

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

Tuesday, April 6, 2010 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. **CALL TO ORDER**

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR March 17, 2010**

3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 **IVERSON – CASE NO. 10-10PA**

Consider a **Comprehensive Plan Amendment** to change the land use designation from MDR, Medium Density Residential to HDR, High Density Residential. This request involves property located north of 80th Street, west of the golf course.

Planning Commission Action _____

3.02 **CITY OF INVER GROVE HEIGHTS – CASE NO. 10-13X**

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

Planning Commission Action _____

4. **OTHER BUSINESS**

5. **ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, March 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
Harold Gooch
Tony Scales

Commissioners Absent: Christine Koch (excused)

Others Present: Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the March 2, 2010 meeting were approved as submitted.

STEVE WATRUD – CASE NO. 10-06ZAC

Presentation of Request

Commissioner Simon read the public hearing notice to consider the request for a Zoning Code Amendment to allow impound lots in the I-2 zoning district as a conditional use, and a Conditional Use Permit for an impound lot located in the I-2 zoning district, for the property located at 10967 Clark Road. 3 notices were mailed.

Opening of Public Hearing

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the request is for an after-the-fact zoning code amendment and conditional use permit to operate an impound lot on an I-2 zoned property along Clark Road, across from Sure Lock Storage. Currently impound lots are allowed as a conditional use only in the I-1 zoning district. Staff believes an impound lot would be an appropriate use in the I-2 zoning district. Ms. Botten advised that the proposed conditional use permit complies with the required criterion. She stated staff is recommending that the five performance standards, relating to impound lots, listed in the zoning ordinance be applied to this request. She advised that the proposed request meets all performance standards with the exception of the screening requirement. Currently there is a chain link fence around the impound lot but Code requires that the impound storage area be screened from all abutting properties and right-of-way. Therefore staff is recommending that solid fencing be required along the eastern and northern boundaries, as well as a portion of the southern boundary per the revised screening plan dated 3/16/2010. Ms. Botten stated that slats inserted into the chain link fence are not an acceptable screening method. Staff recommends approval of the request with the conditions listed in Alternative A, including a modification to Condition 1 changing the date of the site plan to the revised plan dated 3/16/2010.

Commissioner Simon asked if it was unusual to have a CUP within a CUP.

Ms. Botten replied in the affirmative, stating it was more common for applicants to request a CUP

amendment for the same use. In this case, however, the applicants were requesting a different use.

Commissioner Simon asked what would happen if the CUP was granted and the owner sold the property, to which Ms. Botten replied that the CUP would stay with the property.

Commissioner Wippermann asked if there was potential for future development to the west, to which Ms. Botten replied there was not as it was an old landfill site.

Chair Bartholomew asked if staff heard from any of the neighbors, to which Ms. Botten replied they did not hear from any of the abutting neighbors but did hear from one resident who was in the audience tonight.

Opening of Public Hearing

The applicant, Steve Watrud, 9070 – 90th Court, advised he was available to answer any questions.

Chair Bartholomew asked how long the business had been in operation, to which Mr. Watrud replied five years with no complaints.

Chair Bartholomew asked if the applicant knew the use was in violation of the zoning code, to which Mr. Watrud replied he did not.

Chair Bartholomew asked how many vehicles were on the lot, to which Mr. Watrud replied there were typically about 30 vehicles at any one given time. He advised it was mainly a repossession lot where vehicles were impounded for a short period of time until transport was available.

Chair Bartholomew asked if the applicant was in agreement with the conditions listed in the report, particularly conditions 3, 4, 6, and 7.

Mr. Watrud stated his only issue was the requirement for solid fencing. He stated the lot had minimal visibility as it was 400 feet from Clark Road and was shielded 90% by his building. He stated he has never received any complaints, solid fencing would be more difficult to maintain, the chain link fence provided more security than a solid fence as anyone breaking into vehicles would be more visible, and it was unlikely any development would occur on the abutting properties as the property was surrounded by a propane tank farm, a contaminated landfill, and railroad tracks. Mr. Watrud stated he would prefer to use slatting that would be inserted into the existing chain link fence. He advised the slats he was proposing were ¼" thick and rigid as opposed to the older style thinner slats.

Rodney Bosworth, 7818 Davidson Court and 7401 Dickman Trail, stated he was the owner of Southeast Towing and had no issue with Mr. Watrud's construction yard or with Minnesota Recovery Bureau (MRB); however, he was opposed to allowing East Metro Towing to operate in the proposed area. Mr. Bosworth stated that towing businesses should only be allowed in the I-1 zoning district, the cars being brought in would likely be heavily damaged and unsightly, it would be spot zoning, this was an after-the-fact request and the applicant did not go through the proper procedures, and the City would gain no tax base from East Metro Towing.

Commissioner Simon asked for clarification of the split zoning on the Sure Lock Storage property.

Ms. Botten advised it was a multi-zoned property; I-1 and I-2. She stated that Sure Lock Storage has an interim use on the property; not a conditional use permit. She noted there were I-1 properties located in both the northern and southern portions of the City, however, I-2 was limited

to just the southern end.

Commissioner Simon asked if East Metro Towing could potentially use the Sure Lock Storage site if their request was not approved, to which Ms. Botten replied that the entire Sure Lock Storage site was already approved for the storage facility.

Mr. Watrud rebutted Mr. Bosworth's comments, stating the City received income from East Metro Towing as the taxes which he paid were based on the lot and building worth, there was no visibility of the East Metro Towing site from Highway 52/55, it would not become a junk yard, the owner was an Inver Grove Heights resident, and the use would not be out of character for the neighborhood. Mr. Watrud stated that I-2 was a more appropriate zoning district than I-1 for an impound lot as it was less restrictive and allowed more intense uses.

Chair Bartholomew asked how many rental tenants were on site, to which Mr. Watrud replied there were two. He stated that Minnesota Recovery Bureau had been there over five years and East Metro Towing had been there 4-6 months.

Chair Bartholomew asked if the owner of East Metro Towing was an Inver Grove Heights resident, to which Mr. Watrud replied in the affirmative.

Commissioner Hark asked what the difference was between the two businesses.

Mr. Watrud replied there was no difference although Minnesota Recovery Bureau was larger in scale. He explained that Minnesota Recovery Bureau worked with a lot of car dealerships by picking up vehicles when people were behind on their payments, and bringing them to the site where they sat for approximately a week until a transport vehicle arrived and hauled them away.

Mr. Bosworth stated the two businesses were different in that East Metro Towing was not a clean operation and brought in wrecked vehicles, possibly from rollovers, which could sit in the lot for quite awhile leaking oil and gas. However, Minnesota Recovery Bureau brought in clean vehicles that were simply repossessions, not vehicles involved in accidents. Mr. Bosworth stated he had vehicles at his impound lot that had been there for as long as four years as they were involved in a police investigation.

Mr. Watrud stated that East Metro Towing was not a junk yard; they just tow vehicles and impound them. He advised that the only time a vehicle could be in the lot longer than 60 days was if it was involved in a police investigation. Mr. Watrud stated he planned to run a clean site and wanted the opportunity to rent his property in order to generate revenue to pay his City taxes.

Planning Commission Discussion

Chair Bartholomew stated that although he appreciated Mr. Bosworth's concerns, he supported the request and felt this was an appropriate location for this type of operation. He stated he felt comfortable that Mr. Watrud would continue to keep the yard clean as he had in the past.

Commissioner Hark asked if the I-2 zoning district was limited to the southern portion of the City, to which Ms. Botten replied in the affirmative.

Commissioner Hark stated he was disappointed that the business had been operating improperly up to now; however, he felt the use was appropriate for the I-2 zoning district, especially since it was the only I-2 area in the City. He added that he was not sure whether solid screening was necessary as there was no visibility from the east. Commissioner Hark stated the 60 day rule was unenforceable as the City did not have the money or staff to monitor the site every day and mark cars.

Chair Bartholomew stated he was concerned as well that there had been a company operating here for five years without the proper approvals.

Ms. Botten advised that unfortunately the City does not have the staff to proactively inspect all properties in the City for compliance. She added that when the complaint came in, the code compliance specialist notified Mr. Watrud of the infraction and he responded in a timely manner and made application to correct the situation.

Chair Bartholomew asked if there was any specific reason impound lots were not included as an allowable use in I-2.

Ms. Botten replied there was not. She stated that impound lots were added specifically for Mr. Bosworth's operation, and no requests for impound lots had been received since then.

Commissioner Simon asked how this violation was missed with Mr. Watrud's previous request for his building.

Ms. Botten replied she did not believe the business was in operation at the time of Mr. Watrud's variance request in 2004.

Mr. Watrud stated he built the building in 2002, requested a variance for the outbuildings in 2004, and the business in question came in in 2005 or 2006.

Commissioner Simon stated she did not remember seeing the chain link fence at the time of the variance request.

Mr. Watrud stated the fence was in place at that time. He advised he was not trying to conceal the rental businesses; he just assumed impound lots were allowed in the I-2 district.

Mr. Bosworth clarified the history of impound lots being allowed in the I-1 district. He stated that approximately 20 years ago there was no area in the City zoned for an impound lot. After meeting with staff and going before the Planning Commission and City Council, it was determined that impound lots would be appropriate in the I-1 district.

Mr. Watrud stated that twenty years ago the only industrial area in the City was along Concord as everything on Highway 52/55 was still farms.

Commissioner Roth stated he supported the request and believed that the applicant would run a professional operation. He stated that if complaints were received the City had the option of rescinding the conditional use permit.

Commissioner Wippermann stated he supported the request and felt impound lots would fit well in the I-2 zoning district since it generally allows more intense uses than the I-1.

Planning Commission Recommendation

Motion by Commissioner Scales to approve the request for a Zoning Code Amendment to allow impound lots in the I-2 zoning district as a conditional use, and a conditional use permit for an impound lot located in the I-2 zoning district, for the property located at 10967 Clark Road with the conditions listed in Alternative A, including a modification to Condition 1 changing the date of the site plan to the revised plan dated 3/16/2010.

Commissioner Schaeffer asked if the Commission needed to discuss the recommended style of

screening.

Chair Bartholomew stated the staff recommendation does not allow for slats.

Motion seconded by Commissioner Schaeffer.

Ms. Botten stated that if the applicant would like to propose slatting they could bring the sample slats to the City Council meeting.

Motion carried (7/1 – Simon). This item goes to the City Council on April 12, 2010.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:43 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: March 31, 2010 **CASE NO.:** 10-10PA

APPLICANT: Landis Iverson

PROPERTY OWNER: Iverson/Swanson, Abbott, Rehtzigel

REQUEST: Comprehensive Plan Amendment to change land use from MDR, Medium Density Residential to HDR, High Density Residential

LOCATION: 1401-1407 80th Street

HEARING DATE: April 6, 2010

COMPREHENSIVE PLAN: Medium Density Residential

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning **PREPARED BY:** Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application for a comprehensive plan land use change for a future proposed multiple family development located in the Northwest Area on land located on the north side of 80th Street, east of Hwy 3. The applicant is proposing an overall project density greater than allowed under the current designation. The current designation would allow for up to 12 units per acre. The applicant is proposing a project with an anticipated density of 19 units per acre. A change to High Density Residential is required for this density. The total project site consists of three different parcels with three different ownerships. Total acreage of the properties is 28.3 gross acres or 24.35 net developable acres. All property owners are part of the application request. The applicant is requesting a change to HDR, High Density Residential on all three parcels.

The property is currently zoned A, Agricultural and guided Medium Density Residential. The property is also located within the Northwest Area Overlay District.

The applicant has chosen to request the land use change portion of the application first before a detailed PUD application is submitted. A concept plan of the development and narrative are included with this report. Some elements of the concept plan may need some changes to meet the Northwest Area's requirement of differing housing types in each development, however, that is an issue for a future PUD Plan review. The task at hand with the comprehensive plan review is to determine if High Density Residential is an appropriate land use.

SURROUNDING USES

The subject property is surrounded by:

North	Large lot residential; zoned A, Agricultural; guided Low Density Residential.
East	Inver Wood Golf Course.
West	Large Lot Residential; Zoned A, Agricultural; guided Low-Medium Density Residential.
South	Large Lot, Vacant; Zoned A, Agriculture; guided Industrial Office Park

EVALUATION OF REQUEST

Comprehensive Plan Amendment

When the City began its work on the 2020 Comprehensive Plan back in 1996, detailed land use and utility studies had not yet been done for the Northwest Area. The land use designation for this property and the surrounding properties to the north and west were guided for Low Density Residential.

When the Alternative Urban Areawide Review (AUAR) was conducted for the Northwest Area in 2005, the land use designation was identified as Low-Medium Density in order to address overall unit counts and density projections.

During the planning of the 2030 Comprehensive Plan, it was brought up by the landowners of some of the parcels in the Northwest Area (including the subject parcels) that some of the land had greater density potential than shown in the AUAR and in initial drafts of the comp plan. It was later determined that the subject parcels and surround parcels would have the ability to change some land use densities. The subject parcels were reclassified to Medium Density. The property to the north and west of the subject site was split with a mixed density of Low Density to the north and Low-Medium Density to the west.

The Land Use Chapter of the comprehensive plan has a description of the Northwest Area which includes the following:

“This comprehensive plan update modifies some of the land uses previously guided for the Northwest Area. These modifications are based on what we have learned over the last eight years of planning work completed in the Northwest Area as well as reflections of recent development proposals and comprehensive plan amendments. Two key guidelines were adhered to in modifying the land uses in the Northwest Area. 1) the development projections assumed within the Northwest AUAR remain higher than those projected for the 2008 Comprehensive Plan update, thus rendering the AUAR still effective and not impacting the design capacity of future infrastructure.2) the assumptions used to determine how infrastructure improvements are financed remain

on the low side, thus making sure that we project to exceed the amount of development needed to ensure the delivery of infrastructure to the Northwest Area is financially feasible.”

This indicates that when the change to Medium Density occurred, the land use assumptions for the AUAR were still higher and so there was no negative impact with this change. A redesignation to High Density Residential on these three properties would not impact the findings of the AUAR.

Based on the current land use designation (MDR 6-12 units/acre) and net developable acreage of 24.3, the range of units allowed would be from 146 to 292. Based on the proposed product type, (7+ unit buildings) an R-3C zoning would be the required zoning approved with a PUD. The R-3C zoning in the Northwest Area has a minimum density requirement of 12 units/acre. Therefore, the project would be required to contain at least 292 units.

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

RATIONAL FOR THE LAND USE CHANGE

- The property is surrounded by the city golf course to the east and the Malensek property to the west and north. Mr. Malensek has been in discussions with the County for many years now regarding the possibility of putting his 49 acre parcel into permanent open space through a conservation easement. If the Malensek property is put into a conservation easement with no development, the subject parcels would be isolated and creates an island for planning purposes. The parcels would have to be looked at on their own as far as land use and development potential.
- The applicant has gone through the required sketch plan review process per the Northwest Area and has submitted preliminary information pertaining to the Natural Resource Inventory, net developable area, and development capacity plan. From preliminary reviews, the project can work with the proposed densities and can meet Northwest Area criteria.
- There are no significant features on the property as identified in the Natural Resource Inventory. Therefore, an increase in density and development potential would not have a significant negative impact on natural features.
- The property abuts 80th Street or County Road 28. The County has control of access. The County has approved a preliminary alignment of future 80th Street that will connect to the round-about at Hwy 3. Access points have been identified and the developer’s proposed access point appears to be consistent with the county’s preliminary

alignments. 80th Street would also be widened in the future to accommodate the increased traffic once more development occurs.

- The Fire Marshal has not seen any issues with this project and proposed densities and only one access to the site. A future public street stub and an emergency access would be required to satisfy fire code issues.
- The property to the south is guided Industrial Office Park. A typical land use adjacent to or across the street from light industrial or commercial would be higher density residential. A change to a high density residential would be consistent with this land use pattern and would not be in conflict with the future industrial office park uses on the south side of 80th Street.
- The land use designation to the west and north is a split of Low Density (1-3 units/acre) to the north and Low-Medium Density (3-6 units/acre) to the west. An increase in density would not create density conflicts with Low-Medium Density projects which would most likely be townhome projects, but could have an impact on Low Density development as this would be most likely single family detached projects.
- The property abuts the Inverwood Golf Course to the east. This land is guided Public. Higher density residential is typical along golf courses as it provides a good open space amenity alongside higher density developments. A change to High Density Residential would be consistent with development along a golf course.
- A change to an HDR designation provides more flexibility in the product type proposed. There is no minimum density required in the Comprehensive Plan and in the HDR designation, there is no maximum density. Maximum density would be governed by the specific regulations of the proposed multiple family zoning district. A developer has more opportunity to provide a mix of housing types. The MDR designation has a range of 6-12 units per acre with a maximum density of 12 units per acre. Typical products in this range are townhome developments. Multi-level high density projects typically do not fall within this density range.
- The additional density from an HDR designation would help support the commercial designation for the property on both sides of the Hwy 3/80th Street intersection.
- Allowing more density at this location provides more flexibility for the city and developers with future density elsewhere in the Northwest Area. Increased density at this location could offset other properties that may not develop to the anticipated densities. It could also allow the city to reduce densities on other parcels to the point encouraging single family development. It is important that overall Northwest Area densities are met to satisfy both the Metropolitan Council and the city financial

projections to pay for the municipal service improvements installed. Increased densities generate additional utility connection revenues.

RATIONALE AGAINST THE LAND USE CHANGE

- The proposed unit count of 486 units would nearly double the maximum amount allowed under the current land use designation and would give a projected 19.95 units/acre. The increase in units would increase the future population potential on this property by nearly 500 people (assuming 2.5 persons per household). This is a significant potential population increase.
- Since the county controls access, there will be only one access allowed onto 80th Street. Standard policy of the city is to have two access points to a development. Only one public access point appears possible on 80th Street and the project would rely on a future street stub connection from the property to the west or north. An increase of density could pose a problem with the possibility of only one public access to the property. If the Malensek property is put into conservation, no access would be possible from the west or north. An emergency access is an alternative for a second access for emergency purposes. Due to the possible single access, the proposed density may be more than the property can accommodate.

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 Comprehensive Plan Amendment from MDR, Medium Density Residential to HDR, High Density Residential subject to the following conditions:

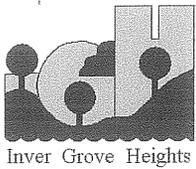
1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.

B. Denial If the Planning Commission does not favor the comprehensive plan amendment and rezoning are not in the best interest of the physical development of the City, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

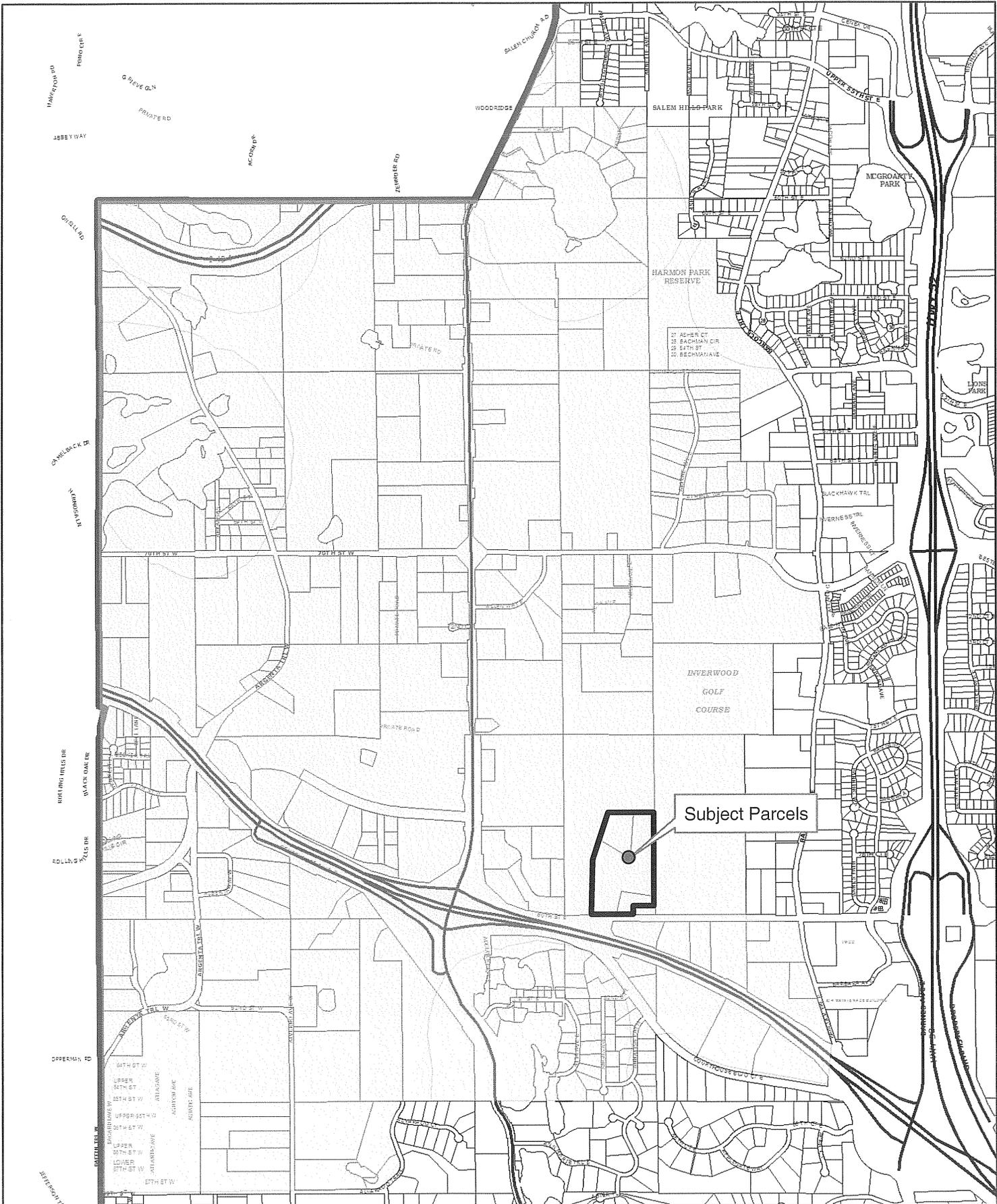
Based on the analysis done by Planning and during the 2030 Comp Plan update, staff finds that the change to a High Density Residential is compatible with the proposed and existing surrounding land uses and recommends approval of the comprehensive land use plan change.

Attachments: Location Map
Existing/Proposed Comp Plan Map
Map of Land Use Designations for Northwest Area
Applicant Narrative



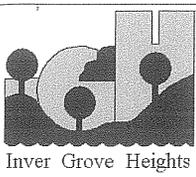
Location Map

Case No. 10-10PA



Subject Parcels

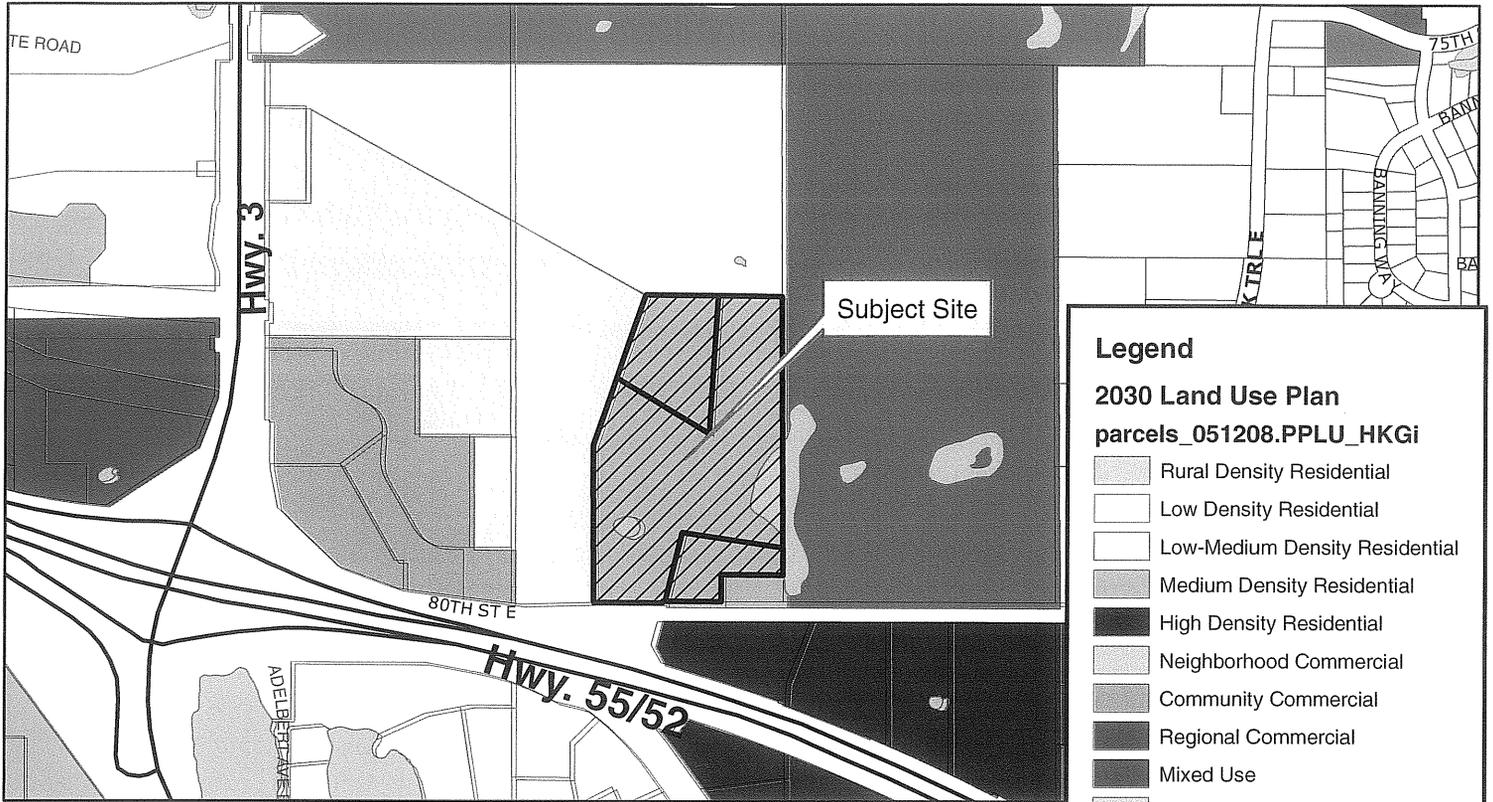
07 ASHER CT
 08 SACHAMAN CIR
 09 54TH ST
 10 BECKMAN AVE



Iverson Comp Plan Amendment

Case No. 10-10PA

Existing Comp Plan

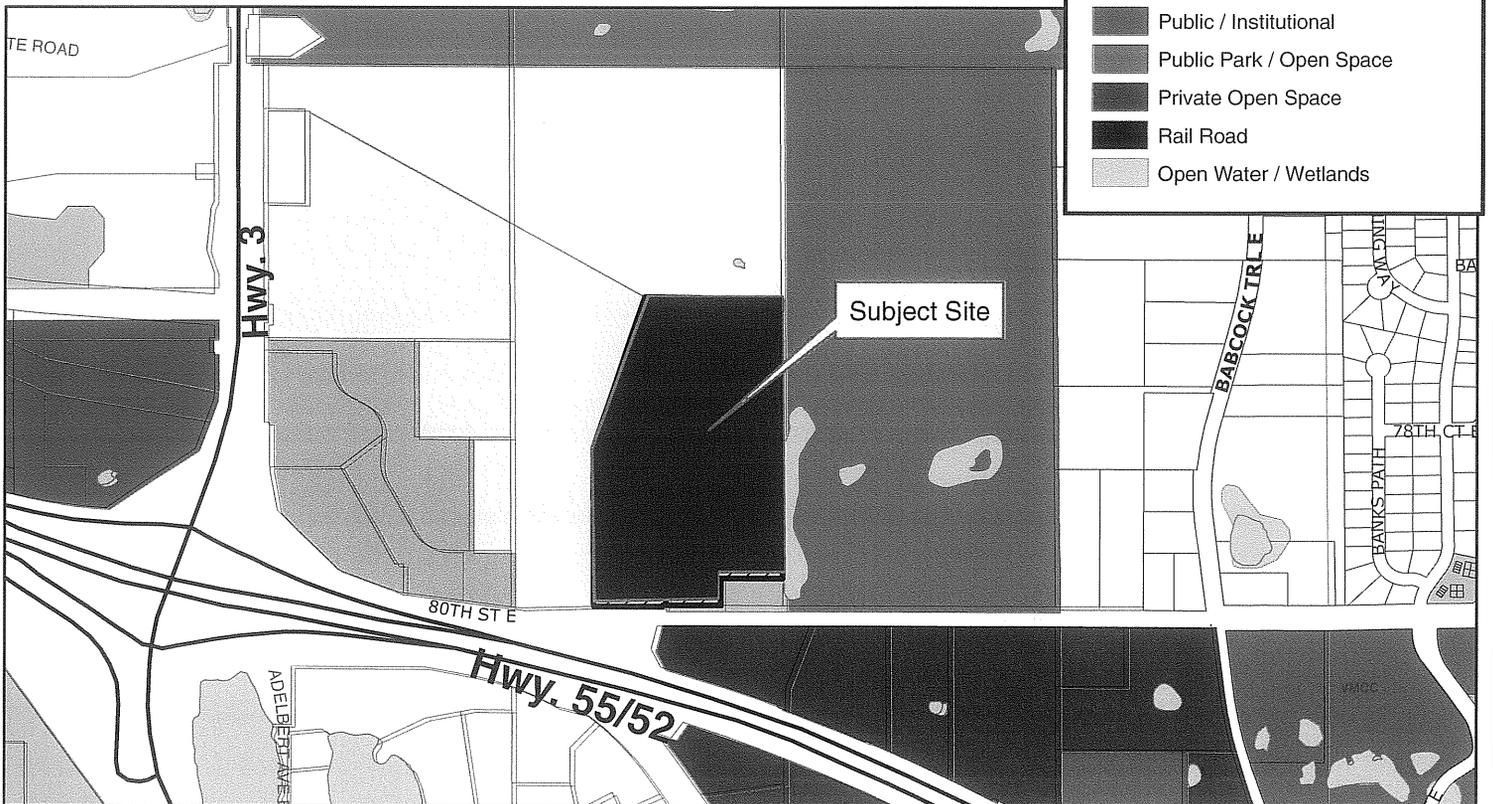


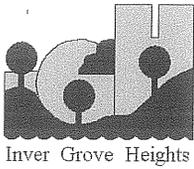
Legend

2030 Land Use Plan parcels_051208.PPLU_HKGi

- Rural Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Mixed Use
- Office
- Industrial Office Park
- Light Industrial
- General Industrial
- Industrial Open Space
- Public / Institutional
- Public Park / Open Space
- Private Open Space
- Rail Road
- Open Water / Wetlands

Proposed Comp Plan





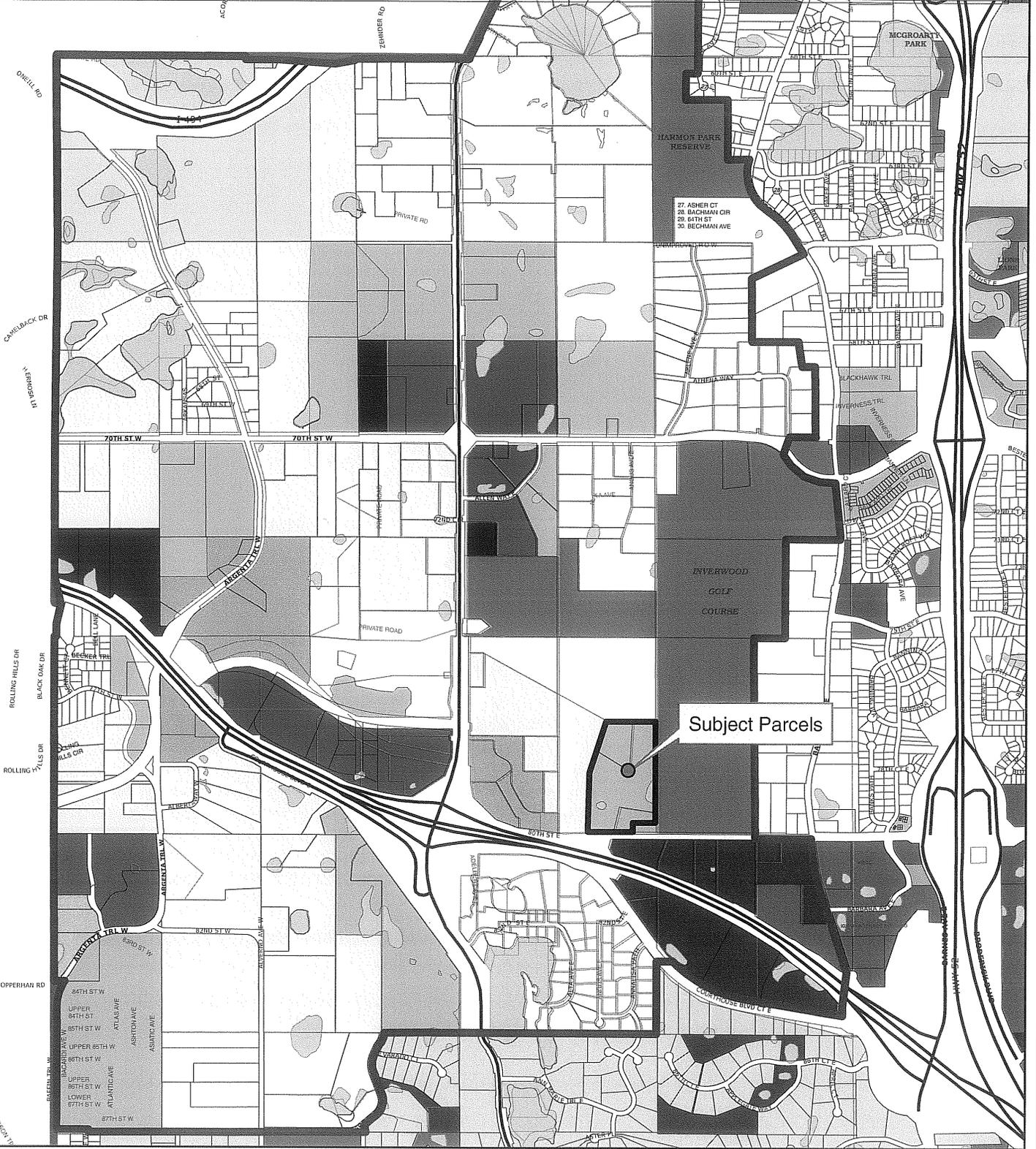
2030 Land Use Map

Case No. 10-10PA



Legend

nw area perimeter	parcels_051208.PPLU_HKGI	Medium Density Residential	Regional Commercial	Light Industrial	Public Park / Open Space
2030 Land Use Plan	Rural Density Residential	High Density Residential	Mixed Use	General Industrial	Private Open Space
	Low Density Residential	Neighborhood Commercial	Office	Industrial Open Space	Rail Road
	Low-Medium Density Residential	Community Commercial	Industrial Office Park	Public / Institutional	Open Water / Wetlands



Iverson and Swanson Site
Inver Grove Heights, Minnesota

March 4, 2010

COMPREHENSIVE PLAN AMENDMENT

REQUEST

Mr. Iverson and Mr. Swanson, hereinafter called the Developers, are requesting a comprehensive plan amendment from Medium Density Residential, which allows 6 to 12 dwelling units per acre, to High Density Residential (12+ units per acre). Specifically, the Developers are requesting a density of 19.95 dwelling units per acre.

The 2030 Comprehensive Plan shows the Future Land Use for this site as Medium Density Residential (6 to 12 units per acre) with a current zoning of Agriculture. The city created a PUD ordinance for the Northwest Area, which in the case of the proposed development, with its building style of more than seven units, requires a zoning of PUD Multi-Family R-3C, with a minimum density of 12 units per acre. While the zoning establishes a minimum of 12 units per acre (minimum of 334 units), the 2030 Comprehensive Plan specifies that the site is Medium Density Residential with a density of 6 to 12 units per acre (167 units to 334 units). There is only one density where these two requirements intersect and it is at a maximum density of 12 units per acre or 292 units.

As shown on the following page and on the Sketch Plan graphic, this proposed comprehensive plan amendment for a density of 19.95 units per acre for a total of 486 units is achievable. This site would require a Comprehensive Plan Amendment to the 2030 Comprehensive Plan from Medium Density Residential (6 to 12 units per acre) to High Density Residential (12+ units per acre).

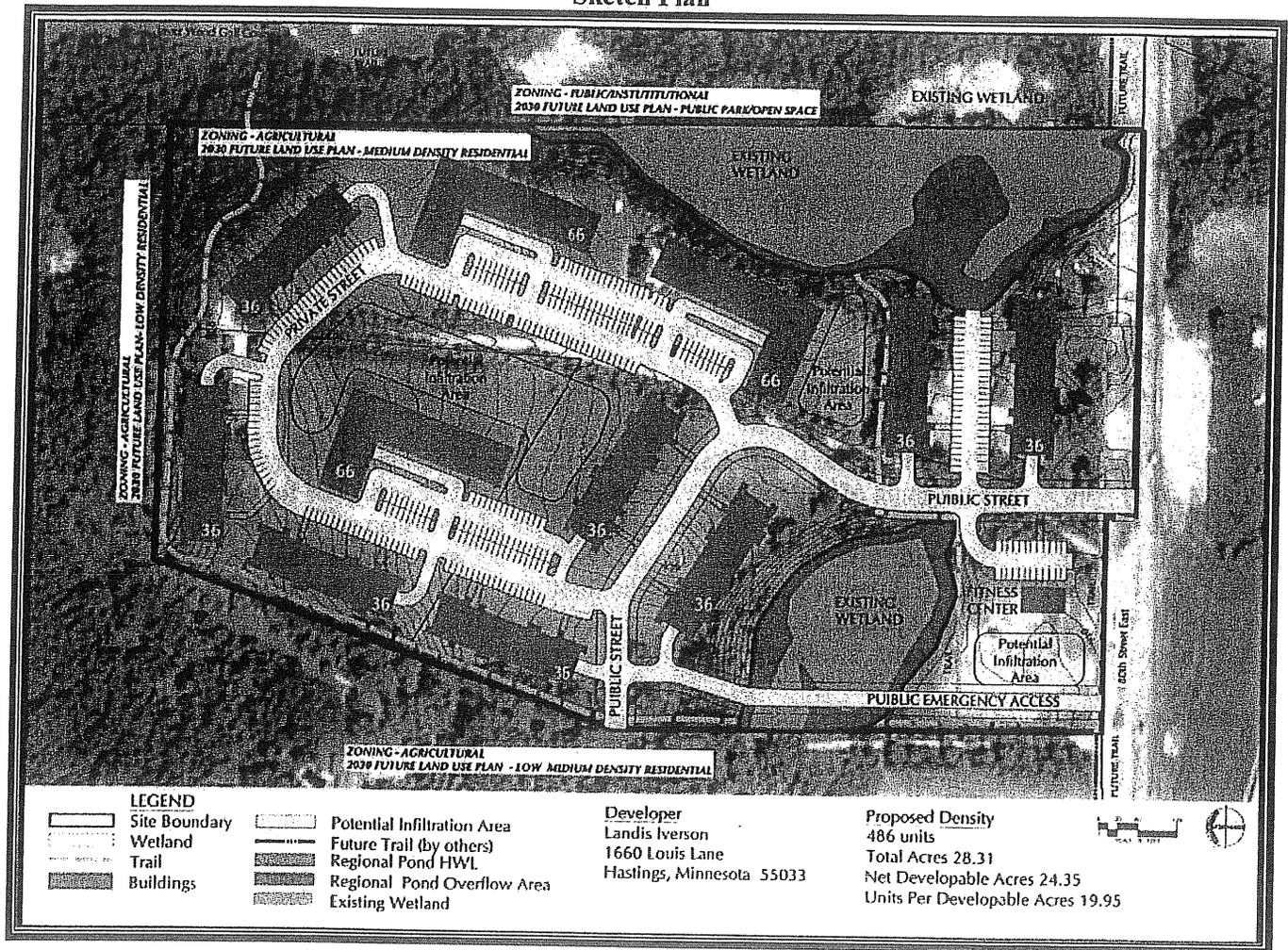
Density Capacity Table

Comprehensive Plan and Zoning	Total Site Area	Net Developable Area	Density Allowable Units per acre	Allowable Units	Density Proposed Units per acre	Proposed Units
2030 Comprehensive Plan Future Land Use Medium Density Residential (MDR)	28.31	24.35	6 to 12 Units per acre	146 – 292	19.95 Units per acre	486
Northwest Overlay District Multi-Family (7+ Unit Buildings) correlates with R-3C Multi-Family Residential District	28.31	24.35	Min. 12 Units per acre	Min. of 292	19.95 Units per acre	486

Sketch Plan

The site encompasses 28.31 gross acres and 24.35 net developable acres. This plan includes all three parcels: Iverson/Swanson parcel, Abbott parcel, and the Rehtzigel parcel. A Sketch Plan was prepared in order to determine the density that could be accomplished on the site, while meeting the standards of the city. The Sketch Plan, which is an example of the massing to achieve the desired density, and may not be the exact style of building constructed, shows 11 multi-story condominiums/apartments. The buildings range from 36 units to 66 units, which may include some onsite office or retail to serve the proposed development. The Sketch Plan has a net density of 19.95 units per acre.

Sketch Plan

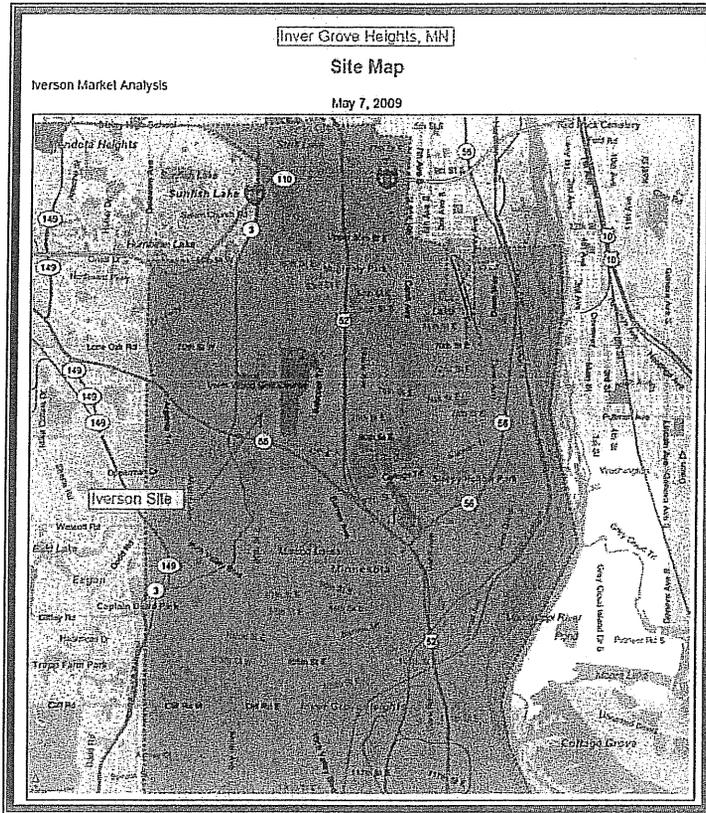


SITE LOCATION

Mr. Landis Iverson and Mr. Bob Swanson own 20.5 acres of land in the northwest section of Inver Grove Heights. The PID number is 20-00800-013-51 (Site B on photo below). The parcel is located adjacent to Inver Wood Golf Course on the east and 80th Street on the south. Mr. Iverson and Mr. Swanson are working with the neighboring parcels; PID #20-00800-014-51 (Site A) and PID #20-00800-012-51 (Site C), to incorporate them into the development. The total developable site, including Sites A, B, and C, is 28.31 acres. In addition, Mr. Iverson and Mr. Swanson are aware the City of Inver Grove Heights owns PID #20-00800-020-51, located South and West of Site C, and that this site may be used for storm water purposes in the future.

The Iverson/Swanson Property is located along 80th Street East between Trunk Highway 52 and Trunk Highway 55 in Inver Grove Heights. The site currently has a small amount of development along 80th Street East. The majority of the site is undeveloped with some fields, woodlands, and wetlands overlooking Inver Wood Golf Course to the east of the project boundary.

Iverson/Swanson Site
Location Map
City of Inver Grove Heights



CONTACT INFORMATION

Developer: Mr. Landis Iverson and Mr. Bob Swanson
1660 Louis Lane
Hastings, MN 55033
Phone: (651) 334-1767

Fee Owner(s): PID#:20-00800-013-51 (Site B)
(See Map on Next Page) Mr. Landis Iverson
Mr. Bob Swanson
1660 Louis Lane
Hastings, MN 55033
Phone: (651) 334-1767

PID #:20-00800-014-51 (Site A)
Mr. Anthony Abbott
1401 80th Street
Inver Grove Heights, MN 55077

PID #:20-00800-012-51 (Site C)
Mr. Kurt Rehtzigel
1407 80th Street
Inver Grove Heights, MN 55077

Planner/Engineer:

Yaggy Colby Associates
Attn: Joel B. West, Senior Planner
2020 Silver Bell Road, Suite 4
Eagan, MN 55122
Phone: (651) 681-9040
FAX: (651) 905-3707



Source: Dakota County GIS and Yaggy Colby Associates



Site – West View



Site – East View

ZONING

The land encompassed by the proposed development is currently zoned Agricultural. All land in the Northwest Area is required to develop according to an established Northwest Area Overlay District; however, an underlying zoning district must also be established. However, as part of the PUD it is understood that the city desires to encourage diverse housing types through the maximum percentage mix of uses as shown in the table below.

Table 39-2 Maximum Percentage Mix of Uses by district.

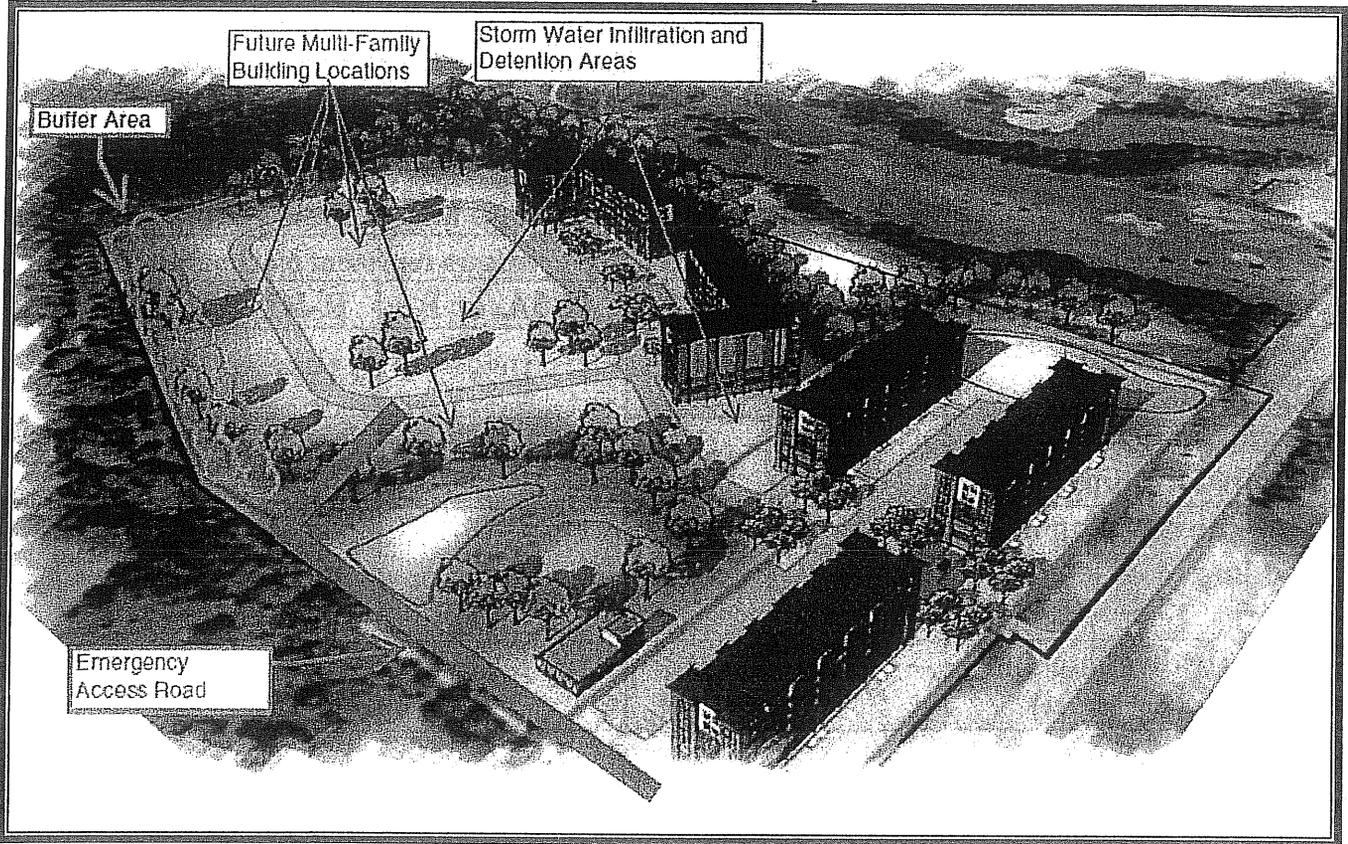
Uses	Zoning District (percentages represent maximums)				
	R-1C	R-2	R-3A, or B	R-3C	MU
Single Family Dwellings	100%	100%	10%	10%	10%
Twinhomes/Two-Family Dwellings	30%	100%	30%	10%	15%
Multiple dwelling unit building (4 or fewer units)	10%	30%	100%	40%	100%
Multiple dwelling unit building (5 + units)	0%	0%	50%	100%	100%

The Developers plan to pursue multi-family dwellings on the site of five or more dwelling units. This would lead to the most likely request for an underlying zoning district of R-3C. While this district does allow for dwelling units other than buildings with five or more units, the Developers believe that in order to balance the density needed to make a viable project with the other goals of the PUD, it would be better to provide the housing in the proposed multi-family buildings thereby allowing for less building coverage of the land and more room for the following items to meet the following objectives of the Comprehensive Plan and the Northwest Area PUD:

- open space
- infiltration areas,
- reduction of impervious surfaces,
- preservation of natural areas
- pedestrian connections

The Developers desire to develop the property in a manner similar Sketch Plan previously shown, and also represented in the three dimensional graphic shown below. While the exact style of buildings will vary, and the two graphics are slightly different that each other, the graphic provides the sense of scale envisioned for the development. The golf course to the East will provide open space adjacent to this side of the development. Any perceived impact of the development to the West can be mitigated by a proposed buffer area along a substantial portion of the Western boundary of the site. In addition, the proposed emergency access road and the adjacent, wetland and storm water pond will provide additional buffering along the Southern portion of the Western Boundary.

Three Dimensional Site Graphic



Source: Yaggy Colby Associates

SITE ANALYSIS

The Sketch Plan, previously shown and mentioned, was prepared following the submittal requirements outlined in Section 510.07, Subd. 1 of the Subdivision Ordinance. In addition to gaining an understanding of the city's goals, Developer devoted a great deal of time and energy to carefully analyze the site's complex character.

Net Developable Area

This site totals 28.31 acres of which 24.35 acres are considered "net developable." According to the city, the net developable area is the number of acres remaining after excluding right-of-way for arterial streets, public waters, wetlands, shoreland area, bluffs, and future public parks (City Code Section 515.30, Subd. 2, 181c). The developable acreage was arrived at by deducting the following acreages:

Site Acreage	28.31 acres
Existing Road R.O.W	0.32 acres
Wetland-Deep Marsh	0.91 acres
Wetland-Shallow Marsh	0.26 acres
Total Net Developable	24.35 acres

Natural Area / Open Space

The city requires that at least 20% of the net developable area within the PUD shall be preserved as natural area/open space. Of this 20%, at least 50% of the required natural area/open space shall be maintained in a natural, undisturbed condition with native vegetation. In addition, at least 75% of the required natural area/open space shall be contiguous with no portion less than 100 feet wide. The table below shows the number of acres

required by ordinance and the number of acres (approximately) proposed in the Sketch Plan. This demonstrates that the proposed density can be achieved, while maintaining the requirements specified by the city.

Natural Area/Open Space Table

Designated Area	Required Acres	Proposed Acres (Approx.)	Excess Acres (Approx.)
Natural Area / Open Space	5.56	15.39	9.83
Undisturbed Natural Area Open / Space	2.78	7.03	4.25
Disturbed Natural Area Open / Space	2.78	8.35	5.57
Contiguous Natural area / Open Space Minimum of 100 Foot Width	4.17	5.47	1.30

The density and bulk standards for the PUD are listed below for reference purposes:

Table 39-1 Density and Bulk Standards.

Use (Correlates with underlying zoning district as specified below)	Density ¹	Front Yard Setbacks ²		Side Yard	Impervious Surface Coverage ³	Building Coverage	Building Height
	Minimum	Min.	Max.	Min. Structure Separation ⁴	Maximum Coverage	Maximum Coverage	Maximum per lot
Residential							
Single Family (Correlates with R-1C)	2 units/ac.	20 ft.	30 ft.	20 ft.	25%	None	35 ft.
Two Family/ Twinhome (Correlates with R-2)	3 units/ac.	20 ft.	30 ft.	20 ft.	30%	None	35 ft.
Multi-Family (< 4 unit bldgs.) (Correlates with R-3A)	5 units/ac.	20 ft.	30 ft.	20 ft.	35%	20%	35 ft.
Multi-Family (4-7 unit bldgs.) (Correlates with R-3B)	8 units/ac.	20 ft.	30 ft.	20 ft.	55%	20%	56 ft.
Multi-Family (7+ unit bldgs.) (Correlates with R-3C)	12 units/ac.	20 ft.	30 ft.	20 ft.	65%	20%	70 ft.

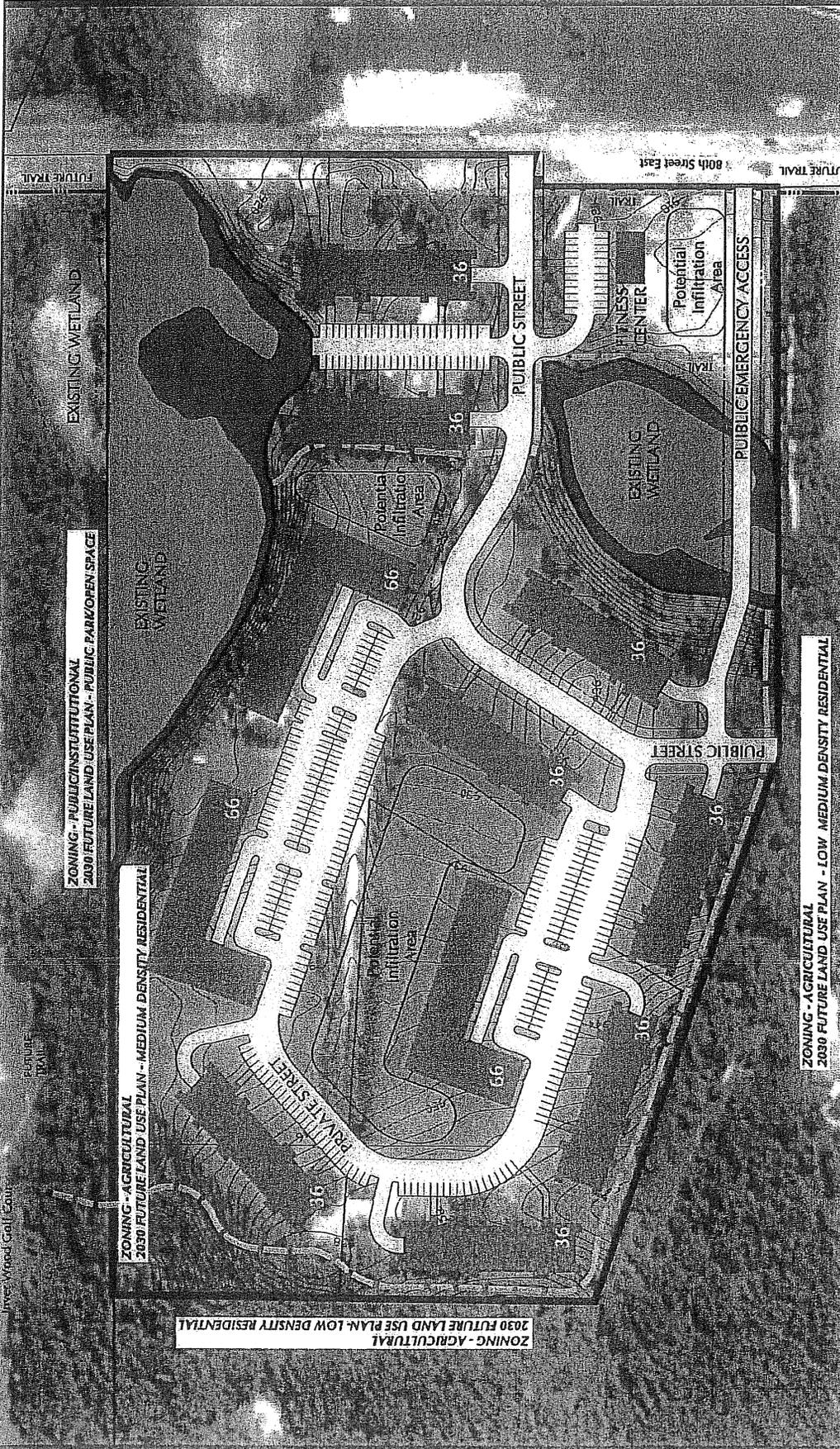


ARCHITECTS
PLANNERS
LANDSCAPE ARCHITECTS
27 HUBBARD AVENUE SOUTH SUITE 200
MINNEAPOLIS, MINNESOTA 55425
PHONE: 612.338.1100
WWW.YCASSOCIATES.COM

PROJECT: _____ DATE: _____
SHEET: _____

IVERSON PROPERTY
INVER GROVE HEIGHTS, MINNESOTA
SKETCH PLAN

DATE	1/11/2011
SCALE	AS SHOWN
DESIGNER	YAGGY COLBY ASSOCIATES
CHECKED	YAGGY COLBY ASSOCIATES
PROJECT	IVERSON PROPERTY
SHEET NO.	03310-0000-001
TITLE	SKETCH PLAN
DATE	1/11/2011
SCALE	AS SHOWN
DESIGNER	YAGGY COLBY ASSOCIATES
CHECKED	YAGGY COLBY ASSOCIATES
PROJECT	IVERSON PROPERTY
SHEET NO.	03310-0000-001
TITLE	SKETCH PLAN



ZONING - PUBLIC/INSTITUTIONAL
2030 FUTURE LAND USE PLAN - PUBLIC PARK/OPEN SPACE

ZONING - AGRICULTURAL
2030 FUTURE LAND USE PLAN - MEDIUM DENSITY RESIDENTIAL

ZONING - AGRICULTURAL
2030 FUTURE LAND USE PLAN - LOW DENSITY RESIDENTIAL

ZONING - AGRICULTURAL
2030 FUTURE LAND USE PLAN - LOW MEDIUM DENSITY RESIDENTIAL



Proposed Density
486 units
Total Acres 28.31
Net Developable Acres 24.35
Units Per Developable Acres 19.95

Developer
Landis Iverson
1660 Louis Lane
Hastings, Minnesota 55033

- LEGEND**
- Site Boundary
 - Wetland
 - Trail
 - Buildings
 - Potential Infiltration Area
 - Future Trail (by others)
 - Regional Pond HWL
 - Regional Pond Overflow Area
 - Existing Wetland

Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 Inch = 569 feet

Storm Water Infiltration and
Detention Areas

Future Multi-Family
Building Locations

Buffer Area

Emergency
Access Road



**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: April 1, 2010

CASE NO: 10-13X

HEARING DATE: April 6, 2010

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: David and Margaret Lethert

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

LOCATION: 8485 Courthouse Boulevard Court

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Attorneys Office

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The City has negotiated a purchase agreement with the Lethert's for the purchase of their home located at 8485 Courthouse Boulevard. The item was presented to the council on March 22 but was tabled to the April 12, 2010 meeting.

The Planning Commission is being asked to make a recommendation on this land purchase.

EVALUATION OF THE REQUEST

Compliance with the Comprehensive Plan. Minnesota Statute 462.356, subd. 2, provides that the planning commission shall review acquisition of property to determine compliance with a City's comprehensive plan unless the council, on a 2/3 vote, finds that the proposed acquisition of the real property has no relationship to the comprehensive plan.

The property is located along Courthouse Boulevard Court, between the Inver Point Business Park and 86th Street Court. The resolution drafted for the council by the City Attorney recites that the public purpose is to provide the opportunity for the City to consider expansion of the right of way or realignment of the right of way along Courthouse Boulevard Court to better accommodate vehicular and pedestrian traffic. The 2030 Comprehensive Plan Trail Plan identifies a future trail segment along Courthouse Boulevard Court which would run along the front of this property.

ALTERNATIVES

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

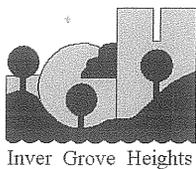
- An Approval recommendation that the purchase of the property located at 8485 Courthouse Boulevard Court to provide the opportunity for the City to consider expansion of the right of way or realignment of the right of way along Courthouse Boulevard Court to better accommodate vehicular and pedestrian traffic use is in **compliance with the Comprehensive Plan.**

B. **Denial.** If the Planning Commission does not find the proposed acquisition of the property consistent with the Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

The Planning Commission's recommendation will be presented to the Council on April 12.

Attachments: Exhibit A -Location Map



Location Map

Case No. 10-13X

