

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

Tuesday, February 16, 2010 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. **CALL TO ORDER**

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR January 19, 2010**

3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**
 - 3.01 **CITY OF INVER GROVE HEIGHTS – 2010 Improvement Program**

Determination by the Planning Commission that the 2010 Improvement Program is consistent with the Comprehensive Plan.

Planning Commission Action _____

 - 3.02 **WADE AND JESSICA SHORT – CASE NO. 10-02V**

Consider a **Variance** to eliminate the screening of the rooftop mechanical units on a commercial building. This request is for the property located at 9332 Cahill Avenue.

Planning Commission Action _____

 - 3.03 **CITY OF INVER GROVE HEIGHTS – CASE NO. 09-44Z**

Consider an **Ordinance Amendment** to the Zoning Ordinance relating to maximum allowed impervious surface coverage in the single family residential zoning districts including A, E-1, E-2, R-1A, R-1B and R-1C.

Planning Commission Action _____

 - 3.04 **CITY OF INVER GROVE HEIGHTS – CASE NO. 10-08X**

Determination by the Planning Commission that the purchase of property by the City is consistent with the Comprehensive Plan.

Planning Commission Action _____

4. **OTHER BUSINESS**

5. **ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, January 19, 2010 – 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: Tom Bartholomew
Paul Hark
Mike Schaeffer
Pat Simon
Damon Roth
Dennis Wippermann
Christine Koch
Harold Gooch

Commissioners Absent: Tony Scales

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the January 5, 2010 meeting were adopted as corrected.

GEORGE CAMERON (CAMERON LIQUOR) – CASE NO. 09-48VAC

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a vacation of unimproved alley right-of-way within Block 1 of Inver Grove Park Subdivision, for property located along Concord Boulevard. 1 notice was mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that City Council approved the plans for the new Cameron's Liquor Store in December. He noted that the approved plans assumed the alley way would be vacated and therefore no site plan boundary changes would be needed. Mr. Hunting advised that there were no City utilities in the right-of-way and the alley way was not needed for access. He advised that the only improvement in the right-of-ways was a paved pathway which will be removed by the applicant as part of their development project. Mr. Hunting advised that the City would like to retain the north-south segment of the alley way as a drainage and utility easement. Staff recommends approval of the vacation as presented.

Commissioner Wippermann asked if the applicant would be responsible for the cost of removing all sections of the paved pathway, including the portion on the neighboring property, to which Mr. Hunting replied in the affirmative.

Commissioner Simon asked why staff was requiring a drainage and utility easement on the north-south segment of the alley way.

Mr. Hunting replied that the vacation would occur before construction began. Therefore a public easement would allow the City and the developer the ability to remove the pathway.

Commissioner Simon asked if the easement could later be removed, to which Mr. Hunting replied it was possible.

Commissioner Wippermann asked if staff had received any comments from the neighboring landowner, to which Mr. Hunting replied they had not.

Opening of Public Hearing

John Cameron (33 South Sixth Street, Minneapolis) and George Cameron (2477 – 79th Street East) advised they were available to answer any questions.

Chair Bartholomew asked if the applicant was in agreement with the condition listed in the report, to which John Cameron replied in the affirmative.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Schaeffer, to approve the request for a vacation of unimproved alley right-of-way within Block 1 of Inver Grove Park Subdivision, with the condition listed in the report.

Motion carried (8/0).

Mr. Hunting explained that the vacation request would be brought to City Council at the same time as the final plat and improvement agreement. Anyone wishing to know the date should contact the Planning Department in late January.

OTHER BUSINESS

Mr. Hunting reminded Commissioners that the February 2 Planning Commission meeting has been cancelled.

ADJOURNMENT

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

Respectfully submitted,

Kim Fox
Recording Secretary

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Planning Commission
FROM: Scott D. Thureen, Public Works Director *SDT*
DATE: February 10, 2010 for Planning Commission Meeting of February 16, 2010
SUBJECT: 2010 Improvement Program

ACTION REQUESTED: Provide comments regarding the proposed 2010 Improvement Program, approve the program, and forward the program to City Council for adoption.

BACKGROUND: Normally, the proposed Capital Improvement Plan (CIP) would be presented to the Planning Commission for approval and forwarding to the City Council. This year, the CIP is being formulated under a new process and will not be ready for consideration prior to the Council holding hearings to consider some of the improvements. Thus, only the proposed 2010 Improvement Program is being presented at this time.

PRIMARY ISSUES AND ANALYSIS: The proposed 2010 Improvement Program consists mainly of projects in the City's Pavement Management Program (PMP). The PMP program consists of minor maintenance (crackseal and sealcoat) projects, a mill and overlay project, and a street reconstruction project. One new street improvement project and one railroad crossing improvement are also included.

2010 IMPROVEMENT PROGRAM

2010-09A	2010 Crackseal Program
2010-09B	2010 Sealcoat Program
2010-09C	2010 Mill and Overlay – Blaine Avenue from 64 th Street E. to 50 th Street E.
2010-09D	2010 South Grove Street Reconstruction – Area 5
2010-10	Upper 71 st Street East/Union Pacific Railroad Crossing Improvements
2010-12	59 th Street East Utility and Street Improvements

RECOMMENDATIONS AND CONCLUSIONS: I recommend that the Planning Commission review the proposed 2010 Improvement Program, provide comments, approve the program, and refer the program to the City Council.

SDT/kf

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

REPORT DATE: February 11, 2010 **CASE NO:** 10-02V

HEARING DATE: February 16, 2010

APPLICANT/PROPERTY OWNER: Wade and Jessica Short

REQUEST: A variance to eliminate the screening of the rooftop mechanical units

LOCATION: 9332 Cahill Avenue

COMPREHENSIVE PLAN: CC, Community Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning

PREPARED BY:  Heather Botten
Associate Planner

BACKGROUND

The applicants' received approval for the construction of a dance studio in 2008. The building is now constructed and the applicants are asking for a variance to eliminate the rooftop screening of the mechanical units. City Code requires all rooftop mechanical equipment to be screened from public view. Additionally, rooftop screening was a condition of the approved resolution for site development. The approved building plans also showed the required rooftop screening.

Along Cahill Avenue the rooftop mechanical units are more visible heading northbound. The applicants stated the rooftop units would not be visible from Cahill when leaves are on the trees. Unfortunately, the code does not give leeway for the seasons of the year. Along Hwy 52, which includes the off ramp heading northbound from 52 to Concord, the rooftop units are visible and noticeable. The applicants feel screening the rooftop units from Hwy 52 would not accomplish anything. Staff disagrees with this statement and feels the screening of the rooftop units would meet the intent of the code and would be consistent with the other newer construction in the Arbor Pointe development, which is also visible from Hwy 52.

SPECIFIC REQUEST

Title 10-15-9E requires all rooftop and ground mounted mechanical equipment for nonresidential and R-3C districts shall be screened one hundred percent (100%) from view of the public.

The applicants are requesting a **Variance** to eliminate the screening of the rooftop mechanical units located on their commercial building.

EVALUATION OF REQUEST:

Surrounding Uses: The subject site is surrounded by the following uses:

North, South and East – Single Family Residential, zoned A; guided CC, Community Commercial

West - Retail, zoned B-3; guided Community Commercial

Variance:

As indicated earlier, the applicant is requesting a variance to eliminate the screening of the mechanical units on the roof of their building. Title 10, Chapter 3, Section 10-3-4D of the City Code, 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 special conditions that make it unique. The applicant is not being denied reasonable use of their property. Other recent developments in the area were required to screen their rooftop units from view.

- 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 community commercial and the land is in the process of being developed as a commercial use.

The screening of rooftop and ground mounted mechanical equipment is required as part of the code, therefore the variance request is contrary to the intent of the Zoning Code.

- 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 property owner is not being prevented from reasonable commercial use of their property. The applicants' were aware of the condition at the time of site plan approval. Approving the variance could set a precedent for future developments and the requirement of rooftop screening.

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

Economic considerations do appear to be a basis for this request, as adding the rooftop screening will cost the property owners money.

ALTERNATIVES

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

- A. Approval.** If the Planning Commission favors the requested Variance to eliminate the screening around the rooftop mechanical equipment the Commission should recommend approval of the request with a hardship.

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

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

1. Denying the variance request does not preclude the applicant from reasonable use of the property.
2. The request lacks any hardship unique to the property.
3. Approval of the variance could set a precedent for future developments and the required screening of rooftop and ground mounted mechanical units.
4. The variance request is out of convenience to the applicant as it is financially cheaper to not screen the mechanical units.
5. Other newer construction in the area (Ruby Tuesday, A&W, Tractor Supply, Walgreens, Walmart) were required to screen their mechanical equipment.

With at least the following condition:

1. All rooftop equipment shall be screened.

RECOMMENDATION

Staff believes that the variance criterion has not been met and, therefore, recommends denial of the variance as presented with the condition and rationale listed in Alternative B.

Attachments: Exhibit A – Location/Zoning Map
Exhibit B – Applicant narrative
Exhibit C – Example of rooftop screening
Exhibit D – Copy of approved roof plans for the dance studio



Short Case No. 09-37VAC

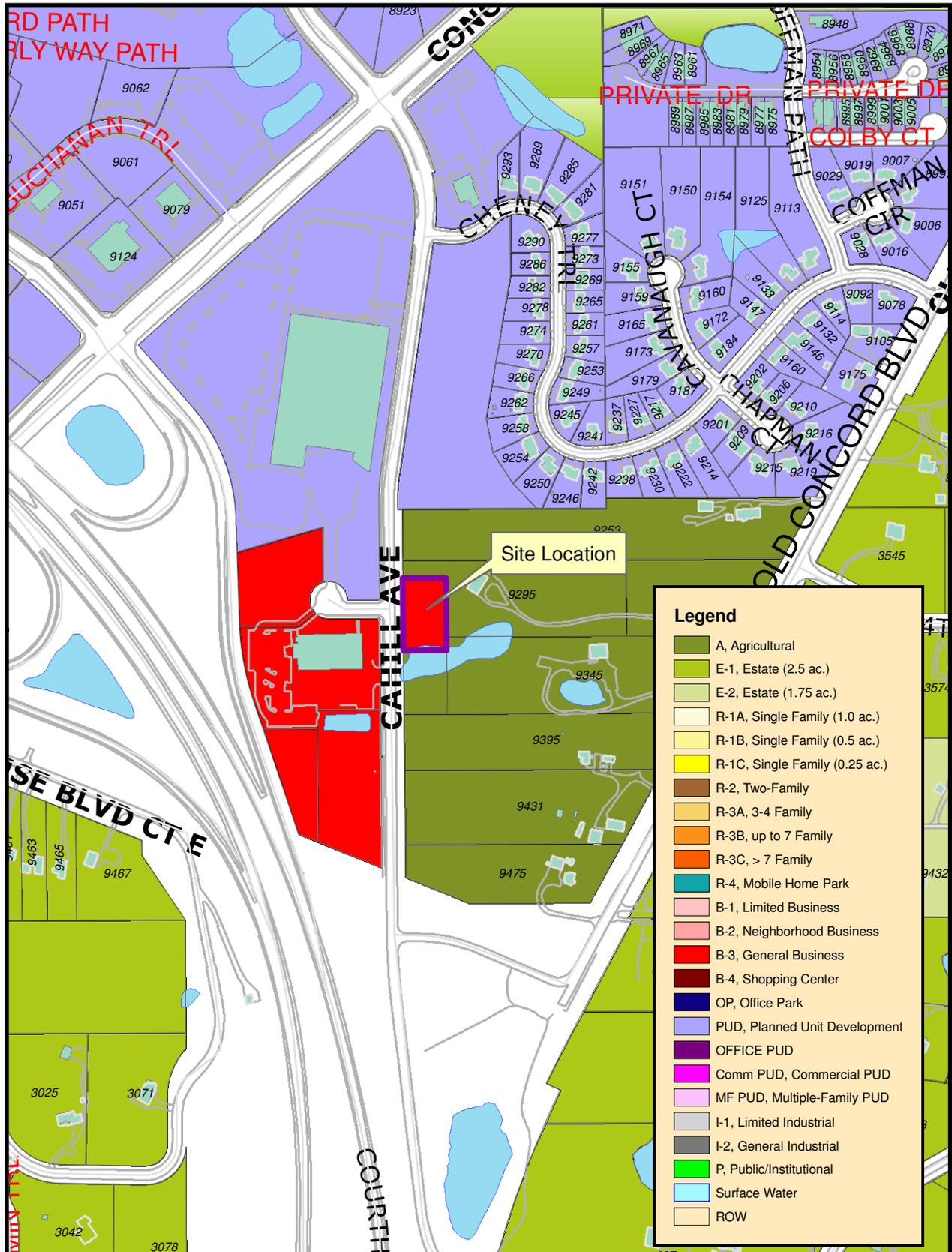
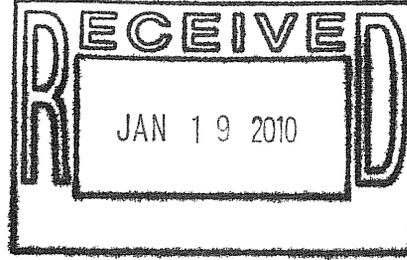


Exhibit A
Zoning Map

Short Dance Studios Inc.

City of Inver Grove Heights
Attn: Alan Hunting
8150 Barbara Avenue
Inver Grove Heights, MN 55077



January 14th, 2010

Re: **Short Dance Studios**
9332 Cahill Avenue
Inver Grove Heights, MN

Dear Alan:

We are writing to request a variance to eliminate the screening of the rooftop units at the new Short Dance Studios facility located at 9332 Cahill Avenue.

When driving south on Cahill Avenue none of the four rooftop units are visible from the street. When driving north on Cahill Avenue, none of the four rooftop units are visible when there are leaves on the trees. In the winter months, we agree that you can see the top 2' of one of the four rooftop units.

Our new facility is also visible from Highway 52/55. While we agree the rooftop units are visible, we do not believe screening them will accomplish anything. Our rooftop units are not placed staggered across the roof; rather we have placed them in a straight line from west to east. Since the view from Highway 52/55 is from such a great distance, we feel providing a screen will only change the color of the objects being viewed.

We request a meeting with you at the site to further discuss this matter. Please contact us at your earliest convenience to set-up a date and time to meet. 651-492-6549.

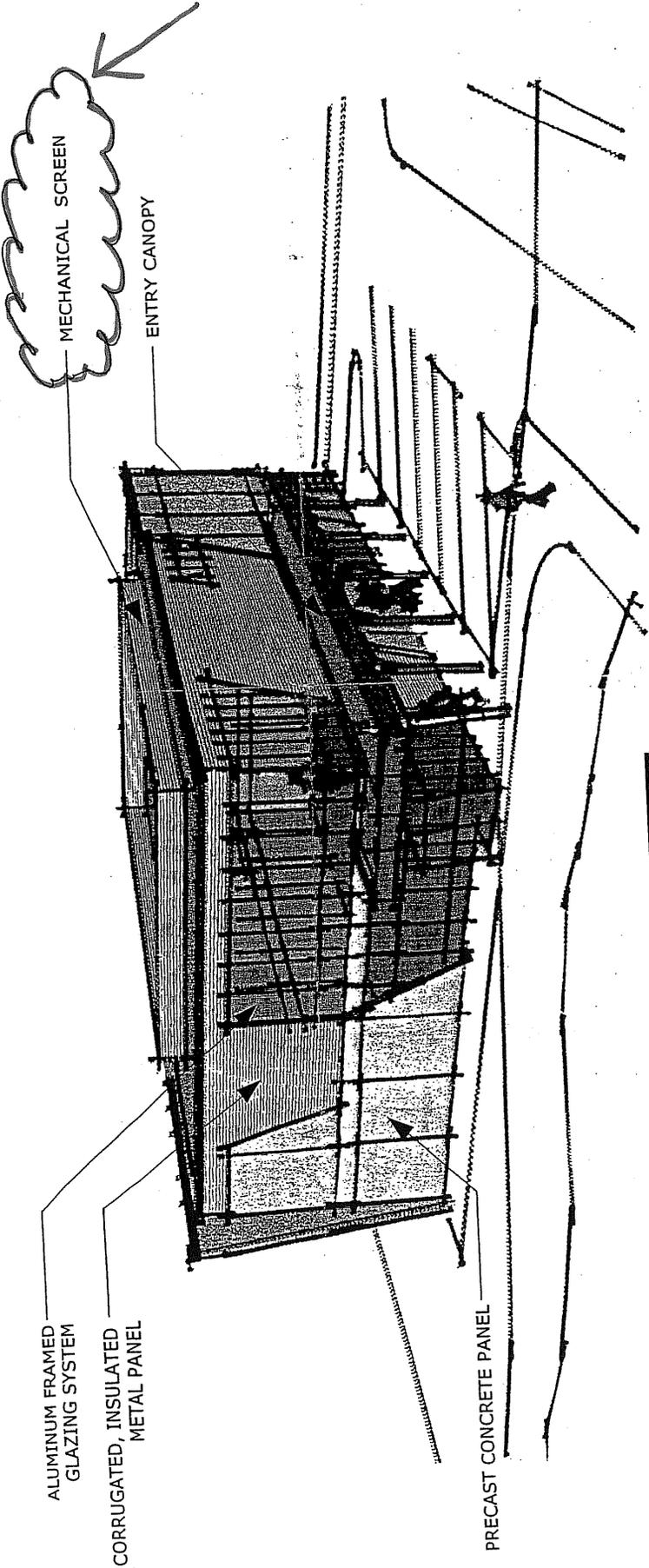
Thank you,

Wade & Jessica Short
Short Dance Studios Inc.
shortdance@qwestoffice.net

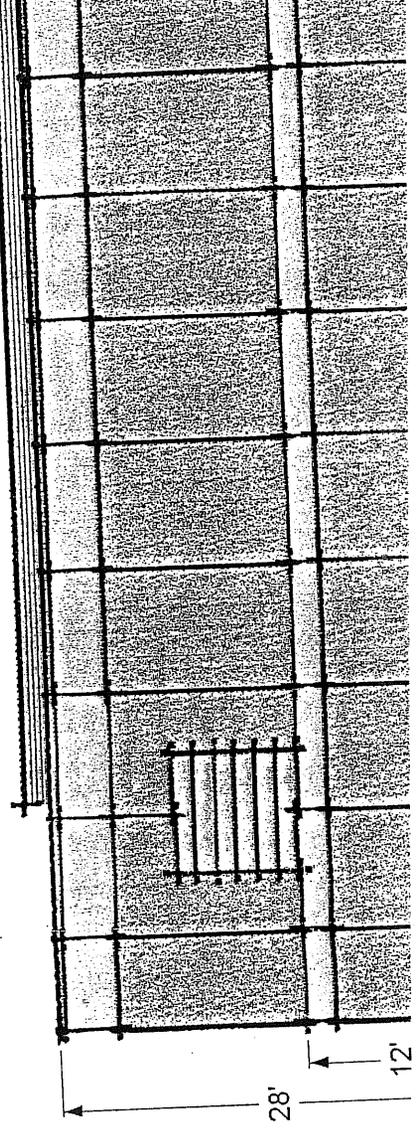
6415 Cahill Ave.
Inver Grove Heights, MN 55076
651-552-9778

152 E. 4th St.
New Richmond, WI 54017
715-246-2300

Exhibit B

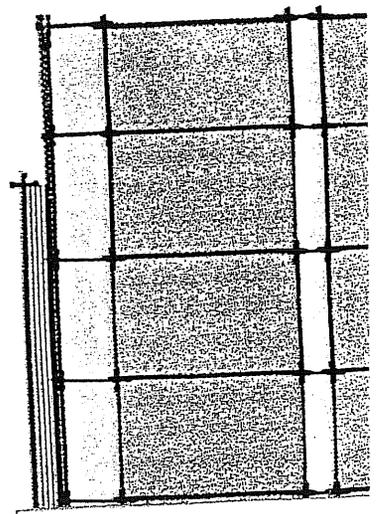


PERSPECTIVE
NOT TO SCALE



Elevation taken from plans dated 6/16/88
Krech, O'Brien, Mueller, & Assoc.

Exhibit 'C'
Example of rooftop screening



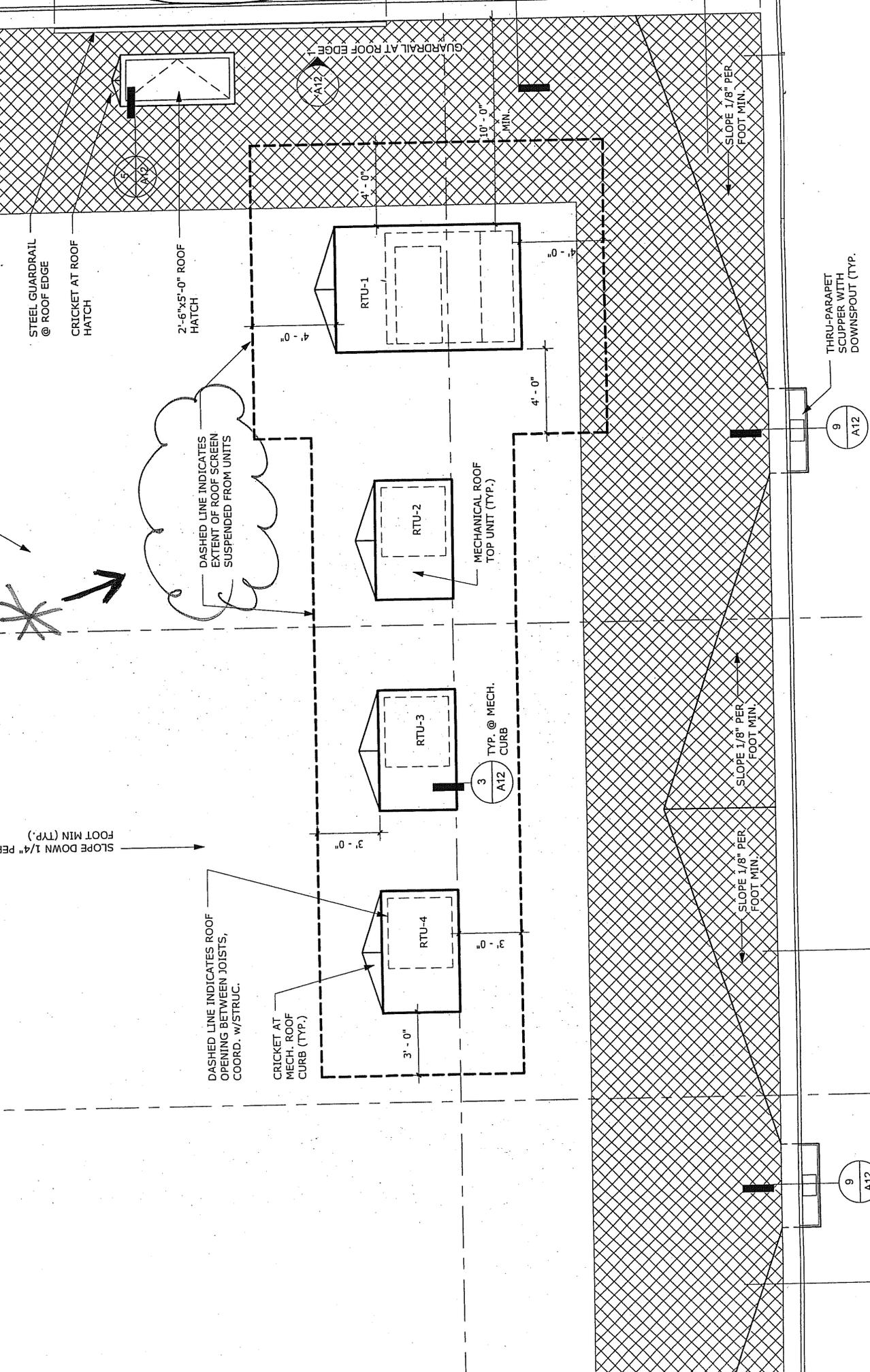


Exhibit 'D'
 Copy of the roof plans for
 The Dance Studio on file with
 the Inspections Department.

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE:	February 9, 2010	CASE NO.: 09-44Z
APPLICANT:	City of Inver Grove Heights	
PROPERTY OWNER:	N/A	
REQUEST:	Zoning Code Amendment relating to Impervious Surface Standards	
LOCATION:	N/A	
HEARING DATE:	February 16, 2010	
COMPREHENSIVE PLAN:	N/A	
ZONING:	N/A	
REVIEWING DIVISIONS:	Planning Engineering	PREPARED BY: Allan Hunting City Planner

BACKGROUND

The City Council directed Staff to conduct additional research in regards to providing a final recommendation on impervious surface coverage. Engineering has been studying the issue for the past year. This memo provides a summary of that analysis and a recommendation for coverage limits.

History

2002: The City of Inver Grove Heights passed an ordinance amendment that established a maximum allowed impervious coverage on all R-1 zoned lots. The ordinance stated that lots were allowed to have "the lesser of 4,000 square feet or 30% of the lot area".

2007: City Council amended the allowed building coverage on E-2 zoned lots. Prior to the amendment, City Code allowed 4,000 square feet of building coverage on all E-2 zoned lots. The amendment changed the ordinance to allow 4,000 square feet of building coverage on lots less than 5 acres and 5% on lots greater than 5 acres.

2008: In response to a surge in variance requests on large lots zoned R-1, City Council passed an amendment that made the maximum allowed impervious coverage 20%. It also allowed for a conditional use permit for lots that didn't meet the minimum lot size. The percentage was chosen based on the analysis of a small subset of developed residential areas. Staff recognized

that further studies would have to be conducted to determine what the appropriate percentage should be for a given zoning classification.

2009: In response to a continual variance requests on standard lots within the R-1 zoning district, City Council passed a temporary ordinance amendment that raised the allowed impervious coverage to 25% and gave the option to get a conditional use permit for up to 30% of coverage. This ordinance was passed to help property owners while staff finished the studies on impervious coverage. This temporary ordinance expires in June, 2010.

Engineering staff has since finished the necessary studies to establish an appropriate maximum impervious coverage. The details of those studies can be found in the Analysis section.

Purpose

The purpose of this ordinance is to limit the allowed maximum impervious coverage so it maintains the integrity of the City's storm sewer system while still allowing residents to be able to use their property for its intended purpose. Furthermore, establishing a maximum allowed impervious coverage creates more aesthetically pleasing neighborhoods as the lots have parameters for development which in effect helps standardize the bulk or size of houses producing continuity and maintaining character throughout neighborhoods.

Zoning Impact

This ordinance amendment would only have an impact on the single-family residential zoning districts. More specifically, the following zoning districts would be affected:

- A, Agricultural District
- E-1, 2 ½ Acre Estate District
- E-2, 1 ¾ Acre Estate District
- R-1, Single Family Residential District (R-1A, R-1B, R-1C)

This ordinance amendment would **NOT** have an impact on the following zoning districts:

- I-1 and I-2 - Industrial Districts
- B-1, B-2, B-3 - Commercial Districts
- R-2, R-3, R-4 - Multi-family Residential Districts
- Northwest Area

Each of these zoning districts has a standard for impervious coverage. The Northwest Area has a separate ordinance with specific storm water requirements and therefore, it would not be affected by this amendment.

3. ANALYSIS: Establishing an allowed maximum impervious coverage is important. It creates consistency within neighborhoods and it ensures that the city's sewer isn't over-taxed, which could lead to failure (I.e. flooding). Both the Planning and Engineering Departments have conducted studies to determine what the appropriate maximums would be. During our research, it was determined that it would be best to restructure how we limit impervious

coverage. Instead of limiting it by the single family residential zoning district subsets, it is more logical to limit them by lot size. The reason for this is that the lot sizes within the zoning districts can vary greatly. For example, there are lots in the R-1 zoning district that are 7,000 square feet and there are lots in the R-1 zoning district that are 44,000 square feet (over 1 acre). To allow for each of these lots to have the intended uses, the small lot would require a higher percentage of impervious coverage. Conversely, the large lots would need a lower percentage for a typical use. Therefore, staff has drafted an ordinance that limits impervious coverage by the lot size, not the zoning district. However, please remember that this amendment still only affects the single family residential zoning districts. It does not have an impact on the commercial, industrial or multi-family lots.

You will also notice that the proposed amendment applies to the E, Estate and A, Agricultural zoning districts. Currently the E-1 and E-2 zoning districts have a maximum building coverage. To create consistency and better regulate storm water runoff, staff is proposing that the building coverage standard be eliminated and impervious coverage maximums be applied to those districts.

ENGINEERING ANALYSIS

Engineering Staff have completed a review of the impervious surface area ordinance, current development impervious surface conditions, existing storm water system designs, knowledge of past storm water system performance, and National Resource Conservation Service guidelines in order to provide recommendations for impervious surface coverage. The City GIS Staff utilized aerial photography to draft and generate the average impervious surface area of 34 developments (Exhibit 1). They also provided grouped samplings of 1647 developed lots, excluding roadway and green space, in order to provide the average lot impervious surface data. Lastly, GIS and Planning staff sampled impervious surface coverage of 122 individual lots varying in size from one-sixth acre to over one-half acre from multiple developments. Engineering staff reviewed and interpolated the storm water system designs for 12 developments, analyzed and charted the impervious surface data generated by GIS and planning, and worked with Planning in providing the recommendations for impervious surface coverage requirements. This report represents the results of the review and provides recommendations for impervious surface area standards, based on size of a single family residential lot, for the City's Impervious Surface Ordinance.

The Engineering Staff review of the existing storm water facilities design and past performance has found that there were enough conservative measures provided in most designs to allow the recommended impervious surface requirements. It should be noted that the recommended impervious surface requirements have **not** had a storm water hydraulic analysis performed on the potential impacts of the recommendations. This analysis on a few sample areas could be done in the future if time and funding allow. Based on the results of the analysis and the fact that the storm water management system has historically had few problems in large rainfall events, staff believes the proposed standards will not compromise the integrity of the system. The City still may see a number of Conditional Use Permits (C.U.P.); however, because staff's

recommendation is that the C.U.P.'s be required to provide storm water storage volume for a 100-year storm, this will maintain the existing storm water system capacity and improve storm water quality, which will aid in better meeting MS4 (municipal separate storm sewer system) and non-degradation guidelines from the Pollution Control Agency. The storm water retained in rain gardens or other storm water facilities constructed on the individual residential lot to meet the C.U.P. requirements will protect the neighbors and residents downstream from impacts of the impervious surface being added.

The Engineering Division has developed a cost effective method for owners of single family lots to construct rain gardens for mitigating the impact to our storm water management system from additional hard surfaces. These additions exceed the impervious surface area permitted by code under a conditional use permit. A standard detail spelling out the rain garden design and construction criteria has been developed along with a Storm Water Facilities Maintenance Agreement (SWFMA) which is recorded against the property. There is a \$750 cash escrow required to address Engineering Staff and City Attorney's time and expenses in implementation, preparation, review, and inspections related to the rain garden. The rain garden can be placed anywhere on the property outside of easements and right-of-way. The rain garden collects storm water run-off from an equivalent amount of additional impervious surface as approved by the conditional use permit. When the project is completed, the rain garden will be located by GPS and added to the City's private storm water facility system in GIS. Any remaining escrow would be returned to the owner. This process saves the home owner time and expenses (thousands of dollars) in finding a qualified engineer to develop their own storm water facility and associated plans.

The owner will be required to submit the escrow and executed SWFMA prior to the building permit being issued. The owner will need to complete the rain garden (including plantings and mulch) prior to final inspection of the building or addition. Since the rain garden will become part of the MS4 (Municipal Separate Storm Sewer) private storm water systems, the City would have rights through the SWFMA to inspect and ensure the rain garden is maintained. In the event the rain garden is in need of repair and the Owner has not responded to notifications, the City has rights to repair the rain garden and levy the expenses against the property Owner's taxes.

A typical example of a rain garden sized for the 100-year storm volume is the McDonald Construction Variance at 11617 Aileron Court approved by City Council in 2009. The owner was requesting a variance to exceed the impervious surface requirement by 370 square feet. The rain garden sizes required to retain the 100-year storm volume were: 9' x 10' rain garden with 1-foot of water depth and 3 feet of engineered soils (sand and compost); or 10' x 12' rain garden with 1-foot water depth and 1.5 feet of engineered soils. The size of the rain garden is about 2.5% of the lot size. Typically the storm water management facilities use up 2% or more of land space depending on the percentage of impervious surface being proposed.

The Engineering Staff recommends that a process be put in place to work with and educate the public when a resident is deciding to add impervious space to their lot. There are cases when residents are adding substantial landscaping, driveway, or patios that currently do not require a permit; therefore, are completed without the knowledge of exceeding the impervious space requirements by ordinance.

RECOMMENDATION

Staff recommends that the following table be adopted as part of the City Code to establish an allowed maximum impervious coverage on all single family lots within the R-1, E-1 and E-2 and A zoning districts.

Proposed Table:

Lot Size (in square feet, unless otherwise indicated)	Allowed Maximum Impervious Surface (percentage of lot area, unless otherwise indicated)	CUP for Additional Impervious Surface
0 - 9,000	40%	50%
> 9,000 - 12,500	35%	45%
>12,500 - 17,000	30%	40%
>17,000 - 25,000	25%	35%
>25,000-1 Acre	20%	30%
>1 Acre - 2.5 Acres	15%	25%
>2.5 Acres - 5 Acres	10%	20%
> 5 Acres	1 Acre Maximum	22,000 sq. ft.

As another cross reference to check the proposed numbers, staff analyzed the variance applications that were processed over the last two years with the existing 25% limit. Of the 16 cases reviewed, there would be only one variance and five conditional use permits required if they were reviewed against the proposed impervious surface limits today. This gives staff further confidence that the numbers proposed represent real world values and that if lot owners request to vary from these numbers, then there is a large amount of coverage on the lot and some type of mitigation is necessary.

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 recommend approval of the zoning code amendment or approval with recommended changes.

B. Denial If the Planning Commission finds that the zoning code amendment is not acceptable, 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.

Attachments: Exhibit 1 - Map of Subdivisions included in Impervious Surface Study
Examples of Impervious Surface Coverage on Different Sized Lots
Table 1 - Impervious Surface Lot Sampling
Ordinance Amendment

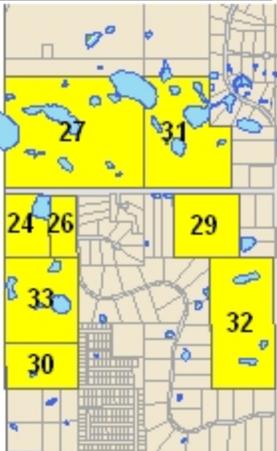
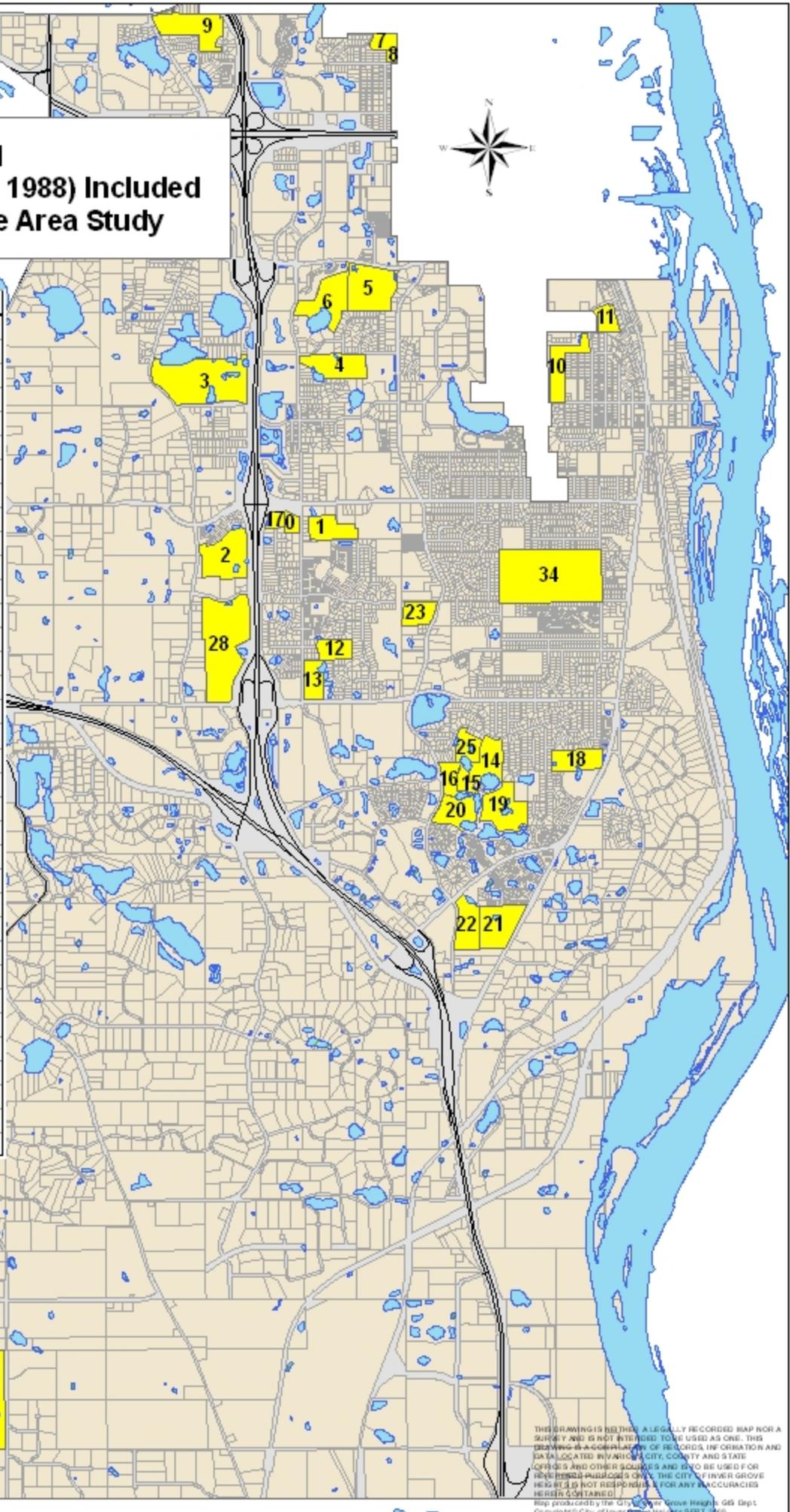


EXHIBIT 1

Subdivisions (built after 1988) Included in Impervious Surface Area Study



FID	Name
0	GLEN MEADOW
1	MICHAEL D. DUPOIN 4TH ADD
2	IIVERWOOD ESTATES
3	SALEM HILLS FARM
4	WOODHAVEN PONDS
5	MAJESTIC WOODLANDS
6	FORESTHAVEN
7	KELLY LAKE ADD
8	BETHESDA ADD
9	GROVELAND PARK #1&2
10	VILLAGE HEIGHTS
11	DAWII WAY RIDGE
12	KRYZER ADD
13	KASSAN HOEKSTRA HIGHLANDS
14	TIMBER PONDS
15	ARBOR POINTE 2ND ADD
16	BIRCHWOOD PONDS NORTH
17	PONDVIEW ESTATES
18	AUTUMN WOODS
19	BIRCHWOODS PONDS EAST 2ND ADD
20	BIRCHWOODS PONDS SOUTH
21	HIDDEN FOREST
22	ARBOR CREST
23	VALLEY VIEW POINT
24	BOULDER CREST
25	WHISTLETREE WOODS
26	CLIFFWOOD ADDITION
27	SOUTHERN LAKES
28	IIVER GROVE ESTATES
29	SOUTHERN TERRACE ESTATES
30	WOODLAND PRESERVE
31	SOUTHERN LAKES ESTATES
32	PIKE VALLEY ESTATES
33	BROADMOOR
34	SOUTHGROVE #2



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

Map produced by the City of Inver Grove Heights GIS Dept.
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Lot Size to Impervious Coverage Examples



Lot size: 10,421 sq ft
Impervious Surface: 3140 sq ft
Coverage: 30.1%



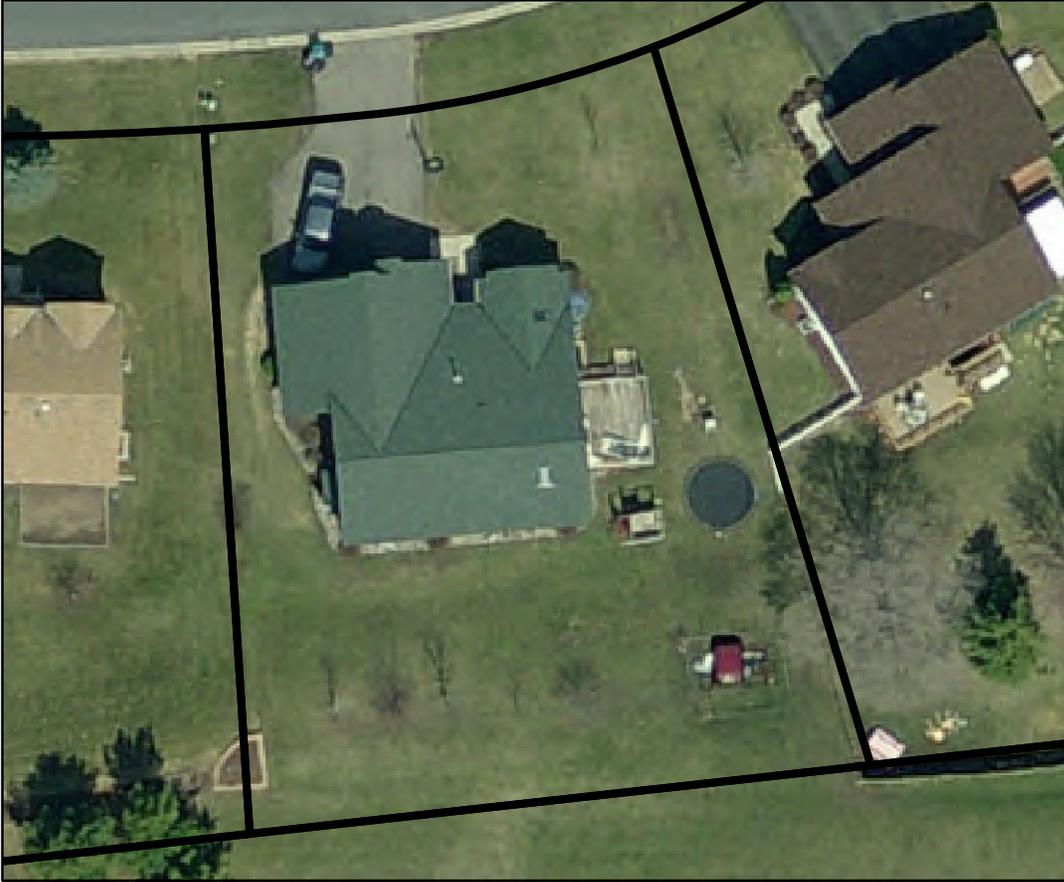
Lot size: 40,090 sq ft
Impervious Surface: 6192 sq ft
Coverage: 15.4%



NOT TO SCALE



Lot Size to Impervious Coverage Examples



Lot size: 13,236 sq ft
Impervious Surface: 3914 sq ft
Coverage: 29.6%



Lot size: 2.5 acres
Impervious Surface: 8402 sq ft
Coverage: 7.7%



NOT TO SCALE

CITY OF INVER GROVE HEIGHTS IMPERVIOUS SURFACE STUDY

Table 1:

December 9, 2009

Individual Lot Sampling of Typical lots *				
Lot Size Range	No. Lots	No. Developments	Lot Impervious Surface Range	Lot Impervious Surface Average
<9000 SF	1	1	n/a	45%
9000-12500 SF	7	12	20 - 38%	30%
12500-17000 SF	20	12	17-28	23%
17000-25000 SF	38	16	12-35%	19%
25000 SF to 1 Ac	16	11	11-27%	16%
1 to 2.5 Ac	3	3	7-9%	8%
2.5 to 5 Ac	2	1	8-9%	8%
>5 Ac	n/a	n/a	n/a	n/a
Total lots	87			

* A typical individual lot of a certain size was digitized and sampled in 24 developments.

CITY OF INVER GROVE HEIGHTS

DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. _____

AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE TITLE 10, CHAPTERS 7, 8 AND 9 AS THEY RELATE TO IMPERVIOUS SURFACE COVERAGE IN THE A, AGRICULTURAL, E-1, E-2, ESTATE RESIDENTIAL AND R-1A, R-1B, R-1C, SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS AND BUILDING COVERAGE IN THE E-1, E-2 ESTATE RESIDENTIAL ZONING DISTRICTS

The City of Inver Grove Heights hereby ordains as follows:

SECTION 1. AMENDMENT. Inver Grove Heights City Code Title 10, Chapter 7, **A Agricultural District**, Section 10-7-2, Chapter 8, Article A. **E-1 2 ½ Acre Estate District**, Section 10-8A-2, and Chapter 8, Article B. **E-2 1 ¾ Acre Estate District**, Section 10-8B-2 are hereby amended to add the following:

D. Impervious Surface Standards:

Lot size	Maximum impervious surface allowed	Additional impervious surface allowed by conditional use permit
0 - 9,000 sq. ft.	40%	50%
> 9,000 - 12,500 sq. ft.	35%	45%
> 12,500 - 17,000 sq. ft.	30%	40%
> 17,000 - 25,000 sq. ft.	25%	35%
> 25,000 - 1 acre	20%	30%
> 1 acre - 2.5 acre	15%	25%
> 2.5 acre - 5.0 acre	10%	20%
> 5.0 acre	1 acre maximum	22,000 sq. ft.

1. Additional impervious surface may be allowed by conditional use permit as listed above, provided the following criteria are met:

(a) A stormwater management system shall be constructed within the property that meets the best management practices design criteria as set forth in the northwest area ordinances and stormwater manual.

(b) The stormwater management system and grading plan (including necessary details for construction, showing proper location, material, size, grades and vegetation) shall be approved by the engineering division prior to ground disturbance or installation of the facility.

(c) The stormwater management system is considered a private system and the responsibility of maintenance is that of the owner.

(d) The design of the facility shall provide storage and treatment for the 100 year event volume as it relates to the additional impervious surface being considered with a conditional use application.

(e) A stormwater facilities maintenance agreement shall be entered into between the applicant and city to address responsibilities and maintenance of the stormwater system.

(f) An escrow or fee, to be determined by the city engineer, shall be submitted to the city with the stormwater management system submittal. The final amount and submittal process shall be determined by the city by the time the owners are ready to submit the stormwater management system and grading plan. Surety shall be provided to ensure construction of the system according to the plans approved by the city engineer.

(g) The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and functions within the assumed design parameters. A three (3) foot separation shall be maintained from seasonal high water levels and the bottom of any facility.

SECTION 2. AMENDMENT. Inver Grove Heights City Code Title 10, Chapter 9A, Article A. **R-1 One-Family Residential Districts**, Section 10-9A-2 is hereby amended to remove and replace as follows:

D. Impervious Surface Standards

1. ~~For lots that meet the minimum lot size requirement:~~

- ~~a. A maximum of 25% of impervious surface is allowed.~~
- ~~b. Up to 30% of impervious surface may be allowed by Conditional Use Permit, provided the following criteria are met:
 - ~~(1) A Storm Water Management System shall be constructed within the property that meets the Best Management Practices design criteria as set forth in the Northwest Area Ordinances and Storm Water Manual.~~
 - ~~(2) The Storm Water Management System and Grading Plan (including necessary details for construction, showing proper location, material, size, and grades) shall be approved by the Engineering Division prior to ground disturbance or installation of the facility.~~
 - ~~(3) The Storm Water Management System is considered a private system and the responsibility of maintenance is that of the owner.~~
 - ~~(4) A storm water facilities maintenance agreement shall be entered into between the applicant and City to address responsibilities and maintenance of the storm water system.~~
 - ~~(5) An escrow or fee, to be determined by the City Engineer, shall be submitted to the City with the Storm Water Management System submittal. The final amount and submittal process shall be determined by the City by the time the Owners are ready to submit the Storm Water Management System and Grading Plan.~~
 - ~~(6) The soils shall be tested to determine the infiltration capacity to insure the storm water maintenance facility performs and functions within the assumed design parameters.~~~~

~~2. For lots that do not meet the minimum lot size requirement:~~

- ~~a. A maximum of 25% of impervious surface is allowed.~~
- ~~b. A Conditional Use Permit, may be obtained to exceed the allowed maximum impervious surface, if the following criteria are met:
 - ~~(1) A Storm Water Management System shall be constructed within the property that meets the Best Management Practices design criteria as set forth in the Northwest Area Ordinances and Storm Water Manual.~~
 - ~~(2) The Storm Water Management System and Grading Plan (including necessary details for construction, showing proper location, material, size, and grades) shall be approved by the Engineering Division prior to ground disturbance or installation of the facility.~~~~

~~(3) The Storm Water Management System is considered a private system and the responsibility of maintenance is that of the owner.~~

~~(4) A storm water facilities maintenance agreement shall be entered into between the applicant and City to address responsibilities and maintenance of the storm water system.~~

~~(5) An escrow or fee, to be determined by the City Engineer, shall be submitted to the City with the Storm Water Management System submittal. The final amount and submittal process shall be determined by the City by the time the Owners are ready to submit the Storm Water Management System and Grading Plan.~~

~~(6) The soils shall be tested to determine the infiltration capacity to insure the storm water maintenance facility performs and functions within the assumed design parameters.~~

Lot size	Maximum impervious surface allowed	Additional impervious surface allowed by conditional use permit
0 - 9,000 sq. ft.	40%	50%
> 9,000 - 12,500 sq. ft.	35%	45%
> 12,500 - 17,000 sq. ft.	30%	40%
> 17,000 - 25,000 sq. ft.	25%	35%
> 25,000 - 1 acre	20%	30%
> 1 acre - 2.5 acre	15%	25%
> 2.5 acre - 5.0 acre	10%	20%
> 5.0 acre	1 acre maximum	22,000 sq. ft.

1. Additional impervious surface may be allowed by conditional use permit as listed above, provided the following criteria are met:

(a) A stormwater management system shall be constructed within the property that meets the best management practices design criteria as set forth in the northwest area ordinances and stormwater manual.

(b) The stormwater management system and grading plan (including necessary details for construction, showing proper location, material, size, grades and vegetation) shall be approved by the engineering division prior to ground disturbance or installation of the facility.

(c) The stormwater management system is considered a private system and the responsibility of maintenance is that of the owner.

(d) The design of the facility shall provide storage and treatment for the 100 year event volume as it relates to the additional impervious surface being considered with a conditional use application.

(e) A stormwater facilities maintenance agreement shall be entered into between the applicant and city to address responsibilities and maintenance of the stormwater system.

(f) An escrow or fee, to be determined by the city engineer, shall be submitted to the city with the stormwater management system submittal. The final amount and submittal process shall be determined by the city by the time the owners are ready to submit the stormwater management system and grading plan. Surety shall be provided to ensure construction of the system according to the plans approved by the city engineer.

(g) The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and functions within the assumed design parameters. A three (3) foot separation shall be maintained from seasonal high water levels and the bottom of any facility.

SECTION 4. AMENDMENT. Inver Grove Heights City Code Title 10, Chapter 8, Article B. **E-2 1 ¼ Acre Estate District**, Section 10-8B-2 is hereby amended to remove the following:

A. Minimum Standards:

Building coverage (maximum) ——— 5 percent of lot area

SECTION 5. AMENDMENT. Inver Grove Heights City Code Title 10, Chapter 8, Article A. **E-1 2 ½ Acre Estate District**, Section 10-8A-2 is hereby amended to remove the following:

A. Minimum Standards:

Building coverage (maximum)

Lot size >/= 5 acres ——— 5 percent of lot area

Lot size < 5 acres ——— 4,000 square feet

SECTION 6. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed this _____ day of _____, 2010

Ayes _____

Nays _____

George Tourville, Mayor

Attest:

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

REPORT DATE: February 8, 2010

CASE NO: 10-08X

HEARING DATE: February 16, 2010

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: State of Minnesota (MnDOT)

REQUEST: Review Potential Purchase of Property for Consistency with the Comprehensive Plan

LOCATION: Corner of Barbara, 80th Street and Barnes/Frontage Road

COMPREHENSIVE PLAN: Public/Institutional

ZONING: P, Public/Institutional

REVIEWING DIVISIONS: Planning
Parks and Recreation

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The City Council is considering purchasing property from the State located at the southeast corner of 80th Street and Barbara for a number of possible future uses. The City Council began discussing the need for additional parking at the community center back in 2008.

Per State Statutes, the Planning Commission must review the purchase of the property for compliance with the Comprehensive Plan (Minnesota Statute 462.356 subd. 2).

EVALUATION OF THE REQUEST

Compliance with the Comprehensive Plan. Minnesota Statute 462.356, subd. 2, provides that the City of Inver Grove Heights may not acquire land without the Planning Commission first reviewing the proposed acquisition to determine that the acquisition is in compliance with the City's Comprehensive Plan. The subject property is guided for Public/Institutional and zoned P, Public Institutional.

The property is 2.26 acres in size and was acquired by the State of Minnesota for the construction of Hwy 52. The State has determined that the property is excess and can be disposed and has begun their process of disposal. The City has an interest in controlling the development of this property. While there could be multiple uses for the property if acquired by the City, one of the

potential uses includes increased parking for the city campus. Preliminary information suggests that 160-230 parking spaces could be created on the site depending on the configuration.

ALTERNATIVES

A. **Approval**. If the Planning Commission finds the request acceptable, the following actions should take place:

- An Approval recommendation that the purchase of the property located at the southeast corner of 80th Street and Barbara Avenue for a future municipal use is in **compliance with the Comprehensive Plan**.

B. **Denial**. If the Planning Commission does not find the proposed acquisition of the property consistent with the Comprehensive Plan, 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 Parks and Recreation Director and Planning Staff both recommend an approval recommendation that the purchase of the property is consistent with the Comprehensive Plan.

Attachments: Exhibit A -Location Map



Location Map

Case No. 10-08X



Subject site

Community Center

City Hall

Public Works

BA

BANKS PATH

78TH CT E

80TH ST E RAMP

HWY 52

80TH ST E LOOP

80TH ST E

BARBARA AVE E

HWY 52

BARNES AVE E

Y 52

BRODERICK

BABCOCK TRAIL E