

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, SEPTEMBER 18, 2012 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR SEPTEMBER 4, 2012.**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 BRAD & MARY HAPKA – CASE NO. 12-26CV

Consider the following actions for property located at 9330 Inver Grove Trail:

- a) A **Conditional Use Permit** to allow additional impervious surface above the allowed maximum but within the additional 10% of lot area;
Planning Commission Action _____

- b) a **Variance** to allow for a house/garage addition with a 31 foot rear yard setback whereas 50 feet is required.
Planning Commission Action _____

4. OTHER BUSINESS

Concord Study Update

5. ADJOURN

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

REPORT DATE: September 12, 2012 **CASE NO.:** 12-26CV

HEARING DATE: September 18, 2012

APPLICANT: Brad & Mary Hapka

PROPERTY OWNER: Brad & Mary Hapka

REQUEST: A Conditional Use Permit to allow additional impervious surface and a Variance to allow an addition to the house within the rear yard setback.

LOCATION: 9330 Inver Grove Trail

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate Residential

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

BACKGROUND

The applicant is requesting a Conditional Use Permit to construct a garage/house addition that would increase the total impervious coverage to 9,565 sq ft. The total impervious coverage is comprised of the house, patio, driveway, attached garage and small sport court area. Details of the impervious coverage are listed in the subsequent chart.

	Square Feet	Allowed Impervious Coverage
Lot Size	54,095	8,700
Allowed additional impervious coverage by CUP	10% of lot area	5,410
Existing impervious surface	8,884	-
Proposed additional impervious surface	1,311	-
Total impervious coverage requested	10,195	14,110

The applicant is also requesting a variance to allow an addition to the house to encroach into the rear yard setback. The house is currently setback of 38 feet from the rear line. The addition would decrease the setback to 31 feet. The house was constructed in 1950 which predates the 1965 original zoning ordinance. The house would be considered a legal non-conforming house since it predates the ordinance.

SPECIFIC REQUEST

A **Conditional Use Permit** to allow additional impervious surface above the allowed maximum but within the additional 10% of lot area and a **Variance** to allow for a house/garage addition with a 31 foot rear yard setback whereas 50 feet is required.

SURROUNDING USES:

The subject site is surrounded by the following uses:

- North - Residential; zoned E-1, single-family; guided RDR, Rural Density Residential
- East - Residential; zoned E-1, single-family; guided RDR, Rural Density Residential
- West - Residential; zoned E-1, single-family; guided RDR, Rural Density Residential
- South - Residential; zoned E-1, single-family; guided RDR, Rural Density Residential

EVALUATION OF REQUEST:

GENERAL CUP CRITERIA

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. This criterion generally relates to the Comprehensive Plan and Zoning consistency, land use impacts such as setbacks, drainage, and aesthetics, environmental impacts, and public health and safety impacts.

The proposed conditional use permit meets the above criteria. As shown in Exhibit A, the surrounding properties are all single-family residential homes. The proposed single-family home addition will aesthetically fit in with the neighborhood. Additionally, the applicant has agreed to comply with the storm water treatment conditions, which help maintain the drainage and storm water runoff on the applicant's property.

IMPERVIOUS SURFACE CUP CRITERIA

The zoning ordinance sets a maximum impervious surface allowed on each lot in the city based on lot size categories. Impervious surface can be increased by up to 10 of the lot area with a conditional use permit provided the following criteria are met:

- a) A Storm Water Management System shall be constructed within the property that meets the Best Management Practices design criteria as set forth in the Northwest Area Ordinances and Storm Water Manual.
- b) The Storm Water Management System and Grading Plan (including necessary details for construction, showing proper location, material, size, and grades) shall be approved by the Engineering Division prior to ground disturbance or installation of the facility.
- c) The Storm Water Management System is considered a private system and the responsibility of maintenance is that of the owner.
- d) The design of the facility shall provide storage and treatment for the 100-year event volume as it relates to the additional impervious surface being considered with a conditional use application.
- e) A storm water facilities maintenance agreement shall be entered into between the applicant and City to address responsibilities and maintenance of the storm water system.

- f) An escrow or fee, to be determined by the City Engineer, shall be submitted to the City with the Storm Water Management System submittal. The final amount and submittal process shall be determined by the City by the time the Owners are ready to submit the Storm Water Management System and Grading Plan. Surety shall be provided to ensure construction of the system according to the plans approved by the City Engineer.
- g) The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and functions within the assumed design parameters. A three (3) foot separation shall be maintained from seasonal high water levels and the bottom of any facility.

The Engineering Department has discussed these criteria with the applicant so that they are aware of the above criteria and the City's standard conditions for treating impervious surface.

VARIANCE CRITERIA

City Code Title 11, Chapter 3. **Variations**, 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 general intent of this standard is to limit the precedent that could be set if the variance was granted. The area is developed with single family homes. Allowing an addition on the property would be in harmony with the general purpose and intent of the comp plan which is a single family detached housing neighborhood. A garage/house addition would be consistent with the comp plan designation and zoning.

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

The house was constructed in 1950, predating the 1965 zoning ordinance. The house is located 38 feet from the rear property line. Any addition to the home would require a variance. The addition would allow the owner to use the property in a reasonable manner and in a same manner as the surrounding properties that are not restricted by a home placement and situation that was created before the zoning ordinance was adopted.

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

This situation is unique to the property and was not created by the landowner. As stated above, the setback issue is a pre existing condition. There are no other homes in the area with this same situation and all meet the current setbacks.

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

Allowing the variance would not alter the essential character of the neighborhood. The addition is a typical home improvement and the reduced setback would not have an impact on any abutting properties.

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

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

ENGINEERING REVIEW

Engineering has reviewed the request and has discussed the details of the requirements with the applicant. Engineering recommends approval of the conditional use permit request with the conditions listed below.

ALTERNATIVES

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

- A. Approval If the Planning Commission finds the requests to be acceptable, the Commission should recommend approval of the requests with at least the following conditions:

- Approval of a Variance to allow an addition to the existing home 31 feet from the rear property line whereas 50 feet is required subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan dated 9/4/12 on file with the Planning Division.
- Approval of the Conditional Use Permit to allow additional impervious surface subject to the following conditions:
 1. In order to receive a conditional use permit, the following criteria shall be met:
 - a) A storm water management system to mitigate the increased storm water runoff from the 1495 square feet of additional impervious surface shall be constructed within the property that meets the best management practices criteria as set forth in the northwest area ordinances and stormwater manual.
 - b) Prior to issuance of building permit, the design and location of the storm water facility shall provide for treatment and storage of storm water run-off in order to meet the 100-year event for the additional 1495 square feet.
 - c) Prior to issuance of building permit, a storm water facility maintenance agreement shall be executed between the applicant and City to address responsibility and maintenance.

- d) Prior to issuing a building permit, An escrow fee of \$1500 shall be submitted to the City to ensure the construction of the facility and for the City to be reimbursed for attorneys fees and engineering staffs time for review, inspections and oversight. The City Engineer reserves the right to have an additional construction escrow assuring the storm water facility is constructed properly.
2. Prior to construction of the approved storm water facility:
 - a) The Engineering Division shall be notified of the contractors schedule and an on-sight preconstruction meeting held.
 - b) The soils shall be tested to determine the infiltration capacity to insure the storm water maintenance facility performs and functions within the assumed design parameters. The owner shall supply product specification sheets, testing results, and samples of the proposed engineered soils. The City Engineer may approve engineering staff inspections and approval of the soils in lieu of testing.
 3. Any future impervious space additions for the respective lot will need to meet the requirements of the impervious space requirement at that time.
 4. The temporary erosion control and permanent storm water management plan should capture and route storm water runoff in a manner that does not adversely impact the adjoining or downstream properties.
 5. The Storm Water Management System and Grading Plan (including necessary details for construction, showing proper location, material, size, and grades) shall be approved by the Engineering Division prior to ground disturbance or installation of the facility.
 6. The Storm Water Management System is considered a private system and the responsibility of maintenance is that of the owner.
 7. Prior to release of the remainder of the Inspection Escrow and Construction Escrow, the storm water facility needs to be constructed in its entirety, vegetation planted, and approved by the Engineering Division.
 8. All existing easements shall be shown on the building permit submittal to ensure that the proposed structures are not encroaching in an easement area dedicated to the City. If there is encroachment, it will be the sole discretion of the City Engineer to either accept or deny the proposed encroachment. If allowed, an encroachment agreement would need to be executed prior to issuance of building permit.

B. Denial If the Planning Commission does not favor the proposed Conditional Use Permit, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

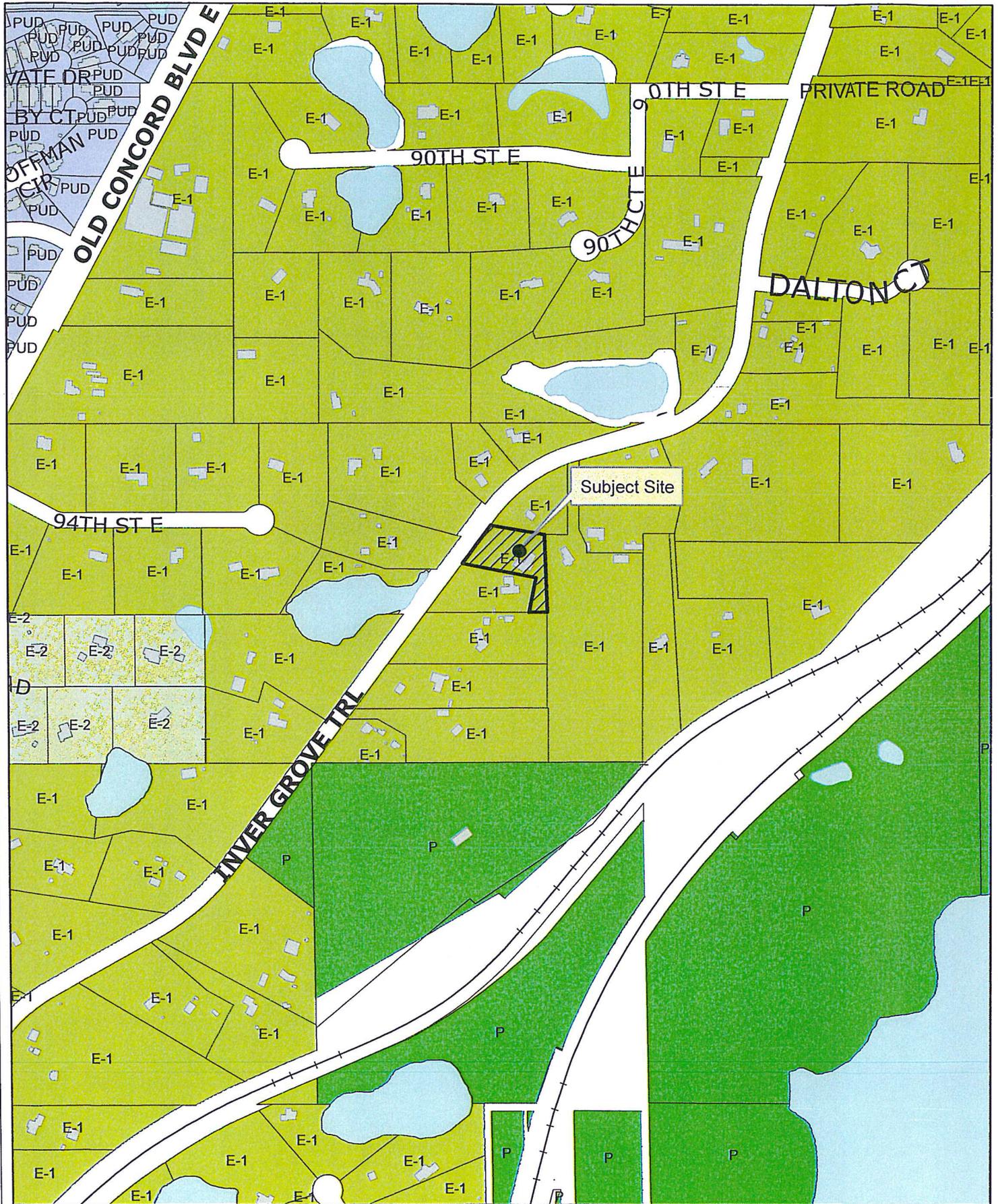
Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the conditional use permit and variance requests with the practical difficulty being the location and placement of the house, which predates the zoning ordinance, does not allow virtually any type of improvement to the house without the need for a variance. This does limit a reasonable use of the property.

Attachments: Exhibit A - Location/Zoning Map
Exhibit B - Applicant Narrative
Exhibit C - Site Plan



Location Map

Case No. 12-26CV



August 21, 2012

City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

City of Inver Grove Heights,

We are requesting that the City of Inver Grove Heights grant a variance for a home addition for our home located at 9330 Inver Grove Trail, Inver Grove Trail, MN 55076. Our home located at 9330 Inver Grove Trail was built in 1950. It is a rambler style home. The home was positioned on the back portion of the lot when it was built in 1950.

City Planner, Allan Hunting, provided us with the current setback ordinance for the city of Inver Grove Heights and advised that the current ordinance requires a 50' setback on the back portion of a residential lot. As we worked with Mr. Hunting and our architect we realized that since our home was built in 1950 the setback measurements predate the current city ordinance on setbacks. The northeast portion of our home has a current setback of 38' and we are requesting a setback of 31' (please see site plan).

We do not feel the granting of this variance will alter the essential character of our lot or the neighboring lots adjacent to the north and east of our lot.

We believe our home was originally constructed towards the back of the lot in 1950, because of the topographical condition of the property as the front of the lot is very sloped. As the farm land on Inver Grove Trail was subdivided and sold off our home was built previous to the home to the east of us owned by Dave and Margaret Sevard which was built in 1957. This is the lot which is located to the east of our lot. Currently the northeast portion of our home is setback at 38' from the Sevard's property line. The way our home was originally positioned towards the back of our lot is in character with the way several of the homes in this section of Inver Grove Trail are positioned on their lots.

We are exceeding the allowed impervious area but we are still within 10% of the maximum limit. By applying for the conditional use permit we understand that we will need to work with the City of Inver Grove Heights engineering department to create a rain garden or similar structure.

We feel we are keeping with the original character of the home and property and that the site plan provided shows the addition flows with the original character of the house. We designed the addition with this in mind and will use the property in a reasonable manner.

We have advised our neighbors to the north and east of us of our plans to add an addition and have discussed the site plan with them. Our neighbors, Jennifer and Jeff Baglio (651-457-5558) are located to the north of our home and Margaret and David Sevard (651-457-0281) are located to the east of our home, neither had objections to the proposed addition.

We ask that the City of Inver Grove Heights City Council approve this variance. We feel the City of Inver Grove Heights granting this variance will allow us to add the additional room and storage we need and that the improvements will add to the overall value of the neighborhood.

Sincerely,

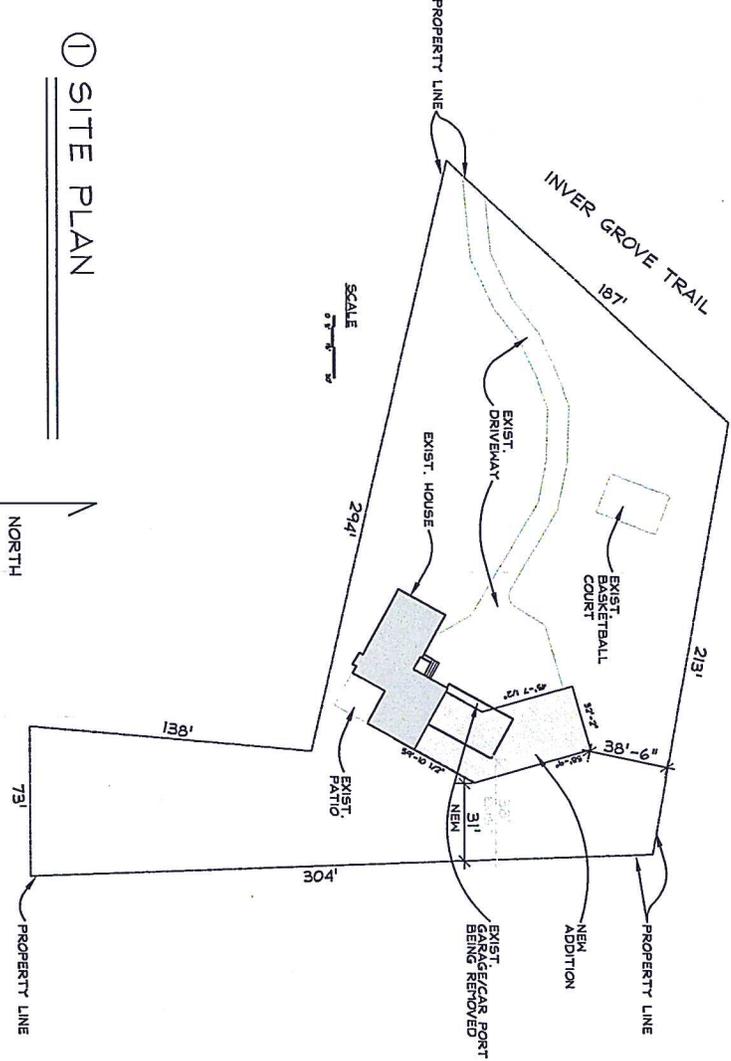
Brad and Mary Hapka
9330 Inver Grove Trail
Inver Grove Heights, MN 55076
Phone: (cell Mary): 651-270-7606

HAPKA RESIDENCE

INVER GROVE HEIGHTS, MINNESOTA

SHEET INDEX

1 SITE PLAN



① SITE PLAN

ZONED - E-1
PARCEL ID # 200220007040

IMPERVIOUS SURFACE	
CURRENT IMPERVIOUS SURFACE	8,884 S.F.
ADDITIONAL IMPERVIOUS SURF.	1,311 S.F.
PROPOSED	10,195 S.F.
(1.3 ACRES X 49,560 (1 ACRE) = 58,370.4KIQZ = 5,837)	
8700 + 5,837 = 14,537 14,537 S.F. ALLOWED	

SCOPE OF WORK:
REMOVE GARAGE AND CAR PORT - ADDITION TO HOUSE WITH NEW ATTACHED GARAGE.

THIS COMPANY ASSUMES NO RESPONSIBILITY FOR MATERIAL, STRUCTURAL OR DIMENSIONAL ERRORS OR OMISSIONS. THE CLIENT MUST VERIFY ALL DIMENSIONS AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS, FLOOR PLANS AND QUANTITIES BEFORE CONSTRUCTION. ANY CHANGES TO THE CONTRACT SHALL BE MADE IN WRITING. ANY CHANGES TO THE CONTRACT SHALL BE MADE IN WRITING. ANY CHANGES TO THE CONTRACT SHALL BE MADE IN WRITING.

TITLE	SITE PLAN
DRAWN DATE	09/04/2012
CHECKER DATE	
PROJECT NAME	HAPKA
DRAWN BY	CAID BRANNING MD
STATUS	FINAL
SHEET	1 OF 1

HAPKA RESIDENCE
9330 INVER GROVE TRAIL
INVER GROVE HEIGHTS, MN.

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Planning Commission

FROM: Thomas J. Link, Director of Community Development 

DATE: September 14, 2012 for Commission Meeting of September 18, 2012

SUBJECT: Concord Neighborhood Study – Phase II

City staff will make a presentation to update the Planning Commission on the Concord Study. The purpose of the presentation is to review the Phase I study, the current status of the Phase II study, and future Planning Commission involvement.

This last winter, Planning Commissioners were invited to a meeting to discuss Phase I of the Concord Boulevard Neighborhood Plan. That meeting focused on alternative plans for the neighborhood. A couple months later, the City Council completed the Phase I study by adopting a draft plan that refined the land uses for the Concord Neighborhood. The Council also identified four specific potential redevelopment sites for further study. The City conducted numerous meetings with the residents and the businesses throughout this process.

The City is now in the midst of Phase II of the Concord Study. Phase II focuses on design guidelines for the four potential redevelopment sites, a market strategy study to determine if the City's ideas for the neighborhood are feasible, and implementation strategies. The City recently conducted a series of meetings with developers to obtain their perspective on the City's plans. In the next couple of months, the City Council and Economic Development Authority will consider design guidelines and financial analysis of the redevelopment sites, discuss possible financial tools and the City's role in redevelopment, and develop an implementation strategy for approaching the development community. Again, the City is holding various meetings with the Concord Boulevard residential neighborhood and business community to inform them of the study's results and receive their comments and input. A Metropolitan Council grant funds 75% of the Phase II study costs.

The Planning Commission will be involved in redevelopment activities. In 2013, the Commission is likely to consider incorporating the Concord Study into the comprehensive plan. The Commission will also, from time to time, determine whether the acquisition of specific properties is consistent with the comprehensive plan. Of course, the Commission will consider actual development proposals as they occur.

Included, for the Commission's background information, are the following documents:

- Memo from Tom Link regarding past Concord Neighborhood activities, dated February 11, 2011
- Summary of the Concord Boulevard Neighborhood Plan, dated April 19, 2012
- Memo from Tom Link regarding approval of proposals for the Concord Boulevard Neighborhood Study (Phase II), dated June 11, 2012
- Memo from Stacie Kvilvang of Ehlers Inc. regarding developer roundtable summary, dated August 6, 2012

Enclosures

**MEMO
CITY OF INVER GROVE HEIGHTS**

TO: Planning Commission

FROM: Thomas J. Link, Director of Community Development 

DATE: February 11, 2011 for February 15, 2011 Commission Meeting

SUBJECT: Concord Neighborhood Activities

City staff will make a presentation to the Planning Commission next Tuesday evening regarding the Concord Neighborhood. The purpose of the presentation is to review past planning activities and public improvements, recent planning activities and improvements, and upcoming planning studies.

The City's efforts in the Concord Neighborhood started in the mid-1990's. A Neighborhood Plan was prepared with significant neighborhood input and adopted in 1998. A key element of the plan was Heritage Village Park, an 80 acre riverfront community park. The City prepared a master plan for that park in 2004 with the assistance of a large citizen task force.

As a result of these planning activities, the City acquired the old railroad property, conducted a series of environmental investigations, and commenced remediation of groundwater and soil contamination. The City obtained grant funds and started to acquire properties in the Doffing Avenue Neighborhood from willing sellers. The City and the Dakota County Community Development Agency (CDA) also acquired several blighted properties along Concord Boulevard.

More recently, the City reviewed the Concord Neighborhood as part of its Comprehensive Plan Update. The City also updated the Heritage Village Park Master Plan and incorporated the adjacent Rock Island Swing Bridge. The last two years, Dakota County has reconstructed Concord Boulevard and built the Mississippi River Regional Trail, which extends through Heritage Village Park. The City has proceeded with the reconstruction and rehabilitation of the Historic Rock Island Swing Bridge and commenced development of the Heritage Village Park.

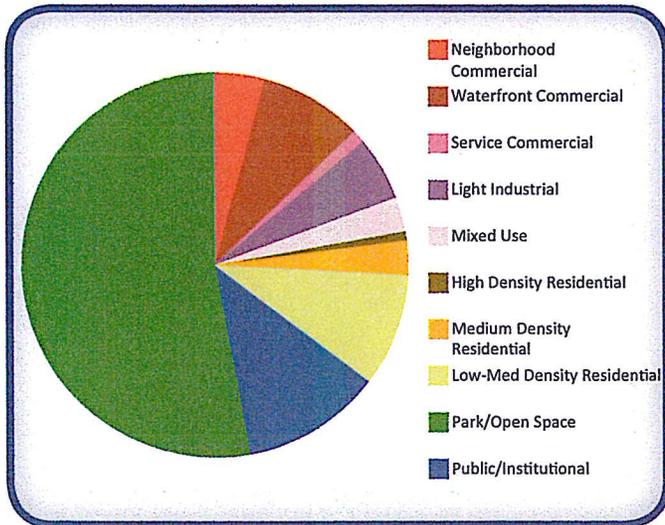
The City is in the process of selecting a planning consultant to update the 1998 Concord Neighborhood Plan. That update will 1) determine appropriate land use designations for neighborhood properties, 2) identify potential redevelopment sites, and 3) involve the residential neighborhood and the Concord business community in the planning process. After the neighborhood study update is complete, the City will select a consultant to assist with the preparation of design guidelines and conduct a study of market strategies of the selected site(s). The design guidelines and market strategy study is funded primarily by a Metropolitan Council Livable Communities Grant. The two studies will be undertaken in close cooperation with the City of South St. Paul, Dakota County CDA, Progress Plus - the City's economic development consultant, and Concord Neighborhood residents and businesses. Once the studies are finished, the City will then seek a developer to undertake redevelopment.

Enc: 2030 Comprehensive Plan Excerpts
City Council Memo Regarding Upcoming Studies, dated July 26, 2010
Concord Study Update Request For Proposal
2030 Land Use Map
Concord Area Project Area Plan Map
Concord Area Aerial Photograph
HeritageVillage Park/Rock Island Swing Bridge Master Plan
Doffing Acquisitions Map

PREFERRED MASTER PLAN

LAND USE PLAN:

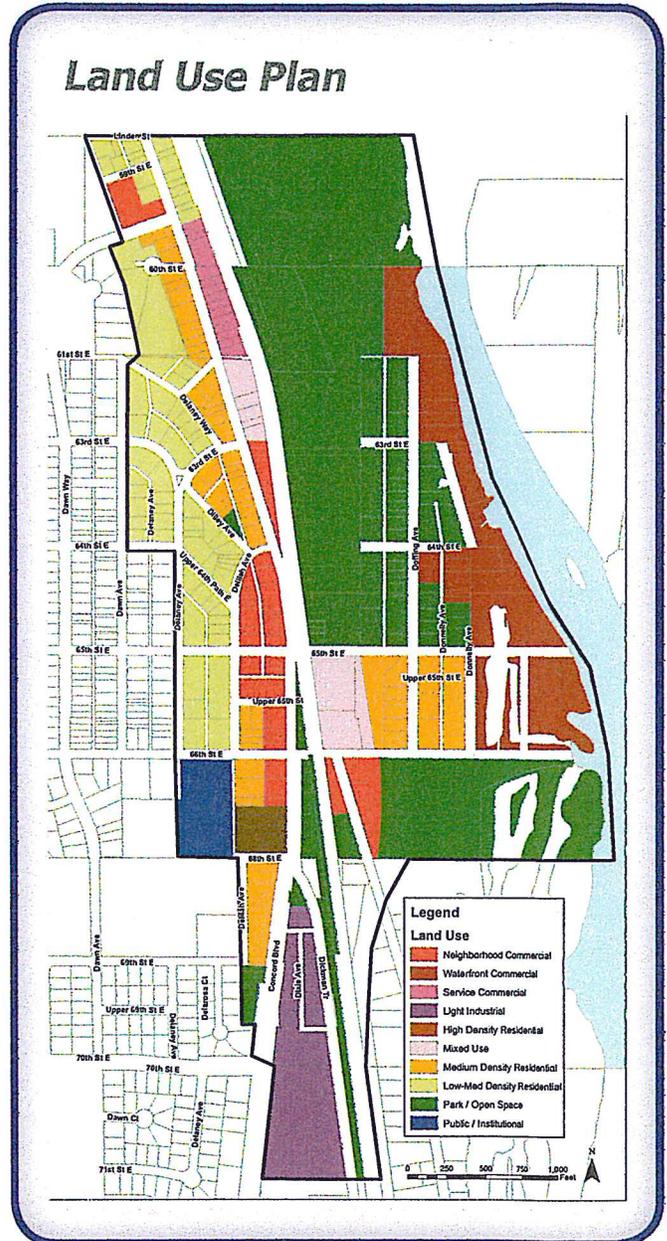
The land use plan for the Concord Boulevard Neighborhood attempts to better define and locate appropriate land uses. The Comprehensive Plan from 2008 called out most of the neighborhood as “mixed use.” This plan anticipated the development of a small area plan for the neighborhood and left the prescribed land use intentionally open to change. The new land use plan for the neighborhood has a number of components, including the introduction of two land use categories; “Waterfront Commercial” and “Service Commercial” to better describe conditions in the neighborhood.



LAND USE CATEGORIES:

NEIGHBORHOOD COMMERCIAL:

Neighborhood commercial areas include parcels containing retail sales and services located along collector roadways that serve the adjacent neighborhood area. The neighborhood commercial designation is the least intensive of the commercial classifications used in the comprehensive plan. Neighborhood commercial areas are intended to house businesses that provide convenience goods and services. Convenience goods and services include



items that are regularly needed by nearby residents or businesses such as small grocery items, dry cleaning, video rentals, hardware, drug store, finance, tax or real estate services.

PREFERRED MASTER PLAN

WATERFRONT COMMERCIAL:

(NEW LAND USE CATEGORY) Waterfront commercial is specific to the commercial needs of marine based activity. This could include marinas, boat storage and repair, fishing/tackle shops and other aquatic based commercial uses. These uses serve a unique market and have specific needs that may not be covered by other commercial categories. Waterfront Commercial could also cover retail and service land uses that may not be waterfront specific, but due to their location serve waterfront purposes (such as a nearby restaurant that serves boaters).

SERVICE COMMERCIAL:

(NEW LAND USE CATEGORY) Service commercial focuses on commercial land uses that are service oriented such as bike repair, auto body shops, and refuse haulers. Areas designated as Service Commercial are non-exclusive of other, retail focused commercial land uses; however, the primary uses are more service oriented than retail goods.

LIGHT INDUSTRIAL:

Light industrial areas in Inver Grove Heights include parcels containing light manufacturing, goods movement and wholesale trade.

MIXED USE (COMMERCIAL / OFFICE / RESIDENTIAL):

Mixed use areas consist of parcels that contain a mix of retail and service commercial, office, institutional, higher density residential, public uses and/or park and recreation uses, organized in a pedestrian friendly environment

In the context of Concord Boulevard, this could mean traditional mixed use buildings with retail on the ground floor and residential or office uses on the upper stories. It could also include "live/work" mixed use spaces on the 6200 block of Concord Boulevard with residential units over offices, workshops, or studios allowing residents to "work where they live." Ground floor spaces in a mixed use area should be designed to accommodate a more intense commercial use, although its initial use may be residential or office. As the market for commercial matures, it can be converted to commercial use.

HIGH DENSITY RESIDENTIAL:

Areas designated as high density residential are intended to accommodate multi-family housing at densities exceeding 12 units per net acre. Uses in this category will be principally limited to higher density apartment or condominium buildings for either general occupancy or for specific segments of the population such as senior housing.

MEDIUM DENSITY RESIDENTIAL:

Medium density residential accommodates somewhat higher residential densities ranging from 6 to 12 dwelling units per net acre. Uses in this classification include higher density townhome developments and apartments, all with full public utility service.

LOW-MEDIUM DENSITY RESIDENTIAL:

The low-medium density residential category includes a combination of single family attached and single family detached housing that is generally at a greater density than traditional single family housing in Inver Grove Heights. Density of the Low-Medium Density Residential category ranges from 3 to 6 units per net acre. In the Concord Boulevard Neighborhood, topographical limitations should not preclude development if density cannot reach the 3 dwelling units per acre threshold.

PARK / OPEN SPACE:

Public park and open space includes the City's Park system as well as areas of public ownership that are intended for open space use. Typically, these areas include lands used for stormwater storage or other public infrastructure need and are not considered developable.

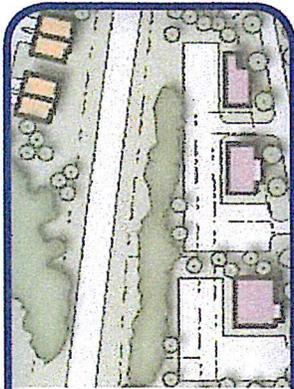
PUBLIC/INSTITUTIONAL:

Public/Institutional uses in Inver Grove Heights include churches, buildings and land adjacent to schools, cemeteries, government facilities and other parcels that are owned by a public agency or institution. The public/ institutional category does not include parks and recreation areas. They are classified separately. The public/institutional use within Concord Boulevard is the school building last used for the Tarek Ibn Ziyad Academy on 66th Street.

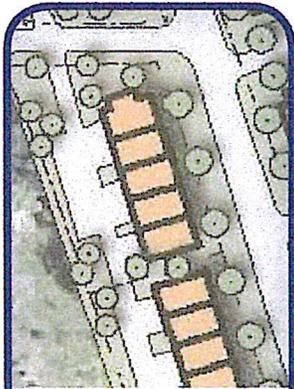
PREFERRED MASTER PLAN

ILLUSTRATIVE PLAN:

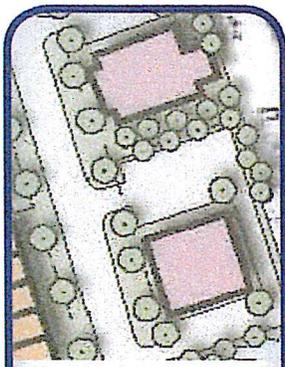
The illustrative plan shows both the nature of the density in redevelopment areas and an example of the way buildings should lay out and respond to the street network. The illustrative plan is not intended to limit how sites should develop, but instead intended to show how a site could redevelop given the guiding land use pattern. The illustrative diagram is intended to illustrate guiding principles.



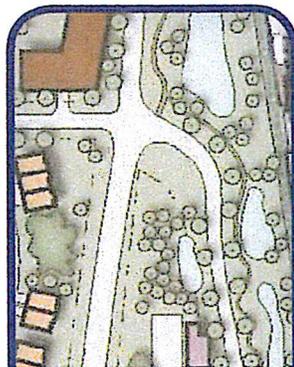
Vegetation and space buffers potentially incompatible land uses



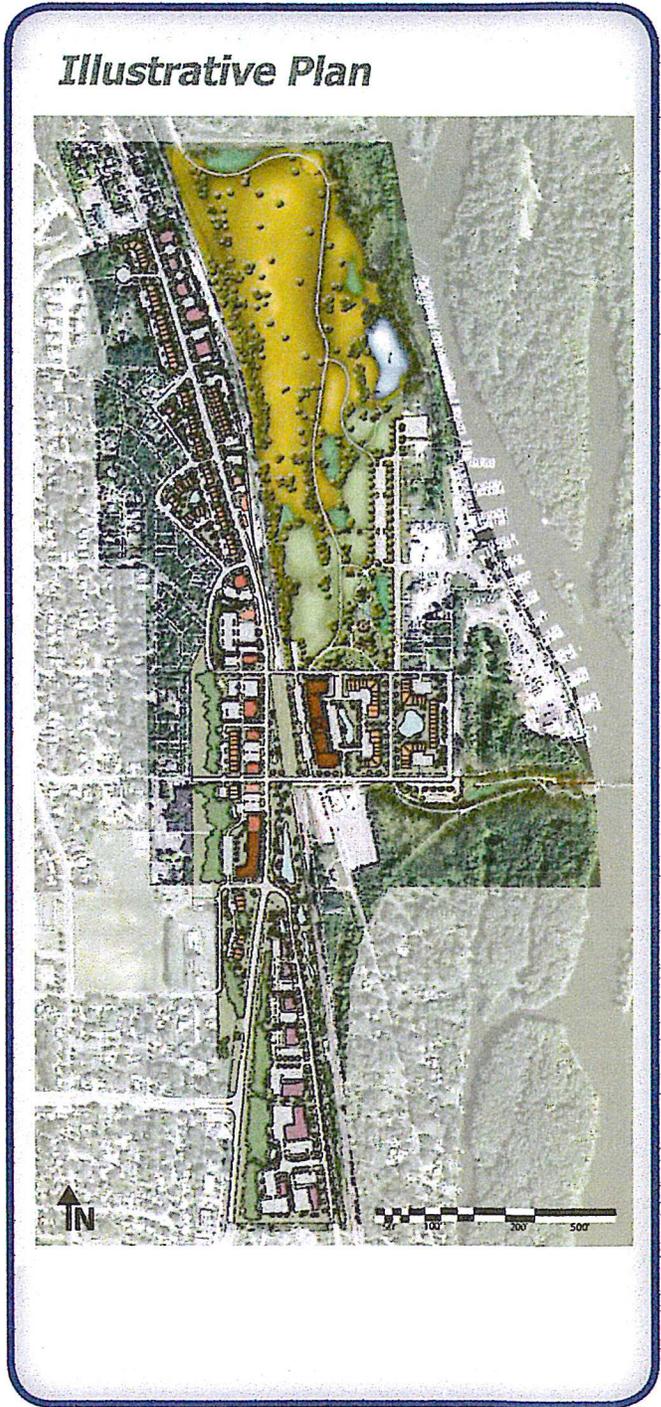
Access is managed by keeping driveways off of Concord Boulevard where possible



Parking lots do not push the buildings to the back of lots, allowing facades to define the look of Concord Boulevard



Stormwater is managed and becomes a visual amenity

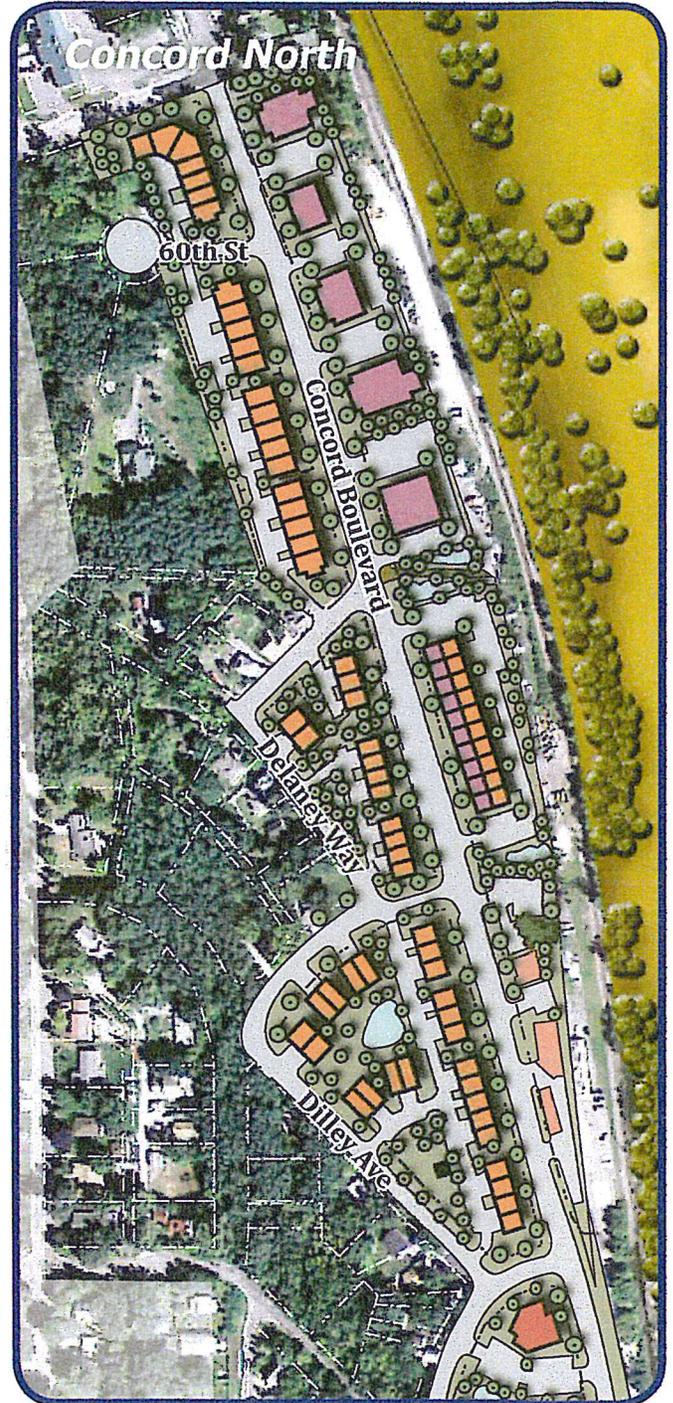
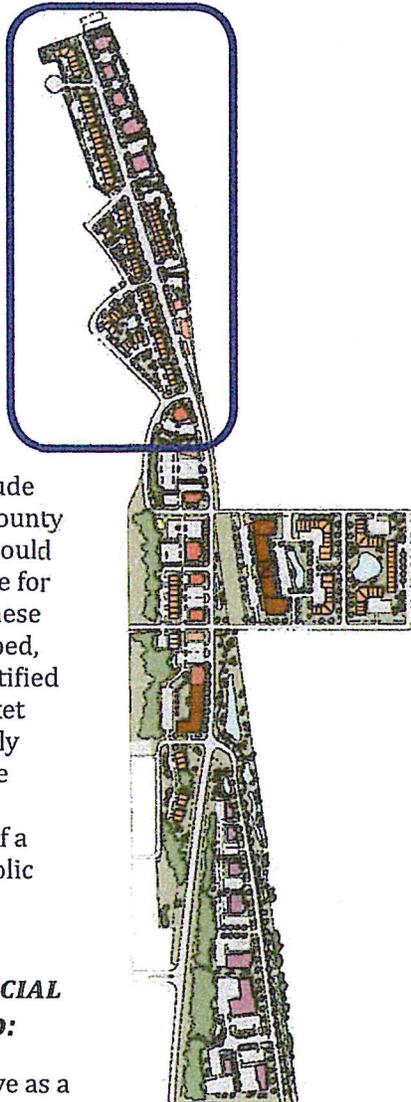


PREFERRED MASTER PLAN

CONCORD NORTH:

TOWNHOUSE/ROWHOUSE DEVELOPMENT WEST OF CONCORD:

The Plan for Concord North District includes medium density housing redevelopment on the west side of Concord Boulevard. This housing should front the street with quality facades and building materials. Automobile access should be from the rear of the buildings to manage access points on and off of Concord Boulevard. These redevelopments include the current Dakota County CDA properties and could serve as a catalyst site for redevelopment. As these parcels are redeveloped, space should be identified for green space/pocket parks to provide easily accessible open space for residents. A park facility may be part of a private facility or public parklands.



SERVICE COMMERCIAL EAST OF CONCORD:

This area should serve as a transition area, capitalizing on turnover in the area to redevelop



INVER GROVE HEIGHTS

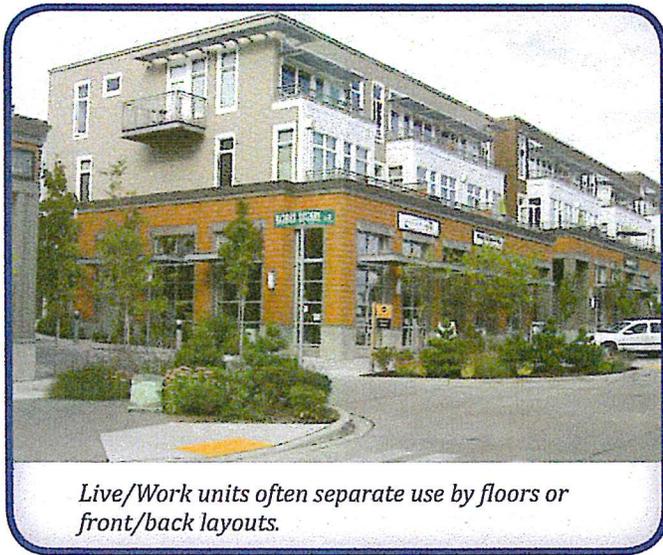
CONCORD BOULEVARD NEIGHBORHOOD PLAN

PREFERRED MASTER PLAN

and introduce new business. The narrow parcels make large scale developments difficult in this location, but aesthetic upgrades and a move to uses with less outside storage and less truck traffic over time is envisioned.

LIVE / WORK:

Also along the east side of Concord Boulevard between 63rd Street and Upper 61st Street, the depth of the lots between Concord Boulevard and the railroad right-of-way widens. This presents an opportunity for a new type of use that could offer the opportunity for people to work where they live. This is an expansion and refinement of a home office, workshop, or studio idea. It would suggest a street level office, show room or retail front with a living or housing unit above or in the back. Envisioned uses include a bike shop, artist studio, arts/craft maker, or professional office/studio. The live/work concept is one that will take time to mature and will require an innovative approach to redevelopment. Examples of this arrangement are becoming more prevalent as developers look to reuse older buildings and redevelop underutilized sites.



Live/Work units often separate use by floors or front/back layouts.

66TH & CONCORD:

COMMERCIAL AND RETAIL SERVICES:

The area along Concord Boulevard generally between Delilah Avenue and 68th Street presents the greatest opportunity for commercial land uses that are more goods oriented along with restaurants, bars and professional services. The plan calls for clustering these types of uses closely together, creating a longer term opportunity for uses to share parking in more of a district parking approach. By clustering uses closer together, a stronger retail environment is created. The retail uses are envisioned as free standing commercial uses or potentially multi-tenant structures. The area between 65th Street and 66th Street also is important as a gateway into the water front district and Heritage Village Park. A strong retail presence at this node will be important as a signature icon to the district.

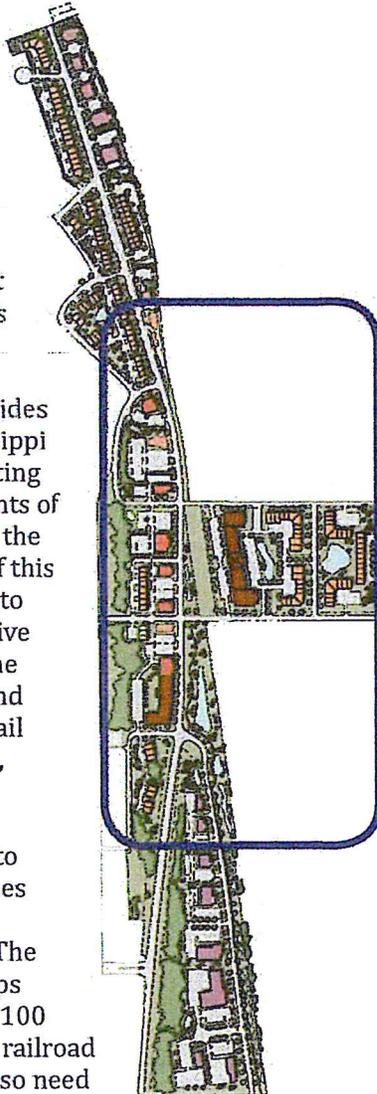
MIXED USE AND HIGH DENSITY RESIDENTIAL AT 68TH STREET:

At the 68th Street node, an opportunity exists to redevelop vacant lots and to work with the site to create a high density development use. Such a use could benefit by close proximity to future commercial retail and services in the district and could contribute to increasing the market place for transit service. However, by itself it most likely would not be enough to warrant a bus route along Concord. The building could include ground level retail or professional offices fronting on Concord with residential components on upper levels or on the back side towards the bluff. The site could work with the topography of the area and potentially add structured parking.

PREFERRED MASTER PLAN

THE MISSISSIPPI RIVER GATEWAY

Probably the most notable area of change presented in the master plan is the area east of the Railroad tracks between 65th Street and 66th Street. This site is currently envisioned as part of the future Heritage Village Park. The site is currently used by a waste hauler and implementation of the Park Master Plan would require acquisition of this parcel. The Park master plan envisions a highly programmed entrance and park focal point on this site. This plan suggests a different direction. One that seeks to introduce housing, retail and services with an orientation that provides a gateway to the Mississippi River along 66th. By shifting the programmed elements of Heritage Village Park to the north, redevelopment of this site could also orient onto the park creating an active multi-use frontage on the park. The envisioned land uses include limited retail and service commercial, higher density housing in a 3 or 4 story structure transitioning to lower density townhomes or rowhouses as you move toward the river. The illustrative concept keeps development out of the 100 year flood plain. Future railroad improvements would also need to be investigated to explore quite zone improvements to further make the site attractive for residential uses.



INVER GROVE HEIGHTS

CONCORD BOULEVARD NEIGHBORHOOD PLAN

INVER GROVE HEIGHTS

CONCORD BOULEVARD NEIGHBORHOOD PLAN



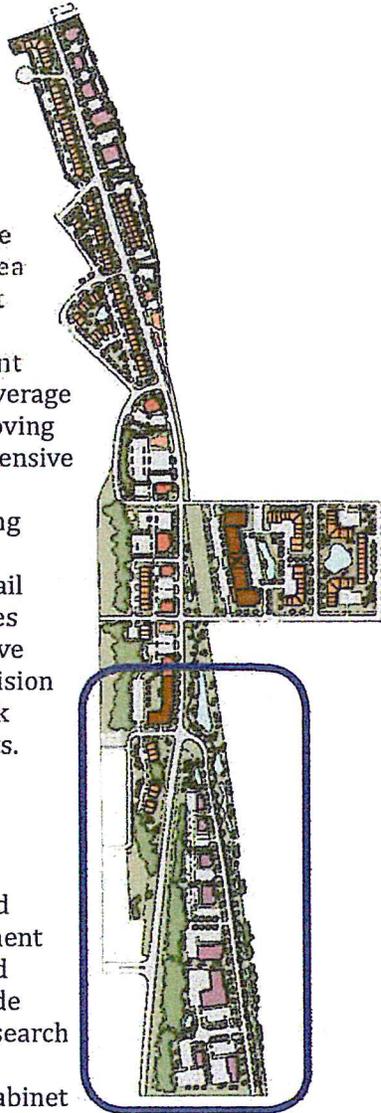
PREFERRED MASTER PLAN

DICKMAN TRAIL:

BUSINESS PARK

The area south of 68th Street along Dickman Trail is an area with a wide mix of uses. Many of the uses are heavy industry that generates significant truck traffic, noise and dust issues.

The longevity of some of these uses was questioned through the stakeholder engagement process. A limited number of single family homes are scattered throughout the site. The plan for this area suggests redevelopment over time that would intensify the employment density and building coverage of business uses and moving away from more site intensive uses to more building intensive uses. Increasing job density in the area will further support retail and professional services and could be an attractive opportunity given the vision for Heritage Village Park and other improvements. Opportunities to better utilize the land area within this district can be explored through replatting of the site and reconfiguring development parcels. Uses envisioned in this area might include light manufacturing, research and design, technology companies, assembly, cabinet makers or other light industry.



INVER GROVE HEIGHTS

CONCORD BOULEVARD NEIGHBORHOOD PLAN

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CITY OF INVER GROVE HEIGHTS

REQUEST FOR COUNCIL ACTION

Resolution Approving Proposals for Professional Services for the Concord Boulevard Neighborhood Study

Meeting Date: June 11, 2012
 Item Type: Consent
 Contact: Thomas J. Link: 651-450-2546
 Prepared by: Tom Link, Director of Comm. Dev.
 Reviewed by: NA

TL

Fiscal/FTE Impact:	
<input type="checkbox"/>	None
<input checked="" type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input type="checkbox"/>	Other (Revenue)

PURPOSE/ACTION REQUESTED

The City Council is to consider approving the Resolution Approving Proposals for Professional Services for the Concord Boulevard Neighborhood Study, as attached.

SUMMARY

At a special meeting on April 23, 2012, the City Council accepted the refined land use plan and identified four specific redevelopment sites. With that action, the City completed Phase I of the Concord Boulevard Neighborhood Study and is now able to commence with Phase II. Phase II will consist of a market strategy study and design guidelines.

Phase II will focus on the four potential redevelopment sites identified by the City Council and will address the following issues:

- The design guidelines will provide direction on the form of development and how that development can be integrated into the existing neighborhood. For example, the design guidelines will address density, impervious surface, building orientation, open space, stormwater management, parking and circulation, pedestrian circulation, and infrastructure needs.
- The market strategy study will determine if the City's ideas are feasible in the marketplace. This will involve a series of meetings with developers and an evaluation of the potential for retail and service development in the neighborhood. The analysis will also include a financial model that will assist the City in determining how to make overall redevelopment financially feasible and analyze financial tools available to the City. The strategy will include an implementation element will address the City's role in redevelopment, financial tools that the City will use, and a process for selecting a developer.
- Finally, the information will be presented to the Concord Boulevard residential neighborhood and business community to inform them of the study's results and receive their comments and input.

City staff has assembled a team of consultants to assure a comprehensive analysis of planning/design, real estate markets, and financial feasibility. In addition, considerable input will be obtained from the development community. The consultants' proposals, as attached, include:

• Hoisington Koegler Group Inc	\$32,000
• Ehlers	<u>\$18,525</u>
TOTAL	\$50,525

A separate proposal for the market analysis will be considered at a later date, after the meetings with developers, and will be brought to the City Council at that time. Also, staff does not recommend Ehlers proposed alternative to analyze TIF, at this time. The City could also consider this TIF analysis at a later date, following discussions of financial tools.

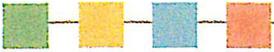
The total budget for the work is \$60,000. Inver Grove Heights has obtained a Metropolitan Council Livable Communities Grant in the amount of \$48,000 to assist with the second phase of the Concord Study. The grant will cover 80% of the Phase II costs. The remaining \$12,000 will be the City's responsibility and is included in the City's budget.

CONCLUSION

Staff recommends approval of the Resolution Approving Proposals for Professional Services for the Concord Boulevard Neighborhood Study.

Enc: Resolution
Hoisington Koegler Group Inc. Proposal
Ehlers Proposal

cc: Brad Scheib, Hoisington Koegler Group Inc.
Stacy Kzilvang, Ehlers



Memo

To: Inver Grove Heights Economic Development Authority
From: Stacie Kvilvang
Date: August 6, 2012
Subject: Concord Redevelopment Area – Developer Roundtable Summary

Introduction

City staff (Joe Lynch and Tom Link), HKGI (Brian Harjes) and Ehlers (Stacie Kvilvang) met with several developers currently active in development/redevelopment in the metropolitan area to discuss the Concord Redevelopment Area and development issues in general. The discussions focused on:

1. Learning about the various types of developments as they relate to typical development size, density, parking ratios, rent structures, development costs, current trends and market conditions and financing structures and sources available today;
2. Positive attributes of the redevelopment area and negative attributes or challenges to redevelopment of the area;
3. What changes, if any they would recommend for the proposed plan;
4. What the City can do to remove any barriers to redevelopment; and
5. Their interest in participating in the redevelopment of the area

Below is a list of developers that we met with and a brief summary of their focus area.

1. **Mark Moorhouse, Dominion.** Dominion owns or manages more than 24,000 units in 22 states. Dominion is a long-term owner and developer of rental housing and specializes in the acquisition and substantial rehabilitation of existing properties, especially those with federal subsidies, and also focuses on new construction of affordable independent senior and workforce housing using tax credits and tax exempt bond financing. Some notable projects around the metropolitan area are 808 Berry in St. Paul, The Landings in St. Anthony, The Bluffs in Eden Prairie, Carlton Artists' Lofts in St. Paul and they are working on redevelopment of the Schmidt Brewery in Minneapolis.

2. **Jamie Thelen, Sand Companies, Inc.** Sand Companies has 3 offices, employs nearly 700 people and is a full service developer of apartments, apartment manager, hotel developer and manager and construction contractor. They manage 30 rental properties, totaling approximately 1,100 units. They constructed and owned the Monument Ridge Apartments in the City (and subsequently sold it several years ago). Sand Companies focuses primarily on the development of affordable workforce housing using the 9% tax credit tool.
3. **Keith Janz, Real Estate Equities.** Real Estate Equities has been around since 1970 and they are a multi-family housing developer of market rate and senior apartments and limited equity, senior cooperatives. Over the past 10 years they have been focusing more on the development of senior cooperatives and develop approximately \$30 million a year in projects.
4. **Greg Bronk, Lang Nelson.** Lang Nelson has a portfolio of approximately 3,200 units, primarily serving senior households with independent, assisted living and memory care units. They are a long-term owner and operator of all their properties.
5. **John Mehrkens, Presbyterian Homes and Services.** Presbyterian Homes is one of the largest and most well-known providers of senior assisted living and memory care housing in the State. They are the 4th largest non-profit in the nation and have facilities in Minnesota, Wisconsin and Iowa. They own 36 communities totaling approximately 8,000 units. They typically have 2 to 4 projects under development at one time. 20% of their portfolio caters to lower income residents.
6. **Brian Carey, United Properties.** United Properties has been developing limited equity, senior cooperatives in the metropolitan area over the past several years. They developed and manage 7 projects, totaling approximately 650 units. Their developments are under the Applewood Pointe name and the facilities are in New Brighton, Roseville, Maple Grove and Woodbury. They have started development of senior rental that includes assisted living and memory care under the Cherrywood Pointe name. They currently own 80 units which are managed by Ebenezer.
7. **Bob Cunningham, TOLD Development.** TOLD Development Company is a real estate firm focused on the development, acquisition, and management of retail, multi-housing, office, medical office, and industrial properties. Prominent developments include Excelsior & Grand, a \$170-million vertically mixed-use project in St. Louis Park, Wedgwood Commerce Centre, a 130-acre mixed-use business park in Maple Grove, Meridian Crossings, a 400,000-square-foot Class-A office development in Richfield, Nagawaukee Center, a \$50-million, 46-acre retail development in Delafield, Wisconsin, Crossroads Corporate Center, a 13-building office park in Brookfield, Wisconsin totaling 825,000 square feet, and TOLD was also among the first developers to conceive of entertainment retail with The Meridian, an \$80-million project in downtown Seattle, Washington.

8. **Kent Carlson, KM Anderson Builders.** Kent was formerly with Ryan Companies for over 20 years and recently joined KM Anderson builders. He has completed over 1,000 acres of industrial park development, many office developments and is an owner of a marina on Lake Minnetonka. Notable projects include Dean Lakes in Shakopee, Twin Lake redevelopment in Roseville.

Summary of Comments

1. Positive Attributes to the Area:
 - a. The amount of public investment in upgrading Concord
 - b. Community feeling and people want to live in city (attracts families)
 - c. The River, pier, marina and the park and trail system are great attributes for the area to draw in residents
 - d. Easy access to site, proximity to St. Paul and jobs and easy access for truck traffic (industrial users)
 - e. Community College
2. Negative Attributes to the Area:
 - a. Doesn't "look good" driving to area (increased expectations for "front door")
 - b. Gentlemen's Club
 - c. No quick connection to I-494
 - d. No services nearby, no transit and lack of visibility
 - e. Not a lot of draw for young renters (but lack of other options)
 - f. Overhead power lines and railroad tracks (fear factor and may be a financing issue for housing)
 - g. Site is a little disjointed from majority of city
 - h. Refinery in Newport
 - i. Having adequate acreage to do an industrial park
3. Market for Housing:
 - a. Younger renter, not family housing
 - b. 80 to 150 units of multi-family rental
 - c. Potential for 70 to 100 units of senior assisted living and memory care
 - d. May not be the best location for senior cooperative housing (owner occupied)
4. Market for Industrial:
 - a. Possibility of 250,000 to 300,000 sq/ft of industrial and will likely take 10+ years to build out (if land is available)
 - b. First building in will set the tone for the rest of the buildings
 - c. Typical building pads would be 30,000 to 40,000 and would be build-to-suit
 - d. Working with a master developer for the site would be beneficial

5. Market for Retail

- a. Retail would need to be more destination oriented such as restaurant, coffee shop, bike shop, etc.
- b. Retail has to serve entire neighborhood or city, can't survive on the housing immediately adjacent to it only.

6. Potential Plan Refinements:

- a. Northern portion of plan that shows commercial/industrial would be better suited for service retail and or office
- b. Assure adequate buffer between railroad tracks and housing
- c. Vertical Mixed Use is difficult to do so should look at horizontal mixed use in this area
- d. Look to redevelop the gentlemen's club site
- e. Paved parking would be nice at the Marinas
- f. Look to place restaurant and/or coffee shop closer to park entrance
- g. Provide public pavilion and shower and restroom facilities (for both park/trail users and marina users)
- h. Possibly change front door entrance to southern most marina and tie it to the pier (public option)

7. What the City Can do to Remove Barriers to Redevelopment:

- a. Address the gentlemen's club
- b. Need to change perception of area from garbage hauler place to a place to live
- c. Need tax increment assistance to be competitive in the market
- d. Need to possibly provide financial incentives to marina owners to upgrade their sites and make a more public connection

8. Interest in Redeveloping in the Area:

- a. Several of the developers showed interest in redeveloping in the area and would like to be kept informed on the future progress and process for developer selection

Conclusion and Next Steps

Overall the various developers agreed with the general layout of land uses, location and number of units and/or sq/ft shown on the current plan. I have attached a spreadsheet that further delineates comments shown above and additional information regarding the various types of developments.

The next steps would be to refine the plan as appropriate, have a discussion with the EDA regarding the types of public financing tools available and the desire of the EDA to participate financially in redevelopment, discuss possible EDA purchase of key parcels to spur redevelopment, host additional neighborhood, stakeholder and affected land owner meetings, prepare a financial assessment of the redevelopment plan to make sure it is feasible, finalize the redevelopment plan as appropriate to prepare for redevelopment and develop an implementation strategy.

Please contact me at 651-697-8506 with any questions.