow Park



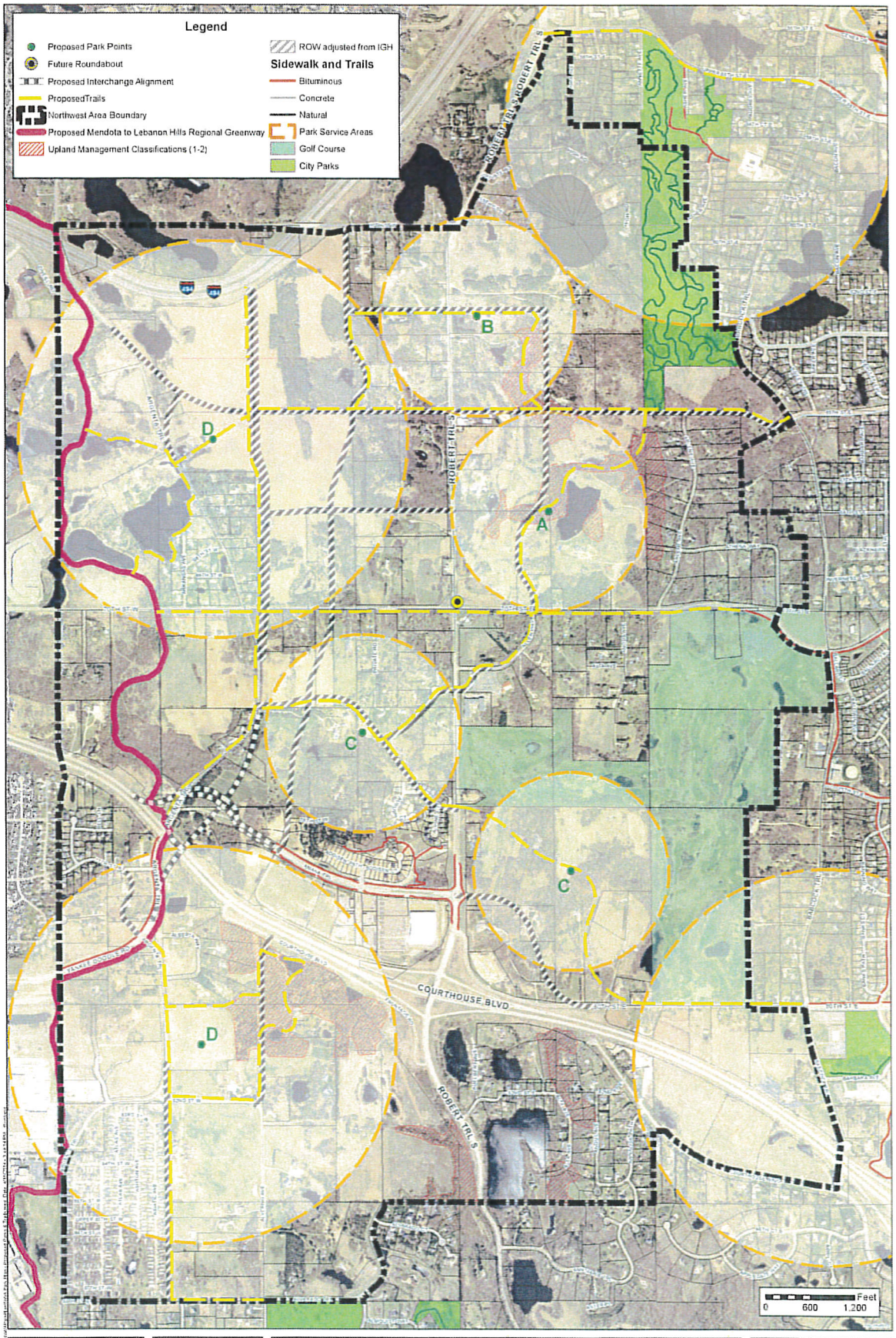
Park Search "Area A"

- 3-6 acres
- Outlot A 1.34 acres
- Playground Equipment
- Trail connections
- Along body of water
- Increase size to the east and north with future developments

Summary

- 6 Parks
- Connected by 10-15 miles of trails
- Take advantage of 20% Open Space requirements
- Flexible program space to respond to change in demographics
- Use parks to promote and encourage active living and healthy lifestyles

NW AREA PARK & TRAIL PLAN



Northwest Area Park Plan
Proposed Parks & Trails

City of Inver Grove Heights, MN

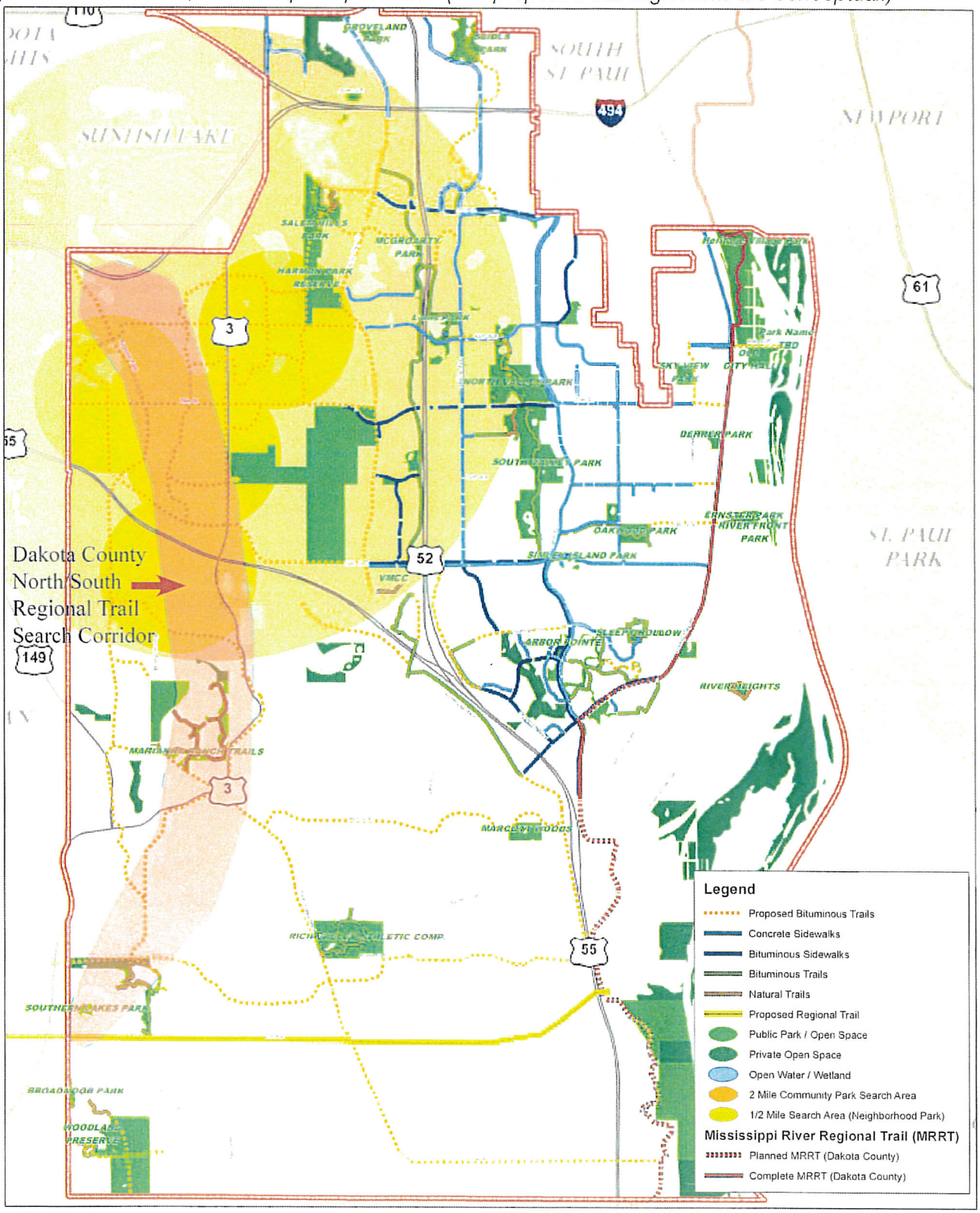
N
W
E
S

THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

Map prepared by the City of Inver Grove Heights
Copyright City of Inver Grove Heights 2013

2030 Comprehensive Park Plan

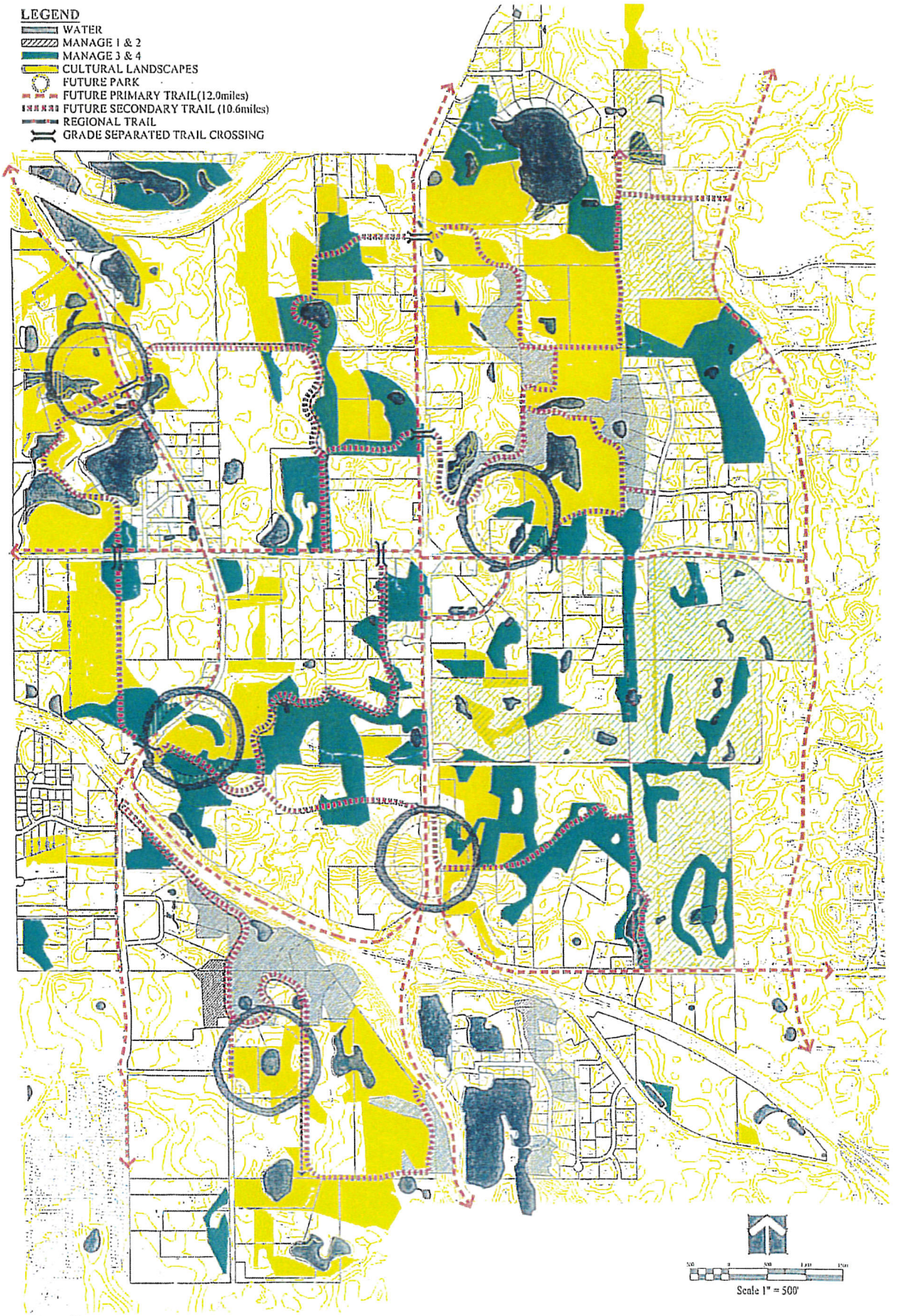
Figure 6.7: 2030 Parks, Trails & Open Space Plan (The proposed trail alignments are conceptual.)



2030 Parks, Trails and Open Space Plan

0 0.25 0.5 1 Miles

2007 NW AREA PARK PLAN



Prepared by:

Bauer & Associates, Ltd.

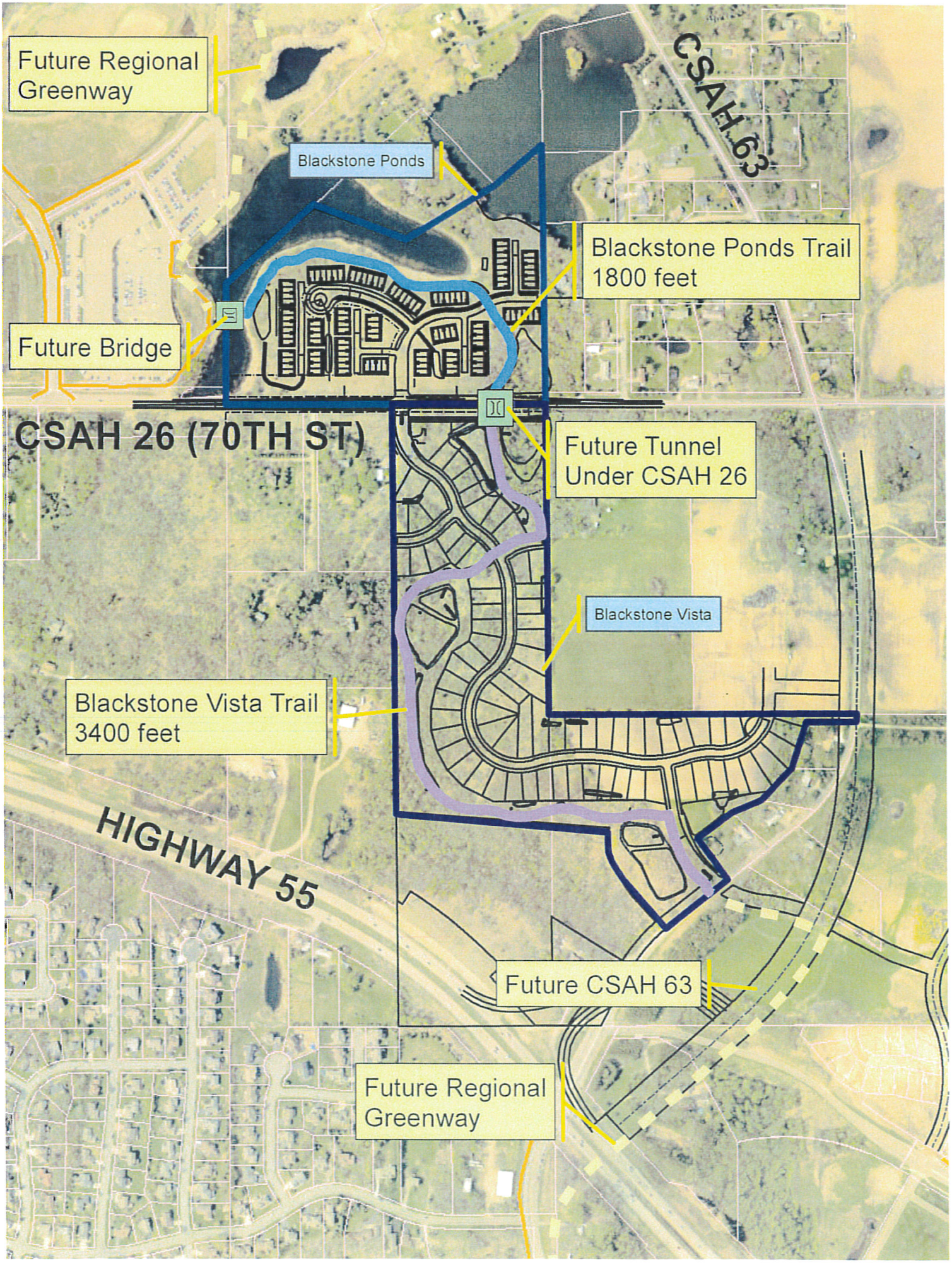
Project # 05-36
Date: March 29th, 2007

Inver Grove Heights

NW Expansion Area Park System Plan

FINAL CONCEPT

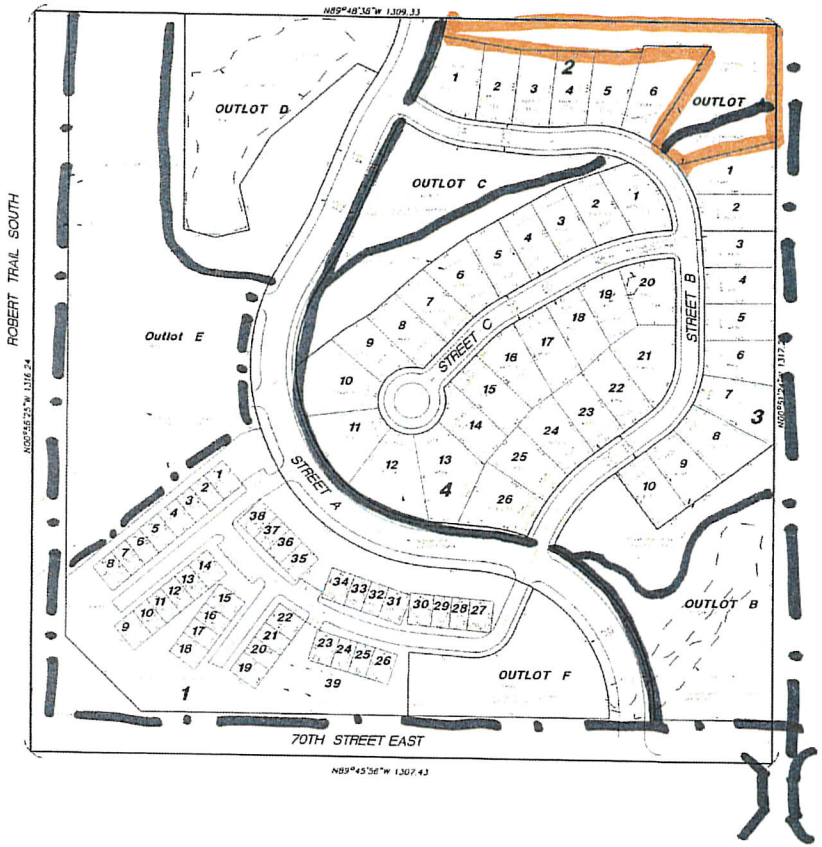
MENDOTA LEBANON REGIONAL TRAIL PLAN


Future Regional Greenway
Blackstone Ponds
CSAH 63
Blackstone Ponds Trail
1800 feet
Future Bridge
CSAH 26 (70TH ST)
Future Tunnel
Under CSAH 26
Blackstone Vista
Blackstone Vista Trail
3400 feet
HIGHWAY 55
Future CSAH 63
Future Regional Greenway

IMH SPECIAL ASSET 15

© 2015 Westwood Professional Services, Inc

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



Existing Property Description

Property Description per Chicago Title Insurance Company, Commitment No. 231018

The Southwest Quarter of the Southwest Quarter of Section 5, Township 27, Range 22, Dakota County, Minnesota

Development Data

EXISTING ZONING	A, AGRICULTURAL	
PROPOSED ZONING	PUD	
SITE AREA	39.542 AC	
OUTLOTS	662,335 SF	(15.204 AC)
A	60,276 SF	(1.384 AC)
B	117,018 SF	(2.686 AC)
C	78,076 SF	(1.793 AC)
D	81,470 SF	(1.870 AC)
E	274,613 SF	(6.304 AC)
F	49,882 SF	(1.145 ac)
NET DEVELOPABLE AREA	33.66 AC	
GROSS AREA	39.54 AC	
WETLAND AREA	1.72 AC	
ARTERIAL R.O.W.	4.16 AC	
PROPOSED HOMES	52	
PROPOSED TOWNHOMES	28	

Lot Standards: Single Family, Blocks 2-4

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

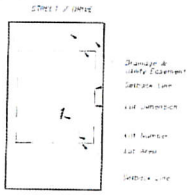
Outlot Designation

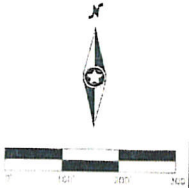
OUTLOT	SIZE	OWNERSHIP	USE
A	60,276 SF (1.384 AC)		
B	117,018 SF (2.686 AC)		
C	78,076 SF (1.793 AC)		
D	81,470 SF (1.870 AC)		
E	274,613 SF (6.304 AC)		
F	49,882 SF (1.145 ac)		

Development Notes

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

Typ. Single Family Lot Detail





Date: 05/29/15 Sheet 4 OF 20

Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (866) 937-5150 westwood.us.com
Westwood Professional Services, Inc

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

John Bender, PE
Date: 05/29/15 License No. 43356

Revisions

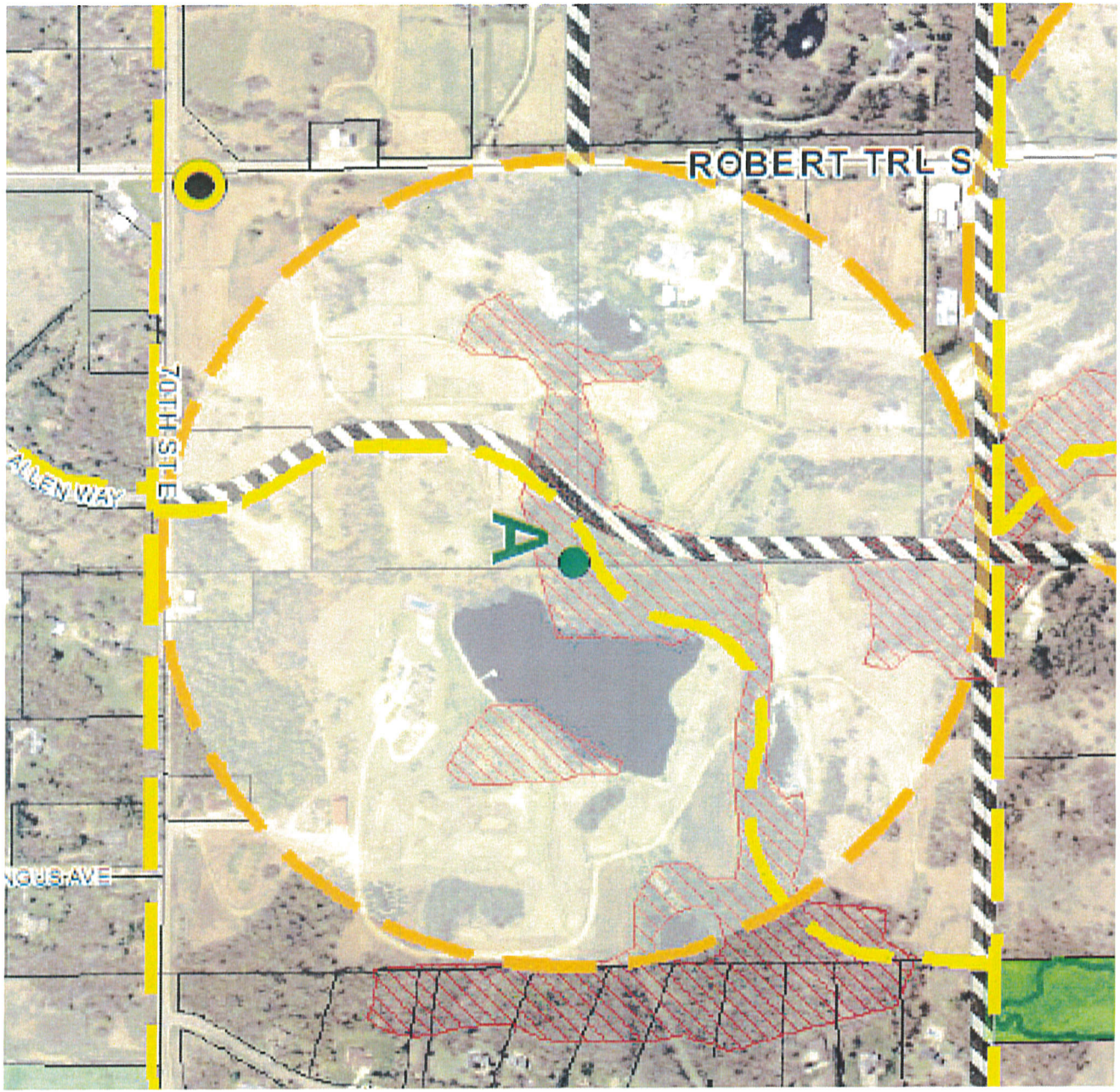
Designed: JHB
Checked: JBP
Drawn: DWR
Record Drawing by/date

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

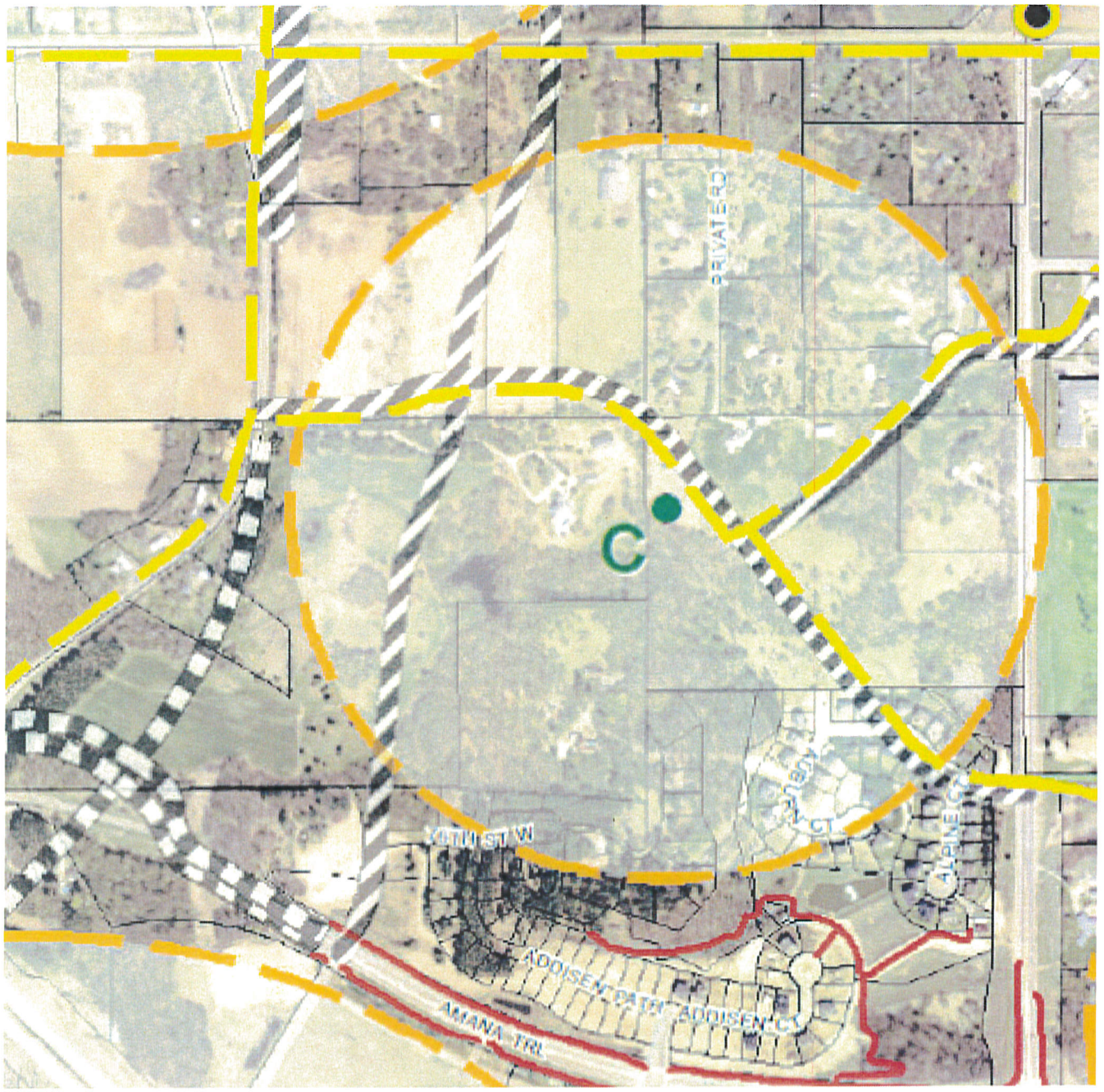
Hannah Meadows

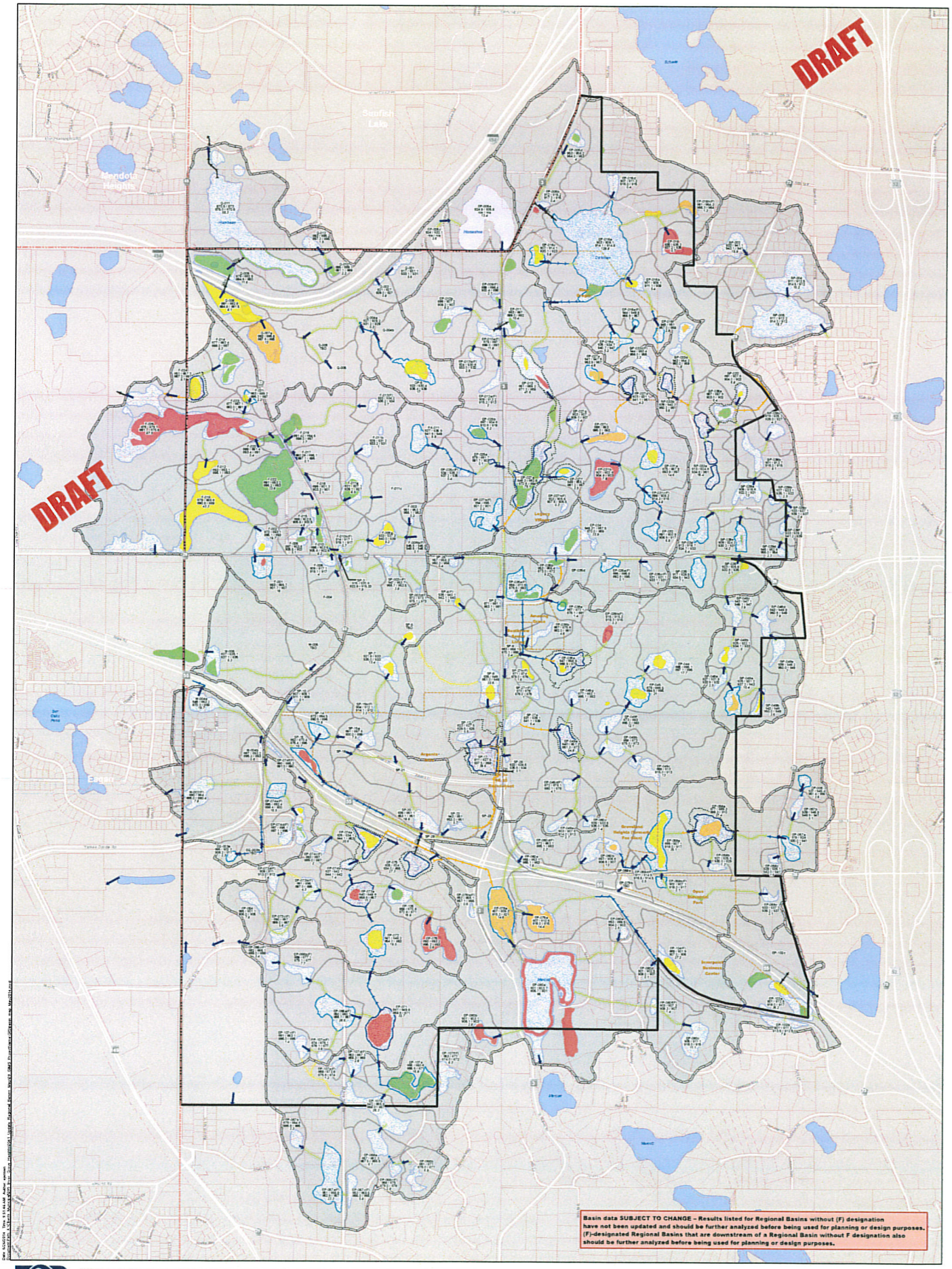
Inver Grove Heights, Minnesota

Preliminary Plat


ROBERT TRL S
70TH ST E
ALLEN WAY
A
NGUS AVE

PARK SEARCH AREA


PRIVATE RD
C
ALPINE CT
ADDISON PATH
ADDISON CT
AMANA TRL



EOR water ecology community

Legend

- Northwest Area of Inver Grove Heights
- Parcel
- Municipality
- Watershed
- Catchment Area
- Existing Water Bodies
- Catchment Flow Direction
- Freeboard Limit (Category 3 Basins)
- Development Area

Overflow

- Overland Flow (low)
- Overland Flow (high)
- Exiting Culvert
- Undocumented Existing Culvert
- Future Pipe Outlet
- Potential Pipe and/or Lift Station

Proposed Basin by Overflow Catagory

- Category 1
- Category 2
- Category 3

EP-002 Basin/Catchment Name
(F) Basin with Flexible Management
859 / 867.0 Normal Water Elevation / High Water Elevation [NWL / HWL]
863 0 / 862.0 Low Floor Elevation / Natural Overflow [LFE / NOF]
2.8 Maximum Storage Volume (Ac-Ft)

Wetland Management Classification

- 1 - Maintain 100yr HWL
- 2 - Maintain 100yr HWL + 0.5'
- 3 - No Requirements
- 4 - No Requirements

- Interstate Trunk Highway
- U.S. Trunk Highway
- Minnesota Trunk Highway
- County State-aid Highway
- County Road
- Municipal Street or Ramp

Data Sources:
City of Inver Grove Heights
Emmons & Olivier Resources, Inc.
Minnesota Department of Natural Resources
Metropolitan Council
Minnesota Department of Transportation
DRAK's Natural Resource Inventory 2002

June 26, 2014

DRAFT

Inver Grove Heights, MN
NWA Regional Basin Map
June 26, 2014

0 600 1,200 1,800 Feet

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: January 14, 2016 **CASE NO:** 15-47SV

APPLICANT: Eternity Homes, LLC

PROPERTY OWNER: Mary Piekarski Trust

REQUEST: Preliminary Plat

LOCATION: Between 64 & 65th Streets at Craig Ave **HEARING DATE:** January 19, 2015

COMPREHENSIVE PLAN: LDR, Low Density Residential **ZONING:** R-1C, Single Family

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

---

BACKGROUND

The applicant has submitted a plat to divide approximately 5.5 acres of undeveloped land into a single family subdivision containing 23 lots. The applicant would also be constructing a portion of Crosby Avenue between 64th and 65th Streets. Lots would have access on Crosby and Craig Avenues. The property was originally platted in the 1880's as part of the Inver Grove Factory Addition. Since the lots were platted prior to 1965 and do not meet current lot size or width standards, they are eligible to re-subdivide into lots meeting the 70% rule. The applicant is proposing to create parcels meeting the 70% rule and also be consistent with the existing lot size of the area.

The proposed plan requires the following action:

1. A Preliminary Plat for a subdivision consisting of 23 lots and one outlot.

EVALUATION OF THE REQUEST

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

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

East - Single family home sites; zoned R-1C; guided LDR, Low Density Residential.

West - Single family home sites; zoned R-1C; guided LDR, Rural Density Residential.

South - Single family home sites; zoned R-1C; guided LDR, Low Density Residential.

PRELIMINARY PLAT

Lots & Blocks. The following lists the required minimum lot size and area for the R-1C district using 70% rule minimums:

	Lot Area	Lot Width
R-1C	8,400 square feet 8,750 square feet (corner)	60 feet 70 feet (corner)

Proposed lot sizes range from 8,400 square feet to 11,629 square feet. Average lot size is 9,979 square feet. Lot widths range from 60 - 80 feet. All of the proposed lots meet minimum lot area and width standards.

The outlot is for storm water purposes and will be dedicated to the City.

Setbacks. The preliminary grading plans indicate all required setbacks will be met for homes on all the lots.

Parks/Open Space. The Parks and Recreation Director has reviewed the plat and notes that the Comprehensive Plan does not indicate any future parks in the area and therefore no land would be needed for future parks. Park dedication is recommended in the form of cash at a rate of $2,850 per new unit for a total of $65,550. There are no sidewalks or trails on any other streets in the area so no sidewalks are required along the new stretch Crosby Avenue.

Access/Streets. The developer will construct Crosby Avenue between 64th and 65th Streets. Lots in Block 1 will access existing Craig Avenue.

Grading and Utilities. The City Engineer has reviewed the plat and plans and finds them acceptable. The City Engineer has drafted a memo which outlines the specific details that need to be shown on the final plat and plans when they are submitted. The conditions of approval reference this memo.

Tree Preservation/Landscaping. There is some existing vegetation in the northeast corner of the site. Tree preservation does not apply as the property has been previously platted. A landscape plan has been provided showing at least one tree per lot. All landscape requirements have been met.

South St. Paul Airport Overlay District. The property is located within the SSP Airport Overlay District and lies east of the airport. The primary function of the overlay district is to ensure building heights do not encroach into the safety zone areas of the district. This property does not

lie within or near the safety zones at the ends of the runways. The height restrictions along the sides of the airport allow greater building height than our single family zoning allows. Thus, the proposed project poses no impacts to the airport and no special conditions are needed.

Development Contract. A development contract will be required to address the public improvements for the development such as street construction, sewer, water and storm ponds. A developer is required to enter into a contract with the City addressing the improvements and construction on site. A letter of credit equal to 125% of the cost of these improvements is required before release of the plat. This requirement assures the City that these particular improvements will be constructed to the satisfaction of the City.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

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

- Approval of the **Preliminary Plat** of Crosby Heights subdivision subject to the following conditions:

1. The final plat 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	dated 1/8/16
Preliminary Site Plan	dated 1/8/16
Preliminary Grading Plan	dated 1/8/16
Preliminary Erosion Control Plan	dated 1/8/16
Preliminary Utility Plan	dated 1/8/16
Preliminary Landscape Plan	dated 1/8/16

2. Park dedication shall consist of a cash contribution of $2,850 per lot payable at time of plat release.

4. Prior to final plat approval, the final grading, drainage and erosion control, utility plans and storm water calculations shall be approved by the Director of Public Works and shall provide for the comments listed in the memo dated 1/4/2016.

5. Drainage and Utility easements shall be provided on the final plat as required by the Director of Public Works.

6. The preliminary plat shall be subject to the review and recommendations of the City Fire Marshal. Prior to final plat approval, the final plans shall be approved by the Fire Marshal.

7. A development contract will be required for the improvements on site and shall be approved as part of the final plat.

8. A separate final plat application and approval will be required. The final plat shall be recorded within 90 days of Council approval.

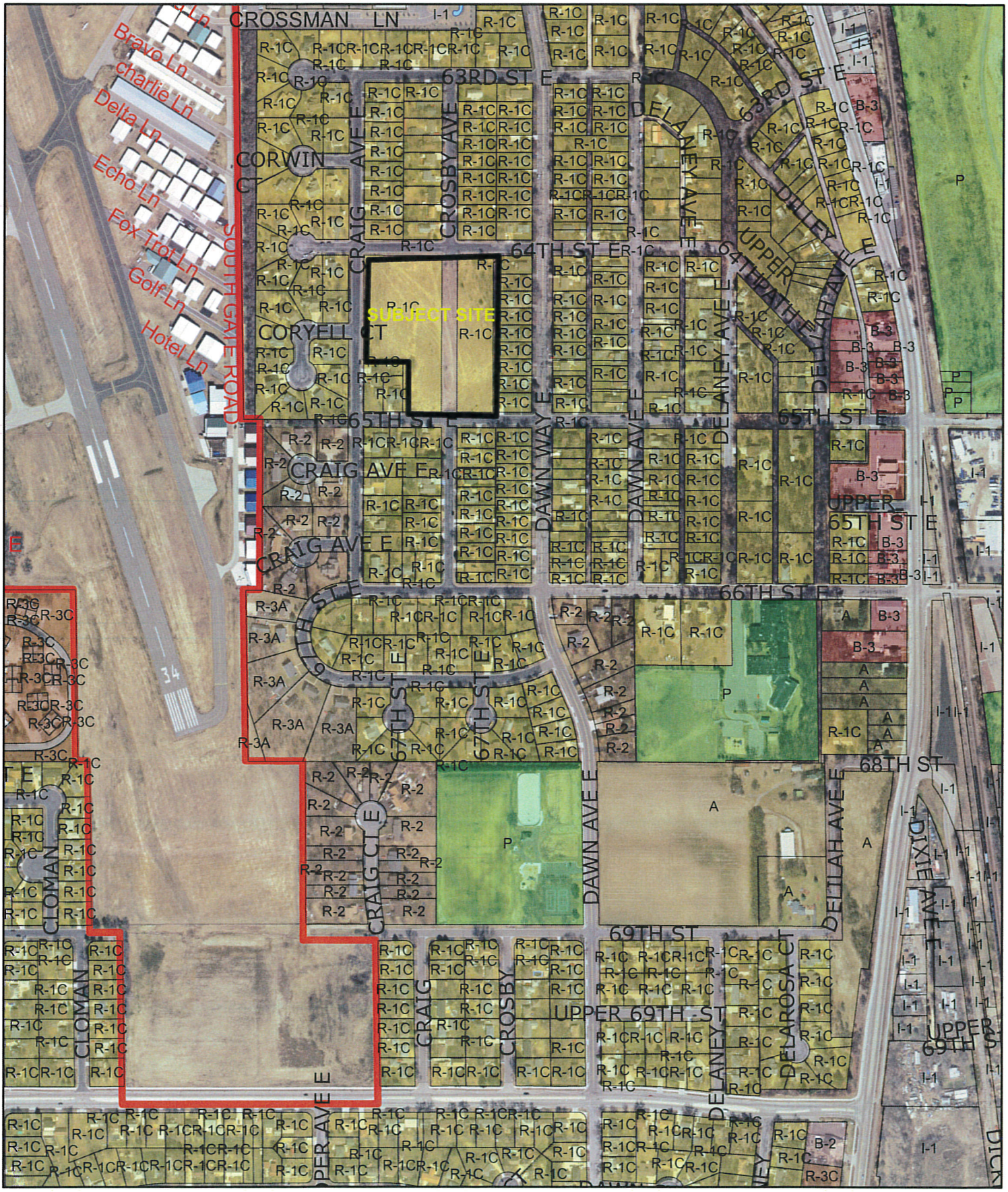
B. **Denial**. If the Planning Commission does not favor the proposed application or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff recommends approval of the preliminary plat as presented.

Attachments: Site/Zoning Map
Applicant Narrative
Existing Conditions Drawing
Preliminary Plat
Preliminary Site Plan
Preliminary Grading Plan
Preliminary Landscape Plan

Location Map
Case No. 15-47SV



Crosby Heights Preliminary Plat Narrative
December 7, 2015

The applicant, Eternity Homes, LLC, is purchasing land from the Mary E. Piekarski Trust and Theodore T. Piekarski Trust for the purpose of developing a single family detached neighborhood. There are two parcels of land involved with PID numbers of 203650009150 and 203650004301 and a total acreage of 5.5096 acres. The platted right of way of Crosby Avenue splits the property into two parcels. Craig Avenue abuts the property on the west, 64th Street E on the north, 65th Street E on the south and single family detached homes to the east. The land uses immediately surrounding the property are all single family detached structures and this is a infill property since the entire surrounding neighborhood is already developed with single family homes.

The proposed preliminary plat consists of 23 lots and one outlot for a gross density of 4.58 lots per acre. No right of way dedication is proposed since the right of way for the existing and proposed streets has already been dedicated in previous plats. The oulot is to be used for stormwater management purposes and will be dedicated to the City. Crosby Avenue is proposed to be constructed between 64th Street E and 65th Street E as part of this project. All lot except for six lots fronting Craig Avenue will front Crosby Avenue. The six lot along Craig Avenue already have water and sanitary sewer services installed.

The zoning of the property is R-1C but the lots are designed at a 70% design criteria due to the property being previously platted. The minimum lot size of the R-1C district is 12,000 square feet for a interior lot and 12,500 square feet for a corner lot and 70% of those requirements is 8,400 square feet for a interior lot and 8,750 square feet for a corner lot. The proposed corner lots (4 lots) range in size from 10,871 square feet to 10,110 square feet and the proposed interior lots (19 lots) range in size from 8,775 square feet to 9,750 square feet. The average lot size is 9,979 square feet. The minimum lot width of the R-1C district is 85 feet for a interior lot and 100 feet for a corner lot and once again 70% of this is 59.5 feet for a interior lot and 70 feet for a corner lot. The interior lots are all 65 feet is width and the corner lots are either 75 or 72 feet in width. All required setback are proposed to be utilized except for the side yard setback adjacent to a street. The required setback is 30 feet and the applicant is proposing at 25 foot side yard setback adjacent to a street. A variance request for this setback change has been submitted with the preliminary plat application. These lots sizes and setbacks do match up with the majority of the existing neighborhood so the proposed plat will be compatible with the surrounding uses.

The applicant is proposing to start construction in the spring of 2016 and projects about a two year buildout. As soon as the final plat is recorded the applicant is proposing to start a home on Craig Avenue for model home purposes since this street is already constructed. Home pricing is projected to be in the $275,000 to $375,000 range with a mixture of split entry, one story and two story homes being built.

LEGAL DESCRIPTION PER TITLE COMMITMENT

Lots 1–10 & 16–30, Block 4, and the vacated alley located in Block 4, INVER GROVE FACTORY ADDITION,

and

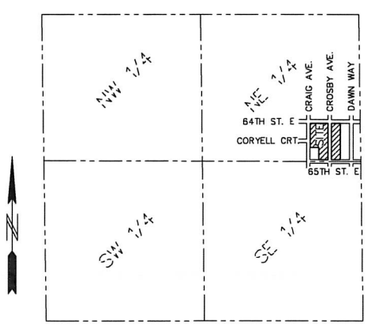
Lots 1–15, Block 9, and the vacated alley located in Block 9, INVER GROVE FACTORY ADDITION. Dakota County, Minnesota.

LEGEND

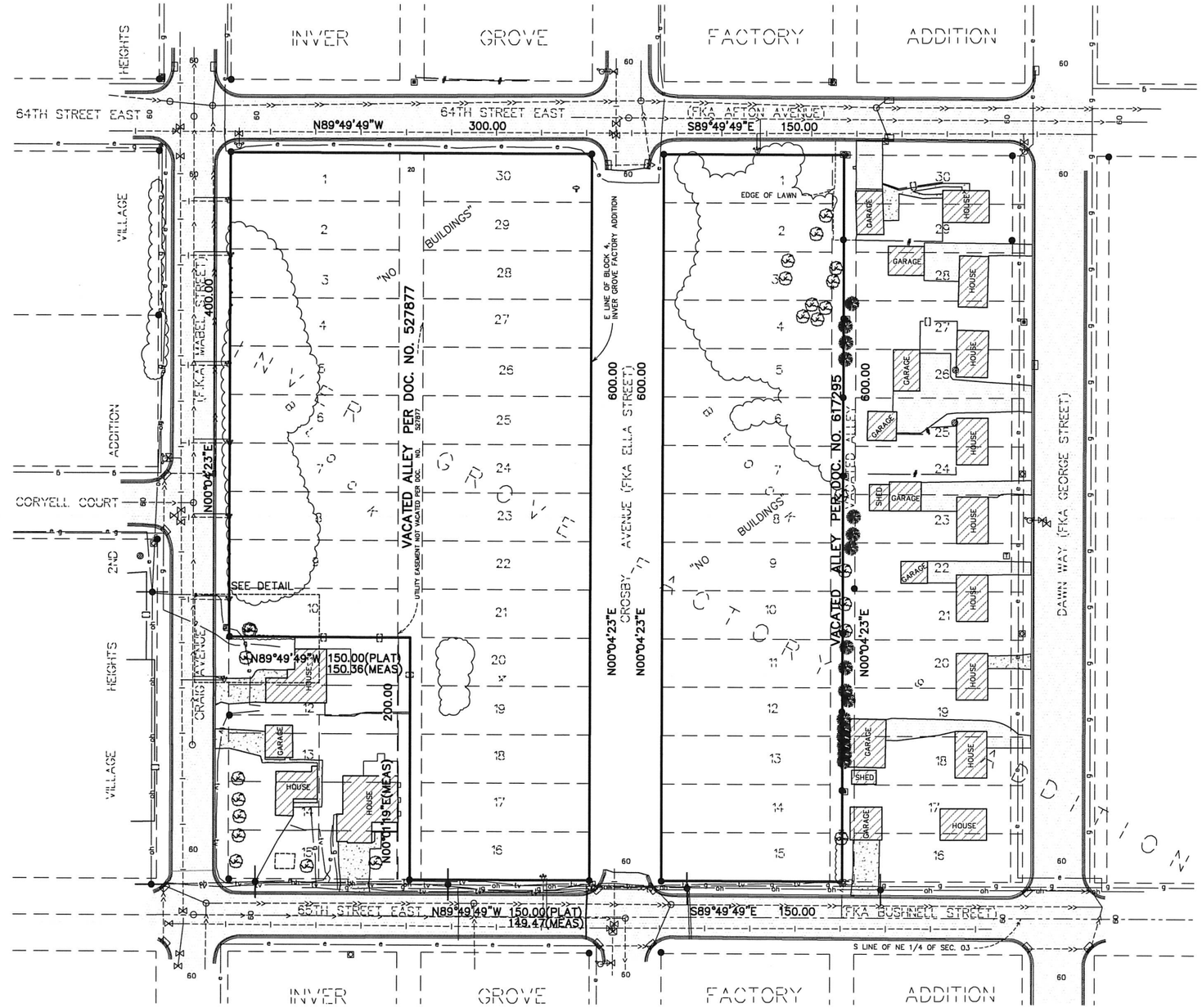
- Denotes concrete
- Denotes gravel
- Denotes bituminous
- Denotes tree line
- Denotes storm sewer line
- Denotes overhead utility lines
- Denotes underground electric line
- Denotes fence (barbed wire)
- Denotes fence (wood)
- Denotes edge of wetland
- Denotes edge of water
- Denotes edge of cultivated land
- Denotes approximate edge of FEMA Flood Zone A
- Denotes flared end section
- Denotes utility pole
- Denotes transformer box
- Denotes electric box
- Denotes telephone box
- Denotes cast iron monument
- Denotes found iron pipe
- Denotes test hole
- Denotes sign
- Denotes tree
- Denotes catch basin
- Denotes catch basin beehive

N

50 25 0 50
Scale in Feet



SEC. 03, TWP. 27, RGE. 22
LOCATION MAP
NO SCALE



BENCH MARK
TNH SE QUAD. CRAIG AVE. & 64TH ST. E ELEV.=821.11
TNH NW QUAD. CRAIG AVE. & CORYELL CT. ELEV.=819.69

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the State of Minnesota

Name Peter F. Hawkinson
Reg. No. 42599 Date 12-02-2015

Revisions
1. 1-5-16 City Comments

Date 12-02-2015
Designed
Drawn TSS

EXISTING CONDITIONS

ETERNITY HOMES, LLC.
425 3RD STREET
FARMINGTON, MINNESOTA

CROSBY HEIGHTS ADDITION
INVER GROVE HEIGHTS, MINNESOTA

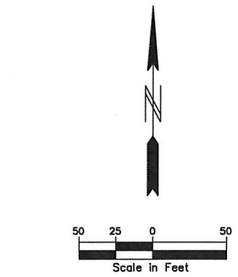
© 2015 Pioneer Engineering, P.A.

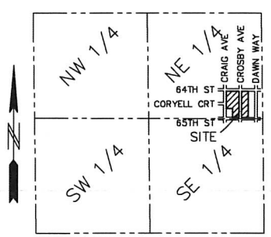
LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

Lots 1–10 & 16–30, Block 4, and the vacated alley located in Block 4, INVER GROVE FACTORY ADDITION,

and

Lots 1–15, Block 9, and the vacated alley located in Block 9, INVER GROVE FACTORY ADDITION. Dakota County, Minnesota.





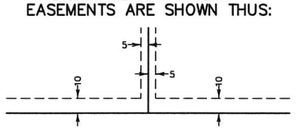
SECTION 03, TWP. 27, RGE. 22

LOCATION MAP

NO SCALE

TOTAL GROSS AREA	5.5096	ACRES
TOTAL LOT AREA	5.0165	ACRES
NUMBER OF LOTS	23	
LARGEST LOT	11629	SQ. FT.
SMALLEST LOT	8775	SQ. FT.
AVERAGE LOT	9979	SQ. FT.
NUMBER OF OUTLOTS	1	
TOTAL OUTLOT AREA	0.4912	ACRES
TOTAL RIGHT OF WAY AREA	0	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	4.58	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS & R/W)	4.58	LOTS/ACRE
ZONING	R-1C	

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

BENCH MARK
TNH SE QUAD. CRAIG AVE.
& 64TH ST. E ELEV.=821.11
TNH NW QUAD. CRAIG AVE.
& CORYELL CT. ELEV.=819.69

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www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name Peter J. Hawkinson
Reg. No. 42299 Date 12-02-2015

Revisions
1. 1-8-16 City Comments

Date 12-02-2015
Designed
Drawn TSS

PRELIMINARY PLAT

ETERNITY HOMES, LLC.
425 3RD STREET
FARMINGTON, MINNESOTA

CROSBY HEIGHTS ADDITION
INVER GROVE HEIGHTS, MINNESOTA

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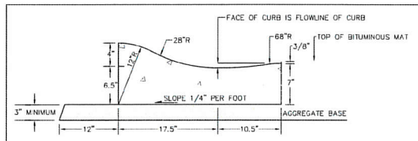
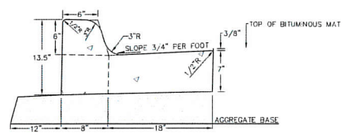


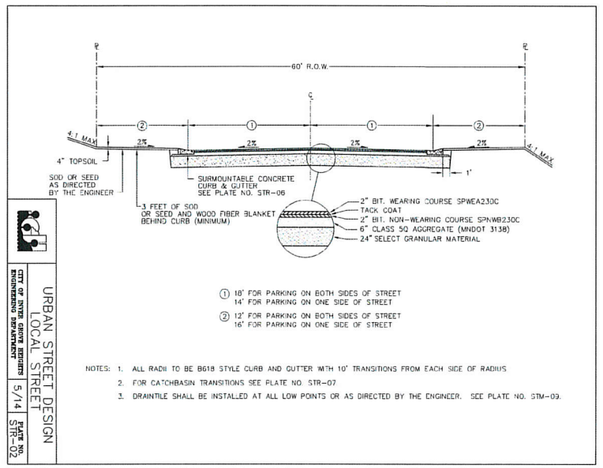
SURMOUNTABLE CURB



B618 CURB

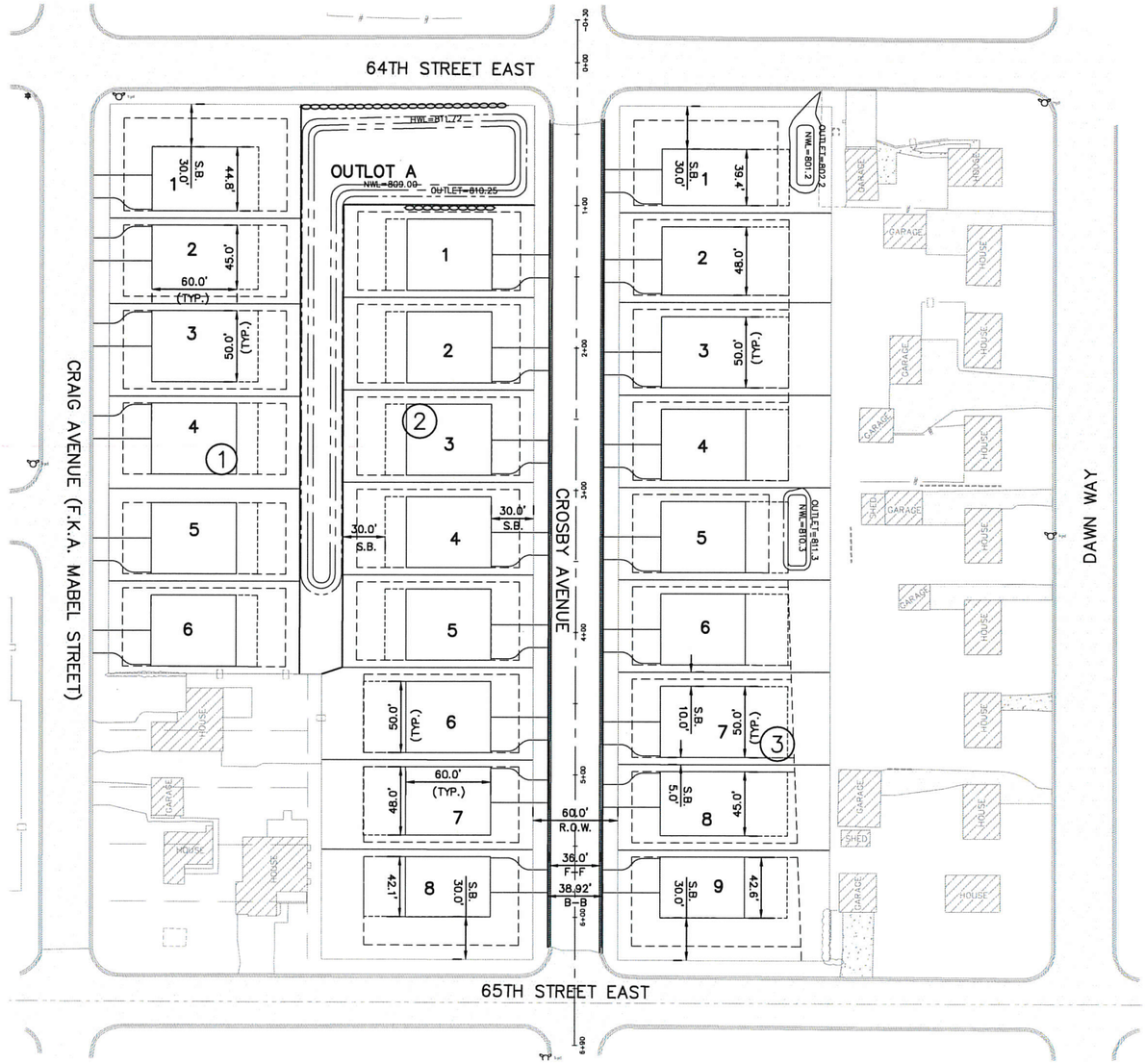
NOTES:
1. FOR CATCH BASIN TRANSITIONS SEE PLATE NO. STR-07.
2. EXPANSION SHALL BE PLACED AT ALL CATCH BASIN TRANSITIONS AND AT ALL BEGINNING AND END RADII.
3. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET.
4. FOUR #4 REINFORCING RODS, TWO PER SIDE, AT ALL CATCH BASINS, MINIMUM 10 FEET.
5. ONE #4 REINFORCING ROD IN FRONT OF CASTING, MINIMUM 5 FEET FOR SURMOUNTABLE CURB.

CURB & GUTTER		
CITY OF INVER GROVE HEIGHTS ENGINEERING DEPARTMENT	4/11	PLATE NO. STR-06



NOTES:
1. ALL RADII TO BE B618 STYLE CURB AND GUTTER WITH 10' TRANSITIONS FROM EACH SIDE OF RADIUS.
2. FOR CATCHBASIN TRANSITIONS SEE PLATE NO. STR-07.
3. DRAINTILE SHALL BE INSTALLED AT ALL LOW POINTS OR AS DIRECTED BY THE ENGINEER. SEE PLATE NO. STM-09.

URBAN STREET DESIGN LOCAL STREET		
CITY OF INVER GROVE HEIGHTS ENGINEERING DEPARTMENT	5/14	PLATE NO. STR-02



SETBACK REQUIREMENTS

R1-C STANDARDS (SINGLE FAMILY DETACHED):
FRONT SETBACK: 30'
REAR YARD SETBACK: 30'
HOUSE SIDE SETBACK: 10' INTERIOR, 30' STREET CORNER
GARAGE SIDE SETBACK: 5' INTERIOR, 30' STREET CORNER
LOWEST FLOOR: HWL + 2ft
LOWEST OPENING: EOF + 1ft

N

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
TNH SE QUAD. CRAIG AVE. & 64TH ST. E ELEV.=821.11
TNH NW QUAD. CRAIG AVE. & CORYELL CT. ELEV.=819.69

00-ENG-115281-SHEET-SITE

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Mendota Heights, MN 55120
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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the Laws of the State of Minnesota.
Name Brian N. Molinaro Reg. No. 47504 Date 12-02-2015

Revisions
1. 1-8-16 City Comments

Date	12-02-2015
Designed	NAP/BNM
Drawn	JDM

PRELIMINARY SITE PLAN

ETERNITY HOMES, LLC.
425 3RD STREET
FARMINGTON, MINNESOTA

CROSBY HEIGHTS ADDITION
INVER GROVE HEIGHTS, MINNESOTA

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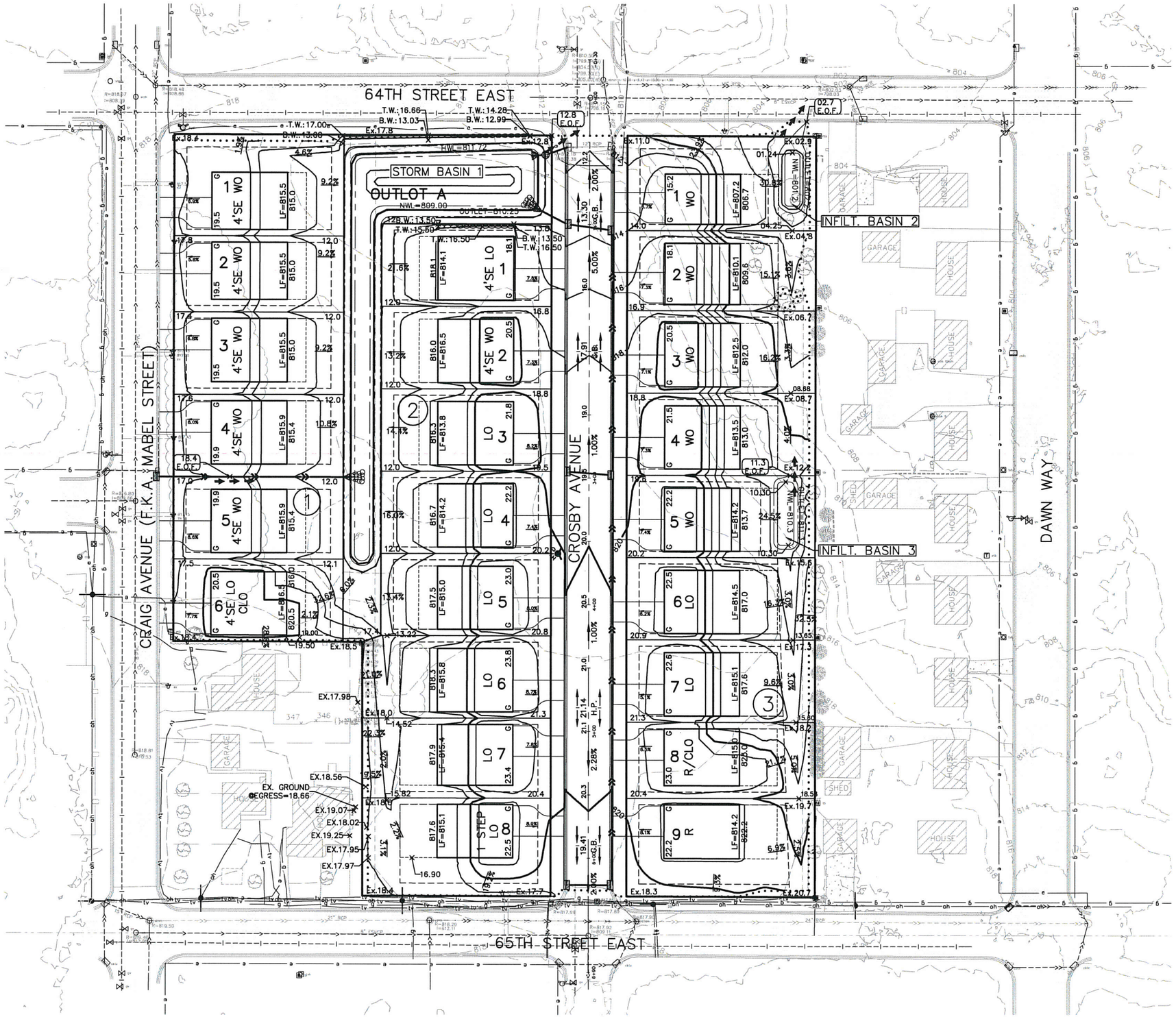

BASIN DATA

STORM BASIN 1
OUTLET=810.25
NWL=809.00
100YR HWL=811.72
WET VOL.=0.204 AC-FT
STOR. VOL.=0.305 AC-FT

INFILT. BASIN 2
OUTLET=EOF=802.7
BOTTOM=NWL=801.2
STOR. VOL.=0.025 AC-FT

INFILT. BASIN 3
OUTLET=EOF=811.3
BOTTOM=NWL=810.3
STOR. VOL.=0.019 AC-FT

SETBACK REQUIREMENTS

R1-C STANDARDS (SINGLE FAMILY DETACHED):
FRONT SETBACK: 30'
REAR YARD SETBACK: 30'
HOUSE SIDE SETBACK: 10' INTERIOR, 30' STREET CORNER
GARAGE SIDE SETBACK: 5' INTERIOR, 30' STREET CORNER
LOWEST FLOOR: HWL + 2ft
LOWEST OPENING: EOF + 1ft

0 20 40 80
GRAPHIC SCALE IN FEET

BENCH MARK
TNH SE QUAD. CRAIG AVE.
& 64TH ST. E ELEV.=821.11
TNH NW QUAD. CRAIG AVE.
& CORYELL CT. ELEV.=819.69

09-ENG-115281-SHEET-GRAD

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I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name Brian N. Molinaro
Reg. No. 47594 Date 12-02-2015

Revisions
1. 1-8-16 City Comments

Date	12-02-2015
Designed	NAP/BNM
Drawn	JDM

PRELIMINARY GRADING PLAN

ETERNITY HOMES, LLC.
425 3RD STREET
FARMINGTON, MINNESOTA

CROSBY HEIGHTS ADDITION
INVER GROVE HEIGHTS, MINNESOTA

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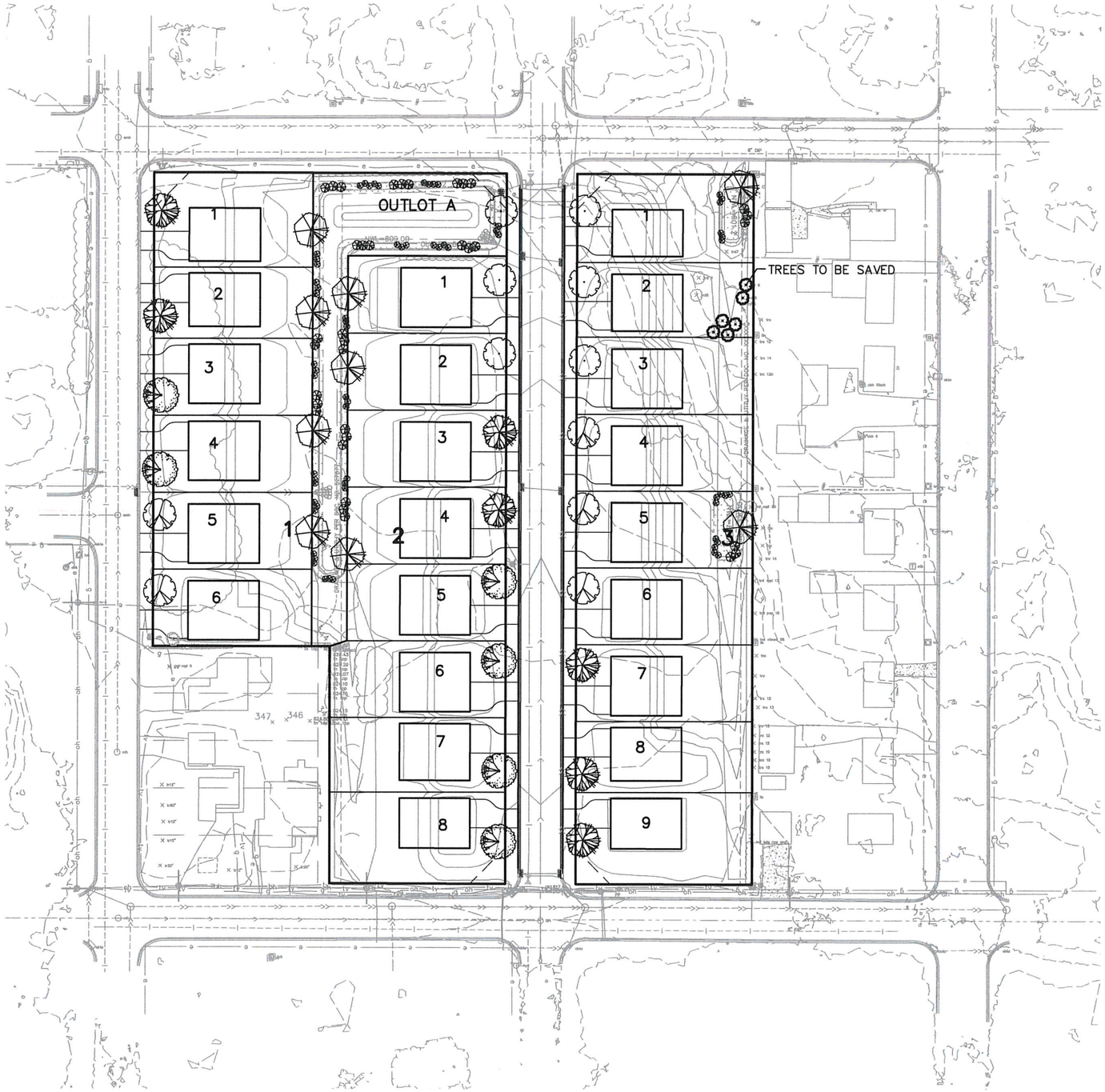


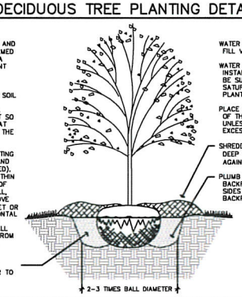
KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
	OVERSTORY TREES		
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	6
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	5
	AUTUMN BLAZE MAPLE/ACER X FREEMANII	2.5" B&B	6
	SWAMP WHITE OAK/QUERCUS BICOLOR	2.5" B&B	9
	RED OAK/QUERCUS RUBRAS	2.5" B&B	7
	SHRUBS		
	GLOSSY BLACK CHOKEBERRY/ARONIA MELANOCARPA	#3 POT	65
	GRAY DOGWOOD/CORNUS RACEMOSA	#3 POT	35

-TREE TO BE SAVED

-TREE TO BE REMOVED

FRONT YARD TREES TO BE PLANTED 5' FROM RIGHT-OF-WAY (AS SHOWN ON PLAN)
TREES WILL NOT BE PLANTED WITHIN SITE TRIANGLES.
SITE TRIANGLE AS SHOWN IN DASHED LINES ON INTERSECTION CORNERS.

DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DESCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

N

0 25 50 100

GRAPHIC SCALE IN FEET

115281

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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name Jennifer L. Thompson
Reg. No. 44763 Date 12-02-2015

Revisions
1. 1-8-16 City Comments

Date	12-02-2015
Designed	TML
Drawn	TML

LANDSCAPE PLAN

ETERNITY HOMES, LLC.
425 3RD STREET
FARMINGTON, MINNESOTA

CROSBY HEIGHTS ADDITION
INVER GROVE HEIGHTS, MINNESOTA

L1 OF 1

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MEMO

CITY OF INVER GROVE HEIGHTS

TO: Planning Commission

FROM: Allan Hunting, City Planner

DATE: January 13, 2016

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

Staff provided the Commission with some background information at the last meeting regarding the list of I-2 district uses and the Major Site Plan Review process. The objective of the second meeting is to formulate a recommendation to the Council on your view of the major site plan review process and what uses in the I-2 district should either be removed or changed from conditional to permitted.

In general, this is what Council is asking the Commission to comment on:

- 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?

As you review the uses in the I-2 district, please keep in mind that the conditional use category is used for those uses that under some circumstances and following criteria listed in the ordinance may be suitable in particular areas. The ordinance identifies that conditional uses must be compatible with existing and proposed uses and must factor in characteristics of the use as they relate to:

- Aesthetics/exterior appearance
- Noise
- Traffic
- Drainage
- Fencing, landscaping and buffering
- Size and shape
- Topography

- Vegetation
- Other natural and physical features
- Access
- Traffic volumes and flows

Staff will present the Planning Commission's recommendations to Council at the February 1st, 2016 work session. At that point, staff expects further direction from Council on next steps for this project.

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