

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

**TUESDAY, JULY 5, 2011 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue**

**1. CALL TO ORDER**

**2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JUNE 21, 2011**

**3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

**3.01 XPAND INC – CASE NO. 11-16IUP**

Consider an **Interim Use Permit** to construct an agricultural building on a residential lot in the northwest area. This request is for property located at 1400 – 70<sup>th</sup> Street.

Planning Commission Action \_\_\_\_\_

**3.02 LEONARD LOUIS HEALTHCARE (Woodlyn Heights)– CASE NO. 11-17CA**

Consider a **Conditional Use Permit** for a senior living facility to add an addition to the main entrance of the existing building and a parking lot expansion for the property located at 2060 Upper 55<sup>th</sup> Street.

Planning Commission Action \_\_\_\_\_

**3.03 CITY OF INVER GROVE HEIGHTS (McPhillips)– CASE NO. 11-08C**

Consider a **Conditional Use Permit** to allow filling in the floodplain for the property located at 4301- 63<sup>rd</sup> Street.

Planning Commission Action \_\_\_\_\_

**4. OTHER BUSINESS**

**5. ADJOURN**

## PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 21, 2011 – 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  
Pat Simon  
Tony Scales  
Dennis Wippermann  
Mike Schaeffer  
Harold Gooch  
Victoria Elsmore  
Armando Lissarrague  
Paul Hark

Commissioners Absent:

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

### **APPROVAL OF MINUTES**

The minutes from the June 7, 2011 meeting were approved as submitted.

### **CITY OF INVER GROVE HEIGHTS – CASE NO. 11-15ZA**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider an ordinance amendment to Chapter 10-3-4 of the City Code (Zoning Ordinance) relating to criteria granting a variance. No notices were mailed.

#### **Presentation of Request**

Allan Hunting, City Planner, advised that Tim Kuntz would present a summary of the revised variance language which was recently signed into law.

Tim Kuntz, City Attorney, explained the request as detailed in the report. He advised that the Minnesota Legislature revised the variance language to allow a municipality to grant a variance when 'practical difficulties' exist in complying with the zoning ordinance as opposed to the old standard of 'undue hardship'. He advised that the County statute was changed as well to have relatively similar standards to that of municipalities. He advised that the new standards for granting a variance include: 1) The variance has to be in harmony with the general purpose and intent of the zoning ordinance, 2) The variance must be consistent with the Comprehensive Plan, 3) The applicant must show there are 'practical difficulties' in complying with the zoning ordinance, 4) The variance may not allow a use not allowed under the Zoning Ordinance for property in the zone where the affected person's land is located, 5) the City may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance, and 6) The authority to grant a variance includes the authority to grant a variance from restrictions placed on non-conformities. He noted that the criteria for a 'practical difficulty' include: a) Property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance, b) The plight of the landowner is due to circumstances

unique to the property not created by the owner, c) The variance will not alter the essential character of the locality, and d) Economic considerations alone do not constitute practical difficulties. He stated that the Commission will likely spend a great deal of time discussing what is 'reasonable', whether the circumstances are unique to the property, and the imposing of conditions which are directly related to and bear a rough proportionality to the impact created by the variance. Mr. Kuntz recommended approval of the ordinance amendment.

Commissioner Wippermann asked if the City had the ability to establish more or less restrictive standards than the State provision.

Mr. Kuntz replied that the general consensus is that the City's authority to grant a variance could not be more or less restrictive than State Statute.

Commissioner Wippermann stated he was concerned that the revised language would make the process more subjective and that property owners could circumvent zoning requirements by requesting variances.

Mr. Kuntz replied that property owners would have the difficult task of proving uniqueness. He advised that if a situation arose where applications were continually being denied because of a specific zoning requirement there were other zoning tools they could use rather than the variance process (i.e. conditional use permit).

Chair Bartholomew stated he supported the request.

#### **Planning Commission Recommendation**

Motion by Commissioner Simon, second by Commissioner Scales, to approve the ordinance amendment to Chapter 10-3-4 of the City Code (Zoning Ordinance) relating to criteria granting a variance.

Motion carried (9/0). This item goes to the City Council on July 11, 2011.

#### **KAY DICKISON – CASE NO. 10-26V**

##### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a variance from the bluffline setback to construct a 160 square foot structure in the bluffline whereas 40 feet is the required setback, and a variance from the front yard setback for an accessory building to be located 20 feet from the front property line whereas 30 feet is required, for the property located at 7521 River Road. 3 notices were mailed.

##### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the request was originally brought to the Planning Commission in 2010. At that time of the City Council meeting the applicant recommended tabling the request until the variance criteria was changed at the legislative level. The applicant would like to construct a 160 square foot detached accessory structure on the property overlooking the river. The request requires two setback variances; one for the structure to be located 20 feet from River Road whereas 30 feet is required, and the second to be located in the bluffline whereas 40 foot is the required setback from the top of bluff. She noted that DNR received notice of the original request last summer. At that time they recommended denial; however, they were under the impression that there was room on the property for the applicant to construct an accessory building that would meet all setbacks and they did not take into consideration the City's required front yard setback and the bluffline setback. Staff

recommends approval of the request with the conditions listed in the report.

Commissioner Gooch asked if the DNR was still opposed to the request, to which Ms. Botten replied that staff had not renotified them as the structure size and location had not changed.

Commissioner Gooch asked if DNR's opposition was mostly due to the fact that they did not understand the other setbacks.

Ms. Botten replied in the affirmative. She stated the DNR based their decision on a 75 foot Ordinary High Water (OHW) setback whereas the OHW is actually 50 feet. Therefore, the applicants are compliant with the OHW setback.

Commissioner Gooch asked why staff felt there was a misunderstanding on the part of the DNR.

Ms. Botten replied that she spoke with the DNR after receiving their letter and confirmed the OHW setback was 50 feet as opposed to the 75 feet referenced in their letter. Also, DNR's letter did not address where the bluffline setback was and the fact that the City required a front yard setback as well.

Commissioner Gooch asked if there was any buildable space on this lot, to which Ms. Botten replied there was not.

Commissioner Schaeffer asked if the DNR comments were solely a recommendation, to which Ms. Botten replied in the affirmative.

Commissioner Lissarrague asked what the setback was on the single-family dwellings in the area.

Ms. Botten replied that the lot to the north was approximately 35-40 feet from the river and the one to the south was approximately 50 feet, making the proposed structure would be in character with the neighborhood.

Commissioner Gooch asked if the studio was proposed to have water or septic, to which Ms. Botten replied it was not.

Commissioner Gooch asked if there was potential for the property to be sold and the new owner building a single-family home.

Ms. Botten replied there was not as they would have to subdivide the property and it would not meet the City's lot size requirements for a single-family home.

### **Opening of Public Hearing**

The applicant, Kay Dickison, 7521 River Road, pointed out that she originally requested an additional variance to allow another detached structure. She has since attached the garage and therefore that request has been taken off the table. She stated she wants to build a studio where she can sit indoors and enjoy the river. The studio will have no water or septic and will not be a living space. It may, however, have solar or electric.

Chair Bartholomew asked if the applicant was in agreement with the conditions listed in the report, to which Ms. Dickison replied in the affirmative.

Commissioner Wippermann asked if there would be a formal driveway to the studio.

Ms. Dickison replied there would be no pavement, but perhaps some gravel.

Commissioner Wippermann asked if the structure currently on the property would remain.

Ms. Dickison replied it was a temporary structure being used by her contractor during construction.

Commissioner Simon asked why the applicant oriented the proposed studio east/west rather than north/south.

Ms. Dickison replied she wanted the studio to have a similar configuration to the home and she also wanted to maximize her view of the river while minimally impacting the environment.

Commissioner Hark asked if the applicant planned to park any vehicles on the potential gravel driveway.

Ms. Dickison replied there would be no permanent placement of vehicles there and minimal intermittent use.

#### **Planning Commission Discussion**

Chair Bartholomew stated he supported the request.

#### **Planning Commission Recommendation**

Motion by Commissioner Wippermann, second by Commissioner Gooch, to approve the request for a variance from the bluff line setback to construct a 160 square foot structure in the bluffline whereas 40 feet is required, and a variance from the front yard setback for an accessory building to be located 20 feet from the front property line whereas 30 feet is required, for the property located at 7521 River Road, with the three conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on June 27, 2011.

### **CITY OF INVER GROVE HEIGHTS – CASE NO. 11-14Z**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a rezoning from A, Agricultural District and R-1B, Single Family Residential District to P, Institutional District for the properties located at 8336 Babcock Trail and for the 7400 block of River Road. 14 notices were mailed.

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Council recently adopted an ordinance amendment to allow outdoor storage on Public zoned property for local governmental use. The Council approved outdoor storage to be utilized on six sites that have historically been used for outdoor storage such as trees, brush, and materials used for city projects. Of the six sites identified, four were already zoned P, Institutional and two were not. Council directed staff to initiate the rezoning of those parcels. The two sites in question are the property at the end of Babcock Trail (also known as the Kuchera property) and the old waste water treatment plant property located between River Road and Dickman Trail in the 7400 block (also known as the Gish property). Staff recommends approval of the request.

Commissioner Simon asked how long the trailer had been parked on the Kuchera property and what is being stored in it.

Mr. Hunting replied that he was unsure.

Commissioner Gooch asked if the six identified properties were cordoned off to discourage public trespassing and/or dumping.

Mr. Hunting stated there were some barricades on the River Road property but he was not sure on the other locations.

Commissioner Simon advised there was currently a couch left on the River Road property.

Chair Bartholomew asked if the City intended to have storage on the small piece of property along Dickman Trail, to which Mr. Hunting replied not that he was aware of.

Chair Bartholomew advised that some of the landowners in the area were concerned and requested that the City level and shape that area to make it easier to mow.

Mr. Hunting advised that if the storage on the identified sites were to be intensified the City would have to first come before the Council with their request and there would be a public discussion.

#### **Opening of Public Hearing**

Greg Sampson, 7540 River Road, asked how the City planned to access the River Road property, stating the only current access to the property was via the private driveway owned by the Plans and the railroad right-of-way. He advised there were no barricades to the property to prevent illegal dumping and there were numerous items such as broken PVC pipes, broken culverts, television sets, floor tiles, railroad ties, chain link fencing, etc. on the property. He displayed photographs of such items on the property and stated he had complained about this issue several years ago and it had not yet been resolved. He advised that he had addressed the issue of several existing wells on the property as well and was not sure if they had been capped or were still open.

#### **Planning Commission Discussion**

Chair Bartholomew asked how the City would access the property.

Mr. Hunting stated the site was rarely used and he was unsure how they would access it.

Commissioner Schaeffer asked what the procedure was for getting the City to clean up and maintain the subject properties.

Mr. Hunting replied that when an issue was brought to the attention of the City the Public Works Department staff was notified to pick up the debris.

Commissioner Schaefer asked if staff could notify the Public Works Department of the debris on the River Road property, to which Mr. Hunting replied in the affirmative.

Chair Bartholomew asked if staff had any history of complaints received on the River Road property regarding dumping.

Mr. Link replied that he did not. He noted there was previously a complaint of promiscuous dumping on the City's Blaine Avenue property. It was brought to the attention of City Council and Public Works staff then cleaned up the site and put a chain across the driveway to discourage future trespassing/dumping.

Chair Bartholomew stated he supported the rezoning but encouraged the City to be diligent in properly maintaining their property.

Commissioner Schaeffer asked what the definition was of acceptable material that could be stored on the properties in question.

Mr. Hunting replied that they intentionally used vague language; however, typical storage items would be storm debris and brush, mulch, dirt, etc. If the City wished to use the properties for anything different than what they're currently being used for they would need to bring the request before City Council.

Commissioner Schaeffer asked if such a request would go before the Planning Commission along with mailed notice to neighbors.

Mr. Hunting stated it was his understanding that such a request would not have to go through the public hearing process.

Commissioner Lissarrague suggested tabling action on the River Road property until there was more understanding of how the City would resolve the debris issue.

Mr. Hunting stated the request was regarding land use only, however, he would notify the Public Works Department of the debris.

Commissioner Lissarrague stated he was concerned because Mr. Sampson stated that this issue was brought to the City's attention previously, however, the situation has not yet been resolved.

Mr. Hunting stated those issues should perhaps be dealt with at the City Council level.

Chair Bartholomew stated the issue at hand was land use and zoning.

Mr. Sampson stated that the City is responsible for some of the debris on the property, such as broken culverts. He questioned how long they could be stored there as many of the items have been there for years. He encouraged the Commission to table action on the River Road property.

Commissioner Elsmore asked if the requested zoning change would zone the property correctly for how the City is using it, to which Mr. Hunting replied in the affirmative.

Commissioner Elsmore asked how long the City had been using the properties, to which Mr. Hunting replied a number of years.

Commissioner Elsmore asked why the property wasn't rezoned earlier, to which Mr. Hunting replied he was unsure.

Commissioner Elsmore stated the first step in getting the property cleaned up and used appropriately is to have it zoned correctly.

Chair Bartholomew asked if the City was currently using the River Road property to store materials.

Mr. Link replied that his understanding was that it was being used minimally.

Chair Bartholomew asked if there any some City-owned materials on the site, to which Mr. Link replied in the affirmative.

Chair Bartholomew agreed with Commissioner Elsmore that if the property were zoned properly the City could then be held accountable for the materials stored there.

Commissioner Simon stated that unless they could separate the two properties she would vote no because she did not think a rezoning would resolve the on-going problem of debris on the River Road property.

Commissioner Hark recommended they look at both properties together, stating the Commission's responsibility was to make a recommendation on the land use change rather than the debris issue.

Commissioner Wippermann asked if they could add a condition of approval that the property be cleaned up.

Mr. Hunting stated that typically conditions are not put on rezonings but the Commission could make a recommendation that the Council address the debris issue and that it be properly cleaned up.

**Planning Commission Recommendation**

Motion by Commissioner Gooch, second by Commissioner Elsmore, to approve the rezoning from A, Agricultural District and R -1B, Single Family Residential District to P, Institutional District for the property located at 8336 Babcock Trail and along the 7400 block of River Road, with a recommendation that the City review the debris on both sites and ensure that only appropriate items are stored there and that the property remain in proper order.

Motion carried (7/2 – Simon, Lissarrague). This item goes to the City Council on July 11, 2011.

**OTHER BUSINESS**

Chair Bartholomew adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

# PLANNING REPORT

## CITY OF INVER GROVE HEIGHTS

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**REPORT DATE:** June 27, 2011      **CASE NO:** 11-16IUP

**HEARING DATE:** July 5, 2011

**APPLICANT/PROPERTY OWNER:** Xpand Inc./Glen Sachs

**REQUEST:** Interim Use Permit for an Agricultural Building in the Northwest Overlay District

**LOCATION:** 1400 70<sup>th</sup> Street West

**COMPREHENSIVE PLAN:** Low Density Residential

**ZONING:** A, Agricultural  
Northwest Area Overlay District

**REVIEWING DIVISIONS:** Planning

**PREPARED BY:** Allan Hunting  
City Planner

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### **BACKGROUND**

The applicant has requested an Interim Use Permit to construct a 1,728 square foot agricultural building to be used for agricultural purposes. The Northwest Area allows agricultural buildings by Interim Use Permit. The intent is to allow agricultural uses and buildings, but also establish a time frame by which they must be removed since the plan for the property and surrounding areas will be for sewer residential development.

In the 2007, the City Council adopted the Northwest Area Overlay District that directs planning in this portion of the City. The ordinance was established with a specific purpose and intent to regulate development. This section is recited below:

"Purpose and Intent. The Northwest Area Overlay District is established for the purpose of regulating development consistent with the City's Comprehensive Plan while creating cost-efficient storm sewer system. In accordance with the City's Comprehensive Plan and the Northwest Quadrant Study: City of Inver Grove Heights and South Robert Trail Neighborhood Association (prepared by Hoisington Koegler Group in 2001), the Northwest Area Overlay District will encourage development which provides:

- Diverse housing styles,
- Natural features as integral elements,
- Cluster development practices which preserve significant natural features,
- Pedestrian connections,
- Innovative storm water management practices,
- A reduction in impervious cover to maximize natural storm water infiltration,

- On-site retention of storm water, and
- Open space areas as development amenities.

**EVALUATION OF REQUEST:**

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

North Vacant/ Ag land; zoned A; guided LDR and MDR

East Vacant/ Ag land; zoned A; guided LDR

West Ag land; zoned A; guided LDR and MDR

South Ag land; zoned A; guided LDR

**INTERIM USE PERMIT REVIEW**

Specific interim uses are established in the Northwest Area Overlay District with purpose and intent defined as follows:

Interim Uses

“Purpose and Intent: The Northwest Areas Overlay District is envisioned to develop at urban development densities over the next 20 or more years. The premature development of this area in an estate type development pattern (large residential lots with sizes of 2.5 to 5.0 acres on private sanitary sewer systems and private wells) presents challenges to the efficiency and coherency of future development. In addition to rural development patterns, rural uses (boarding of horses, agricultural, etc.) that are incompatible with urban development will also pose challenges to the orderly development of the Northwest Area Planned Unit Development Overlay District. Consequently, it is the purpose of this subsection to establish interim uses that are appropriate to the Northwest Area Overlay District while preserving the reasonable use of private property.”

The uses that are allowed as interim uses include:

- Agricultural buildings
- Commercial greenhouses/nurseries
- Commercial horse stables
- Commercial kennels

General Interim Use Permit Criteria

The Zoning Ordinance provides four general criteria to review permit applications against:

1. *Determine that the use conforms to this section;*

The Northwest Area Overlay District establishes that agricultural buildings are allowed as an interim use. The applicant has indicated that the use of the building is to house tractors that are

used for farming their land. The land owner owns approximately 37 acres of land total. Some of the land is on either side of Argenta Trail to the west of where the ag building would be located. The owner also owns land to the south of the proposed location. The structure would be a simple pole construction with metal siding, dirt floor, no electricity or water. The structure would be 1,728 square feet in size. The size of the proposed building is not much larger than what could be obtained if the building was just a standard accessory structure. At this location zoning would allow an accessory structure of up to 1,600 square feet if it were used for personal non-ag storage with only a building permit. The structure proposed is purposely designed to be easily removed when development occurs. The building would be located near the vicinity of the existing house and meets setbacks. Its location would have minimal impact on development of the surrounding properties.

2. *Specify a date and/or event that will terminate the use;*

This is the first application for an interim use since adoption of the ordinance almost four years ago. Therefore, no policies or guidelines have been established to address termination of the use and removal of buildings. Because the event or time frame will occur sometime in the future, an interim use agreement will be drafted by the City Attorney to spell out the details of the permit. This document would be required to be signed by the landowner and would be recorded with the property prior to the construction of the building. Staff and the City Attorney discussed the event time frame and came up with some options that could be arranged in the document as a list of events that must occur to trigger the removal of the building. The building shall be removed from the property subject to the following events, whichever occurs first:

- a) The building shall be removed no later than \_\_\_ years after the subject property or property owned by the landowner is platted or subdivision is approved by the City Council per the standards of the Northwest Area, or
- b) The building shall be removed no later than \_\_\_ years after the property within a one quarter (1/4) mile radius is platted or a subdivision has been approved by the City Council per the standards of the Northwest Area, or
- c) The building shall be removed no later than \_\_\_ years after the City Council approves a contract to extend the trunk sewer line to this property or property within a one quarter (1/4) mile radius, or
- d) No later than 15 years after the approval of the Interim Use Permit, the building shall be removed from the property.

While there are no applications in at the present time for further development in the Northwest area, it is important to note that the City Council just recently approved a feasibility study that could extend city sewer along 70<sup>th</sup> Street on the west side of Hwy. 3 to some of the properties that are on the north side of 70<sup>th</sup> Street, opposite the subject property. We also have been talking from time to time, to other landowners in the area who are looking at development.

The agricultural building is allowed by interim use in the Northwest Area. These uses are seen as acceptable only while the character of the site and surrounding properties remains as open space or agricultural as they are today. Once sewer is extended and residential development begins, these agricultural uses and associated buildings will not be compatible in the future. We think the time frame criteria allows the building for a period of time, but also protects the City so we are not creating obstacles or incompatibilities for development of the subject property or surrounding properties.

3. *Determine that the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.*

The property owner has intentionally designed the building as a minimal improvement so it is easily removed. Due to the small size of the structure, limited improvements and location on the site, the building would not impose additional costs to the public when development occurs.

4. *Impose other appropriate conditions that the city council deems appropriate to regulate the use of the property without significant adverse impact to the surrounding properties.*

As the application goes through the public hearing process, there may be conditions that are appropriate to include with the permit to minimize impacts to surrounding properties. Staff suggests a condition is included to make clear the building is to be used only for agricultural purposes and not for personal storage or for any other business. The applicant must verify with the Building Official if the structure requires a building permit.

## **ALTERNATIVES**

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

A. **Approval.** If the Planning Commission favors the request, the Commission should recommend approval of the following requests:

- Approval of the Interim Use Permit to allow an agricultural building in the Northwest Area Overlay District subject to the following conditions:
  1. The construction of the agricultural building shall consist of 36' x 48' post frame building with 4/12 roof pitch, cold storage, no heat or insulation, dirt floor, no plumbing or electricity and two - 12' doors. Sheet metal siding is an acceptable exterior material. Location of the structure on the property shall be in substantial conformance to the site plan dated June 3, 2011 and on file with the Planning Department.
  2. The Chief Building Official shall determine if the structure requires a building permit.

3. The building shall be used for Agricultural purposes only and not for personal non-agricultural storage. The building shall not be used for commercial uses or storage related to a commercial use.
  4. The building shall be removed from the property subject to the following events or time frame, whichever occurs first:
    - a) The building shall be removed no later than \_\_\_ years after the subject property or property owned by the landowner is platted or subdivision is approved by the City Council per the standards of the Northwest Area, or
    - b) The building shall be removed no later than \_\_\_ years after the property within a one quarter (1/4) mile radius is platted or a subdivision has been approved by the City Council per the standards of the Northwest Area, or
    - c) The building shall be removed no later than \_\_\_ years after the City Council approves a contract to extend the trunk sewer line to this property or property within a one quarter (1/4) mile radius, or
    - d) No later than 15 years after the approval of the Interim Use Permit, the building shall be removed from the property.
  5. An interim use permit agreement shall be prepared by the City Attorney and shall be signed by the landowner and recorded with Dakota County prior to any construction of the agricultural building.
- 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 recommends approval of the request as presented with the conditions listed in the report. Since this is the first interim use permit in the Northwest Area Overlay District, the Planning Commission may chose to add additional conditions it finds necessary. If the Planning Commission agrees with the criteria found in condition #4, then a reasonable time frame should be given for the building to be removed after the specific event. One to three years may be some time frames to consider.

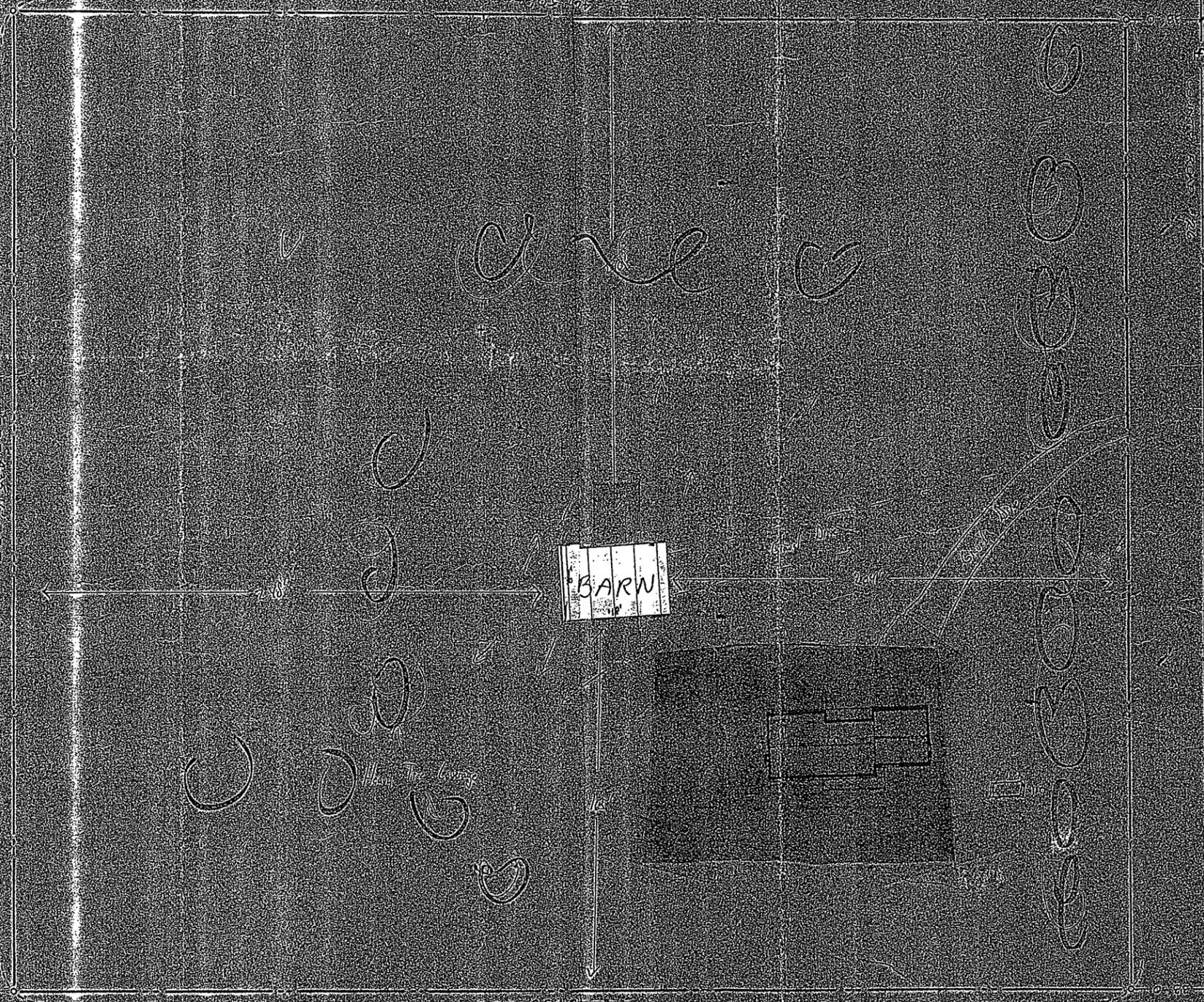
Attachments: Exhibit A – Location Map  
Exhibit B – Site Plan  
Exhibit C – ¼ Mile Spacing Map



# Location Map

## Case No. 11-16IUP

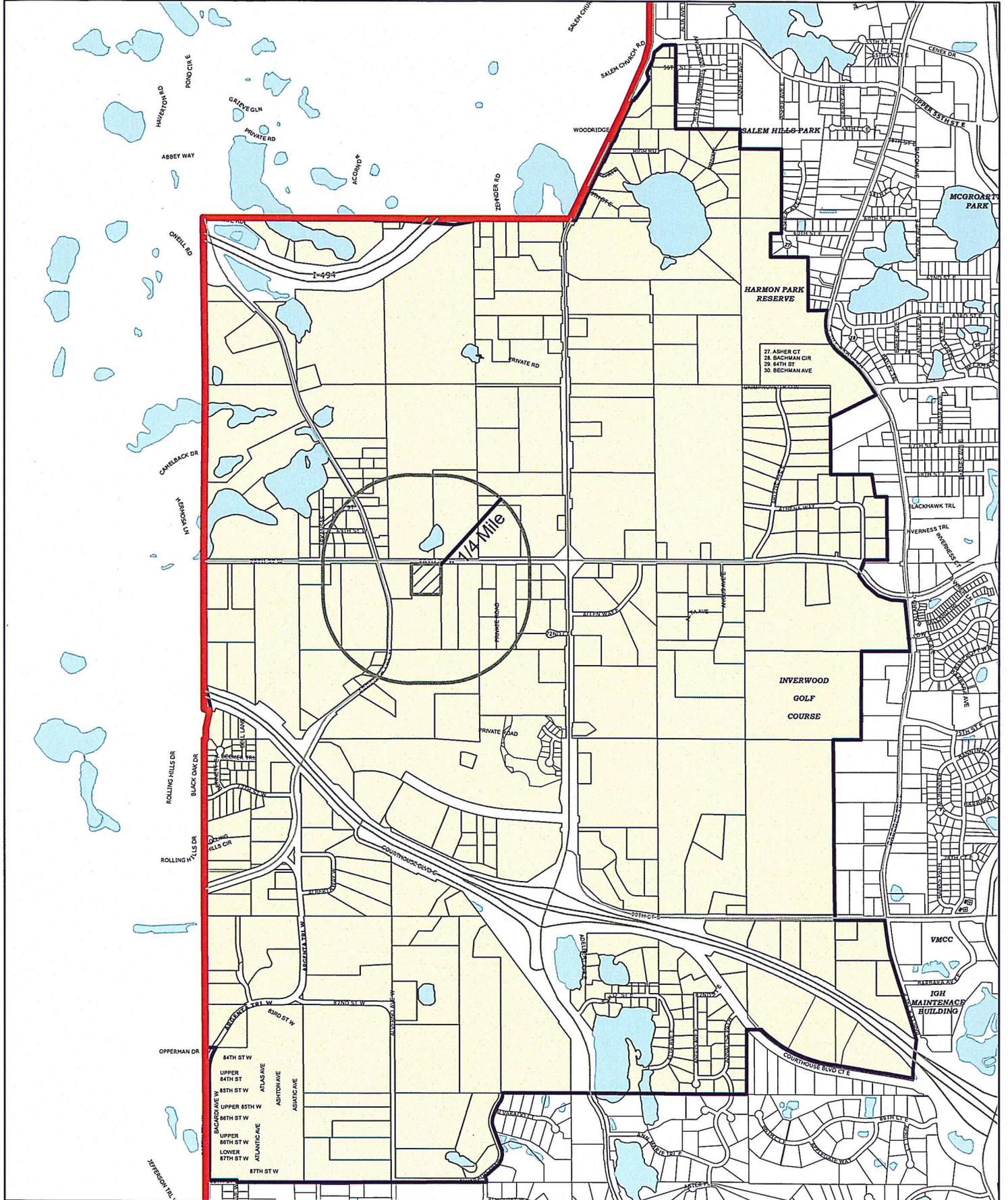




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# 1/4 Mile Spacing Requirement



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

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**REPORT DATE:** June 30, 2011

**CASE NO:** 11-12C

**HEARING DATE:** July 5, 2011

**APPLICANT and PROPERTY OWNER:** Leonard Louis Healthcare Properties, LLP  
(Woodlyn Heights Care Center)

**REQUEST:** A conditional use permit for a senior living facility to add an addition to the main entrance and to expand the parking area.

**LOCATION:** 2060 Upper 55<sup>th</sup> Street

**COMPREHENSIVE PLAN:** P, Public / Institutional

**ZONING:** P, Public/Institutional

**REVIEWING DIVISIONS:** Planning  
Engineering

**PREPARED BY:**  Heather Botten  
Associate Planner

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**BACKGROUND**

The existing building was constructed in 1974 and is used for a senior living facility. The property is 5.4 acres in size. The use of a senior living facility (nursing home) is a conditional use in the P district. Staff was unable to locate an existing CUP for the property therefore to bring the property into conformance a CUP is being requested. The applicant is requesting a conditional use permit for a senior living facility to add a 532 square foot lobby addition with a canopy and a parking lot expansion. The applicant is also adding a canopy expansion to the rear entry.

The specific request consists of the following:

- A.) A **Conditional Use Permit** for a senior living facility to add an addition to the main entrance and to expand the parking area.

**EVALUATION OF THE REQUEST**

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

North	IGH Fire Station; zoned P; guided P
East	Vacant; zoned R-1C single-family; guided Low Density Residential
South	Vacant; zoned R-1C single-family; guided Low Density Residential
West	Residential; zoned R-1C single-family; guided Low Density Residential

### SITE PLAN REVIEW

Building Setbacks. The proposed building addition is located over 100 feet from the closest property line, exceeding setback requirements.

Parking Lot. The proposed parking lot expansion meets setback and surfacing requirements. Overall, there will be 27 additional stalls added to the property for a total of 104 parking stalls.

Lot Coverage. The P, Public/Institutional zoning district does not have a maximum impervious surface requirement. The property is allowed 20% maximum building coverage. With the proposed addition the building coverage is about 11% for the site, meeting code requirements.

Access. Access to the site is not changing; there is one main entrance and one service entrance off of Upper 55<sup>th</sup> Street along the north side of the property.

Tree Preservation/Landscaping. Based on the tree protection and preservation ordinance, tree removal falls under the allowed removal threshold and therefore no reforestation would be required.

Landscaping requirements require a total of 4 overstory trees or the equivalent to be planted as part of the property improvements. The applicant has provided a landscape plan which shows 11 trees and numerous shrubs. The proposed plan meets and exceeds the landscaping requirements.

Engineering. The parking lot expansion would be adding to the impervious surface on the property. Engineering is reviewing the plans and has been working with the applicant on stormwater and grading requirements. Engineering has made some recommendations on conditions that should be added to the approval. These conditions are included in the list of conditions at the end of this report. The applicant shall continue to work with the City to secure final approval of the construction drawings.

Lighting. The applicant has submitted a lighting plan which illustrates the location of lighting in the parking lot. The proposed illumination pattern of the lights complies with the maximum foot candles at the center line of the street and property lines. All parking lot lighting shall be designed so as to deflect light away from any adjoining residential zones or from the public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signs. All new signs shall require a sign permit and follow the sign regulations in the Zoning Code (Section 10-15E).

Fire Marshal Review. All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes at time of building permit.

#### GENERAL CONDITIONAL USE PERMIT REVIEW

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is P, Public/Institutional; senior living is consistent with the uses envisioned in this district.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

The applicant's property is zoned public/institutional. The land use of a senior living facility is consistent with the intent of the P zoning district.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

The proposed site improvements would not have a detrimental effect on public improvements in the vicinity of the property.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The property improvements do not appear to have any negative effects on City facilities or services.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

- i. *Aesthetics/exterior appearance*

- The proposed building addition would be constructed with cultured stone, meeting code requirements.

- ii. *Noise*

- The proposed addition would not generate noises that are inconsistent with P zoning

- iii. *Fencing, landscaping and buffering*

- No fencing is proposed and landscaping exceeds the City's requirements.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

Access to the site is not changing. The amount of traffic would not be out of the ordinary for a residential area. Building and parking setbacks meet or exceed code requirements.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

This use would not have an undue adverse impact on the environment. The applicant is working with the City Engineering Department, creating a stormwater treatment plan.

### **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 a **Conditional Use Permit** for an assisted living facility to add an addition to the existing building and expand the parking lot area subject to the following conditions:
    1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Civil Plan Set date stamped 06/09/11
    2. All parking lot lighting on site shall be a down cast “shoe-box” style and the bulb shall not be visible from property lines.
    3. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.

4. Any expansion of the use as shown on the site plan requires additional city approvals and is not part of this conditional use permit.
5. A storm water facility maintenance agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities. An operation and maintenance plan is required for the new storm water facilities.
6. Prior to the issuance of a building permit, an Engineering cash escrow shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.
7. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
8. All final development plans shall be subject to the review and approval of the City Fire Marshal.

**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.

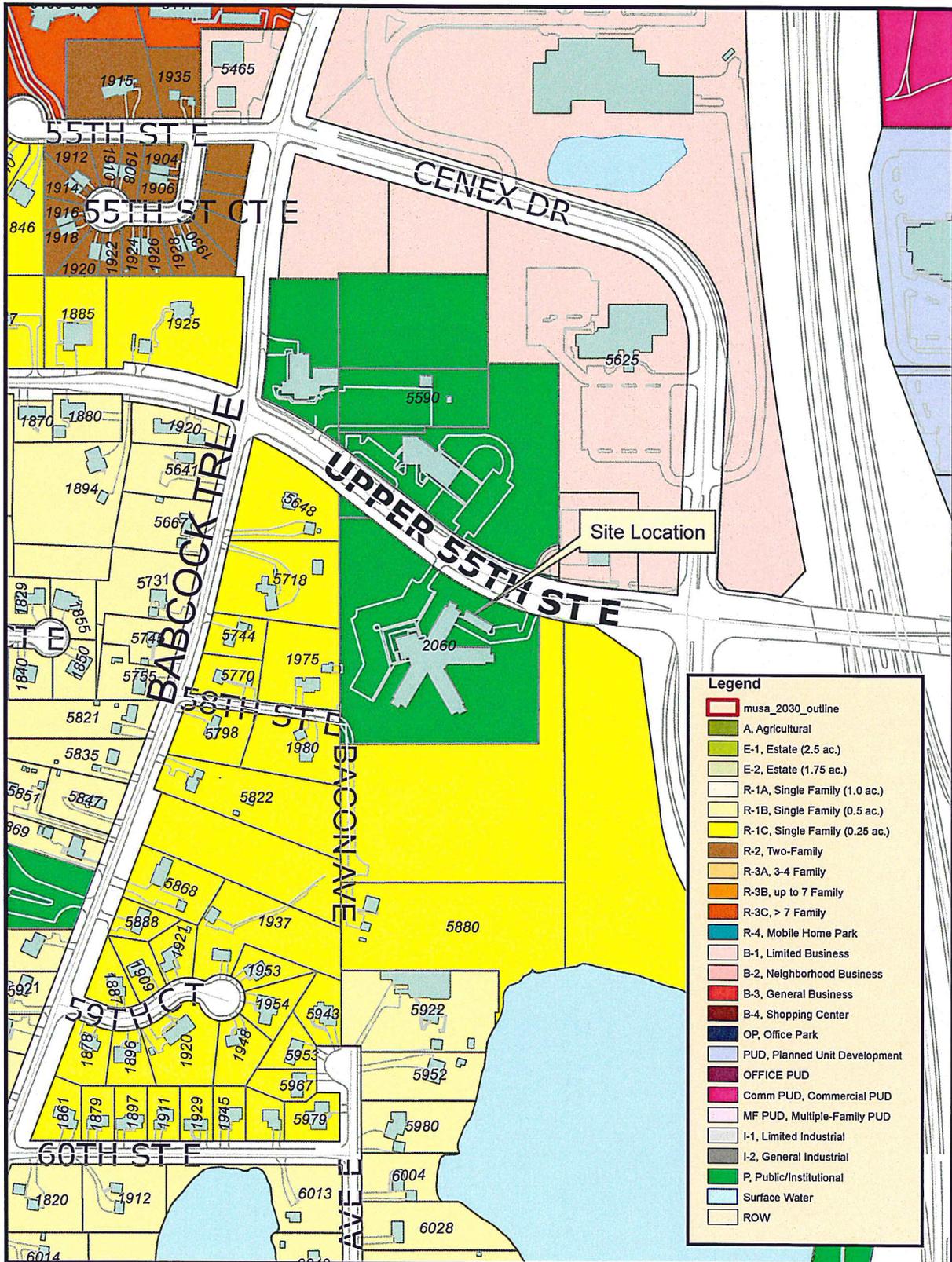
#### **RECOMMENDATION**

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Zoning/Location Map  
Narrative  
Grading Plan  
Landscaping Plan  
Elevations



# Location Map Woodlyn Heights



Legend	
[Red outline]	musa_2030_outline
[Green]	A, Agricultural
[Light Green]	E-1, Estate (2.5 ac.)
[Light Green]	E-2, Estate (1.75 ac.)
[Light Yellow]	R-1A, Single Family (1.0 ac.)
[Yellow]	R-1B, Single Family (0.5 ac.)
[Yellow]	R-1C, Single Family (0.25 ac.)
[Orange]	R-2, Two-Family
[Light Orange]	R-3A, 3-4 Family
[Orange]	R-3B, up to 7 Family
[Dark Orange]	R-3C, > 7 Family
[Blue]	R-4, Mobile Home Park
[Light Pink]	B-1, Limited Business
[Pink]	B-2, Neighborhood Business
[Red]	B-3, General Business
[Dark Red]	B-4, Shopping Center
[Dark Blue]	OP, Office Park
[Light Blue]	PUD, Planned Unit Development
[Dark Blue]	OFFICE PUD
[Pink]	Comm PUD, Commercial PUD
[Light Blue]	MF PUD, Multiple-Family PUD
[Light Blue]	I-1, Limited Industrial
[Dark Blue]	I-2, General Industrial
[Green]	P, Public/Institutional
[Light Blue]	Surface Water
[White]	ROW

Exhibit A  
Zoning Map



June 14, 2011

Heather Botten  
Associate Planner  
City of Inver Grove Heights  
8150 Barbara Avenue  
Inver Grove Heights, MN 55077

Re: Woodlyn Heights Conditional Use Permit - Narrative Scope

Dear Ms. Botten:

The Owners of Woodlyn Heights Care Center, 2060 Upper 55<sup>th</sup> St. E, are proposing a site renovation to their property. Included in the renovation are the following items:

- Expand existing parking while resurfacing existing and resolving current drainage issues. A new drop-off area is to be included with parking lot redesign.
- Provide entry/lobby addition
- Add canopy at rear entrance
- Replace existing monument sign with new sign.

If there are further questions on the scope, please feel free to contact me at any time.

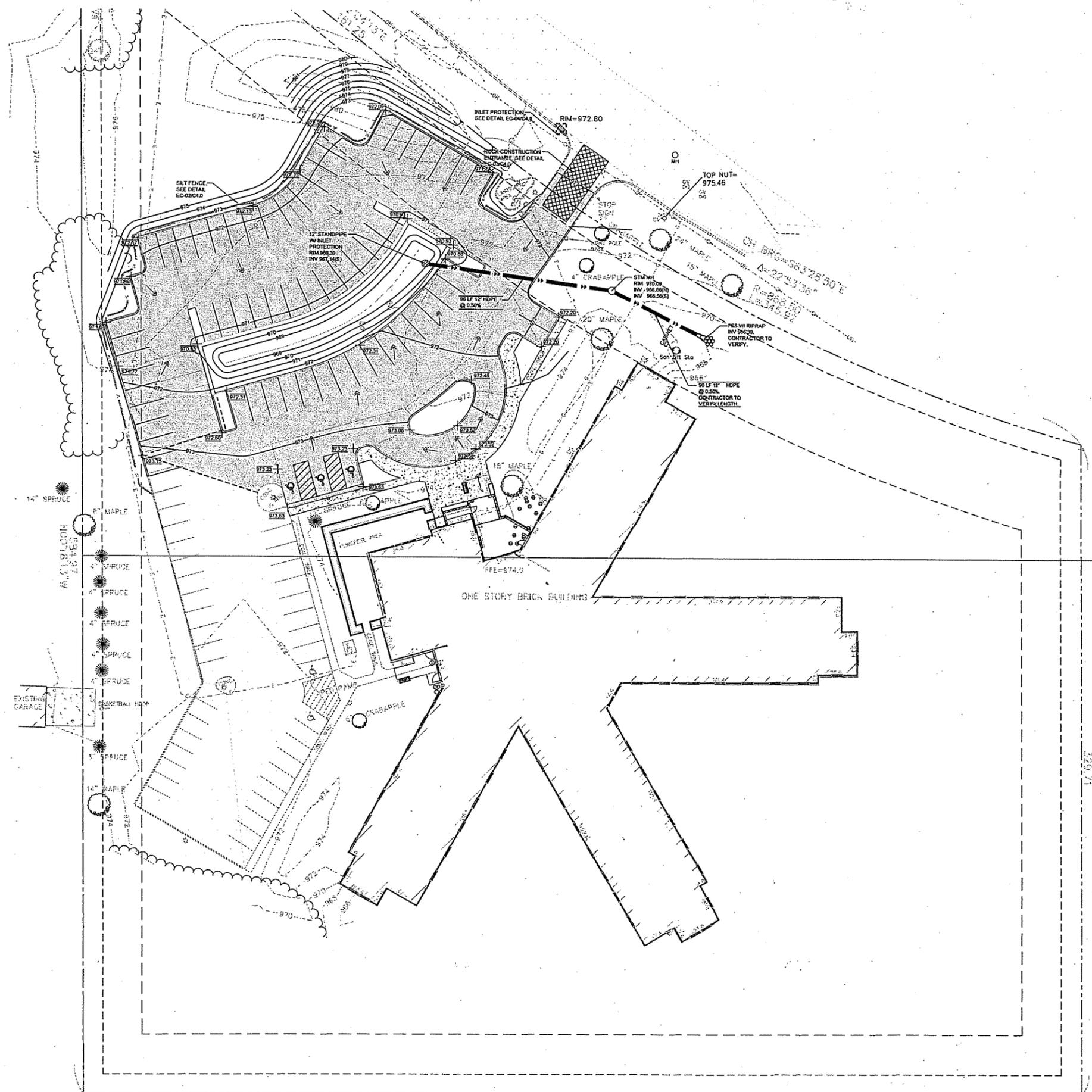
Sincerely,

ELNESS SWENSON GRAHAM ARCHITECTS, INC.

A handwritten signature in black ink, appearing to read "Jill Krance", written in a cursive style.

Jill Krance, AIA, CID, LEED AP  
Senior Associate and Director of Senior Housing  
d. 612.373.4620  
e. [jill.krance@esgarch.com](mailto:jill.krance@esgarch.com)

cc: Patrick Koehnen, VAA; Steve Harl, Tealwood  
File: 210607/docs/narrative scope.doc



**GENERAL NOTES**

1. ALL EXISTING INFORMATION TAKEN FROM SURVEY BY EAGLE LAND SURVEYING, DATED 4-18-11.
2. SUBSURFACE GEOTECHNICAL INVESTIGATION: NOT PROVIDED.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
4. ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO REPAIR ANY DAMAGE AT OWN EXPENSE.
6. ALL WORK TO CONFORM WITH CITY OF WOODLYN AND STATE OF MINNESOTA STANDARDS AND REGULATIONS.
7. ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CATCHBASINS AND MANHOLES ARE SHOWN ON PLAN LARGER THAN ACTUAL SIZE. COORDINATE LOCATION OF MANHOLE COVER AND CASTING SO THAT IT IS PROPERLY LOCATED AT THE BACK OF CURBLINE FOR THE CURB INLETS OR CENTERED IN THE AREA AS SHOWN ON THE PLAN FOR THE AREA DRAINS AND MANHOLE COVERS.
9. PROVIDE TRAFFIC CONTROL AT STREETS AND SIDEWALKS PER CITY OF INVER GROVE HEIGHTS AND MAJCTD REQUIREMENTS.
10. ANY WORK PERFORMED OUTSIDE THE PROPERTY BOUNDARIES MUST BE APPROVED BY OWNER AND ALL REGULATING GOVERNMENT AGENCIES AND APPROPRIATE PERMITS MUST BE OBTAINED.

**GRADING NOTES**

1. PROPOSED SPOT ELEVATIONS AND CONTOURS ARE TO TOP OF GRADE, PAVEMENT OR GUTTER LINE, UNLESS OTHERWISE SPECIFIED.
2. CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM ENTERING STORM SEWER OR BEING TRANSPORTED OFF-SITE IN AN UNCONTROLLED MANNER. CONTRACTOR TO VERIFY AT PROJECT CLOSE-OUT THAT STORM SEWER SYSTEM IS CLEAR OF SEDIMENT AND/OR DEBRIS AND IS FULLY FUNCTIONAL. CONTRACTOR TO FOLLOW BEST MANAGEMENT PRACTICES (BMP'S).
3. ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE OUTSIDE THE LIMITS OF PAVING ARE TO BE RESTORED AND REVEGETATED.
4. CONTRACTOR TO PROVIDE TEMPORARY ROCK CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ACCESS LOCATIONS.
5. ALL EROSION CONTROL ELEMENTS ARE TEMPORARY. CONTRACTOR TO INSTALL EROSION CONTROL ELEMENTS PRIOR TO START OF LAND DISTURBING ACTIVITIES. MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION AND REMOVE FROM THE SITE UPON COMPLETION OF FINAL PAVING AND TURF ESTABLISHMENT.
6. CONTRACTOR TO INSTALL INLET PROTECTION AROUND ALL EXISTING CATCHBASINS AND MANHOLES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES AND AROUND ALL NEW CATCHBASINS AND MANHOLES AFTER THEY ARE INSTALLED.
7. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS THROUGHOUT THE DURATION OF THE CONSTRUCTION. CLEAN PAVED ROADWAYS BY SHOVELING OR SWEEPING. STREET WASHING IS ALLOWED ONLY AFTER SHOVELING OR SWEEPING HAS REMOVED SEDIMENT. SEE CITY OF INVER GROVE HEIGHTS STANDARDS AND REGULATIONS.

**LEGEND**

	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	DENOTES SURFACE DRAINAGE
	SILT FENCE
	SEDIMENT CONTROL AT MANHOLE
	PROPOSED STORM SEWER
	PROPOSED CATCHBASIN
	PROPOSED MANHOLE
	PROPOSED FLARED END SECTION (FES) WITH RIPRAP
	EXISTING CONTOUR
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING SANITARY SEWER
	EXISTING UNDERGROUND TELEPHONE
	EXISTING CONCRETE
	EXISTING BITUMINOUS PAVEMENT
	EXISTING SANITARY LIFT STATION

**WOODLYN HEIGHTS REMODEL**  
Inver Grove Heights, MN

elness swenson graham architects  
500 Washington Avenue South  
Minneapolis, Minnesota 55415  
P. 612.339.5508  
F. 612.339.5382  
www.esgarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_

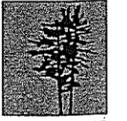
APR 20, 2011  
**NOT FOR CONSTRUCTION**

ORIGINAL ISSUE: 08/28/05  
REVISIONS

No.	Description	Date

210607  
PROJECT NUMBER  
NMH DRAWN BY PDK CHECKED BY  
WOODLYN HEIGHTS REMODEL

GRADING, DRAINAGE AND EROSION CONTROL PLAN  
**C2.0**



LANDSCAPE ARCHITECTURE, INC.  
Landscape Architecture  
Master Planning & Sustainable Design  
858 RAYMOND AVENUE, SUITE C  
ST. PAUL, MN 55114  
TEL: 651.646.1200  
Web: www.landarch.com

elless swenson grabow architects  
560 Washington Avenue South  
Minneapolis Minnesota 55415  
P: 612.339.5308  
F: 612.339.5382  
www.esgarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed landscape architect under the laws of the State of Minnesota

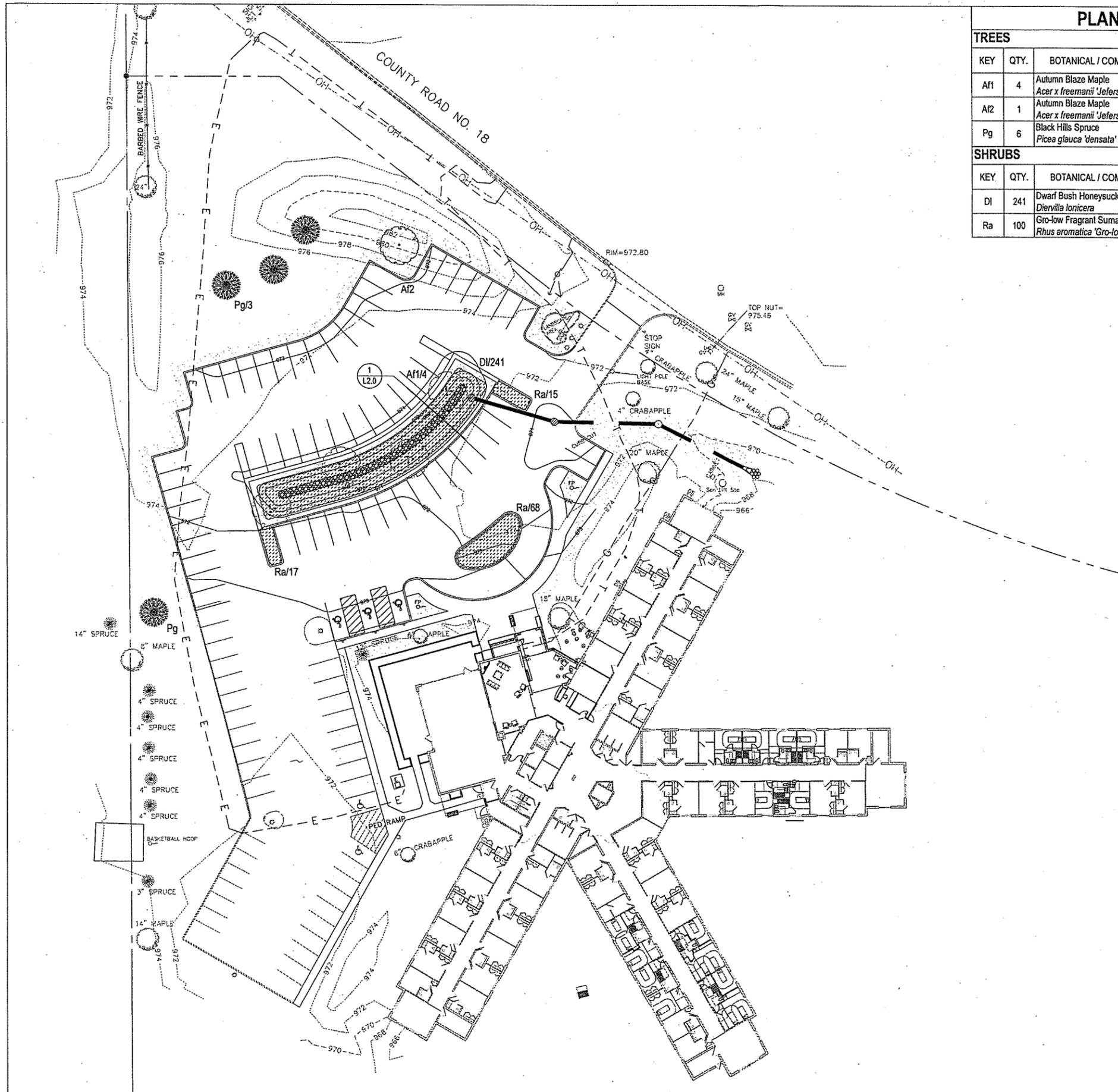
Signature: \_\_\_\_\_

Typed or Printed Name: \_\_\_\_\_

License #: \_\_\_\_\_

### PLANT MATERIALS SCHEDULE

TREES						
KEY	QTY.	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	NOTES
Af1	4	Autumn Blaze Maple <i>Acer x freemanii 'Jefersred'</i>	10' ht.	B&B	As Shown	Clump Form, Matched
Af2	1	Autumn Blaze Maple <i>Acer x freemanii 'Jefersred'</i>	2.5" cal.	B&B	As Shown	
Pg	6	Black Hills Spruce <i>Picea glauca 'densata'</i>	10' ht.	B&B	As Shown	Full to Grade
SHRUBS						
KEY	QTY.	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	NOTES
DI	241	Dwarf Bush Honeysuckle <i>Diervilla lonicera</i>	#2	Clnr.	3' o.c.	
Ra	100	Gro-low Fragrant Sumac <i>Rhus aromatica 'Gro-low'</i>	#2	Clnr.	3' o.c.	

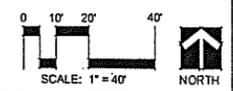


CUP Application  
JUNE 6, 2011  
NOT FOR  
CONSTRUCTION

ORIGINAL ISSUE: -  
REVISIONS  
No. Description Date

210607  
PROJECT NUMBER  
SPM - SPM  
DRAWN BY - CHECKED BY  
WOODLYN HEIGHTS  
REMODEL

PLANTING PLAN  
L1.0

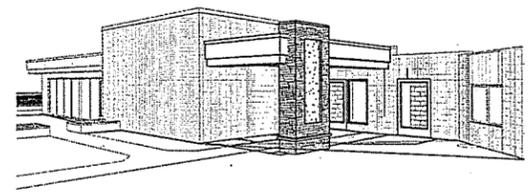


PROJECT NUMBER

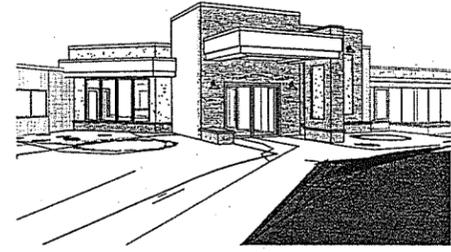


elness swenson graham architects  
500 washington avenue south  
minneapolis minnesota 55415  
p. 6 1 2 . 3 3 9 . 5 5 0 8  
f. 6 1 2 . 3 3 9 . 5 3 8 2  
w w w . e s g a r c h . c o m

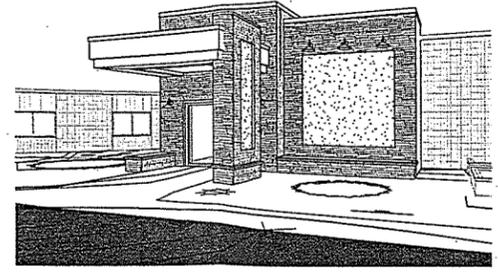
I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.  
Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # \_\_\_\_\_ Date \_\_\_\_\_



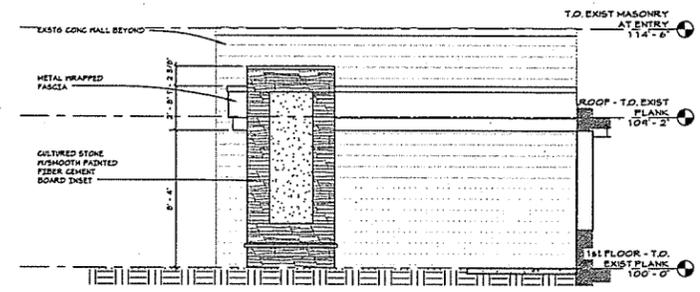
PERSPECTIVE VIEW AT REAR ENTRY



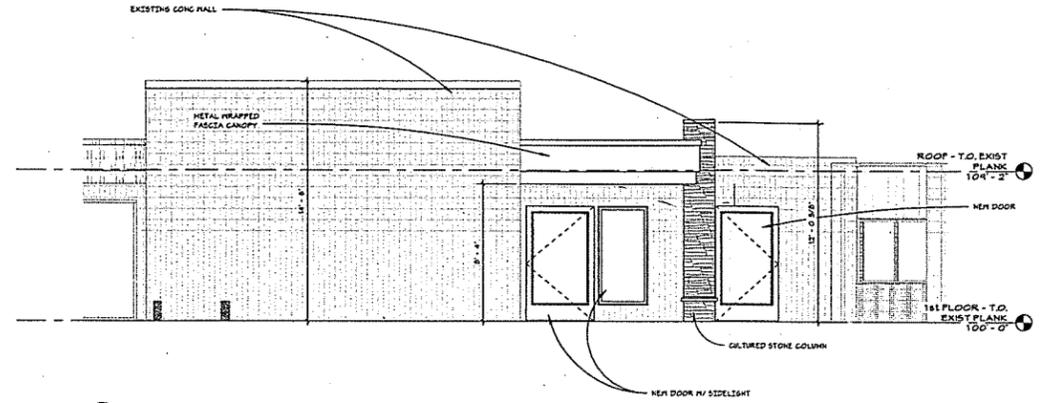
PERSPECTIVE VIEW 2



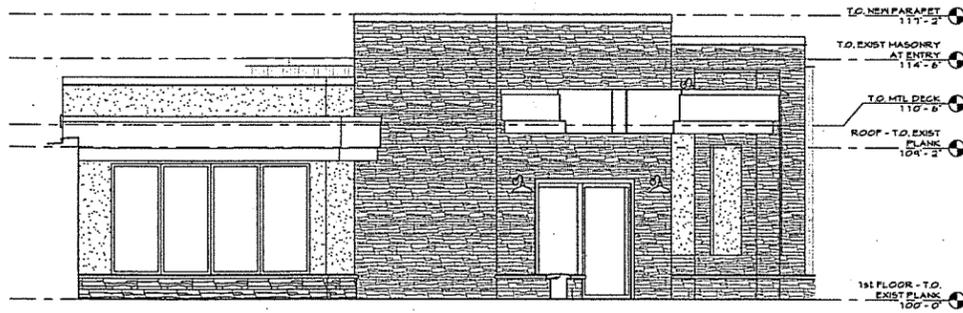
PERSPECTIVE VIEW 1



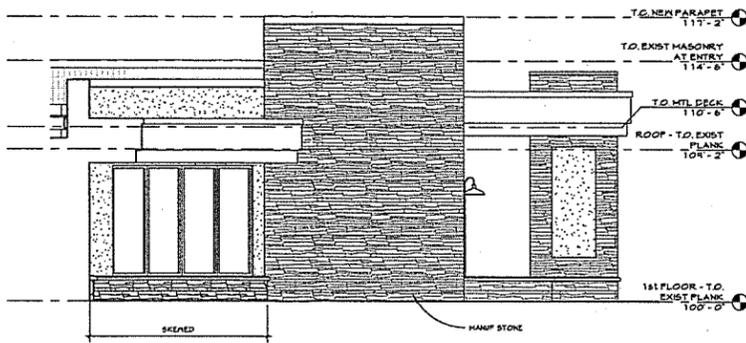
6 REAR ENTRY WEST ELEVATION  
A1.3 1/4" = 1'-0"



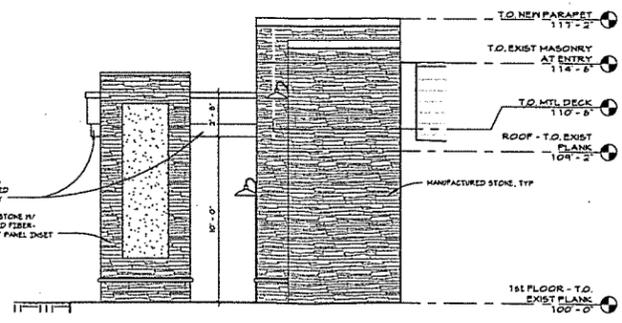
5 REAR ENTRY SOUTH ELEVATION  
A1.3 1/4" = 1'-0"



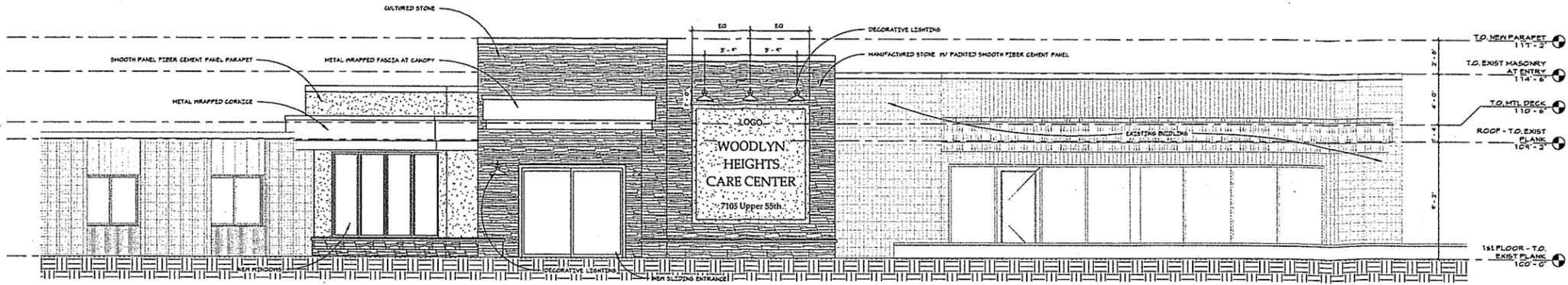
4 SOUTHWEST ELEVATION  
A1.3 1/4" = 1'-0"



3 WEST ELEVATION  
A1.3 1/4" = 1'-0"



2 EAST ELEVATION  
A1.3 1/4" = 1'-0"



1 SOUTH ELEVATION  
A1.3 1/4" = 1'-0"

CUP APPLICATION  
JUNE 6, 2011  
NOT FOR  
CONSTRUCTION

ORIGINAL ISSUE: 11/20/10

REVISIONS

No.	Description	Date

210607  
PROJECT NUMBER

Author \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
Checker \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

WOODLYN HEIGHTS  
REMODEL

EXTERIOR ELEVATIONS  
A1.3

11/12/2011 2:46:01 PM

**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:** June 27, 2011

**CASE NO:** 11-08C

**APPLICANT:** City of Inver Grove Heights

**PROPERTY OWNER:** City of Inver Grove Heights

**REQUEST:** Conditional Use Permit to allow filling in the Floodplain

**MEETING DATE:** July 5, 2011

**LOCATION:** 4301 63<sup>rd</sup> Street

**COMPREHENSIVE PLAN:** Park

**ZONING:** I-1, Limited Industry

**REVIEWING DIVISIONS:** Planning  
Engineering

**PREPARED BY:** Allan Hunting  
City Planner

---

**BACKGROUND**

The City recently purchased the McPhillips property and is now proposing to place fill over the property as part of the contaminated soils remediation. As part of the purchase process, the city hired consultants to conduct soil sample studies to determine if there was any type of soil contamination on the site. It was determined that there was minimal soil spotting in the surface soils. Based on standard MPCA guidelines on soil contamination, remediation can consist of either removing all of the contaminated soils, or place a cap of four feet of fill over the subject area. The City is proposing to place four feet of fill over the site and also on some adjacent city owned parcels in order to match grades in the area. The subject property is located within the Flood Fringe of the Floodplain. Fill is allowed with an approved conditional use permit.

The City is requesting a Conditional Use Permit to allow the placement of fill in excess of 1,000 cubic yards, consistent with provisions in 10-13D-6-2.C of the Flood Fringe District of the Floodplain Management Rules. Filling is allowed provided the plan is prepared by a qualified professional and an erosion control plan is prepared.

## **EVALUATION OF THE REQUEST**

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

North: Heritage Village Park; zoned P; guided Park

East: Future Heritage Village Park; zoned I-1; guided Park

West: Heritage Village Park; zoned P; guided Park

South: Vacant; zoned I-1; guided Park

## **ANALYSIS**

The City hired Emmons and Olivier to create a grading plan for the fill project. The total amount of fill material would be between 20,000 and 22,000 cubic feet of soil. The fill material would come from the South Grove reconstruction project area #6. Engineering has reviewed and approved the grading plan. According to the master plan for Heritage Village Park, this area would contain some trails and open space.

There are a number of trees on the perimeter of the McPhillips property but only a couple on the other properties that will be graded. The area would not be regulated under the Tree Preservation Ordinance as the property does not meet the technical definition of a woodland to trigger reforestation. Therefore, no reforestation is required. However, the landscape plan for Heritage Village Park shows a number of trees that will be planted throughout this area once it is improved and becomes part of the park.

Environmental Commission: The Environmental Commission met on June 23, 2011 to discuss the issue. General questions were asked about the environmental studies done in the area for Heritage Village Park. The City Engineer spoke to describe the details of the projects. No other issues were brought up and the Environmental Commission recommended approval of the conditional use permit (5-0).

## **ALTERNATIVES**

The Planning Commission has the following actions available:

- A. Approval. If the Planning Commission finds the application to be acceptable, the following action should be taken:
  - o Approval of a Conditional Use Permit to allow the placement of fill in excess of 1,000 cubic yards, consistent with City Code provision 10-13D-6-2.C. Flood Fringe District of

the Flood Plain Management rules, for the purpose of grading and filling for soil mitigation on the McPhillips property subject to the following conditions:

1. The placement of fill shall be consistent with the following plans, on file with the Planning Department:

Grading and Erosion Control Plan                      dated 9/29/10

- B. **Denial.**            If the Planning Commission does not favor the proposed applications or portions thereof, the above request or requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

**RECOMMENDATION**

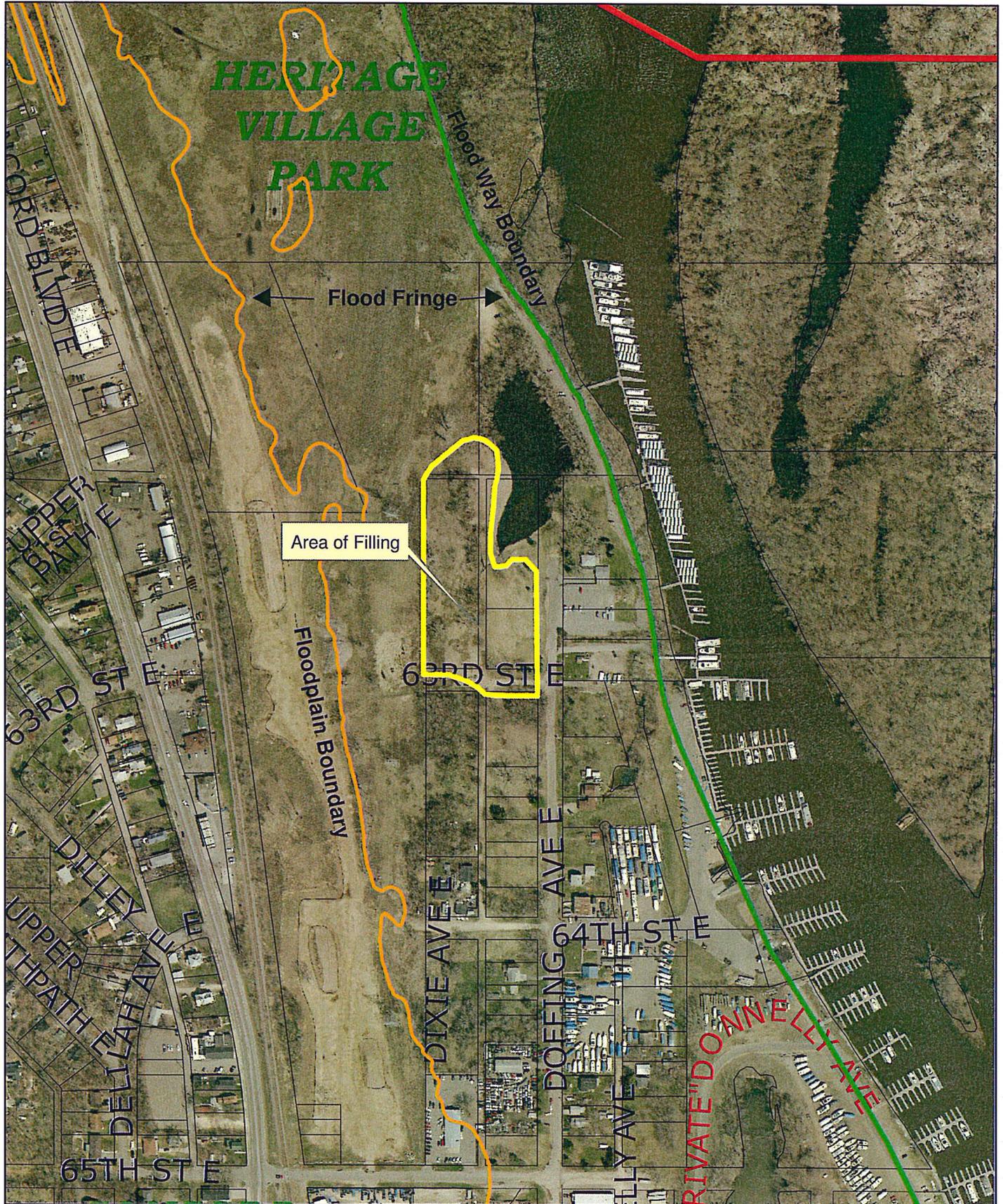
The review of the materials for this request is more of an engineering exercise, rather than a planning exercise, since the project is comprised of soil fill and grading. The plan being presented is the overall grading and filling plan. Engineering has reviewed the plan and finds that it consistent with city code standards. Based on the information provided, Planning recommends approval of the conditional use permit as presented.

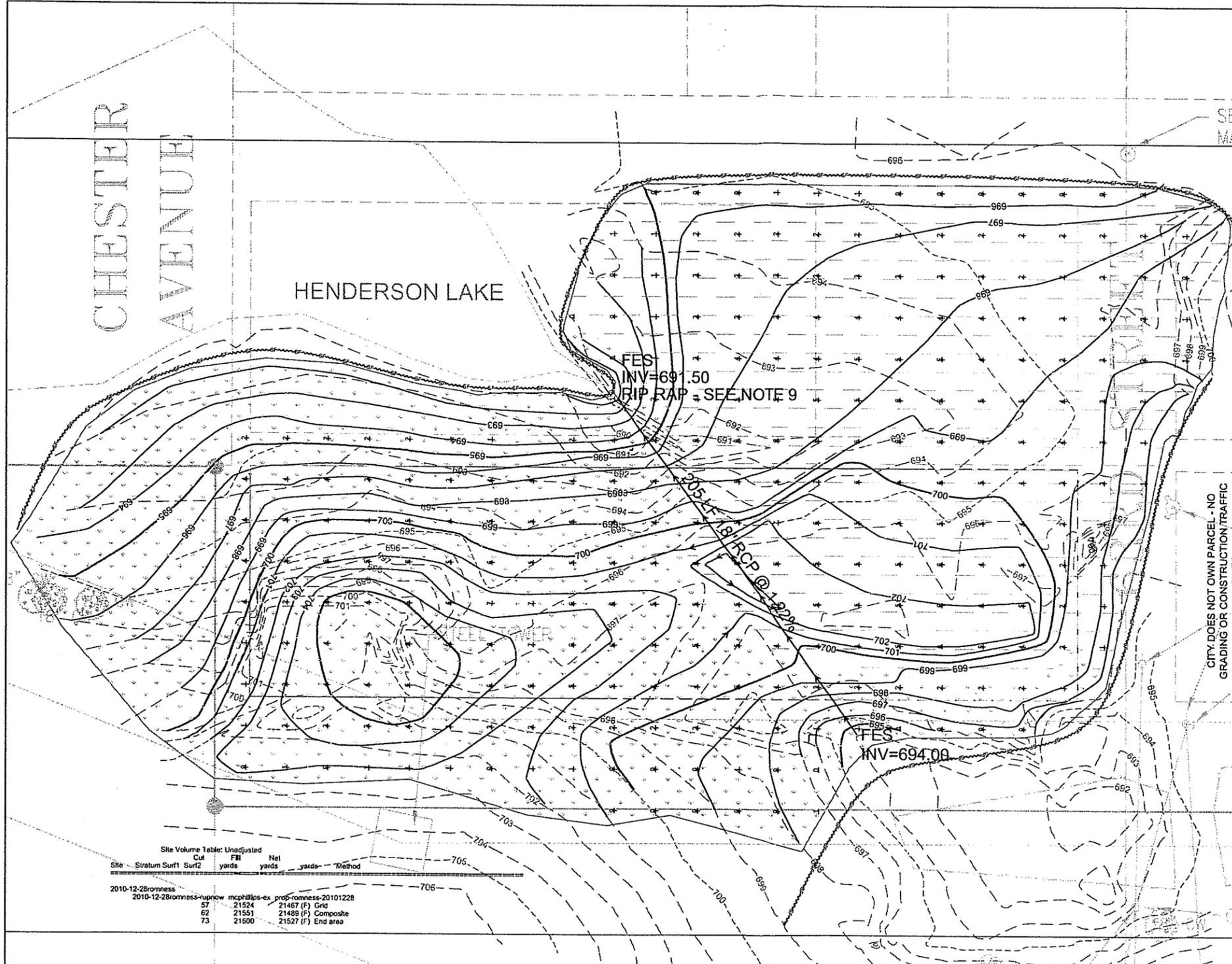
Attachments: Location Map  
Grading and Erosion Control Plan  
Plan of Heritage Village Park



# Location Map

## Case No. 11-08C

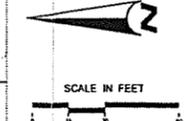




NOTES:

1. MONITORING WELLS ON SITE SHALL BE PROTECTED. CONTACT JEREMY COUGHLIN, BRAUN INTERTEC (952 995-2446) PRIOR TO GRADING AROUND WELLS.
2. GRADING SHALL PROGRESS SO AS TO MAINTAIN DRAINAGE PATTERNS AT ALL TIMES.
3. NO MACHINE COMPACTION WILL BE ALLOWED. ALL HAUL ROADS AND ACCESS ROADS IN THE PARK SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES PRIOR TO PLACEMENT OF TOPSOIL.
4. TREES SHALL BE CLEARED IN ALL AREAS WHERE FILL EXCEEDS 12 INCHES IN DEPTH. TREES SHALL BE CUT FLUSH WITH EXISTING GROUND.
5. ALL ROCK EXCEEDING 12 INCHES IN DIAMETER SHALL BE STOCKPILED IN AREAS SELECTED BY OWNER. STOCKPILE AREAS SHALL NOT EXCEED 200 FEET FROM CURRENT LOCATION OF ROCKS.
6. NO GRADING SHALL TAKE PLACE WITHIN 20 FEET OF POWER LINE TOWERS.
7. 4 INCHES OF TOPSOIL SHALL BE PLACED ON ALL GRADED AREAS. CONTOURS INDICATED FINISHED SURFACE PRIOR TO TOPSOIL PLACEMENT. TOPSOIL SHALL MEET MNDOT SPECIFICATION 3877.2A.
8. ALL FILL PLACED ON SITE SHALL BE TESTED AND PASSED FOR CONTAMINANTS BY BRAUN INTERTEC. CONTACT JEREMY COUGHLIN AT 952 995-2446.
9. FES TO RECEIVE RIP RAP PER CITY STANDARDS. TIE LAST THREE PIPES TOGETHER PER INVER GROVE HEIGHTS CITY STANDARD.
10. SEED ALL DISTURBED AREAS PER PLAN, WITHIN 14 DAYS OF FINAL GRADING. SLOPES 3:1 OR GREATER TO RECEIVE WOOD FIBER BLANKET, TERRA SEEDING, OR APPROVED EQUAL.

- MNDOT NATIVE SEED MIXTURE 350
- MNDOT TURF SEED MIXTURE 260
- SILTY FENCE



Site Volume Table: Unadjusted

Site	Stratum	Surf1	Surf2	Cut yards	Fill yards	Net yards	Method
2010-12-28romness							
2010-12-28romness-upnow							
	57			21524		21467 (F)	Grid
	62			21551		21489 (F)	Composite
	73			21600		21527 (F)	End area

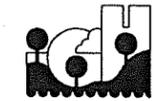
6				
5				
4				
3				
2				
1				
NO	DATE	BY	REVISION	

SUBMISSION DATE: 9-29-2010

DESIGN BY: BJA DRAWN BY: BJA

FOR PROJECT NO. 00055-0029

**EOR** Emmons & Olivier Resources, Inc.  
651 Hale Avenue North  
Oakdale, MN 55128  
Tel: 651.770.8448  
www.eorinc.com



McPHILLIPS PARCEL  
INVER GROVE HEIGHTS, MINNESOTA

GRADING PLAN  
SHEET 01 OF 01 SHEETS

I:\Projects\107700001\Drawings\107700001\_001.dwg  
 Date: 10/11/2010 10:00:00 AM  
 User: J. BAILEY



inver grove heights, mn

# Heritage Village Park

ON THE MISSISSIPPI RIVER

**B** HAWKER & ASSOCIATES, LTD.  
1000 WASHINGTON AVENUE  
10417 EAGAN BLVD., SUITE 204  
HOPKINS, MN 55343  
TEL: 952-286-5333  
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Project # 19047  
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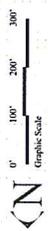
**Improved Roadway**  
Improve Doffing Ave. with designated turn lanes, adequate separation from adjacent businesses / residents, improved storm water collection, etc.

**Community Space**  
Open lawn space for various community events, informal sports, etc. with adjacent picnic shelter and parking lots

**Pond Picnic Area**  
Gazebo picnic shelter overlooks the pond and adjacent lawn space, with adjacent satellite restrooms and a small fishing pier on the pond



MATCH LINE



**Interpretive Overlooks**  
Small overlooks to be placed along the trail throughout the park to make use of scenic views, provide seating areas, and to illustrate historical interpretive information

**History Mystery Node**  
Location for "clue" associated with a historical themed treasure hunt (typ)

**Roundhouse Location**  
Rustic stone benches are placed along the edge of the roundhouse location for historical significance

Rod & Gun Club

**Infiltration Basin (typ)**  
Use of basins and rain gardens to collect and pretreat stormwater before entering another water body

**Natural Area**  
Enhance and restore native prairie and savanna areas of the park with appropriate plant species

**Regional Trail**  
Connection to the North

**Vegetative Buffers**  
Create vegetative buffers along the berm for additional screening and naturalization. Plantings shall be appropriate for savannas or hardwood forests

Master Plan - North