

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, NOVEMBER 20, 2012 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**

- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR NOVEMBER 7, 2012.**

- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 TARGET CORPORATION - CASE NO. 12-34PUD

Consider the following for property located at 7841 Amana Trail:

A **Preliminary and Final Plat** for a two lot subdivision to be known as Argenta Hills 7th Addition.

Planning Commission Action _____

A **Preliminary and Final PUD Development Plan Amendment** to add an additional commercial lot to the Argenta Hills PUD.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, November 7, 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
Pat Simon
Tony Scales
Harold Gooch

Commissioners Absent: Annette Maggi (excused)
Dennis Wippermann (excused)
Victoria Elsmore (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the October 16, 2012 meeting were approved as submitted.

TRU SEAL AMERICA LLC – CASE NO. 12-33CA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to construct a 1,680 square foot structure and amend the approved site plan for the property located at 11278 Rich Valley Boulevard. 7 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant would like to amend the existing conditional use permit on the property to allow for a 1,680 square foot structure and to amend the approved site plan. In 2011 the previous owner received a conditional use permit to allow outdoor vehicle and material storage. They made several improvements to the site; however, they are now looking to sell it to another party. The conditional use permit would be for a contractor's yard with open storage. Staff recommends approval of the request as presented.

Chair Bartholomew asked for clarification regarding a statement from Engineering regarding the applicant's escrow.

Mr. Hunting advised Engineering was simply advising that the improvements were complete and therefore the City was working with the applicant to release any remaining escrow money.

Commissioner Lissarrague asked if there was currently a house on the property.

Mr. Hunting replied that the house on the property had burned down; however, there was a quonset hut remaining.

Commissioner Simon noted there was also a boarded up structure on the property.

Opening of Public Hearing

John DeVries, 18871 – 88th Avenue N, Maple Grove, representing the applicant, stated they planned to make improvements to the existing boarded up garage. The applicants planned to use the existing quonset hut to store equipment and the proposed building would be used as a heated shop.

Commissioner Simon asked if there were any impervious coverage issues.

Mr. Hunting replied there was not.

Commissioner Lissarrague asked what type of heating system was being proposed.

Mr. DeVries replied propane.

Chair Bartholomew asked if the applicant was agreeable with the conditions listed in the report, particularly Condition 7.

Mr. DeVries replied in the affirmative.

Commissioner Simon asked if there would be any retail sales.

Mr. DeVries replied there would not.

Planning Commission Discussion

Chair Bartholomew stated he supported the request.

Commissioner Gooch stated the property was greatly improved by the previous owner.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Simon, to approve the request for a conditional use permit amendment to construct a 1,680 square foot structure and amend the approved site plan, for the property located at 11278 Rich Valley Boulevard, with the eight conditions listed in the report.

Motion carried (6/0). This item goes to the City Council on November 26, 2012.

OTHER BUSINESS

Commissioner Simon asked what the status was on the AT & T application that was tabled at the October 16 meeting.

Mr. Hunting replied the applicant was still waiting for the owner's signature but they expect it to be on the next Planning Commission agenda.

ADJOURNMENT

Chair Bartholomew adjourned the meeting at 7:10 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: November 15, 2012

CASE NO: 12-34PUD

APPLICANT: Target Corporation

REQUEST: Preliminary and Final Plat, Preliminary PUD Development Plan Amendment for Argenta Hills

HEARING DATE: November 20, 2012

LOCATION: 7841 Amana Trail

COMPREHENSIVE PLAN: Regional Commercial

ZONING: B-4, Commercial Planned Unit Development

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application which consists of an amended preliminary PUD development plan and plat to allow the creation of a new lot from the existing Target lot. The plat would consist of dividing off the northwest corner of the existing target lot (Lot 1, Block 1, Argenta Hills) for future commercial development. Target would retain ownership of the lot until a development plan was submitted. A preliminary and final plat approval is required to create the new lot. An amendment to the original Argenta Hills PUD is required because it was approved with a specific number of commercial lots.

EVALUATION OF THE REQUEST

PRELIMINARY AND FINAL PLAT AND PUD DEVELOPMENT PLAN REVIEW

The proposed change is limited to Lot 1, Block 1 (Target lot). No other changes are being proposed. This memo addresses only those changes proposed to this lot. All other conditions and phases remain unchanged.

Target is proposing to divide off the northwest corner of their lot for future commercial development. With the reduction in size of the Target store, the lot and parking lot is oversized and more commercial potential exists. At such point in time, Target would sell the parcel to a future developer who would then go through the PUD amendment process with the City to obtain site plan approval for a future commercial project.

Lot Size. The proposed lot would be 2.44 acres in size which would be sufficient size for a commercial project.

Parking. As the Target store was reduced in size, the parking lot was never downsized accordingly. The building size was reduced from 195,000 to 134,000 square feet. The site is over parked for the size of the store and provides more parking than required by code (by a total of 285 spaces). Staff has reviewed the plans and there would remain a total of 510 parking spaces on the lot with Target which satisfies the Northwest Area Parking standard. Parking requirements on the proposed lot would be based upon the size of the building which would be reviewed with a PUD site plan. There are no parking issues with the proposed request.

Internal Easements. There currently exists an operation and easement agreement (OEA) for all the lots in the commercial portion of Argenta Hills. It covers all necessary cross easements for; access, parking, utilities, maintenance, etc. The current OEA already encompasses this property and the OEA site plan already included shows this possible future lot. Based on a review of the document and discussions with Target representatives, the OEA already covers all aspects of this new lot and so all easements are in place. No changes are required at this time and no additional easements, public or private are required.

Park Dedication and Plat Connection Fees. Park dedication and plat connection fees have already been paid for Lot 1 which covers this new lot area. Therefore, no additional park dedication or plat connection fees are required.

County Review. The County Plat Commission staff reviewed the plat and did not have any issues. They will recommend approval to the County Board. The plat name printed on the submitted info was based on the premise that the second phase of the old townhouse project, now single family (Argenta Hills 5th) would be submitted as Argenta Hills 6th. This will not occur for a period of time and therefore this proposed plat would then be called Argenta Hills 6th and not the 7th.

Existing PUD. With the amendment to the PUD, the new lot will still be obligated to comply with all standards of the Northwest Area and all the conditions of the Argenta Hills PUD.

Concept Development Plan. The applicant has shared a possible concept plan with staff to verify that the lot configuration would work for new development. Most likely, any new building would be placed along the north side of the lot and the existing main access points would still be used to enter the site. The parking arrangement would not really change much from what is existing.

Storm Water Management. Part of the original approval required the use of pervious pavement because the parking proposed triggered this requirement. Staff will review any new plan against the current approved storm water plan to determine if any pervious pavement is required to be replaced based on the design of the site plan.

Conditions of the existing PUD. All other conditions of the original Argenta Hills PUD would still apply and carried over in the PUD resolution approved by Council.

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 Preliminary and Final Plat of Argenta Hills 6th Addition and Preliminary PUD Amendment to Argenta Hills subject to the following conditions:
 1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	10/12/2007, 6/30/10 and 8/10/12
Preliminary Plat of Argenta Hills 6th Addition	10/15/12
Preliminary Site Layout Plan	6/25/2007 and 7/19/10
Preliminary Grading and Drainage Plan	6/25/2007, 7/19/10 and 8/10/12
Preliminary Overall Utility Plan	6/25/2007
Preliminary Landscape Plan	6/25/2007, 8/10/10 and 8/10/12
Preliminary Tree Inventory and Preservation Plan	6/25/2007, 8/11/10 and 7/9/12
Building Elevations	6/25/2007
Trail Plan	6/25/2007
Signage Location Site Plan	10/11/2007
Open Space Plan	6/25/2007, 7/19/10 and 7/6/12
Development Capacity Plan	6/25/2007
Preliminary Phasing Plan	6/25/2007 and 7/19/10
Trails, Walks and Green Framework Plan	6/25/2007
Roadway and Trail Plan	6/25/2007
East-West Pedestrian Connection	6/25/2007
Concept Signage Sketches	9/17/2007
Main Street – Argenta Perspective Sketch	
Target View Perspective Sketch	
Commercial Buildings Schematic Elevations	8/7/2007
Argenta Hills Design Guidelines Outline	
Design Features (9 sheets)	6/25/2007
Overall Stormwater Plan (2 sheets)	
Stormwater Details (3 sheets)	
Grading and Drainage Plans (9 sheets)	6/25/2007
Landscape Plans (8 sheets)	6/25/2007
Residential Lot Design Layout (3 sheets)	9/25/2007

Argenta Hills Residential Overall Impervious
Surface Illustration

8/10/12

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. The ownership of all of the natural area/open space to be owned in private ownership by the property owner. A conservation easement shall be required by the City restricting the use of the open space.
5. All rooftop equipment shall be completely screened from view from the public streets. Screening materials shall be compatible with the building's overall design. If the mechanical equipment is found to be visible after construction, the applicant shall provide screening subject to the approval of the City.
6. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
7. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not visible from property lines. The design of the fixtures shall be subject to further staff review prior to final plan approval.
8. All plans shall be subject to the review and approval of the Fire Marshal.
9. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from MnDOT and Dakota County.
10. The Agreement shall stipulate the storm water improvements shall be maintained by the following entities; in instances where the City is not responsible for maintenance of the storm water improvements, the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.
11. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Boulevard Maintenance Agreement with the City whereby the owner of the lots shall be responsible for the maintenance of boulevard improvements on such lots; the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility

and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.

12. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
13. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing.
14. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways and Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council
Parking Areas	City Council
Signage Location Plan	City Council

15. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
16. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the particular requirements of the Planned Unit Development plans.
17. The Development Contract shall provide that parking lots associated with specific buildings are completed before a Certificate of Occupancy is issued.
18. The following documents shall be recorded when the plat is recorded:
 - Development Contract;
 - Storm Water Facilities Maintenance Agreement;

- Conservation Open Space Easement; and
 - Acknowledgement of PUD Zoning.
19. All private streets shall be maintained by the Home Owners Association.
 20. Prior to City Council review of final PUD development plans in residential areas, the plans shall be modified such that visitor parking shall be accommodated in the single family and town home neighborhoods.
 21. Prior to City Council review of final PUD development plans of any phase, the landscape plan shall identify quantities of plant materials proposed for verification of code compliance.
 22. Prior to City Council review of final PUD development plans of any phase, the reforestation plan shall be updated indicating the location of replacement trees on site in addition to the landscaping requirements described by the ordinance.
 23. Prior to City Council review of final PUD development plans of any phase, wetland buffers shall be provided around the perimeter of all wetlands. The developer shall describe the proposed seed mix, installation and erosion control measures for the buffer areas on the landscape plan.
 24. All signage for all future proposed development shall be subject to review and approval by the City.
 25. Prior to City Council review of final PUD development plans of residential portions, a noise assessment of the proposed development from the major roadways (State and County) including Highway 55, Robert Street and the proposed CSAH 28 shall be required. This analysis should outline areas of concern and detail mitigation strategies for reducing noise pollution on site.
 26. Residential neighborhoods located within the boundary of the Noise Abatement Overlay district shall conform to the noise mitigation measures as defined in the Airport Noise Abatement Overlay District, Section 515.80. Subd. 34 of the City Code.
 27. Prior to City Council review of final PUD development plans for appropriate phases, the Developer must demonstrate how grading of the custom lots, streets and retaining walls function for the long term, realizing the development of individual lots and construction timing.
 28. Prior to City Council review of PUD development plans, the Developer must demonstrate how the trail system can be graded through the open space area. Benches for proper trail widths and cross culverts for drainage shall be designed and

implemented into the grading and drainage plans and shall respond to the stormwater ponding and infiltration network.

29. The private streets shown at 24' in the custom single family and small lot single family neighborhoods and in the townhouse neighborhood do not allow for on-street parking. If no other guest parking areas are being provided within these neighborhoods, these streets shall be modified to 28' width to accommodate parking on one side of the street.
30. Street lighting shall be required within the single family neighborhoods and along all public streets. The street lighting plans shall be approved by the City and Dakota County or MnDOT where appropriate prior to installation.
31. Separate trail easements shall be granted to the City for the trail system through the development. The City shall be responsible for the maintenance of the trail and trail easement area.
32. The boundaries of the designated natural area/open space and conservation easement areas shall be clearly delineated on the approved final PUD plans and shall be clearly marked and delineated in the field before grading begins and after final grading is completed with signage approved by the City.
33. The re-platting of Outlot F shall be consistent with the approved preliminary PUD development plans dated 6/25/07, 7/19/10 and 8/10/12 unless a revised plan has been approved by the City Council. All conditions, restrictions, covenants, contributions and dedications must occur at time of re-platting Outlot F. This provision shall be included in the approved and recorded development contract.
34. At the time the City signs the plat, the owner must fully pay the City of Inver Grove Heights for all planning, engineering review and legal fees that have been incurred up to the date the City signs the final plat, and the owner must further escrow with the City an amount determined by the City of Inver Grove Heights for future planning and engineering review fees and for legal fees, except for such fees as may already otherwise be taken into account in the calculations or engineering inspection escrow made a part of the Development Agreement. Further, at the time the City signs the final plat, the owner must pay the City the fees prescribed by the ordinance (to be enacted prior to final plat) to defray the costs incurred by the City in preparation of the planning studies, engineering analysis, storm water analysis, environmental review, alternative urban areawide review, natural resource inventory and transportation modeling as such studies, analysis, reviews, inventories and modeling relate to the review, investigation and administration of the owner's applications.
35. This PUD Amendment resolution replaces Resolution No. 12-___ and is now the guiding resolution for the overall Preliminary PUD Plan Approval for Argenta Hills.

36. An additional 1,700 caliper inches shall be required to be planted in the overall development of the Argenta Hills 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

Based on this review, the Planning Division recommends approval of the plat and PUD amendment for Argenta Hills 6th Addition subject to the conditions stated above.

ATTACHMENTS:

Location Map
Applicant Narrative
Final Plat
Existing Conditions Sketch



TARGET

Project Narrative

Oct. 22, 2012

Application for Preliminary Plat, Final Plat And an Amendment to the PUD at Lot 1 Block 1 Argenta Hills

Inver Grove Heights MN

Introduction:

Target Corporation is the property owner of the 17.6 acre lot known as Lot 1 Block 1 Argenta Hills. In July 2012 Target opened our first store in the City of Inver Grove Heights on this parcel within the Argenta Hills PUD. This lot is located east of Main Street and borders Amana Trail, Trunk Hwy 3 and Trunk Hwy 55. Previous plans for Target included the development of 190,000 SF store and the required parking of approximately 795 stalls. The Target Store which opened in July is approx. 135,000 SF and the current number of stalls provides for a parking ratio of approx. 5.8 stalls /1000 SF of building area. Target guests typically park near the store's entrance along the south side of the property, which leaves the northern portion of the parking lot underutilized. We believe that it's both Target and the City's desire is to encourage additional density and utilize our property in a more efficient manner. Our proposal is to subdivide the existing 17.6 acre lot, to create additional development opportunities and reduce the size of our parking field. Upon completion of the subdivision, approximately 500 parking stalls will remain on the Target parcel which will adequately serve our guests at this store. Target is interested in promoting additional specialty retail, restaurant or commercial uses within the Argenta Hills PUD that will complement the Main Street development as approved.

Target is requesting the following from the City of Inver Grove Heights:

1. Preliminary and Final Plat Approval to subdivide the existing 17.6 acre parcel in to a 2.4 acre parcel and a 15.2 acre parcel.
2. An amendment to the Final PUD to allow for an additional lot to be created within the Argenta Hills PUD District.

Project Description:

Target is proposing to create a 2.4 acre lot within the north end of the current parking field adjacent to Amana Trail. We propose to only subdivide the property at this time and not change the current conditions. Our interest is to create a separate parcel to allow a developer or future owner to be able to propose a building within a standalone parcel, consistent with the requirements of the PUD. Target believes it is prudent to have the subject lot be clearly defined and ready to market as a separate parcel. A standalone 2.4 acre parcel which is legally separate from the Target tract will have a greater opportunity to be developed vs. waiting for a developer to propose a future subdivision.

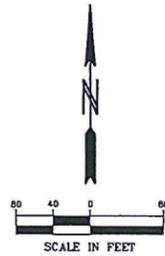
Target will require the future development for Lot 2 to self-park within the tract and not encumber the 510 parking stalls being reserved for Target's guests on the future Lot 1 Block 1 Argenta Hills 7th Addition. There will be no change to the existing dedicated public easements or the stormwater management systems at this time. The future lot has access to the utility systems of water, sanitary and storm sewer which currently serve the Target site. There will be no change to the access to Amana Trail or to the Main Street development to the west of Target's property. The future lot 2 will share the access drive to Amana Trail with the Target tract, no new access location are proposed to Amana Trail with this subdivision. By creating another small parcel for development, it will provide the market additional options to create a commercial mixed use destination at Argenta Hills vs. maintaining a surface parking lot which is larger than what is needed by Target. It is also understood that prior to any new development being undertaken, the future project will be subject to the City's public review process and the requirements of the PUD district.

The Amendment to the Argenta Hills PUD is to simply allow another lot to be created within the Argenta Hills Planned Unit Development, as illustrated in the Argenta Hills 7th Addition plat. Target is not requesting any change to the design guidelines of the PUD other than to subdivide our existing lot as illustrated.

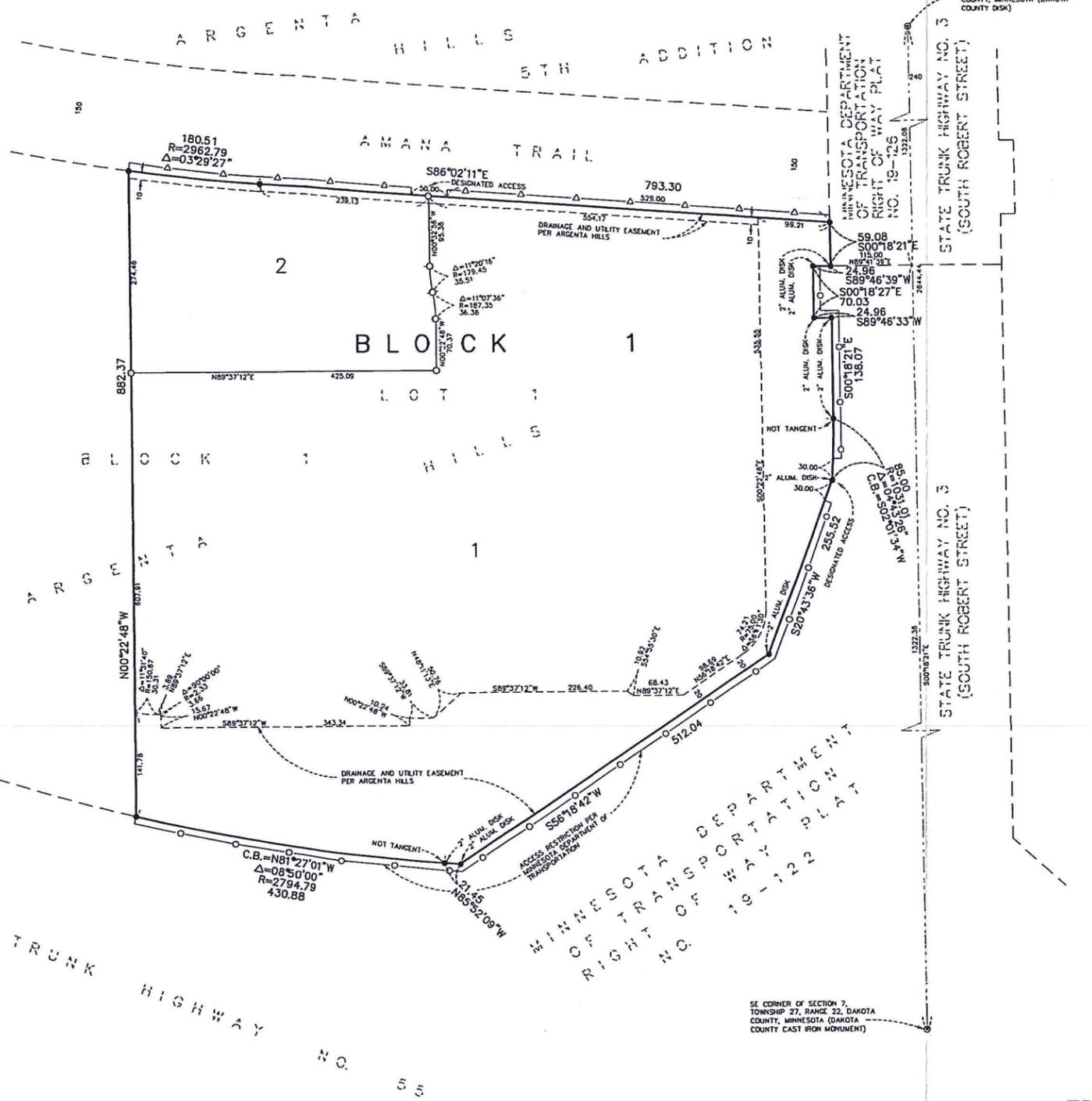
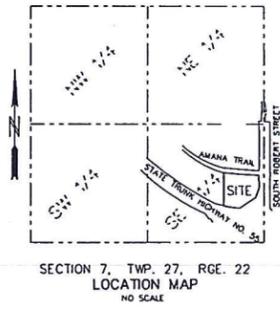
Target is requesting approval from the City to subdivide and amend the number of Lots within the PUD. We are proposing to subdivide the 17.6 acre Lot 1 Block 1 Argenta Hills and create Lots 1 and 2, Block 1 of Argenta Hills 7th Addition. Target and Kimley-Horn have prepared the applications as requested to allow this subdivision and amendment to the PUD to be processed through the City public hearing review process. No other modifications are proposed to the Target property or to the Argenta Hills PUD, other than the creation of a new lot and plat. Target is submitting this application on October 22nd which will allow review at the November 20th Planning Commission and the subsequent City Council meeting.

Thank you for your consideration of our application to subdivide the current Target parcel and amend the PUD as stated above and within the attached application exhibits.

ARGENTA HILLS 7TH ADDITION



- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 42299.
- DENOTES FOUND IRON MONUMENT.
- ⊙ DENOTES DAKOTA COUNTY MONUMENT.
- DENOTES RESTRICTED ACCESS TO MINNESOTA DEPARTMENT OF TRANSPORTATION
- △—△ DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE PLAT OF ARGENTA HILLS



E 1/4 CORNER OF SECTION 7,
TOWNSHIP 27, RANGE 22, DAKOTA
COUNTY, MINNESOTA (DAKOTA
COUNTY DISK)

SE CORNER OF SECTION 7,
TOWNSHIP 27, RANGE 22, DAKOTA
COUNTY, MINNESOTA (DAKOTA
COUNTY CAST IRON MONUMENT)

