

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, May 5, 2009 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR APRIL 21, 2009

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 OLI SMITH – CASE NO. 09-09V

Consider a **Variance** to exceed allowed maximum impervious surface coverage for a porch addition for property located at 10857 Andes Circle.

Planning Commission Action _____

3.02 MGT DEVELOPMENT – CASE NO. 09-10PUD

Consider a PUD Amendment to the Site Plan for Lot 1, Block 1, Argenta Hills located on the north side of Hwy 52/55, west of Hwy 3.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 21, 2009 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

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

Commissioners Present: Pat Simon
Dennis Wippermann
Harold Gooch
Tony Scales
Mike Schaeffer
Tom Bartholomew
Paul Hark
Christine Koch
Damon Roth

Commissioners Absent:

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the March 17, 2009 meeting were approved as submitted.

QUALITY PROPANE INC – CASE NO. 09-07C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment for a fuel storage (propane tank) facility to expand the building and parking lot size for property located on the east side of Clark Road. 4 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. Mr. Hunting advised that the applicant is requesting an amendment to their conditional use permit for a propane tank facility. The amendment would consist of expanding the size of the building from 5,000 to 8,000 square feet, with a total of 10,240 square feet of usable square footage. The parking lot would also be expanded to accommodate the required additional parking. Mr. Hunting advised that Condition #12 has been removed from the original CUP since the applicants have provided revised drawings of all four sides of the building which meet exterior materials requirements and satisfy the condition. Mr. Hunting advised that the condition regarding landscaping has also been removed from the original CUP as the revised site plan has been modified to reflect the correct minimum tree size for the coniferous trees. Staff recommends approval of the request with the eleven conditions listed in the report.

Commissioner Koch asked if there were any size requirements for the building windows, to which Mr. Hunting replied there were not.

Commissioner Koch advised that she only observed 27 overstory trees on the landscape plan whereas 28 were being proposed.

Mr. Hunting advised he would check into the discrepancy, but that in either case the applicants were proposing more than was required.

Commissioner Wippermann asked if the berm and fence to the east were still included in the plan, to which Mr. Hunting replied in the affirmative.

Chair Bartholomew asked if staff heard from any neighbors or residents, to which Mr. Hunting replied he was not aware of any inquiries.

Opening of Public Hearing

The applicant, Rob Smith, 13098 Herald Circle, Apple Valley, advised they did not plan adequately with their original request, and have since determined they will need additional building space to store construction propane heater units and related equipment.

Chair Bartholomew asked if the applicant agreed with the conditions listed in the report, to which Mr. Smith replied in the affirmative.

Chair Bartholomew asked if the proposed expansion would result in additional employees, to which Mr. Smith replied that it likely would not affect the number of employees needed.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Schaeffer, to approve the request for a conditional use permit amendment to the approved site plan for a fuel storage (propane tank) facility to increase the building and parking lot size, for property located on the east side of Clark Road, with the conditions listed in the report..

Motion carried (9/0). This matter goes to the City Council on May 11, 2009.

OTHER BUSINESS

Commissioner Simon noted that the City of Eagan is conducting a horse count, and asked if staff was aware of the number of horses in Inver Grove Heights.

Mr. Hunting stated they were not, and that he was not aware of any requests or concerns regarding such an inventory.

Commissioner Simon advised that the Eagan horse inventory was being done in relation to security associated with natural disasters.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:10 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

EVALUATION OF REQUEST

As indicated earlier, the applicant is requesting a variance to exceed the allowed maximum impervious coverage on an R-1C zoned lot to construct a porch addition. City Code Section 515.59, states that the City Council may grant variances in instances where practical difficulties exist or where a hardship would be imposed upon the property owner if the code were strictly enforced. In order to grant the requested variances, the City Code identifies several criteria which are to be considered. The applicant's request is reviewed below against those criteria.

- a. *Special conditions apply to the structure or land in question which are peculiar to such property or immediately adjoining property, and do not apply generally to other land or structures in the district in which said land is located.*

The general intent of this standard is to limit the precedent that could be set if the variance was granted. The property does not have any conditions that make it unique for the zoning district it is in. Furthermore, the applicant is not being denied reasonable use of the property as the lot currently features a single-family home and attached garage. However, the proposed addition is small and the excess impervious coverage is marginal. Lastly, the lot is large enough that the additional impervious coverage would not have a negative impact on the adjoining neighbors.

- b. *The granting of the application will not be contrary to the intent of the Zoning Code or the Comprehensive Plan.*

The application is not contrary to the Comprehensive Plan as the future land use is Low Density Residential.

- c. *The granting of such variance is necessary as a result of a demonstrated undue hardship or difficulty, and will not merely serve as a convenience to the applicant.*

There is no hardship relating to the request as the impervious coverage standard is not precluding the property owner from reasonable use of the property. The site already features a principal dwelling with an attached garage. However, the addition being requested is not unreasonably large and the resulting home would fit in with the character of the neighborhood. Additionally, the request would have been within the confines of the former impervious coverage ordinance and staff is in the process of reviewing the new impervious coverage standard.

- d. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis for this request.

AGENCY REVIEW

Engineering Department: The Engineering Department has reviewed the request. They support the request with the conditions listed below.

Fire Marshall: Has reviewed the application and has no comment on the request.

ALTERNATIVES

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

- A. **Approval.** If the Planning Commission favors the requested Variance, the Commission should recommend approval of the request with at least the following conditions:
1. The site shall be developed in substantial conformance with the site plan dated April 10, 2009 on file with the Planning Department.
 2. The applicant/homeowner shall mitigate the storm water footprint by treating the increased storm water runoff from the additional impervious surface being added which is above the current impervious space requirement of 20%. The impervious surface calculations for existing and proposed conditions shall be submitted by the applicant and verified by Planning.
 3. A signed and notarized storm water facilities maintenance agreement as approved by the City Attorney and Public Works Director shall be submitted prior to issuance of the building permit. The City Attorney will draft the agreement and fees associated with drafting and recording the agreement will be withdrawn from the Engineering Escrow up to the amount approved.
 4. An Engineering Escrow in the amount \$514 (or \$1/sf of the additional impervious space to be treated, whichever is greater) shall be submitted prior to issuance of the building permit. Engineering review, field inspections, City Attorney and non-compliant erosion control expenses shall be drawn from the Engineering Escrow. Any amount of escrow not utilized shall be returned to the Applicant/Owner when the Engineering Division deems the project complete (facilities properly constructed and turf established).
 5. The Engineering Division will provide the rain garden size, depth, and standard detail for the rain garden feature based on new standards currently being developed. The standards will incorporate sizing the rain garden according to the soil type and infiltration capability. This method of addressing additional impervious space for single family resident additions is being proposed to reduce the burden, costs, and time for single family residents to mitigate the storm water footprint when requesting variances to exceed the impervious space requirements.
 6. The Engineering Division will field verify the location of the rain garden in the field with the owner/developer, to include a visual investigation of underlying soils as exposed by the owner. The field investigation will determine the proper location and size of the rain garden in order for it to receive sufficient storm water runoff for treatment.

7. The erosion control and storm water management plan should capture and route storm water runoff in a manner that does not adversely impact the adjoining or downstream properties.

Hardship: A hardship must be stated if approval of the variances is recommended.

B. Denial If the Planning Commission does not favor the proposed request, it should be recommended for denial, which could be based on the following rationale:

1. Denying the variance does not preclude the applicant from reasonable use of the property as the lot already features a single-family home and attached garage.
2. The request lacks any hardship unique to the property.
3. Approval of the variance could set a future precedent for lots to exceed the allowed impervious coverage in the R-1C, Single Family Residential Zoning District.
4. The addition would be a convenience to the applicant not a necessity, as the lot already features a single-family home and an attached garage.

RECOMMENDATION

Staff believes there are not unique circumstances on the property and that the hardship criterion has not been met. Therefore, staff recommends denial of the variance request as presented.

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



Oli Smith Variance Request Case No. 09-09V

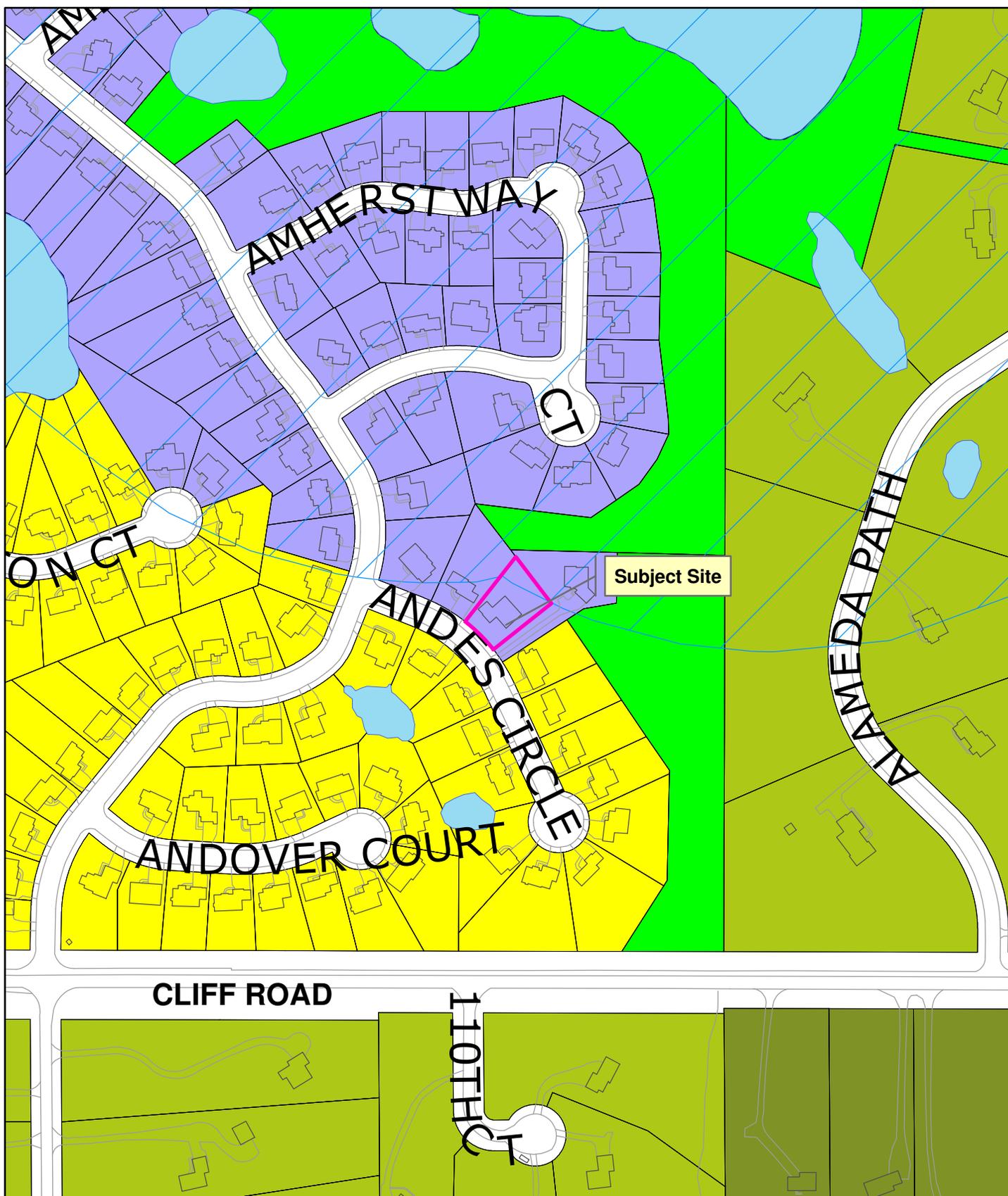
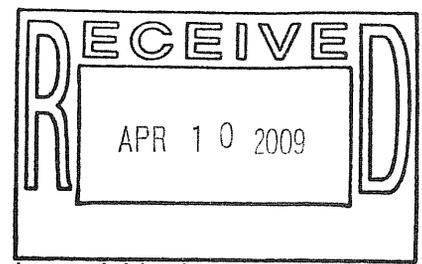


Exhibit A
Zoning Map



Request of Variance at 10857 Andes Circle

- Due to the minimum square footage requirements of the Southern Lakes neighborhood and the layout of our house (modified two-story design), the home has a larger footprint compared to other homes in the neighborhood, yet is near the median size in terms of overall square footage. Our lot size of .33 acres makes the available square footage of non-impervious land to meet the 20% ordinance minimal, but would only be over by 3.5% after porch addition
- Addition of the porch does not detrimentally affect property values, in fact, it will increase the property value of our house at a time when all real estate values are falling.
- In addition, I feel that the 20% ordinance is too restrictive for homeowners looking to improve their homes and was not intended in this purpose of this ordinance. Since the city of Inver Grove Heights is considering raising this percentage back up, I request this variance granted now so as to have time to complete porch before summer months when the 3-season porch would be used most.

Oli Smith
10857 Andes Circle
Inver Grove Heights, MN 55077

Neighbors:

Steve & Julie Bunde (to west)
10853 Andes Circle
651-405-6650

Eric & Jody Wetterlind (to North and East)
10863 Andes Circle
651-688-3206

Mindy Vining (across street)
10856 Andes Circle
651-994-6896

Paul & Lisa Jacobson (across street)
10866 Andes Circle
651-686-8255

EXHIBIT B

RECEIVED
APR 10 2009

10857 Andes Circle
16H

43'

45'

Proposed 14x14 porch
on part of existing
deck structure

29'

10857 Andes Circle

EXHIBIT C

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

REPORT DATE: April 29, 2009

CASE NO: 09-10PUD

APPLICANT: MGT Development, Inc.

REQUEST: Amendment to Final PUD Development Approval for Lot 1, Block 1 of Phase 1

HEARING DATE: May 5, 2009

LOCATION: NW corner of Hwy 55/Hwy 3 Intersection

COMPREHENSIVE PLAN: CC, Community Commercial

ZONING: B-4/ PUD

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

MGT Development is requesting an amendment to the Final PUD Development Plan for Phase 1, specifically Lot 1, Block 1, Argenta Hills. The request involves reducing the footprint size of the Target store that has been approved for Lot 1, Block 1. The two main issues related to the building size reduction include reducing the FAR for the commercial portion and adjustment to the maximum parking requirements.

The proposed site plan change can be broken down into three physical elements;

- 1) Reducing the building size from 176,409 square feet to 134,800 square feet.
- 2) Changing the location of the main pedestrian walkway spine one row of parking to the south.
- 3) Changing the elevations of the Target building to reflect the smaller store.

With the proposed building reduction, the overall FAR for the commercial portion of the development would drop from .20 to .17. The amount of parking constructed would now exceed the maximum allowed based on building size. These changes to the PUD plans require review by both the Planning Commission and City Council.

EVALUATION OF THE REQUEST

History. The City Council approved the final PUD development plans for Phase 1 in April, 2008, which consisted of platting seven lots and seven outlots. The platted lots include the Target lot and six pads for six individual buildings. All of the improvements for the main street were part of Phase 1, as well as the construction of the future county road (Amana Trail)

and the roundabout on Hwy 3. The City Council granted flexibility to the minimum FAR requirement from .25 to .20 for the entire commercial portion of the project.

In August, 2008, during the building permit review process, the applicant submitted plans for a reduced size Target building from 191,263 square feet to 176,409 square feet. Staff had determined that the reduction in square feet did not impact the approved FAR for Lot 1. FAR for Lot 1 still exceeded .20. The building reduction also reduced the amount of parking that was constructed, thus increasing the amount of open space. This change did not have negative impact on utilities, but did have a positive impact on open space and stormwater management.

Construction of many of the required improvements began in early summer of 2008. Amana Trail has been constructed, all of the stormwater features for Phase I have been constructed or will be completed this spring, all of the parking surfaces for the Target and six approved lots have been constructed. All of the pavement for main street and stormwater features have been constructed. The parking lot lighting has been constructed. The construction of the Target store was halted by Target last fall and Target is expected to restart construction in 2009. Site work will continue this spring with the completion of work not completed in the fall, construction of the main monument sign along Highway 55 and the completion of the temporary Argenta Trail connection. Construction of the Hwy. 3 roundabout is scheduled for early this summer.

Site Plan Change Review

The proposed change is limited to Lot 1, Block 1 (Target lot). No other changes are being proposed. This memo addresses only those changes proposed to this lot. All other conditions and phases remain unchanged.

Building Footprint Change. The building footprint would change from 176,409 to 134,800 square feet. The general location of the building remains unchanged. The north-south length of the building would be reduced, creating a larger open green space along Amana Trail. Target is proposing to leave the area as turf. The overall commercial FAR approved as part of the preliminary plan is .20. The ordinance requirement is .25. Including all of the commercial buildings approved as part of the preliminary plan, the overall FAR would be reduced from .20 to .17. The proposed FAR for Lot 1 would be .18.

Pedestrian Access. The preliminary PUD was approved with the concept of having a main pedestrian walkway spine that would run east-west through the entire length of the commercial phase. Phase I was approved with a pedestrian walkway that connect the Target entrance to main street. Based on the new Target building layout, only one main access would be constructed, as opposed to the old layout that had two main accesses to the front of the store. Based on this change, the location of the pedestrian walkway on the approved plans would not line up with the main front door. The revised site plan shows a relocated pedestrian walkway through the Target parking lot that line up with the new main entrance location. This would move the pedestrian connection one row of parking to the south. The revised location puts a

jog in the walkway between the Target parking lot and main street. While this is not ideal, there would be sidewalk sections constructed to have a continuous paved walkway. The balance of the main pedestrian walkway to the west will be reviewed in future phases, but may also have some jogs due to final building location, layout and parking lot layout.

Parking. The base course of bituminous for the parking lot was installed last fall. Based on the 176,409 square foot building, the parking lot is designed for 794 parking stalls. The amount of constructed parking is consistent with the ordinance. With the proposed reduction in building size, parking would technically exceed maximum allowed by 120 spaces. The Northwest Area Overlay District Ordinance allows a parking lot to exceed maximum allowed by 10% if the overage is constructed of pervious pavement. Any number that exceeds 10% requires at least 50% of the whole parking lot to be constructed of pervious pavement. As previously stated, the parking lot has already been constructed, including the amount of approved pervious pavement as required in the approved final PUD plans. Portions of the parking lot along the far west and northern edges are constructed of pervious pavement to address ordinance requirements for stormwater. The herringbone patterned crosswalk portions of main street were also constructed of porous material which is over and above what was required for pervious pavement.

Building Elevations. The overall architecture and design elements remain the same. Building materials and color schemes follow the same color pallet. Building signage would be slightly reduced. Overall, the proposed exterior is consistent with the approved plans

Analysis

In reviewing a change to the PUD plan and to any requirements of the Northwest Area Overlay District Ordinance, a number of general criteria must be reviewed to address the impact of the change or flexibility requested. The City Council may approve flexibility to these rules based on the project's ability to; a) protect public safety, b) comply with the purpose and intent of the Northwest Area Overlay District and the PUD section of the Zoning Ordinance, c) comply with the goals and policies of the Comprehensive Plan, d) and the exceptions do not have an undue adverse impact on existing or planned facilities and services, including streets, utilities, parks, police and fire and the ability of the City to provide such services.

a) The proposed modification to the plan would not affect the City's ability to protect public safety. It is not tied to any public safety issue. No public safety issues were identified during the preliminary or final plan review.

b) The purpose and intent of the Northwest Overlay District is encourage development that provides features that address eight key elements including; diverse housing styles, natural features as integral elements, cluster development to preserve natural features, pedestrian connections, innovative stormwater management features, reduced impervious surface, on-site stormwater retention, and open space as amenities. The reduced building size would not impact any of the eight key elements and would not compromise the intent of the

Ordinance as it relates to the Argenta Hills project. The purpose and intent of the general PUD regulations is to provide means for greater creativity and flexibility, encourage preservation of desirable site characteristics and encourage development that is in harmony with land use density, transportation facilities, community facilities and objectives of the Comprehensive Plan. Again, the proposed changes to the plan do not impact any of the objectives of the PUD regulations.

c) The proposed change would still be consistent with the Comprehensive Plan. Does not negatively impact future land uses. The reduced building size does not put any additional burden on; utilities, streets, or parks.

d) The proposed change would not have an impact on future facilities and services included streets, utilities, parks and police. Utility infrastructure and streets were constructed based on the larger building. The reduced building size would not have an impact on the fees collected to pay for the cost of the utility extensions to the Northwest Area. The building permit connection fees were paid by Target, based on the larger building size, when the building permit was issued in August, 2008. MGT or Target is not requesting any refund to the fees already paid. Allowing a reduced building size does not have a financial impact to the Northwest Area as it relates to connection fees.

Another aspect of financial impacts in the Northwest Area is building valuation. Requiring minimum FAR's was a tool to make sure development density was achieved even though 20% of the property was to be in open space. As noted in the applicant's narrative, the reduced building size reflects Target's newest format of store size and layout. Though the building size is smaller, the construction of the store would be the catalyst to construction of other commercial development, thus beginning tax base generation.

Stormwater Review. Emmons and Olivier have reviewed the revised plans and notes the change in footprint would not have a negative effect on the stormwater management plan. The stormwater system was designed for, and constructed based on the larger building footprint.

ALTERNATIVES

A. **Approval.** If the Planning Commission finds the proposed PUD Amendment to be acceptable, a recommendation of approval should be made subject to the following conditions:

1. The project shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below:

Revised Phase 1 Site Plan for Lot 1, Block 1
Revised Elevation Plan

dated 4/28/09
dated 4/9/09

- B. Denial.** If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

Based on this review, the Planning Division finds that the changes to the approved PUD plan for Lot 1, Block 1 do not pose any detrimental effects to overall PUD or to the purpose and intent of the Northwest Area Overlay District. Staff recommends approval of the PUD Amendment subject to the conditions stated above.

ATTACHMENTS: Applicant Narrative
 Memo from EOR
 Proposed Site Plan for Lot 1
 Proposed Elevations
 Approved Final PUD Site Plan, April 2008
 Approved Site Plan with Building Permit, August 2008
 Approved Building Elevation

Application Narrative

Argenta Hills, Lot 1 Block 1
April 28, 2009

This Narrative is submitted in conjunction with an application to amend the Final Argenta Hills PUD with respect to Lot 1, Block 1-the Target store. The amendment sought is in response to a brand new format of Target store.

Before discussing the Amendment specifically, some project background is warranted. In April 2008, the City Council approved a Final PUD plan for Phase 1 of Argenta Hills which included the Target store and Main Street. Immediately upon obtaining that approval, we acquired the entire Argenta Hills property and conveyed Lot 1 Block 1 to Target. Upon acquiring the property, we were assessed for all plat connection fees and area charges. Site work commenced immediately and has been continuous except for winter stoppage. Over 80% of the site infrastructure was completed before winter, including utilities, road improvements, storm water features, grading, parking lots including porous pavement, and some site lighting

While the significant work was nearing completion in the fall, obvious significant economic changes were impacting the project. Target was forced to delay their store. Recently, Target has indicated a desire to change the store footprint to reflect their newest format of store in hopes of starting construction late this summer. The new proposed store is less dependent on land and square footage and more dependent on efficiency. The proposed modification has little impact on the overall Argenta Hills development and the changes are limited exclusively to Lot 1, Block 1. We, as Developer, have met and will continue to meet all requirements in the Development Contract with the City.

- I. **The Change.** The amendment seeks to reduce the building square footage from approximately 176,409 square feet to approximately 134,800 square feet. Target's new store provides all of the non-grocery components of the previously proposed store and provides most of the grocery components. The primary difference is that there is no "live" deli and no "live" bakery. Those items are stocked rather than prepared on site.
- II. **The Implications.** The proposed amendment results in no changes to Argenta Hills except within Target's property, Lot 1 Block 1. There are four (4) specific impacts to Lot 1 Block 1 triggered by the amendment.
 - a. **Pedestrian Corridor:** The Pedestrian corridor shifts one parking bay to the south to better align with the new entrance location into the Target store. The pedestrian corridor otherwise remains unchanged. This change requires no Ordinance flexibility and is merely a noted impact.

- b. **Architecture:** The store architecture is altered in that the facades are smaller given the reduced square footage. The architecture is substantially consistent with the previous store architecture and is consistent with the approved Argenta Hills design guidelines. This change also requires no Ordinance flexibility and is merely a noted change.
- c. **Parking/Porous and Impervious surface:** Due to the timing of the amendment, some matters are beyond control. The parking lot and porous pavement have already been installed. While different parking counts would have been triggered had this revised store been the original plan, the issues raised are purely technicalities. Specifically, we have provided 795 parking stalls with 115 porous parking stalls. The revised building size would have called for a minimum requirement of 449 parking stalls and a maximum of 539 parking stalls. Based on this minimum, and the 795 parking stalls built, 346 porous parking stalls would be required. While the number of porous stalls provided relative to the built parking lot size and former building size were Ordinance compliant, we have unintentionally created an “over parked” situation because the parking is already built and the building size is NOW being reduced. The Northwest Ordinance penalizes over parking by requiring more porous parking. We have not and cannot provide additional porous parking because we have already installed the parking field. A major factor in constructing porous stalls is specific to sub-grade excavation and therefore can no longer be accessed. The proposed site plan has the same parking lot, a reduced building footprint (impervious), and almost three-quarters of an acre of pervious area north of the building. The net result will be improved storm water management. This change requires ordinance flexibility. The standard for approving the required flexibility is discussed in Section III below.
- d. **Floor Area Ratio:** As a result of the reduced building foot print, the Floor Area Ratio (FAR) is changed. Under the previous plan, the FAR within Lot 1, Block 1 was 0.230. Under the revised plan, the FAR for Lot 1, Block 1 is 0.175. Under the previous plan, the overall FAR for the Argenta Hills Shopping Center was 0.192, while the revised plan produces a Shopping Center FAR of 0.171. Ordinance flexibility was previously granted and is required only in that the resulting FAR differs from the previously approved FAR.

III. **Legal Standard governing flexibility sought.** The Northwest Area Overlay District Ordinance provides that exceptions/flexibility from strict Ordinance requirements may be granted if it is determined that the proposed plan is consistent with the Comprehensive Plan and other goals and policies of the City, would not be materially injurious to existing or future land uses and surrounding property and do not have an undue adverse impact on the City’s provision of services.

- IV. **Application of the Legal Standard to the current Proposal.** The only changes requiring consideration are the FAR and the resulting parking field. Specifically as to the parking, we are now “over parked” to a degree which would have required additional porous stalls.
- a. **Parking:** Numerous factors support flexibility for the unintended parking result. First, the parking field will be exactly as previously anticipated. While it will be oversized for the resulting store, construction of the parking areas in compliance with the previously approved plan certainly cannot be said to run afoul of the legal standard required for the granting of flexibility. While we would now technically be required to add porous stalls based on the new building size, there are three mitigating factors. First, we gain almost three-quarters of an acre of pervious surface area to the north of the new store, an area which previously would have been impervious. Additionally, we have never taken credit for the porous pavers located in Main Street. That area, according to Emmons and Olivier’s calculations, equates to 65 porous parking stalls. Finally, the entire PUD results in porous open space of almost double what the ordinance requires. On whole, the new configuration undoubtedly enhances the storm water efficiency of the site by increasing pervious area and reducing building drainage, complies with the actual Ordinance requirements when accounting for new impervious areas and will not be injurious to the City, the Shopping Center, or surrounding properties.
 - b. **FAR:** The new resulting FAR from the revised store square footage is a technical casualty of the change. The proposed change and resulting FAR will have little noticeable impact on the character of the overall project. Potential future expansion plans would likely eliminate any impact whatsoever. The change would not be injurious to the City, the Shopping Center, or surrounding properties.

Approving the proposed change to the Target store is absolutely the best chance to get Argenta Hills moving. It will trigger construction of half of the buildings on Main Street for opening with Target. It will drive additional development on the site and it will insure that the commercial component of the project precedes the residential component. Absent this approval, the real possibility exists that this site will sit idle for many years, despite completion of Developer infrastructure and despite City investment in extending utilities to the Northwest Area.

Prepared by: Greg Munson
IGH Investment, LLC
c/o McGough Development
2737 Fairview Avenue North
St. Paul, MN 55113

Date | April 27, 2009

To | Tom Link, City of Inver Grove Heights
Allan Hunting, City of Inver Grove Heights

From | Brett H. Emmons, PE

Regarding | Target T2519 Building Footprint Changes – Stormwater Impact

These comments are an addendum to the submitted narrative pertaining to the Revised Target Site Plan, dated April 28, 2009.

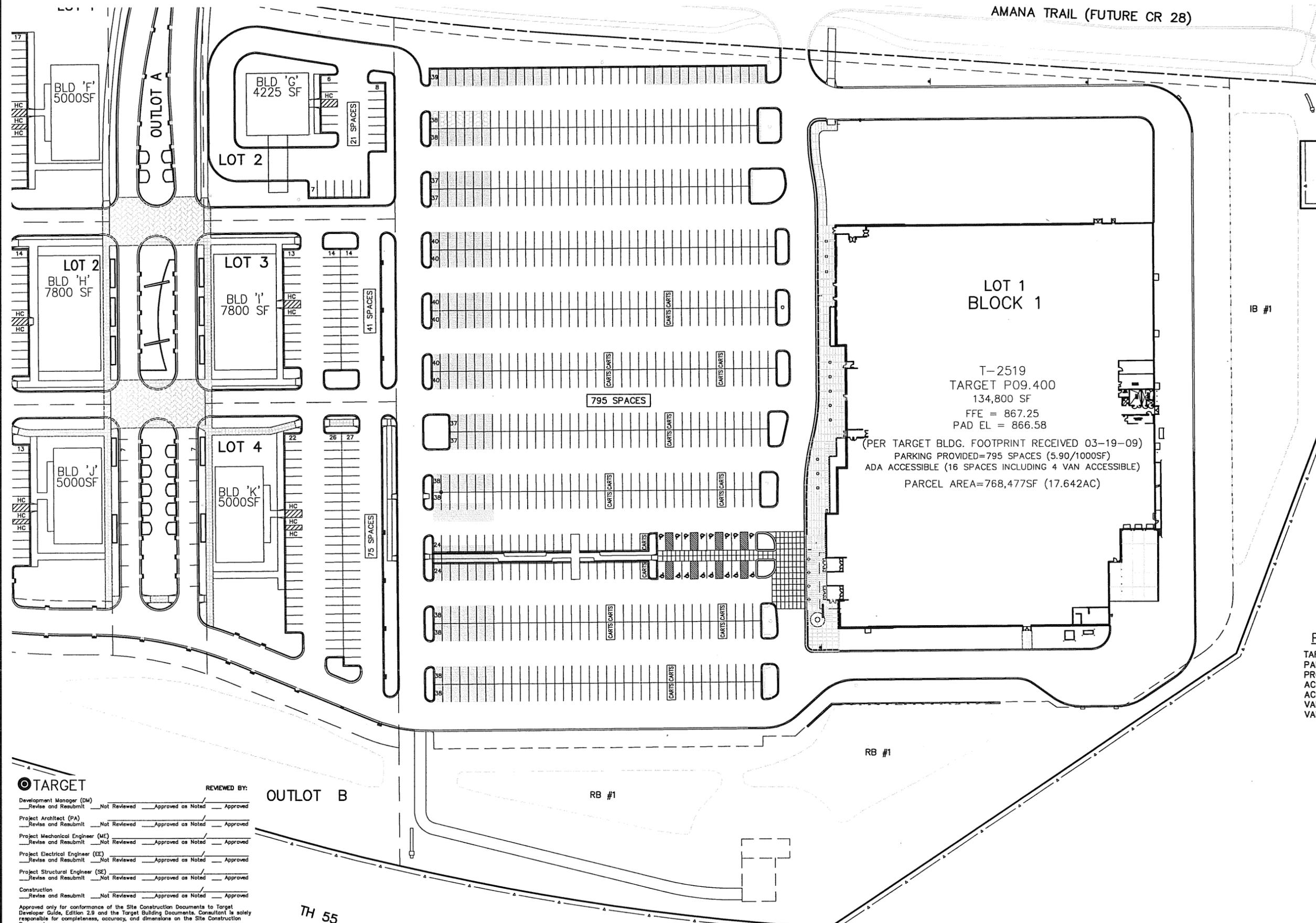
The change in footprint to the Target building located within the Argenta Hills development will not have a negative impact to the stormwater management with minor modifications to the stormwater system. The impervious surface coverage for the site is decreased, resulting in less runoff from the development. The hydrologic boundaries remain as originally approved with routing of the now proposed pervious area north of the building to the east and into Infiltration Basin #1.

This change in footprint area will provide the benefit of directing less runoff to the regional basin located north of Target, infiltrating a higher portion of the rainfall. The site, as designed with the building pad change, complies with the stormwater management requirements of the City's Northwest Area.

AMANA TRAIL (FUTURE CR 28)

PROPOSED SITE PLAN

SOUTH ROBERT TRAIL (TH 3)



LOT 1
BLOCK 1

T-2519
TARGET P09.400
134,800 SF
FFE = 867.25
PAD EL = 866.58

(PER TARGET BLDG. FOOTPRINT RECEIVED 03-19-09)
PARKING PROVIDED=795 SPACES (5.90/1000SF)
ADA ACCESSIBLE (16 SPACES INCLUDING 4 VAN ACCESSIBLE)
PARCEL AREA=768,477SF (17.642AC)

PARKING TABLE (TARGET)

TARGET: 134,800 SF
PARKING PROVIDED: 795
PROVIDED PARKING RATIO: 5.90/1000
ACCESSIBLE PARKING REQUIRED: 16
ACCESSIBLE PARKING PROVIDED: 16
VAN ACCESSIBLE REQUIRED: 2
VAN ACCESSIBLE PROVIDED: 4

TARGET

REVIEWED BY:

Development Manager (DM) _____
 _____ Not Reviewed _____ Approved as Noted _____ Approved

Project Architect (PA) _____
 _____ Not Reviewed _____ Approved as Noted _____ Approved

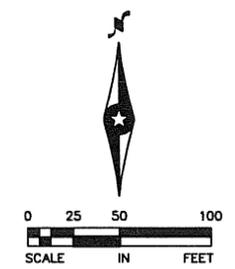
Project Mechanical Engineer (ME) _____
 _____ Not Reviewed _____ Approved as Noted _____ Approved

Project Electrical Engineer (EE) _____
 _____ Not Reviewed _____ Approved as Noted _____ Approved

Project Structural Engineer (SE) _____
 _____ Not Reviewed _____ Approved as Noted _____ Approved

Construction _____
 _____ Not Reviewed _____ Approved as Noted _____ Approved

Approved only for conformance of the Site Construction Documents to Target Developer Guide, Edition 2.0 and the Target Building Documents. Consultant is solely responsible for completeness, accuracy, and dimensions on the Site Construction Documents.



REV. NO.	BY	DATE	REVISIONS DESCRIPTION

DESIGN FILE:

DRAWN BY: RAA
 CHECKED BY: TJL
 DATE: 04/28/09

DRAWING NAME:
 TARGET-SITE_EXH01.DWG

Kimley-Horn and Associates, Inc.

2550 UNIVERSITY AVE. WEST, SUITE 345N
 ST. PAUL, MINNESOTA 55114

TEL. NO. (651) 645-4197
 FAX. NO. (651) 645-5116

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.

THOMAS J. LINCOLN, P.E.
 DATE: XX/XX/2009 MINN. LIC. NO. 21433

REVISED TARGET SITE PLAN
 ARGENTA HILLS
 INVER GROVE HEIGHTS, MN
 APRIL 28, 2009

CITY PROJECT
 COUNTY PROJECT
 S.P.
 S.A.P.

SHEET NO.
 1
 1



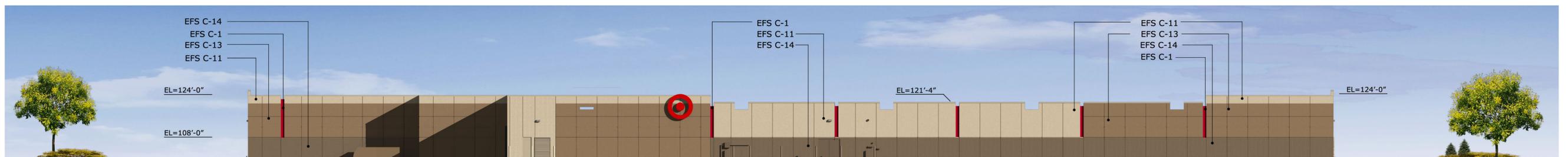
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

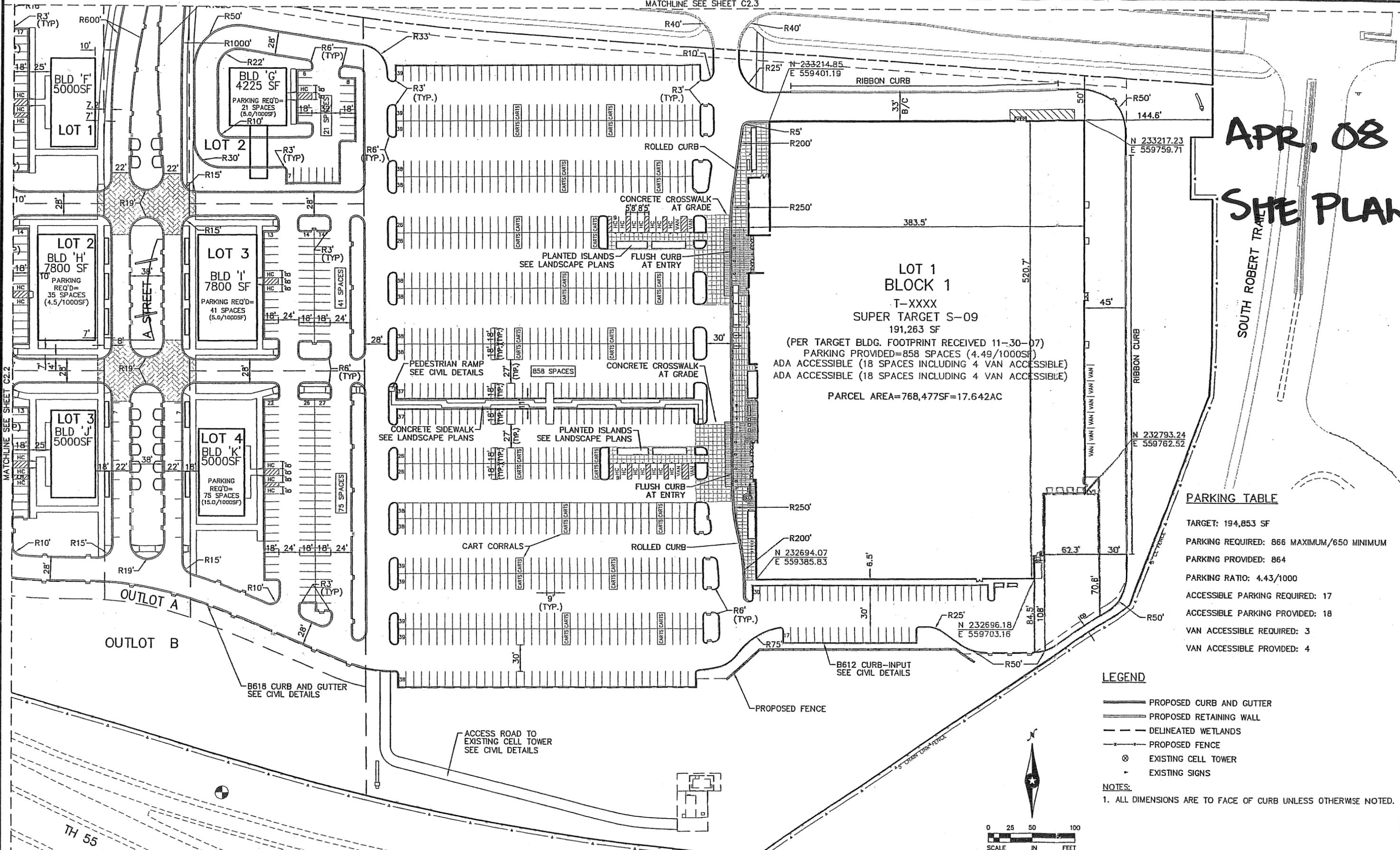


REAR ELEVATION



MATCHLINE SEE SHEET C2.3

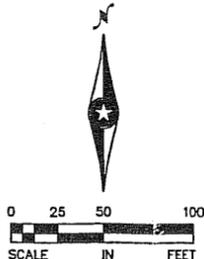
APR, 08
SITE PLAN



PARKING TABLE

TARGET:	194,853 SF
PARKING REQUIRED:	866 MAXIMUM/650 MINIMUM
PARKING PROVIDED:	864
PARKING RATIO:	4.43/1000
ACCESSIBLE PARKING REQUIRED:	17
ACCESSIBLE PARKING PROVIDED:	18
VAN ACCESSIBLE REQUIRED:	3
VAN ACCESSIBLE PROVIDED:	4

- LEGEND**
- PROPOSED CURB AND GUTTER
 - PROPOSED RETAINING WALL
 - - - DELINEATED WETLANDS
 - - - PROPOSED FENCE
 - ⊙ EXISTING CELL TOWER
 - EXISTING SIGNS
- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



REV. NO.	BY	DATE	REVISIONS DESCRIPTION

DESIGN FILE:
31809970
DRAWN BY:
RMC
CHECKED BY:
RAT
DRAWING NAME:
CO2-SITE.dwg

DESIGNED BY:
RAT
DATE:
02/19/2008



Thresher Square
700 Third Street South
Minneapolis, MN 55415
612.370.0700 Tel
612.370.1378 Fax

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.

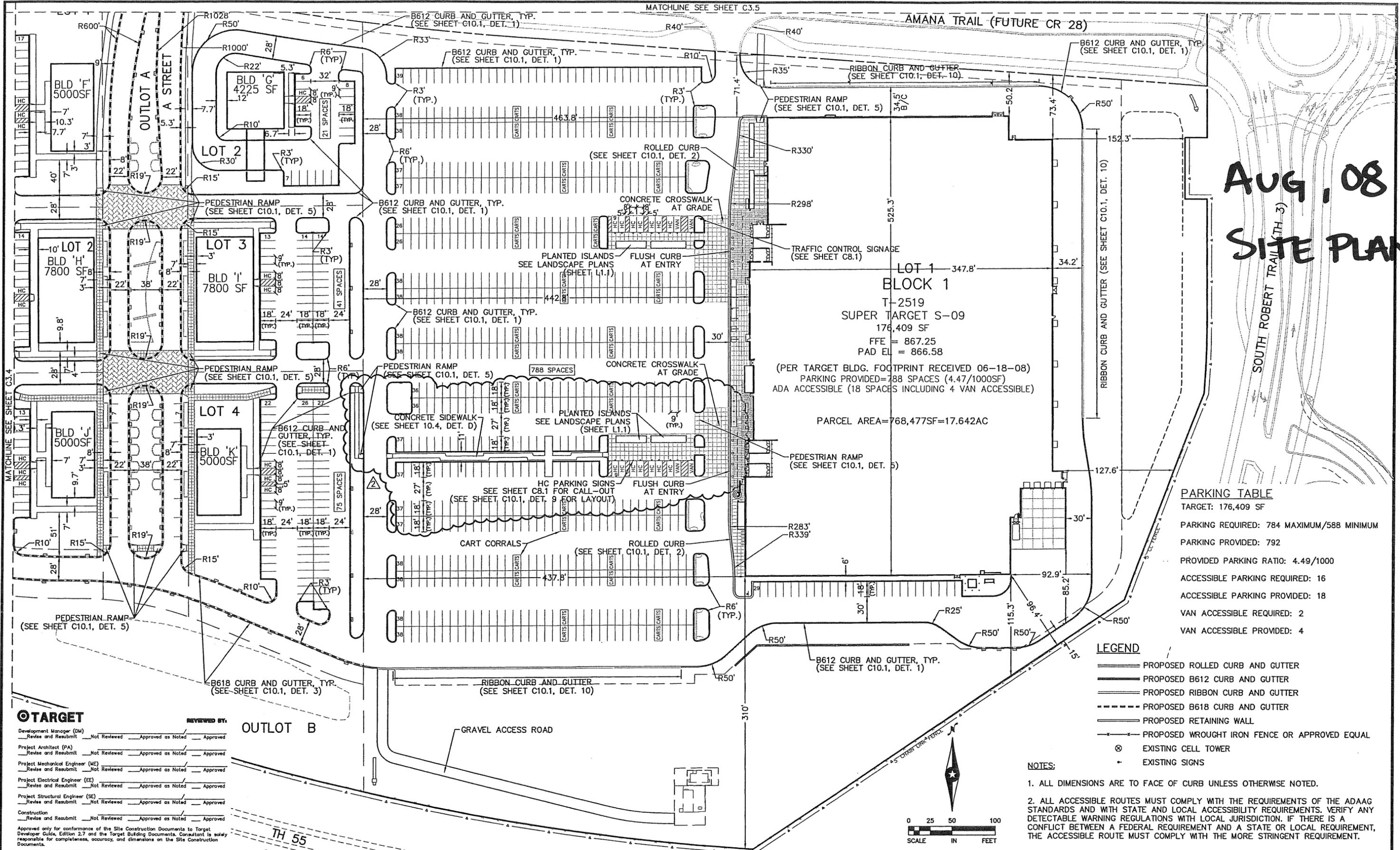
RANDAL A. TWEDEN, P.E.
DATE: 02/19/2008 MINN. LIC. NO. 26871

FINAL PLANNED UNIT DEVELOPMENT
ARGENTA HILLS
INVER GROVE HEIGHTS, MN
FINAL SITE PLAN

CITY PROJECT	SHEET NO.
COUNTY PROJECT	C2.1
S.P.	135
S.A.P.	

P: 31809970; PLOT: SPT; PLOT: 020801916.02; DATE: 02/19/2008 11:22:22 AM; USER: RMC

AUG, 08
SITE PLAN



LOT 1
BLOCK 1
T-2519
SUPER TARGET S-09
176,409 SF
FFE = 867.25
PAD EL = 866.58
(PER TARGET BLDG. FOOTPRINT RECEIVED 06-18-08)
PARKING PROVIDED=788 SPACES (4.47/1000SF)
ADA ACCESSIBLE (18 SPACES INCLUDING 4 VAN ACCESSIBLE)

PARCEL AREA=768,477SF=17.642AC

PARKING TABLE

TARGET: 176,409 SF

PARKING REQUIRED: 784 MAXIMUM/588 MINIMUM

PARKING PROVIDED: 792

PROVIDED PARKING RATIO: 4.49/1000

ACCESSIBLE PARKING REQUIRED: 16

ACCESSIBLE PARKING PROVIDED: 18

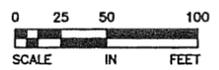
VAN ACCESSIBLE REQUIRED: 2

VAN ACCESSIBLE PROVIDED: 4

- LEGEND**
- PROPOSED ROLLED CURB AND GUTTER
 - PROPOSED B612 CURB AND GUTTER
 - PROPOSED RIBBON CURB AND GUTTER
 - - - - PROPOSED B618 CURB AND GUTTER
 - PROPOSED RETAINING WALL
 - PROPOSED WROUGHT IRON FENCE OR APPROVED EQUAL
 - ⊗ EXISTING CELL TOWER
 - EXISTING SIGNS

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES MUST COMPLY WITH THE REQUIREMENTS OF THE ADAAG STANDARDS AND WITH STATE AND LOCAL ACCESSIBILITY REQUIREMENTS. VERIFY ANY DETECTABLE WARNING REGULATIONS WITH LOCAL JURISDICTION. IF THERE IS A CONFLICT BETWEEN A FEDERAL REQUIREMENT AND A STATE OR LOCAL REQUIREMENT, THE ACCESSIBLE ROUTE MUST COMPLY WITH THE MORE STRINGENT REQUIREMENT.



TARGET

Development Manager (DM) Not Reviewed Approved as Noted Approved

Project Architect (PA) Not Reviewed Approved as Noted Approved

Project Mechanical Engineer (ME) Not Reviewed Approved as Noted Approved

Project Electrical Engineer (EE) Not Reviewed Approved as Noted Approved

Project Structural Engineer (SE) Not Reviewed Approved as Noted Approved

Construction Not Reviewed Approved as Noted Approved

Approved only for conformance of the Site Construction Documents to Target Developer Guide, Edition 2.7 and the Target Building Documents. Consultant is solely responsible for completeness, accuracy, and dimensions on the Site Construction Documents.

REV. NO.	BY	DATE	REVISIONS DESCRIPTION
1	RMC	07/11/08	ISSUE SITE CONSTRUCTION DOCUMENTS
1	RMC	07/11/08	REVISE DIMENSIONS BASED ON REVISED TARGET FOOTPRINT
2	PMJ	08/15/08	MOVED/REVISED PARK ISLAND, ADDED SWK/PED RAMP

DESIGN FILE: 31809970

DRAWN BY: RMC

CHECKED BY: RAT

DRAWING NAME: C03.3-CD-SITE.dwg

DESIGNED BY: RAT

DATE: 06/06/2008

URS

FIFTH STREET TOWERS
100 SOUTH FIFTH STREET, SUITE 1600
MINNEAPOLIS, MINNESOTA 55402
612.370.0700 TEL
612.370.1378 FAX
WWW.URSCORP.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.

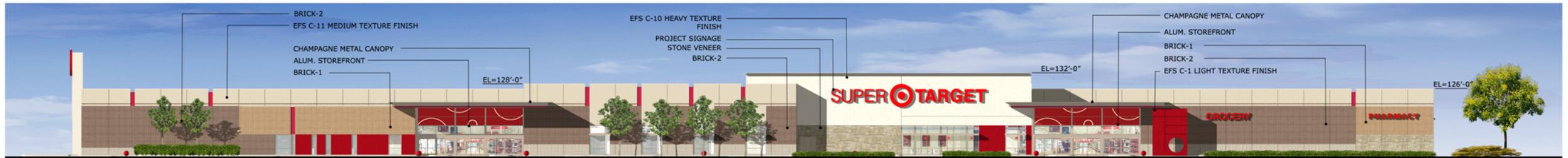
Randall A. Tweden

RANDALL A. TWEDEN, P.E.
DATE: 07/11/2008 MNN. LIC. NO. 26871

SITE CONSTRUCTION DOCUMENTS
ARGENTA HILLS
INVER GROVE HEIGHTS, MN
SITE PLAN

CITY PROJECT
COUNTY PROJECT
S.P.
S.A.P.

SHEET NO.
C3.3
93



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

INVER GROVE HEIGHTS, MN

