

**REMINDER:**

**THE NEXT PLANNING  
COMMISSION MEETING  
WILL BE HELD ON  
WEDNESDAY, AUGUST 3  
RATHER THAN  
AUGUST 2 DUE TO  
NATIONAL NIGHT OUT**

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

**WEDNESDAY, AUGUST 3, 2016 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**
2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR JULY19, 2016**
3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

**3.01 CLASSIC CONSTRUCTION, INC - CASE NO.16-28C**

Consider a **Conditional Use Permit** to exceed the maximum height allowance for a pole in the I-2 zoning district. This request is for the property located at 11015 Clark Road.

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

**3.02 SARJU IGH, LLC - CASE NO.16-33PRC**

Consider the following requests for the property located at 5448 Robert Street:

- a) **Major site plan** approval to construct a four-story hotel

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

- b) **Conditional Use Permit** to exceed the impervious surface in the shoreland district.

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

- c) **Conditional Use Permit** to exceed the maximum height allowance in the B-3 district.

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

- d) **Variance** for the parking lot to encroach within the front setback.

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

4. **OTHER BUSINESS**

5. **ADJOURN**

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, July 19, 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: Elizabeth Niemioja  
Pat Simon  
Tony Scales  
Armando Lissarrague  
Joan Robertson  
Dennis Wippermann  
Luke Therrien  
Annette Maggi  
Jonathan Weber

Commissioners Absent:

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

### **APPROVAL OF MINUTES**

The July 5, 2016 Planning Commission minutes were approved as submitted.

### **CALATLANTIC GROUP, INC. – CASE NO. 16-24PUD**

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is requesting final plat approval for the Blackstone Ponds 2<sup>nd</sup> Addition and final development plan approval for the 2<sup>nd</sup> and 3<sup>rd</sup> phases of Blackstone Ponds. The plans are consistent with the preliminary plans and they have satisfied the conditions of approval. The Fire Marshal is comfortable with the proposed location of the fire access which will be constructed with the third phase. Staff recommends approval of the final PUD development plans for Blackstone Ponds 2<sup>nd</sup> and 3<sup>rd</sup> Addition and the final plat for the 2<sup>nd</sup> Addition, with the conditions listed in the report.

Commissioner Simon asked for clarification on whether the public notice included final plat approval for Blackstone Ponds 3<sup>rd</sup> Addition.

Mr. Hunting replied that final plats require no public notice.

Commissioner Weber noted there were no parks within a 5-6 mile radius of this neighborhood and asked if the Parks Department looked at that when reviewing the request.

Chair Maggi responded that prior to Commissioner Weber being appointed the Planning Commission had a lengthy discussion regarding their desire for a tot lot, etc. The Park and Recreation Director gave a presentation to the Planning Commission explaining their overall strategy for the City in regard to parks and their desire to focus on larger parks that are more accessible, etc. rather than neighborhood tot lots.

#### **Planning Commission Recommendation**

Motion by Commissioner Scales, second by Commissioner Lissarrague, to approve the request for

final plat approval for the Blackstone Ponds 2<sup>nd</sup> Addition and final PUD development plan approval for the 2<sup>nd</sup> and 3<sup>rd</sup> phases of Blackstone Ponds.

Motion carried (9/0). This item goes to the City Council on August 22, 2016.

### **CALATLANTIC GROUP, INC. – CASE NO. 16-32PUD**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final PUD amendment to the Blackstone Ponds subdivision to allow one building complex with a 15 foot front yard setback whereas 20 feet is required, for the property located on the north side of 70<sup>th</sup> Street at Archer Trail. 5 notices were mailed.

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant has submitted a request for an amended preliminary PUD development plan and final PUD for Blackstone Ponds 1<sup>st</sup> Addition. The amendment includes a flexibility request to reduce the front yard setback for one block of homes from 20 feet to 15 feet due to the physical construction of boulder retaining walls on the back side of the units. Because the boulder retaining wall around the infiltration basin takes up more physical space than anticipated the top of the wall ends up northerly five feet of where drawn on the plans. To make up the reduced building area behind the units, the applicant is requesting to be able to move the units five feet closer to Archer Trail than allowed by ordinance. The driveways would still be approximately 28 feet long which provides ample room for parking. Staff recommends approval of the request.

Chair Maggi asked if there was a rear yard setback requirement for these townhomes.

Mr. Hunting replied there were no internal setbacks for the townhomes; just from the perimeter property line.

Chair Maggi asked if moving the townhomes forward five feet would significantly impact the impervious surface.

Mr. Hunting replied it would actually reduce the impervious surface due to the driveway length being shortened by five feet.

Commissioner Simon stated they would also be removing five feet from the back yard.

Mr. Hunting stated typically retaining walls were not included in the impervious surface calculation.

Chair Maggi stated they would still be shortening the lot across the six units by five feet because the boulders were taking up more space.

Mr. Hunting responded that the wall was still the same size; the boulders just ended up being more northerly.

Commissioner Weber stated the five feet that was lost in the front was gained back in the rear yard.

Chair Maggi asked if the lots were technically smaller because of the boulder movement.

Commissioner Scales replied the lots would be the same size; the wall was just taking up more

space on the lot.

Chair Maggi asked if the buildable space had decreased.

Commissioner Niemioja asked what was on the other side of the wall.

Mr. Hunting replied that it drops down to a stormwater pond.

Commissioner Niemioja stated it did not seem like a workable yard.

Commissioner Scales stated the lot size would remain the same; the wall was just more on the lot than it would have been.

Chair Maggi asked if staff was saying that technically the boulder retaining wall was considered pervious surface.

Mr. Hunting replied the wall was likely calculated in as some impervious; however, the other departments did not have any concern of this creating pervious or stormwater issues.

Commissioner Therrien commented that by moving the units forward they would not be losing any land behind the units and they would actually be reducing the impervious surface because of the shortened driveways.

Chair Maggi stated it was the technicality of what is being considered lot size and what is being looked at as impervious surface.

Commissioner Wippermann asked if any consideration was given to eliminating the decks or changing the configuration of the units in order to maintain the 20 foot front yard setback.

Mr. Hunting replied there was some discussion of that; however, ultimately their proposal was to retain the same unit size.

Commissioner Wippermann asked for clarification that another alternative could have been considered.

Mr. Hunting replied in the affirmative.

Commissioner Scales questioned whether the applicant could have used a different material for the retaining wall that did not take up as much room.

Commissioner Robertson was concerned that the wall was not built according to the approved plan and did not want to set a precedent where developers make an error and then come to the City asking for an amendment.

Commissioner Simon stated one of the conditions of approval states that no other structures can be built outside the individual townhome lot; however, they are being asked to move the units.

Mr. Hunting replied they would still be within the actual townhome lot.

Commissioner Simon stated in her mind this was no different than a variance request. The applicants received flexibility concessions with their original approval and now they were coming back asking for more.

Commissioner Lissarrague asked if a situation like this had occurred in the past where a variance was requested for a townhome builder.

Commissioner Simon replied she was aware of a similar situation for a single-family home, but not for a townhome.

Commissioner Therrien asked how tall the wall was.

Mr. Hunting replied approximately 13 feet.

Commissioner Robertson pointed out that the top of the boulders were in line with the elevation of the townhouse land.

Commissioner Therrien questioned whether the boulder wall was constructed in the location indicated on the plan or was it moved five feet forward. He advised they may have moved it to provide a sufficient foundation around the pond.

Commissioner Scales stated even though he was torn, he would support the request as he understood why the builder would not want to move the wall or construct townhomes without decks.

Commissioner Weber asked if a safety railing was required on retaining walls of a certain height.

Mr. Hunting replied he was not aware of any ordinance that dictated a railing on top of a retaining wall.

Commissioner Simon advised that Mr. Deanovic originally stated they were going to install a four foot fence at the top of the wall.

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

Tracey Rust, CalAtlantic, 7599 Anagram Drive, Eden Prairie, advised she was available to ask any questions.

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

Ms. Rust replied in the affirmative. She stated the wall was unintentionally put in the wrong location and they could have constructed the wall out of a different material; however, they think the boulders are beautiful and fit with the area. She advised they want to retain the decks rather than having a patio door leading out to nothing, and that the Homeowners Association would be responsible for maintaining the wall.

Chair Maggi asked how large the townhomes would be.

Ms. Rust could not recall the exact size but believed they would be just over 2,000 square feet.

Chair Maggi asked Ms. Rust to address Commissioner Wippermann's question about the possibility of changing the size or configuration of the townhome units.

Ms. Rust replied that as soon as they were made aware of the error they discussed how they could best resolve the issue. Moving the units forward five feet seemed to be the best option. She questioned where they would take the square footage out of the buildings if they tried to make them smaller.

Commissioner Lissarrague asked what size the decks were proposed to be.

Commissioner Therrien replied that the plan showed them being 15' x 8', with the one in the corner being 8' x 8'.

Ms. Rust stated 8 feet was a very small deck and it would not make sense to reduce the deck to less than that.

Commissioner Niemioja advised that, if this were approved, they may be able to expand the one 8' x 8' corner deck.

Commissioner Robertson asked what homeowners would be looking at from the proposed decks.

Ms. Rust replied that some units would see green space and others would see the boulder wall.

Commissioner Robertson questioned whether the green space for each of the units was reduced because the boulders were built closer to the townhomes.

Ms. Rust replied not for every unit. She advised that if individuals walked out the first floor they would be underneath the deck looking at 8 feet of green space and then the retaining wall.

Commissioner Scales stated that if the buildings were moved five feet forward everything would remain the same as was originally proposed on the back side.

Ms. Rust stated there was enough space within the buildable space for the buildings to shift.

Joe Vogel, 6963 Arkansas Avenue, stated the elevation for this area was raised 25-30 feet from the original grade and he assumed this request would move forward since the wall was already built and the utilities were stubbed in. He questioned whether this PUD amendment was the same as a variance.

Mr. Hunting replied that it was somewhat similar in that they were asking to reduce one of the requirements of the code.

Mr. Vogel advised that previously the neighboring property owner asked for a variance to build a deck closer to the lake and it was denied; this neighbor had requested to be 75 feet from the lake and now a retaining wall was built only 25 feet from the lake.

Chair Maggi asked staff to address a plan amendment versus a variance.

Mr. Hunting explained that because this is in a PUD they are asking for a PUD amendment for flexibility from the minimum front yard setback requirement. If this was not in a PUD this would be a variance request. PUD amendments need to show some rationale but are not held to a practical difficulty as are variances.

Mr. Vogel stated most variances are denied, the only hardship for this request seemed to be based on financial factors, questioned whether existing units were actually 20 feet from the retaining wall, and was concerned about a 15 foot front setback. He asked if the City owned the abutting property.

Mr. Hunting replied in the affirmative.

Mr. Vogel asked if there was a setback from City property.

Mr. Hunting replied it was part of the overall PUD plan so there were no separate setback requirements.

Mr. Vogel asked if the right-of-way was included in what staff considered 'ample' parking.

Mr. Hunting replied in the affirmative.

Commissioner Lissarrague asked Mr. Vogel if he was opposed to the request.

Mr. Vogel replied that it sets a bad precedent, especially since many people with much more of a hardship have been denied in the past.

Chair Maggi closed the public hearing.

### **Planning Commission Discussion**

Commissioner Niemioja stated her main concern was that the applicant did not provide any creative solutions other than to ask that the units be moved forward five feet, nor did the applicant explain why the possible solutions mentioned today would not work. She felt the applicant did not bring enough information to show they had looked at other possibilities.

Commissioner Therrien asked what the disadvantage to the City would be of moving the units forward five feet.

Chair Maggi replied one disadvantage is the aesthetic of the City and what neighborhoods would begin to look like if everyone was allowed reduced setbacks.

Commissioner Therrien stated they were asking for reduced setbacks for only a small portion of the development, they were not losing any pervious surface, and that sometimes there are issues when building on a mass scale such as this.

Commissioner Wippermann stated this is a good example of why he has historically been opposed to the shrinking setbacks that have occurred in the last couple of years and the cramming in of houses and townhomes; there is no leeway within the standard guidelines to correct any issues that may arise. He was opposed to the request and concerned about setting a precedent.

Commissioner Therrien stated we have to be willing to work with our citizens and the people who bring housing development to our City.

Commissioner Scales stated asking the builder to move the wall is not something he would consider, reducing the units by five feet would likely make the townhomes unsellable, and he would support the request as the error was unintentional and moving the units forward five feet would not affect the pervious surface.

Commissioner Robertson stated the builder has acknowledged there was an error in construction and she would be voting against the request knowing that it creates some challenges. She stated the City loses consistency every time a change like this is granted, it sets a precedent, and makes it difficult for people who buy or build because they do not know where the City stands.

Chair Maggi stated the Northwest Area has challenging topography and developers are going to try to add more and more units; we do not have the leeway for that if we do not build in that tolerance at the beginning.

Commissioner Lissarrague stated he would be voting against this because of the precedent it would set and the fact that the builder has other options they can bring to City Council.

Commissioner Niemioja stated they could perhaps table the request to allow the applicant to come back with more information regarding the issue.

**Planning Commission Recommendation**

Motion by Commissioner Scales, second by Commissioner Therrien, to approve the request for a preliminary and final PUD amendment to the Blackstone Ponds subdivision to allow one building complex with a 15 foot front yard setback whereas 20 feet is required, for the property located on the north side of 70<sup>th</sup> Street at Archer Trail.

Motion failed (3/6 – Maggi, Niemioja, Wippermann, Robertson, Simon, and Lissarrague).

Motion by Commissioner Wippermann, second by Commissioner Simon, to deny the request for a preliminary and final PUD amendment to the Blackstone Ponds subdivision to allow one building complex with a 15 foot front yard setback whereas 20 feet is required, for the property located on the north side of 70<sup>th</sup> Street at Archer Trail.

Motion carried (6/3 – Therrien, Weber, and Scales). This item goes to the City Council on July 25, 2016.

**CITY OF INVER GROVE HEIGHTS – CASE NO. 16-31ZA**

**Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment relating to Temporary Family Health Care Dwellings, codified at Minn. Statute 462.3593, allowing local governments to “opt out” of those regulations. No notices were mailed.

**Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that in May of this year the Governor signed into law regulations that allow landowners to place mobile residential dwellings on their property to serve as a temporary family health care dwelling specifically for those with mental and physical disabilities. That statute also allows cities to opt out of the new regulations by adopting an ordinance with such effect by September 1, 2016. Unless a city opts out, temporary family health care dwellings become a mandatory permitted use. The units would be limited to no more than 300 square feet in size, cannot be on a permanent foundation, must have water and electricity connection (which could be as simple as an extension cord and garden hose), proof must be provided for septic system management, the units must be on the property of either the caregiver or relative, units must comply with all structure setbacks, they are limited to one occupant who is mentally or physically impaired, and they require a permit from the local government which is valid for a period of six months with the ability to extend that one time for an additional six months. Some of the requirements raise questions about medical confidentiality and public information (i.e. health care insurance information, physician certification of mental or physical impairment, neighbor notification, etc.). Temporary healthcare dwellings cannot be placed on the front driveway and would then have to be placed in a side or rear yard. It would be difficult for such a dwelling to meet setback requirements and it also would be difficult to maneuver the pickup truck that brings these units in. The buildings would also not have to meet State building, electrical, or plumbing codes. The City's police and fire chief are not in support of these units and recommend that Council opt out. The City recently adopted an ordinance allowing accessory dwelling units (ADU's) and staff feels this ordinance does a better job of providing the same opportunities. Staff recommends the City adopt the opt out ordinance.

Commissioner Niemioja asked if staff knew of any cities choosing to adopt the temporary family healthcare dwelling regulations.

Mr. Hunting replied that a planner from another community has been tracking cities throughout the State and found the majority are opting out. One city chose to include it because their lots are so small that it would be unlikely anyone could fit a healthcare dwelling on it. He advised that communities must accept the statute in its entirety and cannot opt out of certain regulations.

Commissioner Scales asked who would enforce the temporary healthcare dwelling ordinance.

Mr. Hunting replied enforcement would be passed down to the City.

Commissioner Therrien asked why a temporary healthcare unit could not be put in a driveway.

Mr. Hunting replied that the units have to meet all local government setback requirements. Most homes in the City are built at a 30 foot setback which is the minimum.

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

There was no public testimony.

#### **Planning Commission Discussion**

Commissioner Therrien asked how the public was made aware of this meeting.

Mr. Hunting replied that all required public notices are published in the official local paper, the *Southwest Review*.

Commissioner Therrien advised that he does not receive that paper and asked if a notice regarding these healthcare dwellings should have been included in the City's *Insights* newsletter.

Mr. Hunting replied that the *Insights* newsletter only goes out periodically and the State did not give cities enough time to address this. He advised that residents could subscribe to the *Southwest Review*.

Commissioner Simon stated that the *Southwest Review* was also available at libraries, City Hall, etc.

Commissioner Therrien questioned whether everyone in the City was aware that the newspapers were free.

Chair Maggi added that the agendas are also available on the City's website.

Commissioner Therrien stated that the younger generation does not always read newspapers and he was not sure if they had heard from all the residents as many were likely not aware of it.

Commissioner Niemioja asked staff to provide a summary of the ADU ordinance.

Mr. Hunting explained that homeowners were allowed to have an ADU inside their home. The code also allows an ADU in a detached structure as long as it meets the ordinance requirements. ADU's can be as large as 1,000 square feet versus the 300 square feet allowed for a temporary healthcare dwelling.

Commissioner Simon asked if a permit was needed for an ADU.

Mr. Hunting replied in the affirmative.

Chair Maggi asked if the Housing Committee had reviewed the temporary healthcare dwelling ordinance.

Mr. Hunting replied that it had not because they had not had any meetings in the short timeframe the City was given.

**Planning Commission Recommendation**

Motion by Commissioner Niemioja, second by Commissioner Wippermann, that the City adopt an 'opt out' ordinance relating to Temporary Family Health Care Dwellings, codified as Minn. Statute 462.3593, allowing local governments to "opt out" of those regulations.

Motion carried (8/1 - Therrien). This item goes to the City Council on July 25, 2016.

**OTHER BUSINESS**

Mr. Hunting advised that the next Planning Commission meeting will be Wednesday, August 3 rather than August 2 due to National Night Out.

The meeting was adjourned by unanimous vote at 8:04 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

**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 27, 2016

**CASE NO:** 16-28C

**HEARING DATE:** August 3, 2016

**APPLICANT:** Classic Construction, Inc

**PROPERTY OWNER:** Lighthouse Holdings

**REQUEST:** Conditional Use Permit to exceed the maximum height allowance for a pole.

**LOCATION:** 11015 Clark Road

**COMPREHENSIVE PLAN:** GI, General Industrial

**ZONING:** I-2, General Industry and IRM, Integrated Resource Management Overlay District

**REVIEWING DIVISIONS:** Planning

**PREPARED BY:** Heather Botten  
Associate Planner 

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**BACKGROUND**

The applicant is requesting a Conditional Use Permit to install a 70 foot high flagpole for a 20' x 30' American flag on the new site for North American Trailer. Section 10-5-8 of the city code states: *Height limitations set forth elsewhere in this title shall be increased 50% when applied to church spires, towers, monuments, poles, smokestacks and similar structures. Heights in excess of those allowed in this title shall be permitted only by conditional use permit granted by resolution of the City Council determining that such structure would not be dangerous and would not adversely affect adjoining or adjacent property*

City Code allows a 67.5 flag pole on the property (the maximum building height in the I-2 zoning district is 45', increase by 50% = 67.5'). City code does not regulate the size or number of American flags on a property. The applicant has stated they would like the flag pole at 70' to give the American flag prominence above the buildings and visibility from the highway.

**EVALUATION OF THE REQUEST**

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

- North Contractors yard; zoned I-2; guided GI
- East Contractors yard; zoned I-2; guided GI
- West Landfill; zoned I-2; guided GI
- South Vacant, industrial development; zoned I-2; guided GI

Conditional Use Permit (CUP)

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

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

*The proposed property improvements are consistent with the goals, policies, and plans of the Comprehensive Plan. Flag poles are a permitted use in all zoning districts.*

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

*City Code allows poles in the I-2 district to be 67.5' in height. The code also conditionally permits poles to be higher than what is allowed as long as it does not adversely affect adjoining or adjacent property. Staff does not believe the 2.5 additional feet of height will adversely affect abutting properties.*

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

*The code allows a 67.5 foot flag pole; approving a 70' pole would not have a detrimental effect on public improvements in the vicinity of the project.*

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

*The proposed request does not appear to have any negative impacts to the area.*

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

- i. Aesthetics/exterior appearance

*The proposed height of the flag pole would be higher than other signs, flag poles, and buildings in the area. The flag size is similar to the "Perkins" flags that have been flying for years at their restaurants.*

- ii. Noise

*N/A*

- iii. Fencing, landscaping and buffering

*N/A*

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

emergency access, fire lanes, hydrants, and other fire and building code requirements.

*The proposed location of the flag pole meets the city setback requirements and does not have an impact on lot coverage, parking spaces, or utilities.*

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

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

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

*This use would not have any negative effects on the environment.*

## **ALTERNATIVES**

- A. **Approval:** If the Planning Commission finds the application acceptable, the following request should be recommended for approval:
  - Approval of a **Conditional Use Permit** to allow an 70' high flag pole whereas 67.5' is the maximum height allowed subject to the following conditions:
    1. The site shall be developed in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.
    2. No additional pennants, banners, or advertisements shall be displayed on or attached to the flag pole.
- 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.

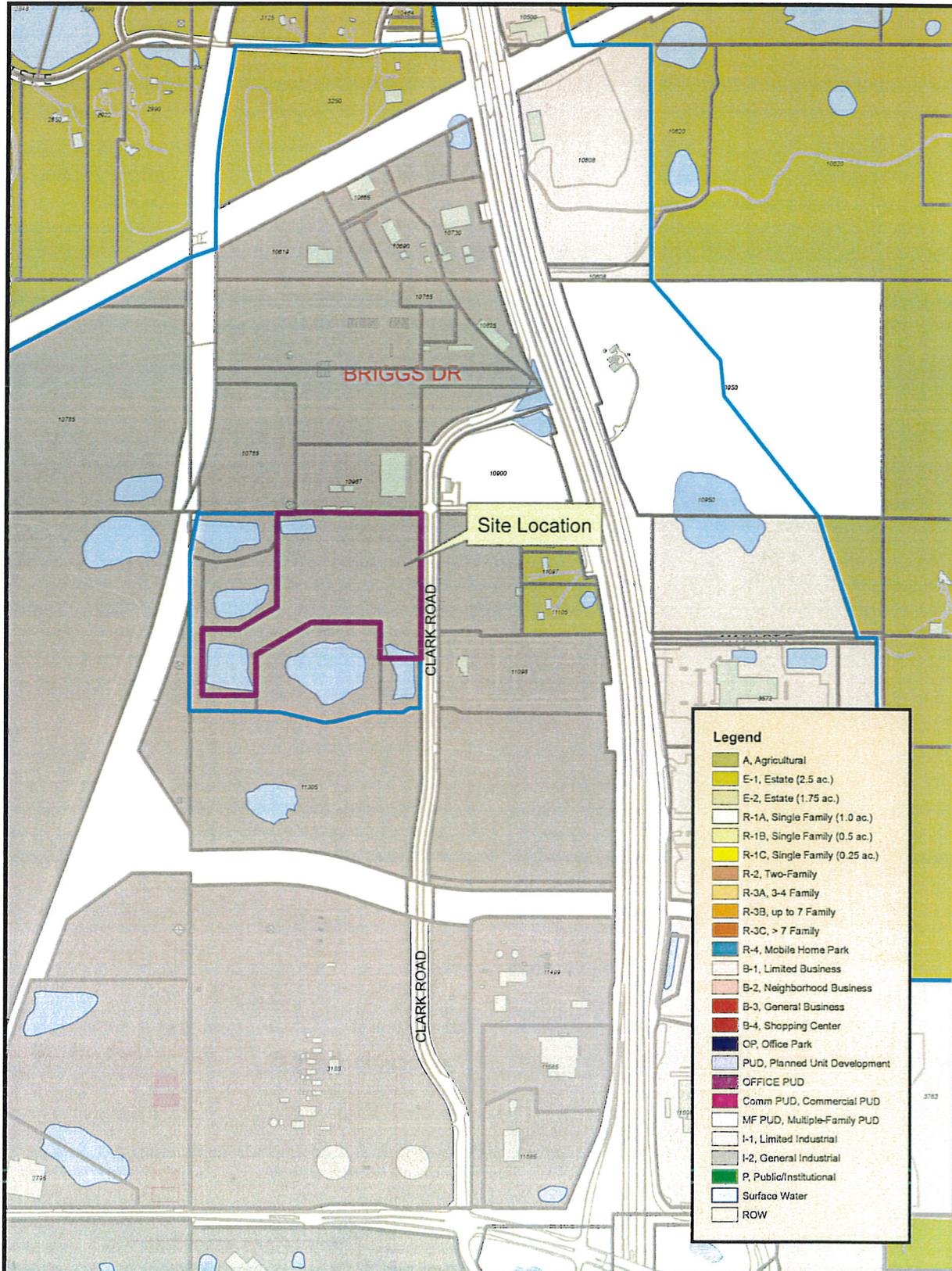
## **RECOMMENDATION**

Based on the preceding report, Staff recommends **approval** of the request with the conditions listed in Alternative A.

Attachments: Exhibit A - Zoning and Location Map  
Exhibit B - Site Plan  
Exhibit C - Flagpole detail



# Classic Construction Case No. 16-28C

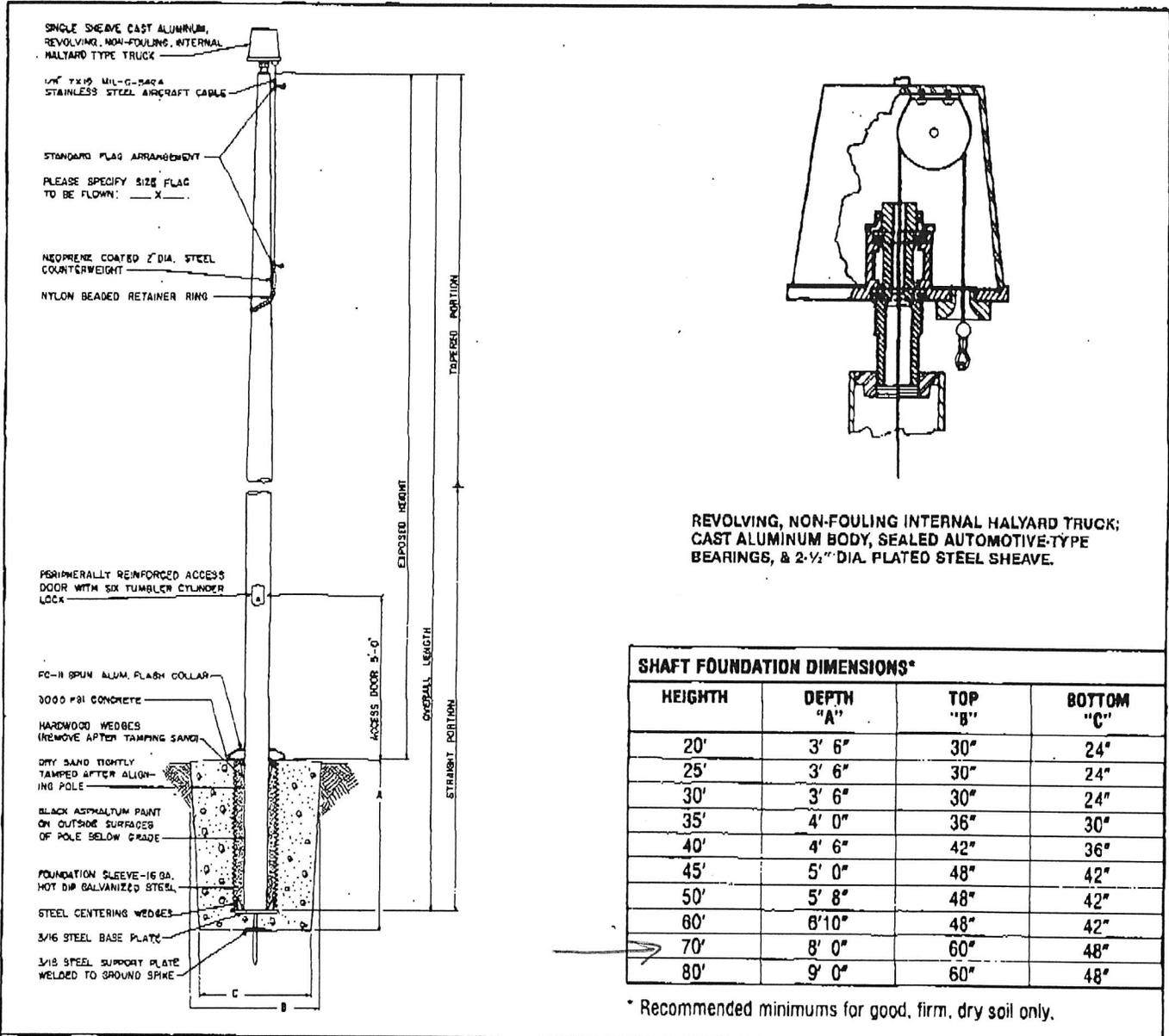


Map not to scale

Exhibit A  
Zoning and Location Map



# Concealed halyard system cone tapered aluminum flagpole



EXP	HEIGHT		DIAMETER		WALL THCK	LENGTH		SHP SEC	SLV DIA	WIND SPEED	FLAG SIZE	WS W/ FLAG
	LOA	BUTT	TOP	TAPRD		STGHT						
25'	28'0"	6.0"	3.5"	.156"	20'0"	8'0"	1"	10"	198	4' x 6'	100	
25'	28'0"	6.0"	3.5"	.188"	13'9"	14'3"	1"	10"	208	4' x 6'	100	
30'	33'0"	6.0"	3.5"	.156"	20'0"	13'0"	1"	10"	147	5' x 8'	90	
30'	33'0"	6.0"	3.5"	.188"	13'9"	19'3"	1"	10"	167	5' x 8'	100	
35'	38'6"	6.0"	3.5"	.156"	19'3"	19'3"	1"	10"	94	5' x 8'	70	
35'	38'6"	7.0"	3.5"	.156"	25'0"	13'6"	1"	10"	138	5' x 8'	90	
35'	38'6"	7.0"	3.5"	.188"	19'3"	19'3"	1"	10"	153	5' x 8'	100	
40'	44'0"	7.0"	3.5"	.156"	19'3"	24'9"	2"	10"	99	6' x 10'	70	
40'	44'0"	8.0"	3.5"	.188"	24'9"	19'3"	2"	12"	146	6' x 10'	100	
45'	49'6"	8.0"	3.5"	.188"	44'8"	5'0"	2"	12"	124	6' x 10'	80	
50'	55'0"	8.0"	3.5"	.188"	44'6"	10'6"	2"	12"	91	8' x 12'	70	
50'	55'0"	10.0"	4.0"	.188"	37'6"	17'6"	2"	15"	140	8' x 12'	100	
60'	66'0"	10.0"	4.0"	.188"	45'0"	21'0"	2"	15"	96	10' x 15'	70	
60'	66'0"	10.0"	4.0"	.250"	45'0"	21'0"	2"	15"	122	10' x 15'	80	
60'	66'0"	12.0"	4.0"	.250"	59'3"	6'9"	3"	15"	156	10' x 15'	100	
70'	77'0"	10.0"	4.0"	.312"	64'6"	12'6"	2"	15"	109	12' x 18'	70	
70'	77'0"	12.0"	4.0"	.250"	59'3"	17'9"	3"	15"	121	12' x 18'	90	
80'	88'0"	12.0"	4.0"	.375"	65'3"	22'9"	3"	15"	127	15' x 25'	90	

**PLANNING REPORT  
CITY OF INVER GROVE HEIGHTS**

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**REPORT DATE:** July 28, 2016 **CASE NO.:** 16-33PRC  
**APPLICANT:** Sarju IGH, LLC  
**PROPERTY OWNER:** Hemant Bhakta  
**REQUEST:** Major Site Plan, Conditional Use, and Variances to allow the construction of a 4-story hotel  
**LOCATION:** 5448 Robert Street  
**HEARING DATE:** August 3, 2016  
**COMPREHENSIVE PLAN:** CC, Community Commercial  
**ZONING:** B-3, General Business  
**REVIEWING DIVISIONS:** Planning **PREPARED BY:** Heather Botten  
Associate Planner 

---

**BACKGROUND**

The applicant received a rezoning and comprehensive plan amendment request in 2015 for the subject property with the intent to build a hotel. The applicant is proposing a 77 unit, four-story hotel on the property.

The property is 1.72 acres in size. A hotel is a permitted use in B-3 zoning district. The specific requests consist of the following:

- a) Major site plan to construct a four-story hotel
- b) Conditional Use Permit to exceed the impervious surface in the shoreland district
- c) Conditional Use Permit to exceed the maximum height allowance in the B-3 district
- d) Variance from the front parking easement

**EVALUATION OF REQUEST**

Surrounding Uses. The subject property is surrounded by:

North	Commercial buildings; zoned B-3; guided Regional Commercial.
East	Multiple family residential; zoned R-3C; guided High Density Residential.
West	Commercial buildings; zoned B-2; guided Neighborhood Commercial.
South	Commercial buildings; zoned B-2; guided Neighborhood Commercial.

### **SITE PLAN REVIEW**

Lot Size. As mentioned, the property is 1.72 acres in size. The B-3 district does not have a minimum lot size requirement.

Building Setbacks. The proposed building meets or exceeds the required perimeter setbacks for the site.

Parking Lot. Parking for the proposed site consists of 81 customer/employee parking stalls. Zoning code requires 1 space per room plus one space per employee on the largest shift. There are 77 rooms and the applicant has stated the max number of employees at one time would be four. The proposed parking meets the minimum requirements.

Landscaping. The submitted landscape plan shows a mixture of overstory and ornamental trees along with shrubs with the majority of the plantings along Alta Avenue. The zoning code requires the equivalent of 47 trees to be planted based on one tree per 1,000 square feet of building floor area plus one tree per 10 parking spaces; of these 47 trees 27 must be overstory trees. The submitted landscape plan meets these requirements.

Screening. The code requires all roof top and ground mounted mechanical equipment to be screened from view. The plans do not demonstrate where mechanical equipment would be located. Screening will be reviewed at time of building permit.

Access and Surfacing. There would be two access points along the private drive off of 54<sup>th</sup> Street. The parking and drive areas would be bituminous complying with code requirements.

Building Materials. The hotel would be constructed with stucco on the majority of the building with some brick on the front entrance, complying with code requirements.

Lighting. All parking lot lighting and building lighting shall be designed so as to deflect light away from the public street. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signage. Signs are not approved with this request. All signage requires a separate sign permit and shall conform to the sign requirements of the B-3 zoning district.

### **Impervious Surface.**

The property is located in the Shoreland Overlay District, limiting the entire site to a maximum 25% impervious surface. The proposed hotel site would be about 75+/-% impervious surface. A conditional use permit to exceed the 25% impervious surface is discussed later in the report.

Infrastructure City sewer and water are available at the site. All road networks are in place. No additional roadways or other public improvements appear to be necessary with this proposal.

Engineering. 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.

The site is unique because there is a private road shared between the plaza to the west, hotel to the east and credit union to the south. There are City sewer and water utilities under the private road. There is a private storm system from the plaza which is routed directly to Schmidt Lake through the subject property. The owner is requesting the storm water management plan to accommodate routing storm to and retrofitting of the existing wet pond to a bioretention basin which manages storm water from both the Heartland Credit Union and hotel sites following the 3<sup>rd</sup> Generation Storm Water Management Plan.

An improvement agreement, storm water agreement, shared private drive agreement, and related agreements are required to be executed between the City and the developer. The contracts will address the necessary site improvements, sewer and water connections, the parties responsible for the improvements, and will require financial surety for the landscaping and any other improvements that may be necessary.

#### **GENERAL CONDITIONAL USE PERMIT REVIEW**

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

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

The proposed property improvements are consistent with the goals, policies, and plans of the Comprehensive Plan. A hotel is consistent with the uses envisioned with the long range plan for the area.

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

The applicant's property is zoned commercial. The land use of a hotel is consistent with the intent of the B-3 zoning district.

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

The proposed site improvements would not have a detrimental effect on public improvements in the vicinity of the property.

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

No additional roadways would be required with the proposed development. City water and sewer are available to the site.

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

*i. Aesthetics/exterior appearance*

The buildings would be constructed with stucco and brick complying with code requirements.

*ii. Noise*

A hotel would not generate noises that are inconsistent with B-3 zoning

*iii. Fencing, landscaping and buffering*

Proposed landscaping complies with code requirements.

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

The lot is 1.7 acres in size. Hotels are a permitted use in the B-3 zoning district; the proposed use is appropriate for the zoning, location, and the size of the lot.

Fire and building code requirements would be addressed with the issuance of building permits.

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

The additional height and impervious surface requests do not appear to have any negative effects on the public health, safety or welfare of the community.

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

This criterion is satisfied. The applicant is working with the City Engineering department to comply with the City's surface water and groundwater regulations.

CONDITIONAL USE PERMIT TO EXCEED 25% IMPERVIOUS SURFACE

The site is within the shoreland overlay of Schmidt Lake (DNR Lake #19-52). Impervious surface coverage is limited to 25% of the lot. This may be increased by conditional use provided the City has approved and implemented a stormwater management plan affecting the subject site. As proposed the site would be about 75+/-% impervious surface.

Engineering has been working with the applicant on the design of the stormwater systems. In general, the approved plans will be consistent with the City's overall stormwater plan for the area and the system will address stormwater needs.

CONDITIONAL USE PERMIT TO EXCEED THE MAXIMUM HEIGHT ALLOWANCE

*Heights in excess of those allowed in this Ordinance shall be permitted only by conditional use permit granted by resolution of the City Council determining that such structure would not be dangerous and would not adversely affect adjoining or adjacent property.*

The B-3 zoning district allows buildings up to 35 feet in height. The applicants are proposing a four-story building, 50 feet in height. Staff does not believe the structure would be dangerous or would have an adverse affect on adjoining properties. The structure would have to meet all building and fire codes which would be reviewed at time of building permit.

### VARIANCE REVIEW

City Code Title 10, Chapter 3. **Variances**, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request to encroach within the front yard parking setback 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 application is not contrary to the Comprehensive Plan as the future land use is CC, Community Commercial.

The request is in harmony with the intent of the comprehensive plan and zoning code as the hotel is a permitted use in the zoning district.

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

The property is encompassed by two City streets and a private drive. Although the property line goes to the middle of the private drive, setbacks are taken from the edge of the easement. The site is a narrow lot surrounded by three roads, therefore having three property lines that have to meet front setback requirements. The applicant is proposing to use the property in a reasonable manner. All other setbacks are met for the building and parking.

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 surrounded by three roads and challenging topography on the east side of the property limiting the buildable area. The westerly property line has a private drive/easement located over it. Setbacks are taken from the edge of the private drive. In addition to having a limited buildable area, the easement does not run parallel to the road.

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

The lots to the north, west and south are developed with commercial uses. The site is located just east off of Hwy 3 and I-494 is just to the north. There is a multiple-family development to the east, but this site sits higher, providing some physical separation between the two uses. Multiple-family residential is a typical transition use between

commercial and residential. Staff does not believe the hotel would alter the essential character of the locality.

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 proposed request:

- A. **Approval** If the Planning Commission finds the application to be acceptable, the following actions should be taken:
- Approval of a **Major Site Plan Approval** to construct a hotel, a **Conditional Use Permits** to exceed the maximum impervious surface in the shoreland and to exceed the maximum height requirements in the B-3 district, and a **Variance** from the front parking setback is hereby approved with the following conditions:
    1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified herein:

Site Plan	dated 6/9/16
Site Grading Plan	dated 6/9/16
Site Utility Plan	dated 6/9/16
Exterior Elevations	dated 7/3/16
Landscape Plan	dated 7/22/16
    2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
    3. All signage requires a separate sign permit and shall conform to the sign requirements of the B-3 zoning district.
    4. All parking lot and building lighting on site shall be a down cast, “shoe-box” style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with the building permit.
    5. Any roof top and/or ground utility equipment shall be completely screened on all sides from public view. Screening materials shall be compatible with the building’s overall design.
    6. All plans shall be subject to the review and approval of the City Fire Marshal.
    7. An improvement agreement, stormwater agreements, and other agreements related thereto, shall required to be executed between the City and the developer. The contract will address specific site improvements and parties responsible for

improvements and will require financial surety for the landscaping and any other public improvements that may be necessary.

8. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
9. The developer shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.

**B. Denial** If the Planning Commission finds that the proposed request is not in the best interest of the physical development of the City, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

### **RECOMMENDATION**

The request to construct a hotel and other property improvements is not out of character for the neighborhood and it is consistent with the comprehensive plan. The reduced parking setback does not appear to have an adverse impact on the neighboring properties. Staff believes a practical difficulty can be found for a front parking setback variance due to the topography of the lot and the fact the property is encompassed by three roads limiting the buildable area.

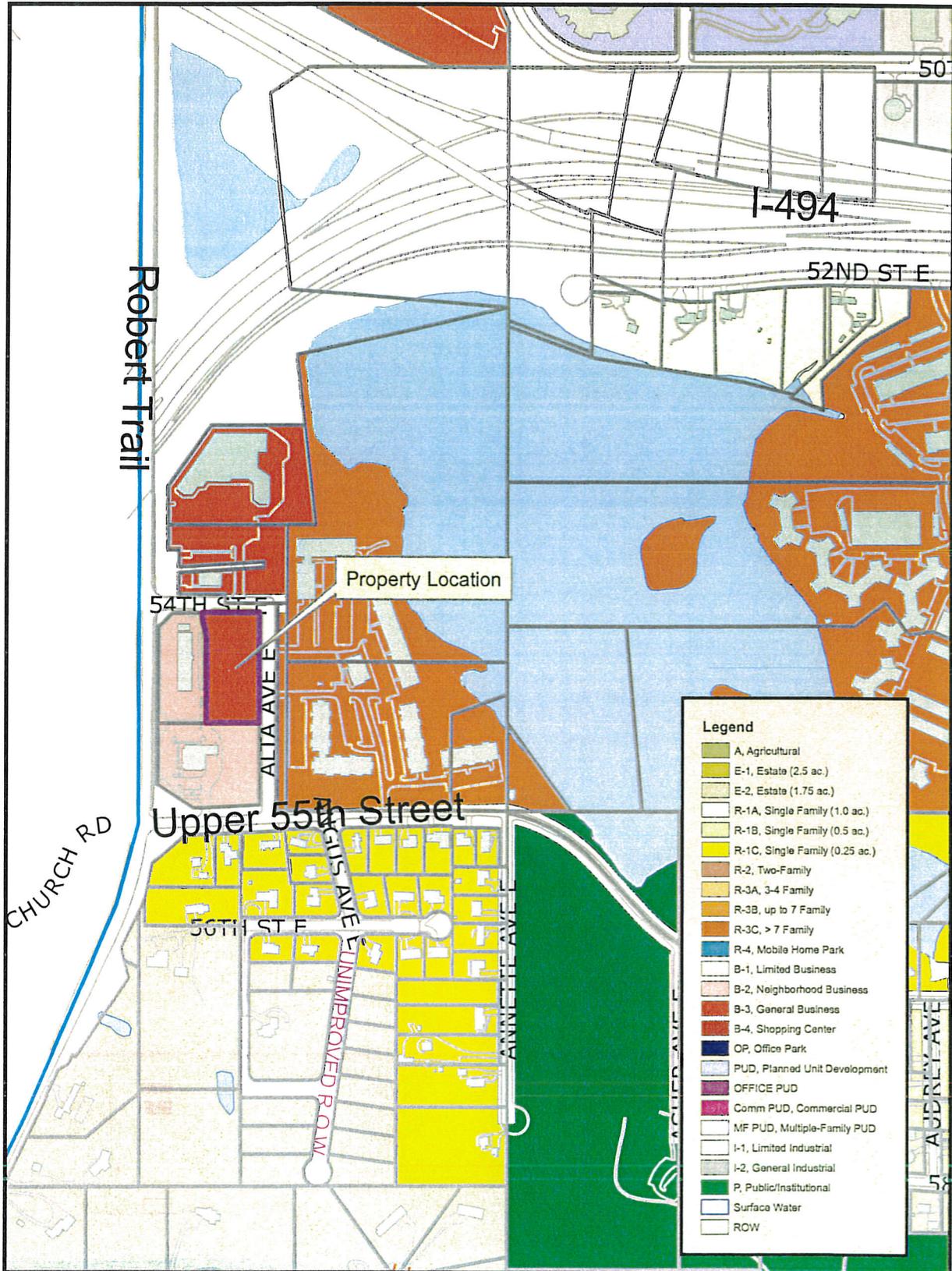
Based on the information in the preceding report, staff is recommending approval the requests with the conditions listed in Alternative A.

Attachments: Exhibit A - Location and Zoning Map  
Exhibit B - Grading and Drainage Plan  
Exhibit C - Landscape Plan  
Exhibit D- Elevations



# SARJU IGH, LLC

## Case No. 16-33PRC



N  
Map not to scale

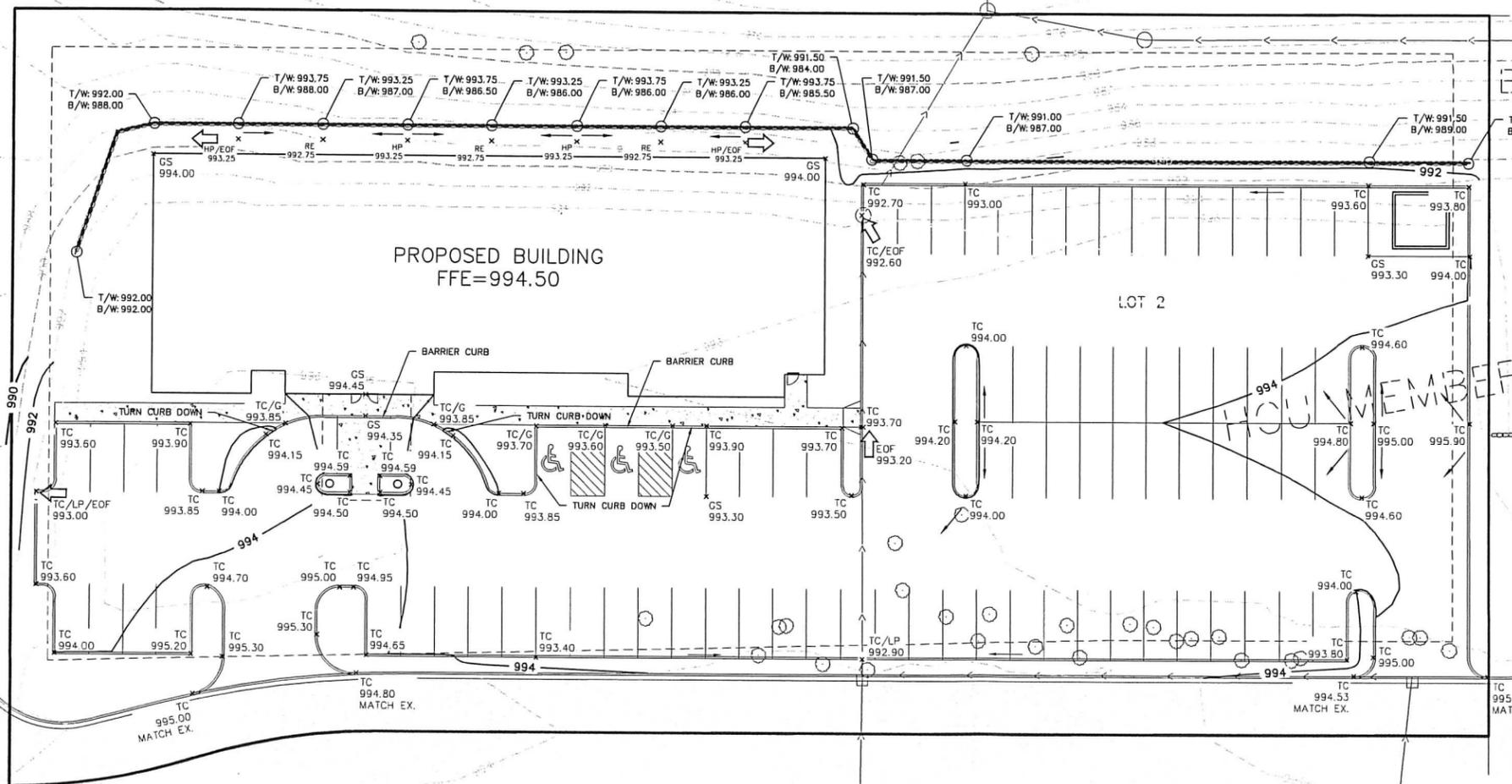
Exhibit A  
Zoning and Location Map

23224-G.dwg - 6/09/2016 02:57PM

**GOPHER STATE ONE CALL**  
CALL 48 HOURS BEFORE YOU DIG!  
TWIN CITY AREA 651-454-0022  
MN. TOLL FREE 1-800-252-1166

54th STREET EAST

ALTA AVE. E



**LEGEND**

- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE
- EXISTING CURB
- EXISTING STORM SEWER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED CURB
- PROPOSED SANITARY SEWER

**STORMWATER POND DATA (PER PLAN)**  
 CONTRIB. DRAINAGE AREA = 4.08 AC  
 IMPERVIOUS AREA = 2.78 AC  
 PERMANENT POOL VOL. REQUIRED = 0.60 AF  
 PERMANENT POOL VOL. PROVIDED = 0.56 AF  
 POND BOTTOM = 993.0  
 HWL = 988.0  
 TOP OF BERM = 991.0  
 OVERFLOW SPILLWAY @ ELEV 990.0  
 PRIMARY OUTLET: 8" DIA. CRIFICE @ INV. 988.0  
 SECONDARY OUTLET: 4" WER WALL @ INV. 989.0  
 OUTLET PIPE: 12" RCP  
 2 YEAR HWL = 988.8  
 10 YEAR HWL = 989.3  
 100 YEAR HWL = 989.8

**STORMWATER POND DATA**  
 BOTTOM ELEVATION: 983.00  
 OUTLET ELEVATION: 985.11  
 100 YEAR HWL: 988.74

**STANDARD GRADING NOTES:**

1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE MUNICIPALITY IN WHICH THE WORK IS LOCATED AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREON ON THESE CONTRACT DOCUMENTS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (PHONE: 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-252-1166).
3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.
6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.
7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS. THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1".
9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.30". ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 790 "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.
10. IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESSES EXCEED 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED.
11. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE ±0.1' FOR STREETS & BLDG. AND ±0.30' FOR LANDSCAPED/OPEN AREAS.
12. TOPSOIL SHALL BE RE-SPREAD AT A MINIMUM DEPTH OF 6" ON ALL DISTURBED AREAS TO BE VEGETATED.

**SPECIFIC GRADING NOTES:**

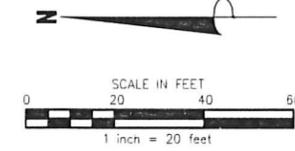
1. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY JAMES R. HILL ON OCTOBER 30, 2015. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL.

**VOLUME CONTROL**

EXISTING IMPERVIOUS - 0 SF  
NEW IMPERVIOUS - 44,245 SF

WATER QUALITY VOLUME (1" OVER NEW IMPERVIOUS)  
1" OVER 44,245 SF = 3,690 CF

INFILTRATION VOLUME PROVIDED (VOLUME BELOW LOWEST OUTLET)  
5,024 CUBIC FEET



**James R. Hill, Inc.**  
 PLANNERS / ENGINEERS / SURVEYORS  
 2500 W. CTY. RD. 42, SUITE 120, BURNSVILLE, MN 55337  
 PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report 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.  
 J.R.H. REGISTERED PROFESSIONAL ENGINEER  
 DATE: 03/24/15 Reg. No. 18495

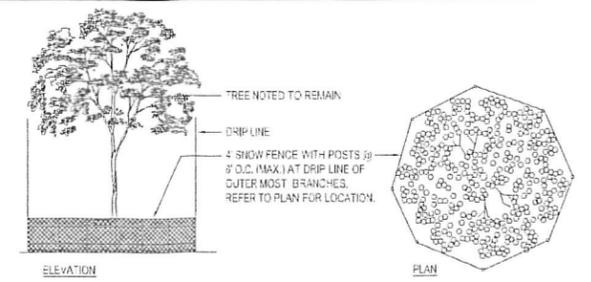
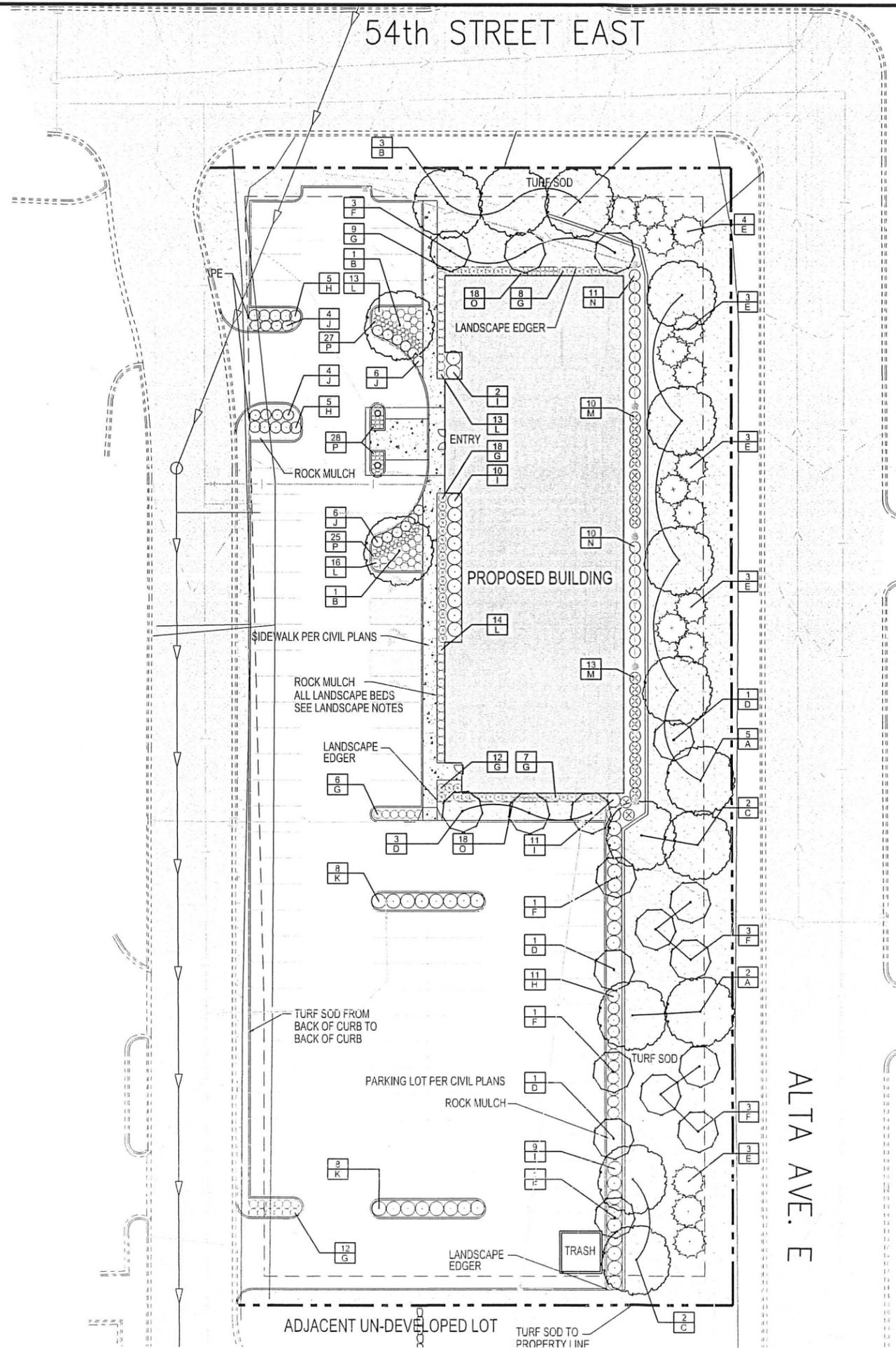
**INVER GROVE HOTEL**  
 INVER GROVE HEIGHTS, MINNESOTA  
**PRELIMINARY GRADING & DRAINAGE PLAN**  
 FOR SARJU INC.  
 2020 WILSON AVE, SOUTH ST. PAUL, MN 55075

DRAWN BY	EPF
DATE	04/26/16
REVISIONS	
06/09/2016 - STORMWATER REV.	
CAD FILE	23224-G
PROJECT NO.	23224
	C3.1

SALEM HEIGHTS PLAZA

HOUSEMEMBERS

ADDITION



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

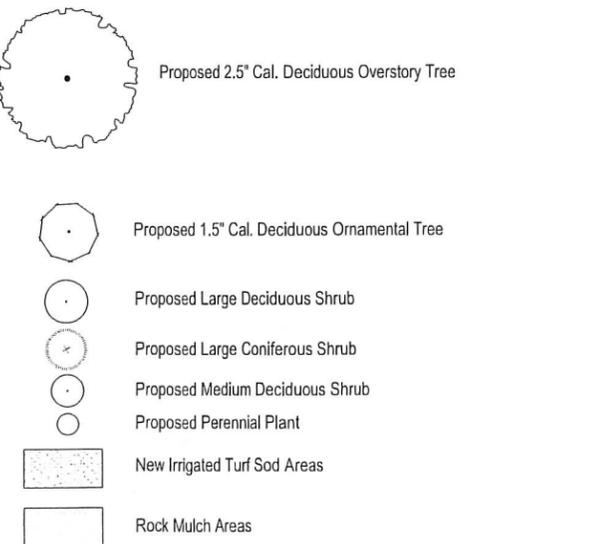
TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 TYPICAL TREE PROTECTION DETAIL  
NOT TO SCALE

**General Notes:**

1. Refer to Sheet L-2 for Plant Schedule, Details, Notes, and Requirements.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with City of Inver Grove Heights Works Department.
4. See Architect's plans for additional requirements regarding the site plan layout.
5. Protect existing trees to remain per Detail 1.
6. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.

**Landscape Symbols Legend:**

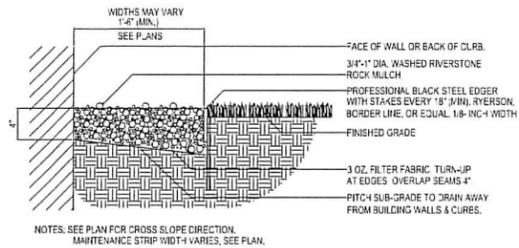


**Calyx Design Group, LLC**  
Landscape Architecture-Sustainable Design-Planning  
370 Selby Avenue | Suite 301 | Saint Paul, MN 55102  
telephone: 651.788.9018  
internet: www.calyxdesigngroup.com

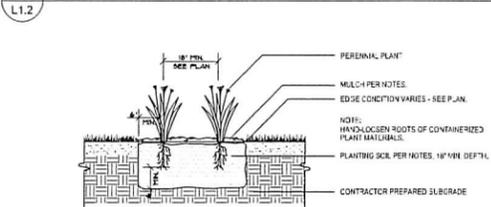
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
Print Name: Benjamin D. Hartman, P.E.  
Date: 6/9/16  
License No.: 48654

**INVER GROVE HOTEL**  
INVER GROVE HEIGHTS, MINNESOTA  
**PRELIMINARY LANDSCAPE PLAN**  
FOR **SARJU INC.**  
2020 WILSON AVE. SOUTH ST. PAUL, MN 55075

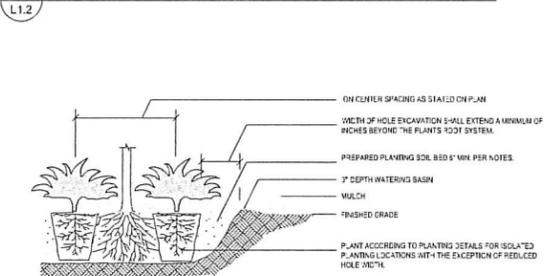
DRAWN BY	BH
DATE	6/9/16
REVISIONS	
7/22/16	ADDED TREES PER QTY COMMENTS
CAD FILE	
PROJECT NO.	23224
	L1.1



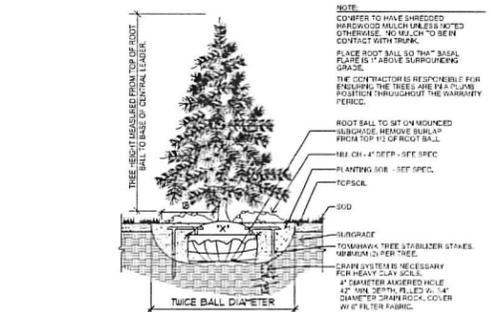
1 ROCK MULCH DETAIL



2 TYP. PERENNIAL PLANTING DETAIL



3 TYP. SHRUB PLANTING - SECTION



5 CONIFEROUS TREE PLANTING - SECTION

Planting Palette:

Qty.	Key	Scientific Name	Common Name	Size	Root	Notes
7	A	Acer x freemanii 'Sienna Glen'	Sienna Glen Maple	2.5' Cal.	B&B	
5	B	Betula nigra	River Birch Clump	6' Hgt.	B&B	Clump
4	C	Quercus rubra	Red Oak	2.5' Cal.	B&B	Spring dug
7	D	Malus 'Pink Spire'	Pink Spire Flowering Crab	1.5' Cal.	B&B	
16	E	Picea glauca 'Densata'	Black Hills Spruce	6' Hgt.	B&B	
12	F	Crataegus laevigata 'Crimson Cloud'	Crimson Cloud Hawthorn	1.5' Cal.	B&B	

TREES:

Qty.	Key	Scientific Name	Common Name	Size	Root	Notes
72	G	Diervilla lonicera	Dwarf Bush Honeysuckle	#2	POT	
21	H	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	#2	POT	
32	I	Viburnum trilobum 'Bailey Compact'	Compact American Cranberry	#2	POT	
20	J	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	#2	POT	
16	K	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#2	POT	
56	L	Spiraea japonica 'Little Princess'	Little Princess Spiraea	#2	POT	
23	M	Salix purpurea 'Nana'	Arctic Blue Leaf Willow	#2	POT	
21	N	Cornus Alba 'Regnzam'	Red Gnome Dogwood	#2	POT	

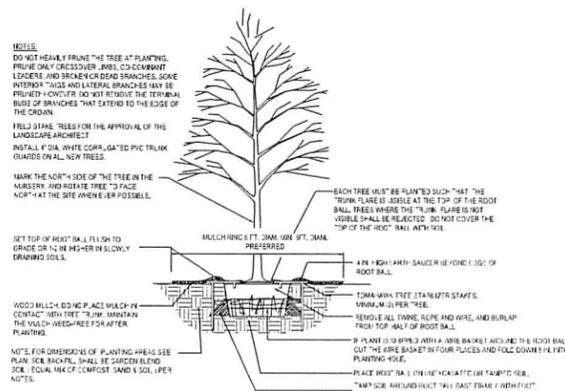
SHRUBS:

Qty.	Key	Scientific Name	Common Name	Size	Root	Notes
36	O	Rudbeckia fulgida 'Goldstrum'	Goldstrum Rudbeckia	#1	POT	
80	P	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	#1	POT	

PERENNIALS:

City of Inver Grove Heights Commercial Zoning Landscape Requirements				Required:	Provided:
(1) Over-story Tree for every 1,000SF or 50LF of Site Perimeter	Building SF 10,806	Lot Perimeter: 1,180		11/24	12
(3) Over-story Tree for every 10 parking spaces		32 Parking Spaces		3	3
(6) Shrubs may equal (1) Over-story Tree up to 50% of required Over-story	261 shrubs = 61	44 Over-story Trees		NA	12

Per City comments on 7-21-16, 21 trees were added.



4 DECIDUOUS TREE PLANTING - SECTION

Landscape Notes:

- Tree saucer mulch to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail.
- Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
- All plant material shall comply with the latest edition of the American Standard for Nursery, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
- Plant takes precedence over plant schedule if discrepancies in quantities exist.
- All proposed plants shall be located and staked as shown.
- Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
- The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
- Refer to the civil engineer's plans for erosion control measures on graded slopes. Coordinate seeding activities with the erosion control installer.
- The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
- If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission.
- Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
- Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
- The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
- This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
- The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
- Plant size & species substitutions must be approved in writing prior to acceptance in the field.
- The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all turf and shrub planting areas. Use commercial-grade irrigation equipment (Hunter Industries) and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval. Coordinate irrigation connection point, controller, rain sensor placement, backflow and valving locations with the architect & general contractor. Valve boxes shall have lockable lids and be concealed in plant beds when possible. Bid to include (1) full shut-down and (1) spring start-up of the system.
- All edger shall be professional grade black steel edger, 1/8" thick, Ryerson or Equal. Anchor every 18" on-center (minimum). Submit sample.
- Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
- Unless otherwise noted/indicated, plant beds shall receive 4" depth of 1" dia. washed river stone mineral mulch over fabric weed barrier (DeWit Pro 3.2oz. Needlepunch, Nonwoven), per detail. Submit mulch sample for Owner approval. Do not install weed mat under perennial plantings areas, except if under rip-rap stone.
- Retaining walls (if not specified on civil plans) shall be 6" precast segmental units, straight-faced, gray in color with matching cap units. Wall engineering by wall manufacturer. Submit wall plans and color chart for approval prior to installation. Boulder (gravelly) walls are not acceptable.
- All sod areas shall be prepared prior to planting with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc. Any alternate seed mixtures, rates, & application method noted shall be submitted to the landscape architect for approval.
- The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
- The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
- The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
- The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.

**Calyx Design Group, LLC**  
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internet: www.calyxdesigngroup.com



I hereby certify that this plan, specification, or contract 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.  
Print Name: Benjamin D. Hartberg, P.L.A.  
Signature: \_\_\_\_\_  
Date: 6/9/2016 License No. 48954

**INVER GROVE HOTEL**  
INVER GROVE HEIGHTS, MINNESOTA  
**PRELIMINARY LANDSCAPE DETAILS**  
FOR  
**SARJU INC.**  
2020 WILSON AVE., SOUTH ST. PAUL, MN 55075

DRAWN BY	BH
DATE	6/9/16
REVISIONS	
7/22/16	ADDED TREES PER QTY COMMENTS

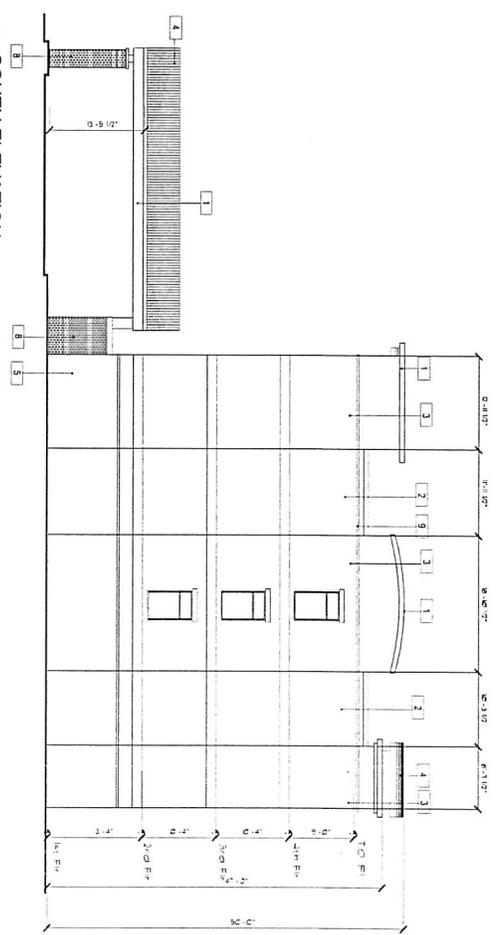
CAD FILE

PROJECT NO.  
23224  
L1.2

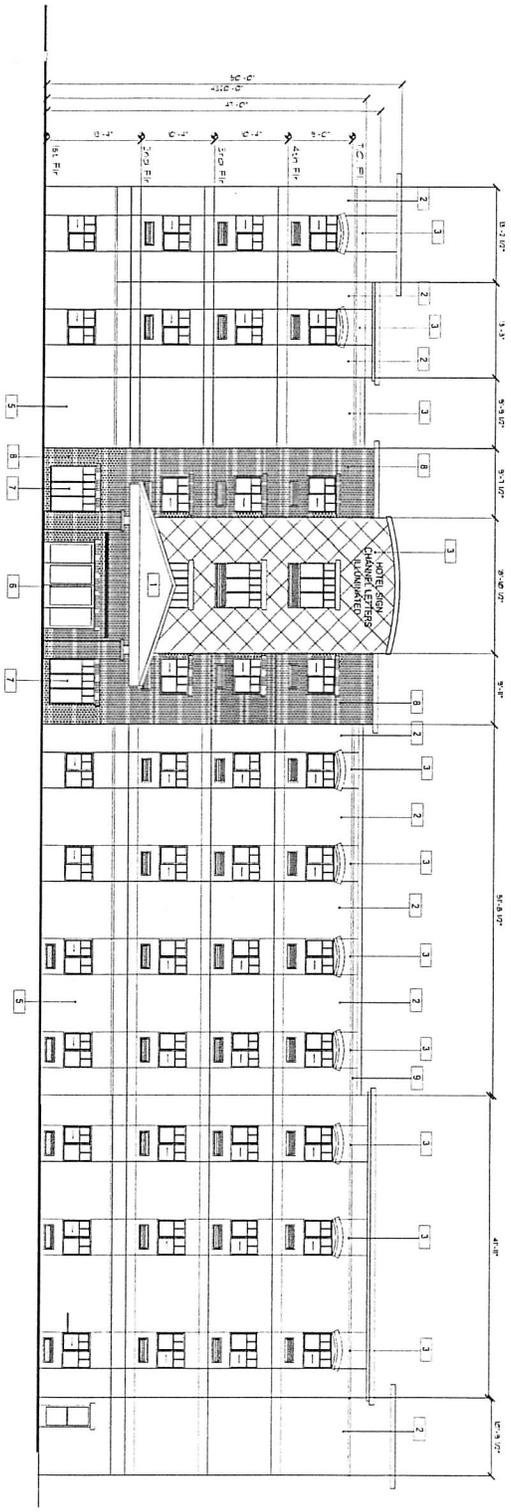
Keynote Number	Description
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- 1 STUCCO/CIEFS, NOIRE - SHERWIN WILLIAMS, SW 6127
- 2 STUCCO/CIEFS, RESTRAINED GOLD - SHERWIN WILLIAMS, SW 6129
- 3 STUCCO/CIEFS, BOSQ PEARL, SHERWIN WILLIAMS, SW 6390
- 4 STANDING SEAM METAL ROOF - COLOR: DARK BRONZE TO MATCH WINDOWS
- 5 STUCCO/CIEFS, GALLANT GOLD, SHERWIN WILLIAMS, SW 6391
- 6 ENTRY DOOR, DARK BRONZE ANODIZED (STANDARD)
- 7 ALUMINUM, ANODIZED BRONZE TO MATCH WINDOW SYSTEM - BY MANUFACTURER
- 8 BRICK, BY GLEN-CERY COLOR: BLACK PEARL (MAT-1-9003) STANDARD
- 9 LED LIGHT STRIP (CONTINUOUS) SUPPLIED BY SIGNAGE CONTRACTOR, GC TO PROVIDE ABOX FOR POWER.

4 SOUTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



PLAN CHECK SET 5-1-16

Sheet No.  
A3.2



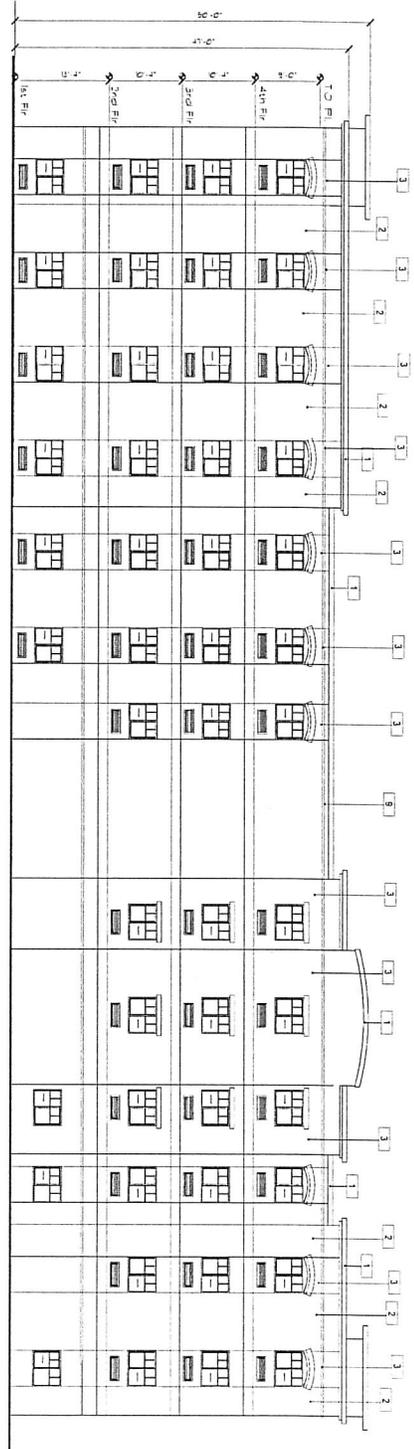
**BIEBERLY ARCHITECTS**  
227 North Center St. Suite 302  
Oakville, Ontario L6M 4Y1  
Phone: 905-882-2221  
Fax: 905-882-2234  
www.bieberlyarchitects.com

80 ROOM HOTEL FOR:  
**HEMANT BHAKTA**  
INVER GROVE HEIGHTS, MINNESOTA

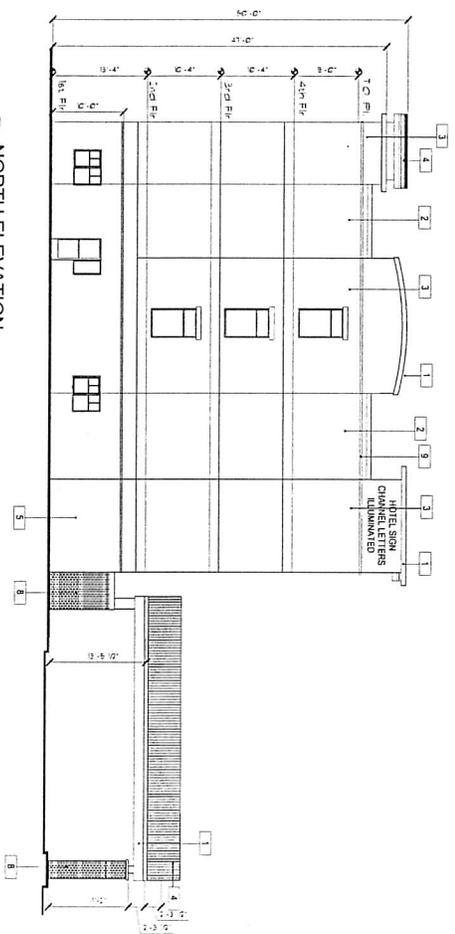
EXTERIOR ELEVATIONS  
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DATE	BY	REVISION

Handwritten mark resembling a stylized 'E' or '9'.



1 EAST ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0"

KEYNOTES - EXTERIOR ELEVATIONS - SOLEIL

Keynote Number	Description
1	STUCCO/FINISH: VOIRE - SHERWIN WILLIAMS SW 6127
2	STUCCO/FINISH: RESTRAINED GOLD - SHERWIN WILLIAMS SW 6129
3	STUCCO/FINISH: BOSQ PEARL - SHERWIN WILLIAMS SW 6390
4	STANDING SEAM METAL ROOF - COLOR: DARK BRONZE TO MATCH WINDOWS
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6	ENTRY DOOR: DARK BRONZE ANODIZED (STANDARD)
7	ALUMINUM: ANODIZED BRONZE TO MATCH WINDOW SYSTEM - BY MANUFACTURER
8	BRICK: BY GLEN-GERY COLOR: BLACK PEARL (WA11-900) STANDARD
9	LED LIGHT STRIP (CONTINUOUS) SUPPLIED BY SIGNAGE CONTRACTOR. GC TO PROVIDE J-BOX FOR POWER.

PLAN CHECK SET 5-1-16

Sheet No.  
**A3.1**



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80 ROOM HOTEL FOR:  
**HEMANT BHAKTA**  
INVER GROVE HEIGHTS, MINNESOTA

Drawing Title  
**EXTERIOR ELEVATIONS**

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Date:	2-14-16
Drawn By:	CCB
Checked By:	CCB
Other Keynotes:	

