

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

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

1. **CALL TO ORDER**
2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR April 3, 2012.**
3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 IGH INVESTMENTS LLC (ARGENTA HILLS) – CASE NO. 12-06PUD

Consider a **Final Plat and Final PUD Development Approval** for Argenta Hills 4th Addition. This request is for property located along Auburn Court and Autumn Way.

Planning Commission Action _____

3.02 CITY OF INVER GROVE HEIGHTS – CASE NO. 12-07ZA

Consider an **Ordinance Amendment** to Title 10 of the City Code (Zoning Ordinance) relating to allowing Community Gardens as a permitted use in residential and public/institutional zoning districts.

Planning Commission Action _____

4. **OTHER BUSINESS**
5. **ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Thursday, April 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
Dennis Wippermann
Pat Simon
Paul Hark
Victoria Elsmore
Harold Gooch
Tony Scales
Mike Schaeffer

Commissioners Absent: Armando Lissarrague (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the March 20, 2012 meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS – CASE NO. 12-08X

Reading of Notice

No public hearing notice was required.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the City Council approved a resolution ordering the reconstruction of the Asher Water Tower for a cost of \$1.75-\$2 million. Per State Statute, the Planning Commission must review such capital improvements for compliance with the Comprehensive Plan. He advised that the new tower is anticipated to handle the future needs of the Northwest Area. Staff recommends an approval recommendation that the capital improvement is consistent with the Comprehensive Plan.

Chair Bartholomew asked if the estimated cost included demolition of the existing Asher Water Tower.

Mr. Hunting replied he was unsure.

Commissioners Simon and Gooch questioned whether the new tower alone would provide enough water for the entire Northwest Area.

Mr. Hunting replied it was his understanding that no additional water towers are expected to be constructed and that the Arbor Pointe Tower, the South Grove Water Tower, and the newly constructed Asher Water Tower would have the capacity to address all future water needs for the City's urbanized area as well as the Northwest Area.

Opening of Public Hearing

No public testimony.

Planning Commission Recommendation

Motion by Commissioner Elsmore, second by Commissioner Simon, to recommend that the reconstruction of the Asher Water Tower is consistent with the Comprehensive Plan.

Motion carried (8/0).

Chair Bartholomew requested that staff forward the demolition costs to him once they were determined.

Mr. Hunting advised he would provide Chair Bartholomew with the requested information.

OTHER BUSINESS

Mr. Hunting advised that the Planning Commission's annual joint work session with City Council is scheduled for May 14, 2012. Commissioners should contact staff with any issues they would like discussed at the meeting.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:07 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

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: April 12, 2012

CASE NO: 12-06PUD

APPLICANT: IGH INVESTMENTS LLC (ARGENTA HILLS)

REQUEST: Final Plat and Final PUD Development Approval for Argenta Hills 4th Addition

HEARING DATE: April 17, 2012

LOCATION: West side of Hwy 3, north of Amana Trail

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1/PUD

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application for Phase 4 of Argenta Hills consisting of a Final Plat and Final PUD Development approval for the final 23 single family lots of this phase. The balance of the streets will also be constructed with this phase.

EVALUATION OF THE REQUEST

FINAL PLAT AND PUD DEVELOPMENT PLAN FOR FORTH PHASE

The final plan review is limited to a review of the plans against the preliminary plat and PUD conditions of approval for compliance. The review will address each of the original preliminary 37 conditions.

Condition #1 relating to consistency with preliminary plans. The submitted preliminary and final plans are consistent with the preliminary plans approved by Council in September, 2010. This final plat phase is consistent with the approved preliminary plat.

Final Plat. The final plat consists of 23 new buildable lots that comprise the balance of the preliminary plat. The right-of-way for the remainder of Auburn Court would be dedicated with this phase. Most of the mass grading of the site was done with the first phase of development.

Condition #2 relating to approval of the final grading, drainage and erosion control plans. The submitted plans are consistent with the preliminary plans and consistent with what was

already approved with Argenta Hills 2nd Addition Preliminary Plat. Engineering has already approved the plans for the 4th Addition.

Condition #3 relating to drainage and utility easements provided on the plat. The plat provides for easement areas that have already been established in the 2nd and 3rd phases. The 4th Addition shows continuation of these easements, consistent with the preliminary plans.

Condition #4 relating to ownership of natural area/open space. The ownership of the open areas in the plat was established with the 2nd phase. All open spaces areas not part of storm water systems are privately owned and maintained by the association.

Condition #5 relating to rooftop and ground mounted equipment being screened. Not applicable to this phase.

Condition #6 relating to park dedication. Park dedication will consist of a cash payment at the current rate for the 23 lots being final platted at this time. The park dedication fees are collected at time of final plat release.

Condition # 7 relating to parking lot and building lighting being downcast. Not applicable to this phase.

Condition #8 relating to plans reviewed by the Fire Marshall. The Fire Marshall has reviewed the plans and did not provide any correction comments at this time.

Condition #9 relating to MnDOT and County Review. All of MnDOT and County comments have been addressed. The turn lane on Hwy. 3 is to begin construction this spring/summer.

Condition #10 relating to storm water facilities maintenance agreement and responsibilities. The additional lots will be added to all the previously approved storm water facilities maintenance agreements.

Condition #11 relating to entering into a boulevard maintenance agreement. The additional lots will be added to the previously approved boulevard maintenance agreement.

Condition #12 relating to payment of plat utility fees. The development contract will address the specific fees that the developer must pay before plat release as part of the funding for the infrastructure of the sewer and water for the Northwest Area. The Council adopted an ordinance which specifies fees to be paid at time of final plat release. There will also be additional fees collected at time of building permit for all commercial and residential structures. This condition was intended to state the developer's responsibility for paying these fees.

Condition #13 relating to payment of building permit fees. This condition was intended to state the developers are responsible for payment of building permit fees. These fees are collected at time of building permit issuance.

Condition #14 relating to acknowledgment of future city approvals. This condition was drafted by the City Attorney to clarify in all developments in the Northwest Area what changes require administrative or Council review. This language will be carried over into the development contract.

Condition # 15 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future land owners that there are special regulations on the property. This same type of notification was used in Arbor Pointe.

Condition #16 relating to entering into a development contract. This process has begun. A development contract will be drafted and reviewed by the City Council during their review of the final plan set.

Condition #17 relating to paving parking lots being completed before CO. This condition is not applicable to this phase.

Condition #18 relating to recording of documents. A standard condition notifying all parties of what documents must be recorded with the final plat. The City Attorney's office will work with the developer and city staff to insure all documents are recorded.

Condition #19 relating to private street maintenance. This condition is not applicable to this phase.

Condition #20 relating to second access to townhomes. This condition is not relevant to this phase. This will be addressed when the residential portions of Outlot F are proposed in future phases.

Condition #21 relating to guest parking in the residential neighborhoods. The project is proposed with 28 foot wide public streets which would allow for parking on one side of the street. This would comply with the Northwest Standards and provides for the necessary parking for the neighborhood.

Condition #22 and #23 relating to landscape and reforestation plans. Landscaping and reforestation plans have been approved with the preliminary plans. No changes are being proposed. Plantings will occur as lots are completed and final graded.

Condition #24 relating to providing wetland buffers. There are no wetland impacts with the work being done for the 4th addition.

Condition #25 relating to signage for the first phase. Condition not applicable to this phase of the development.

Condition #26 and #27 relating to a noise assessment along the major roadways and noise mitigation. Landscaping along Hwy 3 was approved with the preliminary plans. No further action required with this phase.

Condition #28 relating to grading of the custom lots. Not applicable to this phase. This will be addressed with future development of Outlot F.

Condition #29 relating to grading of trail system. Trail system was approved with the preliminary plans. Additional sidewalk will be constructed along the extension of Autumn Way. All of the trail segments shown on the plans will be constructed with a wood chip surface for the interim. There is a gap in the trail on the west side of the site that will be completed when the next phase of development occurs to the west which is anticipated to occur soon. The trail will be paved with bituminous once it is complete.

Condition #30 relating to street widths in the residential areas. Street widths have been widened to 28 feet in order to allow parking on one side of the street. This is consistent with ordinance standards.

Condition #31 relating to street lighting in the residential areas. Street lighting will be installed in all residential neighborhoods. Typical locations include at intersections and at end of cul-de-sacs. The local utility company has spacing standards and standard fixture types that will be installed. The developer is required to pay for the installation of the lights and pay for electricity up to a certain date. This requirement is covered in the development contract.

Condition #32 relating to trail easements through the development. All trails that are in the boundaries of this development are either in outlots that will be deeded to the city or will have trail easements under them.

Condition #33 relating to boundaries of open space shown on final grading plans. The developer has submitted grading plans which identify the open space and undisturbed areas on the plans. These boundaries are defined by the silt fence and grading limits on the plans. The overall grading plans show the location of the marker posts. The type of post and wording on the posts have been reviewed by staff and the posts will begin being installed now that final grades have occurred on lots in the previous phases.

Condition #34 relating to future development of Outlot F must be consistent with approved preliminary PUD plans. The intent of this condition is to let any future party who may develop the site that Outlot F must be developed consistent with the approved plans unless changes are approved by the City Council.

Condition #35 relating to payment of all fees and escrows incurred by the city during the review process. The intent of this condition is to let the developer know of their financial responsibility of payment of fees. The development contract will also address this issue and state all outstanding fees must be paid prior to release of the final plat.

Condition #36 relating to current governing PUD Resolution. All final phases are reviewed against the preliminary conditions of approval.

Condition #37 relating to reforestation. The City Council previously approved reforestation for all of this first neighborhood phase. No changes are proposed in the 4th addition.

ALTERNATIVES

The Planning Commission has the following actions available for the request:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the Final Plat and Final PUD Development Plan for Argenta Hills 4th Addition subject to the following conditions:
 1. The project shall be developed in substantial conformance with the approved preliminary and final plans for the plat of Argenta Hills 2nd Addition as indentified in the Argenta Hills 2nd Addition development contract along with the following:

Final Plat
Final Utility, Street Construction and Grading Plans (8 sheets) dated 8/22/11 with revisions dated 4/6/12
 2. Prior to any work commencing on the site, the developer shall enter into a development contract with the City. The development contract will address all other preliminary conditions of approval relating to other agreements required, park dedication, and other pertinent specific performance standards for this phase of the PUD.
- B. **Denial.** If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

The proposed 4th addition is consistent with the preliminary plat and plans. Staff recommends approval of the plans as presented.

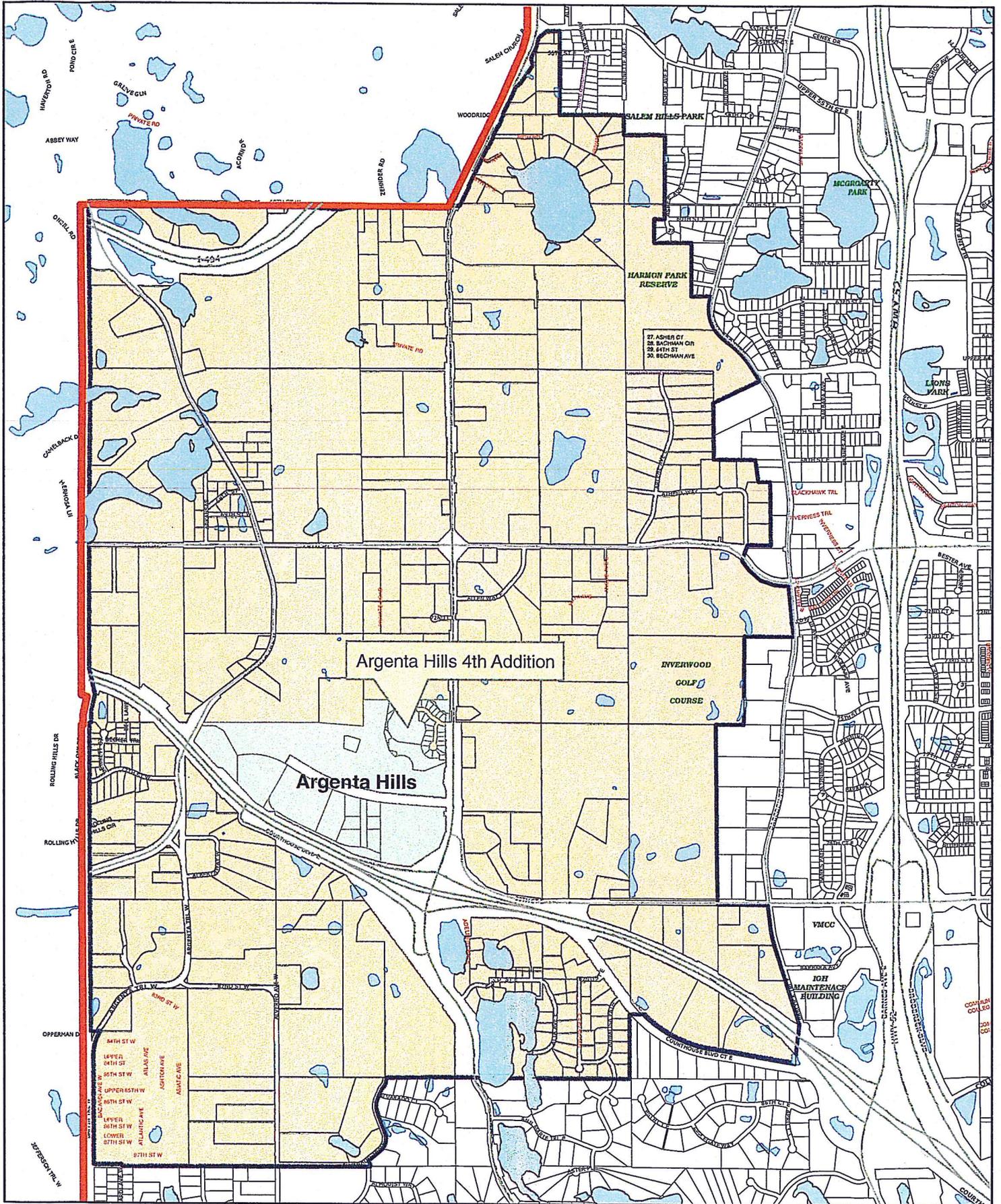
ATTACHMENTS:

Location Map
Final Plat of Argenta Hills 4th Addition
Preliminary Plat of Argenta Hills 2nd Addition
Final Grading and Drainage Plans (3 sheets)



Location Map

Case No. 12-06PUD



ARGENTA HILLS 4TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That IGH Investment, LLC, a Minnesota limited liability company, fee owner of the following described property:
 Outlot A, ARGENTA HILLS 3RD ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.
 Has caused the same to be surveyed and plotted as ARGENTA HILLS 4TH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

IN WITNESS WHEREOF said IGH Investment, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____ 20____.

Signed: IGH INVESTMENT, LLC

By: _____ its _____

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me on _____ of IGH Investment, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public,
 My Commission Expires _____

SURVEYORS CERTIFICATE

I Peter J. Hawkinson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
 Dated this _____ day of _____ 20____.

Peter J. Hawkinson, Licensed Land Surveyor
 Minnesota License Number 42299

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me on _____ by Peter J. Hawkinson.

Notary Public,
 My Commission Expires _____

CITY PLANNING COMMISSION

Approved by the Planning Commission of the City of Inver Grove Heights, Minnesota this _____ day of _____ 20____.

By: _____ Secretary By: _____ Chair

CITY COUNCIL

This plat was approved by the City Council of Inver Grove Heights, Minnesota, _____ day of _____ 20____ and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____ 20____.

Todd B. Tollefson
 Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS

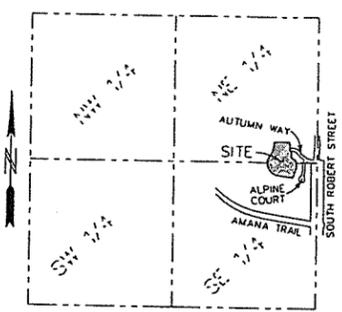
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____ 20____.

 Director
 DEPARTMENT OF PROPERTY TAXATION AND RECORDS

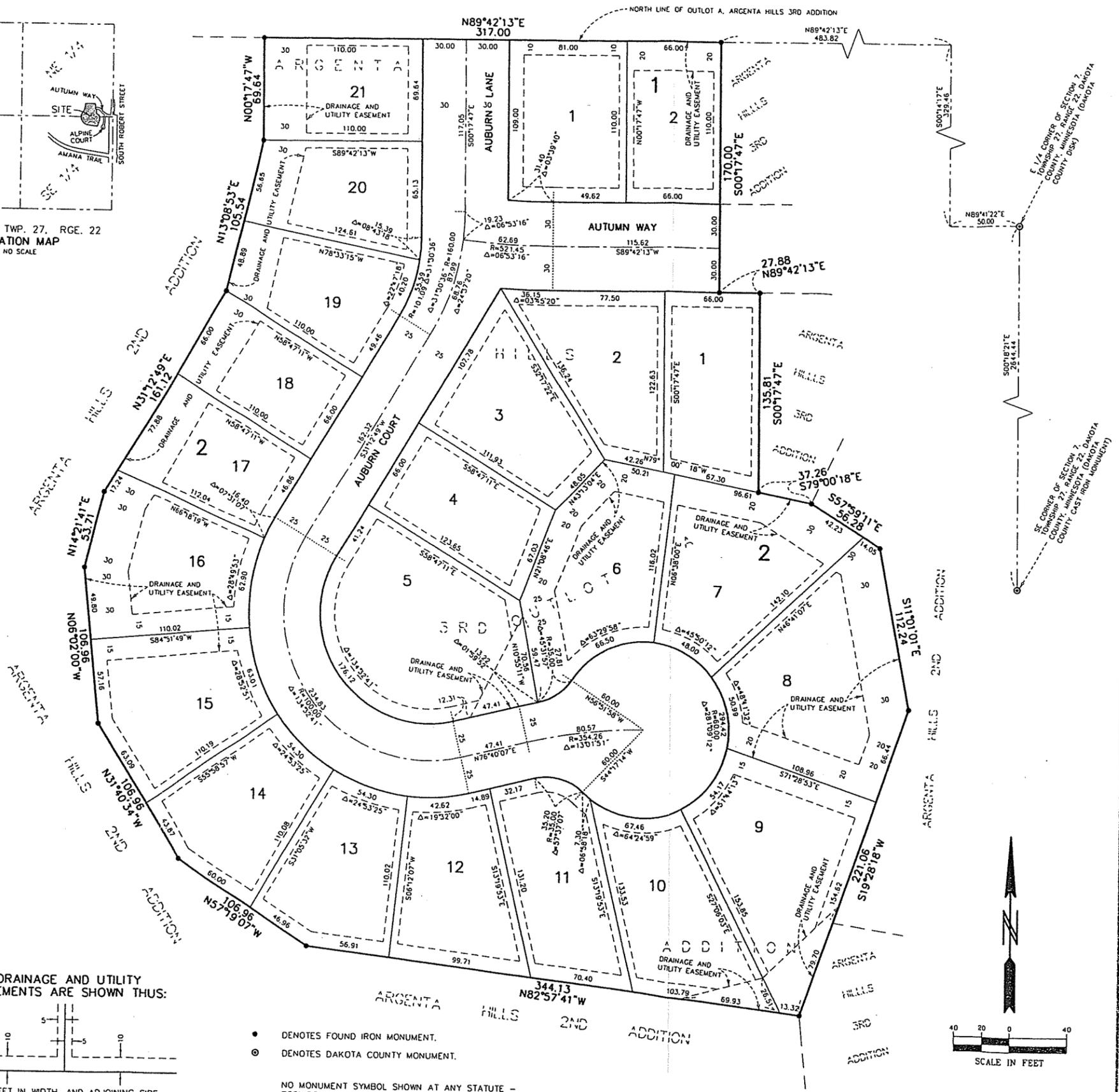
COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of ARGENTA HILLS 4TH ADDITION, was filed in the office of the County Recorder for public record on this _____ day of _____ 20____ at _____ o'clock _____ M. and was duly filed in Book _____ of Plats. Page _____ as Document Number _____.

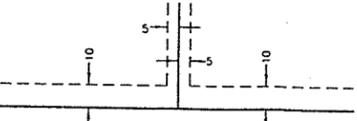
 County Recorder



SECTION 7, TWP. 27, RGE. 22
 LOCATION MAP
 NO SCALE



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

- DENOTES FOUND IRON MONUMENT.
- ⊙ DENOTES DAKOTA COUNTY MONUMENT.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE - REQUIRED - LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.

BEARINGS ARE BASED ON THE NORTH LINE OF OUTLOT A, ARGENTA HILLS 3RD ADDITION, WHICH IS ASSUMED TO HAVE A BEARING OF N89°42'13"E.

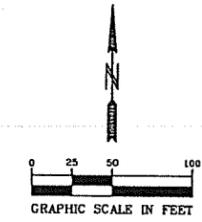
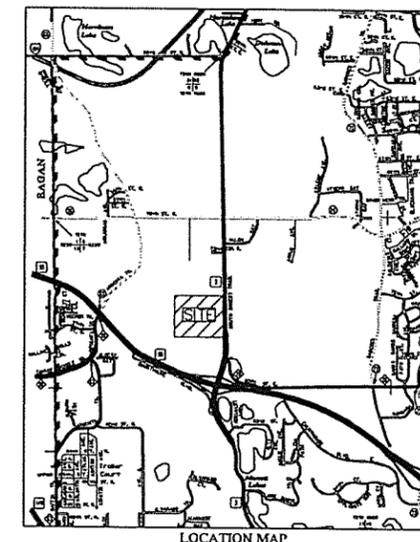
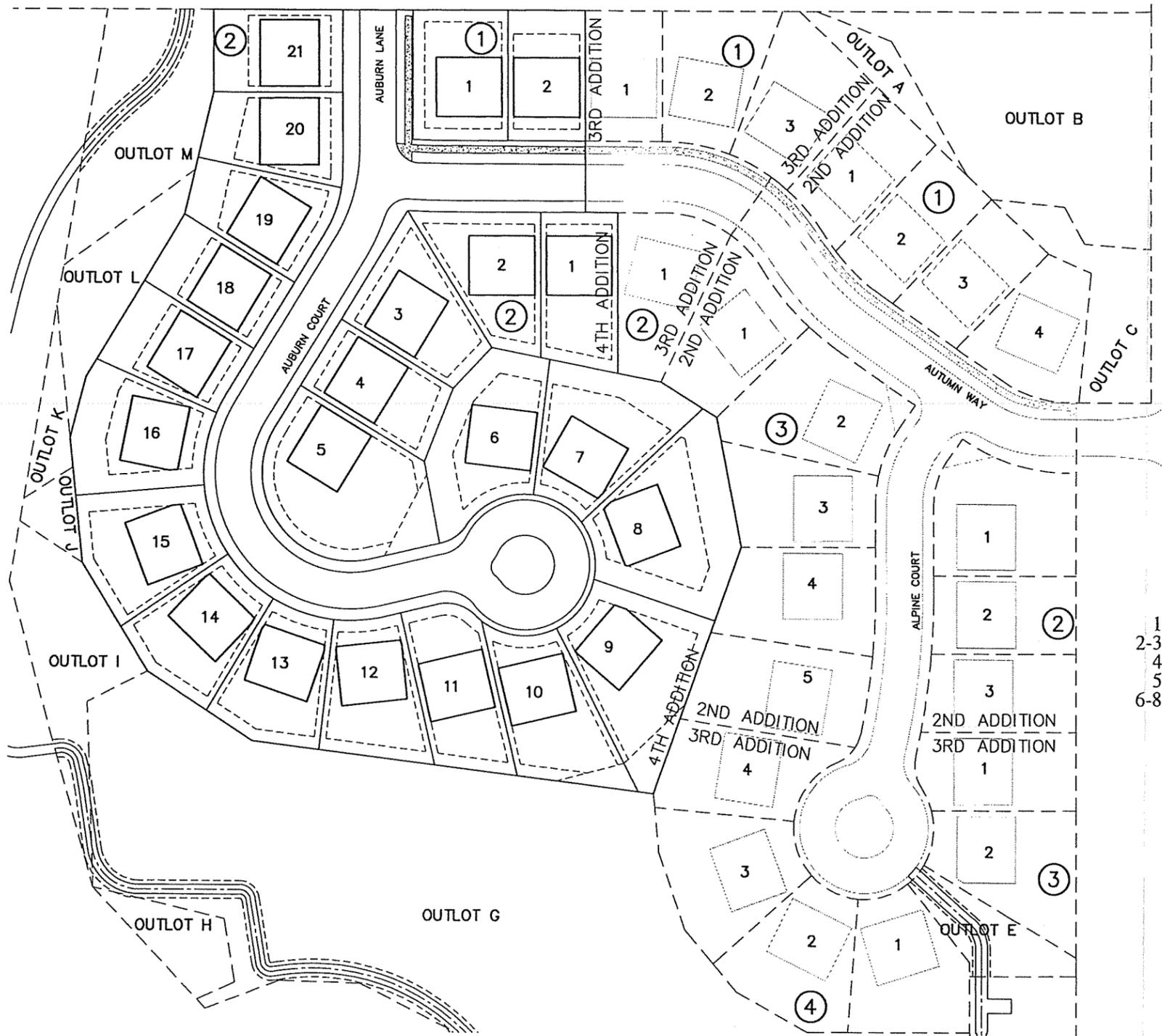


PIONEER Engineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

LEGEND

EXISTING	PROPOSED	FUTURE	DESCRIPTION
○	●	○	SANITARY MANHOLE
—	—	—	EXISTING SANITARY SEWER
—	—	—	PROPOSED SANITARY SEWER
—	—	—	FUTURE SANITARY SEWER
▽	▽	▽	HYDRANT
▽	▽	▽	GATE VALVE
▽	▽	▽	REDUCER
—	—	—	EXISTING WATERMAIN
—	—	—	PROPOSED WATERMAIN
—	—	—	FUTURE WATERMAIN
□	□	□	CATCH BASIN
□	□	□	BEEHIVE
○	○	○	STORM MANHOLE
○	○	○	FLARED END SECTION
○	○	○	CONTROL STRUCTURE
—	—	—	EXISTING STORM SEWER
—	—	—	PROPOSED STORM SEWER
—	—	—	FUTURE STORM SEWER
—	—	—	SURMOUNTABLE CURB & GUTTER
—	—	—	B-STYLE CURB & GUTTER
—	—	—	RIBBON CURB & GUTTER
—	—	—	PHASE LINE
—	—	—	EASEMENT LINE
—	—	—	EXISTING 2' CONTOUR LINE
—	—	—	EXISTING 10' CONTOUR LINE
—	—	—	PROPOSED 2' CONTOUR LINE
—	—	—	PROPOSED 10' CONTOUR LINE
—	—	—	POND OUTLET LINE
—	—	—	POND HIGH WATER LINE
—	—	—	PROPOSED SPOT ELEVATION
—	—	—	EMERGENCY OVERFLOW
—	—	—	DELINEATED WETLAND LINE
—	—	—	FEMA FLOODPLAIN BOUNDARY
—	—	—	STANDARD EROSION CONTROL
—	—	—	HEAVY-DUTY EROSION CONTROL
—	—	—	TREE FENCE
—	—	—	RETAINING WALL
—	—	—	CONSERVATION AREA SIGN
—	—	—	WETLAND BUFFER SIGN
—	—	—	EX. CULVERT
—	—	—	EX. OVERHEAD UTILITY LINES
—	—	—	EX. UNDERGROUND TELEVISION LINE
—	—	—	EX. UNDERGROUND TELEPHONE LINE
—	—	—	EX. UNDERGROUND FIBER OPTIC LINE
—	—	—	EX. UNDERGROUND ELECTRIC LINE
—	—	—	EX. UNDERGROUND GAS LINE
—	—	—	EX. FENCE (BARBED WIRE)
—	—	—	EX. FENCE (CHAIN LINK)
—	—	—	EX. FENCE (WOOD)
—	—	—	EX. CAST IRON MONUMENT
—	—	—	EX. ELECTRIC BOX
—	—	—	EX. FLAG POLE
—	—	—	EX. NATURAL GAS METER
—	—	—	EX. HAND HOLE
—	—	—	EX. FOUND IRON PIPE
—	—	—	EX. JUDICIAL LAND MARK
—	—	—	EX. LIGHT POLE
—	—	—	EX. PK NAIL
—	—	—	EX. UTILITY POLE
—	—	—	EX. LAWN SPRINKLER VALVE
—	—	—	EX. LAWN SPRINKLER HEAD
—	—	—	EX. SEMAPHORE
—	—	—	EX. SERVICE
—	—	—	EX. TELEPHONE BOX
—	—	—	EX. TEST HOLE
—	—	—	EX. TELEVISION BOX
—	—	—	EX. WATER WELL
—	—	—	EX. MONITORING WELL
—	—	—	EX. MAILBOX
—	—	—	EX. CONTROL POINT
—	—	—	EX. SPIKE
—	—	—	EX. SIGN
—	—	—	EX. CLEANOUT
—	—	—	EX. SIGNIFICANT TREE
—	—	—	EX. TREE LINE
—	—	—	EX. GRAVEL SURFACE
—	—	—	EX. BITUMINOUS SURFACE
—	—	—	EX. CONCRETE SURFACE

ARGENTA HILLS 4TH ADDITION FINAL UTILITY & STREET CONSTRUCTION PLAN INVER GROVE HEIGHTS, MINNESOTA



- SHEET INDEX**
- 1. COVER SHEET
 - 2-3. SANITARY SEWER & WATERMAIN
 - 4. STORM SEWER
 - 5. STREET CONSTRUCTION
 - 6-8. DETAILS

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: *Paul Allen*
P.E. License
Reg. No. 19350 Date: 8-22-2011

Revisions:
1. 8-18-11 City Comments
2. 1-12-12 P&S Revision
3. 4-6-12 City Comments

Date: 8-22-2011
Designed: PJC
Drawn: BNS

COVER SHEET

IGH INVESTMENTS, LLC
16972 BRANDTIEN FARM DR.
LAKEVILLE, MINNESOTA 55044

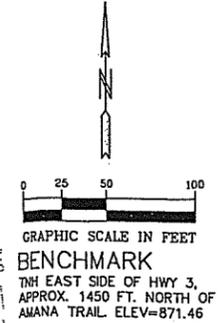
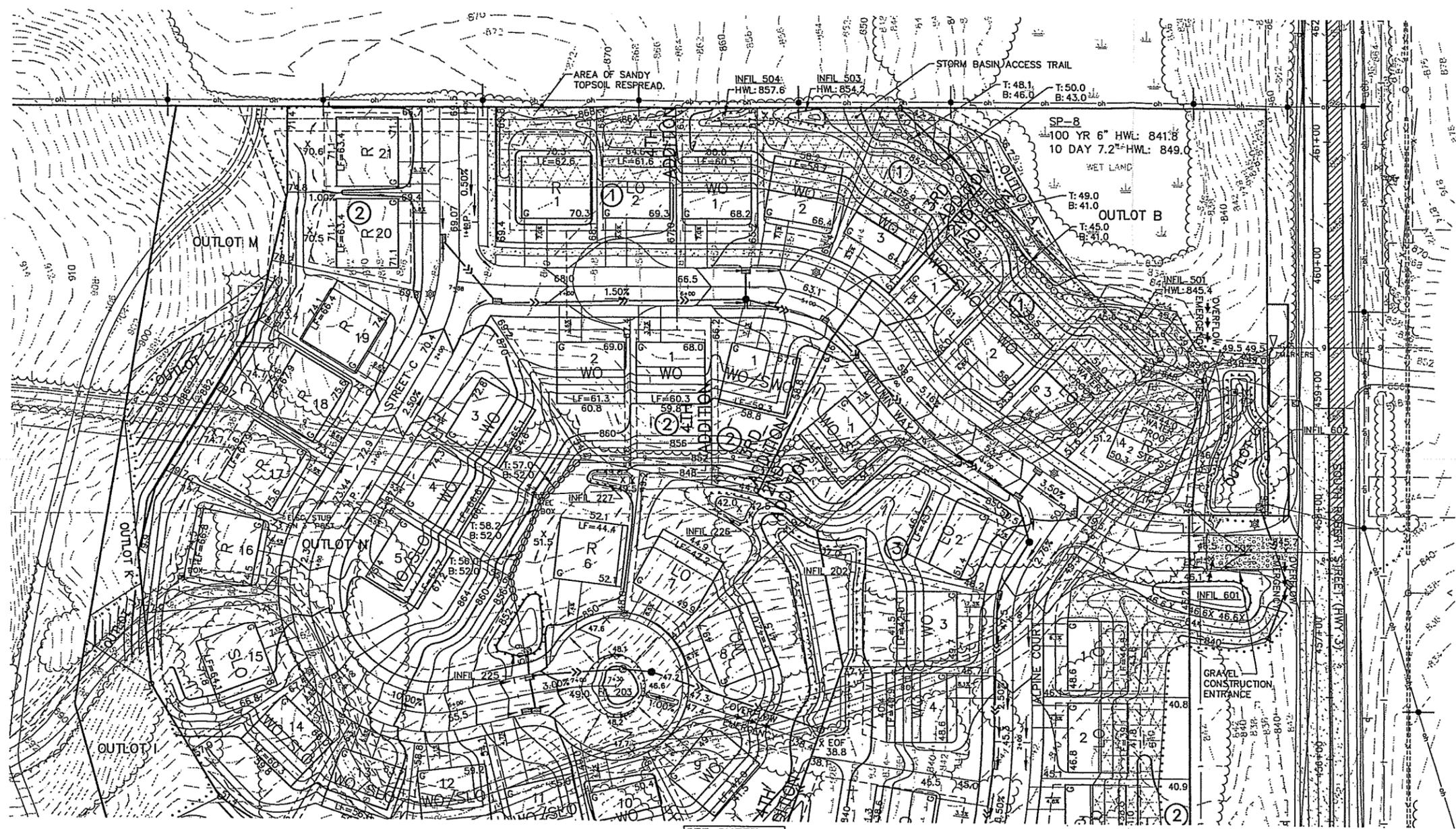
ARGENTA HILLS 4TH ADDITION
INVER GROVE HEIGHTS, MINNESOTA

192771-1914-CVX.dwg
1 OF 8

LEGEND

- | | | |
|-----------------------------|----------|----------------------------|
| EXISTING | PROPOSED | DESCRIPTION |
| ○ | ● | CATCH BASIN |
| ○ | ○ | MANHOLE |
| ○ | ○ | FLARED END |
| ○ | ○ | BEEHIVE |
| — | — | EXISTING STORM SEWER |
| — | — | PROPOSED STORM SEWER |
| — | — | PHASE LINE |
| — | — | EASEMENT LINE |
| — | — | EXISTING 2' CONTOUR LINE |
| — | — | EXISTING 10' CONTOUR LINE |
| — | — | PROPOSED 2' CONTOUR LINE |
| — | — | PROPOSED 10' CONTOUR LINE |
| — | — | POND OUTLET LINE |
| — | — | POND HIGH WATER LINE |
| — | — | PROPOSED SPOT ELEVATION |
| — | — | EMERGENCY OVERTFLOW |
| — | — | STANDARD EROSION CONTROL |
| — | — | HEAVY-DUTY EROSION CONTROL |
| — | — | PROPOSED/EX. RET WALLS |
| — | — | EX. OVERHEAD UTILITY LINES |
| — | — | EX. UNDERGROUND TELEVISION |
| — | — | EX. UNDERGROUND TELEPHONE |
| — | — | EX. FIBER OPTIC LINE |
| — | — | EX. ELECTRIC LINE |
| — | — | EX. UNDERGROUND GAS |
| — | — | EX. FENCE LINE |
| — | — | EX. SANITARY OR STORM MH |
| — | — | EX. GATE VALVE |
| — | — | EX. HYDRANT |
| — | — | EX. CULVERT |
| — | — | EX. UTILITY POLE |
| — | — | EX. LIGHT POLE |
| ROADWAY IMPROVEMENTS | | |
| — | — | RIGHT-OF-WAY LINE |
| — | — | BITUMINOUS PATH |
| — | — | CENTERLINE |
| — | — | CURB LINE |
| — | — | CONCRETE WALK |
| — | — | SETBACK LINE |
| — | — | RIBBON CURB |
| — | — | EX. GRAVEL SURFACE |
| — | — | EX. BITUMINOUS SURFACE |
| — | — | CONCRETE SURFACE |
| — | — | SELECT BACKFILL MATERIAL |
| — | — | GRAVEL CONST. ENTRANCE |
| — | — | FIBER BLANKET |
| ○ | ○ | OPEN SPACE SIGN |

BASIN TABLE					
BASIN NUMBER	NWL	HWL	WET VOL. ACFT	STOR. VOL. ACFT	BOTTOM ELEV.
BASIN-1	—	825.5	NA	2.594	820.0
BASIN-2	826.5	830.8	3.158	3.551	816.5
BASIN-3	835.0	837.3	0.495	0.501	825.0
FIL-103	NA	842.9	—	0.020	842.0
INFIL-202	NA	838.7	—	0.198	837.0
FIL-203	NA	846.7	—	0.015	845.8
INFIL-225	NA	850.0	—	0.020	849.0
INFIL-226	NA	842.6	—	0.006	842.0
INFIL-227	NA	849.6	—	0.004	849.0
INFIL-401	NA	837.1	—	0.242	833.0
INFIL-501	NA	845.4	—	0.027	843.0
INFIL-503	NA	854.2	—	0.004	853.0
INFIL-504	NA	857.6	—	0.009	856.5
INFIL-600	NA	825.5	—	0.107	823.0
INFIL-601	NA	845.8	—	0.021	845.0
INFIL-602	NA	844.6	—	0.097	843.0

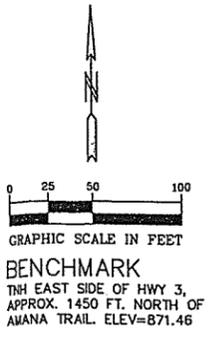
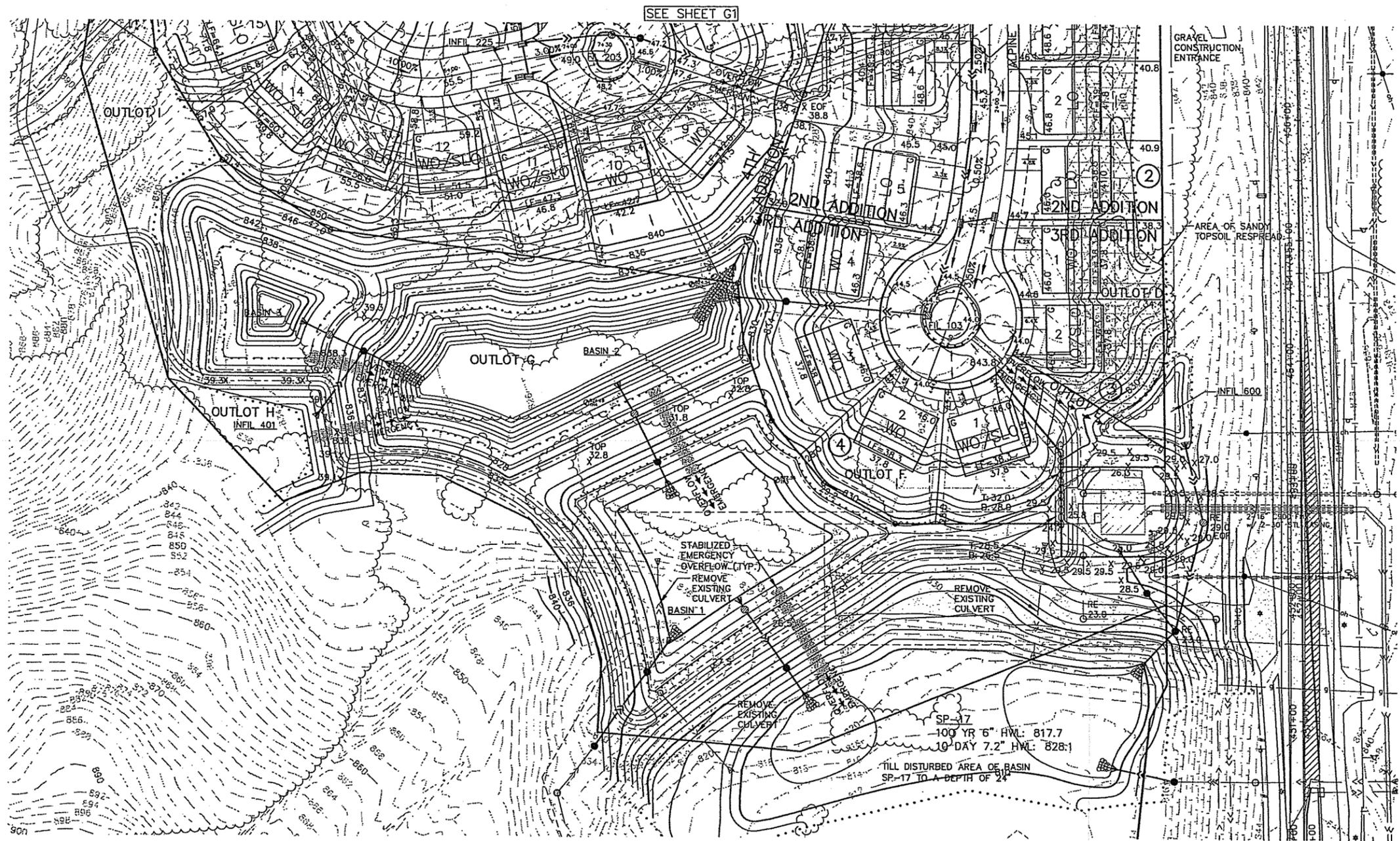


NOTE:
LOTS 3&4 BLK 1 MUST BE
WATERPROOFED BELOW
ELEV. 851.0

GRADING AREA EARTHWORK
CUT: 46,000 CU.YD.
FILL: 133,000 CU.YD.

LEGEND

- | | | |
|-----------------------------|----------|--|
| EXISTING | PROPOSED | DESCRIPTION |
| | | CATCH BASIN |
| | | MANHOLE |
| | | FLARED END |
| | | BEEHIVE |
| | | EXISTING STORM SEWER
PROPOSED STORM SEWER |
| | | PHASE LINE |
| | | EASEMENT LINE |
| | | EXISTING 2' CONTOUR LINE
PROPOSED 2' CONTOUR LINE |
| | | EXISTING 10' CONTOUR LINE
PROPOSED 10' CONTOUR LINE |
| | | POND OUTLET LINE |
| | | POND HIGH WATER LINE |
| | | PROPOSED SPOT ELEVATION |
| | | EMERGENCY OVERFLOW |
| | | STANDARD EROSION CONTROL |
| | | HEAVY-DUTY EROSION CONTROL |
| | | PROPOSED/EX. RET WALLS |
| | | EX. OVERHEAD UTILITY LINES |
| | | EX. UNDERGROUND TELEVISION |
| | | EX. UNDERGROUND TELEPHONE |
| | | EX. FIBER OPTIC LINE |
| | | EX. ELECTRIC LINE |
| | | EX. UNDERGROUND GAS |
| | | EX. FENCE LINE |
| | | EX. SANITARY OR STORM MH |
| | | EX. GATE VALVE |
| | | EX. HYDRANT |
| | | EX. CULVERT |
| | | EX. UTILITY POLE |
| | | EX. LIGHT POLE |
| ROADWAY IMPROVEMENTS | | |
| | | RIGHT-OF-WAY LINE |
| | | BITUMINOUS PATH |
| | | CENTERLINE |
| | | CURB LINE |
| | | CONCRETE WALK |
| | | SETBACK LINE |
| | | RIBBON CURB |
| | | EX. GRAVEL SURFACE |
| | | EX. BITUMINOUS SURFACE |
| | | CONCRETE SURFACE |
| | | SELECT BACKFILL MATERIAL |
| | | GRAVEL CONST. ENTRANCE |
| | | FIBER BLANKET |
| | | OPEN SPACE SIGN |



BASIN TABLE					
BASIN NUMBER	NWL	HWL	WET VOL. ACFT	STOR. VOL. ACFT	BOTTOM ELEV.
BASIN-1	-	825.5	NA	2.594	820.0
BASIN-2	826.5	830.8	3.158	3.551	816.5
BASIN-3	835.0	837.3	0.495	0.501	825.0
FIL-103	NA	842.9	-	0.020	842.0
INFIL-202	NA	838.7	-	0.198	837.0
FIL-203	NA	846.7	-	0.015	845.8
INFIL-225	NA	850.0	-	0.020	849.0
INFIL-226	NA	842.6	-	0.006	842.0
INFIL-227	NA	849.6	-	0.004	849.0
INFIL-401	NA	837.1	-	0.242	833.0
INFIL-501	NA	845.4	-	0.027	843.0
INFIL-503	NA	854.2	-	0.004	853.0
INFIL-504	NA	857.6	-	0.009	856.5
INFIL-600	NA	825.5	-	0.107	823.0
INFIL-601	NA	845.8	-	0.021	845.0
INFIL-602	NA	844.6	-	0.097	843.0

GRADING AREA EARTHWORK
 CUT: 46,000 CU.YD.
 FILL: 133,000 CU.YD.

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: April 12, 2012

CASE NO: 12-07ZA

HEARING DATE: April 17, 2012

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Ordinance Amendment to allow Community Gardens

LOCATION: N/A

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

Late last summer, staff had been contacted by an individual looking to create a community garden on the grounds of the Grace Church of the Nazarene on 80th Street and Blaine Avenue. The zoning ordinance does not address community gardens and therefore staff determined that if community gardens are to be allowed, the zoning ordinance should be amended to provide some guidelines or regulations. Staff brought this to a City Council work session in November last year and the Council asked staff to do some research and come back with an update. Staff brought the item back to the Council in March with some general language for a possible ordinance amendment. Council then directed staff to prepare an ordinance amendment and hold a public hearing

EVALUATION OF THE REQUEST

Community Gardens are becoming popular as part of the "urban agricultural" trend or movement. With the influx of new cultures and the desire of some to have control over what they eat by producing their own food, community gardens are becoming more popular. "The "urban agriculture" movement can sometimes gray the line between traditional agricultural and residential land uses and can be contrary to standards in the Zoning Ordinance. Community gardens as a type of land use are not addressed in the Zoning Ordinance. If this type of use seems reasonable in the city, it would then be important to recognize the use, determine zoning compatibility and provide reasonable performance standards.

Staff reviewed a number of resources on the subject, and researched other cities to see what is being done in other communities.

What is a community garden? A community garden is typically defined as an area of land that is managed and maintained by a group of individuals to grow and harvest food crops and/or nonfood ornamental crops such as flowers for personal or group use, consumption or donation. These gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Staff has found two other cities with an ordinance on community gardens (Burnsville and Minneapolis). Other cities allow them, but place them under the direction of their parks departments to administer. Churches also provide community gardens on their property either to their parishioners or to the local community. The Inver Grove Heights Parks Department has operated a community garden in Salem Hills Park for the past couple of years.

Staff has prepared language based on requirements from other cities that regulate this use. The following is a summary of the main points of the draft ordinance:

- The proposed definition seems to be a common one used by other agencies.
- Community gardens would be allowed in all residential and public zoning districts. It did not seem to be a logical fit to allow in commercial or industrial districts, both because of compatibility of uses and impact on marketability of adjacent parcels.
- Community gardens could be the principal use or an accessory use on the parcel.
- No on-site retail sales. Intent of gardens is to grow produce for the grower's consumption and not to be sold. The Agricultural district provides for produce stands for produce grown on site.
- Accessory buildings may be allowed, but not on vacant parcels.
- Fencing or landscape plant screening is required. City Council brought up specifically the need to screen the gardens from major roads. Staff has inserted language that would require screening along those boundaries that abut arterial or community collector roads.
- Trash and compost bins are allowed. Trash bins are to be screened and must be emptied at least once a week.
- Gardens are to be setback at least 20 feet from property lines to provide a buffer and to minimize transfer of sediment.
- Gardens must be maintained in a neat and orderly manner.

- A maximum of one non-illuminated sign, no larger than 10 square feet is allowed.
- The site must be restored after the garden ceases.

ALTERNATIVES

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

- Approval of the Ordinance Amendment to allow Community Gardens.

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 an ordinance amendment to allow community gardens.

Attachments: Draft Ordinance Language

10-6-2: LAND USES IN ALL NONRESIDENTIAL DISTRICTS:

Use	Zoning District											
	B-1	B-2	B-3	B-4	OP	I-1	IOP	I-2	P	MU-PUD	COMM-PUD	OFFICE-PUD
Community Gardens									P			

Section Three. Amendment. Title 10, Chapter 15, PERFORMANCE STANDARDS, of the Inver Grove Heights City Code is hereby amended to add the following section:

10-15-33: COMMUNITY GARDENS: Where permitted, community gardens shall be subject to the following conditions:

- A. Community gardens are permitted in the A, E-1, E-2, R-1, R-2, R-3, R-4, P and residential portions of PUD Districts.
- B. Community gardens may be the principle or accessory use on a parcel.
- C. No on-site retail sales shall be permitted.
- D. No excavation for the garden shall occur until after the property owner has had all underground utilities located on the site and has clearly marked the area where gardening may occur without disturbance to utilities.
- E. Community gardens may not be located within any easement without the property owner obtaining written permission from the easement holder.
- F. Accessory buildings for community gardens are not permitted on vacant parcels. Developed parcels may have accessory buildings as allowed in the underlying zoning district.
- G. Fences are allowed as permitted by section 10-15-12 of this title provided they are made of sturdy, rust resistant woven wire and/or rot resistant wood, are well maintained and neat in appearance. Minimum six (6) foot high Solid screen fencing or landscape/planting screening shall be required along those portions of a community garden that face an arterial or community collector street.

- H. Parking for the garden shall be provided on streets where parking is permitted or on an existing parking surface with the written permission of the owner of the parking surface.
- I. Trash containers may be provided on site provided they meet accessory structure setbacks for the underlying zoning district and are screened by an opaque fence and/or landscape plantings of sufficient height to screen the containers. All trash shall be removed from the site at least once per week.
- J. Compost bins are permitted as regulated by section 8-6-6 of this title.
- K. The garden shall be setback a minimum of twenty (20) feet from all property lines in order to provide a vegetated buffer of grass or other plants to minimize the transfer of sediment and to delineate the edges of the garden.
- L. Paths may be installed to access the garden and individual garden plots provided the paths are constructed using natural landscape materials including wood chips, mulch, landscape rock or pea gravel.
- M. The site shall be designed and maintained to prevent negative impacts to adjacent properties from individual gardeners and gardening activities including but not limited to irrigation, fertilizer, soils, storm water, cultivated areas, trespassing and garden debris.
- N. Community gardens shall be maintained in a neat and orderly manner. Trash, weeds, dirt piles and debris of any sort shall not be allowed to accumulate on site. Dead garden plants shall be regularly removed and, in any instance, by no later than October 31 of each year.
- O. Site Restoration. Upon cessation of the community garden, the site shall be fully restored to the pre-garden status. All above ground remains of the garden shall be promptly removed and the ground leveled and restored so it can be utilized for uses permitted in the zoning district.
- P. Community Garden Signage. One (1) non-illuminated community garden identification sign may be displayed provided:
 - 1. The sign shall not exceed ten (10) square feet in area or ten feet (10') in height and the sign shall be setback a minimum of ten feet (10') from property lines;
 - 2. Current contact information for the community garden should be posted on the sign including the property owner and garden manager contact name(s), address(s), and telephone number(s).

Section Four. Effective Date. This Ordinance shall be in full force and effect upon its publication as provided by law.

Passed in regular session of the City Council on the ____ day of _____, 2012.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

Melissa Rheume, Deputy City Clerk