

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

Tuesday, March 2, 2010 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. **CALL TO ORDER**

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR February 16, 2010**

3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 JAMES BROWN – CASE NO. 10-05Z

Consider the following requests for property located at 1186 90th Street:

- A.) A **Rezoning** from E-1, 2 ½ Acre Estate Residential to E-2, 1 ¾ Acre Estate Residential

Planning Commission Action _____

- B.) A **Waiver of Plat** to subdivide the existing tax parcel into two lots.

Planning Commission Action _____

- C.) A **Variance** to allow an accessory structure on a lot without a principle structure.

Planning Commission Action _____

3.02 CITY OF IGH – CASE NO. 09-44Z (tabled from February 16, 2010)

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 _____

4. **OTHER BUSINESS**

5. **ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 16, 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
Tony Scales

Commissioners Absent:

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

APPROVAL OF MINUTES

The minutes from the January 19, 2010 meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS – 2010 IMPROVEMENT PROGRAM

Presentation of Request

Allan Hunting, City Planner, advised that the Planning Commission is being asked to review the Public Works 2010 Improvement Program for consistency with the City's Comprehensive Plan.

Chair Bartholomew asked if the Planning Commission would at some point review the entire Capital Improvement Plan (CIP).

Scott Thureen, City Engineer, advised that the process has changed this year and the Finance Department is now responsible for putting together the CIP. He explained that they broke out the six identified 2010 improvement programs as the City will soon be holding public hearings on them. Mr. Thureen explained the six programs being reviewed, including safety improvements on Upper 71st Street, 59th Street improvements being done in conjunction with the third phase of Concord Boulevard, and four projects which are part of the City's Pavement Management Program.

Chair Bartholomew asked Mr. Thureen if he was aware of anything being proposed that would be in conflict with the City's Comprehensive Plan, to which Mr. Thureen replied he was not.

Commissioner Gooch asked what caused the extensive heaving that occurred on certain portions of Broderick Boulevard and Cahill Avenue in Arbor Pointe.

Mr. Thureen replied that the condition Commissioner Gooch was referring to was 'tenting'. He advised that 'tenting' was not confined to only Arbor Pointe, but rather could be found in many parts of the metro. Mr. Thureen explained that through the course of the winter runoff carrying de-icing chemicals runs into cracks in the bituminous pavement. The salts and chemicals then build up in the aggregate base, separate soils, and eventually cause heaving at the crack.

Commissioner Gooch asked if the new de-icing chemicals were causing the heaving.

Mr. Thureen replied that some of the chemicals which enable the salt to work at lower temperatures may help create the problem. He stated that the further you go into the winter, and the more freeze/thaw cycles you have, the worse the problem becomes. Mr. Thureen added that the City has been reducing its salt usage in the last couple of years by modifying the type of chemicals it uses and applying it more accurately.

Commissioner Simon asked if the Planning Commission would be reviewing the final CIP, to which Mr. Thureen replied that he anticipated that the Finance Department would bring it before the Commission.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Schaeffer, to determine that the 2010 Improvement Program is consistent with the Comprehensive Plan.

Motion carried (9/0).

Mr. Hunting advised that the Planning Commission's recommendation on the specified programs would go to City Council at such time as they acted on each particular project.

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

Presentation of Request

Commissioner Simon read the public hearing notice to consider the request for a variance to eliminate the screening of the rooftop mechanical units on a commercial building, for the property located at 9332 Cahill Avenue. 4 notices were mailed.

Opening of Public Hearing

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the request is to vary from the City Code requirement that all rooftop mechanical units be screened from public view. Mr. Hunting stated one of the conditions of approval for the Short Dance Studio is that the rooftop equipment be screened. He stated that currently the rooftop mechanical units are visible from Cahill from both the south and the north, as well as from the highway. He stated all the other commercial buildings in Arbor Pointe, with one exception, have screened rooftop mechanical units. Staff feels that economic considerations appear to be the basis for the request. Staff feels the variance criterion has not been met and therefore they recommend denial of the request with the condition and rationale as listed in Alternative B of the staff report.

Mr. Hunting noted that although the applicant was not present tonight, staff still recommended taking action in order to avoid delaying the application.

Chair Bartholomew asked staff for details of the building in Arbor Pointe with exposed rooftop mechanical units.

Mr. Hunting advised that one of the retail buildings by Rainbow appeared to be missing screening. He stated he was unsure of the history of that building, but advised that the Code clearly states that screening is required.

Opening of Public Hearing

There was no public testimony.

Planning Commission Discussion

Commissioner Koch asked if the City Code specified what type of screening was required, to which Mr. Hunting replied it did not; it was left up to the applicant to determine.

Commissioner Koch asked for clarification that economic hardship might be the basis for the variance, to which Mr. Hunting replied that staff believed it was a portion of the applicant's rationale, however, economic considerations are not a viable hardship. .

Commissioner Wippermann stated he was opposed to granting a variance as it would set a negative precedent. He added that development of the properties to the north and south would make the rooftop mechanicals even more noticeable.

Commissioner Simon stated she was opposed to the request as well. She advised that at the time of plat approval the applicants specifically stated to the Planning Commission that they understood and agreed with the conditions of approval, including the requirement for rooftop mechanical screening.

Chair Bartholomew stated there was no hardship and he did not support the request.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to deny the request for a variance to eliminate the screening of the rooftop mechanical units on a commercial building for the property located at 9332 Cahill Avenue, based on the rationale as listed in Alternative B and the one condition listed in the staff report.

Motion carried (9/0). This item goes to the City Council on February 22, 2010.

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

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment to the Zoning Ordinance relating to the 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. No notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that City Council directed staff to conduct additional research on impervious surface coverage in regards to the temporary ordinance amendment they adopted last year (which expires in June, 2010) which raised the allowed impervious coverage to 25% and gave the option to get a conditional use permit for up to 30%. In response to the request, engineering staff has since finished the necessary studies to establish an appropriate maximum impervious coverage, as listed in the staff report. Mr. Hunting advised that the proposed amendment only affects the single family residential zoning districts and does not have an impact on the commercial, industrial, or multi-family lots, nor the Northwest Area. Staff is recommending that the building coverage standards be eliminated from the E-1 and E-2 zoning districts and impervious coverage maximums be applied to those districts. Staff is also proposing that the City no longer limit impervious surface coverage by the single family residential zoning district, but rather by lot size. Mr. Hunting advised that 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. Mr. Hunting advised that

staff is still recommending that residents be allowed to request a conditional use permit for additional impervious surface coverage; but be required to provide additional mitigation as outlined in the seven conditions of approval. Mr. Hunting advised that staff recommends approval of the ordinance amendment as proposed.

Commissioner Wippermann asked if the proposed ordinance amendment changed any other bulk standards (i.e. setbacks, accessory buildings, etc.), to which Mr. Hunting replied it did not.

Commissioner Wippermann asked if homeowners could still request a variance if they wanted to exceed the allowed conditional use permit percentages, to which Mr. Hunting replied in the affirmative.

Chair Bartholomew suggested modifying the CUP column on the proposed table to read '**an increase up to**' so as to avoid a misunderstanding that an additional 50%, 45%, etc. of impervious surface could be gained.

Commissioner Simon asked if all the approved rain gardens in the City would be inventoried in the City's list of private stormwater facility systems in GIS.

Opening of Public Hearing

Steve Dodge, Assistant City Engineer, advised that all stormwater systems in the City, including private ones, would be located by GPS and would be required to have stormwater facility maintenance agreements.

Commissioner Simon asked how future homebuyers would be made aware of private stormwater facilities and their required maintenance.

Mr. Dodge replied that all stormwater facility maintenance agreements would be recorded at the County; therefore, homebuyers would learn of the facilities during a property search.

Commissioner Simon questioned whether potential homeowners would do a property search.

Mr. Dodge stated that realtors typically do property searches. He added that at some point in the future, if staffing levels are available, the City would like to send an annual follow-up letter to all homeowners with private stormwater facilities.

Chair Bartholomew asked if homeowners could incorporate any of the approved private stormwater facility methods, not just rain gardens, to which Mr. Dodge replied in the affirmative.

Chair Bartholomew restated that the City was not specifically requiring a rain garden, just advising that it was probably the best option. He then referred to the Impervious Surface Lot Sampling Table and questioned why lots less than 9,000 square feet were only allowed 40% when the lot sampled actually had 45% of existing impervious surface.

Mr. Dodge replied that 40% of impervious surface would be consistent with NRCS recommendations. He noted that property owners also had the option of requesting a conditional use permit for up to 50%.

Chair Bartholomew stated it was unlikely they would run into many issues as there weren't a lot of lots under 9,000 square feet in the city.

Mr. Dodge asked planning staff if there were any variances requested in the past for lots less than 9,000 square feet.

Mr. Hunting replied he was unsure but knew there were few lots of that size. He stated that staff would look further into this issue.

Chair Bartholomew asked staff to explain the GIS system.

Mr. Dodge advised that GIS (Geographic Information System) is a global computer drafting system that the City uses for various different reasons. He advised that the system is linked to Dakota County and consists of many layers (i.e. roadways, aerial photography, stormwater facilities, streets, water mains, etc.). The system was used when doing the analysis for this request to determine exact impervious surface on lots and developments.

Chair Bartholomew asked if there had been any consideration to a water issue that had been brought to the City's attention a couple months ago in the southern part of the city.

Mr. Dodge stated he did not personally work on the McDonald application, but he knew staff had reviewed the situation and determined there was a high water table in that area. He was not sure of the final status, but stated staff was looking into ways of solving the problem, perhaps with the utilization of additional storm systems and sump pumps.

Commissioner Wippermann stated he felt the proposed table was not equitable. He advised that a homeowner with a 17,000 square foot lot would be allowed 5,100 square feet of impervious surface (30%) whereas someone with a 17,100 square foot lot would only be allowed 4,275 square feet of impervious surface (25%) because it moved them down to the next category.

Mr. Hunting advised that no matter where you make the lot size break that situation will always occur.

Commissioner Wippermann suggested perhaps using a graduated system where a person with a 17,100 square foot lot would be allowed 30% of the first 17,000 square feet and then 25% of the additional 100 square feet. He stated that if using the table proposed by staff a lot owner would have to have a 20,400 square foot lot in order to be allowed the same 5,100 square feet of impervious surface as a person with a 17,000 square foot lot.

Commissioner Schaeffer advised he had the same concern as Commissioner Wippermann, stating there was an even greater inequity between the 2.5 - 5 acre category and the 5 acres or above. He stated a graduated table would be more equitable and consistent.

Mr. Dodge stated staff would look further into the possibility of a graduated table, but pointed out that landowners did have the option of requesting a conditional use permit for additional impervious surface.

Commissioner Wippermann suggested for lots greater than 5 acres perhaps allowing 10% with a maximum of one acre.

Commissioner Simon asked if the conditional use permit percentages would also have to be modified if it was changed to a graduated system.

Mr. Dodge stated he was concerned that a graduated system would be too complicated and cumbersome.

Commissioner Wippermann stated he understood Mr. Dodge's concerns but yet wanted the ordinance to be fair to all homeowners.

Commissioner Gooch questioned whether someone with a 17,100 square foot lot would have to start their calculations at the top of the table (i.e. 40% of the first 9,000 square feet, 35% of the next 3,500 square feet, etc.).

Commissioner Wippermann stated although what Commissioner Gooch was suggesting could be done, he didn't feel they would necessarily have to walk it all the way up. He pointed out that it would, however, increase the impervious surface coverage.

Mr. Dodge advised that the proposed percentages follow the NRCS recommendations as well as standards that are used by stormwater design professionals. He stated he would have to re-evaluate the graduated system being discussed to ensure it would not overtax the city's stormwater system. He advised that the table proposed by staff is an amount the City is comfortable with.

Commissioner Hark stated that while he appreciated Commissioner Wippermann's concerns, he felt the table proposed by staff was acceptable and easy to understand, especially with the possibility of a conditional use permit for additional impervious surface. Commissioner Hark questioned how the public would be made aware of the new standards.

Mr. Hunting stated the information would be put on the City's website as well as in the *Insights* newsletter.

Commissioner Wippermann recommended that a letter go out to contractors as well.

Commissioner Roth suggested that an impervious surface calculator be put on the City's website to enable the public to determine the impervious surface allowed for their lots.

Chair Bartholomew requested that Mr. Dodge provide the rationale for the specific lot size break points prior to this item going to City Council.

Mr. Dodge advised that the recommendations being presented tonight were based on a year and a half of research done by staff, and would keep it simple as well as meet the national guidelines for stormwater design. He stated they specifically broke the majority of the city lots (those between 9,000 and 25,000 square feet) into three tiers in order to evenly distribute impervious surface.

Commissioner Schaeffer commented that if someone were just over the break point perhaps we could deal with it on a case-by-case basis by considering the inequity an acceptable hardship for a variance.

Commissioner Wippermann stated he believed that would leave too much to subjective determination and would to some extent negate the hardship regulation. He suggested the item be tabled.

Commissioner Scales asked what the rationale was for determining the proposed break points. He questioned whether the majority of the lots within each category fell in the middle of the break points, stating that if that was the case there would not be many people affected by the inequity.

Mr. Hunting replied that staff analyzed the lot sizes and compared them to lot coverage and determined the specific tiers based on that information.

Mr. Dodge stated that the ordinance needs to be simple enough for developers to use without difficulty, and he advised that the proposed table was much better than other ordinances in the

metro area.

Commissioner Roth thanked staff for their hard work on the proposed amendment.

Commissioner Wippermann agreed that the proposed table was much better than the existing requirements; he was simply concerned about the equity issue.

Chair Bartholomew stated that seeing the rationale for the different tiers and percentages would determine whether there was even an issue.

Commissioner Wippermann reiterated that he would like to table this item pending further information from staff regarding the various tier rationale and research into whether a graduated table would be possible.

Commissioner Simon asked if tabling the item would affect the scheduled March 8 City Council date, to which Mr. Hunting replied it would likely shift it to a later agenda.

Commissioner Schaeffer stated he was concerned that if a graduated system was adopted the percentages for each tier would likely have to be lowered in order to stay within the maximum overall allowed impervious surface for the stormwater system as a whole.

Commissioner Scales reiterated that using a bell curve to show where the existing lots fit into the various proposed tiers would help predict whether or not inequity would be an issue.

Mr. Dodge advised he would use GIS to determine how many lots fit into each tier, etc.

Motion by Commissioner Wippermann, second by Commissioner Simon, to continue to March 2 the request for 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 pending further information from staff regarding the various tier rationale and research into whether a graduated table would be possible.

Motion carried (9/0).

Commissioner Simon asked the Commissioners to bring their staff reports for this item to the next meeting.

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

Reading of Notice

There was no public hearing notice.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the Planning Commission is being asked to make a recommendation on whether the purchase of the subject property is consistent with the Comprehensive Plan. He advised that the City is considering purchasing excess MnDOT property located at the southeast corner of 80th Street and Barbara Avenue. He stated it is guided and zoned Public/Institutional therefore any City-type use would be consistent with the current guiding and zoning. Staff finds that the purchase of the property is consistent with the Comprehensive Plan.

Commissioner Simon noted there were deep depressions on the property and a lot of fill would be

needed.

Mr. Hunting agreed, adding that some research into the cost had already been done as one of the options was expanding the parking for the community center.

Commissioner Simon asked if they would have to adhere to the impervious surface and tree ordinance regulations, to which Mr. Hunting replied the tree ordinance regulations would apply and they would need to comply with the impervious surface requirements for the P district.

Opening of Public Hearing

There was no public testimony.

Planning Commission Discussion

Commissioner Gooch asked what the purchase price would be.

Tom Link, Community Development Director, stated discussions regarding the cost were still in progress. He advised that the City's appraisal valued the land at approximately \$300,000. The State, however, originally asked \$400,000-\$500,000.

Commissioner Gooch asked for history of the property.

Mr. Link advised that the State originally purchased the property from a private landowner. They have since determined it is no longer needed and they will thus follow their policy for disposition of excess property.

Commissioner Simon stated that additional parking was desperately needed for The Grove and perhaps for the new City Hall as well.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Koch, to recommend that the purchase of the property located at the southeast corner of 80th Street and Barbara Avenue for a future municipal use is consistent with the Comprehensive Plan.

Motion carried (9/0).

OTHER BUSINESS

Mr. Link advised that the Met Council Environmental Committee and Community Development Committee recommended approval of the Inver Grove Heights' Comprehensive Plan. It will now go to the full Metropolitan Council in the next couple weeks and, if approved, will likely go to City Council in March.

Commissioner Simon asked if the issues raised by the Metropolitan Council regarding housing numbers, etc. were resolved.

Mr. Link replied in the affirmative, stating that Met Council felt comfortable with it once the City explained their calculations and rationale.

Commissioner Wippermann questioned the review process for neighboring cities' comprehensive plans.

Mr. Link replied that staff reviews the comprehensive plans, compares them against our own, and provides comment. They look for things such as land use conflicts, consistency in road

classification, park and trail alignments, environmental protection language, etc. Mr. Link advised that Commissioners were welcome to request copies of that correspondence.

Commissioner Simon asked for the meeting schedule regarding the interchange at Argenta between Sunfish Lake and Mendota Heights.

Mr. Link advised that a neighborhood meeting was scheduled next week for the residents in Mendota Heights and Sunfish Lake. A date has not yet been set for the open house, but it would likely be scheduled for March.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 8:19 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

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: February 22, 2010

CASE NO: 10-05Z

APPLICANT: James Brown

PROPERTY OWNER: James Brown

REQUEST: Rezoning, Waiver of Plat and Variances

HEARING DATE: March 2, 2010

LOCATION: 1186 E. 90th Street

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

Last fall, the applicant made application to divide his parcel into two parcels. Based on the current zoning (E-1), the two lots would be less than 2.5 acres in size and therefore required a variance from minimum lot size. The Planning Commission reviewed the request and recommended denial as no hardship was found for the lot size variance. The City Council reviewed the item over three meetings, could not determine a hardship, but ultimately felt a rezoning might be a possible option. The City Council directed the Planning Commission to hold a public hearing regarding a rezoning request. Mr. Brown therefore withdrew his application and has now reapplied for a rezoning of the property in order to divide his parcel as originally proposed.

The applicant is proposing to re-subdivide his land into two parcels based on E-2 standards. The northern lot would be 1.75 acres and the southern lot would be 1.88 acres. There is also an existing accessory structure that would end up being on the northerly lot without a principle structure. The applicant's house would then be located on the southern parcel. The applicant has indicated to staff he has no plans to sell or develop the proposed lot.

The specific requests include the following:

1. A **Waiver of Plat** to create two parcels from the existing one tax parcel.
2. A **Rezoning** of the parcel from E-1, Estate Residential (2.5 acre min) to E-2, Estate Residential (1.75 acre min).

3. A **Variance** to allow an accessory structure on a lot without a principle structure.

EVALUATION OF THE REQUEST

The property is surrounded by residential lots of varying sizes. All surrounding parcels are guided RDR and are zoned E-1, Estate Residential.

REZONING

The applicant has applied for a rezoning to E-2 based on direction from the City Council. Part of a review of a rezoning application is to review it against the land use policies in the Comprehensive Plan. The Comprehensive Plan designation for the property is RDR, Rural Density Residential. Review of the rural development area policies that are pertinent to this application include the following:

- “1. Maintain the rural character of established neighborhoods.”
- “2. Accommodate infill development that is consistent with existing development patterns and sizes.”
- “15. The resubdivision of individual lots within existing neighborhoods shall maintain a minimum lot size of that neighborhood.”
- “16. The design of future rural residential developments shall consider the lot sizes of adjacent developments.”

As part of the 2020 Comprehensive Plan, the zoning ordinance was updated to reflect the goals and policies of the plan back in 2002. During the ordinance revision, all of the zoning categories were compared to the comp plan for consistency. There is a discrepancy with the comp plan and the E-2 district. The comp plan identifies the rural development area as guided for lots 2.5 acres or larger, while the E-2 district allows 1.75 acre lots. It was determined that all new rural subdivisions must comply with the 2.5 acre minimum lot size and no new E-2 zoned subdivisions would be allowed. The E-2 district was retained in the zoning ordinance in order to avoid creating a number of non-conforming lots.

The surrounding neighborhood consists of a wide range of lot sizes with the smallest being 1.68 acres to 22 acres, all touching the subject parcel. All of the abutting lots, including the local neighborhood is zoned E-1.

Reasons supporting a rezoning:

- Zoning to E-2 and a 1.75 acre minimum lot size would be consistent with some of the immediate abutting properties that are in this range and less than 2.5 acres.
- Some of the polices of the Rural Density Residential district support maintaining character of existing neighborhoods and allowing minimum lot sizes that are consistent with that neighborhood.
- The E-2 and E-1 zoning districts are very similar and the purpose statement for each district is the same. The allowed uses are the same, setbacks, lot coverage and accessory structure regulations are the same. The only difference is the minimum lot size.

structure regulations are the same. The only difference is the minimum lot size. A rezoning would not change the allowed use of the property.

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Reasons against a rezoning:

- Zoning areas of the city is done by neighborhood and not by individual lots.
- Would be a spot zoning which should be avoided. All surrounding properties are zoned E-1.
- Intent of comp plan designation is to restrict lot sizes in the rural non-sewered areas to 2.5 acres to provide adequate area for primary and secondary septic system sites on lots.
- Contrary to previous actions of the Council for this area which were to retain lot sizes consistent with zoning and require consolidation when possible.
- The majority of the lots in the area are 2.5 acres or larger which is consistent with the current zoning of the area.

WAIVER OF PLAT

Lot Size. The waiver of plat consists of dividing a 3.63 acre parcel into two parcels. The submitted survey of the property identifies the parcels in question as Parcels #5 and #6 from a survey dated October 20, 1955. Parcel #5 would be enlarged to 1.75 acres and the balance into Parcel #6 which would be 1.88 acres. The survey that was done in 1955 shows Parcels #1 - #9 to be between 1.67 and 1.95 acres in size. Some of these parcels remain in their original size and others have been combined into one tax parcel.

Access. Access to the proposed lot would be via a private road that connects to 90th Street. There is an existing 60 foot wide access easement for all of the lots, so legal access for the lot currently exists. The private road surface is gravel and is approximately 10-12 feet wide. The length of the road is approximately 1000 feet long and serves six homes. The Zoning Ordinance has a provision which is based on fire code requirements addressing minimum access widths for private roads and driveways. The code requires driveways or roads serving more than two homes or structures shall have a minimum unobstructed width of 20 feet and a vertical opening width minimum of 13.5 feet. Based on observations by the Fire Marshal and Planning staff, the current road does not comply with these minimums. The existing homes have been built at different times and some regulations may have changed along the way. However, if a new lot is being created, then the road should be brought up to standards, both city and state fire codes. This requirement could be addressed with a condition where the future land owner would be responsible for bringing the driveway into compliance as part of the building permit process. This however, puts the burden on a future landowner that may not be aware or have planned on needing to improve a private driveway beyond their own property line. Staff also looks at this situation as that in order to re-subdivide this parcel, the driveway should be brought into compliance by the applicant or developer when the property is divided and not shift the burden to the next landowner. The property also abuts another private road to the east, but the same issues came up when a landowner applied to divide their property. In that case also, the private road did not meet minimum standards and would have been required to be upgraded as part of the approval to subdivide their land.

A condition of approval could be that the driveway along 90th Street be brought into compliance with city code as part of a building permit and prior to certificate of occupancy. An alternative condition could be that prior to recording the waiver of plat, the applicant or developer shall bring the entire length of the private road into compliance with city code. That way, the lot would meet access requirements up front without defraying these costs to a future landowner.

The driveway to the existing house would end up on the separate lot if the lots are divided. In order to address this situation, the application has two options. Either move the existing driveway so it reconstructed wholly on the southerly parcel (parcel #6), or grant a driveway easement to allow the driveway to remain on the northerly lot (parcel #5). If the easement option is chosen, a legal description would be required to identify the actual location of the driveway and a driveway access easement would be required to be drafted and recorded along with the waiver of plat. The easement and the legal description would be the responsibility of the applicant and would be required to be submitted to the city and reviewed by the City Attorney prior to the waiver of plat being recorded.

Soil Borings. The applicant has provided soil borings for the vacant lot to verify the soils would be suitable for a septic system. The Building Inspections Department has reviewed the soil boring information and notes that the soil types would be suitable for septic systems.

Park Dedication. Park dedication would be required for the new lot. A cash contribution of \$4,011 is payable at the time of the release of the waiver of plat resolution.

VARIANCES

One variance would be required to allow the exception of having an accessory structure on a lot before a principal structure exists. There is an old horse or animal barn that would be located on the northerly property if the lot is subdivided. City Code requires a lot to have a home constructed before an accessory structure is allowed.

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 existing accessory structure is oriented towards the other buildings on the lot and it does not have a driveway. Its use for things not allowed in the Code would appear to be very limited.

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

Allowing the accessory structure on a lot without a principle structure does not appear to have a negative impact on the intent of the ordinance.

- 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.*

The existing barn is situated such that in order to conform to the minimum lot size, the lot boundary would separate the house from the barn.

- d. *Economic considerations alone do not constitute an undue hardship.*
Economic considerations do not appear to be the sole 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 **Rezoning** to change the zoning of the parcel from E-1, Estate Residential (2.5 acre min) to E-2, Estate Residential (1.75 acre min).
 - Approval of the **Waiver of Plat** allowing the creation of a 1.75 acre parcel and a 1.88 acre parcel subject to the following conditions:
 1. Prior to recording the waiver of plat resolution, a revised survey shall be submitted to staff showing the new proposed property line and new legal descriptions.
 2. Prior to release of and recording the waiver of plat, the applicant shall either move the existing driveway to the house on parcel #6 so it does not encroach onto parcel #5, or a driveway easement shall be required to be recorded allowing the driveway to encroach onto parcel #5. The applicant shall be responsible for providing the driveway easement document including a legal description of the easement area. Said easement document shall be reviewed by the City prior to recording.
 3. Park dedication shall consist of a cash contribution of \$4,011 payable at time of release of the Resolution to the County.

- Approval of the **Variance** to allow an accessory structure on a lot prior to a principle structure subject to the following condition:
 1. The accessory structure shall not be used for commercial uses or storage related to a commercial use.
- B. **Denial.** If the Planning Commission does not favor the proposed application, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff still does not support the request. Staff does not support a spot zoning and believes the request is contrary to the intent of the Comprehensive Plan which is to allow lots no less than 2.5 acres in size.

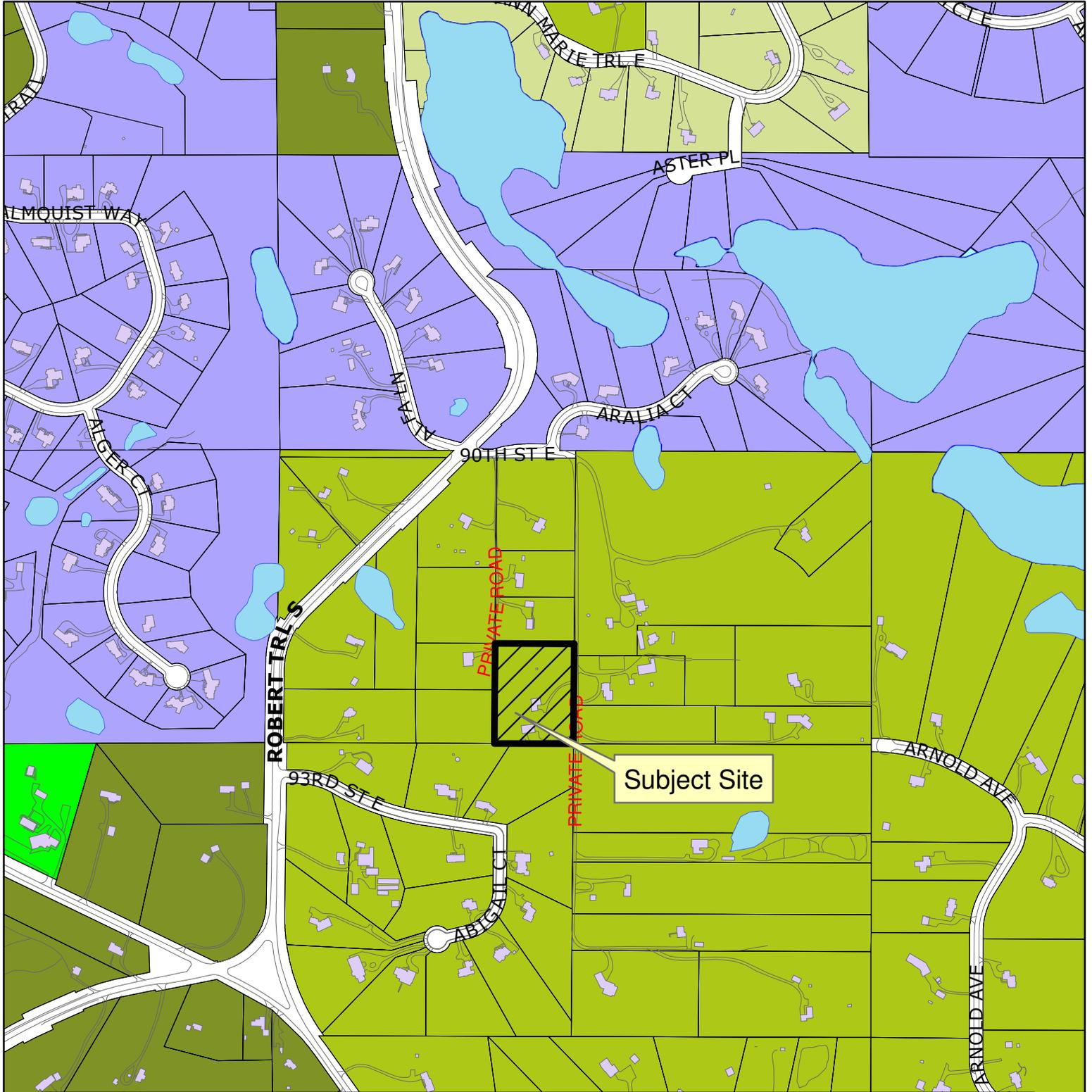
If the Planning Commission finds the request acceptable, staff has included conditions that would address the main issues that need to be handled. The Planning Commission should however, include a condition regarding the improvements to the existing private road as either a requirement of the developer or the future landowner.

Attachments: Location Map
Surrounding Lot Size Map
Minutes from City Council meetings



Location Map

Case No. 09-25WAV



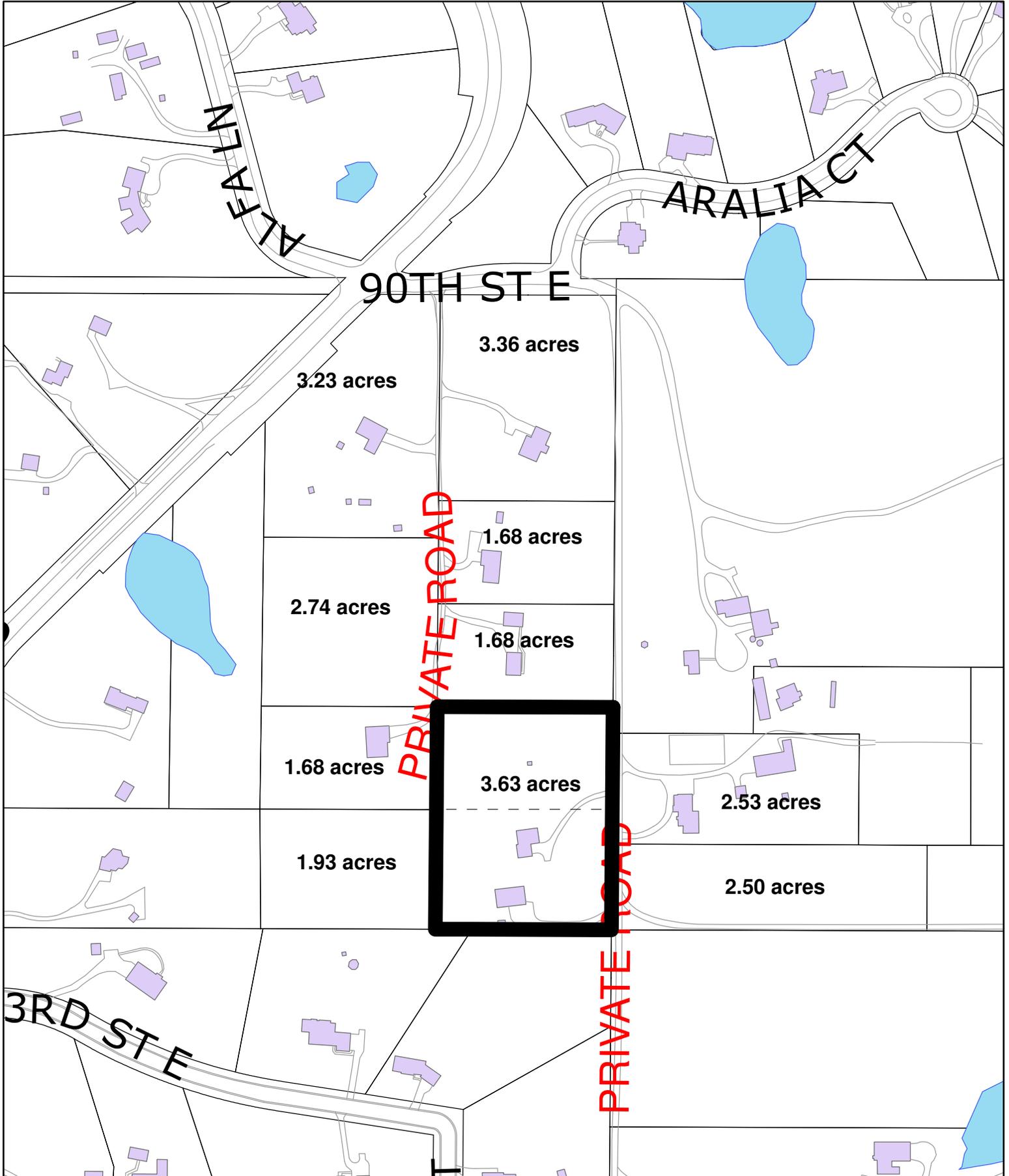
Legend

A, Agricultural	R-1C, Single Family (0.25 ac.)	R-4, Mobile Home Park	OP, Office Park	I-1, Limited Industrial
E-1, Estate (2.5 ac.)	R-2, Two-Family	B-1, Limited Business	PUD, Planned Unit Development	I-2, General Industrial
E-2, Estate (1.75 ac.)	R-3A, 3-4 Family	B-2, Neighborhood Business	OFFICE PUD	P, Public/Institutional
R-1A, Single Family (1.0 ac.)	R-3B, up to 7 Family	B-3, General Business	Comm PUD, Commercial PUD	Surface Water
R-1B, Single Family (0.5 ac.)	R-3C, > 7 Family	B-4, Shopping Center	MF PUD, Multiple-Family PUD	ROW



Surrounding Lot Sizes

Case No. 09-25WAV



Mr. Link explained the applicant has requested permission to conduct a home occupation in their single family home, located in the R-1C district. He stated the owner plans to assemble kits of prepackaged food for Indian business travelers visiting the United States. He noted a permit from the Department of Agriculture is required because the home occupation includes the handling of food. He explained as part of the permit, the applicant is required to have a separate entrance that directly connects the assembly area to the outside. He stated the applicant is unable to meet the State's standards and those of the City Code. He explained the proposed home occupation would meet seven of the eight requirements in the City Code, and the applicant would meet the intent of the ordinance as there would be no customer traffic. He stated both planning staff and the Planning Commission recommended approval of the request with the hardship being the conflict between the City and the State regulations.

Councilmember Grannis suggested adding a condition of approval that no customer traffic would be allowed.

Councilmember Madden asked if the applicant agreed with the conditions.

Tamera and Manohar Shintre, 6269 Bolland Trail, stated they agreed with the conditions of approval and confirmed that there would be no customer traffic because business would be conducted online.

Motion by Madden, second by Klein, to adopt Resolution No. 09-181 approving a variance for a home occupation to have an entrance that leads outside of the home for property located at 6269 Bolland Trail with the condition added that no customer traffic is allowed.

Ayes: 5

Nays: 0

Motion carried.

C. JAMES BROWN; Consider Resolutions for property located at 1186 90th Street:

- i) Waiver of Plat to create two parcels from the existing one tax parcel
- ii) Variance to allow the lots to be less than the required 2.5 acre minimum
- iii) Variance to allow an accessory structure on a lot without a principle structure

Mr. Link stated the applicant is proposing to create two tax parcels to coincide with the existing legal descriptions from the current tax parcel. He explained the property was divided in the 1950's with almost all of the lots being less than two acres and the proposed waiver would create parcels of 1.68 and 1.95 acres in size. He stated the property is zoned E-1, Estate Residential, which requires a minimum lot size of 2.5 acres. He noted that a second variance would be required because there is an accessory structure on the lot to the north and a principle structure must be on a property before an accessory structure is allowed. He stated both planning staff and the Planning Commission recommended denial of the request due to lack of hardship. He explained the current lot is conforming and the property is not being deprived of a reasonable use. He further explained that creating two non-conforming lots would be contrary to the City's Zoning Ordinance, and the existing accessory structure does not have a driveway. He stated access to the property is achievable to the west and east via 90th Street, a private road. He explained the main access was designed to be an easement on the west side of the property and both segments of 90th Street do not meet minimum standards for clear width and height for fire emergency vehicles. He noted because emergency vehicle access is a main issue allowing more individual lots would add to the existing problem.

Councilmember Klein clarified that one of the previous owners combined the two lots.

Mr. Link responded that staff researched the history of the property and believes that the combination occurred in the 1970's. He noted that no record of the combination was located and the only record able to be located was that of the subdivision in 1950.

Councilmember Madden stated he was not in favor of the denying the applicant's request when there was no record of the combination occurring. He commented that there are a number of surrounding lots that are similar in size and the applicant should be allowed to do what he wants with his property.

Councilmember Piekarski Krech asked if the applicant purchased the property as one lot or two lots. She stated that she is not in favor of allowing lots smaller than two acres in this area because it is on a well and septic system, not a sanitary sewer system.

Councilmember Grannis noted that there are also a number of surrounding lots that are three or more acres in size.

Mayor Tourville reiterated that there is no record of the combination and that the parcels across from and behind the property are smaller in size.

Councilmember Piekarski Krech questioned what the official property description on the deed was.

Councilmember Grannis asked if the City Attorney's office could further research the combination of the parcels to determine whether or not it occurred.

Mr. Kuntz confirmed that could be further researched in the County records. He stated that the combination likely occurred within the County's tax record division and noted that a tax parcel cannot be split without the City's consent.

Jim Brown, 1186 90th Street, stated it was sold to him in 1984 as one lot with two parts.

Councilmember Piekarski Krech commented that the parcel was likely combined so the property owner would only pay homestead taxes.

Councilmember Madden stated there are four surrounding lots that would be similar in size and the two smaller parcels would fit into the neighborhood.

Mayor Tourville asked for further clarification of the emergency vehicle access issue.

Mr. Link explained the City Planner and the Fire Marshall inspected the private road and found that it does not meet the current code standards for emergency vehicles. They are still able to

Councilmember Grannis questioned if the other lots in the area meet the 2.5 acre requirement.

Mr. Link stated the area has a mixture of lots in that four of them are greater than 2.5 acres and four of them are smaller than 2.5 acres.

Councilmember Madden stated that in his opinion no variance is needed because there is no record proving that the combination occurred. He added that he does not see a problem with the small accessory structure because it adds aesthetic value to the property.

Jim Douglas, 8657 Callahan Trail, suggested tabling the item until the legal information is found. He stated the Council has to assume it was never combined if there are no records to the contrary.

Glen, 1252 90th Street East, asked if the easement was officially recorded. He displayed a documented showing an easement on the east side of Mr. Brown's parcel. He stated if this was recorded with the County he doesn't have a problem with it.

Mayor Tourville clarified that if staff thinks they need legal they will use Mr. Kuntz.

Motion by Madden, second by Klein, to table until October 12, 2009 to further research the combination of the two parcels.

Ayes: 5

Nays: 0 **Motion carried.**

The City Council took a five-minute recess.

Mayor Tourville stated Mr. Brown needs to agree to an extension of the application deadline.

Mr. Kuntz clarified that the first 60-day period would end on October 2nd.

Motion by Madden, seconded by Klein, to extend the 60 day application deadline to December 2nd.

Mr. Lynch explained that the finance department often cuts checks in advance of Council action to expedite the payment process. He noted checks are always held by the finance department until after the City Council has approved the payment.

Motion by Klein, second by Madden, to adopt Resolution No. 09-184 approving Disbursements for Period Ending October 7, 2009

Ayes: 5

Nays: 0 Motion carried.

M. Personnel Actions

Allan Cederberg, 1162 E. 82nd Street, asked what the eleven people being hired for temporary employment would be doing.

Councilmember Piekarski Krech stated they were being hired to fill various temporary positions in the Parks and Recreation Department. She noted the eleven individuals would all be part-time, non-benefitted employees. She explained that means they only get paid for the hours they work.

Mr. Lynch stated the City employs 135 full-time employees.

Motion by Madden, second by Klein, to approve Personnel Actions

Ayes: 5

Nays: 0 Motion carried.

5. PUBLIC COMMENT:

Jim Huffman, 4247 Denton Way, asked that a drainage issue near Ernster Park be addressed by City staff as soon as possible.

Ed Gunther, 6671 Concord Boulevard, asked if a crosswalk could be installed for pedestrians at the intersection of 69th and Cahill. He also questioned when the final assessments would be known for the Concord project.

Mr. Thureen responded that the County has not sent the final invoice for Phase Two of the Concord project and the final assessments will not be known until the invoice is received.

Allan Cederberg, 1162 E. 82nd Street, commented on the potential sale of Cameron Park for the relocation of Cameron's liquor store. He suggested that the property could be used for affordable housing rather than commercial use.

Mayor Tourville stated the City has taken a number of steps to support the establishment of affordable housing, including the creation of a Housing Task Force.

Councilmember Madden explained that the property the business was originally located on was taken by the county and the business was forced to relocate temporarily. He stated the business owner would like to reestablish his business near the location it occupied for over 100 years. He added that relocation of the business provides an opportunity to retain the existing tax base in the community.

6. PUBLIC HEARINGS: None.

7. REGULAR AGENDA:

COMMUNITY DEVELOPMENT:

A. JAMES BROWN; Consider Resolutions for property located at 1186 90th Street:

- i) Waiver of Plat to create two parcels from the existing one tax parcel
- ii) Variance to allow the lots to be less than the required 2.5 acre minimum
- iii) Variance to allow an accessory structure on a lot without a principle structure

Mr. Link explained staff was directed to determine the date when the two lots were combined into one tax parcel as well as who was responsible for the subdivision, determine if access to the property is available from the east to 90th Street, and determine whether or not an easement exists on the south side of the property. He stated that the applicant's deed indicates that the property is one tax parcel with two property descriptions and no further information was discovered after review of the abstract other than confirmation that the property has been recognized as one tax parcel since 1976. He noted that the abstract indicates the property does have a legal right to utilize the existing private road for access and a 1955 survey identifies a 30-foot road easement across the southerly border of the original parcel leading to South Robert Trail. He explained both planning staff and the Planning Commission recommended denial of the request due to lack of hardship.

James Brown, 1186 90th Street, stated that other lots in the immediate area are less than 2.5 acres, including one that borders his property. He suggested that the hardship could be that he did not initiate the combination of the parcels.

Councilmember Piekarski Krech questioned what would happen if the 30-foot easement on the southern end was removed.

Mr. Link responded that the easement was included in the proposed lot size.

Councilmember Piekarski Krech commented that this lot was created before the issues and concerns with wells and septic systems were fully understood. She stated that she does not want to create another lot that is less than 2.5 acres.

Councilmember Grannis stated that he would not approve the request without a legal hardship.

Councilmember Madden stated that there are four other lots in the area that are less than 2.5 acres and the creation of two parcels would fit into the character of the neighborhood. He added that the request should be approved because there is no record of the combination.

Mayor Tourville questioned if Council could make the determination that a variance is not needed for the creation of two lots.

Mr. Kuntz responded that Council would need to make an appeal to the Planning Commission for a reinterpretation of the zoning code.

Mayor Tourville questioned why there two property descriptions for one tax parcel.

Mr. Kuntz indicated it was not unusual to have a number of legal descriptions for one parcel.

Motion by Grannis, second by Piekarski Krech, to approve resolution denying a waiver of plat to create two parcels from the existing one tax parcel, a variance to allow the lots to be less than the required 2.5 acre minimum, and a variance to allow an accessory structure on a lot without a principle structure due to lack of hardship.

Ayes: 2 (Grannis, Piekarski Krech)

Nays: 3 (Klein, Madden, Tourville) Motion failed.

Mayor Tourville commented that he would not be in favor of sending it back to the Planning Commission for a reinterpretation because they already did what they were supposed to do.

Motion by Madden to approve the resolution with the hardship being the difficulty determining how the plat came to be as it is.

Motion failed due to lack of a second.

Mr. Kuntz stated that the fact the lots were not combined by the current property owner cannot be the legal hardship because the property was purchased as one parcel.

Councilmember Piekarski Krech stated that the request cannot be approved without a hardship.

Mr. Kuntz reviewed that the property was owned by Herb and Elsie Sacs and in October of 1955 they surveyed out ten lots, nine of which were approximately 1.5 – 2.0 acres in size. He noted that the tenth lot was three plus acres in size. He explained that when Herb Sacs died in June of 1961 there were five lots, running North and South, still owned by Herb and Elsie. He stated in 1974 Elsie Sacs remarried and still owned two of the original ten lots and when those two lots were conveyed the legal description described a single rectangle that was approximately 158,000 square feet. He explained that because of the description at the time of conveyance, a 3.63 acre lot was created and in 1977 a variance was granted to build a home with the condition that the property be rezoned as E-1.

Councilmember Piekarski Krech questioned if the property was surveyed or platted in 1955.

Mr. Kuntz stated that the property was never platted.

Councilmember Piekarski Krech clarified that the lot never was two parcels.

Mr. Brown reiterated that he wants parcels that are similar to what his neighbors have and pointed out parcels to the north of his property that were less than 2.5 acres.

Mr. Kuntz reviewed that a legal hardship must be something that is unique to the property and is a constraint to the use or ability to build on the property.

Motion by Piekarski Krech to approve the resolution denying the three requests based on lack of a hardship.

Motion failed due to lack of a second.

Mayor Tourville suggested that the item be tabled to give the applicant the opportunity to review the historical information provided by the City Attorney and identify potential hardship.

Motion by Tourville, second by Klein, to table item to November 23, 2009.

Ayes: 5

Nays: 0

Motion carried.

B. McDONALD CONSTRUCTION; Consider Resolution regarding a Conditional Use Permit to allow for 27.5% impervious surface coverage to construct a single family home, garage, sidewalk and driveway for property located at 11617 Aileron Court

Mr. Link explained the property owner would like to construct a new home, driveway, sidewalk and porch with impervious coverage of approximately 27.5%. He stated the surrounding properties are all zoned single-family and the proposed home would aesthetically fit in with the neighborhood and all of the required setbacks would be met. He noted the applicant agreed to comply with the storm water treatment conditions to help maintain the drainage and storm water runoff on the applicant's property. He stated at the public hearing there was resident testimony expressing concerns about current drainage issues in the neighborhood. He explained in response to those concerns the Engineering department requested that the applicant install a larger rain garden on the property to help mitigate the runoff for the proposed new construction. He stated that planning staff recommending approval of the request with the conditions approval identified in the resolution, including the two conditions added by Engineering staff.

Councilmember Grannis clarified that if the conditional use permit was not required the applicant could apply for a building permit to start construction immediately. He questioned if the modified rain garden would be sufficient to handle the runoff and other water issues.

Mr. Link responded that the rain garden would be able to handle all the water.

Councilmember Klein asked about the topography of the lots.

Tom Kaldunski, City Engineer, explained that there was a 30-40 foot grade differential.

Bob McDonald, McDonald Construction, stated that the applicant has already met conditions 1-12 and feels that the addition of conditions 13 and 14 is onerous because they were added to mitigate drainage

Ayes: 5

Nays: 0

Motion carried.

- I. Approve Amended Agreement for Periodic Construction Observation Services for Roofing and Related Sheet Metal Services for the Public Safety Addition

Councilmember Piekarski Krech questioned why the City is responsible for paying the extra cost when the wet insulation was not caused by the City.

Ms. Teppen responded that the City is not paying for the extra costs to remove and reinstall the damaged insulation. She stated the amendment to the agreement is to pay the inspector who was on-site longer than anticipated.

Councilmember Piekarski Krech reiterated that the contractor should pay for the additional time the inspector had to spend on-site because the contractor was responsible for the insulation getting wet.

Councilmember Grannis clarified that the City needs to pay the inspector first because the agreement for inspection services is with the City, not the contractor. He stated the City could then pursue reimbursement of those costs from the contractor.

Motion by Grannis, second by Piekarski Krech, to approve Amended Agreement for Periodic Construction Observation Services for Roofing and related Sheet Metal Services for the Public Safety Addition

Ayes: 5

Nays: 0

Motion carried.

5. PUBLIC COMMENT:

Armando Lissarrague, 11730 Albavar Path, stated his neighbor has an outdoor wood burning stove located 90 feet from his property, and the smoke emanating from the wood burner has turned in to a major nuisance. He displayed pictures to illustrate the volume of smoke and the proximity with which the smoke is located to his home. He stated his family can no longer enjoy the benefits his property once offered. He explained that he has health problems that the smoke makes worse. He referenced a report from the health department that outlined the harmful effects of smoke from outdoor wood burning stoves on humans, animals and the environment. He asked that the Council consider banning or at least regulating the distance with which outdoor wood burning stoves can be located from another property and place restrictions on when they can be operated.

Julie Mellum, President of "Take Back the Air", stated she has been concerned about wood smoke issues for many years. She explained she is the President of Take Back the Air, a state wide environmental organization. She discussed the multitude of health implications associated with smoke from outdoor wood burners and referenced recent legislation from other states that prohibits the use of outdoor wood burners.

Mayor Tourville asked staff to look at sample ordinances and gather additional information to bring to a Council work session in March.

6. PUBLIC HEARINGS: None.

7. REGULAR AGENDA:

COMMUNITY DEVELOPMENT:

A. JAMES BROWN; Consider the following Resolutions for property located at 1186 90th Street:

- i) Waiver of Plat to create two parcels from the existing one tax parcel
- ii) Variance to allow the lots to be less than the required 2.5 acre min.
- iii) Variance to allow accessory structure on lot without a principal structure

Mr. Link stated the applicant would like to subdivide his parcel into two separate parcels. He explained that neither of the two parcels would meet the minimum lot size requirement of 2.5 acres. He stated both Planning staff and the Planning Commission were unable to identify a hardship and recommended denial of the requests.

Mayor Tourville suggested that the applicant consider withdrawing his application and reapplying to rezone his property from E-1 to E-2.

Mr. Brown stated he would like the Council to consider everything that has been done to the property from the beginning and the fact that the property description has always been two lots, less than 2.5 acres.

Councilmember Madden stated the request would fit in with the neighborhood.

Councilmember Grannis asked if there would be a spot zoning issue if the property was rezoned to E-2.

Mr. Kuntz explained spot zoning typically refers to different uses, and in this case a rezoning from E-1 to E-2 would not change the use. He explained that the applicant can either withdraw the three existing applications or extend the time for the City to consider those applications.

Mr. Brown stated he will withdraw his requests for a waiver of plat and two variances.

Motion by Klein, seconded by Madden, to accept Mr. Brown's withdrawal

Ayes: 5

Nays: 0 Motion carried.

ADMINISTRATION:

B. CITY OF INVER GROVE HEIGHTS; Consider Change Order No. 4 for City Project No. 2008-18, Public Safety Addition/City Hall Renovation Project

Ms. Teppen stated the contract amount reflects an increase of \$40,020 for the twelve items included in the change order, for a revised contract total of \$11,676,143. She explained change orders are funded from the project contingency which started at \$613,601 and is now \$439,358 with the inclusion of this change order.

Councilmember Grannis asked for clarification on line item PR 019 because of the large dollar amount.

Ms. Teppen responded that changes to the security, audiovisual, data/telecommunications systems were Requested by the City which required the repositioning of electrical rough-ins.

Councilmember Piekarski Krech questioned if the City requested the upgraded mechanical unit referenced in line item ASI 021.

Ted Redmond, BKV, explained there were a number of piping changes made and this change also relates to final equipment selections.

Mayor Tourville stated the project is not even half done and the change order budget is decreasing.

Mr. Lynch stated the project is 25% completed and approximately 28% of the contingency money had been used.

Councilmember Klein asked staff to continue to watch the change orders closely.

Ms. Teppen assured the Council that the change orders are diligently reviewed on a weekly basis.

Motion by Klein, second by Madden, to approve Change Order No. 4 for City Project No. 2008-18, Public Safety Addition/City Hall Renovation Project

Ayes: 5

Nays: 0 Motion carried.

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Planning Commission

FROM: Allan Hunting, City Planner

DATE: February 26, 2010

SUBJECT: IMPERVIOUS SURFACE ORDINANCE AMENDMENT

The Planning Commission tabled the discussion of the ordinance amendment at the February 16 meeting in order for Staff to provide some additional background material. The Commission was concerned about the ordinance design and that it caused some inequities for different lot size categories. The Commission also requested staff to provide the background information so the Commission could see some of the actual data.

Staff met with Commissioner Wipperman to discuss some of his ideas on how to remove most of the inequities of the ordinance. As you may recall, staff proposed a different method of assigning impervious surface coverage which is by lot size category rather than by zoning district. Because there is such a large variation of lot size in each zoning district, it was determined that a better way would be to establish different lot size categories and assign maximum impervious surface limits to each. As originally designed, there is an inequity at the break of the lot size categories. A lot which falls just over the lot size limit of the lesser category would be penalized because it falls into an impervious surface limit which is less than a lot which is actually smaller. For example, in the 9000 - 12,500 category, a lot with 12,400 square feet is allowed 35% coverage or 4340 square feet. Yet a lot that is 12,600 square feet is allowed only 30% or 3780 square feet. If it was determined that a 12,400 square foot lot could accommodate 4340 square feet impervious, then it would make sense that a lot 200 square feet larger should be able to cover at least the same amount of impervious surface. Staff has prepared two alternate tables which provide a scale which addresses the largest of the inequities between categories. As lot size categories increase, they are allowed at least the same amount of coverage as the smaller lot size category. Alternatives 1 and 2 have the exact same breakdowns, only stated in different ways in an attempt to make it as clear as possible. Staff believes Alternative #1 is the clearest example.

Staff has also provided tables on the detailed lot by lot impervious calculations. Four different tables are provided which sort the same data in different ways. Also included is a table which charts out number of lots in each lot size category and by lot size. The tables show that 50% of the residential lots fall within the 9000 - 17,000 square foot categories.

RECOMMENDATION

Engineering has reviewed the numbers in the alternative tables and does not see any issues with the increases in impervious surface allowed. Staff recommends Alternative #1 as the best choice. The table is repeated below.

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)	Maximum Allowed (without CUP) (percentage of lot area unless otherwise indicated)	Additional Allowed With CUP
0 - 9,000	40%	10% of lot area
> 9,000 - 12,500	35% but not less than 3,600 sq. ft.	10% of lot area
>12,500 - 17,000	30% but not less than 4,375 sq. ft.	10% of lot area
>17,000 - 25,000	25% but not less than 5,100 sq. ft.	10% of lot area
>25,000 - 1 acre	20% but not less than 6,250 sq. ft.	10% of lot area
>1 acre - 2.5 acres	15% but not less than 8,700 sq. ft.	10% of lot area
>2.5 acres - 5 acres	10% but not less than 16,335 sq. ft.	10% of lot area
> 5 acres	43,560 sq. ft.	22,000 sq. ft.

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:
- Alternate Forms of Impervious Surface Table
 - Lot Size Frequency Graphs
 - Summary of Impervious Surface CUP and Variance Applications
 - Ordinance Amendment
 - Tables 10-13 Impervious Surface Study

Alternate Forms of Impervious Surface Table

Original Table

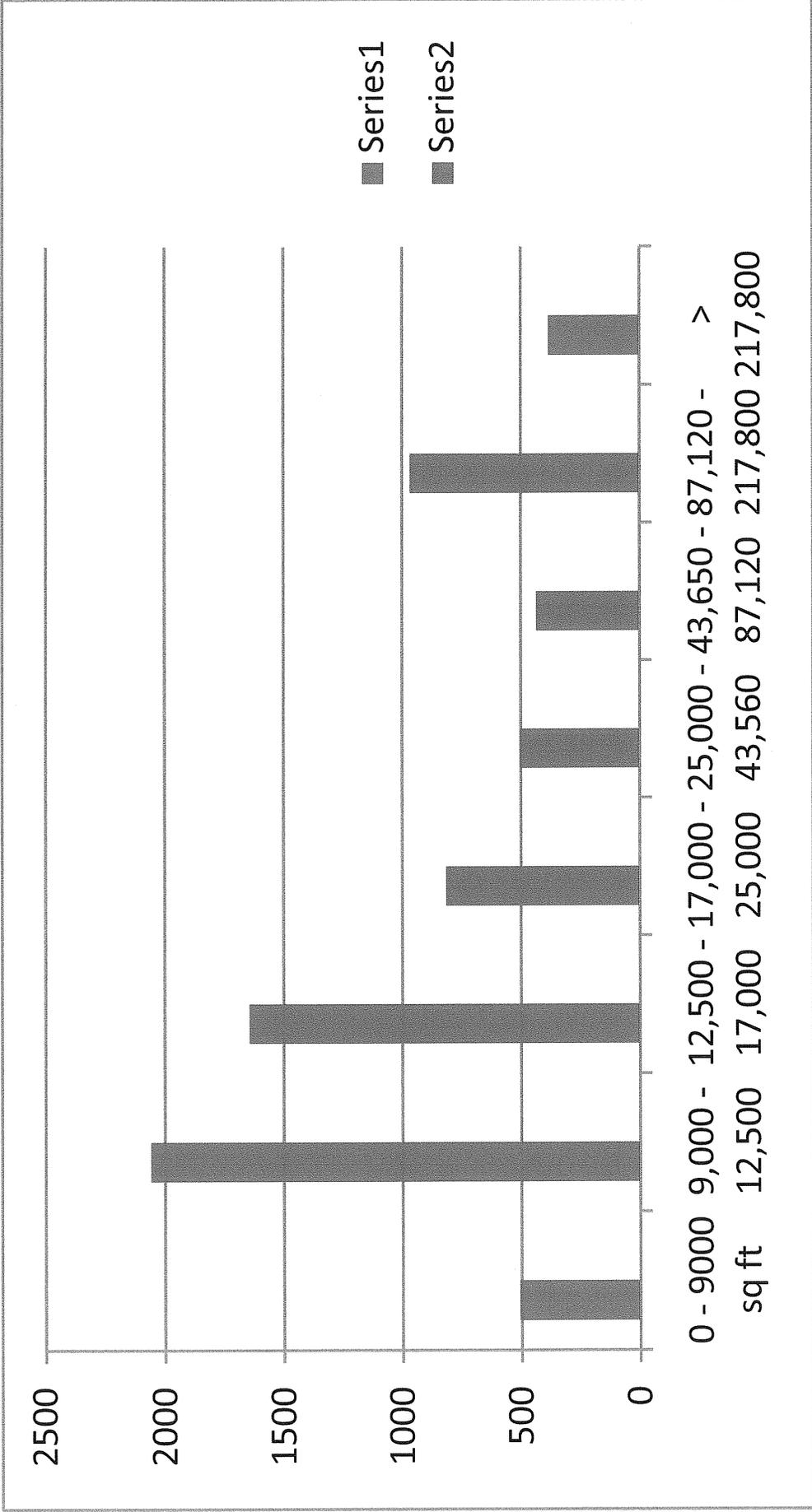
Lot Size (in square feet, unless otherwise indicated)	Allowed Maximum Impervious Surface (percentage of lot area, unless otherwise indicated)	CUP for Additional Impervious Surface
0 – 9,000	40%	50%
> 9,000 – 12,500	35%	45%
>12,500 – 17,000	30%	40%
>17,000 – 25,000	25%	35%
>25,000 – 1 acre	20%	30%
>1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

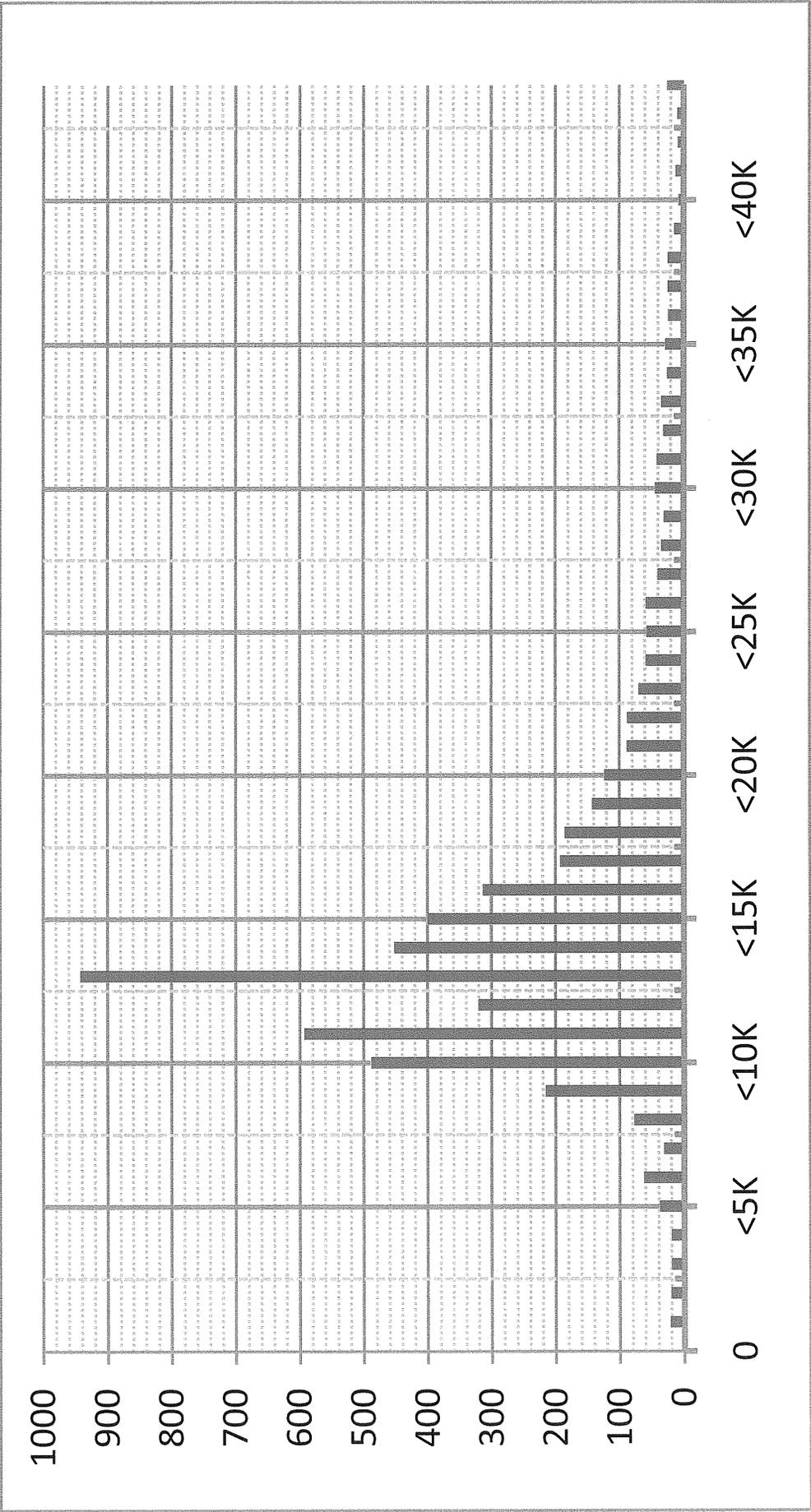
Alternate #1 based on graduated increases

Lot Size (in square feet unless otherwise indicated)	Maximum Allowed (without CUP) (percentage of lot area unless otherwise indicated)	Additional Allowed With CUP
0 – 9,000	40%	10% of lot area
> 9,000 – 12,500	35% but not less than 3,600 sq. ft.	10% of lot area
>12,500 – 17,000	30% but not less than 4,375 sq. ft.	10% of lot area
>17,000 – 25,000	25% but not less than 5,100 sq. ft.	10% of lot area
>25,000 – 1 acre	20% but not less than 6,250 sq. ft.	10% of lot area
>1 acre – 2.5 acres	15% but not less than 8,700 sq. ft.	10% of lot area
>2.5 acres – 5 acres	10% but not less than 16,335 sq. ft.	10% of lot area
> 5 acres	43,560 sq. ft.	22,000 sq. ft.

Alternate #2 based on graduated increases

Lot Size	Not Less Than	Max Allowed Without CUP	Additional Allowed With CUP
0 – 9,000	-	40%	10% of lot area
> 9,000 – 12,500	3,600 sq. ft.	35%	10% of lot area
>12,500 – 17,000	4,375 sq. ft.	30%	10% of lot area
>17,000 – 25,000	5,100 sq. ft.	25%	10% of lot area
>25,000 – 1 acre	6,250 sq. ft.	20%	10% of lot area
>1 acre – 2.5 acres	8,712 sq. ft.	15%	10% of lot area
>2.5 acres – 5 acres	16,335 sq. ft.	10%	10% of lot area
> 5 acres	-	43,560 sq. ft.	22,000 sq. ft.





Variances and Conditional Use Permits to exceed Impervious Coverage
(2007-Present)

Case #	Title	Address	Zoning	Lot Size sq. ft.	Existing Coverage	Proposed Coverage	Approved Coverage
07-22V	Dahl	6941 Crosby Ave.	R-1C	10,135	4,581 45%	5,455 53.8%	5,455 53.8%
07-40V	Gaarder	6966 River Road	R-1C	29,185	3,135 10.7%	4,206 14.4%	4,206 14.4%
08-02V	Abbott	6720 Argenta Trail	R-1B	54,450	5,611 10.3%	6,139 11.2%	6,139 11.2%
08-04V	Ojala	11579 Avery Drive	R-1C	12,768	3,378 26.5%	4,136 32.4%	4,136 32.4%
08-13V	Harley	6013 Bacon Ave.	R-1B	39,639	5,106 12.9%	5,335 13.5%	5,335 13.5%
08-25V	Vogel	6124 Blackberry Trail	R-1C	37,601	4,100 10.9%	5,460 14.5%	5,460 14.5%
08-29V	Fischer	8325 Copperfield Way	R-1C	32,110	5,518 17.2%	5,518 17.2%	5,518 17.2%
08-49V	Carlson	8019 Cleadis Ave.	R-1C	13,699	4,692 34.3%	4,692 34.3%	4,692 34.3%
08-52V	McDonald Construction	Woodland Preserve	R-1C	approx 12,000	0%	4,000 33.3%	4,000 33.3%
09-05V	Beauclair	8335 Cooper Way E.	R-1C	13,750	3,270 23.0%	3,838 28.0%	3,838 28.0%
09-12V	Lisson	7140 Bovey Ave.	R-1C	13,079	4,456 35.0%	4,796 37.0%	4,456 35.0%
09-15C	Total Homes Plus	3820 - 74th Street	R-1C	9,855	1,977 20.0%	3,061 31.0%	3,061 31.0%
09-21CV	Sussel Corp.	5924 Bradbury Court	PUD	12,600	4,107 32.6%	4,359 34.6%	Pending
09-22C	Lund	6135 Boyer Path	R-1C	12,643	3,470 27.0%	3,470 27.0%	3,638 29.0%
09-28C	McDonald Construction	11617 Aileron Court	R-1C	14,775	0%	4,062 27.5%	4,062 27.5%
09-40C	Lighthouse Custom Homes	11687 Azure Court	R-1C	15,618	4,236 27.1%	4,380 28.4%	4,380 28.4%

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:

Maximum Impervious Surface Allowed:

Lot Size (in square feet unless otherwise indicated)	Maximum Allowed (without CUP) (percentage of lot area unless otherwise indicated)	Additional Allowed With CUP
0 - 9,000	40%	10% of lot area
> 9,000 - 12,500	35% but not less than 3,600 sq. ft.	10% of lot area
>12,500 - 17,000	30% but not less than 4,375 sq. ft.	10% of lot area
>17,000 - 25,000	25% but not less than 5,100 sq. ft.	10% of lot area
>25,000 - 1 Acre	20% but not less than 6,250 sq. ft.	10% of lot area
>1 Acre - 2.5 Acres	15% but not less than 8,700 sq. ft.	10% of lot area
>2.5 Acres - 5 Acres	10% but not less than 16,335 sq. ft.	10% of lot area
> 5 Acres	43,560 sq. ft.	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 (not within any public easements or right-of-way) 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.~~

Maximum Impervious Surface Allowed:

Lot Size (in square feet unless otherwise indicated)	Maximum Allowed (without CUP) (percentage of lot area unless otherwise indicated)	Additional Allowed With CUP
0 - 9,000	40%	10% of lot area
> 9,000 - 12,500	35% but not less than 3,600 sq. ft.	10% of lot area
>12,500 - 17,000	30% but not less than 4,375 sq. ft.	10% of lot area
>17,000 - 25,000	25% but not less than 5,100 sq. ft.	10% of lot area
>25,000 - 1 Acre	20% but not less than 6,250 sq. ft.	10% of lot area
>1 Acre - 2.5 Acres	15% but not less than 8,700 sq. ft.	10% of lot area
>2.5 Acres - 5 Acres	10% but not less than 16,335 sq. ft.	10% of lot area
> 5 Acres	43,560 sq. ft.	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 (not within any public easements or right-of-way) 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 3/4 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 1/2 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:

Melissa Rheaume, Deputy Clerk

CITY OF INVER GROVE HEIGHTS IMPERVIOUS SURFACE STUDY

January 15, 2010

TABLE 10: LOT SAMPLING OF IMPERVIOUS SURFACE (SORTED BY CATEGORY/LOT SIZE)

ID	DEVELOPMENT	YEAR	ZONING	LOT CATEGORY (SF)	ADDRESS	LOT SIZE (SF)	LOT SIZE (ac)	*LOT IMPERVIOUS (SF)	*PERCENT IMPERVIOUS
3	Salem Hills Farms	1994	R-1C	<9000	6401 BARCLAY AVE	7058	0.162	2961	41.9%
3	Salem Hills Farms	1994	R-1C	<9000	6421 BARKLAY AVE E	7527	0.173	2961	39.3%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	4546 AUGUST WAY	9058	0.208	2538	28.0%
34	South Grove #2	1957	R-1C	9000 to 12500	3710 UPPER 73RD ST	9615	0.221	3093	32.2%
22	ARBOR CREST	2000	PUD	9000 to 12500	9253 CHENEY TRL	9899	0.227	3414	34.5%
21	HIDDEN FOREST	2000	PUD	9000 to 12500	9227 CHENEY TRL	9925	0.228	3303	33.3%
25	WHISTLETREE WOODS	2003	PUD	9000 to 12500	8116 CLIFFORD CT	10038	0.230	3594	35.8%
34	South Grove #2	1957	R-1C	9000 to 12500	7243 COOPER AVE E	10421	0.239	2890	27.7%
34	South Grove #2	1957	R-1C	9000 to 12500	3751 UPPER 73RD ST E	10600	0.243	2140	20.2%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	6361 BECKMAN AVENUE CT	10677	0.245	3656	34.2%
34	South Grove #2	1957	R-1C	9000 to 12500	3922 UPPER 73RD ST E	10875	0.250	2649	24.4%
34	South Grove #2	1957	R-1C	9000 to 12500	7447 CLEADIS WAY E	10890	0.250	2329	21.4%
15	ARBOR POINTE 2ND ADD	1996	PUD	9000 to 12500	8431 COLLEGE TRL	10923	0.251	3665	33.6%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	2134 63RD ST E	11355	0.261	3995	35.2%
22	ARBOR CREST	2000	PUD	9000 to 12500	9249 CHENEY TRL	11738	0.269	2846	24.2%
22	ARBOR CREST	2000	PUD	9000 to 12500	9274 CHENEY TRAIL	11784	0.271	2555	21.7%
13	KASSAN HOEKSTRA	1992	R-1C	9000 to 12500	7986 BLANCHARD CT	11922	0.274	3509	29.4%
25	WHISTLETREE WOODS	2003	PUD	9000 to 12500	8124 CLIFFORD CIR	11942	0.274	3551	29.7%
10	VILLAGE HEIGHTS	1997	R-1C	9000 to 12500	6421 CORYELL CT	11979	0.275	4029	33.6%
10	VILLAGE HEIGHTS	1997	R-1C	9000 to 12500	3829 63RD ST E	12065	0.277	3852	31.9%
4	WOODHAVEN PONDS	2000	R-1C	9000 to 12500	6257 BOLLAND TRL	12072	0.277	4354	36.1%
16	BIRCHWOOD PONDS N	1994	PUD	9000 to 12500	8361 CAREW CT	12273	0.282	4062	33.1%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	6442 BARCLAY AVE	12300	0.282	4710	38.3%
18	AUTUMN WOODS	1994	R-1C	9000 to 12500	8251 DAWSON WAY	12324	0.283	3210	26.0%
12	KRYZER ADD	1991	R-1C	9000 to 12500	2681 78TH ST E	12431	0.285	3516	28.3%
7	KELLY LANE ADD	1989	R-1C	12500 to 17000	2930 46TH CT E	12846	0.295	3256	25.3%
5	MAJESTIC WOODLANDS	1996	PUD	12500 to 17000	5908 BRADBURY CT	12984	0.298	3672	28.3%
21	HIDDEN FOREST	2000	PUD	12500 to 17000	9132 CHENEY TRL	13123	0.301	3166	24.1%
18	AUTUMN WOODS	1994	R-1C	12500 to 17000	8264 DAWSON WAY	13236	0.304	3664	27.7%
14	TIMBER PONDS	1997	R-1C	12500 to 17000	3456 83RD ST E	13600	0.312	3440	25.3%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	12500 to 17000	8603 BIRCH BLVD	13778	0.316	3007	21.8%
9	GROVELAND PARK 1&2	1956-9	R-1C	12500 to 17000	4540 AUDREY AVE E	13788	0.317	2741	19.9%
27	Southern Lakes	1999	R-1C	12500 to 17000	10875 ALISON WAY	13819	0.317	3423	24.8%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	12500 to 17000	8494 COLLEGE TRL	14232	0.327	3507	24.6%
25	WHISTLETREE WOODS	2003	PUD	12500 to 17000	8244 CLEARY CT	14414	0.331	2914	20.2%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	12500 to 17000	8516 CAMPBELL AVE	14875	0.341	3025	20.3%
21	HIDDEN FOREST	2000	PUD	12500 to 17000	9160 CAVANAUGH CT	14833	0.341	3341	22.5%
13	KASSAN HOEKSTRA	1992	R-1C	12500 to 17000	7936 BLANCHARD WAY E	15060	0.346	2624	17.4%
16	BIRCHWOOD PONDS N	1994	PUD	12500 to 17000	8445 CALVIN CT	15090	0.346	2984	19.8%
27	Southern Lakes	1999	R-1C	12500 to 17000	10953 ALISON CT	15454	0.355	4084	26.4%
7	KELLY LANE ADD	1989	R-1C	12500 to 17000	2960 46TH CT E	15720	0.361	4065	25.9%
22	ARBOR CREST	2000	PUD	12500 to 17000	9250 CHENEY TRL	16231	0.373	3509	21.6%
4	WOODHAVEN PONDS	2000	R-1C	12500 to 17000	6221 BOLLAND TRL	16626	0.382	4020	24.2%
10	VILLAGE HEIGHTS	1997	R-1C	12500 to 17000	6450 CORYELL CT	16945	0.389	3514	20.7%
3	Salem Hills Farms	1994	R-1C	12500 to 17000	6340 BAKER AVE	16999	0.390	3579	21.1%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8281 DAWSON WAY	17001	0.390	2851	16.8%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8539 CAMPBELL ST	17104	0.393	3720	21.8%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8594 BIRCH CT	17154	0.394	2957	17.2%
22	ARBOR CREST	2000	PUD	17000 to 25000	9281 CHENEY TRL	17421	0.400	3414	19.6%
23	VALLEY VIEW POINT	1991	R-1C	17000 to 25000	7599 CAHILL CT	17433	0.400	3543	20.3%
9	GROVELAND PARK 1&2	1956-9	R-1C	17000 to 25000	4580 BARBARA AVE	17683	0.406	3611	20.4%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8268 DAWSON CT	17885	0.411	3290	18.4%
13	KASSAN HOEKSTRA	1992	R-1C	17000 to 25000	2538 79TH ST E	17905	0.411	3964	22.1%
16	BIRCHWOOD PONDS N	1994	PUD	17000 to 25000	8450 CALVIN CT	18013	0.414	3391	18.8%
13	KASSAN HOEKSTRA	1992	R-1C	17000 to 25000	7925 BLANCHARD WAY E	18095	0.415	3142	17.4%
15	ARBOR POINTE 2ND ADD	1996	PUD	17000 to 25000	8370 COLLEGE TRL	18086	0.415	3881	21.5%
6	FORESTHAVEN	1989	R-1C	17000 to 25000	BLACKBERRY TRL E	18389	0.422	6504	35.4%
21	HIDDEN FOREST	2000	PUD	17000 to 25000	9007 COFFMAN CIR	18480	0.424	4298	23.3%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8627 BIRCH BLVD	18526	0.425	3530	19.1%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8439 CASEY CT	18641	0.428	3824	20.5%
17	PONDVIEW ESTATES	2000	R-1C	17000 to 25000	7055 BESTER AVE	18986	0.436	3719	19.6%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8474 CASEY CT	19265	0.442	4783	24.8%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8605 BIRCH CT	19566	0.449	4505	23.0%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8528 BIRCH BLVD	19639	0.451	3155	16.1%
34	South Grove #2	1957	R-1C	17000 to 25000	3639 73RD CT E	19807	0.455	3089	15.6%
27	Southern Lakes	1999	R-1C	17000 to 25000	10568 ALISON WAY	21013	0.482	5856	27.9%
17	PONDVIEW ESTATES	2000	R-1C	17000 to 25000	7095 BESTER AVE	21044	0.483	3173	15.1%
24	BOULDER CREST	1996	R-1C	17000 to 25000	11129 APENNINE WAY	21174	0.486	3568	16.9%
11	DAWN WAY RIDGE	2001	R-1C	17000 to 25000	6072 CROMWELL CT	21179	0.486	3652	17.2%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8487 COLLEGE TRL	21265	0.488	3452	16.2%
27	Southern Lakes	1999	R-1C	17000 to 25000	10816 ALBERTON CT	22120	0.508	4138	18.7%
21	HIDDEN FOREST	2000	PUD	17000 to 25000	9173 CAVANAUGH CT	22224	0.510	3589	16.1%
21	HIDDEN FOREST	2000	PUD	17000 to 25000	9219 CHAPMAN CT	22389	0.514	3725	16.6%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8552 COLLEGE TRL	22370	0.514	4046	18.1%
14	TIMBER PONDS	1997	R-1C	17000 to 25000	8201 CLAYMORE CT	23196	0.532	3866	16.7%
25	WHISTLETREE WOODS	2003	PUD	17000 to 25000	8106 CLIFFORD CIR	23336	0.536	2765	11.8%
12	KRYZER ADD	1991	R-1C	17000 to 25000	2736 78TH ST E	23657	0.543	5251	22.2%
5	MAJESTIC WOODLANDS	1996	PUD	17000 to 25000	5812 BRYANT LN	23861	0.548	2749	11.5%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8277 COPPERFIELD CT	23856	0.548	2989	12.5%
3	Salem Hills Farms	1994	R-1C	17000 to 25000	6401 BECKMAN AVENUE CT	24187	0.555	5316	22.0%
15	ARBOR POINTE 2ND ADD	1996	PUD	17000 to 25000	8466 COLLEGE TRL	24640	0.566	4173	16.9%
4	WOODHAVEN PONDS	2000	R-1C	17000 to 25000	6205 BOLLAND TRL	24718	0.567	4181	16.9%
11	DAWN WAY RIDGE	2001	R-1C	17000 to 25000	6032 CROMWELL CT	24861	0.571	4141	16.7%

TABLE 10: LOT SAMPLING OF IMPERVIOUS SURFACE (SORTED BY CATEGORY/LOT SIZE)

ID	DEVELOPMENT	YEAR	ZONING	LOT CATEGORY (SF)	ADDRESS	LOT SIZE (SF)	LOT SIZE (ac)	*LOT IMPERVIOUS (SF)	*PERCENT IMPERVIOUS
3	Salem Hills Farms	1994	R-1C	25000 to 1 Acre	1808 63RD ST E	25321	0.581	6839	27.0%
16	BIRCHWOOD PONDS N	1994	PUD	25000 to 1 Acre	8329 CAREW CT	25652	0.589	4405	17.2%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8583 COLLEGE TRAIL	26575	0.610	4218	15.9%
21	HIDDEN FOREST	2000	PUD	25000 to 1 Acre	9216 CHAPMAN CT	27402	0.629	3735	13.6%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8566 COLLEGE TRL	27464	0.630	3967	14.4%
23	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7575 CAHILL CT E	27489	0.631	3494	12.7%
6	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5926 BLACKBERRY BRG PATH	27642	0.635	4482	16.2%
6	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5895 BLACKBERRY TRL	29181	0.670	4034	13.8%
23	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7583 CAHILL CT	29938	0.687	3656	12.2%
24	BOULDER CREST	1996	R-1C	25000 to 1 Acre	11060 APENNINE WAY	30836	0.708	6846	22.2%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	25000 to 1 Acre	8519 BIRCH BLVD	32389	0.744	5785	17.9%
18	AUTUMN WOODS	1994	R-1C	25000 to 1 Acre	8278 DAWSON WAY	32627	0.749	3593	11.0%
5	MAJESTIC WOODLANDS	1996	PUD	25000 to 1 Acre	5898 BURKE TRL	32858	0.754	4475	13.6%
23	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7593 CAHILL CT E	37774	0.867	4603	12.2%
17	PONDVIEW ESTATES	2000	R-1C	25000 to 1 Acre	7050 BESTER AVE	37987	0.872	5987	15.8%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	25000 to 1 Acre	8504 BIRCH BLVD	40090	0.920	5942	14.8%
15	ARBOR POINTE 2ND ADD	1996	PUD	1 to 2.5 Acre	8335 COLLEGE TRL	44748	1.027	3611	8.1%
14	TIMBER PONDS	1997	R-1C	1 to 2.5 Acre	8399 CLAYMORE CT	63973	1.469	6527	10.2%
24	BOULDER CREST	1996	E-2	1 to 2.5 Acre	11096 APENNINE WAY	90861	2.086	5578	6.1%
24	BOULDER CREST	1996	E-2	2.5 to 5 Acre	11284 APENNINE WAY	109015	2.503	9155	8.4%
24	BOULDER CREST	1996	E-2	2.5 to 5 Acre	11166 APENNINE WAY	109086	2.504	8152	7.5%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	2020 UPPER 45TH ST E	9513	0.218	4421	46.5%
34	South Grove #2	1957	R-1C	9000 to 12500	3653 75TH ST E	10448	0.240	5085	48.7%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	2025 UPPER 45TH ST E	10453	0.240	5169	49.5%
27	Southern Lakes	1999	R-1C	9000 to 12500	10738 ALISON WAY	11211	0.257	4006	35.7%
22	ARBOR CREST	2000	PUD	9000 to 12500	9262 CHENEY TRL	12064	0.277	4664	38.7%
7	KELLY LANE ADD	1989	R-1C	9000 to 12500	2945 46TH CT E	12169	0.279	4458	36.6%
5	MAJESTIC WOODLANDS	1996	PUD	12500 to 17000	5938 BURKE TRL	13521	0.310	5960	44.1%
34	South Grove #2	1957	R-1C	12500 to 17000	3656 74TH ST E	14651	0.336	4740	32.4%
3	Salem Hills Farms	1994	R-1C	12500 to 17000	6316 BACHMAN CIR	15139	0.348	6881	45.5%
12	KRYZER ADD	1991	R-1C	12500 to 17000	2635 79TH ST E	15564	0.357	5362	34.5%
4	WOODHAVEN PONDS	2000	R-1C	12500 to 17000	6237 BOLLAND TRL	15635	0.359	5241	33.5%
18	AUTUMN WOODS	1994	R-1C	12500 to 17000	8292 COPPERFIELD CT	15909	0.365	3620	22.8%
13	KASSAN HOEKSTRA	1992	R-1C	12500 to 17000	7990 BLANCHARD CT	15933	0.366	4779	30.0%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	12500 to 17000	8524 COLLEGE TRL	16888	0.388	5559	32.9%
24	BOULDER CREST	1996	R-1C	17000 to 25000	11239 APENNINE WAY	18783	0.431	6280	33.4%
21	HIDDEN FOREST	2000	PUD	17000 to 25000	9214 CHENEY TRL	20147	0.463	6467	32.1%
6	FORESTHAVEN	1989	R-1C	17000 to 25000	5870 BLACKBERRY BRIDGE PATH	22316	0.512	6155	27.6%
5	MAJESTIC WOODLANDS	1996	PUD	17000 to 25000	5957 BRADBURY CT	23147	0.531	6867	29.7%
27	Southern Lakes	1999	R-1C	17000 to 25000	10944 ANDOVER CT	23674	0.543	5497	23.2%
14	TIMBER PONDS	1997	R-1C	25000 to 1 Acre	8366 CLAYMORE CT	25452	0.584	7689	30.2%
6	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5934 BLACKBERRY BRIDGE	25659	0.589	9089	35.4%
25	WHISTLETREE WOODS	2003	PUD	25000 to 1 Acre	8219 CLEARY CT	26109	0.599	5670	21.7%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8573 CARSON CT	29365	0.674	10602	36.1%
23	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7569 CAHILL AVE	30561	0.702	6686	21.9%
6	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5865 BLACKBERRY TRL	34417	0.790	9538	27.7%

* Adjusted value (removed 250sf driveway in street)

Worst Case Lot in a Development



CITY OF INVER GROVE HEIGHTS IMPERVIOUS SURFACE STUDY

January 15, 2010

TABLE 11: LOT SAMPLING OF IMPERVIOUS SURFACE (SORTED BY CATEGORY/% IMPERVIOUS)

ID	DEVELOPMENT	YEAR	ZONING	LOT CATEGORY (SF)	ADDRESS	LOT SIZE (SF)	LOT SIZE (ac)	*LOT IMPERVIOUS (SF)	*PERCENT IMPERVIOUS
3	Salem Hills Farms	1994	R-1C	<9000	6401 BARCLAY AVE	7058	0.162	2961	41.9%
3	Salem Hills Farms	1994	R-1C	<9000	6421 BARKLAY AVE E	7527	0.173	2961	39.3%
34	South Grove #2	1957	R-1C	9000 to 12500	3751 UPPER 73RD ST E	10600	0.243	2140	20.2%
34	South Grove #2	1957	R-1C	9000 to 12500	7447 CLEADIS WAY E	10890	0.250	2329	21.4%
22	ARBOR CREST	2000	PUD	9000 to 12500	9274 CHENY TRAIL	11784	0.271	2555	21.7%
22	ARBOR CREST	2000	PUD	9000 to 12500	9249 CHENEY TRL	11738	0.269	2846	24.2%
34	South Grove #2	1957	R-1C	9000 to 12500	3922 UPPER 73RD ST E	10875	0.250	2649	24.4%
18	AUTUMN WOODS	1994	R-1C	9000 to 12500	8251 DAWSON WAY	12324	0.283	3210	26.0%
34	South Grove #2	1957	R-1C	9000 to 12500	7243 COOPER AVE E	10421	0.239	2890	27.7%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	4546 AUGUST WAY	9058	0.208	2538	28.0%
12	KRYZER ADD	1991	R-1C	9000 to 12500	2681 78TH ST E	12431	0.285	3516	28.3%
13	KASSAN HOEKSTRA	1992	R-1C	9000 to 12500	7986 BLANCHARD CT	11922	0.274	3509	29.4%
25	WHISTLETREE WOODS	2003	PUD	9000 to 12500	8124 CLIFFORD CIR	11942	0.274	3551	29.7%
10	VILLAGE HEIGHTS	1997	R-1C	9000 to 12500	3829 63RD ST E	12065	0.277	3852	31.9%
34	South Grove #2	1957	R-1C	9000 to 12500	3710 UPPER 73RD ST	9615	0.221	3093	32.2%
16	BIRCHWOOD PONDS N	1994	PUD	9000 to 12500	8361 CAREW CT	12273	0.282	4062	33.1%
21	HIDDEN FOREST	2000	PUD	9000 to 12500	9227 CHENEY TRL	9925	0.228	3303	33.3%
15	ARBOR POINTE 2ND ADD	1996	PUD	9000 to 12500	8431 COLLEGE TRL	10923	0.251	3665	33.6%
10	VILLAGE HEIGHTS	1997	R-1C	9000 to 12500	6421 CORYELL CT	11979	0.275	4029	33.6%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	6361 BECKMAN AVENUE CT	10677	0.245	3656	34.2%
22	ARBOR CREST	2000	PUD	9000 to 12500	9253 CHENEY TRL	9899	0.227	3414	34.5%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	2134 63RD ST E	11355	0.261	3995	35.2%
25	WHISTLETREE WOODS	2003	PUD	9000 to 12500	8116 CLIFFORD CT	10038	0.230	3594	35.8%
4	WOODHAVEN PONDS	2000	R-1C	9000 to 12500	6257 BOLLAND TRL	12072	0.277	4354	36.1%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	6442 BARCLAY AVE	12300	0.282	4710	38.3%
13	KASSAN HOEKSTRA	1992	R-1C	12500 to 17000	7936 BLANCHARD WAY E	15060	0.346	2624	17.4%
16	BIRCHWOOD PONDS N	1994	PUD	12500 to 17000	8445 CALVIN CT	15090	0.346	2984	19.8%
9	GROVELAND PARK 1&2	1956-9	R-1C	12500 to 17000	4540 AUDREY AVE E	13788	0.317	2741	19.9%
25	WHISTLETREE WOODS	2003	PUD	12500 to 17000	8244 CLEARY CT	14414	0.331	2914	20.2%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	12500 to 17000	8516 CAMPBELL AVE	14875	0.341	3025	20.3%
10	VILLAGE HEIGHTS	1997	R-1C	12500 to 17000	6450 CORYELL CT	16945	0.389	3514	20.7%
3	Salem Hills Farms	1994	R-1C	12500 to 17000	6340 BAKER AVE	16999	0.390	3579	21.1%
22	ARBOR CREST	2000	PUD	12500 to 17000	9250 CHENEY TRL	16231	0.373	3509	21.6%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	12500 to 17000	8603 BIRCH BLVD	13778	0.316	3007	21.8%
21	HIDDEN FOREST	2000	PUD	12500 to 17000	9160 CAVANAUGH CT	14833	0.341	3341	22.5%
21	HIDDEN FOREST	2000	PUD	12500 to 17000	9132 CHENEY TRL	13123	0.301	3166	24.1%
4	WOODHAVEN PONDS	2000	R-1C	12500 to 17000	6221 BOLLAND TRL	16626	0.382	4020	24.2%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	12500 to 17000	8494 COLLEGE TRL	14232	0.327	3507	24.6%
27	Southern Lakes	1999	R-1C	12500 to 17000	10875 ALISON WAY	13819	0.317	3423	24.8%
14	TIMBER PONDS	1997	R-1C	12500 to 17000	3456 83RD ST E	13600	0.312	3440	25.3%
7	KELLY LANE ADD	1989	R-1C	12500 to 17000	2930 46TH CT E	12846	0.295	3256	25.3%
7	KELLY LANE ADD	1989	R-1C	12500 to 17000	2960 46TH CT E	15720	0.361	4065	25.9%
27	Southern Lakes	1999	R-1C	12500 to 17000	10953 ALISON CT	15454	0.355	4084	26.4%
18	AUTUMN WOODS	1994	R-1C	12500 to 17000	8264 DAWSON WAY	13236	0.304	3664	27.7%
5	MAJESTIC WOODLANDS	1996	PUD	12500 to 17000	5908 BRADBURY CT	12984	0.298	3672	28.3%
5	MAJESTIC WOODLANDS	1996	PUD	17000 to 25000	5812 BRYANT LN	23861	0.548	2749	11.5%
25	WHISTLETREE WOODS	2003	PUD	17000 to 25000	8106 CLIFFORD CIR	23336	0.536	2765	11.8%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8277 COPPERFIELD CT	23856	0.548	2989	12.5%
17	PONDVIEW ESTATES	2000	R-1C	17000 to 25000	7095 BESTER AVE	21044	0.483	3173	15.1%
34	South Grove #2	1957	R-1C	17000 to 25000	3639 73RD CT E	19807	0.455	3089	15.6%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8528 BIRCH BLVD	19639	0.451	3155	16.1%
21	HIDDEN FOREST	2000	PUD	17000 to 25000	9173 CAVANAUGH CT	22224	0.510	3589	16.1%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8487 COLLEGE TRL	21265	0.488	3452	16.2%
21	HIDDEN FOREST	2000	PUD	17000 to 25000	9219 CHAPMAN CT	22389	0.514	3725	16.6%
11	DAWN WAY RIDGE	2001	R-1C	17000 to 25000	6032 CROMWELL CT	24861	0.571	4141	16.7%
14	TIMBER PONDS	1997	R-1C	17000 to 25000	8201 CLAYMORE CT	23196	0.532	3866	16.7%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8281 DAWSON WAY	17001	0.390	2851	16.8%
24	BOULDER CREST	1996	R-1C	17000 to 25000	11129 APENNINE WAY	21174	0.486	3568	16.9%
4	WOODHAVEN PONDS	2000	R-1C	17000 to 25000	6205 BOLLAND TRL	24718	0.567	4181	16.9%
15	ARBOR POINTE 2ND ADD	1996	PUD	17000 to 25000	8466 COLLEGE TRL	24640	0.566	4173	16.9%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8594 BIRCH CT	17154	0.394	2957	17.2%
11	DAWN WAY RIDGE	2001	R-1C	17000 to 25000	6072 CROMWELL CT	21179	0.486	3652	17.2%
13	KASSAN HOEKSTRA	1992	R-1C	17000 to 25000	7925 BLANCHARD WAY E	18095	0.415	3142	17.4%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8552 COLLEGE TRL	22370	0.514	4046	18.1%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8268 DAWSON CT	17885	0.411	3290	18.4%
27	Southern Lakes	1999	R-1C	17000 to 25000	10816 ALBERTON CT	22120	0.508	4138	18.7%
16	BIRCHWOOD PONDS N	1994	PUD	17000 to 25000	8450 CALVIN CT	18013	0.414	3391	18.8%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8627 BIRCH BLVD	18526	0.425	3530	19.1%
17	PONDVIEW ESTATES	2000	R-1C	17000 to 25000	7055 BESTER AVE	18986	0.436	3719	19.6%
22	ARBOR CREST	2000	PUD	17000 to 25000	9281 CHENEY TRL	17421	0.400	3414	19.6%
23	VALLEY VIEW POINT	1991	R-1C	17000 to 25000	7599 CAHILL CT	17433	0.400	3543	20.3%
9	GROVELAND PARK 1&2	1956-9	R-1C	17000 to 25000	4580 BARBARA AVE	17683	0.406	3611	20.4%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8439 CASEY CT	18641	0.428	3824	20.5%
15	ARBOR POINTE 2ND ADD	1996	PUD	17000 to 25000	8370 COLLEGE TRL	18086	0.415	3881	21.5%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8539 CAMPBELL ST	17104	0.393	3720	21.8%
3	Salem Hills Farms	1994	R-1C	17000 to 25000	6401 BECKMAN AVENUE CT	24187	0.555	5316	22.0%
13	KASSAN HOEKSTRA	1992	R-1C	17000 to 25000	2538 79TH ST E	17905	0.411	3964	22.1%
12	KRYZER ADD	1991	R-1C	17000 to 25000	2736 78TH ST E	23657	0.543	5251	22.2%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8605 BIRCH CT	19566	0.449	4505	23.0%
21	HIDDEN FOREST	2000	PUD	17000 to 25000	9007 COFFMAN CIR	18480	0.424	4298	23.3%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8474 CASEY CT	19265	0.442	4783	24.8%
27	Southern Lakes	1999	R-1C	17000 to 25000	10568 ALISON WAY	21013	0.482	5856	27.9%
6	FORESTHAVEN	1989	R-1C	17000 to 25000	BLACKBERRY TRL E	18389	0.422	6504	35.4%

TABLE 11: LOT SAMPLING OF IMPERVIOUS SURFACE (SORTED BY CATEGORY/% IMPERVIOUS)

ID	DEVELOPMENT	YEAR	ZONING	LOT CATEGORY (SF)	ADDRESS	LOT SIZE (SF)	LOT SIZE (ac)	*LOT IMPERVIOUS (SF)	*PERCENT IMPERVIOUS
18	AUTUMN WOODS	1994	R-1C	25000 to 1 Acre	8278 DAWSON WAY	32627	0.749	3593	11.0%
23	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7593 CAHILL CT E	37774	0.867	4603	12.2%
23	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7583 CAHILL CT	29938	0.687	3656	12.2%
23	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7575 CAHILL CT E	27489	0.631	3494	12.7%
5	MAJESTIC WOODLANDS	1996	PUD	25000 to 1 Acre	5898 BURKE TRL	32858	0.754	4475	13.6%
21	HIDDEN FOREST	2000	PUD	25000 to 1 Acre	9216 CHAPMAN CT	27402	0.629	3735	13.6%
6	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5895 BLACKBERRY TRL	29181	0.670	4034	13.8%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8566 COLLEGE TRL	27464	0.630	3967	14.4%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	25000 to 1 Acre	8504 BIRCH BLVD	40090	0.920	5942	14.8%
17	PONDVIEW ESTATES	2000	R-1C	25000 to 1 Acre	7050 BESTER AVE	37987	0.872	5987	15.8%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8583 COLLEGE TRAIL	26575	0.610	4218	15.9%
6	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5926 BLACKBERRY BRG PATH	27642	0.635	4482	16.2%
16	BIRCHWOOD PONDS N	1994	PUD	25000 to 1 Acre	8329 CAREW CT	25652	0.589	4405	17.2%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	25000 to 1 Acre	8519 BIRCH BLVD	32389	0.744	5785	17.9%
24	BOULDER CREST	1996	R-1C	25000 to 1 Acre	11060 APENNINE WAY	30836	0.708	6846	22.2%
3	Salem Hills Farms	1994	R-1C	25000 to 1 Acre	1808 63RD ST E	25321	0.581	6839	27.0%
15	ARBOR POINTE 2ND ADD	1996	PUD	1 to 2.5 Acre	8335 COLLEGE TRL	44748	1.027	3611	8.1%
14	TIMBER PONDS	1997	R-1C	1 to 2.5 Acre	8399 CLAYMORE CT	63973	1.469	6527	10.2%
24	BOULDER CREST	1996	E-2	1 to 2.5 Acre	11096 APENNINE WAY	90861	2.086	5578	6.1%
24	BOULDER CREST	1996	E-2	2.5 to 5 Acre	11284 APENNINE WAY	109015	2.503	9155	8.4%
24	BOULDER CREST	1996	E-2	2.5 to 5 Acre	11166 APENNINE WAY	109086	2.504	8152	7.5%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	2020 UPPER 45TH ST E	9513	0.218	4421	46.5%
34	South Grove #2	1957	R-1C	9000 to 12500	3653 75TH ST E	10448	0.240	5085	48.7%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	2025 UPPER 45TH ST E	10453	0.240	5169	49.5%
27	Southern Lakes	1999	R-1C	9000 to 12500	10738 ALISON WAY	11211	0.257	4006	35.7%
22	ARBOR CREST	2000	PUD	9000 to 12500	9262 CHENEY TRL	12064	0.277	4664	38.7%
7	KELLY LANE ADD	1989	R-1C	9000 to 12500	2945 46TH CT E	12169	0.279	4458	36.6%
5	MAJESTIC WOODLANDS	1996	PUD	12500 to 17000	5938 BURKE TRL	13521	0.310	5960	44.1%
34	South Grove #2	1957	R-1C	12500 to 17000	3656 74TH ST E	14651	0.336	4740	32.4%
3	Salem Hills Farms	1994	R-1C	12500 to 17000	6316 BACHMAN CIR	15139	0.348	6881	45.5%
12	KRYZER ADD	1991	R-1C	12500 to 17000	2635 79TH ST E	15564	0.357	5362	34.5%
4	WOODHAVEN PONDS	2000	R-1C	12500 to 17000	6237 BOLLAND TRL	15635	0.359	5241	33.5%
18	AUTUMN WOODS	1994	R-1C	12500 to 17000	8292 COPPERFIELD CT	15909	0.365	3620	22.8%
13	KASSAN HOEKSTRA	1992	R-1C	12500 to 17000	7990 BLANCHARD CT	15933	0.366	4779	30.0%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	12500 to 17000	8524 COLLEGE TRL	16888	0.388	5559	32.9%
24	BOULDER CREST	1996	R-1C	17000 to 25000	11239 APENNINE WAY	18783	0.431	6280	33.4%
21	HIDDEN FOREST	2000	PUD	17000 to 25000	9214 CHENEY TRL	20147	0.463	6467	32.1%
6	FORESTHAVEN	1989	R-1C	17000 to 25000	5870 BLACKBERRY BRIDGE PATH	22316	0.512	6155	27.6%
5	MAJESTIC WOODLANDS	1996	PUD	17000 to 25000	5957 BRADBURY CT	23147	0.531	6867	29.7%
27	Southern Lakes	1999	R-1C	17000 to 25000	10944 ANDOVER CT	23674	0.543	5497	23.2%
14	TIMBER PONDS	1997	R-1C	25000 to 1 Acre	8366 CLAYMORE CT	25452	0.584	7689	30.2%
6	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5934 BLACKBERRY BRIDGE	25659	0.589	9089	35.4%
25	WHISTLETREE WOODS	2003	PUD	25000 to 1 Acre	8219 CLEARY CT	26109	0.599	5670	21.7%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8573 CARSON CT	29365	0.674	10602	36.1%
23	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7569 CAHILL AVE	30561	0.702	6686	21.9%
6	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5865 BLACKBERRY TRL	34417	0.790	9538	27.7%

* Adjusted value (removed 250sf driveway in street)

Worst Case Lot in a Development

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CITY OF INVER GROVE HEIGHTS IMPERVIOUS SURFACE STUDY

January 15, 2010

TABLE 12: LOT SAMPLING OF IMPERVIOUS SURFACE (SORTED BY CATEGORY/DEVELOPMENT)

ID	DEVELOPMENT	YEAR	ZONING	LOT CATEGORY (SF)	ADDRESS	LOT SIZE (SF)	LOT SIZE (ac)	*LOT IMPERVIOUS (SF)	*PERCENT IMPERVIOUS
3	Salem Hills Farms	1994	R-1C	<9000	6401 BARCLAY AVE	7058	0.162	2961	41.9%
3	Salem Hills Farms	1994	R-1C	<9000	6421 BARKLAY AVE E	7527	0.173	2961	39.3%
22	ARBOR CREST	2000	PUD	9000 to 12500	9274 CHENEY TRAIL	11784	0.271	2555	21.7%
22	ARBOR CREST	2000	PUD	9000 to 12500	9249 CHENEY TRL	11738	0.269	2846	24.2%
22	ARBOR CREST	2000	PUD	9000 to 12500	9253 CHENEY TRL	9899	0.227	3414	34.5%
22	ARBOR CREST	2000	PUD	9000 to 12500	9262 CHENEY TRL	12064	0.277	4664	38.7%
15	ARBOR POINTE 2ND ADD	1996	PUD	9000 to 12500	8431 COLLEGE TRL	10923	0.251	3665	33.6%
18	AUTUMN WOODS	1994	R-1C	9000 to 12500	8251 DAWSON WAY	12324	0.283	3210	26.0%
16	BIRCHWOOD PONDS N	1994	PUD	9000 to 12500	8361 CAREW CT	12273	0.282	4062	33.1%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	4546 AUGUST WAY	9058	0.208	2538	28.0%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	2020 UPPER 45TH ST E	9513	0.218	4421	46.5%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	2025 UPPER 45TH ST E	10453	0.240	5169	49.5%
21	HIDDEN FOREST	2000	PUD	9000 to 12500	9227 CHENEY TRL	9925	0.228	3303	33.3%
13	KASSAN HOEKSTRA	1992	R-1C	9000 to 12500	7986 BLANCHARD CT	11922	0.274	3509	29.4%
7	KELLY LANE ADD	1989	R-1C	9000 to 12500	2945 46TH CT E	12169	0.279	4458	36.6%
12	KRYZER ADD	1991	R-1C	9000 to 12500	2681 78TH ST E	12431	0.285	3516	28.3%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	6361 BECKMAN AVENUE CT	10677	0.245	3656	34.2%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	2134 63RD ST E	11355	0.261	3995	35.2%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	6442 BARCLAY AVE	12300	0.282	4710	38.3%
34	South Grove #2	1957	R-1C	9000 to 12500	3751 UPPER 73RD ST E	10600	0.243	2140	20.2%
34	South Grove #2	1957	R-1C	9000 to 12500	7447 CLEADIS WAY E	10890	0.250	2329	21.4%
34	South Grove #2	1957	R-1C	9000 to 12500	3922 UPPER 73RD ST E	10875	0.250	2649	24.4%
34	South Grove #2	1957	R-1C	9000 to 12500	7243 COOPER AVE E	10421	0.239	2890	27.7%
34	South Grove #2	1957	R-1C	9000 to 12500	3710 UPPER 73RD ST	9615	0.221	3093	32.2%
34	South Grove #2	1957	R-1C	9000 to 12500	3653 75TH ST E	10448	0.240	5085	48.7%
27	Southern Lakes	1999	R-1C	9000 to 12500	10738 ALISON WAY	11211	0.257	4006	35.7%
10	VILLAGE HEIGHTS	1997	R-1C	9000 to 12500	3829 63RD ST E	12065	0.277	3852	31.9%
10	VILLAGE HEIGHTS	1997	R-1C	9000 to 12500	6421 CORYELL CT	11979	0.275	4029	33.6%
25	WHISTLETREE WOODS	2003	PUD	9000 to 12500	8124 CLIFFORD CIR	11942	0.274	3551	29.7%
25	WHISTLETREE WOODS	2003	PUD	9000 to 12500	8116 CLIFFORD CT	10038	0.230	3594	35.8%
4	WOODHAVEN PONDS	2000	R-1C	9000 to 12500	6257 BOLLAND TRL	12072	0.277	4354	36.1%
22	ARBOR CREST	2000	PUD	12500 to 17000	9250 CHENEY TRL	16231	0.373	3509	21.6%
18	AUTUMN WOODS	1994	R-1C	12500 to 17000	8264 DAWSON WAY	13236	0.304	3664	27.7%
19	AUTUMN WOODS	1994	R-1C	12500 to 17000	8292 COPPERFIELD CT	15909	0.365	3620	22.8%
16	BIRCHWOOD PONDS E 2ND	1997	PUD	12500 to 17000	8494 COLLEGE TRL	14232	0.327	3507	24.6%
20	BIRCHWOOD PONDS E 2ND	1997	PUD	12500 to 17000	8524 COLLEGE TRL	16888	0.388	5559	32.9%
20	BIRCHWOOD PONDS N	1994	PUD	12500 to 17000	8445 CALVIN CT	15090	0.346	2984	19.8%
9	BIRCHWOOD PONDS SOUTH	1994	PUD	12500 to 17000	8516 CAMPBELL AVE	14875	0.341	3025	20.3%
21	BIRCHWOOD PONDS SOUTH	1994	PUD	12500 to 17000	8603 BIRCH BLVD	13778	0.316	3007	21.8%
21	GROVELAND PARK 1&2	1956-9	R-1C	12500 to 17000	4540 AUDREY AVE E	13788	0.317	2741	19.9%
13	HIDDEN FOREST	2000	PUD	12500 to 17000	9160 CAVANAUGH CT	14833	0.341	3341	22.5%
7	HIDDEN FOREST	2000	PUD	12500 to 17000	9132 CHENEY TRL	13123	0.301	3166	24.1%
7	KASSAN HOEKSTRA	1992	R-1C	12500 to 17000	7936 BLANCHARD WAY E	15060	0.346	2624	17.4%
5	KASSAN HOEKSTRA	1992	R-1C	12500 to 17000	7990 BLANCHARD CT	15933	0.366	4779	30.0%
3	KELLY LANE ADD	1989	R-1C	12500 to 17000	2930 46TH CT E	12846	0.295	3256	25.3%
27	KELLY LANE ADD	1989	R-1C	12500 to 17000	2960 46TH CT E	15720	0.361	4065	25.9%
27	KRYZER ADD	1991	R-1C	12500 to 17000	2635 79TH ST E	15564	0.357	5362	34.5%
14	MAJESTIC WOODLANDS	1996	PUD	12500 to 17000	5908 BRADBURY CT	12984	0.298	3672	28.3%
10	MAJESTIC WOODLANDS	1996	PUD	12500 to 17000	5938 BURKE TRL	13521	0.310	5960	44.1%
25	Salem Hills Farms	1994	R-1C	12500 to 17000	6340 BAKER AVE	16999	0.390	3579	21.1%
4	Salem Hills Farms	1994	R-1C	12500 to 17000	6316 BACHMAN CIR	15139	0.348	6881	45.5%
5	South Grove #2	1957	R-1C	12500 to 17000	3656 74TH ST E	14651	0.336	4740	32.4%
34	Southern Lakes	1999	R-1C	12500 to 17000	10875 ALISON WAY	13819	0.317	3423	24.8%
3	Southern Lakes	1999	R-1C	12500 to 17000	10953 ALISON CT	15454	0.355	4084	26.4%
12	TIMBER PONDS	1997	R-1C	12500 to 17000	3456 83RD ST E	13600	0.312	3440	25.3%
4	VILLAGE HEIGHTS	1997	R-1C	12500 to 17000	6450 CORYELL CT	16945	0.389	3514	20.7%
18	WHISTLETREE WOODS	2003	PUD	12500 to 17000	8244 CLEARY CT	14414	0.331	2914	20.2%
13	WOODHAVEN PONDS	2000	R-1C	12500 to 17000	6221 BOLLAND TRL	16626	0.382	4020	24.2%
19	WOODHAVEN PONDS	2000	R-1C	12500 to 17000	6237 BOLLAND TRL	15635	0.359	5241	33.5%

TABLE 12: LOT SAMPLING OF IMPERVIOUS SURFACE (SORTED BY CATEGORY/DEVELOPMENT)

ID	DEVELOPMENT	YEAR	ZONING	LOT CATEGORY (SF)	ADDRESS	LOT SIZE (SF)	LOT SIZE (ac)	*LOT IMPERVIOUS (SF)	*PERCENT IMPERVIOUS
22	ARBOR CREST	2000	PUD	17000 to 25000	9281 CHENEY TRL	17421	0.400	3414	19.6%
15	ARBOR POINTE 2ND ADD	1996	PUD	17000 to 25000	8466 COLLEGE TRL	24640	0.566	4173	16.9%
15	ARBOR POINTE 2ND ADD	1996	PUD	17000 to 25000	8370 COLLEGE TRL	18086	0.415	3881	21.5%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8277 COPPERFIELD CT	23856	0.548	2989	12.5%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8281 DAWSON WAY	17001	0.390	2851	16.8%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8268 DAWSON CT	17885	0.411	3290	18.4%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8487 COLLEGE TRL	21265	0.488	3452	16.2%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8552 COLLEGE TRL	22370	0.514	4046	18.1%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8439 CASEY CT	18641	0.428	3824	20.5%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8474 CASEY CT	19265	0.442	4783	24.8%
16	BIRCHWOOD PONDS N	1994	PUD	17000 to 25000	8450 CALVIN CT	18013	0.414	3391	18.8%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8528 BIRCH BLVD	19639	0.451	3155	16.1%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8594 BIRCH CT	17154	0.394	2957	17.2%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8627 BIRCH BLVD	18526	0.425	3530	19.1%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8539 CAMPBELL ST	17104	0.393	3720	21.8%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8605 BIRCH CT	19566	0.449	4505	23.0%
24	BOULDER CREST	1996	R-1C	17000 to 25000	11129 APENNINE WAY	21174	0.486	3568	16.9%
11	BOULDER CREST	1996	R-1C	17000 to 25000	11239 APENNINE WAY	18783	0.431	6280	33.4%
11	DAWN WAY RIDGE	2001	R-1C	17000 to 25000	6032 CROMWELL CT	24861	0.571	4141	16.7%
6	DAWN WAY RIDGE	2001	R-1C	17000 to 25000	6072 CROMWELL CT	21179	0.486	3652	17.2%
9	FORESTHAVEN	1989	R-1C	17000 to 25000	BLACKBERRY TRL E	18389	0.422	6504	35.4%
21	FORESTHAVEN	1989	R-1C	17000 to 25000	5870 BLACKBERRY BRIDGE PATH	22316	0.512	6155	27.6%
21	GROVELAND PARK 1&2	1956-9	R-1C	17000 to 25000	4580 BARBARA AVE	17683	0.406	3611	20.4%
21	HIDDEN FOREST	2000	PUD	17000 to 25000	9173 CAVANAUGH CT	22224	0.510	3589	16.1%
13	HIDDEN FOREST	2000	PUD	17000 to 25000	9219 CHAPMAN CT	22389	0.514	3725	16.6%
13	HIDDEN FOREST	2000	PUD	17000 to 25000	9007 COFFMAN CIR	18480	0.424	4298	23.3%
12	HIDDEN FOREST	2000	PUD	17000 to 25000	9214 CHENEY TRL	20147	0.463	6467	32.1%
5	KASSAN HOEKSTRA	1992	R-1C	17000 to 25000	7925 BLANCHARD WAY E	18095	0.415	3142	17.4%
17	KASSAN HOEKSTRA	1992	R-1C	17000 to 25000	2538 79TH ST E	17905	0.411	3964	22.1%
17	KRYZER ADD	1991	R-1C	17000 to 25000	2736 78TH ST E	23657	0.543	5251	22.2%
3	MAJESTIC WOODLANDS	1996	PUD	17000 to 25000	5812 BRYANT LN	23861	0.548	2749	11.5%
34	MAJESTIC WOODLANDS	1996	PUD	17000 to 25000	5957 BRADBURY CT	23147	0.531	6867	29.7%
27	PONDVIEW ESTATES	2000	R-1C	17000 to 25000	7095 BESTER AVE	21044	0.483	3173	15.1%
27	PONDVIEW ESTATES	2000	R-1C	17000 to 25000	7055 BESTER AVE	18986	0.436	3719	19.6%
14	Salem Hills Farms	1994	R-1C	17000 to 25000	6401 BECKMAN AVENUE CT	24187	0.555	5316	22.0%
23	South Grove #2	1957	R-1C	17000 to 25000	3639 73RD CT E	19807	0.455	3089	15.6%
25	Southern Lakes	1999	R-1C	17000 to 25000	10816 ALBERTON CT	22120	0.508	4138	18.7%
4	Southern Lakes	1999	R-1C	17000 to 25000	10568 ALISON WAY	21013	0.482	5856	27.9%
24	Southern Lakes	1999	R-1C	17000 to 25000	10944 ANDOVER CT	23674	0.543	5497	23.2%
21	TIMBER PONDS	1997	R-1C	17000 to 25000	8201 CLAYMORE CT	23196	0.532	3866	16.7%
6	VALLEY VIEW POINT	1991	R-1C	17000 to 25000	7599 CAHILL CT	17433	0.400	3543	20.3%
5	WHISTLETREE WOODS	2003	PUD	17000 to 25000	8106 CLIFFORD CIR	23336	0.536	2765	11.8%
27	WOODHAVEN PONDS	2000	R-1C	17000 to 25000	6205 BOLLAND TRL	24718	0.567	4181	16.9%
18	AUTUMN WOODS	1994	R-1C	25000 to 1 Acre	8278 DAWSON WAY	32627	0.749	3593	11.0%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8566 COLLEGE TRL	27464	0.630	3967	14.4%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8583 COLLEGE TRAIL	26575	0.610	4218	15.9%
16	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8573 CARSON CT	29365	0.674	10602	36.1%
20	BIRCHWOOD PONDS N	1994	PUD	25000 to 1 Acre	8329 CAREW CT	25652	0.589	4405	17.2%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	25000 to 1 Acre	8504 BIRCH BLVD	40090	0.920	5942	14.8%
24	BIRCHWOOD PONDS SOUTH	1994	PUD	25000 to 1 Acre	8519 BIRCH BLVD	32389	0.744	5785	17.9%
6	BOULDER CREST	1996	R-1C	25000 to 1 Acre	11060 APENNINE WAY	30836	0.708	6846	22.2%
6	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5895 BLACKBERRY TRL	29181	0.670	4034	13.8%
21	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5926 BLACKBERRY BRG PATH	27642	0.635	4482	16.2%
5	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5934 BLACKBERRY BRIDGE	25659	0.589	9089	35.4%
17	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5865 BLACKBERRY TRL	34417	0.790	9538	27.7%
3	HIDDEN FOREST	2000	PUD	25000 to 1 Acre	9216 CHAPMAN CT	27402	0.629	3735	13.6%
23	MAJESTIC WOODLANDS	1996	PUD	25000 to 1 Acre	5898 BURKE TRL	32858	0.754	4475	13.6%
23	PONDVIEW ESTATES	2000	R-1C	25000 to 1 Acre	7050 BESTER AVE	37987	0.872	5987	15.8%
23	Salem Hills Farms	1994	R-1C	25000 to 1 Acre	1808 63RD ST E	25321	0.581	6839	27.0%
14	TIMBER PONDS	1997	R-1C	25000 to 1 Acre	8366 CLAYMORE CT	25452	0.584	7689	30.2%
6	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7593 CAHILL CT E	37774	0.867	4603	12.2%
25	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7583 CAHILL CT	29938	0.687	3656	12.2%
19	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7575 CAHILL CT E	27489	0.631	3494	12.7%
23	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7569 CAHILL AVE	30561	0.702	6686	21.9%
6	WHISTLETREE WOODS	2003	PUD	25000 to 1 Acre	8219 CLEARY CT	26109	0.599	5670	21.7%
15	ARBOR POINTE 2ND ADD	1996	PUD	1 to 2.5 Acre	8335 COLLEGE TRL	44748	1.027	3611	8.1%
24	BOULDER CREST	1996	E-2	1 to 2.5 Acre	11096 APENNINE WAY	90861	2.086	5578	6.1%
14	TIMBER PONDS	1997	R-1C	1 to 2.5 Acre	8399 CLAYMORE CT	63973	1.469	6527	10.2%
24	BOULDER CREST	1996	E-2	2.5 to 5 Acre	11284 APENNINE WAY	109015	2.503	9155	8.4%
24	BOULDER CREST	1996	E-2	2.5 to 5 Acre	11166 APENNINE WAY	109086	2.504	8152	7.5%

* Adjusted value (removed 250sf driveway in street)

Worst Case Lot in a Development

CITY OF INVER GROVE HEIGHTS IMPERVIOUS SURFACE STUDY

January 15, 2010

TABLE 13: LOT SAMPLING OF IMPERVIOUS SURFACE (SORTED BY DEVELOPMENT/%IMPERVIOUS)

ID	DEVELOPMENT	YEAR	ZONING	LOT CATEGORY (SF)	ADDRESS	LOT SIZE (SF)	LOT SIZE (ac)	*LOT IMPERVIOUS (SF)	*PERCENT IMPERVIOUS
22	ARBOR CREST	2000	PUD	17000 to 25000	9281 CHENEY TRL	17421	0.400	3414	19.6%
22	ARBOR CREST	2000	PUD	12500 to 17000	9250 CHENEY TRL	16231	0.373	3509	21.6%
22	ARBOR CREST	2000	PUD	9000 to 12500	9274 CHENEY TRAIL	11784	0.271	2555	21.7%
22	ARBOR CREST	2000	PUD	9000 to 12500	9249 CHENEY TRL	11738	0.269	2846	24.2%
22	ARBOR CREST	2000	PUD	9000 to 12500	9253 CHENEY TRL	9899	0.227	3414	34.5%
22	ARBOR CREST	2000	PUD	9000 to 12500	9262 CHENEY TRL	12064	0.277	4664	38.7%
15	ARBOR POINTE 2ND ADD	1996	PUD	1 to 2.5 Acre	8335 COLLEGE TRL	44748	1.027	3611	8.1%
15	ARBOR POINTE 2ND ADD	1996	PUD	17000 to 25000	8466 COLLEGE TRL	24640	0.566	4173	16.9%
15	ARBOR POINTE 2ND ADD	1996	PUD	17000 to 25000	8370 COLLEGE TRL	18086	0.415	3881	21.5%
15	ARBOR POINTE 2ND ADD	1996	PUD	9000 to 12500	8431 COLLEGE TRL	10923	0.251	3665	33.6%
18	AUTUMN WOODS	1994	R-1C	25000 to 1 Acre	8278 DAWSON WAY	32627	0.749	3593	11.0%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8277 COPPERFIELD CT	23856	0.548	2989	12.5%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8281 DAWSON WAY	17001	0.390	2851	16.8%
18	AUTUMN WOODS	1994	R-1C	17000 to 25000	8268 DAWSON CT	17885	0.411	3290	18.4%
19	AUTUMN WOODS	1994	R-1C	12500 to 17000	8292 COPPERFIELD CT	15909	0.365	3620	22.8%
18	AUTUMN WOODS	1994	R-1C	9000 to 12500	8251 DAWSON WAY	12324	0.283	3210	26.0%
18	AUTUMN WOODS	1994	R-1C	12500 to 17000	8264 DAWSON WAY	13236	0.304	3664	27.7%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8566 COLLEGE TRL	27464	0.630	3967	14.4%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8583 COLLEGE TRAIL	26575	0.610	4218	15.9%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8487 COLLEGE TRL	21265	0.488	3452	16.2%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8552 COLLEGE TRL	22370	0.514	4046	18.1%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8439 CASEY CT	18641	0.428	3824	20.5%
16	BIRCHWOOD PONDS E 2ND	1997	PUD	12500 to 17000	8494 COLLEGE TRL	14232	0.327	3507	24.6%
19	BIRCHWOOD PONDS E 2ND	1997	PUD	17000 to 25000	8474 CASEY CT	19265	0.442	4783	24.8%
20	BIRCHWOOD PONDS E 2ND	1997	PUD	12500 to 17000	8524 COLLEGE TRL	16888	0.388	5559	32.9%
16	BIRCHWOOD PONDS E 2ND	1997	PUD	25000 to 1 Acre	8573 CARSON CT	29365	0.674	10602	36.1%
20	BIRCHWOOD PONDS N	1994	PUD	25000 to 1 Acre	8329 CAREW CT	25652	0.589	4405	17.2%
16	BIRCHWOOD PONDS N	1994	PUD	17000 to 25000	8450 CALVIN CT	18013	0.414	3391	18.8%
20	BIRCHWOOD PONDS N	1994	PUD	12500 to 17000	8445 CALVIN CT	15090	0.346	2984	19.8%
16	BIRCHWOOD PONDS N	1994	PUD	9000 to 12500	8361 CAREW CT	12273	0.282	4062	33.1%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	25000 to 1 Acre	8504 BIRCH BLVD	40090	0.920	5942	14.8%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8528 BIRCH BLVD	19639	0.451	3155	16.1%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8594 BIRCH CT	17154	0.394	2957	17.2%
24	BIRCHWOOD PONDS SOUTH	1994	PUD	25000 to 1 Acre	8519 BIRCH BLVD	32389	0.744	5785	17.9%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8627 BIRCH BLVD	18526	0.425	3530	19.1%
9	BIRCHWOOD PONDS SOUTH	1994	PUD	12500 to 17000	8516 CAMPBELL AVE	14875	0.341	3025	20.3%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8539 CAMPBELL ST	17104	0.393	3720	21.8%
21	BIRCHWOOD PONDS SOUTH	1994	PUD	12500 to 17000	8603 BIRCH BLVD	13778	0.316	3007	21.8%
20	BIRCHWOOD PONDS SOUTH	1994	PUD	17000 to 25000	8605 BIRCH CT	19566	0.449	4505	23.0%
24	BOULDER CREST	1996	E-2	1 to 2.5 Acre	11096 APENNINE WAY	90861	2.086	5578	6.1%
24	BOULDER CREST	1996	E-2	2.5 to 5 Acre	11166 APENNINE WAY	109086	2.504	8152	7.5%
24	BOULDER CREST	1996	E-2	2.5 to 5 Acre	11284 APENNINE WAY	109015	2.503	9155	8.4%
24	BOULDER CREST	1996	R-1C	17000 to 25000	11129 APENNINE WAY	21174	0.486	3568	16.9%
6	BOULDER CREST	1996	R-1C	25000 to 1 Acre	11060 APENNINE WAY	30836	0.708	6846	22.2%
11	BOULDER CREST	1996	R-1C	17000 to 25000	11239 APENNINE WAY	18783	0.431	6280	33.4%
11	DAWN WAY RIDGE	2001	R-1C	17000 to 25000	6032 CROMWELL CT	24861	0.571	4141	16.7%
6	DAWN WAY RIDGE	2001	R-1C	17000 to 25000	6072 CROMWELL CT	21179	0.486	3652	17.2%
6	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5895 BLACKBERRY TRL	29181	0.670	4034	13.8%
21	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5926 BLACKBERRY BRG PATH	27642	0.635	4482	16.2%
21	FORESTHAVEN	1989	R-1C	17000 to 25000	5870 BLACKBERRY BRIDGE PATH	22316	0.512	6155	27.6%
17	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5865 BLACKBERRY TRL	34417	0.790	9538	27.7%
9	FORESTHAVEN	1989	R-1C	17000 to 25000	BLACKBERRY TRL E	18389	0.422	6504	35.4%
5	FORESTHAVEN	1989	R-1C	25000 to 1 Acre	5934 BLACKBERRY BRIDGE	25659	0.589	9089	35.4%
21	GROVELAND PARK 1&2	1956-9	R-1C	12500 to 17000	4540 AUDREY AVE E	13788	0.317	2741	19.9%
21	GROVELAND PARK 1&2	1956-9	R-1C	17000 to 25000	4580 BARBARA AVE	17683	0.406	3611	20.4%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	4546 AUGUST WAY	9058	0.208	2538	28.0%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	2020 UPPER 45TH ST E	9513	0.218	4421	46.5%
9	GROVELAND PARK 1&2	1956-9	R-1C	9000 to 12500	2025 UPPER 45TH ST E	10453	0.240	5169	49.5%
3	HIDDEN FOREST	2000	PUD	25000 to 1 Acre	9216 CHAPMAN CT	27402	0.629	3735	13.6%
21	HIDDEN FOREST	2000	PUD	17000 to 25000	9173 CAVANAUGH CT	22224	0.510	3589	16.1%
13	HIDDEN FOREST	2000	PUD	17000 to 25000	9219 CHAPMAN CT	22389	0.514	3725	16.6%
13	HIDDEN FOREST	2000	PUD	12500 to 17000	9160 CAVANAUGH CT	14833	0.341	3341	22.5%
13	HIDDEN FOREST	2000	PUD	17000 to 25000	9007 COFFMAN CIR	18480	0.424	4298	23.3%
7	HIDDEN FOREST	2000	PUD	12500 to 17000	9132 CHENEY TRL	13123	0.301	3166	24.1%
12	HIDDEN FOREST	2000	PUD	17000 to 25000	9214 CHENEY TRL	20147	0.463	6467	32.1%
21	HIDDEN FOREST	2000	PUD	9000 to 12500	9227 CHENEY TRL	9925	0.228	3303	33.3%
5	KASSAN HOEKSTRA	1992	R-1C	17000 to 25000	7925 BLANCHARD WAY E	18095	0.415	3142	17.4%
7	KASSAN HOEKSTRA	1992	R-1C	12500 to 17000	7936 BLANCHARD WAY E	15060	0.346	2624	17.4%
17	KASSAN HOEKSTRA	1992	R-1C	17000 to 25000	2538 79TH ST E	17905	0.411	3964	22.1%
13	KASSAN HOEKSTRA	1992	R-1C	9000 to 12500	7986 BLANCHARD CT	11922	0.274	3509	29.4%
5	KASSAN HOEKSTRA	1992	R-1C	12500 to 17000	7990 BLANCHARD CT	15933	0.366	4779	30.0%
3	KELLY LANE ADD	1989	R-1C	12500 to 17000	2930 46TH CT E	12846	0.295	3256	25.3%
27	KELLY LANE ADD	1989	R-1C	12500 to 17000	2960 46TH CT E	15720	0.361	4065	25.9%
7	KELLY LANE ADD	1989	R-1C	9000 to 12500	2945 46TH CT E	12169	0.279	4458	36.6%
17	KRYZER ADD	1991	R-1C	17000 to 25000	2736 78TH ST E	23657	0.543	5251	22.2%
12	KRYZER ADD	1991	R-1C	9000 to 12500	2681 78TH ST E	12431	0.285	3516	28.3%
27	KRYZER ADD	1991	R-1C	12500 to 17000	2635 79TH ST E	15564	0.357	5362	34.5%
3	MAJESTIC WOODLANDS	1996	PUD	17000 to 25000	5812 BRYANT LN	23861	0.548	2749	11.5%
23	MAJESTIC WOODLANDS	1996	PUD	25000 to 1 Acre	5898 BURKE TRL	32858	0.754	4475	13.6%
14	MAJESTIC WOODLANDS	1996	PUD	12500 to 17000	5908 BRADBURY CT	12984	0.298	3672	28.3%
34	MAJESTIC WOODLANDS	1996	PUD	17000 to 25000	5957 BRADBURY CT	23147	0.531	6867	29.7%
10	MAJESTIC WOODLANDS	1996	PUD	12500 to 17000	5938 BURKE TRL	13521	0.310	5960	44.1%
27	PONDVIEW ESTATES	2000	R-1C	17000 to 25000	7095 BESTER AVE	21044	0.483	3173	15.1%
23	PONDVIEW ESTATES	2000	R-1C	25000 to 1 Acre	7050 BESTER AVE	37987	0.872	5987	15.8%
27	PONDVIEW ESTATES	2000	R-1C	17000 to 25000	7055 BESTER AVE	18986	0.436	3719	19.6%

TABLE 13: LOT SAMPLING OF IMPERVIOUS SURFACE (SORTED BY DEVELOPMENT/%IMPERVIOUS)

ID	DEVELOPMENT	YEAR	ZONING	LOT CATEGORY (SF)	ADDRESS	LOT SIZE (SF)	LOT SIZE (ac)	*LOT IMPERVIOUS (SF)	*PERCENT IMPERVIOUS
25	Salem Hills Farms	1994	R-1C	12500 to 17000	6340 BAKER AVE	16999	0.390	3579	21.1%
14	Salem Hills Farms	1994	R-1C	17000 to 25000	6401 BECKMAN AVENUE CT	24187	0.555	5316	22.0%
23	Salem Hills Farms	1994	R-1C	25000 to 1 Acre	1808 63RD ST E	25321	0.581	6839	27.0%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	6361 BECKMAN AVENUE CT	10677	0.245	3656	34.2%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	2134 63RD ST E	11355	0.261	3995	35.2%
3	Salem Hills Farms	1994	R-1C	9000 to 12500	6442 BARCLAY AVE	12300	0.282	4710	38.3%
3	Salem Hills Farms	1994	R-1C	<9000	6421 BARKLAY AVE E	7527	0.173	2961	39.3%
3	Salem Hills Farms	1994	R-1C	<9000	6401 BARCLAY AVE	7058	0.162	2961	41.9%
4	Salem Hills Farms	1994	R-1C	12500 to 17000	6316 BACHMAN CIR	15139	0.348	6881	45.5%
23	South Grove #2	1957	R-1C	17000 to 25000	3639 73RD CT E	19807	0.455	3089	15.6%
34	South Grove #2	1957	R-1C	9000 to 12500	3751 UPPER 73RD ST E	10600	0.243	2140	20.2%
34	South Grove #2	1957	R-1C	9000 to 12500	7447 CLEADIS WAY E	10890	0.250	2329	21.4%
34	South Grove #2	1957	R-1C	9000 to 12500	3922 UPPER 73RD ST E	10875	0.250	2649	24.4%
34	South Grove #2	1957	R-1C	9000 to 12500	7243 COOPER AVE E	10421	0.239	2890	27.7%
34	South Grove #2	1957	R-1C	9000 to 12500	3710 UPPER 73RD ST	9615	0.221	3093	32.2%
5	South Grove #2	1957	R-1C	12500 to 17000	3656 74TH ST E	14651	0.336	4740	32.4%
34	South Grove #2	1957	R-1C	9000 to 12500	3653 75TH ST E	10448	0.240	5085	48.7%
25	Southern Lakes	1999	R-1C	17000 to 25000	10816 ALBERTON CT	22120	0.508	4138	18.7%
24	Southern Lakes	1999	R-1C	17000 to 25000	10944 ANDOVER CT	23674	0.543	5497	23.2%
34	Southern Lakes	1999	R-1C	12500 to 17000	10875 ALISON WAY	13819	0.317	3423	24.8%
3	Southern Lakes	1999	R-1C	12500 to 17000	10953 ALISON CT	15454	0.355	4084	26.4%
4	Southern Lakes	1999	R-1C	17000 to 25000	10568 ALISON WAY	21013	0.482	5856	27.9%
27	Southern Lakes	1999	R-1C	9000 to 12500	10738 ALISON WAY	11211	0.257	4006	35.7%
14	TIMBER PONDS	1997	R-1C	1 to 2.5 Acre	8399 CLAYMORE CT	63973	1.469	6527	10.2%
21	TIMBER PONDS	1997	R-1C	17000 to 25000	8201 CLAYMORE CT	23196	0.532	3866	16.7%
12	TIMBER PONDS	1997	R-1C	12500 to 17000	3456 83RD ST E	13600	0.312	3440	25.3%
14	TIMBER PONDS	1997	R-1C	25000 to 1 Acre	8366 CLAYMORE CT	25452	0.584	7689	30.2%
6	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7593 CAHILL CT E	37774	0.867	4603	12.2%
25	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7583 CAHILL CT	29938	0.687	3656	12.2%
19	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7575 CAHILL CT E	27489	0.631	3494	12.7%
6	VALLEY VIEW POINT	1991	R-1C	17000 to 25000	7599 CAHILL CT	17433	0.400	3543	20.3%
23	VALLEY VIEW POINT	1991	R-1C	25000 to 1 Acre	7569 CAHILL AVE	30561	0.702	6686	21.9%
4	VILLAGE HEIGHTS	1997	R-1C	12500 to 17000	6450 CORYELL CT	16945	0.389	3514	20.7%
10	VILLAGE HEIGHTS	1997	R-1C	9000 to 12500	3829 63RD ST E	12065	0.277	3852	31.9%
10	VILLAGE HEIGHTS	1997	R-1C	9000 to 12500	6421 CORYELL CT	11979	0.275	4029	33.6%
5	WHISTLETREE WOODS	2003	PUD	17000 to 25000	8106 CLIFFORD CIR	23336	0.536	2765	11.8%
18	WHISTLETREE WOODS	2003	PUD	12500 to 17000	8244 CLEARY CT	14414	0.331	2914	20.2%
6	WHISTLETREE WOODS	2003	PUD	25000 to 1 Acre	8219 CLEARY CT	26109	0.599	5670	21.7%
25	WHISTLETREE WOODS	2003	PUD	9000 to 12500	8124 CLIFFORD CIR	11942	0.274	3551	29.7%
25	WHISTLETREE WOODS	2003	PUD	9000 to 12500	8116 CLIFFORD CT	10038	0.230	3594	35.8%
27	WOODHAVEN PONDS	2000	R-1C	17000 to 25000	6205 BOLLAND TRL	24718	0.567	4181	16.9%
13	WOODHAVEN PONDS	2000	R-1C	12500 to 17000	6221 BOLLAND TRL	16626	0.382	4020	24.2%
19	WOODHAVEN PONDS	2000	R-1C	12500 to 17000	6237 BOLLAND TRL	15635	0.359	5241	33.5%
4	WOODHAVEN PONDS	2000	R-1C	9000 to 12500	6257 BOLLAND TRL	12072	0.277	4354	36.1%

* Adjusted value (removed 250sf driveway in street)

Worst Case Lot in a Development