

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, JANUARY 17, 2012 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR January 3, 2012.**

3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**
 - 3.01 **DAKOTA COUNTY CDA – CASE NO. 10-27CS**
Consider a **Final Plat, Conditional Use Permit for a multiple family development, Conditional Use Permit to exceed impervious surface in the shoreland district, Variance from an internal building setback, and a Variance from minimum road width** to allow a one-lot subdivision along with a 24 unit multiple-family development. This request is for the property located at 8200 block of College Trail, east of Blaine Avenue.

Planning Commission Action _____

4. **OTHER BUSINESS**

5. **ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, January 3, 2012 – 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
Armando Lissarrague
Paul Hark
Dennis Wippermann
Pat Simon
Victoria Elsmore
Harold Gooch
Mike Schaeffer
Tony Scales

Commissioners Absent:

Others Present: Tom Link, Community Development Director
Eric Carlson, Park and Recreation Director

APPROVAL OF MINUTES

The minutes from the December 6, 2011 meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS

Reading of Notice

No public hearing notice.

Presentation of Request

Tom Link, Community Development Director, explained the request as detailed in the report. He advised that the Planning Commission is being asked to consider whether the sale of excess golf course property to the Inver Grove Heights Economic Development Authority (EDA) would be consistent with the Comprehensive Plan. The properties in question are left over from a 280 acre purchase for the golf course, and are located on the northwest corner of 70th and Babcock and the south side of 70th Street just west of the golf course parking lot. The golf course has been operational for 20 years and has no need for the two parcels in question. At its last meeting the EDA directed staff to proceed with the potential sale of the excess golf course properties to the EDA. Part of that process involves a determination by the Planning Commission as to whether the sale is consistent with the Comprehensive Plan. Mr. Link explained the history of the EDA and its recent reaffirmation and reactivation. He explained that EDA's have greater flexibility than cities in regard to financial tools, property ownership, etc.

He advised that the City's Comprehensive Plan designates both properties as Public Park/Open Space. Staff finds the sale of the properties to the EDA would be consistent with that designation as the sale of the properties would not affect the principle use of the golf course. The Comprehensive Plan also addresses economic development, including a guiding principle of developing and maintaining a well balanced tax base. It also states that the EDA should take various steps to provide for the growth and development of the community. The sale of the two properties to the EDA would be consistent with that principle and with those economic development statements because at some future time the EDA could then market and sell the

properties for development. At this time the future use has not yet been determined; however, the Planning Commission would have to consider a Comprehensive Plan Amendment prior to an EDA sale of the property. Staff recommends that the Planning Commission find the sale of the excess golf course properties consistent with the Inver Grove Heights Comprehensive Plan.

Chair Bartholomew asked if the proposed use would be something other than low density residential.

Mr. Link stated the City has not determined the future use. There has been discussion of different types of residential, as well as possible commercial. He advised that the golf course adds value to both parcels and regardless of what kind of use goes in, it should generate additional tax base.

Chair Bartholomew stated that it made sense to sell the properties to the EDA; however, he anticipated opposition from the neighboring residents should something other than residential be proposed.

Mr. Link stated the determination of future land use is a complicated issue with many variables, including the fact that utilities would have to be provided to the properties before development could occur. He stated that as development near 70th and Robert occurs the character of this part of the City will change and make the properties more valuable.

Commissioner Wippermann questioned the motivation and asked if there was a pending deal.

Mr. Link replied there was not. He advised the two things that precipitated this request were the reactivation of the EDA and the possibility of retiring the golf course debt. He stated that if the EDA buys the excess golf course properties from the City, the proceeds from that sale would go back to the golf course which would enable them to retire the remaining debt.

Commissioner Wippermann questioned why the matter had not been reviewed by the Park and Recreation Commission prior to coming to the Planning Commission. He stated he would like to hear comment from that Commission as to possible potential need for the property for park and recreational use.

Eric Carlson, Parks and Recreation Director, advised that the matter would be brought before the Park and Recreation Commission on January 11th. He stated the Comprehensive Park Plan does not indicate a need for additional park space in this general location. He stated the golf course has not used the properties in the last 20 years and anticipates no future need for it. The sale would help retire the debt and put the golf course in a better financial position.

Commissioner Wippermann reiterated that he would have preferred to hear the Park and Recreation Commission's position on the matter and questioned why the process was not done in an orderly sequence.

Mr. Carlson advised that two years ago an operational assessment was done on the golf course. One of the consultant's recommendations was that the Park and Recreation Commission not be involved in the operation of the golf course. The matter will be brought to the Park and Recreation Commission for informational purposes rather than for a recommendation.

Commissioner Wippermann stated he would like to know the history of how the City acquired the property; in particular whether any of it was donated and whether there were any understandings as to how the property would be used.

Mr. Link stated he was not involved in the original acquisition but knew the property was acquired

from Ed Kurth who has since passed away.

Mr. Carlson stated the acquisition took place before he worked for the City as well but it was his understanding that all the property for the golf course was purchased from a private owner; none of it was donated. He added that the City has a long standing practice of requiring that no deed restrictions be placed on property they are acquiring which could potentially prevent the City from selling the property or changing its use.

Mr. Link stated his recollection was that the City granted Mr. Kurth a life estate, to which Mr. Carlson advised that was his understanding as well.

Commissioner Elsmore asked if staff could clarify the advantages of EDA ownership.

Mr. Link explained that although the EDA is made up of the Mayor and Councilmembers, it is a separate organization from the City. EDA's have specific authority given to them for development that municipal corporations (cities) do not. They have more financial tools available, and more flexibility with ownership, development agreements, etc.

Commissioner Gooch asked how the EDA would fund the acquisition.

Mr. Link stated they are exploring alternative funding sources.

Commissioner Lissarrague asked what the value of the properties was.

Mr. Link advised that an appraisal was done; however, at this point the information is confidential as it would ultimately be used in negotiating with the developer. He advised that the value of the property exceeds the remaining golf course debt.

Commissioner Scales stated he used to farm for Ed Kurth and would like to know what his understanding was of the transaction as he felt it was unlikely that Mr. Kurth would have been agreeable with the City selling the property. He stated he would prefer to know what the plan was for the land before allowing it to be sold to the EDA.

Commissioner Schaeffer asked Mr. Link to explain how EDA's were generally funded and if the sale of the excess golf course property was to be a long-term funding mechanism for the EDA.

Mr. Link advised the primary ways EDA's were funded was through their ability to levy taxes up to a certain amount (the Inver Grove Heights' City Council has never discussed that) or transferring funds. In 2010 the City transferred \$500,000 out of the Host Community Fund for economic development purposes, and then again in 2011.

Commissioner Scales stated he was concerned that there was a plan in the background and that six months from now a developer would come forward with a plan.

Mr. Link stated there were no plans to proceed immediately with development and there has been no discussion of a timeline. The City has received occasional interest in the property on 70th and Babcock; however, in each case the City Council has said they were not interested at this time.

Commissioner Lissarrague stated it sounded as if the City was requesting to sell the property to the EDA as it was an entity that would have the flexibility to sell the property at the best possible time to the best buyer.

Commissioner Scales stated he was concerned about possibly transferring the debt from the City

to the taxpayer.

Mr. Link stated there was no impact to the taxpayer except perhaps a positive one of retiring the golf course debt. He advised that the issue before the Commission tonight was whether or not the sale of the properties was consistent with the Comprehensive Plan; staff believes it is.

Commissioner Schaeffer recommended the request be moved forward as it appeared to be consistent with the Comprehensive Plan. He stated that at time of development it would be brought back to the Planning Commission and the issues raised tonight could be addressed at that time.

Opening of Public Hearing

There was no public testimony.

Planning Commission Discussion

Chair Bartholomew stated that although the sale of the excess property was consistent with the Comprehensive Plan, he would have preferred to have the Park and Recreation Commission's input before making a recommendation.

Commissioner Hark stated he believed the request was consistent with the Comprehensive Plan and he was in favor of the sale, stating it would unburden the City from its debt and hopefully help out the underperforming golf course.

Commissioner Wippermann asked if it would be appropriate to table the request until the Park and Recreation Commission had opportunity to comment as to whether the property was needed for the golf course or other park and recreation use.

Mr. Link stated that would be up to the Planning Commission. The reason staff brought this item to tonight's meeting is because it would leave ample time to prepare minutes, etc. prior to distribution of the next EDA packet on January 20.

Commissioner Elsmore stated the purview of the Planning Commission was to determine whether the sale would be consistent with the Comprehensive Plan; the comments made tonight seem to indicate that it does. She stated the Park and Recreation Commission has a different jurisdiction and any comments from them would go to the EDA as well.

Commissioner Lissarrague stated he supported the request as it provided flexibility.

Commissioner Schaeffer asked for clarification of whether the Park and Recreation Commission would be asked for a recommendation of approval.

Mr. Carlson replied it is staffs intent to bring the matter to them for informational purposes. The Park and Recreation Commission would have an opportunity to make comment and those comments would be passed onto the City Council. He stated the Planning Commission's actions are separate from the Park and Recreation Commissions as they would make comment regarding potential golf course or park purpose rather than Comprehensive Plan consistency.

Commissioner Schaeffer stated it was unlikely that any comments made by the Park and Recreation Commission would change the Planning Commission's determination of consistency.

Planning Commission Recommendation

Motion by Commissioner Elsmore, second by Commissioner Gooch, to recommend that the sale of the excess golf course properties to the EDA is consistent with the Comprehensive Plan.

Motion carried (6/3 – Wippermann, Bartholomew and Scales). This item goes to the Economic Development Authority on February 6, 2012.

Chair Bartholomew asked if the EDA meetings were public, to which Mr. Link replied in the affirmative.

OTHER BUSINESS

Elections

Motion by Commissioner Schaeffer, second by Commissioner Wippermann, to nominate Tom Bartholomew to the position of Planning Commission Chair.

Commissioner Wippermann offered a friendly amendment to nominate Tom Bartholomew as Chair, Paul Hark as Vice-Chair, and Pat Simon as Secretary by white ballot.

Commissioner Schaeffer agreed to amend his motion.

Motion carried (9/0).

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:42 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: January 11, 2012 **CASE NO:** 10-27CS

HEARING DATE: January 17, 2012

APPLICANT: Dakota County CDA

PROPERTY OWNER: Inver Hills Family Housing Limited Partnership

REQUEST: Final Plat, Conditional Use Permits, and Variances for a one lot subdivision along with a 24 unit multiple-family development.

LOCATION: 8200 Block of College Trail

COMPREHENSIVE PLAN: MDR, Medium Density Residential

ZONING: R-3C, Multiple-Family Residential
Shoreland Overlay District

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY:  Heather Botten
Associate Planner

BACKGROUND

The applicant has submitted a request to final plat Outlot B, East Campus into a one lot, 24 unit multiple-family development. The property is 2.92 acres in size and located on the north side of College Trail, east of Blaine Avenue. The following specific applications are being requested:

- a.) A **Final Plat** for a one-lot subdivision to be known as East Campus Second Addition;
- b.) A **Conditional Use Permit** to exceed 25% impervious surface coverage in the Shoreland Overlay District;
- c.) A **Conditional Use Permit** to construct a multiple family development;
- d.) A **Variance** from the minimum road width for an internal private roadway;
- e.) A **Variance** from the minimum setback requirement between two buildings.

EVALUATION OF THE REQUEST

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

North	Vacant; zoned P, Public/Institutional; guided Public/Institutional
East	Residential; zoned R-1C; guided LDR, Low Density Residential
South	Vacant; zoned PUD; guided Private Open Space

West Apartments and Vacant property; zoned R-3C; guided MDR and Public/Institutional

SITE PLAN REVIEW

Building Setbacks and Coverage. All four buildings meet the minimum setback requirements from the property lines. The buildings are setback at least 30 feet from the side and rear property lines and over 70 feet from the front. The two middle buildings (buildings 2 and 3) that are back facing do not meet the required 60 foot separation setback. The variance is discussed later in the report. The R-3C zoning district allows 20% building coverage. The development is proposed at about 15% building coverage, meeting code requirements.

Impervious Coverage. Allowable impervious surface coverage in the R-3 district is 40%. The proposed site contains 40% impervious surface, meeting the R-3 requirements. The property is also located in a shoreland overlay district which limits a property to 25% impervious coverage. This may be increased by conditional use provided the City has approved and implemented a stormwater management plan for the property. The CUP is discussed later in the report.

Access and Parking. There would be one access off of College Trail. Spacing requirements from property lines and the driveway to the east have been met. Zoning code requires a five foot setback for drive areas. Parking and drive setbacks have been met. Multiple family developments require 2.5 parking spaces per unit. The proposed development meets this requirement.

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 24 overstory trees or the equivalent to be planted as part of the property improvements. The applicant has provided a landscape plan which demonstrates 52 significant trees plus numerous ornamentals and shrubs, exceeding landscaping requirements.

Engineering. Engineering is reviewing the plans and has been working with the applicant on stormwater and grading requirements. There are no wetlands on site. A drainage pond with public easement is proposed along the south boundary. There is an existing water main on the property that shall be relocated to maintain a safe distance from the southwest building. The developer shall continue to work with the Engineering department to meet all the conditions outlined in the City Engineers review letters and subsequent correspondence.

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

FINAL PLAT

Zoning and Comprehensive Plan Consistency. The property is zoned R-3C, multiple-family residential and guided MDR, Medium Density Residential. The zoning and comprehensive plan designations are consistent with the proposed plat.

Lots & Blocks.

The proposed plat consists of one lot on 2.92 acres of land and is 244 feet wide. The lot meets the minimum lot size and width requirements for R-3C zoned lots.

Park Dedication. The applicant is proposing a tot lot and open space on the property. Park dedication on this project would be cash in lieu of land. If approved, prior to release of the final plat for filing with Dakota County, a cash fee of \$3,950 per unit (24 x \$3,950 = \$94,800) would be due to the City. The City is also requesting a 10 foot trail easement along the south property line to be used for a future trail or sidewalk.

CONDITIONAL USE PERMIT REVIEW FOR A MULTIPLE FAMILY DEVELOPMENT

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 MDR, multiple family developments are consistent with the uses envisioned in this district. The project is consistent with specific strategies identified in the Housing Chapter of the Comprehensive Plan. This project provides for affordable and workforce housing which is a key component of satisfying the City's affordable housing unit standards set by the Metropolitan Council. Providing for this type of housing product also satisfies a number of the implementation housing policies in the Comprehensive Plan.

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 R-3C. Multiple-family units are consistent with the intent of the R-3C 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. The applicant would provide the requested easements from the City for future and existing improvements.

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. The applicant shall grant the City a 10 foot trail easement along the south property line for future trail construction.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*
 - i. *Aesthetics/exterior appearance*
The proposed buildings would be constructed of rockfaced CMU, fiber shake siding and fiber board siding, meeting code requirements.
 - ii. *Noise*
The proposed development would not generate noises that are inconsistent with R-3 zoning.
 - iii. *Fencing, landscaping and buffering*
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.*

The amount of traffic would not be out of the ordinary for a multiple family residential area. Building and parking boundary 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 to create a stormwater management plan for the property.

CONDITIONAL USE PERMIT TO EXCEED 25% IMPERVIOUS SURFACE

The property is zoned R-3C which allows 40% impervious surface. The property is also located in the shoreland overlay district; these regulations supersede the R-3 zoning requirements. The site is located within the shoreland overlay of DNR lake # 19-38. Impervious surface coverage is limited to 25% of the lot; this may be increased by conditional use provided the City has approved and implemented a stormwater management plan affecting the subject site.

The proposed property improvements would total about 40% impervious surface. The applicant is working with the City to approve a stormwater management plan for the parcel.

The DNR has received the plans, at this time no comment has been received.

VARIANCES

As indicated earlier, the applicant is requesting two variances 1.) to allow a private roadway less than 30 feet and 2.) to allow a 42' building separation whereas 60 feet is required.

City Code Title 10, Chapter 3. **Variances**, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The purpose of the zoning code is to protect the health, safety and general welfare of its residents and to provide compatibility of different land uses and the most appropriate use of land throughout the city. The variances do not appear to be in conflict with this general purpose of the zoning code. The application is not contrary to the Comprehensive Plan as the future land use is MDR and multiple-family is an approved land use in this district. Additionally, the project provides for affordable and workforce housing which is a key component of satisfying the City's affordable housing unit standards set by the Metropolitan Council.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

In order to meet impervious surface requirements for the R-3 district the internal road proposed is less than 30 feet. Fire Code requires a minimum of 20 feet, which the development meets or exceeds this requirement. Parking would not be allowed on either side of the street. The drive area would be used in a reasonable safe manner.

The setback regulations are in place to provide a buffer between structures and to provide open space. In order to protect some of the existing topography on site and to minimize impervious surface the proposed building setback between buildings two and three is 42 feet at its closest point. This is not an area where traffic or vehicles would drive through. The location of the structures are proposed at a reasonable setback providing over 40 feet between the two buildings. Additionally, the applicant is providing a recreation area/tot-lot to the west of building #2.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The property is unique with topographical constraints and in order to meet the impervious surface requirements and reduce overall grading the project has a more compact building placement and the internal roadways are narrow and do not allow for parking on either side.

4. *The variance will not alter the essential character of the locality.*

The building setbacks and street width do not have a negative impact on the character of the locality.

5. *Economic considerations alone do not constitute an undue hardship.*

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

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of the **Final Plat, Conditional Use Permit for a multiple family development, Conditional Use Permit to exceed impervious surface in the shoreland district, Variance from internal building setback, and a Variance from minimum road width** for a one lot subdivision along with a 24 unit multiple family development 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.

Building Elevations	dated 11/07/11
Civil Plan Set	dated 11/07/11
Landscaping	dated 11/07/11

2. 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.
3. A Stormwater 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.
4. An Improvement Agreement shall be prepared by the City Attorney and executed by both the City and the property owner to address responsibilities and maintenance of the different storm water systems, to obtain a letter of credit for performance, and to obtain an engineering escrow for engineering staff and emergency erosion control expenses.
5. 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.
6. The owner shall secure a building permit for the retaining walls and meet all conditions required by the Chief Building Official.
7. A 10 foot trail easement for a future trail/sidewalk shall be dedicated to the City along the south boundary line.
8. The park dedication fee shall be paid to the City prior to release of the final plat.
9. No parking signs shall be posted along the 20 foot wide areas of the internal roads.
10. 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.

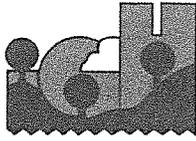
RECOMMENDATION

Staff is in support of the request as presented. The project is consistent with the Zoning Code and with specific strategies identified in the Housing Chapter of the Comprehensive Plan. The City may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. The property is unique with

topographical constraints and in order to meet the impervious surface requirements and reduce overall grading the project has a more compact building placement and the internal roadways are narrow.

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
Site, Grading, Landscaping Plans
Elevations
Letter from Inver Hills Community College
Recommendation from Housing Committee
Letter from Resident



Dakota County CDA Case No. 10-27CS

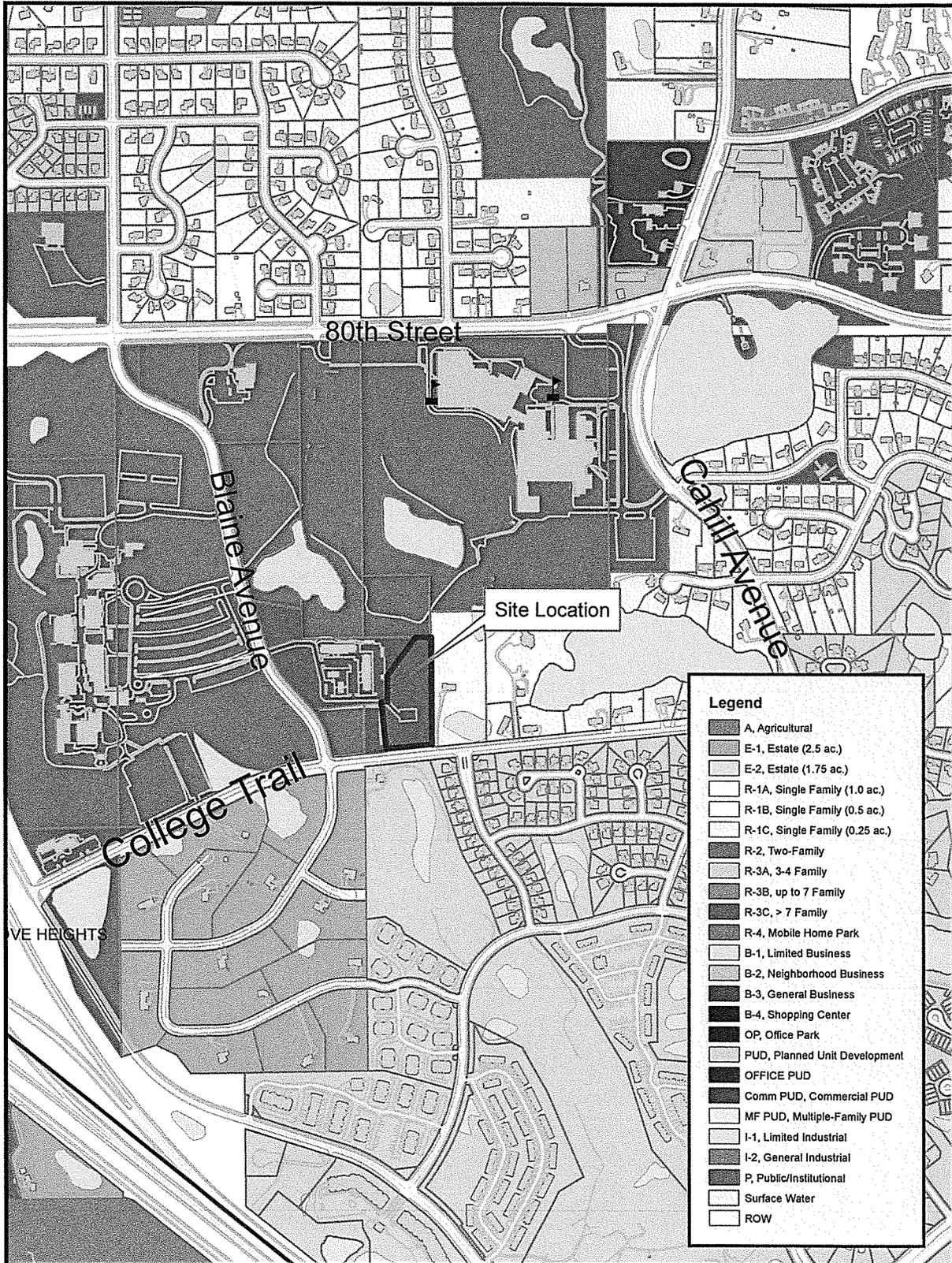


Exhibit A
Location and Zoning Map

Narrative for
Inver Hills Townhome Development

The Dakota County Community Development Agency as developer for the Inver Hills Family Housing Limited Partnership is proposing to develop Outlot B East Campus as a 24 unit workforce housing townhome development. The site is zoned R3C Multiple Family and is vacant. The Dakota County CDA began developing affordable family housing in 1992. Since then, 19 developments have been completed providing 597 affordable rental townhomes for working families. These developments are located in the cities of Apple Valley, Burnsville, Eagan, Farmington, Hastings, Inver Grove Heights, Lakeville, Mendota Heights and Rosemount.

Each development is 99.9% owned by a private partner who provides approximately 60% of the financing. U.S. Bancorp Community Development Corporation has been the private partner for 17 of the CDA's 19 family housing partnerships. The CDA is the general partner, developer, manager and lender for each development.

To qualify for these townhomes, applicants must have good landlord rental histories, good credit references and clean criminal histories. Applicant's annual gross household income may not exceed 60% of the area median income adjusted for family size. Maximum income for a family of three is \$45,360.

Currently, rents for these units range between \$630-\$640 for a two-bedroom and \$675-\$695 for a three-bedroom. The average income of residents is \$30,000. The average family size is three. The majority of residents are working at modest paying jobs and over half are headed by a single parent.

The timing of the construction would likely begin in 2012 and be completed in 2013. It is expected that the entire townhome development would be constructed at one time.

The proposed workforce housing development would provide much needed affordable housing in an area with very high demand. The projected demand for affordable/subsidized rental housing in Inver Grove Heights from 2000 – 2030 is 395 units based on a Comprehensive Housing Needs Assessment completed by Maxfield Research 2005. The study recommended that the Dakota County CDA develop additional family townhome developments in the city to help meet the demand.

Waiting lists for the two existing CDA family townhome developments in Inver Grove Heights (Spruce Pointe and Lafayette Townhomes) have over 1,400 applicants.

EAST CAMPUS SECOND ADDITION

11W CORNER OF THE NE 1/4 OF SEC. 16-T27-R22 DAK. CO. ALUM. MON. FOUND

11 89°36'21" 1321.77

WEST LINE OF THE E. 1/2 OF THE NE 1/4 OF SECTION 16

NORTH LINE OF LOT 1, BLOCK 1, EAST CAMPUS

LOT 1
BLOCK 1

EAST CAMPUS

LOT 1
BLOCK 1

OUTLOT B
EAST CAMPUS

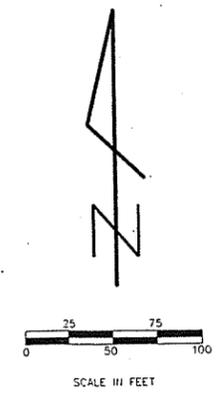
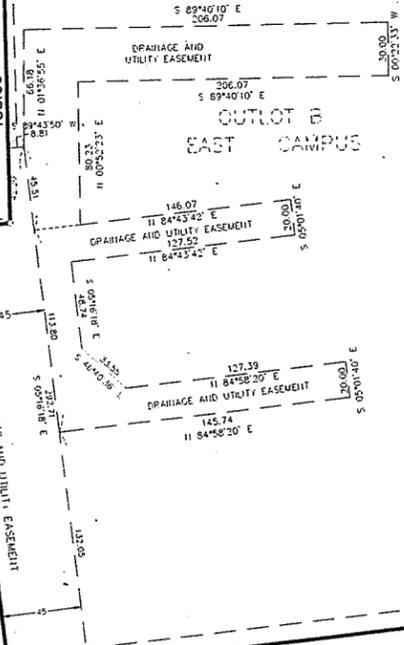
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138.00

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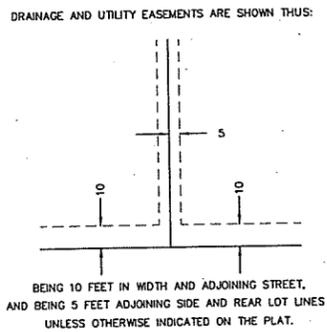
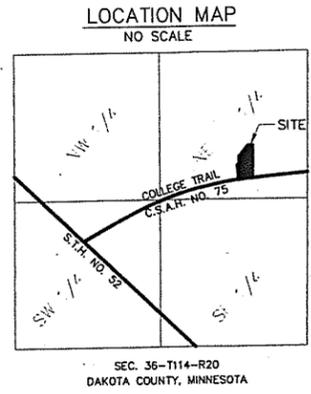
S 05°16'18" E
251.30

244.47
N 84°57'01" E
C.S.A.H. NO. 75 COLLEGE TRAIL

574.62
N 00°20'07" E



• DENOTES IRON PIPE MONUMENT FOUND
○ DENOTES 1/2 INCH x 1 1/4 INCH IRON MONUMENT SET, MARKED BY MINNESOTA LICENSE NO. 23189
THE EAST LINE OF OUTLOT B, EAST CAMPUS, IS ASSUMED TO HAVE A BEARING OF N 00°20'07" E



KNOW ALL PERSONS BY THESE PRESENT: That Dakota County Community Development Agency, a Minnesota public body corporate and politic, owner and proprietor of the following described property situated in the County of Dakota, State of Minnesota, to wit:

Outlot B, EAST CAMPUS, according to the recorded plat thereof, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as EAST CAMPUS SECOND ADDITION and does hereby dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Dakota County Community Development Agency, a Minnesota public body corporate and politic, has caused these presents to be signed by its proper officer this ____ day of _____, 2012.

DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY

By: _____
Mark S. Ulfers, Executive Director

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2012, by Mark S. Ulfers, Executive Director, of Dakota County Community Development Agency, a Minnesota public body corporate and public, on behalf of the corporation.

Notary Public, _____, County, _____
My Commission expires: _____

I hereby certify that I have surveyed and platted the property described on this plat as EAST CAMPUS SECOND ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Grant D. Jacobson, Land Surveyor
Minnesota License No. 23189

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this ____ day of _____, 2012, by Grant D. Jacobson, Land Surveyor.

Notary Public, _____, County, Minnesota
My Commission expires: _____

PLANNING COMMISSION OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA
Approved by the Planning Commission of the City of Inver Grove Heights, at a regular meeting thereof, on the ____ day of _____, 2012.

Chair

CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS, MINNESOTA
We do hereby certify that on the ____ day of _____, 2012, the City Council of Inver Grove Heights, Minnesota, approved this plat.

Mayor

DAKOTA COUNTY SURVEYOR

Pursuant to Section 383D.65, Minnesota Statutes, this plat has been approved on this ____ day of _____, 2012.

By: _____
Todd B. Tollefson, Dakota County Surveyor

DAKOTA COUNTY TREASURER-AUDITOR

I hereby certify that the taxes for the year 2010 for the lands described on this plat as EAST CAMPUS SECOND ADDITION have been paid and that no delinquent taxes are due and transfer entered this ____ day of _____, 2012.

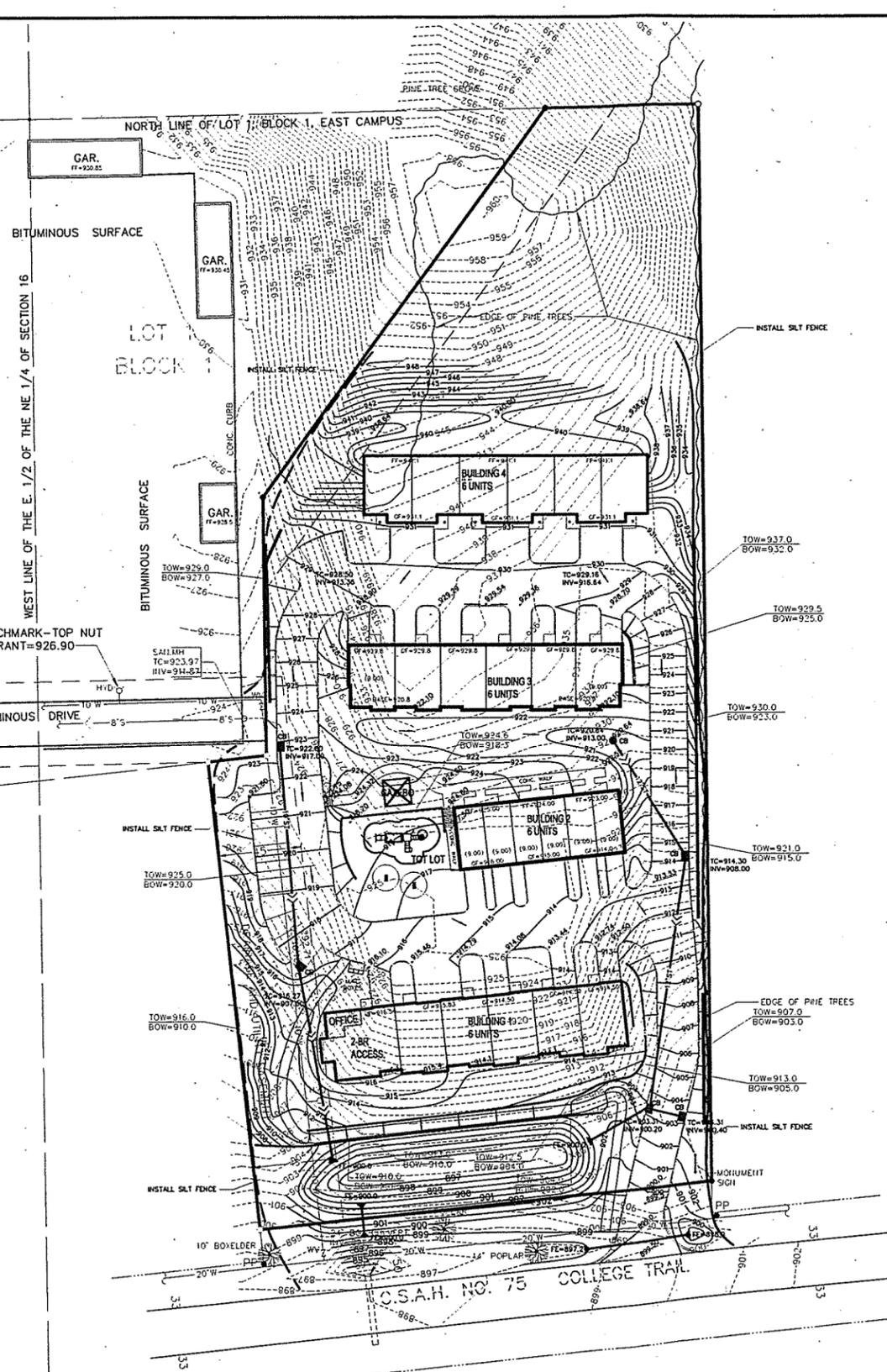
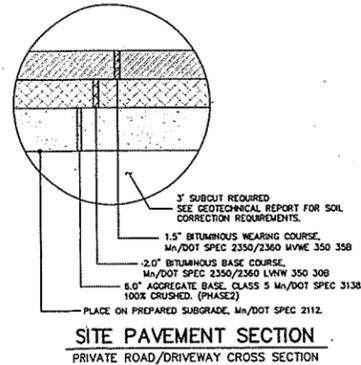
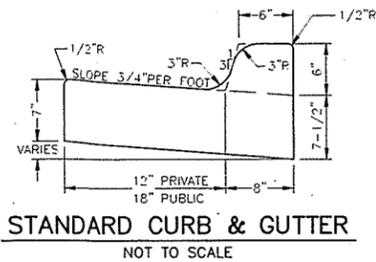
County Treasurer-Auditor
Dakota County, Minnesota

DAKOTA COUNTY RECORDER
Document Number _____

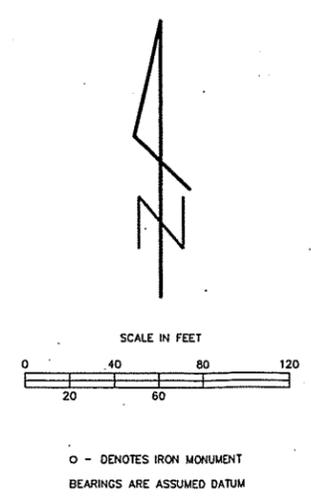
I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 2012 at ____ o'clock ____ M. and was duly recorded in Book ____ of _____ on page _____.

County Recorder, Dakota County, Minnesota

SHEET NO.
C-4
4



- LEGEND**
- 10" W WATER MAIN LINE
 - 8" S SANITARY SEWER LINE
 - 12" ST STORM SEWER LINE
 - F.P. FLAG POLE
 - G.L. GROUND LIGHT
 - L.P. LIGHT POLE
 - HYD. FIRE HYDRANT
 - C.B. CATCH BASIN
 - W.V. WATER VALVE
 - M.H. MANHOLE
 - C.O. CLEAN OUT
 - P.B. PIPE BOLLARD
 - XFMR TRANSFORMER
 - Ⓣ PARKING STALL COUNT
 - EXISTING SPOT ELEVATION
 - CONFEROUS TREE
 - DECIDUOUS TREE



- NOTES**
- 1) UTILITIES SHOWN ARE APPROXIMATE LOCATION, CALL GOPHER STATE ONE CALL AT 811 FOR ALL UTILITY, GAS LINE, AND ELECTRICAL LINE LOCATIONS PRIOR TO EXCAVATION.
 - 2) BENCHMARK - TOP NUT HYDRANT WEST OF SITE ELEVATION = 926.90
 - 3) NO WETLANDS EXIST ON SITE.
 - 4) PROPERTY IS LOCATED IN ZONE X OF THE FLOOD PLAIN.
 - 5) USE CITY OF INVER GROVE HEIGHTS UTILITY AND STREET CONSTRUCTION STANDARD SPECIFICATIONS.
 - 6) REPAIR STREETS PER CITY OF INVER GROVE HEIGHTS STANDARD SPECIFICATIONS AT ALL PROPOSED UTILITY CROSSINGS AND PROPOSED ENTRANCES.
 - 7) SEE LANDSCAPE PLAN FOR ALL SEEDING/SODDING NOTES. SOD SHALL BE PLACED A MINIMUM OF 3' BEHIND ALL CURBED AREAS, UNLESS STATED OTHERWISE ON THE LANDSCAPE PLAN.
 - 8) RE-VEGETATE SITE WITHIN 48 HOURS OF FINAL GRADING.
 - 9) REPAIR OR REPLACE SILT FENCE ON THE PROPERTY LINE AROUND THE ENTIRE SITE PRIOR TO CONSTRUCTION. INSTALL ADDITIONAL SILT FENCE AT PONDING AREA.
 - 10) PROVIDE INLET PROTECTION AT ALL AREA CATCH BASINS AND FLARED ENDS. USE TEMPORARY SILT CURTAIN AT PERIMETER OF THE STRUCTURE.
 - 11) CONSTRUCT ROCK CONSTRUCTION ENTRANCE AT PROPOSED ENTRANCE.
 - 12) G.F. SHOWN ON PROPOSED BUILDINGS REPRESENTS GARAGE FLOOR ELEVATION. FF REPRESENTS MAIN FLOOR ELEVATIONS.
 - 13) CONSTRUCT PEDESTRIAN RAMPS AT ALL INTERSECTIONS OF WALKS AND ROADWAYS.
 - 14) GARAGE FLOORS SLOPED 3" FROM HOUSE FLOOR TO OVERHEAD DOOR.
 - 15) DRAIN TILE UNDERNEATH PLAYGROUNDS WILL BE LOOPED.
 - 16) PONDING AREA TO BE SEEDED WITH A MNDOT SEED MIX 328.
 - 17) INSTALL VALLEY GUTTER AT THE NORTH SIDE OF BUILDING 1 AND 3.
 - 18) COORDINATE ALL ACTUAL BUILDING SERVICE ENTRY LOCATIONS WITH THE GENERAL BUILDING PLANS AND GC.
 - 19) PROVIDE STREET NAME IDENTIFICATION SIGNS AT ALL INTERSECTIONS.
 - 20) CONSTRUCT CONCRETE WASHOUT AREA PER CITY PLATE DETAIL.
 - 21) TOTAL AREA OF IMPERVIOUS COVERAGE = 50,926 SQ. FT.
SITE IMPERVIOUS PERCENT = 50,926/127,315 = 40.00%

REVISIONS _____ _____ _____ _____ _____	PROJ. NO: 210053.21 DRAWN: GDJ CHECKED: GDJ SCALE: AS SHOWN FIELD BOOK: A DATE: 11-07-11	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota. Signature: _____ License No: _____ Print Name: _____ Date: _____	JACOBSON ENGINEERS & SURVEYORS 21029 HERON WAY LAKEVILLE, MN 55044 TEL (952) 469-4328 FAX (952) 469-4624	PREPARED FOR: Dakota County, CDA Attn: Lori Zierden 1228 Town Centre Drive Eagan, MN 55123	GRADING AND DRAINAGE PLAN	INVER GROVE HEIGHTS MINNESOTA	SHEET NO. C-2 4
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Inver Hills Community College

Mr. Allan Hunting
City Planner
City of Inver Grove Height
8150 Barbara Ave
Inver Grove Heights, MN 55113

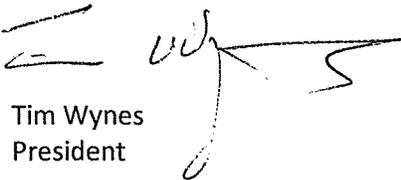
Dear Mr. Hunting,

I am writing this letter of support for the CDA's efforts to develop affordable housing on the property located between Simley High School and the Granite Bluffs apartments. The property is better known as Outlot B East Campus.

As President of Inver Hills Community College, I applaud the proposed improvements to the property. Our college serves a middle class population and affordable housing in the area is a constant concern for staff, faculty and students. As neighbors to the property, we see this proposed development as a responsible step to serving the needs of the community. Well planned development is a quality we appreciate.

I appreciate the informed steps the CDA has taken to keep IHCC involved in the development process. It is all part of the college and the area it surrounds being good neighbors.

Sincerely,



Tim Wynes
President

**RECOMMENDATION TO
CITY OF INVER GROVE HEIGHTS**

TO: Planning Commission

FROM: Housing Committee

DATE: January 10, 2012

SUBJECT: **DAKOTA COUNTY CDA – CASE NO. 10-27CS**

The Housing Committee discussed the application by the Dakota County CDA at their meeting on Tuesday, January 10, 2012. The Housing Committee supports the application and recommends approval of the request based on the following:

- The project addresses the need for affordable housing in the city.
- Helps meet affordability goals established by the Met Council and identified in the City's 2030 Comprehensive Plan.
- Provides for transitional housing.
- Provides for work force housing for those in occupations such as; police, teachers, etc.
- Provides for young family housing opportunities.
- The project would be well maintained since it is a county project. The CDA has a proven track record for properly maintained and well managed projects.
- Bus transit is nearby to this project.

To: Planning Department

Thomas Bartholomew, Chair
Patricia Simon
Anthony Scales
Mike Schaeffer
Harold Gooch
Paul Hark
Dennis Wippermann
Victoria Elsmore
Armando Lissarrague

This letter is in response to Dakota County CDA -Case No. 10-27CS

which is the proposed construction of a 24 unit apartment building along College Trail.

We have many serious concerns that we want to point out to the Planning Department.

1) Our main concern is the proximity of this building to our property and the negative effect this will have on our property values.

Our Property valuation has consistently dropped over the last 4 years by more than 20%.

But our taxes have dropped by less than 3% and less than \$100 over that same span of time.

This apartment project will have devastating consequences to ourselves and our neighbors.

It will only cause our market values to decline even further.

Arbor Pointe residents invest in their community by paying monthly association dues to ensure that their neighborhood is maintained.

There are rules and restrictions to follow and that is the reason our neighborhood continues to be an attractive and desirable place to live.

Arbor Pointe already includes a large number of multi-family homes. Take for instance Monument Ridge Apartments.

It is a well maintained building with vacancies available now.

Meanwhile, Granite Bluff Apartments just north of the proposed location is not a well maintained building.

They allow camping trailers to park in their lots and are a source of public disturbances and issues.

In the past 15 years we have had to deal with loud cars and motorcycles coming and going all hours of the night.

Parties with large groups of people drinking and shooting fireworks.

On one occasion the fireworks landed on our neighbors deck.

This new proposed building would only add to the burden of trying to keep a peaceful neighborhood

2) Another concern is what effect the construction of the building would have on the existing drainage ponds.

These drainage ponds were part of the highway 52/55 project.

As more land is eaten up by development there will be less area to absorb runoff from storms and melting.

One of our neighbors to the north has a pond that is very close to the proposed construction.

There needs to be a buffer between residences to avoid flooding and provide privacy and safety.

3) Road concerns are an issue and the traffic volume for College Trail.

College Trail has no shoulders or sidewalks and is too narrow to handle an increase in traffic.

It is a patchwork of asphalt and would be a dangerous hazard to drivers and pedestrians

with yet another driveway entrance that close to Brewster Avenue, Bower Path and Blaine Avenue.

In conclusion, Inver Grove Heights has a variety of apartment buildings that appeal to all income levels

and most have year round vacancies.

Both Granite Bluff Apartments and these other buildings have vacancies to meet the present

and future demands of any renters.

This proposed building would be too close to the present roadways and neighbors causing safety and other concerns

Arbor Pointe residents pay a premium for their properties and the community is an asset to Inver Grove Heights.

Arbor Pointe was planned and built to keep each type of housing in its own area and maintain privacy and value.

This apartment building would be right on top of single family homes and would damage that design and planning

This proposed 24 unit apartment building is not needed and will not be required

to honor the Arbor Point neighborhood restrictions and rules.

We respectfully ask that the planning commission reject this request and help us maintain our property values.

Thank you for taking the time to read this letter,

Orin and Melinda Beitlich

8451 Brewster Avenue