

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

**TUESDAY, JUNE 21, 2016 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue**

**1. CALL TO ORDER**

**2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JUNE 7, 2016**

**3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

**3.01 SYDNEY & JOSHUA WITTMER - CASE NO.16-20DCA**

Consider the following requests for the property located at 2122 94<sup>th</sup> Court:

- a) An **Amendment to the Development Contract** to allow more than 5,000 square feet of impervious surface on Lot 4, Block 1 Shamrock Oaks.

Planning Commission Action \_\_\_\_\_

- b) An **Amendment to Resolution #06-61** allowing more than 5,000 square feet of impervious surface on Lot 4, Block 1 Shamrock Oaks

Planning Commission Action \_\_\_\_\_

**3.02 MIKE PONE – CASE NO. 16-21V**

Consider a request for a **Variance** to allow a deck and patio addition to encroach into the bluff line setback for the property located at 8336 River Road.

Planning Commission Action \_\_\_\_\_

**3.03 INVERWOOD GOLF COURSE – CASE NO. 16-22V**

Consider a request for a **Variance** from the maximum fence height to allow a netting system around the practice range located at 1850 70<sup>th</sup> Street.

Planning Commission Action \_\_\_\_\_

**4. OTHER BUSINESS**

- 4.01** Recommendation on Consistency with the Comprehensive Plan for potential property acquisition.

Planning Commission Action \_\_\_\_\_

**5. ADJOURN**

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 7, 2016 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present: Elizabeth Niemioja  
Pat Simon  
Tony Scales  
Armando Lissarrague  
Annette Maggi  
Joan Robertson  
Dennis Wippermann  
Jonathon Weber  
Luke Therrien

Commissioners Absent:

Others Present: Allan Hunting, City Planner  
Heather Botten, Associate Planner

Chair Maggi welcomed Commissioners Weber and Therrien to the Planning Commission.

### **APPROVAL OF MINUTES**

The May 17, 2016 Planning Commission minutes were approved as submitted.

### **CITY OF INVER GROVE HEIGHTS - CASE NO. 16-17S**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat for the plat of Blackstone Vista 2<sup>nd</sup> Addition and a vacation of all public drainage and utility easements on Lot 1, Block 3 and Outlot G, Blackstone Vista, for the property located at 7293 Archer Trail. 8 notices were mailed.

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the property in question is an existing leftover 33 foot access anticipated to be part of the reconstruction of Argenta Trail. As part of the final plans CalAtlantic has agreed to give Outlot G to the City/County for right-of-way needs. A portion of Outlot G will be replatted into Lot 1, Block 3 so there is enough width on the lot to provide at least a 20 foot setback from 72<sup>nd</sup> Street. As part of this replatting, the existing perimeter easement along the north boundary of Lot 1 would be vacated and new easements rededicated on the plat. Staff recommends approval of the plat and vacation as presented.

#### **Opening of Public Hearing**

There was no public testimony.

Chair Maggi closed the public hearing.

#### **Planning Commission Recommendation**

Motion by Commissioner Wippermann, second by Commissioner Scales, to approve the preliminary and final plat for the plat of Blackstone Vista 2<sup>nd</sup> Addition and a vacation of all public drainage and utility easements on Lot 1, Block 3 and Outlot G, Blackstone Vista, for the property

located at 7293 Archer Trail, as specified in the staff report.

Motion carried (9/0). This item goes to the City Council on June 27, 2016.

### **KATHLEEN VANSCHOOTEN – CASE NO. 16-19Z**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for the rezoning of a portion of the property from A, Agricultural to I-1, Limited Industry and a comprehensive plan amendment for a portion of the property from RDR, Rural Density to LI, Light Industrial, for the property located at 10371 Inver Grove Trail. 26 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant's 6.31 acre property is zoned agricultural and guided for rural density. The applicant would like to subdivide the property so her daughter can operate a landscaping business on one acre of the property. A landscaping business is a contractor's yard, which is not allowed in the agricultural district and is a conditional use in the industrial districts. If the rezoning and comprehensive plan amendment are approved the applicants would come back for the preliminary and final plat for the lot split and a conditional use permit for the landscaping business. To recommend approval of a rezoning it should be in the best interest of the physical development of the city. The subject property is not connected to City water and sewer so both the business and home would be on well and septic. There are industrial uses to the north and east of the proposed property, but these areas are separated by railroad right-of-way and Highway 52. The properties directly abutting the proposed property are residential. Changing the zoning of a portion of this property would not be consistent with the properties directly abutting it. The property's access and visibility from Highway 52 could be beneficial for industrial use. 105<sup>th</sup> Street is designated as a neighborhood collector street, which generally have more traffic than what a local street would have. City Council has advocated for commercial industrial development to increase the goods and services available to residents, to increase the tax base, and to increase the City's employment opportunities. This area, which is near a railroad, highway, and other industrial development to the east and the north, has long-range potential for industrial development. The property has a right in, right out to Highway 52. MNDOT has been closing access points along Highway 52 to reduce traffic conflicts and improve safety. Currently there is a half mile gap in the TH 52 frontage road in the vicinity of the subject property. The proposed request would be more suitable if that frontage road would be complete, thus focusing more traffic away from the residential areas. Staff is recommending denial of the rezoning and comprehensive plan amendment based on the fact that there is no date at this point to complete the frontage road along Highway 52, access to the west and north is limited to 105<sup>th</sup> Street, which is partially gravel and serves a residential neighborhood, and the rezoning could set a precedent for other properties in the area and other industrial uses could subsequently be constructed on the property. Staff heard from a few residents by phone that had general inquiries, and received three emails from neighbors opposed to the request.

Chair Maggi asked if there was an area on the subject property that would be more suitable for the landscaping business.

Ms. Botten replied that the applicant could better address the question, but the proposed area had the best access and topography.

#### **Opening of Public Hearing**

Kathy VanSchooten, 10371 Inver Grove Trail, advised she was available to answer any questions.

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

Ms. VanSchooten replied in the affirmative. She advised that their land has been in her family since the late 1800's. She would like to rezone a one acre portion of the property to her daughter and son-in-law for the development of a shop space and office for their tree care business. She was confused as to why staff is recommending denial since the land just south of them is zoned for industrial, and 105<sup>th</sup> Street is designated as a collector street which generally has more traffic than a local street, including industrial and commercial traffic from local businesses. Ms. VanSchooten stated that during the 2030 comprehensive plan update she and her neighbors were opposed to changing their neighborhood to industrial and she did not imagine any of them would begin thinking about changing the area to light industry. She noted there were other businesses in her neighborhood and she asked if there were other alternatives she could pursue should the rezoning be denied.

Lisa Brown, 10450 Brent Avenue, was opposed to the request, did not want to set a precedent of allowing businesses in this area, and was concerned about the additional traffic this would generate. She stated that anyone northbound traffic would have to go through her neighborhood. Ms. Brown asked for the definition of a collector street, stating the area was clearly residential and agricultural.

Chair Maggi responded that multiple smaller residential streets feed out to collector streets which typically carry more traffic than residential streets.

Ms. Brown stated perhaps it should be reclassified as it was not a collector street.

Commissioner Scales stated that many years ago that was the main route from Inver Grove Heights to Eagan and perhaps that is when it was designated as a collector street.

Ms. Brown replied it was no longer a collector street.

Dave Fleischaker, 10300 Brent Avenue, stated he was opposed to the request as it was a residential area that was not designed to accommodate industrial, it was unlikely the frontage road would be completed any time soon, 105<sup>th</sup> Street and Highway 52 was a dangerous corner in which many people have been killed in automobile accidents, the current access to Highway 52 will someday be closed by the State, the comprehensive plan does not allow for this type of zoning, and, in his opinion, 105<sup>th</sup> is not a collector street but rather a private neighborhood.

Andrew Hovland, 589 Ohio Street, St. Paul, co-owner of the abovementioned tree care service, advised that customers would not be coming to the property, there would be no billboards, semi's, etc. Rather, they want to use the one acre portion for shop space for his crew and storage space for equipment. He stated there were many existing businesses on the nearby rural residential properties along both sides of Highway 52. He stated they met with many of the immediate neighbors who were agreeable with what was being proposed.

Andrew Horne, 2890 – 104<sup>th</sup> Court, shared the concerns previously stated by his two neighbors, but mostly he was opposed to additional business and commerce going through his neighborhood.

Steve Scott, 10452 Inver Grove Trail, stated he was fine with the request.

Chair Maggi closed the public hearing.

### **Planning Commission Discussion**

Chair Maggi asked staff to address the area south of the applicant's property.

Ms. Botten advised that the triangular area in question was zoned agricultural and guided for light industrial.

Commissioner Niemioja stated although the comprehensive plan's guiding principles to preserve fiscal integrity and maintain a mix of land uses and a well balanced tax base were very important, it would be difficult for her to approve the request without the frontage road being complete.

Chair Maggi stated another concern is that while the family has been very committed to ownership of this land it is difficult to say how this use could change if the land were to change hands.

Commissioner Scales stated he lives in the area and knows that the majority of the truck traffic actually goes through the residential neighborhood rather than 105<sup>th</sup> Street and he was concerned about bringing additional traffic through that space. Because the frontage road was not yet complete he would prefer to leave the zoning and guiding as is.

#### **Planning Commission Recommendation**

Motion by Commissioner Scales, second by Commissioner Niemioja, to deny the request for the rezoning of a portion of the property from A, Agricultural to I-1, Limited Industry and a comprehensive plan amendment to change a portion of the property from RDR, Rural Density to LI, Light Industrial, for the property located at 10371 Inver Grove Trail.

Motion carried (9/0). This item will go to the City Council on June 27, 2016.

Ms. VanSchooten asked if there was another route they could go to achieve their goal of being able to have shop space and an office for her daughter's tree care business.

Mr. Hunting replied there were three options, including 1) rezoning the property, 2) amending the ordinance to change the uses in a particular zoning district, or 3) an interim use permit. Staff did not feel option 2 would be appropriate as it was unlikely City Council would want to allow contractor yards in the agricultural zoning district. Staff did not feel option 3 was appropriate as interim uses were intended for uses in an area that is going through a transition or will be affected by a specific event that will change the character of the neighborhood, such as the recent request for Mr. Willenbring. In this case there is no plan for the area to change.

Commissioner Niemioja asked if the event could be the completion of the frontage road.

Mr. Hunting replied at this time there is no funding or timeline for the completion of the frontage road.

Commissioner Simon asked if there was any talk of changing the guiding to limited industrial.

Mr. Hunting stated it was unlikely it would be changed but it would be up to the neighborhood to discuss that during the upcoming comprehensive plan update.

Chair Maggi advised the applicants that the City Council would be the body to ultimately make a decision regarding this request.

Mr. Hovland asked if it would help if he paid for part of the cost of repaving the road.

Commissioner Niemioja stated the concern may be what would happen if the property was sold to someone else.

Mr. Hovland advised that the land would stay in the family, and his company was very reputable and spends a lot of money in the City on fuel, supplies, plants, etc.

Chair Maggi stated that the Planning Commission's purview is land use and they do not look at financial aspects. She advised Mr. Hovland that would be a discussion for City Council.

## **OTHER BUSINESS**

### **Election of Officers**

Motion by Commissioner Wippermann, second by Commissioner Simon, to nominate Annette Maggi as Chair of the Planning Commission.

Motion carried (9/0).

Motion by Commissioner Simon, second by Commissioner Wippermann, to nominate Tony Scales as Vice-Chair of the Planning Commission.

Motion carried (9/0).

Motion by Commissioner Scales, second by Commissioner Lissarrague, to nominate Pat Simon as Secretary of the Planning Commission.

Motion carried (9/0).

The meeting was adjourned by unanimous vote at 7:45 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

## PLANNING REPORT CITY OF INVER GROVE HEIGHTS

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**REPORT DATE:** June 16, 2016      **CASE NO.:** 16-20DCA

**HEARING DATE:** June 21, 2016

**APPLICANT & PROPERTY OWNER:** Sydney & Joshua Wittmier

**REQUEST:** An Amendment to the Development Contract and Resolution to allow additional impervious surface on a residential lot

**LOCATION:** 2122 94<sup>th</sup> Court

**COMPREHENSIVE PLAN:** RDR, Rural Density Residential

**ZONING:** E-1, Estate Residential

**REVIEWING DIVISIONS:** Planning      **PREPARED BY:** Heather Botten *HJB*  
Engineering      Associate Planner

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### **BACKGROUND**

The property is located in the Shamrock Oaks development; per condition of plat approval and development contract this development is limited to a 5,000 square foot impervious surface maximum per lot. The applicant is requesting an amendment to the development contract and resolution to exceed the allowed impervious surface amount on the property to construct a new home and driveway along with extra square footage for future impervious surface improvements. The applicant is requesting 8,000 square feet of impervious surface to be allowed on the property. Staff has determined that exceeding the 5,000 square foot maximum would require an amendment to the contract and would be required to follow the same conditions as obtaining a CUP to exceed impervious surface.

Details of the impervious coverage are listed in the following chart.

	Square Feet	Allowed Impervious Coverage
Lot Size	2.55 acres (110,993 sq ft)	5,000 sq ft (4.5%)
Total impervious coverage requested		8,000 sq ft (7%)
Amount of impervious surface allowed on a same size lot in other parts of the city	2.5 acres	16,335 sq ft (15%)

### **SPECIFIC REQUEST**

An **Amendment to the Development Contract** to allow more than 5,000 square feet of impervious surface on Lot 4, Block 1 Shamrock Oaks; and

An **Amendment to Resolution** #06-61 allowing more than 5,000 square feet of impervious surface on Lot 4, Block 1 Shamrock Oaks

### **SURROUNDING USES:**

The subject site is surrounded by the following uses:

North, West, East and South - Residential; zoned E-1, estate residential; guided RDR, Rural Density Residential

### **EVALUATION OF REQUEST:**

As previously mentioned, the request should follow the same review criteria as a CUP to exceed the maximum impervious surface on the property.

### **IMPERVIOUS SURFACE CUP CRITERIA**

The zoning ordinance sets a maximum impervious surface allowed on each lot in the city based on lot size categories. Impervious surface can be increased with a conditional use permit provided the following criteria are met:

- a) A Storm Water Management System shall be constructed within the property that meets the Best Management Practices design criteria as set forth in the Northwest Area Ordinances and Storm Water Manual.
- b) The Storm Water Management System and Grading Plan (including necessary details for construction, showing proper location, material, size, and grades) shall be approved by the Engineering Division prior to ground disturbance or installation of the facility.
- c) The Storm Water Management System is considered a private system and the responsibility of maintenance is that of the owner.
- d) The design of the facility shall provide storage and treatment for the 100-year event volume as it relates to the additional impervious surface being considered with the application.
- e) A storm water facilities maintenance agreement shall be entered into between the applicant and City to address responsibilities and maintenance of the storm water system.
- f) An escrow or fee, to be determined by the City Engineer, shall be submitted to the City with the Storm Water Management System submittal. The final amount and submittal process shall be determined by the City by the time the Owners are ready to submit the Storm Water Management System and Grading Plan. Surety shall be provided to ensure construction of the system according to the plans approved by the City Engineer.
- g) The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and

functions within the assumed design parameters. A three (3) foot separation shall be maintained from seasonal high water levels and the bottom of any facility.

### ENGINEERING REVIEW

The Engineering Department has reviewed the plans and is working with the applicant on stormwater and grading requirements. The submitted plans allow for Lot 4, Block 1 to direct runoff from the additional impervious surface to the north, into a stormwater basin. A stormwater facilities maintenance agreement shall be executed by the City and property owner.

Prior to issuance of a building permit as required by the development contract, a custom grading agreement shall be prepared by the City Attorney and executed by the City and property owner. Engineering has made recommendations on conditions that are included at the end of this report. The applicant shall continue to work with the City to secure final approval of the construction plans.

### ALTERNATIVES

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

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

- Approval of the **Amendment to the Development Contract and Resolution** to allow up to 8,000 square feet of impervious surface on Lot 4, Block 1 Shamrock Oaks subject to the following conditions:
  1. A storm water facilities maintenance agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.
  2. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence.
  3. Prior to issuance of a building permit, the owner shall submit a LOC and Engineering cash escrow to ensure the improvements, grading and turf establishment occur per agreement. The escrow will be released upon verification that the storm water facility was completed per the approved plan.
  4. A Custom Grading Agreement shall be prepared by the City Attorney and executed by both the City and property owner prior to issuance of a building permit.

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

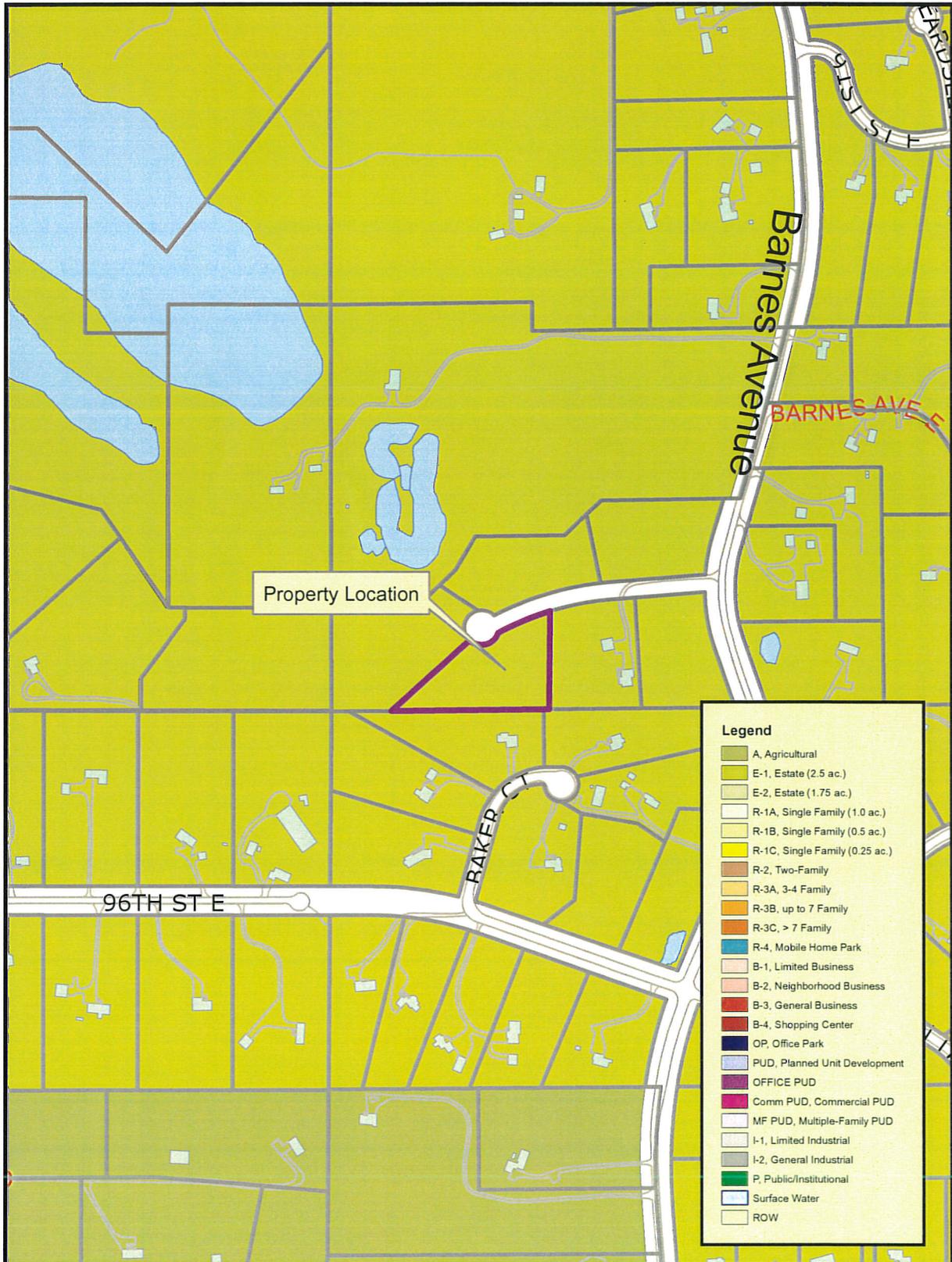
### **RECOMMENDATION**

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the amendment to the development contract and resolution to allow up to 8,000 square feet of impervious surface on Lot 4, Block 1 Shamrock Oaks.

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



# Wittmier 2122 94th Court



N  
Map not to scale

Exhibit A  
Zoning and Location Map

City of Inver Grove Heights  
8150 Barbara Avenue  
Inver Grove Heights, MN 55077

Dear City of Inver Grove Heights Planning Division:

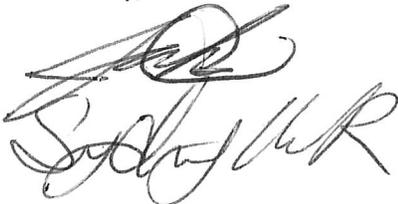
This is a request to amend the development contract for Shamrock Oaks to allow for more than 5,000 sqft of impervious surface for Lot 4, Block 1 Shamrock Oaks for the property located at 2122 94<sup>th</sup> Court East, and an amendment to resolution 06-61 approving the preliminary plat for Shamrock Oaks to allow more than 5,000 sqft of impervious surface.

Due to the existing elevations of the topography on the property, the house needs to be placed in the location shown on the plans. If the house were moved to the west, it would be in the ravine. If it were moved to the east, the slope of the hill going into the home becomes too steep. If placed closer to the street, the lot is not buildable due to the steep grade on the lot. Placing the house in the location shown on the plans requires a driveway that is much longer than normal (in order to allow for a more gradual increase on the slope of the driveway), resulting in 3,452 sqft of impervious surface for just the driveway alone. Once the house is factored in, this ultimately places us over the 5,000 sqft impervious surface requirement outlined in the plat.

Due to the topography of the lot, we have also been in contact with City Engineering regarding the 3:1 slope and driveway that is steeper than 10%. We have received verbal approval to do this pending some additional erosion control measures.

Per condition of plat approval, this development was limited to 5,000 sqft of impervious surface. Please consider our request to amend this condition to 8,000 sqft of impervious surface exceeding the allowed impervious surface to construct a new house, driveway and some extra impervious surface for future additions. Without this variance, the property does not have a practical or beneficial use.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joshua & Sydney Wittmier', written in a cursive style.

Joshua & Sydney Wittmier  
15364 Flower Way,  
Apple Valley, MN 55124

Lot 4, Block 1,  
 SHAMROCK OAKS  
 according to the recorded plat thereof  
 Dakota County, Minnesota  
 Address: 2122 94th Court E., Inver Grove Heights, Minnesota  
 House Model: Elevation:  
 Buyer: Sydney Wittmier

- Denotes service
- Denotes television box
- Denotes electric box
- Denotes telephone box
- Denotes existing elevation
- Denotes proposed elevation
- Denotes drainage flow direction
- Denotes spike
- Denotes proposed erosion control
- Denotes proposed rock construction entrance

- Construction Notes:**
1. Install rock construction entrance.
  2. Install all fence as needed for erosion control.
  3. Sidewalk shall drain away from house a minimum of 1.0%.
  4. Contractor must verify service elevation prior to construction.
  5. Contractor must verify service elevation prior to construction.
  6. Add or remove foundation ledge as required.

- General Notes:**
1. Grading plan by n/a last dated n/a was used to determine proposed elevations shown herein.
  2. This survey does not purport to show improvements or encroachments, except as shown, as surveyed by me or under my direct supervision.
  3. Proposed building dimensions shown are for horizontal location of structures on the lot only. Contact builder prior to construction for approved construction plans.
  4. No specific soils investigation has been performed on this lot by the surveyor. The suitability of soils to support the specific house proposed is not the responsibility of the surveyor.
  5. This certificate does not purport to show easements other than those shown on the recorded plat.
  6. Bearings shown are based on an assumed datum.

House elevations (Proposed) / As-built

Lowest Floor Elevation : (680.5) /

Top Of Foundation Elev. : (688.5) /

Garage Stab Elev. @ Door : (688.1) /

Lot area = 110992 SF  
 House area = 2325 SF  
 Porch area = 140 SF  
 Sidewalk area = 117 SF  
 Driveway area = 3452 SF  
 Total Impervious Area = 6034 SF  
 Impervious Coverage = 5.4%

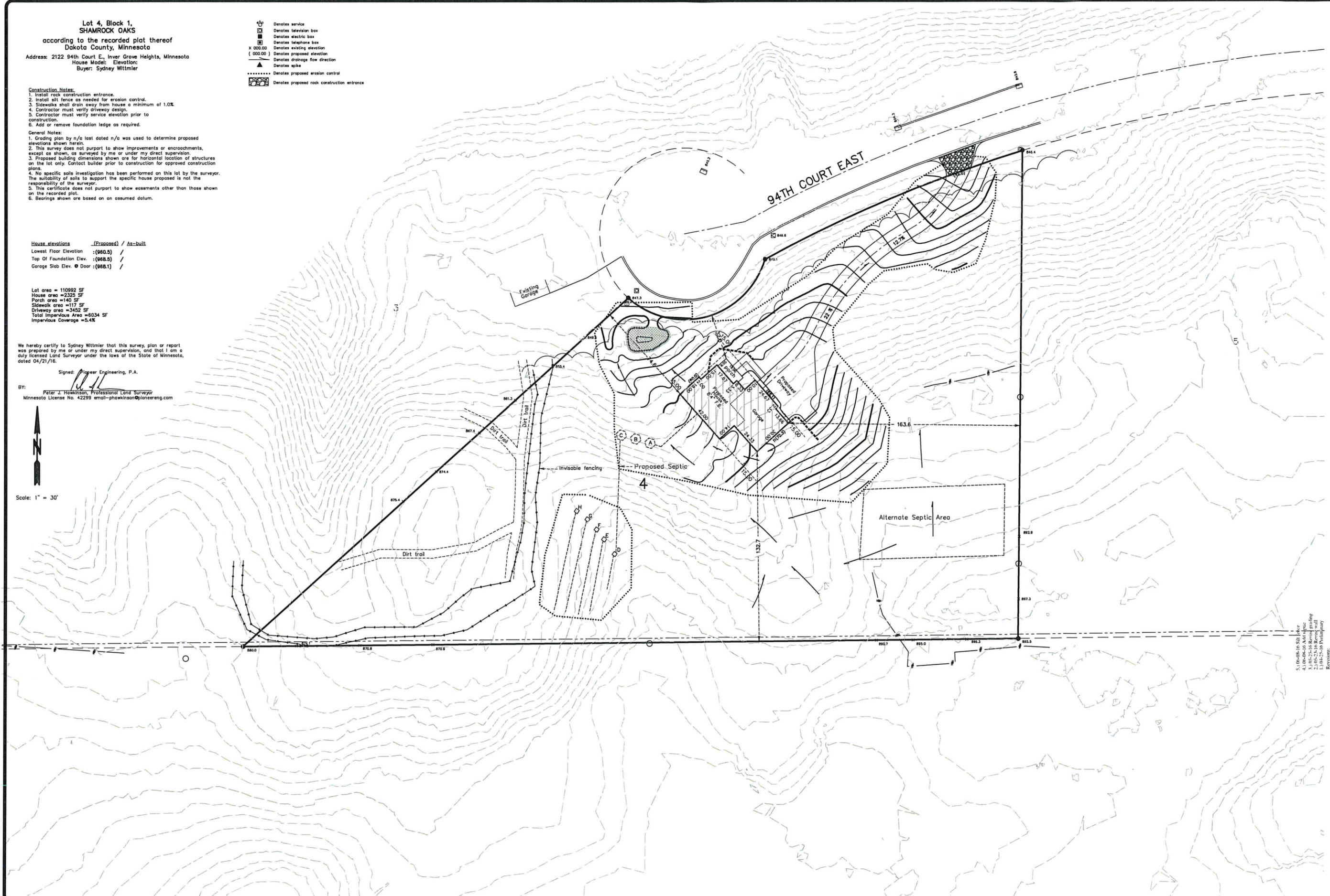
We hereby certify to Sydney Wittmier that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota, dated 04/21/16.

Signed: Pioneer Engineering, P.A.

BY: Peter J. Hawkins, Professional Land Surveyor  
 Minnesota License No. 42299 email-phawkinson@pioneereng.com



Scale: 1" = 30'



5.0 Public Site Order  
 4.0 Public Site Order  
 3.0 Public Site Order  
 2.0 Public Site Order  
 1.0 Public Site Order  
 Revisions:

Certificate of Survey/Grading  
 Plan for: Sydney Wittmier

Case File: 110999089  
 Date: 04/22/16  
 Folder #: 7940  
 Drawn by: kh

2422 Enterprise Drive  
 Inver Grove Heights, MN 55120  
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 www.pioneereng.com

**PIONEER**engineering, P.A.  
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

Sheet  
 1 of 1



## **EVALUATION OF REQUEST:**

### DNR Review:

The request was sent to the DNR for review; a response was received saying they had no comment.

### Engineering Review:

The Engineering Department has conducted a review of the plans and has been working with the applicant in regards to stormwater, grading and erosion control. The final details on the plans would be reviewed and approved by the City Engineer prior to any work commencing on the site.

A storm water agreement is required to be executed between the City and the applicant. The contract will address the necessary site improvements to insure the stormwater needs are met. The SWFMA will include annual reporting criteria on maintaining and inspecting the storm water facility.

### Variance Review Criteria:

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

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

The surrounding properties are zoned and developed residential. The request is in harmony with the intent of the comprehensive plan as the lot is being utilized as a residential lot. In respect to the use of the land, impervious surface, other setbacks and code requirements the request is in harmony with the provisions in the zoning ordinance.

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

The property has a special condition in that it is not possible to install any improvements that would meet the setback requirements. The applicant is requesting this variance in association that the proposed improvements would not extend any closer to the bluff line than the existing house.

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

The lot configuration is unique; it is not possible to construct the patio, pool and deck in compliance with the City Code. Furthermore, the applicant's request is reasonable as he is proposing to construct the improvements within the approved setback as the home.

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

One of the functions of setback requirements is to protect the river and bluff and aesthetic qualities from street and neighboring views. The DNR did not have any

concerns with the proposed request. Approving this variance would not have an impact on the views from the river or abutting properties. Staff does not believe the improvements would alter the essential character of the locality. The applicant would not be doing any tree removal and the materials used would be similar to the existing cedar decking.

5. *Economic considerations alone do not constitute an undue hardship.*  
Economic considerations do not appear to be a basis for this request.

## **ALTERNATIVES**

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

- A. **Approval.** If the Planning Commission favors the requested Variance, the Commission should recommend approval of the request with at least the following conditions:
1. The site shall be developed in substantial conformance with the plans on file with the Planning Department.
  2. A grading/erosion control plan will be required at the time of the building permit application.
  3. The applicant shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
  4. A stormwater agreement shall be required to be executed between the City and the applicant. The SWFMA will include annual reporting criteria on maintaining and inspecting the storm water facility.
- B. **Denial.** If the Planning Commission does not favor the proposed application, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

## **RECOMMENDATION**

Staff believes that the variance criterion has been met and therefore recommends approval of the request with the conditions listed in Alternative A.

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



# Pone 8336 River Road

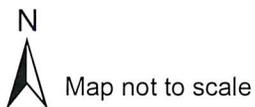
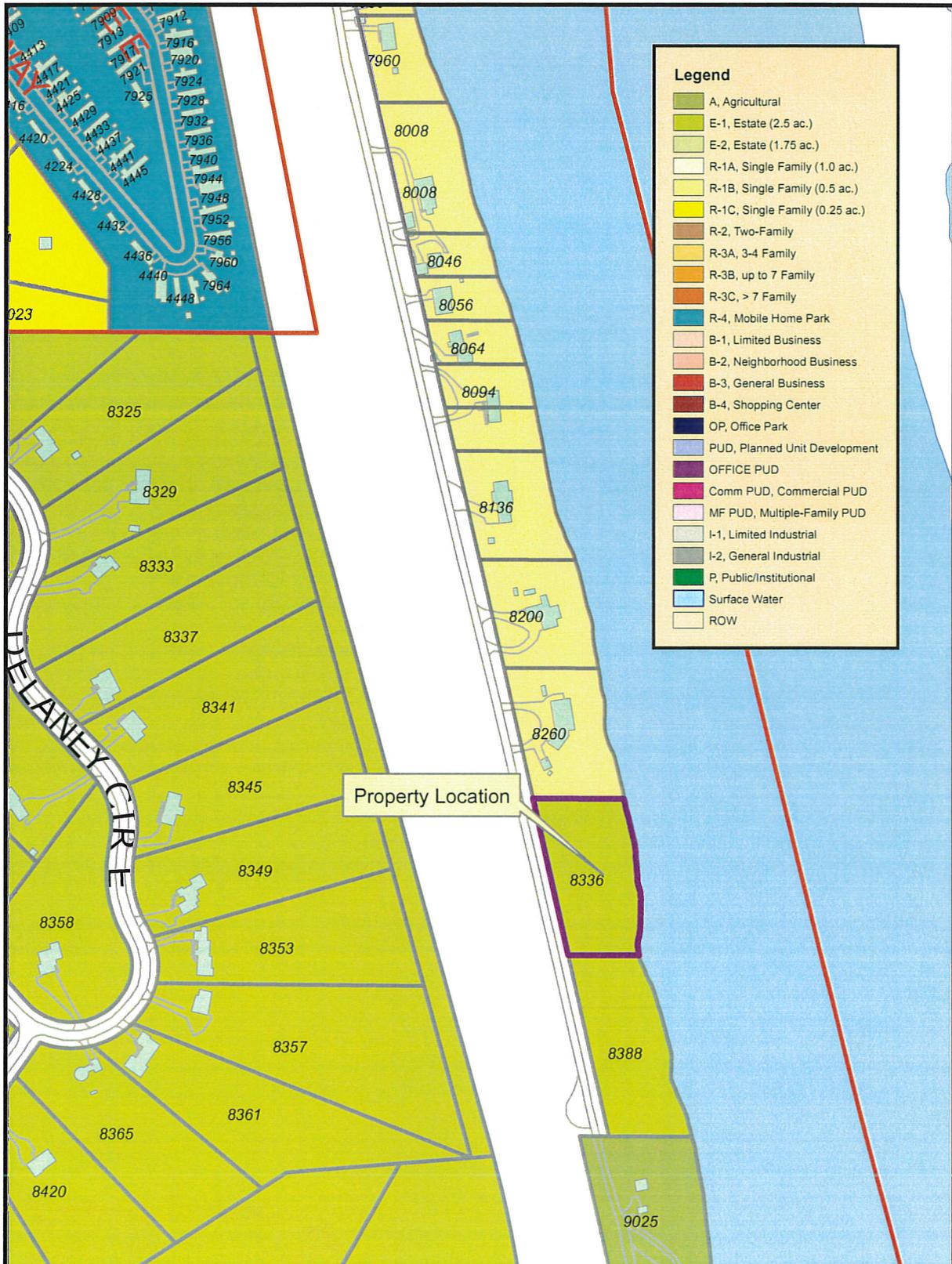


Exhibit A  
Zoning and Location Map

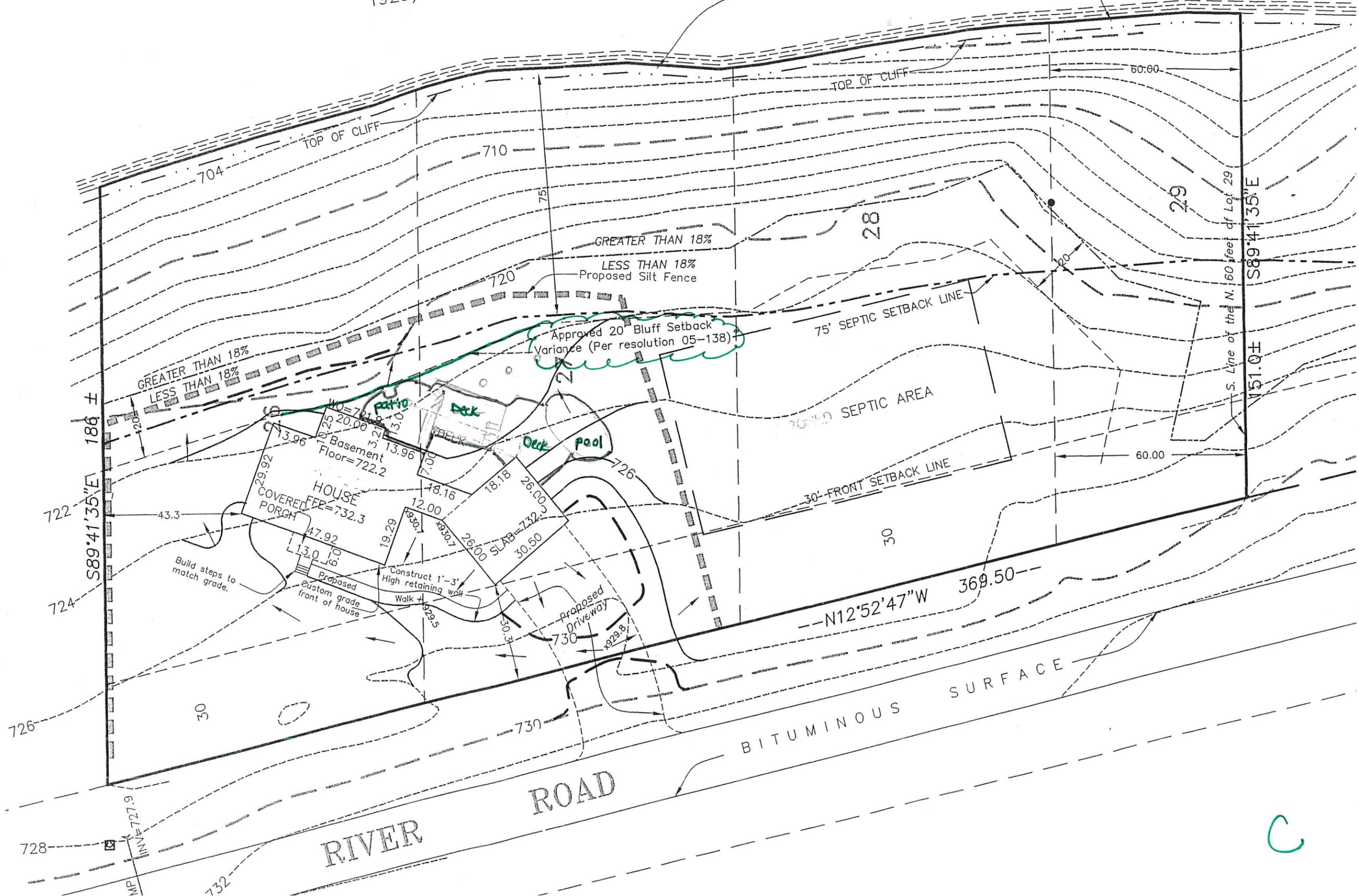
We wish to build an add-on to our existing porch and patio area on the east side of our home. The purpose is to provide access to the yard via the existing porch, additional recreational area and level access to our pool, with the possibility of a more permanent pool being built there in the future. The hardship is that the structure would infringe on a bluff line setback of 40 feet and perhaps a river setback, if it has increased from the 75 foot setback it was when the home was built. When the home was designed and constructed, it was done so utilizing a 20 foot bluff line setback, without such, much of the home itself would be non-existent. We wish to reasonably utilize the yard, and cannot do so without similar accommodation. Similar accommodation was also made approximately 7 years ago for the fence along the east property line. There are 3 abutting properties to our own, Wiplinger residence to the south, Hallishau's residence to the north and the city road to the west. None of the proposed addition would be visible from the other properties because of foliage, except the street will see the south corner of the proposed porch. The addition would not be visible from the river in summer months due to foliage and visibility during winter months would be limited because the elevation of the porch is relatively low compared to the height of the bluff and underbrush which provide a covering. We intend to use building materials that are similar in appearance to the stained cedar decking that already exists.

B

# MISSISSIPPI RIVER

Elev = 686.7 feet (NGVD 1929) 5-26-04

Normal Pool Elevation = Normal  
High Water Level = 687.3 feet



C

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

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**REPORT DATE:** June 15, 2016

**CASE NO:** 16-22V

**HEARING DATE:** June 21, 2016

**APPLICANT/PROPERTY OWNER:** City of Inver Grove Heights

**REQUEST:** A Variance from maximum fence height for netting around the Inver Wood Golf Course practice range

**LOCATION:** 1850 70<sup>th</sup> Street

**COMPREHENSIVE PLAN:** Public Open Space

**ZONING:** P, Institutional

**REVIEWING DIVISIONS:** Planning

**PREPARED BY:** Allan Hunting  
City Planner

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**BACKGROUND**

Earlier this year, the City Council approved plans for renovations and improvements at Inver Wood Golf Course. One of renovations includes improvements to the existing practice driving range. There is currently 25 foot high netting surrounding the perimeter of the range. This netting would be replaced with new 50 foot tall netting. The project is described further in the letter from Eric Carlson, Park and Recreation Director, which is attached to this report.

The netting would fall under the definition of "fence" as it is a "partition erected as a divider, marker or barrier". Fences have a maximum height allowance of seven feet. The netting requires a variance from maximum height.

**EVALUATION OF THE REQUEST**

The following land uses, zoning districts, and comprehensive plan designations surround the practice driving range area which is at the corner of 70<sup>th</sup> Street and Babcock Trail:

North - City owned open space; zoned P; guided Public Open Space

East - Residential; zoned R-1C and R-3C; guided MDR, LDR

West - Golf course; zoned P; guided Public Open Space

South - Commercial; zoned A1; guided LDR

**VARIANCE REVIEW**

The existing netting around the practice range would be replaced with 50 foot tall netting in the same location. A history of the current 25 foot tall netting is not clear and it is unknown if a variance was approved at the time the netting was first installed in the early 1990's.

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

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

The general purpose of the fencing requirement is to allow for partitions to act as barriers either interior to the land or along a perimeter or boundary. The height limitation was established to limit, yet provide a reasonable height to accomplish the intent of the fence or partition. In this case, the netting is designed to be a barrier from golf balls traveling beyond the boundaries or property lines of the course. The netting would be a customary improvement used in a practice range to protect the general public. The golf course practice range would be consistent with the uses found in the public open space category.

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

The netting is being proposed to protect the general public from golf balls traveling beyond the boundary of the practice area. The additional height is necessary to block the path of golf balls which travel a high distance and at significant speeds.

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

When first constructed, the layout of the practice range provided ample area for golf balls to travel safely within the boundary. The advent of technology over the years has allowed golfers to hit balls further than before and further than the typical distance hit when the golf course was originally built. There is limited space to make improvements and therefore additional height of the netting is necessary for safety.

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

The practice range has been in existence since the early 1990's with 25 foot tall netting. The 50 foot tall netting will be in the same location, so there would be no expected change to the character or use of this portion of the golf course property. The essential character of the neighborhood would not appear to be changed.

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

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

## **ALTERNATIVES**

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

- Approval of a **Variance** to allow for 50 foot tall netting surrounding the Inver Wood Golf Course practice range subject to the following conditions:
  1. The site shall be developed in substantial conformance with the Practice Range Renovation Plan dated July 23, 2016 plans on file with the Planning Division except as modified herein.

Practical difficulty: The additional height is necessary to block the path of golf balls to protect the general public. There is limited space on the property to make improvements and therefore additional height of netting is necessary for safety.

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

### **RECOMMENDATION**

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of variance as presented.

Attachments: Exhibit A -Location Map  
Exhibit B - Narrative  
Exhibit C- Practice Range Renovation Plan



# Location Map

## Case No. 16-22V





City of Inver Grove Heights  
Parks and Recreation Department  
*"Discover the Opportunities"*

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8055 Barbara Avenue • Inver Grove Heights, MN 55077 • Phone 651-450-2585 • Fax 651-450-2490 • [www.invergroveheights.org](http://www.invergroveheights.org)

May 2016

Inver Grove Heights City Council  
Inver Grove Heights Planning Commission

The Inver Grove Heights Park and Recreation Department is seeking a variance to construct approximately 1,700 lineal feet of 50' and approximately 500 feet of 25' high protective netting system around the driving range at the Inver Wood Golf Course located at 1850 – 70<sup>th</sup> St., Inver Grove Heights, MN 55077.

The Inver Wood Golf Course is an 18-hole Championship and 9-hole Executive municipal course that opened for business in 1992 and is host to approximately 50,000 rounds of golf annually. The City Council approved a \$2,400,000 golf course improvement project earlier this year that includes the replacement of the irrigation system, reconstruction of all bunkers, and improvements to the driving range. All of the improvements are designed to improve customer service, increase public safety, and speed up the golf course playability.

Currently, Inver Wood has a 40-station driving range in the NE corner of the property. The driving range is approximately 11 acres in size and immediately abuts 70<sup>th</sup> St to the north, Babcock Trail to the east, residential to the southeast, and the golf course itself to the south and west. Approximately 1,600 lineal feet of 25' protective netting and approximately 650' lineal feet of 12' high chain link fencing exists on the driving range today.

With the advancement in golf equipment technology, the existing driving range has become too short for some of our golfers and we increasingly find golf balls leaving the driving range. Based on the location of the driving range, the options to correct the circumstances are limited. To remedy the situation, the Park and Recreation Department proposes to do the following:

- Move the driving range tee box approximately 100' to the west into the existing parking lot and improving the ability to keep balls within the defined driving range area effectively enlarging the length of the range
- Lower the tee box area approximately 2' in elevation which will change the ball flight angle, and improve the ability to keep balls within the defined driving range area
- Install approximately 1,700 lineal feet of 50' tall protective netting and improving the ability to keep balls within the defined driving range area
- Install approximately 500 lineal feet of 25' tall protective netting and improving the ability to keep balls within the defined driving range area

The City has supported the municipal golf operation at Inver Wood for the last 24 years and the course is consistent with the spirit and intent of the City's Comprehensive Plan. The practical difficulty that has been created by the increase in golf equipment technology is not a situation created by the operation of the Inver Wood Driving Range. Given the location of existing roadways, there is a responsibility to provide protection from errant golf balls, and taking the steps outlined above which include the height increase of the protective netting should address most situations. It is believed that increasing the height of the protective netting will not adversely impact the character of the neighborhood nor will it affect the supply of light and air to adjacent properties. It will only help to make the golf course a better neighbor and viable recreational amenity in the City of Inver Grove Heights.

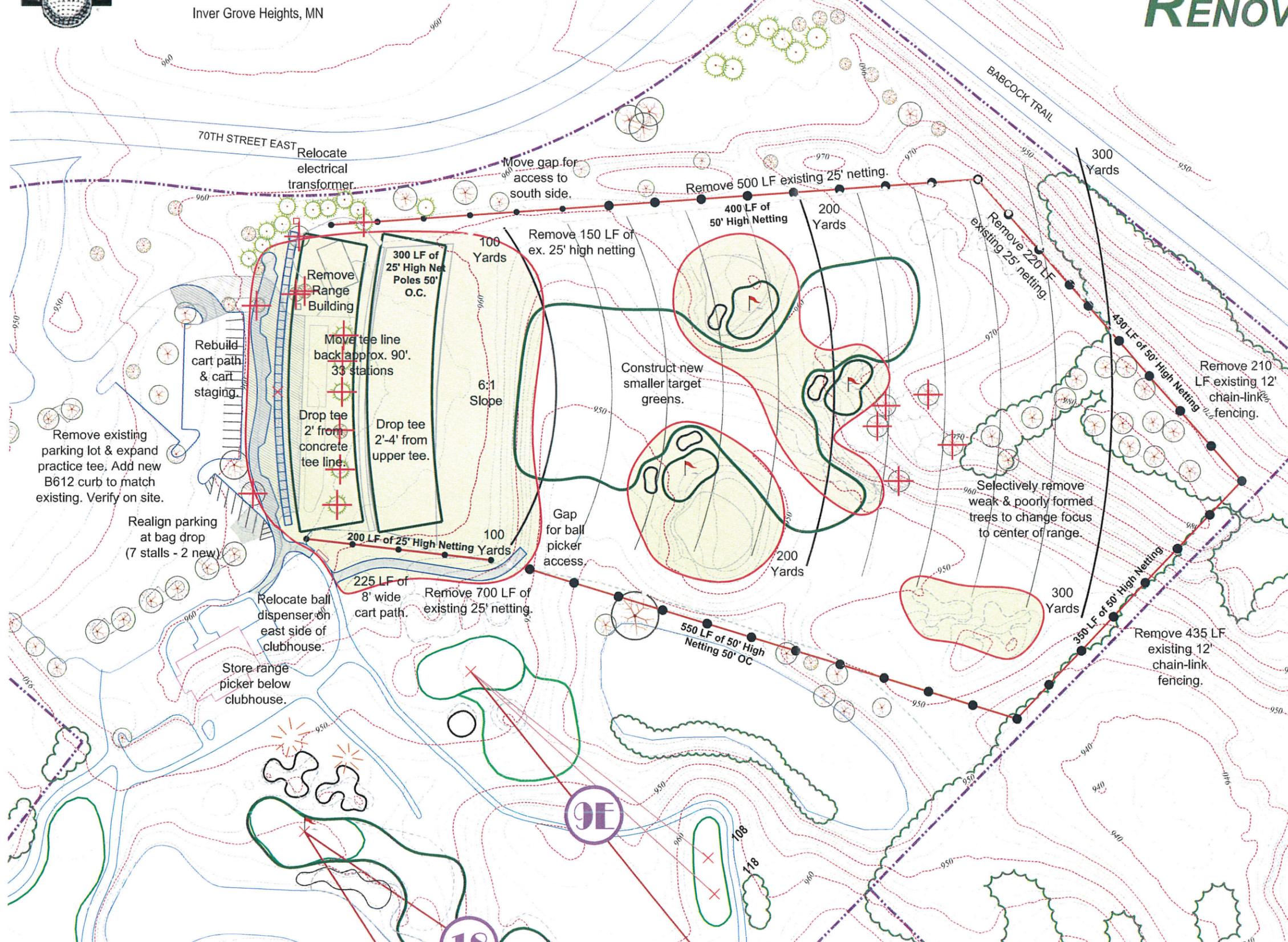
The City Council's and Planning Commission's support for this variance is respectfully requested. Questions or concerns can be addressed to Parks & Recreation Director, Eric Carlson, 651.450.2587 or via email at [ecarlson@invergroveheights.org](mailto:ecarlson@invergroveheights.org).



# INVER WOOD GOLF COURSE

Inver Grove Heights, MN

# PRACTICE RANGE RENOVATION PLAN



Parks & Recreation Director:  
Eric Carlson



Golf Course Manager:  
Matt Moynihan

Golf Course Superintendent:  
Joel Metz

Golf Course Architect:  
HERFORD NORBY



100 East Second Street, Suite 200  
Chaska, MN 55318  
(952) 361-0644

email: gothorby@earthlink.net; web: herfordnorby.com



July 23, 2015

Revisions:  
01/23/15: Herford Norby - Final plan & construction package  
02/03/15: Inver Grove Heights - Review of plan  
02/03/15: Inver Grove Heights - Review of plan  
02/03/15: Inver Grove Heights - Review of plan



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

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**REPORT DATE:** June 16, 2016

**CASE NO:** 16-26X

**HEARING DATE:** June 21, 2016

**APPLICANT:** City of Inver Grove Heights



**PROPERTY OWNER:** Becky Austing

**REQUEST:** Review Potential Property Acquisition for Consistency with the Comprehensive Plan

**LOCATION:** 6900 and 6910 Dixie Avenue

**COMPREHENSIVE PLAN:** I-1, Light Industrial

**ZONING:** I-1, Limited Industrial

**REVIEWING DIVISIONS:** Planning  
City Attorney's Office

**PREPARED BY:** Thomas J. Link  
Comm. Dev. Dir.

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**BACKGROUND**

Becky Austing, owner of 6900 and 6910 Dixie Avenue, approached the City and expressed an interest in selling her single-family residential property. The Inver Grove Heights Economic Development Authority (EDA) will be considering the acquisition on July 11. The Planning Commission is to consider making a recommendation on the consistency of the acquisitions with the Comprehensive Plan.

**EVALUATION OF THE REQUEST**

In accordance with Minnesota Statutes, the Planning Commission must review the municipal acquisition and sale of properties for consistency with the Comprehensive Plan. Specifically, State Statute Chapter 462.356, Subd. 2, states "no publicly owned interest in real property within the municipality shall be acquired or disposed of...until after the planning agency (Planning Commission) has reviewed the proposed acquisition or disposal...and reported its findings as to the compliance of the proposed acquisition or disposal with the Comprehensive municipal plan."

The Comprehensive Plan has several statements attesting to the importance of economic development and the role of the Economic Development Authority (EDA). One of the EDA's major economic development activities is the redevelopment of the Concord Boulevard Neighborhood. The plan states that the City should "support redevelopment efforts for the

Concord Neighborhood” and should “encourage or facilitate redevelopment and reinvestment along the corridor”.

The City’s redevelopment efforts date back to 1998 when the City Council adopted the Concord Neighborhood Plan. This neighborhood plan is reflected in the current Comprehensive Plan which states:

“Redevelopment of the Concord Boulevard corridor is an important future improvement that will support the significant investment in Heritage Park and the reconstruction of Concord Boulevard and provide an important critical mass that helps sustain commercial development in Inver Grove Heights. Future redevelopment will also take advantage of the Mississippi River Regional Trail Corridor connecting Inver Grove Heights with regional destinations.”

The Comprehensive Plan was refined when the City adopted the Concord Boulevard Neighborhood Plan and Design Guidelines in December, 2012. Those documents identified four redevelopment areas, one of which is along the west side of Dickman Trail. The property that the EDA is considering acquiring is located in this redevelopment site. The Neighborhood Plan and Design Guidelines state that the Dickman Trail area could be redeveloped as light industrial or residential. Light industrial is defined as “light manufacturing, goods movement and wholesale trade.” The residential concept could include a mixture of single-family, townhomes, and market rate rental apartments.

The acquisition of this property, from a willing seller, would be consistent with the Comprehensive Plan. The properties lie in one of the areas selected by the City for redevelopment efforts. If acquired, the EDA would remove the structures and, at some future undefined time, sell the properties for redevelopment as light industrial or residential. The acquisition would eventually lead to redevelopment, as stated in the Concord Boulevard Neighborhood Plan and Design Guidelines. The acquisitions would align with the City’s general economic development goals and the redevelopment plans of the Concord Neighborhood.

## **ALTERNATIVES**

The Planning Commission has the following actions available for the request:

- A. **Approval**. If the Planning Commission finds the request acceptable, it should recommend that the acquisition of the properties by the Inver Grove Heights EDA is in compliance with the Comprehensive Plan.
- B. **Denial**. If the Planning Commission does not find the proposed acquisitions consistent with the Comprehensive Plan, it should recommend denial with findings provided to support that denial.

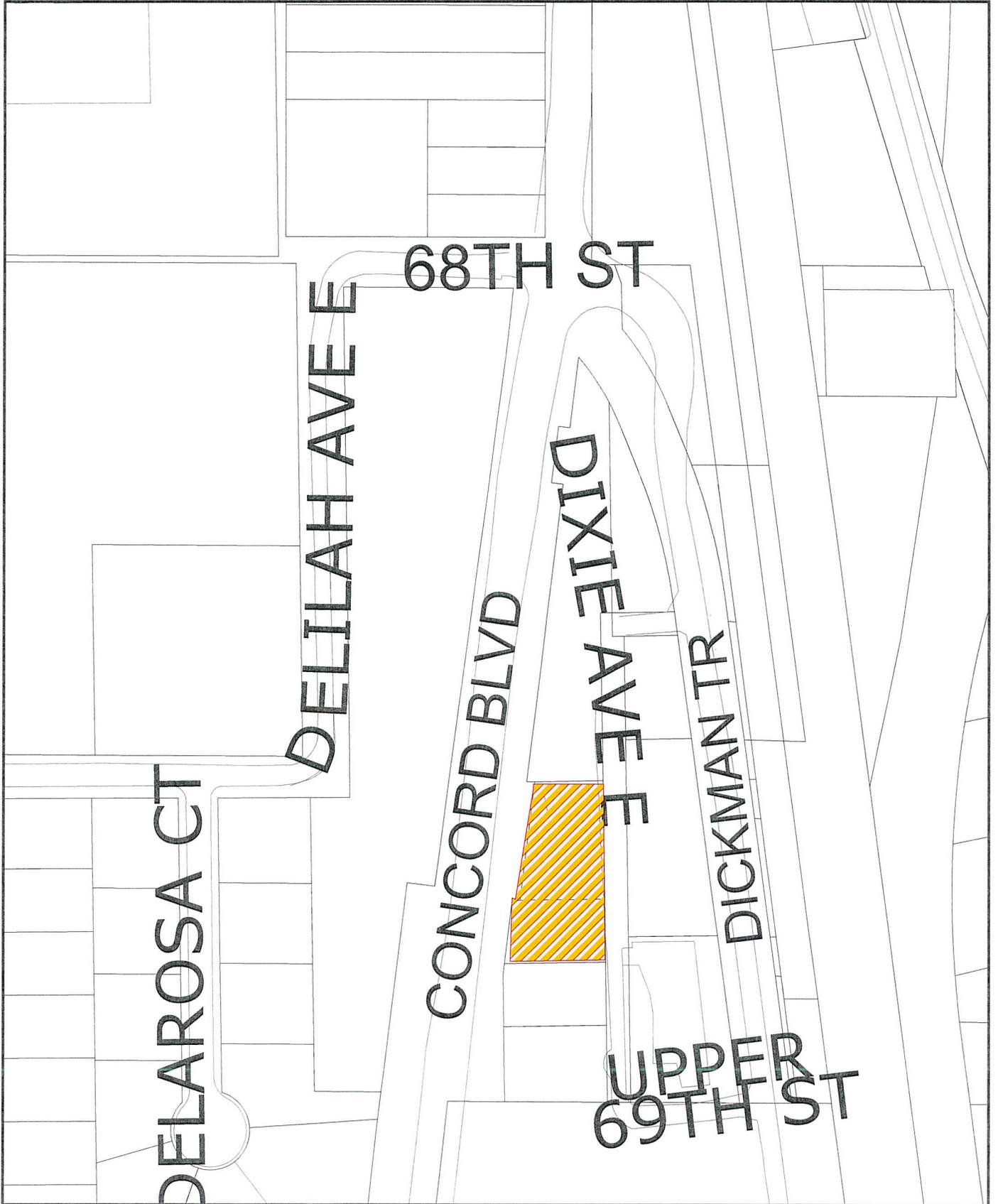
**RECOMMENDATION**

Staff recommends approval of the request to find the acquisition of the property at 6900 and 6910 Dixie Avenue consistent with the Inver Grove Heights Comprehensive Plan.

Enc: Location Map  
Comprehensive Plan Map  
Excerpts from Concord Boulevard Neighborhood Plan and Design Guidelines

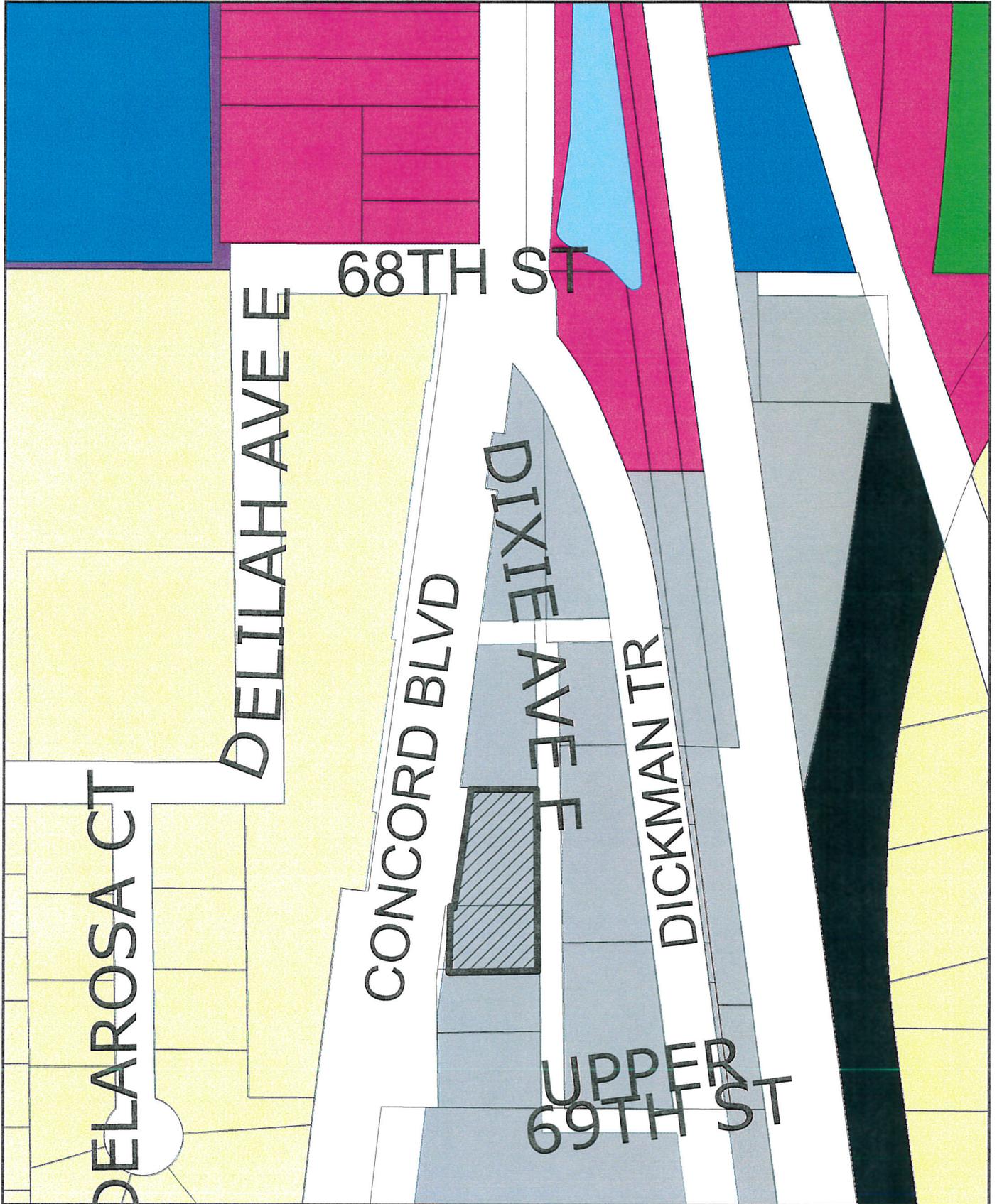


# LOCATION MAP AUSTING PARCELS





# COMPREHENSIVE PLAN MAP AUSTING PARCELS



## 2. Land Use

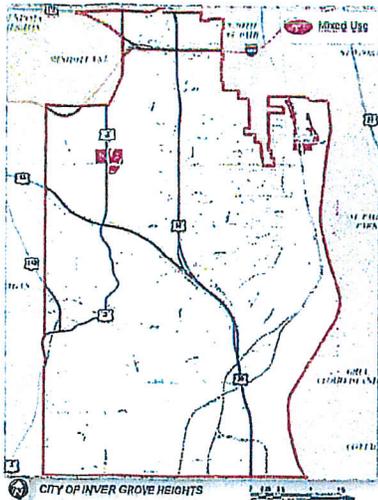


Figure 2.6: Mixed Uses

### Mixed Use Assumptions

In order to establish development projections, mixed use areas are assumed to be approximately 2/3 residential and 1/3 commercial. Residential density would be at a minimum of 12 units per acre in mixed use areas.

### Mixed Use (MU)

Mixed use areas consist of lots or parcels that contain a mix of retail and service commercial, office, institutional, higher density residential, public uses and/or park and recreation uses, organized in a pedestrian friendly environment (see Figure 2.6: Mixed Uses).

Robert Street and 70th Street West: The Comprehensive Plan designates the area at the intersection of South Robert Trail and 70th Street West as mixed use. The vision for this area is to establish a neighborhood hub that integrates higher density residential uses with neighborhood commercial services. In recent years, there has been an increased interest in creating development patterns that capture historic urban qualities and land use relationships. This movement was originally known as "new urbanism" and is now generally known as "traditional neighborhood design" or TND. The mixed use area in Inver Grove Heights has the potential to be developed utilizing some of these design principles. The development pattern is expected to have a pedestrian orientation rather than a sole focus on vehicular movement. The opportunity exists to integrate a variety of land uses making neighborhood commercial areas truly accessible to the surrounding residential neighborhood both due to the close proximity of the uses and a pedestrian sidewalk or trail system that provides direct linkages. Also of long term consideration is the notion of "Transit Oriented Development" or TOD, which encourages mixed use as a means of supporting transit service because of its ability to generate transit users who both arrive and depart from a particular node (see inset TOD.) Developed in this manner, the mixed use area in Inver Grove Heights has the potential to become an attractive amenity for both the northwest area and the community as a whole.

Concord Boulevard: Another area of mixed use is the Concord Boulevard Corridor (generally north of 70th Street.). The idea for mixed use along the Concord Boulevard Corridor is to encourage or facilitate redevelopment and reinvestment along the corridor in a way that helps traffic flow by controlling access, encourages an attractive street frontage as a gateway corridor to the City and allows flexibility in the use of lands along the corridor as business or residential uses. This pattern of use current exists along the corridor. A redevelopment plan was prepared for the Concord Boulevard area, which was adopted by the City in 1998. The plan addressed a number of issues including:

- Land use patterns
- The role of the Mississippi River levee
- Housing

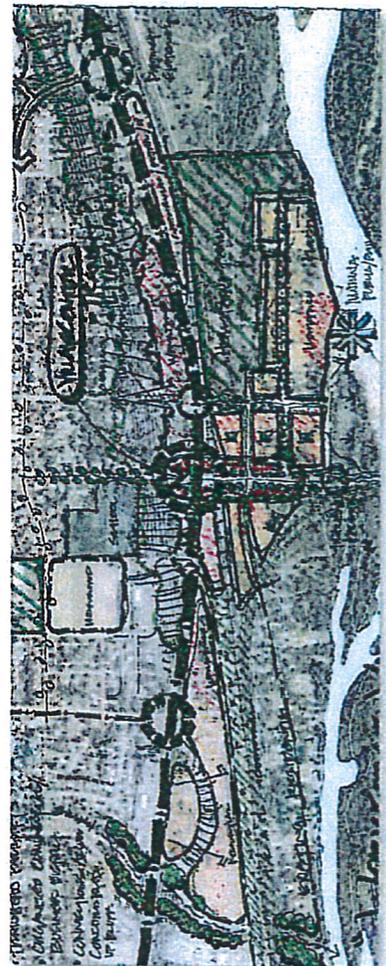
## 2. Land Use

- Businesses
- The river bridge
- Public recreation

The plan includes a set of detailed policies to direct future redevelopment efforts. The land use recommendations from the adopted Concord Boulevard Redevelopment Plan were directly incorporated into the Future Land Use Plan of the Inver Grove Heights Comprehensive Plan. This plan will continue to serve as a policy guide.

As Concord Boulevard improvements are implemented over the next few years, redevelopment proposals will likely be brought forward by property owners and developers interested in the corridor. The guiding principles for the Concord Boulevard Corridor are as follows:

1. Direct access to the corridor should be reduced and limited over time. Access should be via side streets, alleyways and in limited cases directly via shared drives.
2. Future development in the corridor may be either vertically mixed uses (i.e. residential or office over retail) or horizontally mixed uses. Redevelopment of individual parcels should be designed as part of a master planned area to avoid conflicts with existing adjacent landuses.
3. Commercial or business uses should be located around key intersections at 66th and 63rd Street and should be designed to utilize on street parking on side streets (not on Concord Boulevard) and shared off-street parking.
4. Commercial or office uses located along the corridor between key intersections should be designed to blend in with residential building characteristics and not require significant off street parking.
5. Residential uses occurring along the corridor should have porches that front on Concord Boulevard with yards that provide separation between the street and the residential structure.
6. Sidewalks should separate residential uses from the street and provide connectivity to area amenities and attractions such as Heritage Park and the Mississippi River.
7. Higher density residential uses should be supported not only as a means to redevelopment but as a means of intensifying the corridor to support commercial uses, provide a labor force and take advantage of public improvements such as Heritage Park.
8. Design features should consider building height in relationship to the bluff area and the Mississippi River.



A concept for Concord Boulevard explores the idea of mixed use along the corridor with commercial focused at key nodes. This concept takes advantage of the improvements with Heritage Park and the potential connections to the Mississippi River.

## 2. Land Use

Redevelopment of the Concord Boulevard corridor is an important future improvement that will support the significant investment in Heritage Park and reconstruction of Concord Boulevard and provide an important critical mass that helps sustain commercial development in Inver Grove Heights. Future redevelopment will also take advantage of the Mississippi River Regional Trail Corridor connecting Inver Grove Heights with regional destinations.

### **Mixed Use Area Policies**

1. Provide a unique mix of commercial, residential, public and related uses in a pedestrian friendly environment.
2. Provide a flexible land use tool that supports redevelopment while minimizing the creation of non-conforming uses.
3. Enact zoning modifications necessary to facilitate a mixed use development pattern that includes small, neighborhood scale structures and design features.
4. Provide walkway and trail linkages to other public recreational facilities in the area.
5. Encourage consistent design standards that serve as a framework for both public and private improvements addressing streets, lighting, landscaping, building materials and building placements.
6. Limit commercial uses to those that provide neighborhood and convenience goods and services.

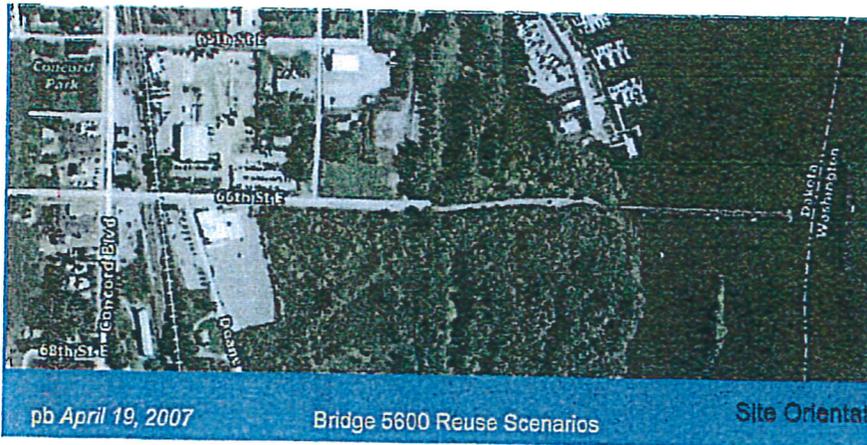
### **Industrial Office Park (IOP)**

Industrial office park includes lots or parcels containing warehousing, storage and light industrial uses with associated office functions (see Figure 2.7: Industrial Uses). Industrial office park developments are usually designed in a unified manner and feature landscaped open areas and roadway edges, consistent lighting, and entry monumentation. The future land use plan identifies a number of IOP parcels along Highway 55 and 55/52.

### **Industrial Office Park Area Policies**

1. Provide opportunities for new industrial development and expanded employment opportunities in Inver Grove Heights.
2. Provide attractive, planned environments as means to induce employers to locate within the City.
3. Enact standards for industrial developments that are in keeping with the need to improve the appearance and character of industrial properties.
4. Provide public services and infrastructure in keeping with the needs of

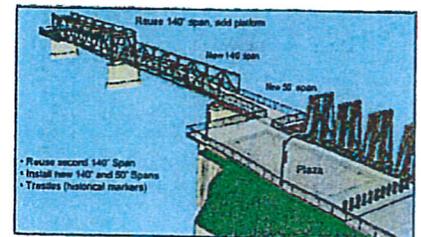
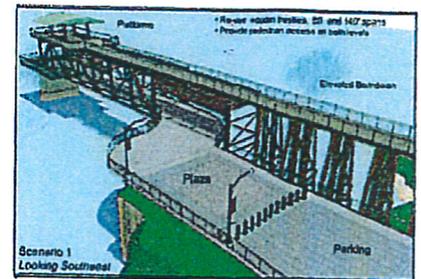
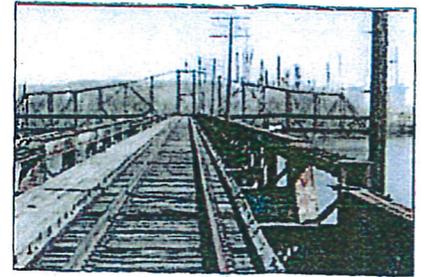
## 9. Critical Area Plan



could provide educational opportunities to the community at large. A combination of funding from the Park and Recreation Department and Macalister College as well as staff time could be used initially to implement this project.

### Project #4

Continue to support redevelopment efforts for the Concord Neighborhood. In 1998, the City adopted a redevelopment plan for the Concord Neighborhood, which has the highest concentration of older structures in the community. More recently, Dakota County has begun constructing upgrades to the roadway. The City should actively participate in planning redevelopment efforts that respect the goals and policies of the Critical Area Plan. Continued redevelopment planning in this corridor should seek to enhance the value of Heritage Park improvements and foster economic vibrancy and connectivity with the river corridor.



A photo of Bridge 5600 (top) and two alternative design concepts that were evaluated in 2007 for reuse of Bridge 5600 as a scenic overlook.

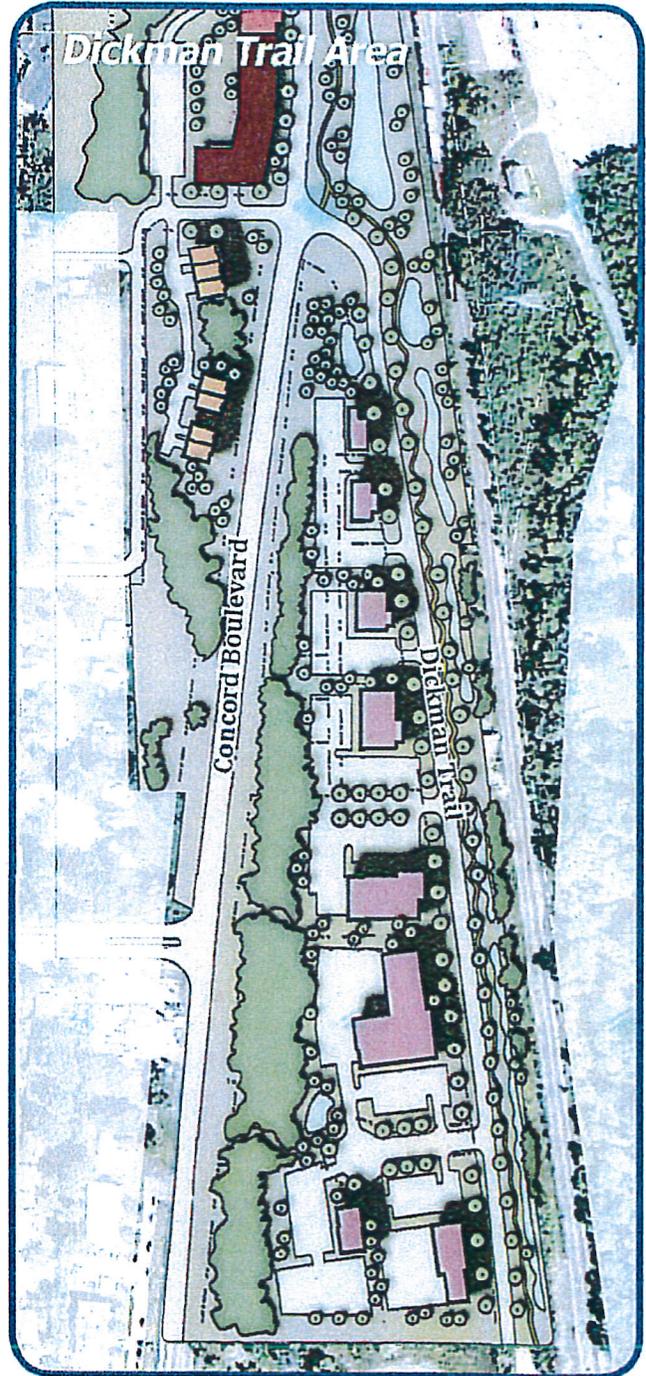
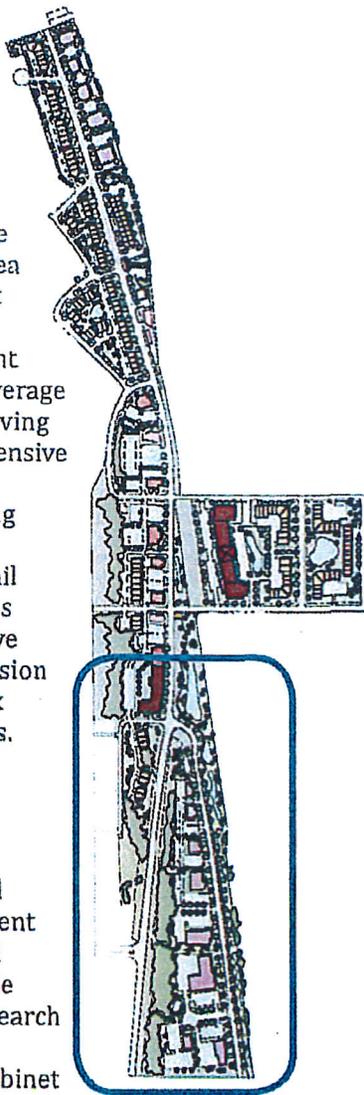
# PREFERRED MASTER PLAN

## DICKMAN TRAIL:

### BUSINESS PARK

The area south of 68<sup>th</sup> Street along Dickman Trail is an area with a wide mix of uses. Many of the uses are heavy industry that generates significant truck traffic, noise and dust issues.

The longevity of some of these uses was questioned through the stakeholder engagement process. A limited number of single family homes are scattered throughout the site. The plan for this area suggests redevelopment over time that would intensify the employment density and building coverage of business uses and moving away from more site intensive uses to more building intensive uses. Increasing job density in the area will further support retail and professional services and could be an attractive opportunity given the vision for Heritage Village Park and other improvements. Opportunities to better utilize the land area within this district can be explored through replatting of the site and reconfiguring development parcels. Uses envisioned in this area might include light manufacturing, research and design, technology companies, assembly, cabinet makers or other light industry.



Please note: portions of the plan have been slightly modified from the original plan. All changes were made to the original plan by the City of Inver Grove Heights.

# **PREFERRED MASTER PLAN**

## **PROJECT #3 68TH STREET AND CONCORD MIXED USE AREA**

The node on the northwest quadrant of 68th and Concord Boulevard includes a mix of single family homes and vacant lots. Some of these parcels are already owned by the City of Inver Grove Heights, acquired over the years to remove problem properties. Some of the homes sit on deep lots, which when combined create a feasible re-development project. This project will require the assembly of remaining parcels, re-platting and detailed site design. The project could then be marketed for a higher density housing project (owner or renter occupied) or a mixed use project with commercial on the ground floor and residential or office on upper floors.

## **PROJECT #4 NORTH CONCORD RESIDENTIAL**

This project includes redevelopment of the single family homes on the west side of Concord Boulevard between Upper 61st Street to Dawn Way. A number of these properties have been rumored to be available for sale and could be acquired over time to provide a reasonable sized development parcel. This project presents an opportunity to eliminate individual driveway access points, to enhance the street front of Concord and to intensify the density of the area further supporting commercial and recreational uses in the district. The project would require acquisition of single family homes. Due to the number of homes to acquire, this project may be a longer term project.

## **PROJECT #5 DICKMAN TRAIL BUSINESS PARK**

The triangle of industrial and single family homes south of the intersection of Dickman Trail and Concord Boulevard presents an economic development opportunity. Redevelopment of the site would eliminate conflicting land uses and would better utilize available land and infrastructure resources. Extension of this concept further to the south to include areas currently used for outside storage and salvage should be explored as part of master planning this

project area. Redevelopment of this area will include master planning, site acquisition, utility extensions, environmental investigation and clean-up and re-platting.

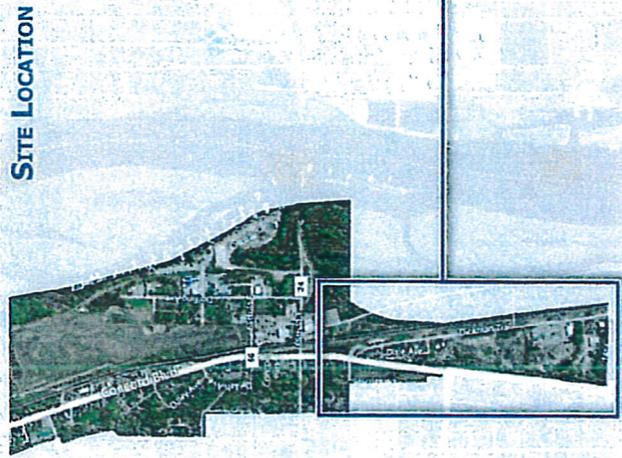
## **PROJECT #6 LIVE/WORK ON CONCORD**

The site between Upper 61st Path and Delilah Ave on the east side of Concord Boulevard is identified as a site for a concept defined as Live/Work. The site currently is occupied by a refuse hauler, a sandblasting operation and an auto repair business. Redevelopment of the site will make for better use of the land and infrastructure. City and /or developer actions that would be required for this project would include acquisition and relocation of existing businesses, environmental investigation and remediation, re-platting and site design.

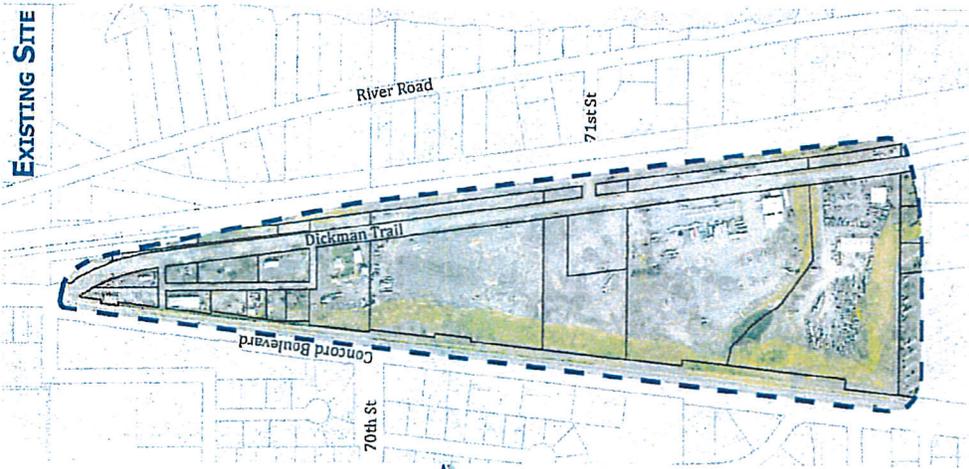
## **PROJECT #7 NORTH CONCORD COMMERCIAL**

This project refers to the commercial users north of Upper 61st Path on the east side of Concord. The project area is represented by three separate property owners. Redevelopment of these areas could occur as a whole or separately on an individual basis. It would not require assembly of all the properties in order to proceed. The City's role in this project may best be suited to acting as a facilitator while working in close collaboration with the property owners so that when properties come up for sale, the City can help in securing the right user for redeveloping the site.

**CONCORD BOULEVARD NEIGHBORHOOD  
CATALYST SITE: DICKMAN TRAIL - INDUSTRY**



**SITE LOCATION**



**EXISTING SITE**



**EXISTING CONDITIONS**

<b>PROJECT SUMMARY - NORTH</b>	
Site Area	14.75 ac. - 9.1 ac Buildable
Intended Use	Office Flex / Light Industrial
SF	90,000 SF
Density	.24 Floor to Area Ratio (of buildable)

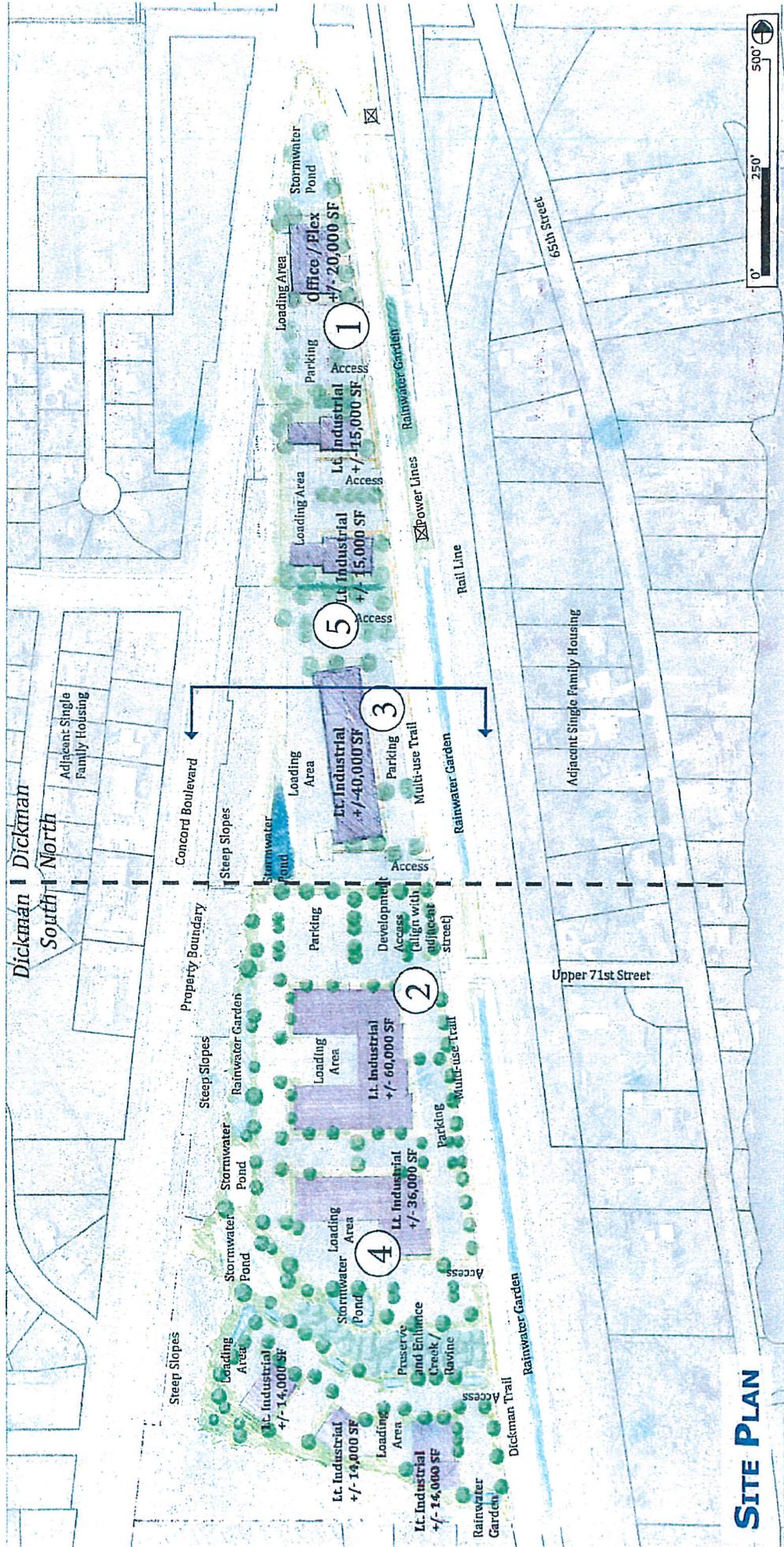
<b>PROJECT SUMMARY - SOUTH</b>	
Site Area	25.6 ac. - 15.5 ac Buildable
Intended Use	Office Flex / Light Industrial
SF	138,000 SF
Density	.20 Floor to Area Ratio (of buildable)

### Dickman Industrial Park (South)

- Multi-Tenant Light Industrial (60,000 Sq. Ft.)
- Multi-Tenant Light Industrial (36,000 Sq. Ft.)
- (3) 1 acre Light Industrial Sites (+/- 14,000 Sq. Ft. for each site)

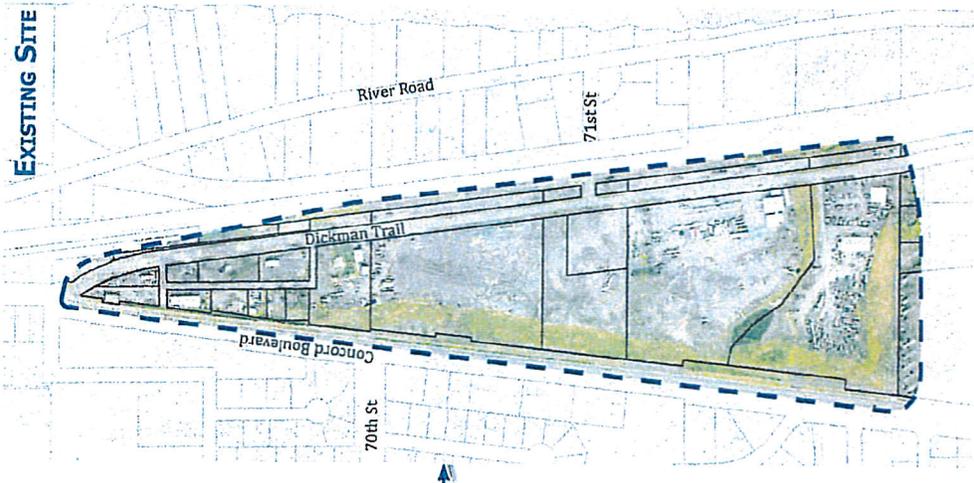
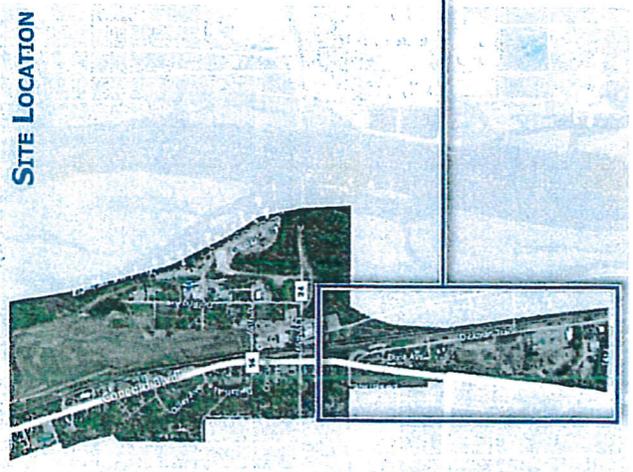
### Dickman Industrial Park (North)

- 2 story Office / Flex (20,000 Sq. Ft.)
- (2) 1 Acre Light Industrial Sites (+/- 30,000 Sq. Ft.)
- Multi-Tenant Light Industrial (40,000 Sq. Ft.)



**SITE PLAN**

**CONCORD BOULEVARD NEIGHBORHOOD**  
**CATALYST SITE: DICKMAN TRAIL - RESIDENTIAL**



**SITE SUMMARY - NORTH**

Site Area	14.75 ac. - 9.1 ac Buildable
Intended Use	Townhomes, High Density Residential
Units	72 Townhomes, 66 High Density Residential
Density	15 Dwelling Units / Acre (of buildable)

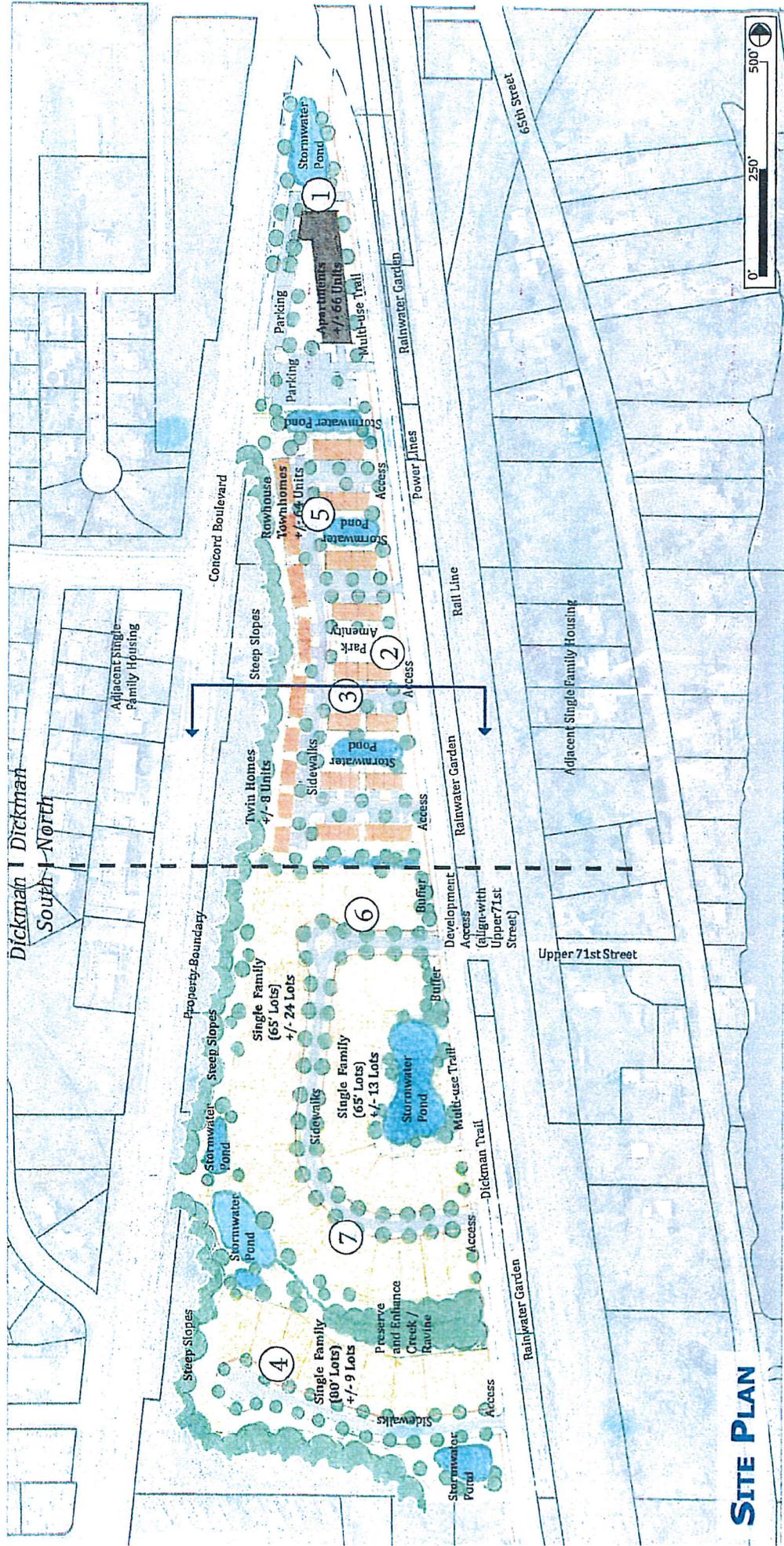
**SITE SUMMARY - SOUTH**

Site Area	25.6 ac. - 15.5 ac Buildable
Intended Use	Single Family Residential
Units	46 Single Family Residential
Density	3 Dwelling Units / Acre (of buildable)

**EXISTING CONDITIONS**

- Dickman Residential (South)**
- +/- 9 Single Family Lots at 80' width
  - +/- 37 Single Family Lots at 65' width

- Dickman Residential (North)**
- 3 story Market Rate Rental Apartments (66 Units)
  - Underground Parking
  - Owner Occupied Townhomes (72 Units)



**SITE PLAN**