INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA

TUESDAY, OCTOBER 18, 2016 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR OCTOBER 4, 2016

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 NSP - CASE NO.16-43SV
Consider the following requests for the property located at 3185 117TH Street:

a) **Preliminary and Final Plat** for a one-lot subdivision to be known as Inver Hills Tank Farm.

Planning Commission Action _____

b) A **Variance** to allow existing buildings to be located within the side yard setback requirements.

Planning Commission Action _____

3.02 RED PINE PARTNERS - CASE NO.16-44PA
Consider a **Comprehensive Plan Amendment** to change the guided land use from Public/Institutional to Light Industrial for the property identified as 20-29300-00-010 and 20-29300-00-040.

Planning Commission Action _____

4. OTHER BUSINESS

4.01 Recommendation on consistency with the Comprehensive Plan for potential property acquisition of 6653 Concord Boulevard.

5. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, October 4, 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 Annette Maggi Jonathan Weber Luke Therrien
Commissioners Absent:	Dennis Wippermann (excused)
Others Present:	Allan Hunting, City Planner Tom Kaldunski, City Engineer

APPROVAL OF MINUTES

The September 20, 2016 Planning Commission minutes were approved as submitted.

CITY OF INVER GROVE HEIGHTS

Reading of Notice

Commissioner Simon read the public hearing notice to consider recommendations regarding amendments to the Inver Grove Heights City Code Title 9, Chapter 5 related to stormwater management. No notices were mailed.

Presentation of Request

Tom Kaldunski, City Engineer, explained the request as detailed in the report. He advised that the City's consultant, Ron Leaf, would be making the presentation. He advised that the current ordinances address much of the NPDES MS4 Program, however, due to updates to the MS4 permit in 2013 some portions of the code need to be updated to meet the requirements. He advised that staff did not hear from the public in regard to this item.

Ron Leaf, of SEH, stated that in 2013 the NPDES permit that covered the City's stormwater program was updated. The new permit requires the City to have regulatory mechanisms that can enforce provisions of the permit for construction site stormwater management (i.e. silt fence, temporary ponds, etc.), permanent stormwater management (i.e. rain gardens, stormwater ponds, etc.), and illicit discharge and elimination (i.e. dumped paint or a leaky dumpster getting into the storm sewer or drainage system). Much of the City's ordinance was already in compliance with what the permit requires but there are a few key things that need to be adjusted, and some language clarified, to meet the provision. This provision states that for post-construction stormwater management for new developments or redevelopments there shall be no net increase from pre-project conditions of stormwater discharge volume, total solids, and total phosphorous. The proposed ordinance amendment includes new volume control and infiltration requirements, and also removes some redundancies. Ordinance changes also include updates to stormwater design standards and regulatory mechanisms. This item is anticipated to go to City Council for the first reading on October 24, second reading on November 14, and third reading on November 28.

Chair Maggi asked Mr. Leaf if there were any major changes proposed to Sections 9-5-1 through

9-5-12.

Mr. Leaf stated the changes were fairly minor as many of the practices were already being done and just needed to be incorporated into the language.

Mr. Kaldunski stated one of the major changes was changing the standard from a 6 inch rainfall to a 7½ inch rainfall. Another proposed change is to make the Northwest Area standards apply throughout the City, as well as to require an inch of volume control for both commercial and residential.

Commissioner Simon stated she appreciated the additional definitions in the proposed ordinance.

Opening of Public Hearing
HOA President Vickie Vars, 8755 Coffman Path, questioned how their privately-owned facilities would be impacted by the proposed changes.

Mr. Kaldunski advised Ms. Vars that her HOA likely had various development agreements in place which would remain in force. Any new building on their property that would require additional impervious surface would be subject to the new regulations.

Ms. Vars asked how the updated inch infiltration rate would affect their development.

Mr. Kaldunski replied he would have to look at that on a case-by-case basis, but stated they could potentially be affected if they were to demolish areas of development and redevelop.

Ms. Vars asked for additional information regarding annual inspections, stating they just received notice of their first inspection.

Mr. Kaldunski advised that the City sends out annual notices to developments and homeowner associations with stormwater management agreements. Those agreements have always asked owners to inspect their private facilities to make sure they are fully functional and operational. What has changed is that the 2013 permit is asking for annual reports regarding those systems.

Ms. Vars asked how the process would work if there were any issues found.

Mr. Kaldunski replied those issues would be reported on the annual forms. Staff is still in the process of working out the details of this new process, but likely minor maintenance items (clogged catch basins, etc.) could be taken care of by the owners. If a more serious problem was found the issue would be identified and the City would track it and follow up the subsequent year to see if it was repaired yet.

Ms. Vars asked if all the facilities were interlinked with Arbor Pointe, stating two of the ponds were half on their property and half on City-owned property.

Mr. Kaldunski replied if they were to identify something that was on the City property it would be paid for through the City's stormwater utility fund; anything on private property would be the owners' responsibility.

Ms. Vars referred to a map showing public and private systems, and asked how they could distinguish public versus private.

Mr. Kaldunski stated it would be best to schedule an individual meeting to go through that level of detail. He added that the City has a program in which inspections are done every five years on all

its facilities since 2006.

Chair Maggi asked how other HOA's managing private stormwater facilities should proceed.

Mr. Kaldunski replied they should do the inspection to determine whether there are issues, take care of minor maintenance items, and identify more serious items on the annual report. At that point they can contact himself or someone else on the engineering staff and they will work through the details together.

Mr. Leaf added that the section Mr. Kaldunski was referring to in regard to maintenance was Section 9-5-11, Item D.

Chair Maggi closed the public hearing.

Planning Commission Recommendation
Motion by Commissioner Niemioja, second by Commissioner Scales, to recommend approval of the amendments to the Inver Grove Heights City Code Title 9, Chapter 5 related to stormwater management.

Motion carried (8/0). This item goes to the City Council on October 24, 2016.

OTHER BUSINESS
The meeting was adjourned by unanimous vote at 7:26 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: October 12, 2016 **CASE NO:** 16-43SV

HEARING DATE: October 18, 2016

APPLICANT & PROPERTY OWNER: NSP

REQUEST: Preliminary and Final Plat and Variance for a one lot subdivision

LOCATION: 3185 117th Street

COMPREHENSIVE PLAN: General Industrial

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

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

BACKGROUND

NSP (dba Xcel Energy) currently owns a 64 acre parcel in the southern part of the City along 117th Street. The site has three large fuel tanks, electrical substations, natural gas peaking plant and numerous buildings accessory to these uses. The fuel storage tanks no longer meet the needs for Xcel Energy and are proposed to be sold. To accomplish the sale the tanks need to be located on their own parcel of land. NSP is proposing to subdivide a 15 acre parcel, containing the three large fuel tanks. No changes are proposed to the access point or to any of the buildings. The new lot would include the three tanks along with the related accessory structures. Variances are being requested from the side yard setback for the existing structures.

The specific request consists of the following:

a) A Preliminary and Final Plat for a one lot subdivision to be known as Inver Hills Tank Farm
b) A Variance from the side yard setbacks for the location of the existing structures.

EVALUATION OF THE REQUEST

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

North: NSP; zoned I-2; guided GI
East: Industrial uses; zoned I-2; guided GI
West: Landfill; zoned I-2; guided GI
South: Flint Hills; zoned I-2; guided GI

PRELIMINARY/ FINAL PLAT

Zoning and Comprehensive Plan Consistency. The property is zoned I-2, General Industrial and guided GI, General Industrial. The uses on the property are not changing. The zoning and comprehensive plan designations are consistent with the proposed plat.

Lots & Blocks.
The plat consists of one lot, 15 acres in size exceeding the minimum lot size of one acre in the I-2 zoning district. The applicant shall provide 10 foot drainage and utility easement along the south and east property lines.

Park Dedication. There are no plans for park land in this area of the City; therefore, park dedication would be in the form of a cash contribution. Current cash contribution for the I-2 District is $5,000 per acre. In this case, the total lot area is 15 acres for a total of $75,000 (15 acres x $5,000). This fee is paid at time of plat release for recording.

Access. Access to the property is not changing. The existing access from Clark Road will be maintained with a private access agreement between the two parcels. Additionally, an emergency access easement will be provided along the west property line.

Engineering. Engineering has reviewed the plans and has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of this report. Conditions include a hydrant maintenance agreement entered in between the property owner and the City. The final details on the plans would be reviewed and approved by the City Engineer prior to the release of the final plat.

Fire. The Fire Marshal has reviewed the plans. Approval of the reduction of the tank setback from the required 85.5′ to 82.5′ is a fire code requirement; this reduction will be addressed by the City Council.

VARIANCE REVIEW

The applicant is requesting a variance to allow existing structures to be located within the side yard setback of the newly created lot line.

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 surrounding properties are zoned and developed industrial. The request is in harmony with the intent of the city code and comprehensive plan as the lot is being

utilized as an industrial lot. The use of the property is not changing. No additional buildings are being proposed and no changes are proposed to the access points, impervious surface or existing buildings.

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

The setback variances would allow the applicant to use the property in a reasonable manner. To maintain proper ownership of the fuel pumping station and other buildings in the vicinity of the new lot line variances are required. The structures encroaching within the required side yard setback are existing structures and due to their functions it is not realistic to have them moved. The variances would exist until the buildings are removed from the property. Any new structure would have to comply with setback requirements or apply for a variance.

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

The property is unique in that the existing physical condition of the property in conjunction with the lack of changes or impacts to the property is unlike other variance and plat requests. To relocate the existing structures is not realistic as there could be an impact to the utility infrastructure going beyond this particular property.

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

One of the functions of setback requirements is to maintain consistency of structure placement and aesthetic qualities from street and neighboring views. Visually, there are no changes to the proposed property. In this case, the structures encroaching within the setback are from an internal side lot line. The property most directly affected will continue to be NSP.

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 actions available on the following requests:

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

- Approval of the **Preliminary and Final Plat** for a one lot subdivision **and Variance** from the side yard setbacks for existing structures subject to the following conditions:

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

2. Drainage and utility easements shall be provided on the final plat as required by the City Engineer.

3. Park Dedication in the form of a cash contribution shall be required for the plat as approved by the City Council. Payment of fee shall be submitted prior to release of the plat for recording.

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

5. A hydrant maintenance agreement shall required to be executed between the City and the owner.

6. The developer shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.

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

The request to subdivide the property is not out of character for the neighborhood and it is consistent with the comprehensive plan. The reduced side yard setback for existing buildings allows the property to be used in a reasonable manner and does not appear to have an adverse impact on the neighboring properties. Staff believes a practical difficulty can be found for the setback variance due to the existing physical conditions of the property and relocating the structures could have an impact to the utility infrastructure beyond this particular property.

Based on the information in the preceding report and the conditions listed in Alternative A, staff recommends approval of the preliminary/final plat and variance from the side yard setbacks for existing structures.

Attachments: Exhibit A: Location Map
Exhibit B: Applicant Narrative
Exhibit C: Preliminary Plat
Exhibit D: Final Plat

NSP
Case No. 16-43SV

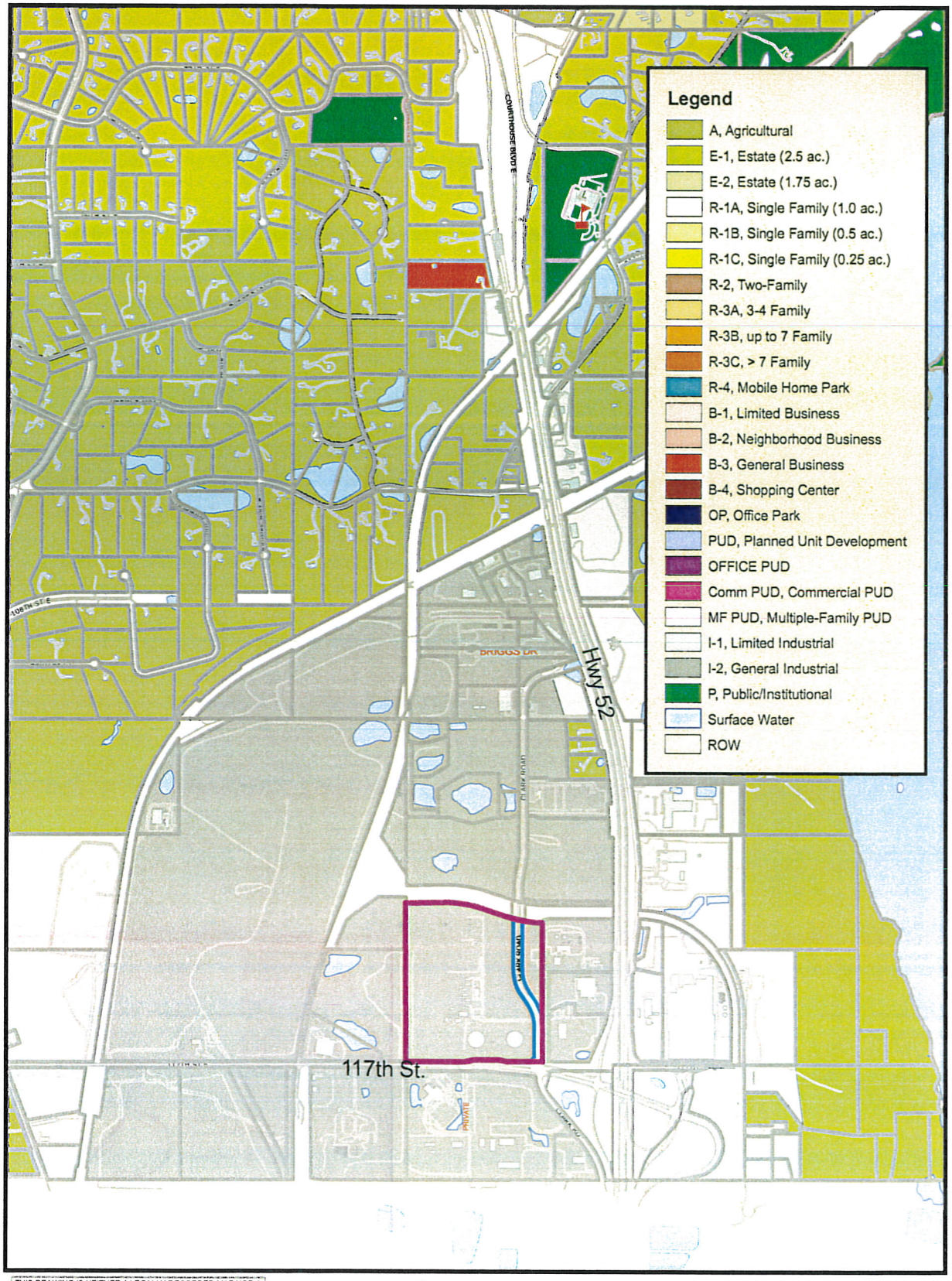

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Exhibit A
Zoning and Location Map
Map not to scale

414 Nicollet Mall 06
Minneapolis, MN 55401

1-800-895-4999
xcelenergy.com

Preliminary and Final Plat Application
Variance Request
Inver Hills Tank Farm
Sept 21, 2016

Applicant:
Northern States Power Co. d/b/a Xcel Energy
414 Nicollet Mall, 06
Minneapolis, MN 55401
Brian Sullivan: 612-330-5825
Email: brian.e.sullivan@xcelenergy.com

Property Owner:
Northern States Power Co. d/b/a Xcel Energy
414 Nicollet Mall, 06
Minneapolis, MN 55401
Parcel ID Number: 20-03400-50-011

Project Summary:
Xcel Energy is proposing a property split for our facilities located on 117th Street in Inver Grove Heights, MN. Located on the property are electrical substations, a natural gas peaking plant and fuel storage tanks. The fuel storage tanks located along the 117th Street frontage no longer meet Xcel Energy's strategic needs and are proposed to be sold. To accomplish the sale the tanks need to be located on their own parcel of land.

Project Location:
Dakota County, (Section 34 Township 027 Range 022).
Property Address: 3185 117th St., Inver Grove Heights, MN

Project Overview;
The Xcel Energy Parcel is approximately 64 acres in size and is currently used for electric and natural gas distribution facilities. Xcel is proposing to sell the southerly 15 acres of the property which contain three 10 million gallon fuel tanks. To facilitate the sale a separate parcel will be created via the preliminary and final plat process.

Project Overview:
The purpose for subdividing the property is to facilitate the sale of the existing fuel storage tanks to a third party. Currently there are three 10 Million gallon storage tanks

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on the property which were used initially as a backup fuel source for the existing gas peaking plant located on site. Since then new technologies have been implemented that have negated the need of the fuel storage tanks. Currently Xcel fuel storage needs require only 1 million gallons on site. Due to the excess capacity on site, it has been determined that selling the tanks to a third party and then purchasing the fuel when needed. The purpose of the application is merely to allow for the sale of the three fuel tanks located on site.

Access to the property is from Clark Road which abuts the east property line. To the south is 117th Street, which is a maintained by Dakota County. The surrounding land uses are industrial/manufacturing and office to the east, north of the property are Xcel Energy electric and gas facilities, The Pine Bend Landfill is located to the west and to the south across 117th Street is the Flint Hill Resources Facility. Electric Transmission Lines are located to the West and south of the property and Natural Gas Pipe Lines are located to the west.

Zoning:
Jurisdiction is Inver Grove Heights
Existing Zoning: Industrial
Existing and Proposed Use: Fuel Storage
Setbacks:
Fuel Tanks Greater than 3 Million Gallons:

Required from a property line: 87.5'. Based on ½ of175 from a property line per Table 22...4.1.1(a) NFPA 30-76
Proposed from a property line: 82.5' to property line at Fuel Pumping Station north of Tank # 3
Required from public way or important building; 30'
Proposed from public way or important building; 30'
Note: Setbacks based on Table 22..4.1.1(a) NFPA 30-76 which allows for using ½ the setback distances for tanks that are vented to limit pressure to 2.5 psi.

I-2 General Industrial Setbacks:

Required Front Yard Setback: 40'
Proposed Front Yard Setback: 40'
Required Side and Rear Yard Setback: 30'
Proposed Side and Rear Yard Setback: Reduced to a minimum 3' yard

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Operational Plan:
The existing Xcel Energy facility is designed with one controlled access point located on Clark Road to the east. The existing access point will be maintained and an easement will be created to allow joint use of the drive by both property owners. The proposed Inver Hills Tank Farm will be an unmanned facility that can be monitored remotely or periodically technicians will inspect and maintain the facilities. Access to the site will be maintained in its current configuration. Dakota County was contacted about future plans for 117th Street. A concept plan has been prepared, but the County has not engaged a consultant to prepare more detailed plans. There is an existing access drive located at 117th St. to the west of the proposed Inver Hills Tank Farm. An easement will be created over the drive to allow for emergency access to the west and north side of the tank farm.

Reforestation & Landscape Plan:
Because of the nature of the facility landscaping is not proposed. Security and safety requirements are paramount and landscaping would interfere with sight lines. There is a stand of trees located to the west and north of the proposed Inver Hills Tank Farm, which will be retained. The vegetation that does exist on site will not be disturbed

Security Standards:
The proposed Inver Hills Tank Farm will have a security fence surrounding the facilities. Access to the property will be controlled and monitored. Security lighting is provided.

Access and Parking:
Access will be via an existing drive off of Clark Road. As noted earlier this is an unmanned facility. Parking will be provided within the facility.

Grading, Drainage, Erosion Control and Utilities:
There are no proposed changes to the grading or drainage to the facility. Existing contours showing the containment system are shown for the Inver Hills Tank Farm. Existing utilities serving the site are shown on the Preliminary Plat. There are no changes in use on the property and existing utilities will be maintained in their current location.

Street Plan:
The property will use the existing drives to provide access to the facilities

Wetlands:
There are no wetlands located on site.

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Variance Request:
Xcel Energy is requesting a 5' variance (85.5' to 82.5') from the tank setback to a property line. The north property line meets the setback requirements except where it jogs to go around the existing Fuel Pumping Station. The fuel pumping station serves the Xcel Energy facilities and would be retained by Xcel Energy. The variance request does not affect the functionality of the property, nor does it affect life or safety measures

Xcel is requesting a 27' variance from the 30' side yard setback. To maintain proper ownership of the Fuel Pumping Station and the other buildings located in the vicinity of the north lot line of the Inver Tank Farms property a variance is required.

There is not a proposed change in use of the property. The variance would exist until the buildings are removed. The costs associated with moving the pump station and the other buildings on site would be substantial and would require shutting down the facilities for an extended time to, potential compromising Xcel Energy's ability to provide reliable energy

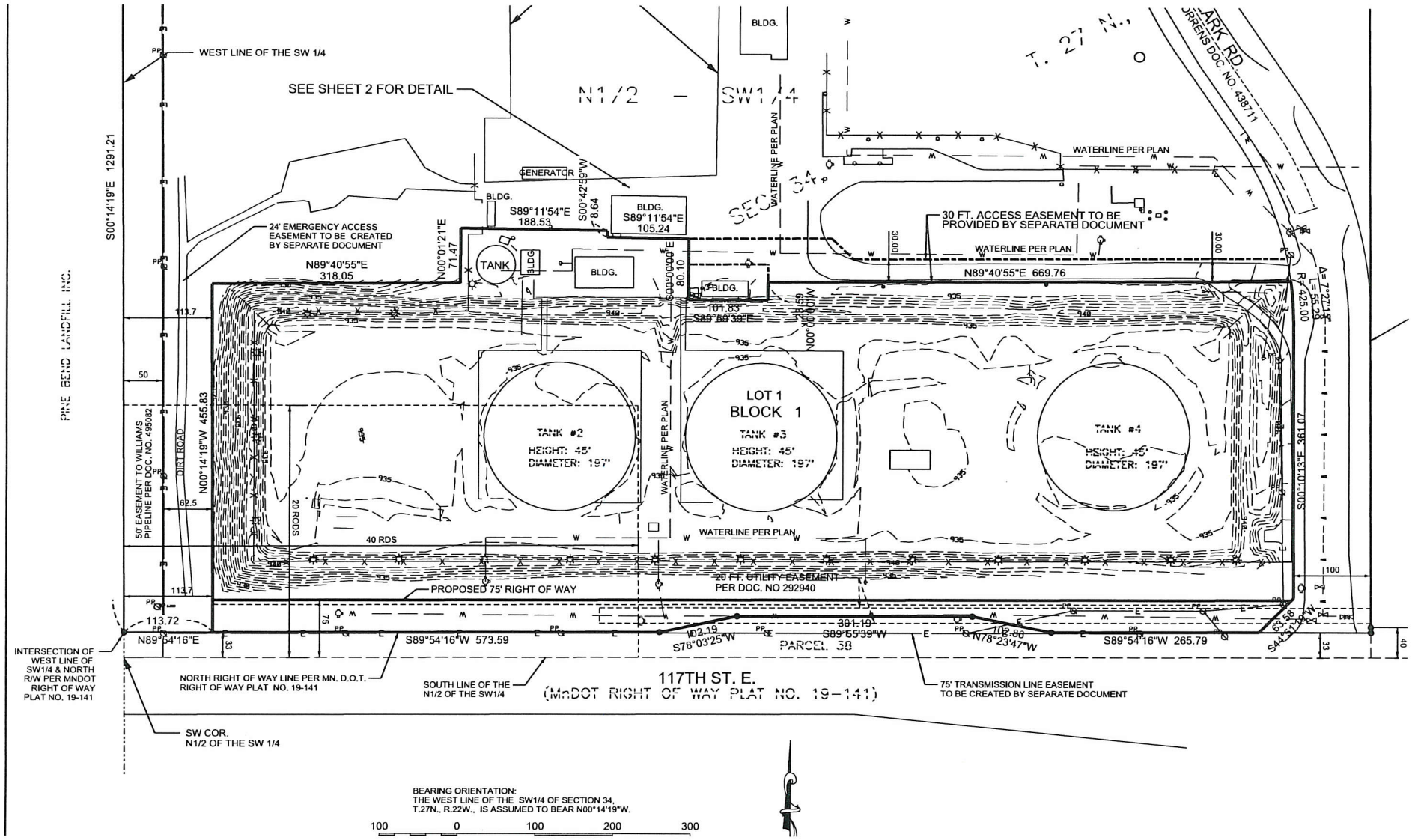
Xcel Energy submits this application for a Preliminary & Final Plat and Variance request for review by the City of Inver Grove Heights to ensure that this facility is compatible with applicable zoning requirements. However by this application, Xcel Energy does not waive or subordinate its utility rights and obligation to implement the proposed Plat to the Inver Hills Tank Farm Plat.

Thank you for your time and consideration.

Regards,

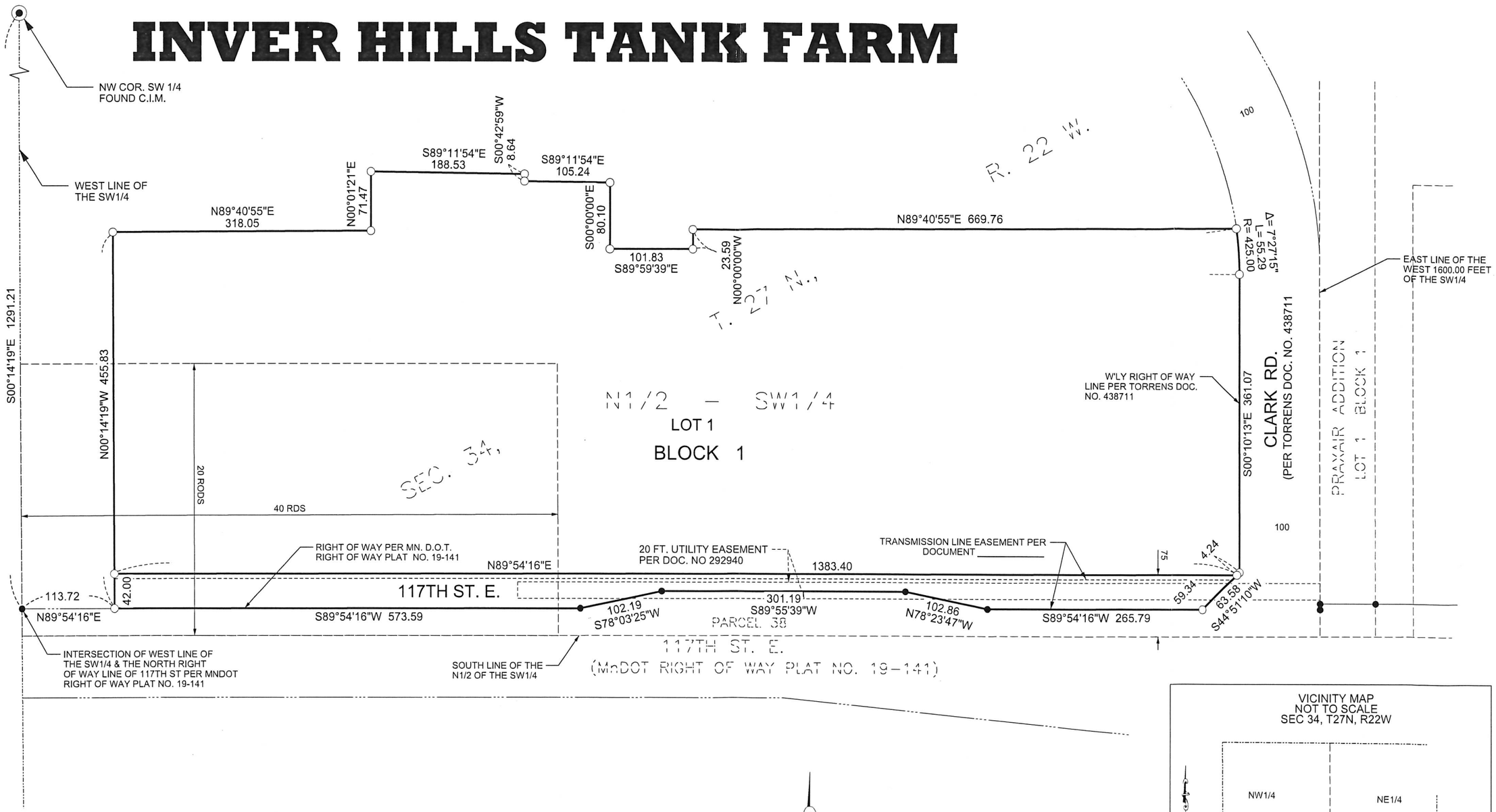
Brian Sullivan

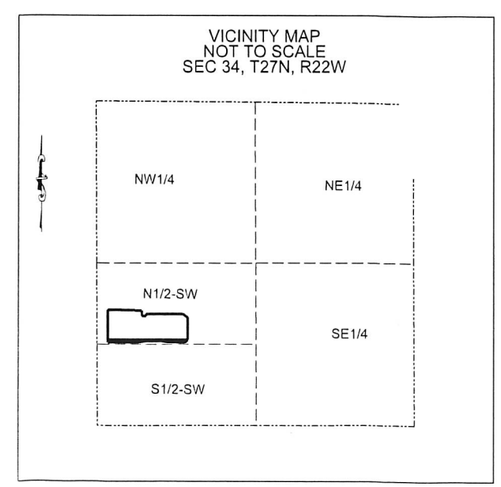
Brian Sullivan
Siting and Land Rights Agent
P: 612.330.5925 I C:612.366.0234 I F: 612.329.3096
Email: brian.e.sullivan@xcelenergy.com



C. Preliminary Plat

INVER HILLS TANK FARM





BEARING ORIENTATION:
THE WEST LINE OF THE SW1/4 OF THE SW1/4 OF SECTION 10, T.121N., R.25W., IS ASSUMED TO BEAR N01°17'56"W.

LEGEND:

- ○ DENOTES 5/8 INCH BY 18 INCH REBAR SET WITH PLASTIC CAP MARKED BY LICENSE NO. 40035
- ● DENOTES FOUND IRON MONUMENT
- ◉ DENOTES FOUND DAKOTA COUNTY CAST IRON MONUMENT

60 0 60 120 180

1 INCH = 60 FEET

SHEET 1 OF 2

D.

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE:	October 13, 2016	**CASE NO.:**	16-44PA
APPLICANT:	Red Pine Partners, LLC		
PROPERTY OWNER:	Zion Pentecostal Assembly		
REQUEST:	Comprehensive Plan Amendment to change land use from P, Public/Institutional to LI, Light Industrial.		
LOCATION:	Auburn Path and Argenta Trail		
HEARING DATE:	October 18, 2016		
COMPREHENSIVE PLAN:	P, Public/Institutional		
ZONING:	P, Institutional Northwest Area Overlay District		
REVIEWING DIVISIONS:	Planning Engineering	**PREPARED BY:**	Allan Hunting City Planner

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BACKGROUND

The applicant is proposing to change the land use designation of approximately 8.3 acres from Public/Institutional to Light Industrial. The applicant is anticipating developing the parcel with a lighter intensity industrial use such as mini-storage or open storage, with future plans of a more intense use with a building size supporting the future use. The site is located within the Northwest Area Overlay District, but is not currently served with municipal water and sewer.

The applicant has submitted three conceptual plans ranging from an open storage use to a plan with future buildings of approximately 70,000 square feet in size once the site is served by municipal sewer and water.

The site is part of a three lot subdivision that was created in the early 2000's. Three church groups bought the lots for future church locations. To date, only the lot with the existing cemetery has done any expansions or improvements. The other two lots have remained vacant.

If the comprehensive plan amendment is successful, an application for rezoning and site plan or conditional use permit approval will be required before development can occur. This subsequent process provides for public review and comment on the actual site plan.

SURROUNDING USES

The subject property is surrounded by:

North	Large lot single family residential; zoned A; guided Low-Medium Density Residential.
East	Cemetery, large lot residential; zoned P and A; guided Public/Institutional and Rural Residential.
West	Industrial (City of Eagan).
South	Industrial, Emerald Hills manufactured home park; zoned I-1, R-4C; guided LI, MDR.

EVALUATION OF REQUEST

Comprehensive Plan Amendment

The subject parcel and abutting properties are guided as three different land use categories; P, LMDR and LI. Each is defined in the 2030 Comprehensive Plan as follows:

Public/Institutional

> "Public/Institutional uses in Inver Grove Heights include churches, buildings and land adjacent to schools, cemeteries, government facilities and other parcels that are owned by a public agency or institution. The public/institutional category does not include parks and recreation areas. They are classified separately under this plan. "
>
> "The most prominent public/institutional land uses in Inver Grove Heights include schools and local government facilities. Schools include facilities owned and run by the three public school districts that lie within the community and Inver Hills Community College. Local government faculties include the city hall, community center and public works complex and the fire station locations."

Low-Medium Density Residential is defined in the 2030 Comprehensive Plan as:

> "The Low-Medium density residential category includes a combination of single family attached and single family detached housing that is generally a greater density than traditional single family housing in Inver Grove Heights. Density of the LMDR category ranges from 3 to 6 units per net acre. This land use category is principally isolated to the Northwest Area and it's a new land use category."

Light Industrial is defined in the 2030 Comprehensive Plan as:

> "Light industrial areas in Inver Grove Heights include lots or parcels containing light manufacturing, goods movement and wholesale trade. Light industrial parcels

are located in a number of sites throughout the community with concentrations in the northeast and extreme southern portions of the city".

The main issue is what is the most appropriate future land use for the property. The following discussion addresses some of the issues that Staff has raised regarding the land use change.

Traffic. The City is aware of some traffic issues with UPS trucks leaving the facility in Eagan, exiting Opperman Drive, taking Argenta Trail north to Yankee Doodle and ultimately to Hwy 55. At peak times, there can be traffic backups on this stretch of road.

Auburn Path will be extended north at some future time. There is an existing easement at the end of Auburn Path that was created for a possible future extension northward to serve the properties to the north of the subject site. There is an existing curb cut on Yankee Doodle at approximately the Eagan/Inver Grove Heights boundary that could be used as the intersection point for a future extension of Auburn Path. This would allow a local street connection to a county road without having to extend through the residential properties to the north. Otherwise, an alternative route would be northward then east through residential property to intersect with Argenta Trail at Alberta Way.

Based on future traffic demands, Argenta Trail will become a collector road at some point and will be a continuous road that would re-route the current Alverno Trail and 82nd intersection to a more fluid continuous north south road. If this occurs, it would be some time in the future. The potential improvements to the road system would allow for the handling of higher traffic volumes in the future.

The applicant has provided some trip generation information that compares traffic generation from some current permitted uses based on the Institutional zoning to the industrial uses based on the applicants land use plan. The numbers suggest there would be greater peak traffic volumes with a church or school use rather than the light industrial uses anticipated. Staff would concur that it appears church or school uses would generate more traffic than an industrial use. Industrial would be approximately one p.m. peak trip per 1,000 square feet of building, while a church or school would generate approximately 10-12 trips per 1,000 square feet of building. Peak traffic times could be different between institutional uses and industrial uses. For example, a church use would most likely have peak times during weekends, schools would be morning and afternoon and industrial would be morning and late afternoon. Type of vehicles and potential noise might also be different. Industrial uses could include trucks, semi-trucks, while schools would be buses and cars. A church use would typically be mostly cars.

If Planning Commission or City Council wanted more definitive information, a traffic generation study could be required to look at the main nearby streets and analyze current background traffic to anticipated new traffic generation, based on current and proposed land uses.

Existing surrounding uses. The site is currently surrounded by large lot residential to the north, industrial uses to the west in Eagan, a cemetery, vacant church owned property and residential to the east, and industrial and residential to the south. The proposed land use would be consistent with the industrial uses to the west and east. There are potential conflicts if industrial uses expand with the residential to the north, east and south, and possible impacts to the vacant parcel in the subdivision that is still owned by a church organization.

Dakota County Mendota-Lebanon Regional Trail. The regional trail alignment in this area runs just on the west side of this property along the city boundary. Construction of the regional trail through Inver Grove Heights has begun in the Blackstone Vista and Ponds developments. A meeting with the applicant, city staff and county parks staff was held to provide information to the applicant that a trail corridor of approximately 30 feet wide would be required if and when a development application was submitted.

Northwest Area and Utility Joint Powers Agreement with Eagan. The property is located within the Northwest Area and therefore would be required to comply with those standards as part of a development application review. The site currently is not served by municipal water and sewer. Service from Inver Grove Heights could occur once the trunk lines are extended under Hwy 55 to serve the land south of the highway. This is not expected to occur for some time. The utility analysis done with the Northwest Area anticipated the long term time frame for this extension and therefore anticipated utility service to this lot and others in the area could be accommodated through the existing joint powers agreement with Eagan. Topography and utility location make connection costly at this time and would most likely not occur until a lager user occupied the site or planning on constructing a large building. The applicant proposes an outdoor storage mini-storage operation at this time and therefore would not need utilities at this time.

Economic Development. The City's Economic Development Authority (EDA) has been encouraging industrial and commercial growth.. Benefits to the city include; employment, tax base, variety of goods and services. A change of land use to industrial has the potential to generate the benefits listed above.

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

RATIONAL FOR THE LAND USE CHANGE

- The site is abutting industrial uses to the west and south. Expanding industrial uses would be consistent with the existing pattern.

- Preliminary traffic analysis suggests traffic volumes would, at times be less with industrial users than church or school type users.

- Industrial land use guiding would allow for future tax revenue based on industrial uses. The current guiding would most likely be a tax exempt use.

- A change of land use to industrial has the potential to generate employment, tax base, variety of goods and services.

- The Institutional category is very restrictive in the uses allowed. The property has remained vacant even after platting and rezoning some 10+ years ago. A change of use could allow a more productive use of land as industrial allows a broader range of uses.

RATIONALE AGAINST THE LAND USE CHANGE

- The change would expand industrial uses which could have a negative impact on the development potential for the vacant lot in the subdivision and to the existing and future residential uses in the area.

- Traffic could be a concern if the use was a heavy trucking type operation including noise of the trucks or semi's.

- The extension of Auburn Path could create a land use conflict with future residential development depending upon the routing to connect to either Yankee Doodle or Argenta Trail.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. Approval If the Planning Commission finds the application acceptable, the Commission should make a recommendation approving the Comprehensive Plan Amendment from Public/Institutional to LI, Light Industrial subject to the following conditions:

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

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

3. The comprehensive plan land use change shall not become effective until a rezoning and development plan has been approved by the City Council.

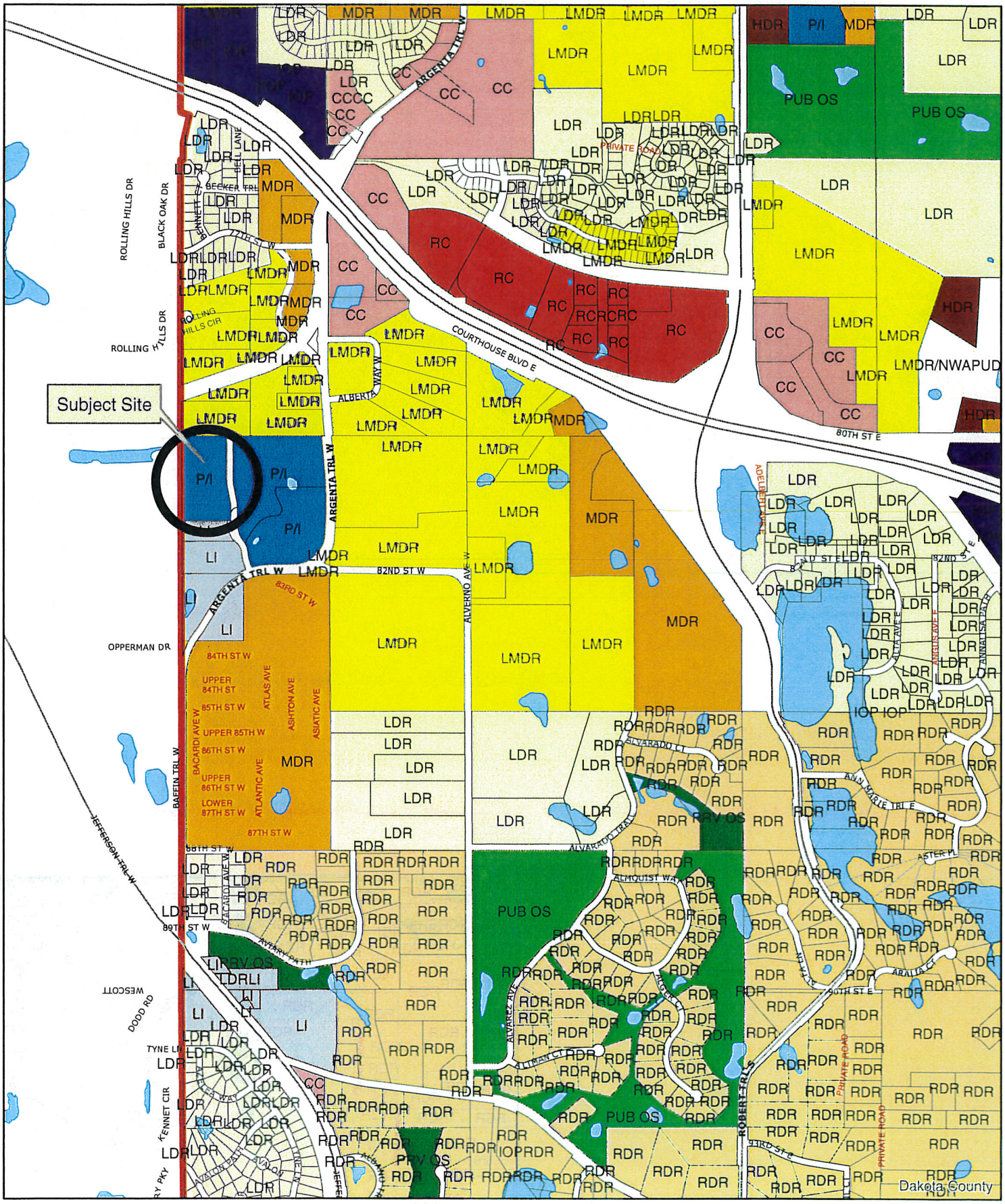
B. **Denial** If the Planning Commission does not favor the comprehensive plan amendment, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff recognizes there are potential benefits and detriments to the proposed land use designation change. The Council through the EDA has been focusing on expanding industrial and commercial opportunities for the city. Public/institutional uses may not be the most appropriate in this area. An industrial plan as presented by the applicant may be a better alternative use based information raised in this report. Staff therefore recommends approval of the request as presented.

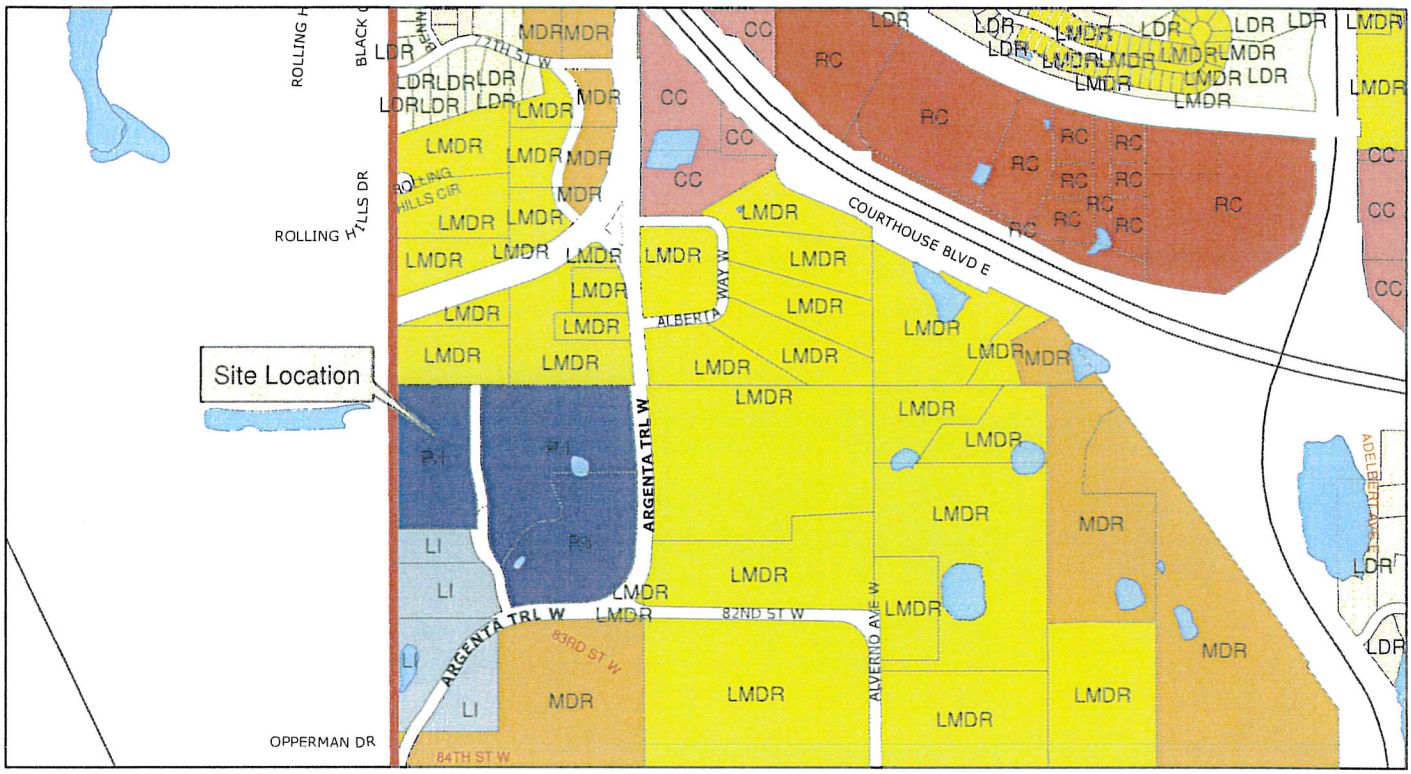
Attachments: Location Map
Existing/Proposed Comp Plan Map
Applicant Narrative
Applicant Concept Plans
Comments from public

Location Map
Case No. 16-44PA

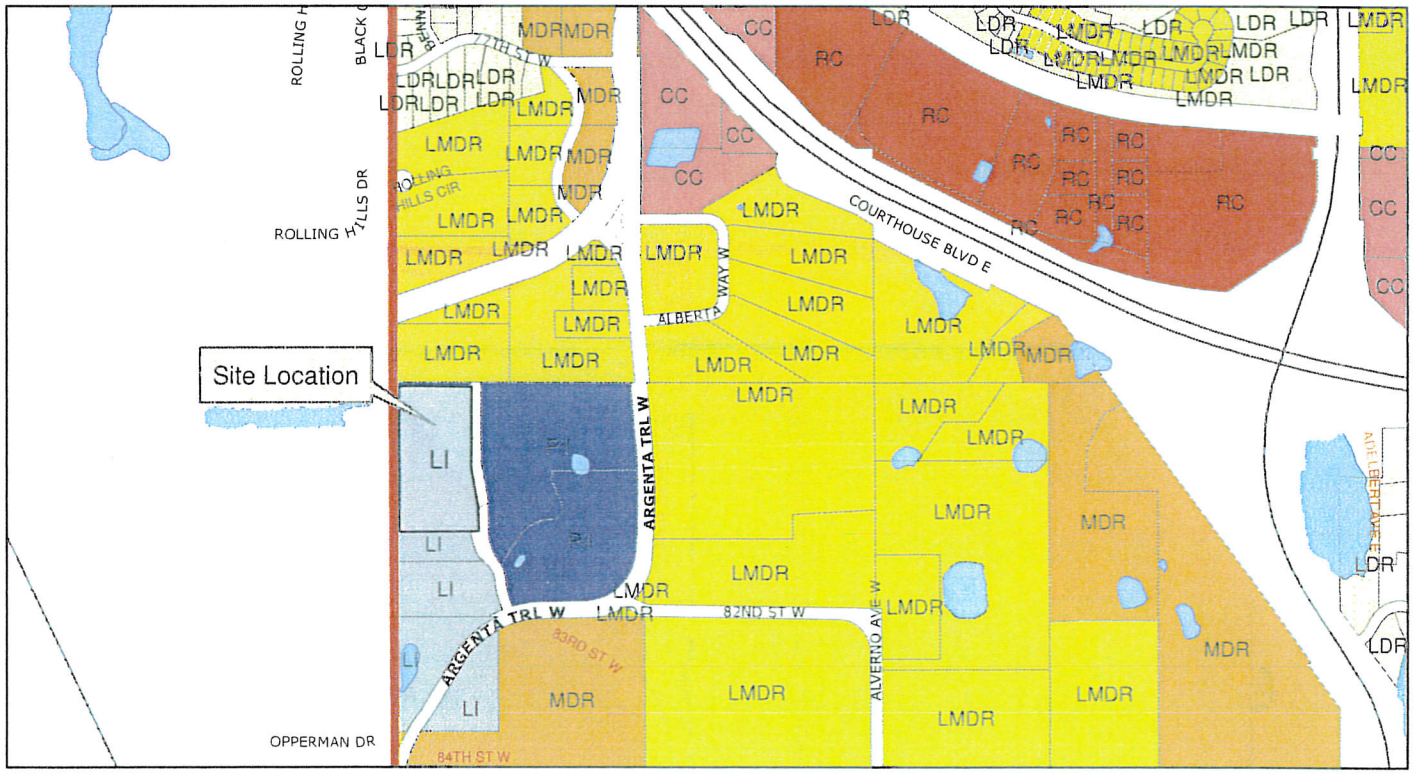


Red Pine Partners
Comp Plan Amendment

Existing Comp Plan



Proposed Comp Plan



October 7th, 2016

Application for Comprehensive Plan Amendment – Narrative of request

Subject Property: 9.26 acres - Auburn Path, Inver Grove Heights

Request summary: This request is to change the guided use of the subject property from Institutional to Industrial, and initiate the necessary steps to improve the property for commercial development.

Dear City of Inver Grove Heights City Council, Planning Commission and Staff,

Upon meeting with Allan Hunting, Tom Kaldunski and Steve Dodge, we appreciate the opportunity to submit this application for a comprehensive plan amendment to change the guided use of the subject 9.26 acre site, located within the Gene Worrell's Church Acres development. This site is 1 of 3 that were established in September 2001 with the intention of offering land availability for the construction of three Churches.

Over the past 15 years the only development activity has been the expansion of the cemetery but otherwise the entire 32.6 acres remains vacant. Being commercial real estate professionals that have specialized in the Southeast metro market over this same 15 year period, we hope to shed light on why this site has not been developed and offer a plan that will better match the property to its industrial characteristics and surroundings. The result will be spurred development and appropriately increased tax base that may otherwise not be realized under its current Institutional zoning.

Challenges and reasons why the site has not been developed

While the property tax-exemption is a significant incentive for a Church to consider the property, there are a greater number of challenges that have discouraged the development of the site.

- **No utilities** – Based on meeting with City engineers, municipal sewer and water is several years away from being in proximity to the site. The nearest accessibly is from the City of Eagan line that is north of Yankee Doodle Road. Tom and Steve confirmed that this remains a significant road block to prospective buyers and there has been repeated concern about the cost of extending services from the City of Eagan only to later be assessed by Inver Grove Heights. Since the cost to sprinkler a large building with a well pump and holding tank is often excessive and not feasible to install, this site is more naturally suited for a small-scale development that positions the site for a larger project in the future when utilities are available.
- **Industrial surroundings** – The most visible neighbors to the subject property are industrial. The UPS Distribution truck courtyard borders the property to the west with hundreds of trailers parked in the immediate sightline of the property and Floerke Truck repair is also an industrial use with outside storage that borders to the south. Both companies are deeply entrenched in these locations and have no plans to move. The neighbor to the east is the cemetery and that is separated by topography and the residential neighbor to the north is buffered by over 2 acres of forest.

- **No Visibility** – The lack of road visibility is another reason the site is not well matched for a Church or other use that relies on signage and exposure to passing vehicles. The secluded nature of the site is better suited for a use that benefits from being away from traffic.
- **Unbalanced topography** – The gradual sloping property requires significant grading to balance the conditions. Soil engineers have estimated there being $300,000 - $500,000 of site improvement cost to establish a 4-5 acre buildable area.
- **Soil conditions** – According to a Geotechnical Service Report that was completed in November 22, 2000 by STS Consultants, soil borings indicate that it is possible to develop the site but that considerable soil correction is required. Their report states "We recommend that structures not be supported on the existing surficial topsoil and/or organic clayey silt materials encountered." The cost of removing this soil is substantial but this can be mitigated by completing the work over time and collaborating with other development projects that are in need of soil.
- **Ponding & infiltration** – Given the higher ponding and infiltration standards that are required within the Northwest Corridor, there is additional cost and land area needed to accommodate storm water.
- **Institutional zoning** – The Institutional zoning district is mostly limited to uses such as a Church, Cemetery, School, Daycare, Hospital and Municipal buildings (administrative, fire station, police station, library, parks, etc). Outside of a fire/police station, City park or possibly another cemetery, this tucked away property is surrounded by industrial and is not well suited for the permitted uses. The Floerke Truck Repair that is directly adjacent to the south is zoned (I-1) Limited Industrial.

In summary, the site requires a sizable investment that we do not foresee being overcome without it being rezoned to allow uses that are consistent with the neighboring industrial properties.

Why guide the land to Industrial?

Below are factors that we feel make this a natural and appropriate transition.

- **Highest and best use** – Over the past couple years the property has been publicly listed for sale and despite being reasonably priced, it has not attracted a buyer that can operate within the current zoning. This is partly due to the lack of utilities but a small Church can operate on well & septic and many have still bypassed the site. Given the industrial characteristics of the site and the much stronger and deeper industrial base of companies that neighbor the property, the site is far more attractive and valuable to this sector.
- **Tax base increase** – The 9.26 acre site currently generates $2,283 of annual property tax. A nominally improved 8.11 acre industrial property at 10900 Clark Road that has a 1,960 square foot building and gravel parking lot generates $29,645 in annual property tax. If the subject site is fully developed upon connection to utilities in the future, the property tax increase will likely exceed $70,000 annually.
- **Naturally screened industrial setting** – The subject site is adjacent to two industrial companies (UPS & Floerke) that are immediately visible to this site with outdoor truck parking and existing fencing that already secures half of the subject property. The site is also tucked off of Argenta Trail and situated at an elevation that is up to 50 feet lower than the cemetery and the buffered neighbor to the north. There are no residences that can see or be seen from the buildable area of the property.

- **Flexible development partner** – The acting principals of Red Pine Partners work as commercial real estate brokers throughout Inver Grove Heights and the surrounding communities so our reputation within the City of Inver Grove Heights is especially important. So the City and the neighboring community can be assured that we will be a respectful and cooperative development team to work with.
- **Challenging site that requires phased development** – The subject property has many challenges that require creative solutions. Since utilities are not accessible on the near horizon and large scale development is not economically feasible, we are proposing a phased development plan that will gradually prepare the site to meet the future growth of the area. We feel the industrial market conditions for less-development-intensive uses can be harnessed enough to warrant investment capital for site improvement. The current Institutional zoning district does not allow less-intensive uses like outdoor storage or vehicle parking that can operate without City water/sewer.
- **Lower trip generation rates** - According to the Institute of Transportation Engineers Trip Generation Report (8th Edition, 2008), the Weekday Daily Traffic rates for Industrial uses are significantly lower in comparison to uses that are currently permitted. The Weekday Daily Traffic rate for Warehousing is 3.56 KSF^2 while the same rate for a Church is 9.11 KSF^2. During weekends, a Church would generate far more traffic and Industrial almost nothing. When city utilities are extended and a larger development is practical, the Weekday Daily Traffic rate for a General Light Industrial project increases slightly to 6.97 KSF^2 but it is still less than a Church and significantly less than a school. The current zoning allows an Elementary School which has a rate of 15.43 KSF^2. Outside storage does not have a category but is probably comparable to General Heavy Industrial which is 1.50 KSF^2. (KSF^2 represents units of 1,000 square feet)
- **Institutional alternative** - If the zoning were to remain Institutional, the most feasible alternative use that is permitted within the zoning district is for it to be another cemetery. This use appears to be a profitable option with opportunity to take on partners that specialize in this business but we believe the site is more naturally suited for industrial development.

Phased Development Plan

Below is a three phased development plan that allows for the gradual improvement of the property. Concept plans that show how the site may be developed are included with the application.

- **Phase I (Grading, gravel & outside storage)** – The first phase of the proposed development is to grade the site and install a ponding/infiltration system that accommodates the required capacity for future larger scale development. The ability to market secured outside storage is imperative to justify the required investment for site improvements. This less-development-intensive use allows for improvement of the site while avoiding the insurmountable cost of a utility extension. Proposed uses may include vehicle and truck parking, building or landscape materials and other items that would be first reviewed and approved by a Conditional Use Permit. By investing in this Phase I development and correcting the soil conditions, ponding and topography, the site becomes broadly marketable for smaller-scale development.

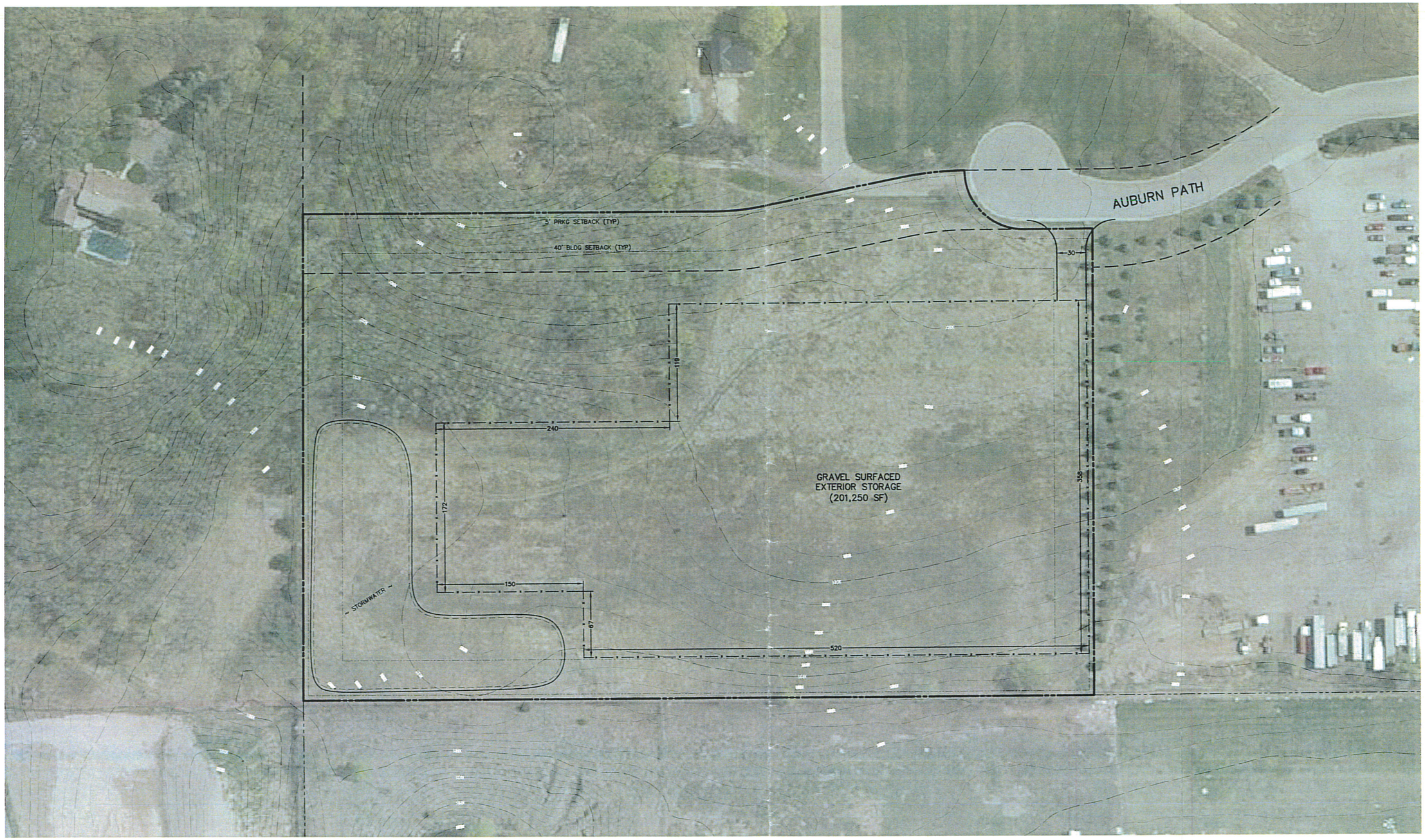
- **Phase II (Smaller scale building development)** - With a pad site created for development, the site becomes positioned to attract a company that can operate without a large building. Since City utilities are required for larger scale development, this second phase would likely be for a build-to-suit in range of 1,000-20,000 square feet. Proposed uses would fall within the Industrial zoning district and/or require the consent of a Conditional Use Permit. There is potential for a larger building within this phase but that is more likely when utilities are extended.
- **Phase III (Larger scale building development)** - Based on preliminary concept plans, the site can accommodate over 70,000 square feet of office/warehouse construction. The phased development plan provides near term incentive to fully improve the site while positioning the land to be seriously considered for a large scale build-to-suit. This end goal is only possible as the result of the tiered approach because the lengthy and expensive process requires an exceptionally patient investor/developer to improve the property over time. Since City utilities are likely many years away, this Phase III of development is a long-term scenario.

In summary, we look forward to working in collaboration with the City of Inver Grove Heights in an effort to gradually improve this underutilized property. This is an opportunity for the site to be developed for uses that are appropriately suited and have demand for the property. This will lead to new employers and an increased property tax base that may otherwise be lost with its current zoning.

Thank you for your consideration.

Regards,

Tony DelDotto
Managing Partner
Red Pine Partners, LLC



SITE DATA

LOT AREA:	403,674 SF
HARD SURFACE AREA:	201,250 SF 50%
PERVIOUS SURFACE AREA:	202,424 SF 50%

N

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(IN FEET)

Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

CONCEPT PLAN
PHASE 1
EXTERIOR STORAGE

AUBURN BUSINESS PARK
Inver Grove Heights, Minnesota

TONY DELDOTTO
3500 American Blvd W, Suite 200
Bloomington, MN 55431

REVISIONS

DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	08/23/16

NOTES

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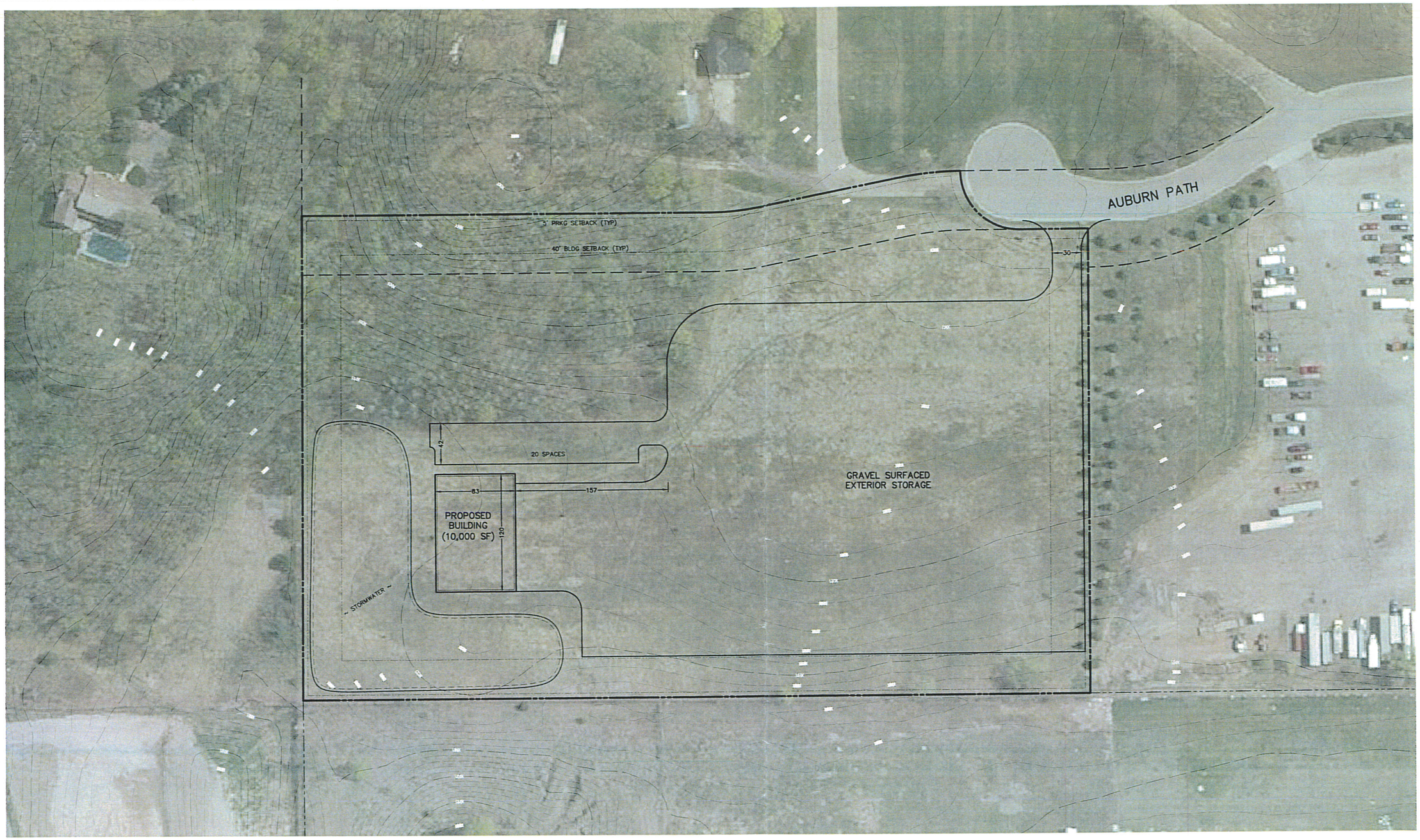

SITE DATA

LOT AREA:	403,674 SF	
HARD SURFACE AREA:		
BUILDING:	10,000 SF	2%
GRAVEL:	187,460 SF	47%
TOTAL:	197,460 SF	49%
PERVIOUS SURFACE AREA:	206,214 SF	51%

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Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

CONCEPT PLAN
PHASE 2
BUILDING 1 W/ EXTERIOR STORAGE

AUBURN BUSINESS PARK
Inver Grove Heights, Minnesota

TONY DELDOTTO
3500 American Blvd W, Suite 200
Bloomington, MN 55431

REVISIONS

DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	08/23/16

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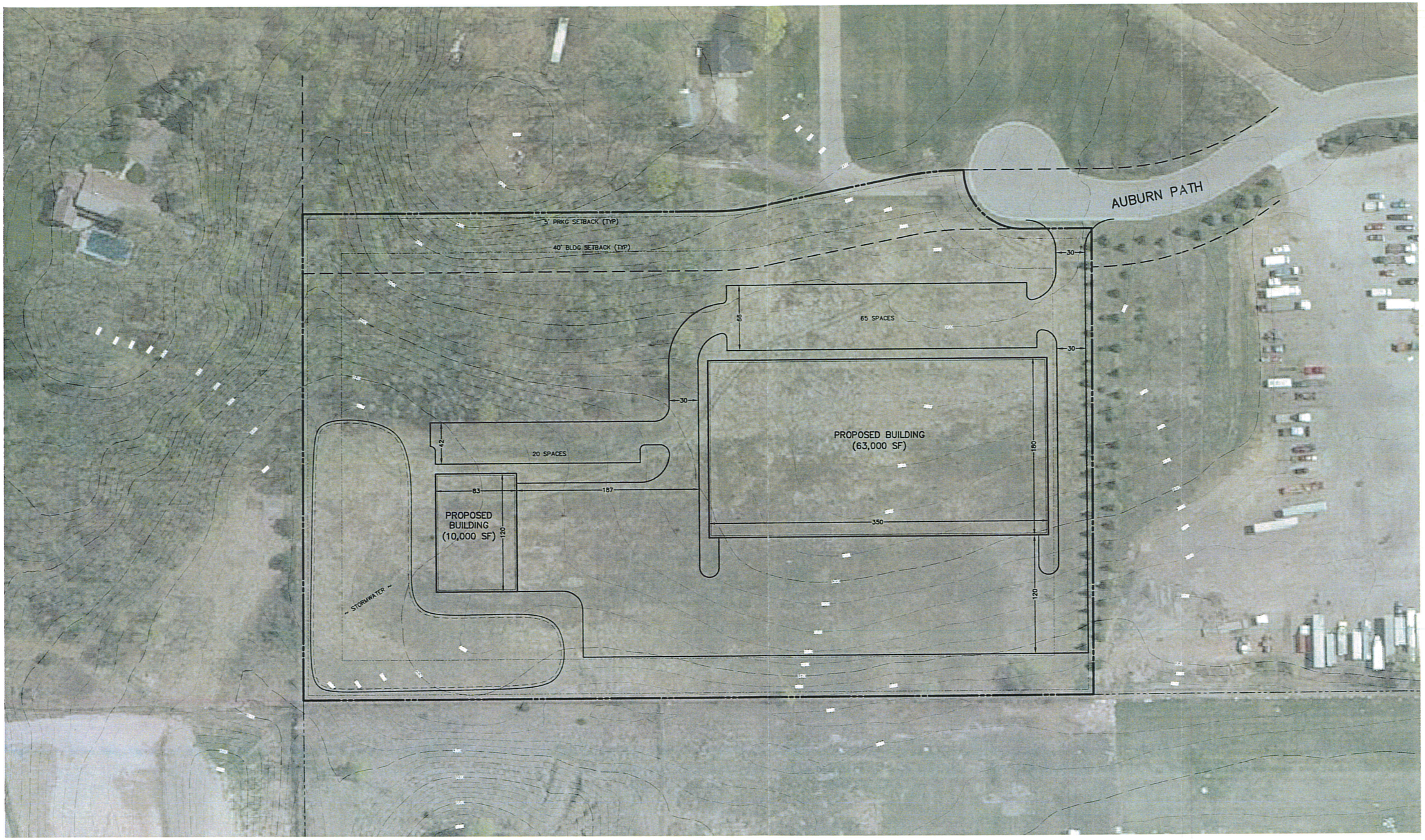

SITE DATA

LOT AREA:	403,674 SF
HARD SURFACE AREA:	
BUILDING:	73,000 SF 18%
PAVEMENT:	122,100 SF 30%
TOTAL:	195,100 SF 48%
PERVIOUS SURFACE AREA:	208,574 SF 52%

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(IN FEET)

Carlson McCain
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3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

CONCEPT PLAN
PHASE 3
FINAL BUILD

AUBURN BUSINESS PARK
Inver Grove Heights, Minnesota

TONY DELDOTTO
3500 American Blvd W, Suite 200
Bloomington, MN 55431

REVISIONS

DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	08/23/16

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DATE: October 9, 2016

RE: RED PINE PARTNERS, LLC– CASE NO. 16-44PA
Property located at XXXX Auburn Path, Inver Grove Heights, MN identified as PID Nos. 20-29300-00-010 and 20-29300-00-040

TO: Planning Commission of the City of Inver Grove Heights
8150 Barbara Ave., Inver Grove Heights, MN 55077
Attention: Allan Hunting at ahunting@invergroveheights.org

FROM: Cynthia and Michael Tebbitt
7920 Alberta Way
Inver Grove Heights, MN 55077

We are writing to voice our strong opposition to the Comprehensive Plan Amendment to change the land use designation of the above-referenced property from P/I, Public/Institutional to LI, Light Industrial.

We do not want the Planning Commission or the City to allow changes to the current zoning for the land. The land is very close to our home and property of 5 acres (we are right across the road from the property). We purchased our home and land knowing that the surrounding land was zoned P/I, and rezoning it could have a negative impact on our property as it relates to value, resale and most importantly our experience as residents.

If the zoning is changed, it could set precedence for other landowners in our area to request the same change (including the property owner who, a few years ago requested a land use and rezoning so he could build a crematorium business right next to our homes). If businesses move in our neighborhood and are located adjacent to our homes and land, it changes everything about where we live.

If the current owner is requesting these land changes so they can subsequently sell the land as industrial so a business can be built, why would this landowner be given priority over residents who will have to live with the result of the sale and subsequently an industrial business on the land? It wouldn't be fair to give this landowner priority over other residents here. The seller won't have to live with the results of a zoning change.

Some of us have been here since 1967. All of the landowners in this area own at least 5 acres and many own much more. We have owned our home and 5 acres of land since 2001. We chose Inver Grove Heights as our City to invest in 15 years ago and we hope the City will respect our investment here.

We appreciate this opportunity to provide these comments to you before the Planning Commission and the City meetings. We stand with David Jansen, the closest landowner to the Red Pine Partners property, and his opposition to the Amendment.

Thank you.

PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

REPORT DATE: October 12, 2016 **CASE NO:** 16-47X

HEARING DATE: October 18, 2016

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: Christopher and Kathleen Shepard

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

LOCATION: 6653 Concord Boulevard

COMPREHENSIVE PLAN: Mixed Use

ZONING: A, Agriculture

REVIEWING DIVISIONS: Planning **PREPARED BY:** Thomas J. Link
Comm. Dev. Dir.

BACKGROUND

Christopher and Kathleen Shepard, owners of a residential lot at 6653 Concord Boulevard, approached the City and expressed an interest in selling their property. The site has a house and detached garage.

The Inver Grove Heights Development Authority (EDA) will be considering the acquisition at its meeting on November 14. The Planning Commission is to consider making a recommendation on the consistency of the acquisition 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 the block on which the Shepard property is located. The Neighborhood Plan and Design Guidelines states that the area could be redeveloped as multiple family residential or a mixed use of residential and neighborhood commercial.

The acquisition of this property, from a willing seller, would be consistent with the Comprehensive Plan. The property lies in one of the areas selected by the City for redevelopment efforts. If acquired, the EDA would, at some future undefined time, sell the property for redevelopment as multiple family residential or mixed use. The acquisition would eventually lead to redevelopment, as stated in the Concord Boulevard Neighborhood Plan and Design Guidelines. The acquisition 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 property by the Inver Grove Heights EDA is in compliance with the Comprehensive Plan.

B. **Denial**. If the Planning Commission does not find the proposed acquisition 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 6653 Concord Boulevard consistent with the Inver Grove Heights Comprehensive Plan.

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

cc: Christopher and Kathleen Shepard

RECOMMENDATION

Staff recommends approval of the request to find the acquisition of 6653 Concord Boulevard consistent with the Inver Grove Heights Comprehensive Plan.

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

cc: Christopher and Kathleen Shepard

Economic Development District No. 9

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Map produced by the City of Inver Grove Heights
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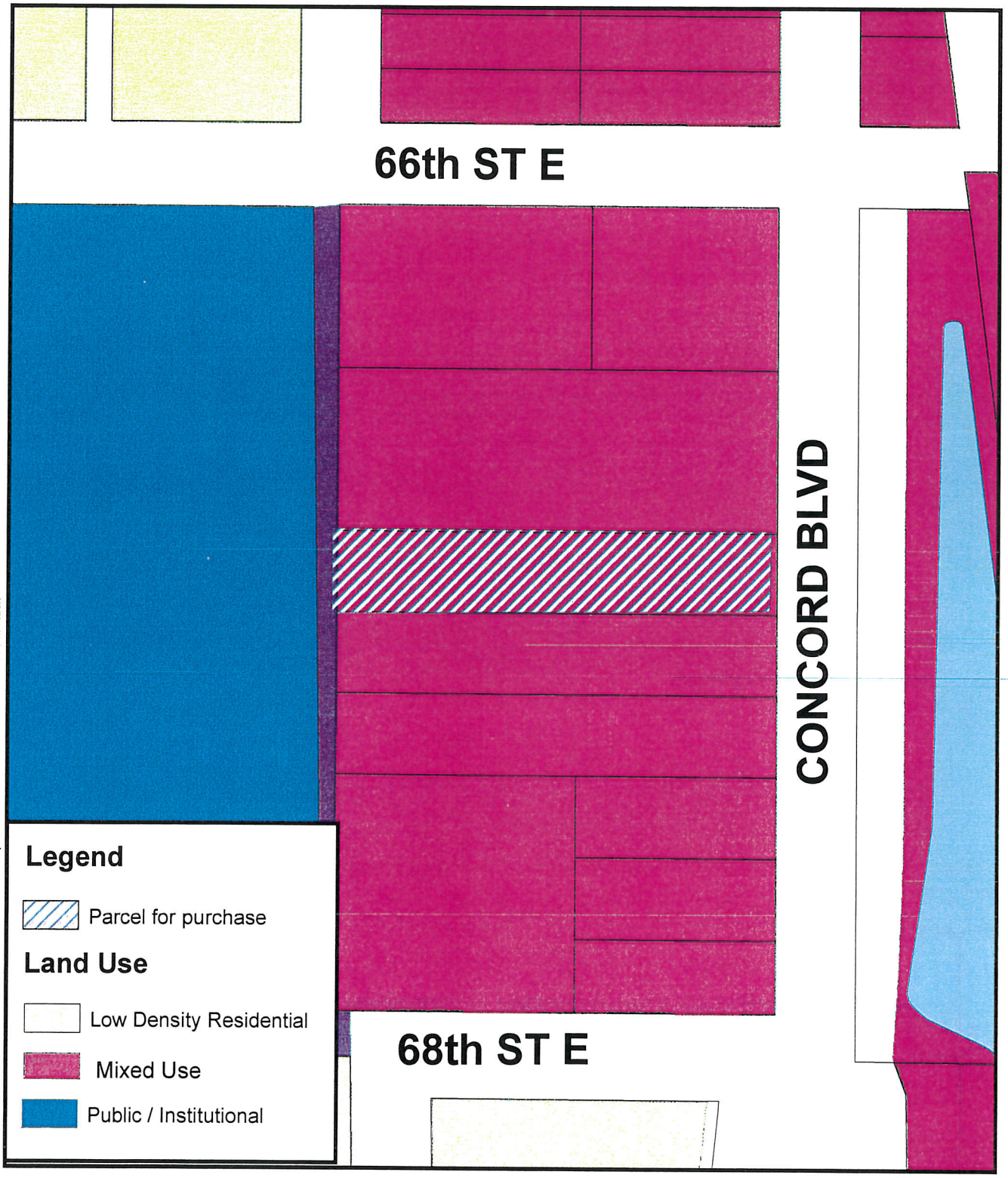
Comprehensive Plan Map
Shepard Property - 6653 Concord Blvd.



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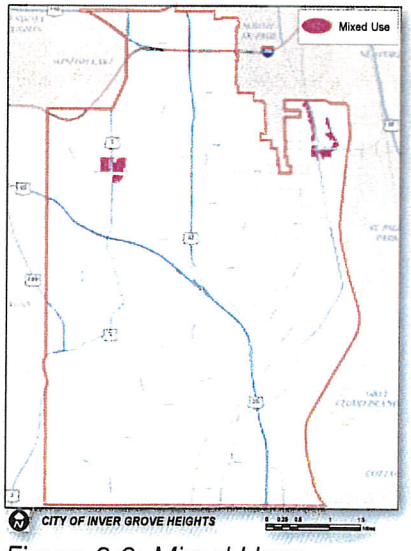


Figure 2.6: Mixed Uses

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.

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.

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:

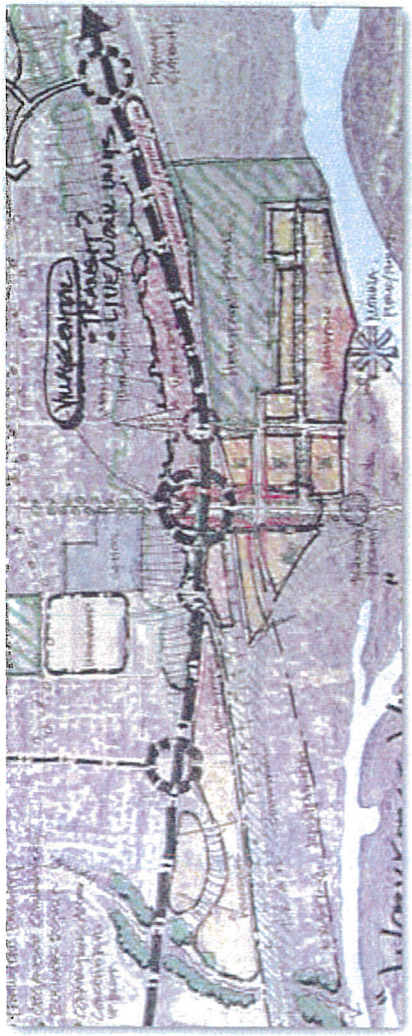
- Land use patterns
- The role of the Mississippi River levee
- Housing

- 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.

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.

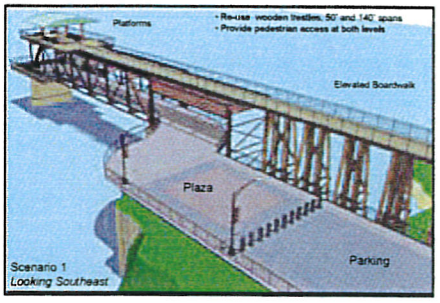
Industrial Office Park Area Policies

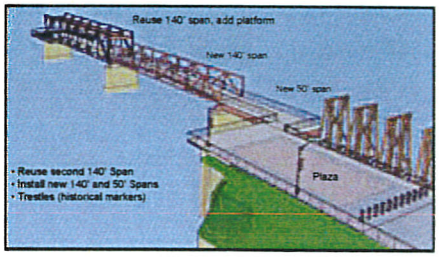
1. Provide opportunities for new industrial development and expanded employment opportunities in Inver Grove Heights.
2. Provide attractive, planned environments as means to induce employers to locate within the City.
3. Enact standards for industrial developments that are in keeping with the need to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

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.

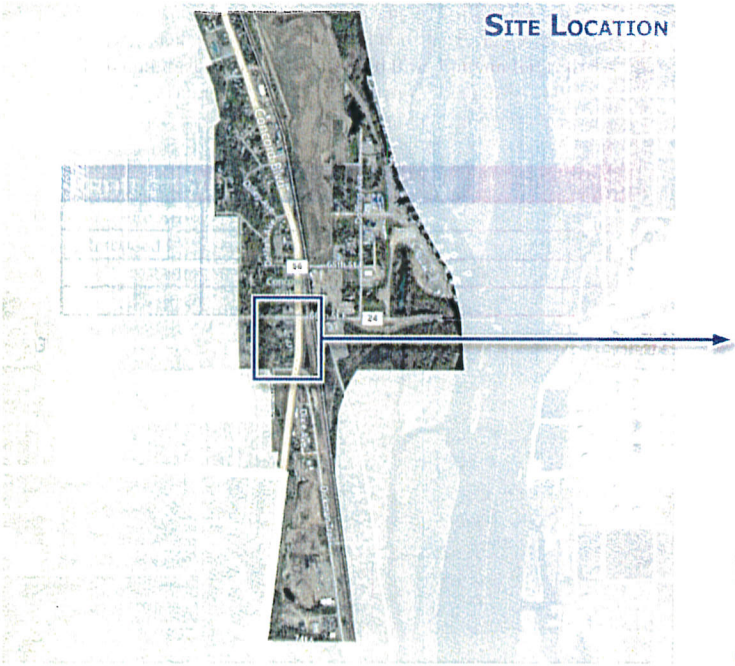


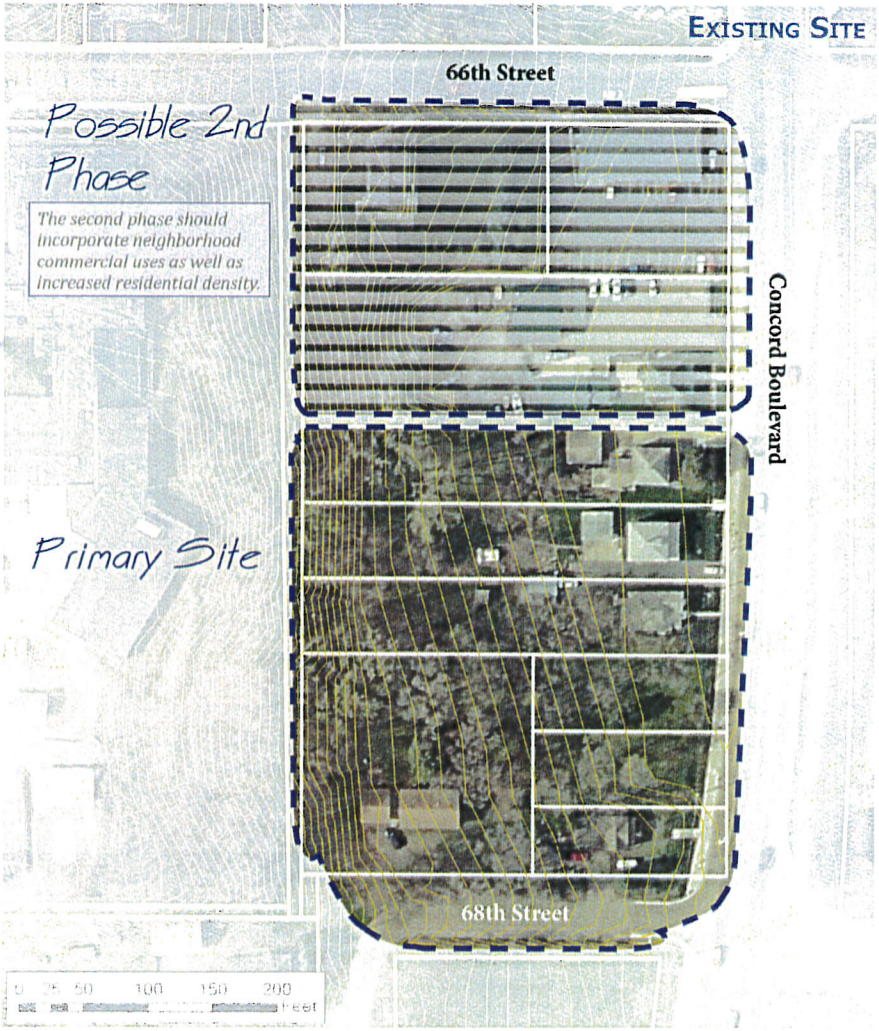


A photo of Bridge 5600 (top) and two alternative design concepts that were evaluated in 2007 for reuse of Bridge 5600 as a scenic overlook.

CONCORD BOULEVARD NEIGHBORHOOD

CATALYST SITE: HILLSIDE SENIOR HOUSING

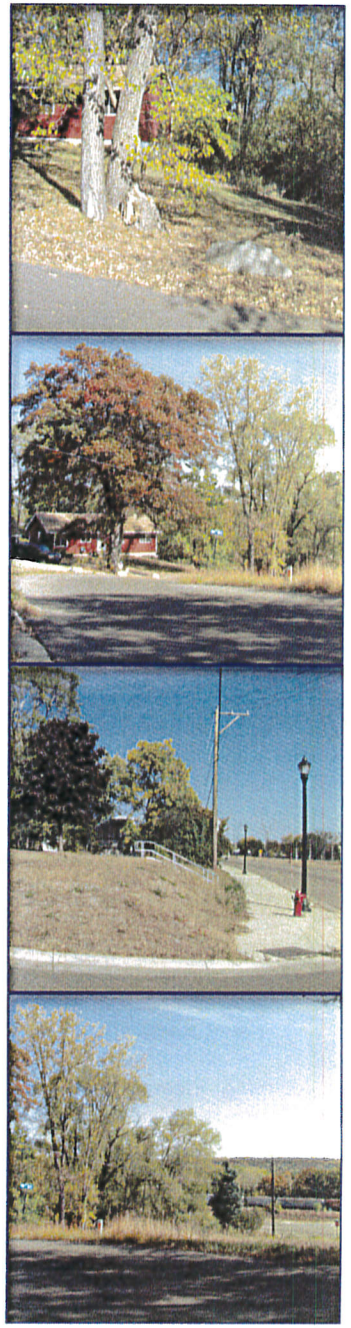




HILLSIDE SENIOR HOUSING

This catalyst site transitions from single family residential and vacant lots to 3-4 story senior residential housing. Primary access is from 68th St to minimize conflicts on Concord Blvd. Both underground and above ground parking is provided, with a convenient drop-off/pick-up location for residents with limited mobility and visitors. Private outdoor amenity space is provided for residents with gardens and other features.

PROJECT SUMMARY	
Site Area	2.68 Acres
Intended Use	Senior Residential
Units	80 Units
Density	30 Dwelling Units / Acre



EXISTING CONDITIONS

Hillside Senior Housing Character

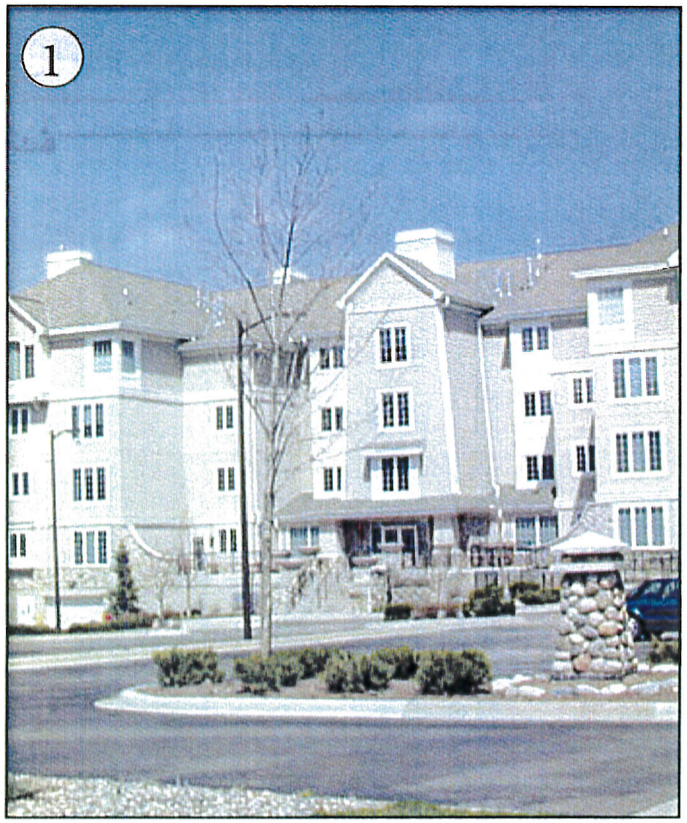
1 - Design buildings with underground parking and detailed building articulation

2 - Provide enhanced drop-off locations for people of all mobility levels.

3 - Create landscape amenities for all abilities (universal design, benches, tables, gardens)

4 - Facilitate easy drop-off/pick-up by allowing developing a covered entryway to the building.

5 - Provide outdoor recreation space that promotes communal gathering.



I. Site Principles:

A. Position the building to take advantage of existing topography for an enclosed, private setting.

B. Provide adequate accessibility to all entries. Utilize ramps as needed.

C. Ensure access onto Concord Boulevard is provided at the north portion of the primary site, or mid-block (with potential second phase) rather than near existing intersections.

II. Building Principles:

A. Design building with 3-4 stories.

B. Provide underground parking if possible/feasible with bedrock conditions and site topography.

C. Screen underground and surface parking from Concord Boulevard.

D. Provide variations in color, material, and texture to reduce the visual impact of the scale of the building.

III. Landscape Principles:

A. Develop the public realm along Concord Boulevard with the same character as reconstructed portions to the north. Fixtures and furnishings should match northern sections.

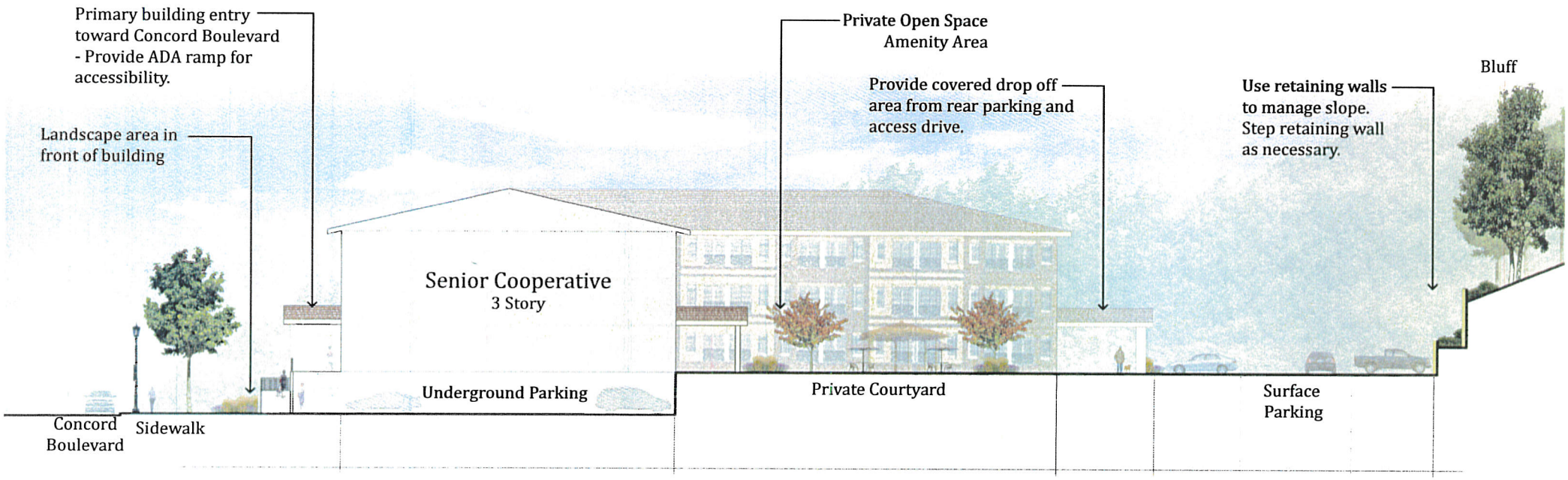
B. Create a landscaped outdoor plaza or gathering space. Outdoor areas should serve residents and visitors.

C. Utilize retaining walls and vegetation to reduce erosion on the bluff side of the project.

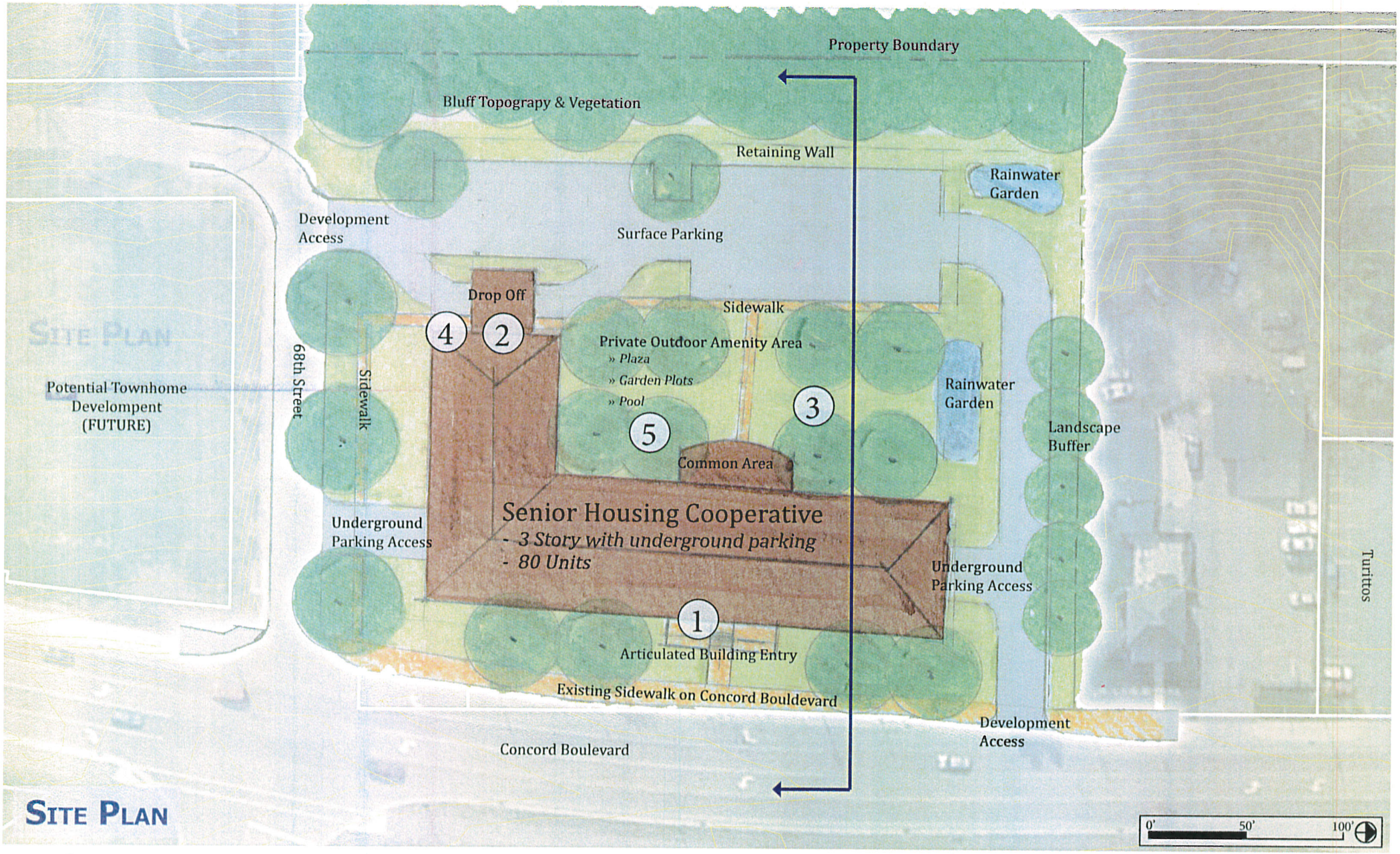
D. Develop surface parking for visitors at the rear of the building.

E. Provide attractive stormwater treatment features.

F. Create opaque landscape buffer between the site and buildings to the north.



Section / Elevation Looking South


Property Boundary
Bluff Topograpy & Vegetation
Retaining Wall
Rainwater Garden
Development Access
Surface Parking
Drop Off
Sidewalk
4
2
Private Outdoor Amenity Area
» Plaza
» Garden Plots
» Pool
3
5
Rainwater Garden
Landscape Buffer
Potential Townhome Develompent (FUTURE)
68th Street
Sidewalk
Common Area
Underground Parking Access
Senior Housing Cooperative
- 3 Story with underground parking
- 80 Units
Underground Parking Access
Turittos
1
Articulated Building Entry
Existing Sidewalk on Concord Bouldevard
Development Access
Concord Boulevard
0'
50'
100'

SITE PLAN