

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, MAY 7, 2013 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**

2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR APRIL 16, 2013.**

3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 BRIAN & JULIE LEHMAN - CASE NO. 13-04ZA

Consider an **Ordinance Amendment** to Title 10 of the City Code (Zoning Ordinance) to allow dog grooming as a conditional use in the A, Agricultural and E-1, Estate Residential Zoning Districts.

Planning Commission Action _____

3.02 JOE AMUNDSON (J&B AUTO SALES) – CASE NO. 13-12CA

Consider a **Conditional Use Permit Amendment** to expand the automobile and off highway vehicle sales lot on the property located at 6360 Concord Blvd.

Planning Commission Action _____

3.03 160 INVESTMENTS,LLC (ARGENTA HILLS 7TH ADDITION) -CASE NO. 13-11PUD

Consider a **Final Plat and Final PUD** plan approval for Argenta Hills 7th Addition, consisting of platting 10 single-family lots. This request is for the property located along the west side of Addisen Court.

Planning Commission Action _____

3.04 CITY OF INVER GROVE HEIGHTS- (URBAN CHICKENS) - CASE NO. 13-13ZA

Consider an **Ordinance Amendment** to Title 10 of the City Code (Zoning Ordinance) to allow chickens in single family residential zoning districts.

Planning Commission Action _____

4. **OTHER BUSINESS**

5. **ADJOURN**

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 16, 2013 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

Chair Hark called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Armando Lissarrague
Tony Scales
Dennis Wippermann
Bill Klein
Annette Maggi
Paul Hark

Commissioners Absent: Pat Simon (excused)
Harold Gooch (excused)
Victoria Elsmore (excused)

Others Present: Allan Hunting, City Planner
Eric Carlson, Parks and Recreation Director

APPROVAL OF MINUTES

The minutes from the April 2, 2013 Planning Commission meeting were approved as submitted.

BRIAN AND JULIE LEHMAN – CASE NO. 13-04ZA

Chair Hark advised that this application has been tabled to May 7, 2013.

CITY OF INVER GROVE HEIGHTS (PARKS) – CASE NO. 13-07Z

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a rezoning of three parcels from I-1, Limited Industrial District to P, Institutional District, for property located along 66th Street, between Concord Boulevard and the Mississippi River. 8 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Eric Carlson, the City's Park Director, was available to answer any specific questions regarding the request and would also provide an update on the Heritage Village Park Plan. Mr. Hunting advised that the request is to rezone three City-owned parcels so the land can be used to construct a trailhead for the Mississippi River Regional Trail (MRRT). Staff recommends approval of the request.

Opening of Public Hearing

Commissioner Klein asked if the Kladek property had been settled yet.

Eric Carlson, Director of Parks and Recreation, replied it was not; however, the hearing was anticipated to take place next month.

Commissioner Klein asked if some of the property for the trailhead was therefore still in question.

Mr. Carlson replied it was not. He stated the City took ownership of the property in 2012, but were awaiting final judgment regarding Mr. Kladek's challenge to its value.

Chair Hark asked if Mr. Carlson had anything to add to Mr. Hunting's comments.

Mr. Carlson presented an overview of the project and explained why a zoning change was being requested. He advised that the Parks and Recreation Department is proposing a partnership project with Dakota County and the National Park Service to construct a trailhead; this would include off-street parking, restrooms, wayfinding information, historical interpretation, and picnic facilities. He advised that the picnic shelter would seat 50-60 people and would have electricity, water, security lighting, a counter, and would be available for rent. Construction is expected to be substantially complete by December 2012. He advised that funding for this project comes from a number of different sources, including Dakota County, the National Park Service, as well as the City of Inver Grove Heights, which is using funds from the bonding money they received from the State of Minnesota.

Commissioner Klein stated when he was on City Council he requested that parking spots be designated in the lot for buses and RV's.

Mr. Carlson responded that what he recalled from Commissioner Klein's comment was that he wanted two entrance/exits to the parking lot so larger vehicles could swing through without having to back up and turn around. The parking lot plan was since modified to reflect two entrance/exits. He advised there was no bus or large vehicle parking designated on this plan as the site was too small to accommodate that.

Commissioner Klein stated he felt large vehicle parking was necessary as large groups would likely be coming in by bus to visit the swing bridge, use the picnic shelter, etc.

Mr. Carlson replied that the site was very constrained with regard to what it could accommodate for parking. If parking is found to be a challenge they will have to address it in the future by acquiring more property.

Chair Hark stated that Mr. Klein brought up a good argument; however, it could likely be handled better by City Council rather than at this hearing.

Chair Hark closed the public hearing.

Planning Commission Discussion

Chair Hark stated he supported the request, and hoped the bike trail would bring additional customers to the local businesses.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Klein, to approve the request for a rezoning of three parcels from I-1, Limited Industrial District to P, Institutional District, for property located along 66th Street, between Concord Boulevard and the Mississippi River.

Motion carried (6/0). This item goes to the City Council on April 22, 2013.

OTHER BUSINESS

Mr. Carlson provided an update on Heritage Village Park. City Council recently adopted the updated Master Park Plan for Heritage Village Park. This plan envisions passive-type uses such as playground equipment, trails, a small performance area, etc. Mr. Carlson advised that the City has been acquiring properties from willing sellers through the Doffing Avenue Voluntary Acquisition Program. Their goal through that program is not only park improvements, but also to remove structures within the flood areas. He advised there were four properties remaining within the future

park boundaries that the City would still like to acquire; this will occur when those property owners become willing sellers. He advised that the total cost to complete the master plan would be approximately \$9.5M, including land acquisition, park development, and public infrastructure. The City is hopeful that the public investment will spur private investment through improved housing stock, new businesses and jobs, and an improved tax base.

Commissioner Klein advised that one of the reasons Council established the Doffing Avenue Voluntary Acquisition Program was because the flood wall needed an excessive amount of expensive repairs. Rather than repair the wall, Council decided to instead purchase properties from willing sellers as they became available and thereby remove the potential for future property damage.

Chair Hark suggested Mr. Carlson's PowerPoint be posted to the City's website.

Mr. Carlson agreed to do so.

ADJOURNMENT

The meeting was adjourned by unanimous vote at 7:21 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

- Entrance to a home occupation is to be gained exclusively from within the dwelling. The applicants propose a separate entrance from the side of the house.
- Typical home occupation uses are very low volume office/service type uses. Commercial type uses with customers coming and going, extend beyond what a home occupation is intended to be. There would be the potential for a greater impact on the residential neighborhood.

Any commercial use involving animals are allowed only in the agricultural or commercial districts. Dog day care businesses are allowed only in the B-3 district. A commercial kennel is allowed in the Agricultural district.

Concerns. Staff raises a list of potential concerns with the proposed use:

- Noise. There is always the concern of barking dogs and the noise impact on neighbors.
- Parking. There is a concern of additional traffic and parking problems on property and streets that are not designed for higher traffic. This could also cause an additional noise concern for neighbors.
- Hours. Concern of hours of operation extending into evenings or weekends when other residents are home.

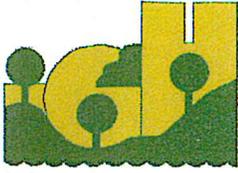
This is only a brief list of the possible concerns associated with this type of use.

Miscellaneous. Any remodeling of the basement would require building permits issued by the Inspections Department before the business could operate.

The applicant would also have to verify that the septic system is capable of addressing the water volumes and how to filter the water properly before going into the septic system. This would also be required to be addressed with a building permit.

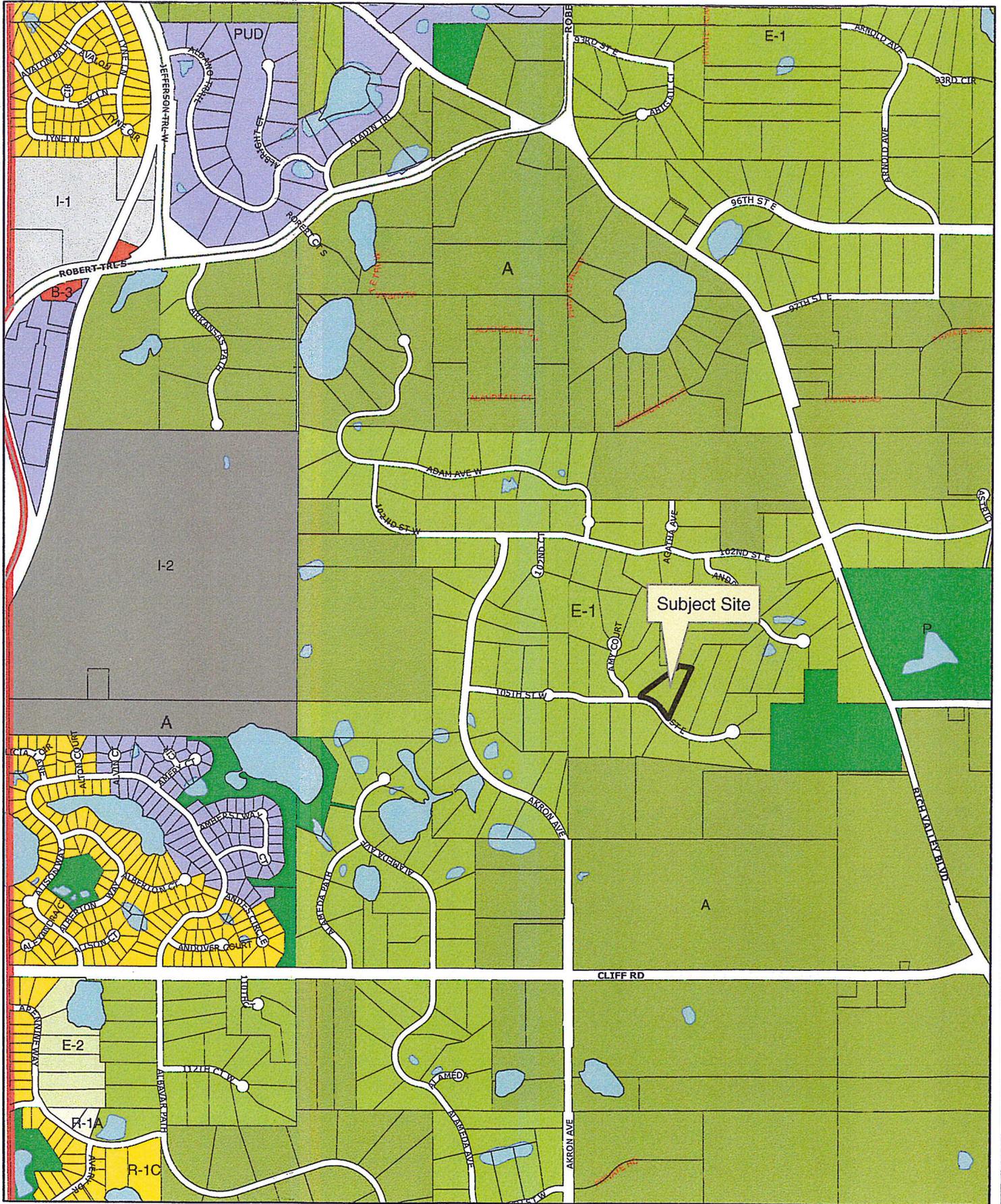
Other Options. If the Planning Commission and or City Council feel this is an appropriate use for residential areas, staff would offer that a code amendment be adopted that would allow dog grooming businesses in the larger lot areas of the city as a conditional use. The applicants live on an E-1 zoned lot (2.5 acres or greater). Commercial dog kennels are allowed in agricultural zoned areas, thus it may be reasonable to allow such use in the E-1 and A districts. These lots are larger with greater separation between homes that could possibly minimize noise and car parking issues. A draft ordinance amendment is attached with some suggested standards staff would recommend. If an ordinance amendment is adopted, a separate conditional use permit application would be required to be submitted by the applicant and a separate public hearing process would take place for that conditional use permit before the business would be allowed to operate. At that point, the surrounding residents would be notified of the request.

Another option available could be allowing the use by Interim Use. Since the applicant indicates their intent is to eventually move into a store front, an interim use permit could be used to allow by a set period of time, after that time expires, the use would have to move.



Location Map

Case No. 13-04ZA



Concerns to Address:

- **Noise:** Dogs could be let outside behind the pet salon entrance. However our business protocol is to not regularly allow dogs to relieve themselves outside as it poses a detrimental risk to the future of the business should a dog escape under these circumstances. As mentioned previously above, the lower level of the home is constructed of 13 inch ICFs (Insulated Concrete Forms) and a spancrete ceiling. The ICF and spancrete ceiling construction combined with over half of the pet spa space below ground eliminates noise issues.
- **Parking:** Three off street parking spaces would be located in the driveway for drop off and pick up of dogs at various times.
- **Hours:** Dog grooming would be available by appointment only during regular business hours.
- **Employees:** Any member of the primary residence and two non-residents at any one time.
- **Traffic:** We estimate anywhere from five to ten dogs being dropped off and picked up each day. Approximately 30% of customers have two or more dogs thus reducing the traffic levels for those families. One advantage of the grooming salon traffic is that drop off and pick up of dogs would be spread out throughout the day vs. an in-home daycare where potentially 15 children could be dropped off and picked up within a one hour time frame. Please note that there are currently 50 in home daycare facilities located in Inver Grove Heights.
- **ADA Compliance:** According to the ADA, "When it is not readily achievable to provide an accessible entrance, goods and services must be provided in some other way." The grooming salon would offer curbside service by customer request. Customers could drop off and pick up their dogs in the driveway of the residence. In addition and per the ADA, the grooming salon does not offer a public restroom for pet owners; thus, we would not be required to offer handicapped accessible restrooms.

Lucille's Pet Spa Business Plan

Services: Lucille's Pet Spa LLC would offer full service dog grooming including bathing and grooming as well as ear, teeth, and nail care and pet photography services. The professional staff would be dedicated to providing top quality pet salon services at affordable prices in a comfortable home environment. Lucille's Pet Spa would also offer limited hours of self service dog bathing. Lucille's Pet Spa would operate during regular business hours.

About Us: Lucille's Pet Spa would be a collaborative effort between Julie and Brian Lehman, and Ricci Bilotta. The Lehmans have been residents of Inver Grove Heights for over 18 years. After general contracting their home in 2011, Julie and Brian would like to turn their passion for dogs into their dream of owning their own business. Through their mutual love of dogs, the Lehmans connected with Ricci Bilotta. Ricci lives nearby in West St. Paul and brings over 20 years of professional expertise in the dog grooming and dog rescue industry.

Location: Lucille's Pet Spa would be located in the lower level of the Lehman residence, situated on two and a half acres in southern Inver Grove Heights. The lower level of the home is constructed of 13 inch ICFs (Insulated Concrete Forms). The ICF construction combined with over half of the pet spa space below ground eliminates noise issues. Clients would access Lucille's Pet Spa through a dedicated lower level entrance. Access to the pet spa is also available through the inside of the home - please see floor plan.

Company Goals: We estimate that Lucille's Pet Spa will operate as a home based business for two to four years before transitioning to a commercial/retail storefront location in Inver Grove Heights.

Section Two. Amendment. Title 10, Chapter 2-2, DEFINITIONS, of the Inver Grove Heights City Code is hereby amended to add the following:

DOG GROOMING FACILITY: Any place or business where animals are bathed, clipped, or groomed for a fee or other compensation, provided all of the following are met;

- A. Animals may not be kept overnight at the facility.
- B. No boarding or commercial daycare kennel operation is allowed.
- C. No more than XX number of dogs shall be allowed in the facility at any one time.
- D. Hours of operation shall be limited to 8:00 a.m. to 5:00 p.m.

Section Three. 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 _____, 2013.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy City Clerk

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

REPORT DATE: May 2, 2013

CASE NO: 13-12CA

HEARING DATE: May 7, 2013

APPLICANT: Joe Amundson (J&B Auto Sales)

PROPERTY OWNER: John Bauer

REQUEST: Conditional Use Permit Amendment for an automobile and off-highway vehicle sales lot

LOCATION: 6360/6370 Concord Blvd

COMPREHENSIVE PLAN: Mixed Use

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning

PREPARED BY:  Heather Botten
Associate Planner

BACKGROUND

Joe Amundson co-owner of J&B Auto Sales has submitted an application for a conditional use permit amendment to expand the auto sales lot at the property located at 6360 Concord Boulevard. A CUP was approved for the property in 2008 for a used car sales lot, allowing 12 spaces for auto sales. At that time the site was a multi-tenant site; the restaurant has since closed and the tree service no longer stores equipment on the property. The applicant is planning to demo the existing restaurant building and use the space as a sales lot. No new buildings are proposed for the property.

The specific request consists of the following:

- A.) A **Conditional Use Permit Amendment** for automobile and off-highway vehicle sales in the B-3, General Business Zoning District

EVALUATION OF THE REQUEST

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

- North – Auto Repair; zoned I-1, Limited Industrial; guided Mixed Use
- East - Heritage Village Park; zoned P Public/Institutional; guided P, Public Open Space
- West – Single Family; zoned R-1C; guided Mixed Use
- South – Holiday gas station; zoned I-1; guided Mixed Use

SITE PLAN REVIEW

Parking. The property would be utilized as a sales lot. The customer parking must be marked and shall not contain vehicle inventory. No employee, customer, or inventory parking shall be allowed on the street or in the right-of-way.

No junk vehicles are allowed to be kept on site. A junk vehicle is defined as any motor vehicle which for a period of 30 days or more: is not in operable condition; partially dismantled; used for the sale of parts or as a source of repair or replacement parts for other vehicles; kept for scrapping; dismantling or salvage of any kind; or not properly licensed.

Access. Access to the site is not changing; there are two access points leading into the property off of Concord Blvd.

Lighting. No new lighting is being proposed at this time. All parking lot lighting and building lighting shall be designed so as to deflect light away from the public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signage. All signs for the site, including wall and pylon, require a separate sign permit and shall conform to the sign size requirements of the B-3 zoning district.

Engineering. No additional impervious surface would be added to the property. Removal of the restaurant would require modifications to the existing sewer and water services; services to the office building shall be upgraded to meet City Code. The Engineering Department has reviewed the plans and is working with the applicant on utilities, stormwater and grading requirements. Engineering has made recommendations on conditions that are included at the end of this report. The applicant shall continue to work with the City to secure final approval of plans.

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

GENERAL CONDITIONAL USE PERMIT REVIEW

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

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

The use is consistent with the goals and policies of the Comprehensive Plan.

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

The applicant's property is zoned B-3, General Business. An auto sales lot is a conditional use in the B-3 district; the proposed use would be in compliance with the Zoning Ordinance.

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

The additional auto sales space would not have a detrimental effect on public improvements in the vicinity of the property.

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

Concord Boulevard was recently reconstructed; no additional City or County improvements are planned at this time. The property improvements do not appear to have any negative effects on City facilities or services.

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

i. Aesthetics/exterior appearance

The existing restaurant building will be removed. Open sales and outside storage are common uses along Concord Blvd.

ii. Noise/traffic

The sales lot would not generate noises that are inconsistent with commercial zoning.

iii. Fencing, landscaping and buffering

The site is already developed and no additional buildings are being proposed. Landscaping is not required for this property.

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

The size and shape of the parcel would work for the proposed use. Access to the site is not changing. The amount of traffic would not be out of the ordinary for a commercial area. The site is existing so most performance standards would not apply. All required permits shall be pulled by the applicant in regards to the demo of the restaurant building and any other property improvements that require permits.

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

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

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

The proposed use itself would not have any direct impacts on the environment. No impervious surface would be added to the site. All vehicles would be operable and there is no storage of junk vehicles or vehicle parts allowed.

ALTERNATIVES

A. **Approval:** If the Planning Commission finds the application acceptable, the following request should be recommended for approval:

- Approval of the **Conditional Use Permit Amendment** for an automobile and off-highway vehicle sales lot subject to the following conditions:

1. The site shall be developed in substantial conformance with the following plans on file with the Planning Division except as modified herein:

Site Plan date stamped: 04-09-2013

2. The parking and display of cars shall occur only on the paved areas of the site as shown on the approved site plan. Parking and display of cars shall not be permitted on any grass areas or in the boulevard of any right-of-way.
3. No junk vehicles, as defined by City Code, shall exist on the property. There shall be no storage of vehicle parts on the property.
4. No employee, customer, or inventory parking shall be allowed on the street or in the right-of-way.
5. A demo permit and the City procedure shall be followed for the removal of the restaurant building.
6. Any areas designated for customer and employee parking shall not be used at any time for the display of cars for sale.
7. All signage requires issuance of sign permits which will require a complete sign inventory to verify proposed overall signage will comply with the code.
8. All parking lot and building lighting shall be of a shoe-box style with all lighting being diffused or direct away from all property lines and public right-of-ways. The direct source of the light shall not be visible from any abutting property lines and public right-of-ways.
9. All display pennants, flags, searchlights, balloons, or other special promotion devices shall be limited to no more than 10 days per calendar year. All other signage for the property shall conform to the applicable requirements of the City Code.

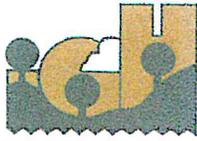
10. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
11. A storm water facilities maintenance agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.
12. Prior to any work being done on the site, an Engineering cash escrow shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.
13. The developer shall meet all the conditions outlined in the City Engineers review letter and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.

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

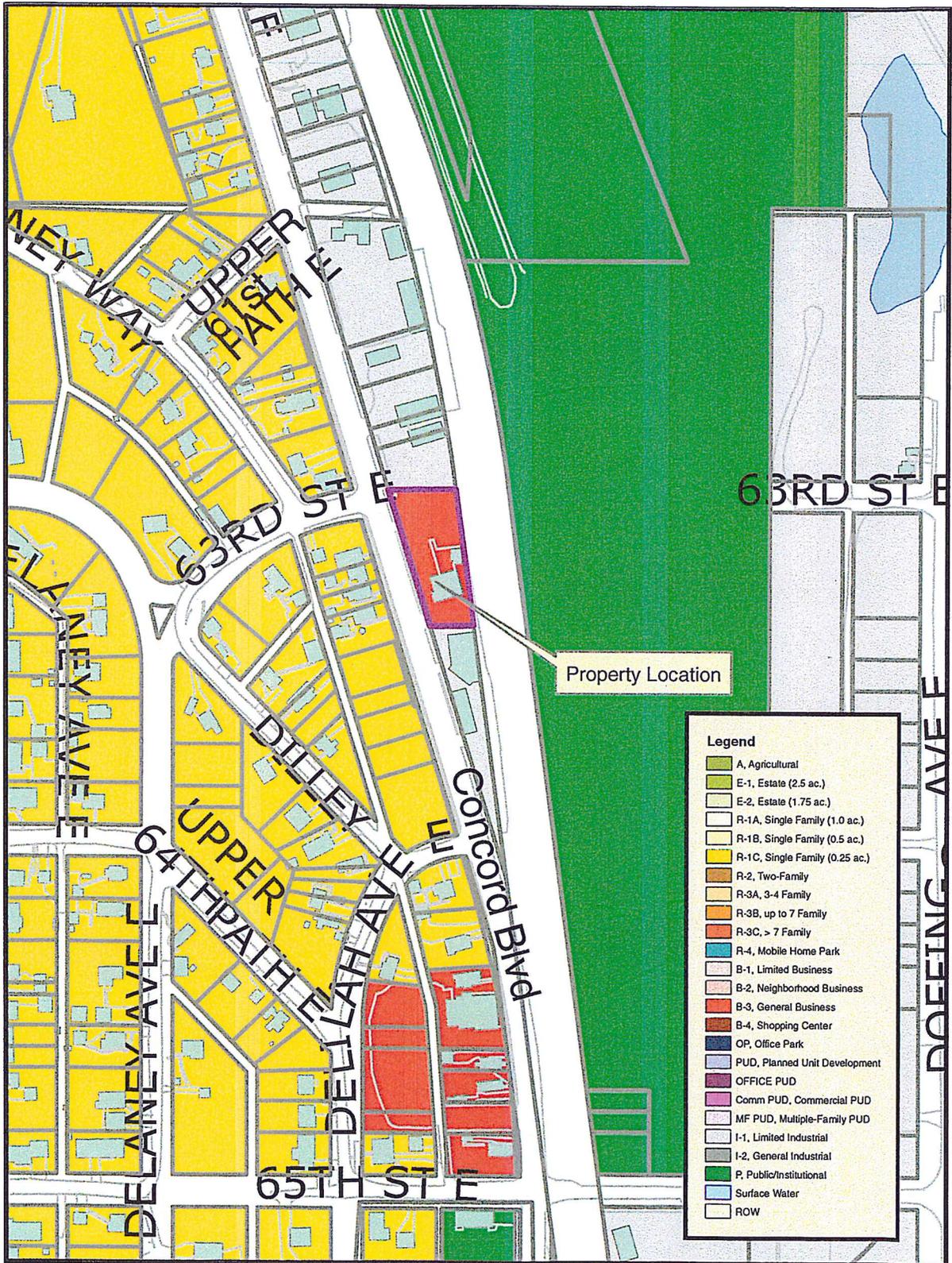
RECOMMENDATION

Based on the preceding report, Staff recommends approval of the request with the conditions listed in Alternative A.

Attachments: Exhibit A – Zoning and Location map
Exhibit B – Applicant narrative
Exhibit C – Site plan



6360 Concord Blvd J&B Auto Sales



N
Map not to scale

Exhibit A
Zoning and Location Map

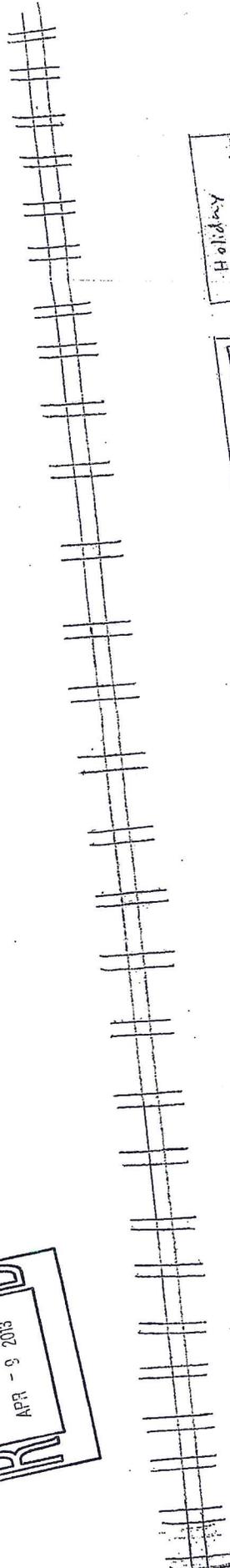
J&B Auto Sales would like to tear down the Last Track restaurant to make more room for our car lot. We would like to make room for 60 cars. We would work with the city and county to make sure we follow all rules and city codes during this process. Demo of building would be done by a licensed contractor and would have to get ok from city. J&B Auto Sales owners grow up in Inver Grove Heights so we would give back to the community as much as we could by making concord street area a much better place to be. Our lay out for the inventory is a great way for us to be more successful down here. We plan on making this our home for a long time as we grow here in I.G.H

Thank You

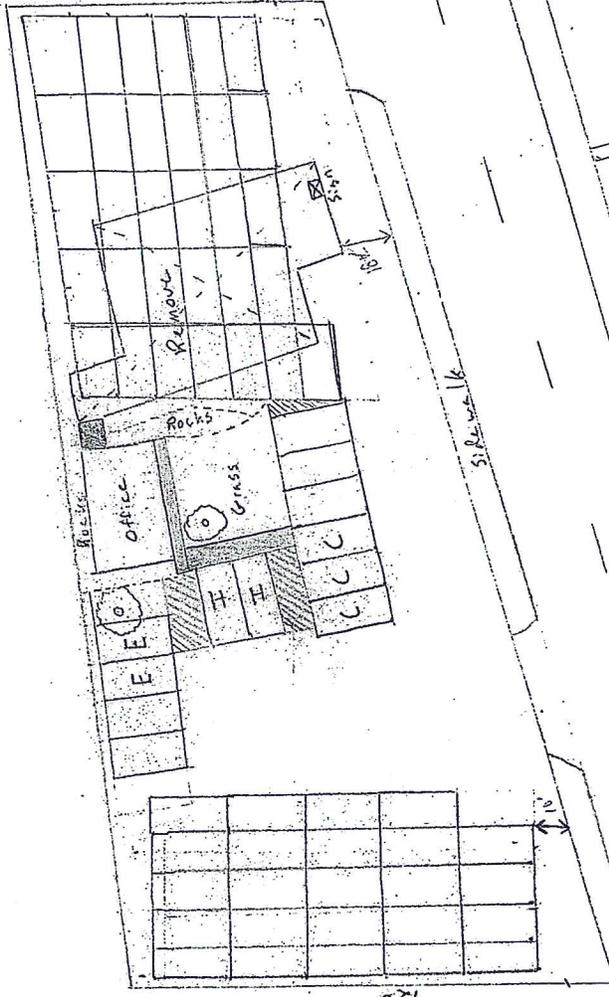
J&B Auto Sales

B

RECEIVED
APR - 9 2013



Holiday
6380
Concord Blvd E



Byron's Auto Repair
6250 Concord Blvd Sa.

1 inch = 32 feet
60 Sales spots
E = Employee Parking
H = Handicap Parking
C = Customer Parking

All trees will stay. Rock/Drain
Garden will be added around
Office.

6341
Concord
Blvd S
Current
Resident

6259 Concord Blvd S
Current Resident
NW corner of Concord &
63rd St E

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: May 1, 2013

CASE NO: 13-11PUD

APPLICANT: 160 Investments, LLC (ARGENTA HILLS)

REQUEST: Final Plat and Final PUD Development Approval for Argenta Hills 7th Addition

HEARING DATE: May 7, 2013

LOCATION: North side of Amana Trail at Addisen Path

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 the next phase of Argenta Hills consisting of a Final Plat and Final PUD Development approval for 10 single family lots. The Argenta Hills 7th Addition plat consists of platting 10 lots on the western end of Addisen Court.

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 36 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, 2012. This final plat phase is consistent with the approved preliminary plat.

Final Plat. The final plat consists of 10 new buildable lots and one outlot that comprises the balance of the preliminary plat. The plat would dedicate additional right-of-way for Addisen Court and provide a temporary turn-around. This street will ultimately continue northward for local street interconnection with developments to the north.

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 5th Addition Preliminary Plat.

Condition #3 relating to drainage and utility easements provided on the plat. The plat provides for required perimeter lot easements. There are a couple of gaps shown on the plat resulting from minor shifts in the road right-of-way. These will need to be corrected before the plat is ready for recording.

Condition #4 relating to ownership of natural area/open space. The ownership of the open areas in the plat was established with the 5th addition phase. There is no open space dedication with this phase of the plat.

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 10 lots being final platted at this time. The remaining lots will pay the rate in place at the time the lots are final platted. 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. This plat is subject to Dakota County review and approval. The ultimate design of the plat is consistent with the County's requirement to provide street interconnectivity to the west and north.

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 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. 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 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 #21 and #22 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. A restrictive use easement will be required over the corner of Lot 5 at the internal street intersection as a method to preserve the sight triangle at the street intersection. This same easement was required on the other corner lot in the 5th Addition.

Condition #23 relating to providing wetland buffers. There are no wetland impacts with the work being done for the 7th addition.

Condition #24 relating to signage for the first phase. Condition not applicable to this phase of the development.

Condition #25 and #26 relating to a noise assessment along the major roadways and noise mitigation. No further action required with this phase.

Condition #27 relating to grading of the custom lots. Not applicable to this phase. We expect this to be addressed with the next phase of the development.

Condition #28 relating to grading of trail system. A trail system was approved with the preliminary plans. A trail will ultimately run along the north side of this neighborhood and connect to the trail on Amana to the west.

Condition #29 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 #30 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 #31 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 #32 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 typically defined by the silt fence and grading limits on the plans. The plans must show the actual location of the marker posts.

Condition #33 relating to future development of Outlot F must be consistent with approved preliminary PUD plans. Original Outlot F was all the residential land north of Amana Trail. 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 #34 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 #35 relating to current governing PUD Resolution. All final phases are reviewed against the preliminary conditions of approval.

Condition #36 relating to reforestation. The plantings proposed for the 5th Addition dropped the outstanding balance of tree planting to 1,700 caliper inches. This area was already calculated in as part of the 5th Addition. No changes are proposed in the 7th 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 7th 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 5th Addition as identified in the Argenta Hills 5th Addition development contract along with the following:

Final Plat	
Final Utility, Street Construction Plans (11 sheets total)	dated 4/8/13
Grading Plan set (5 sheets)	dated 4/8/13
Landscape Plan (2 sheets)	dated 4/5/13
 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.
 3. Prior to releasing the plat for recording, all engineering comments on the final grading, drainage and erosion control, and utility plans shall be addressed and approved by the City Engineer.
- 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 7th addition is consistent with the preliminary plat and plans. Staff recommends approval of the plans as presented.

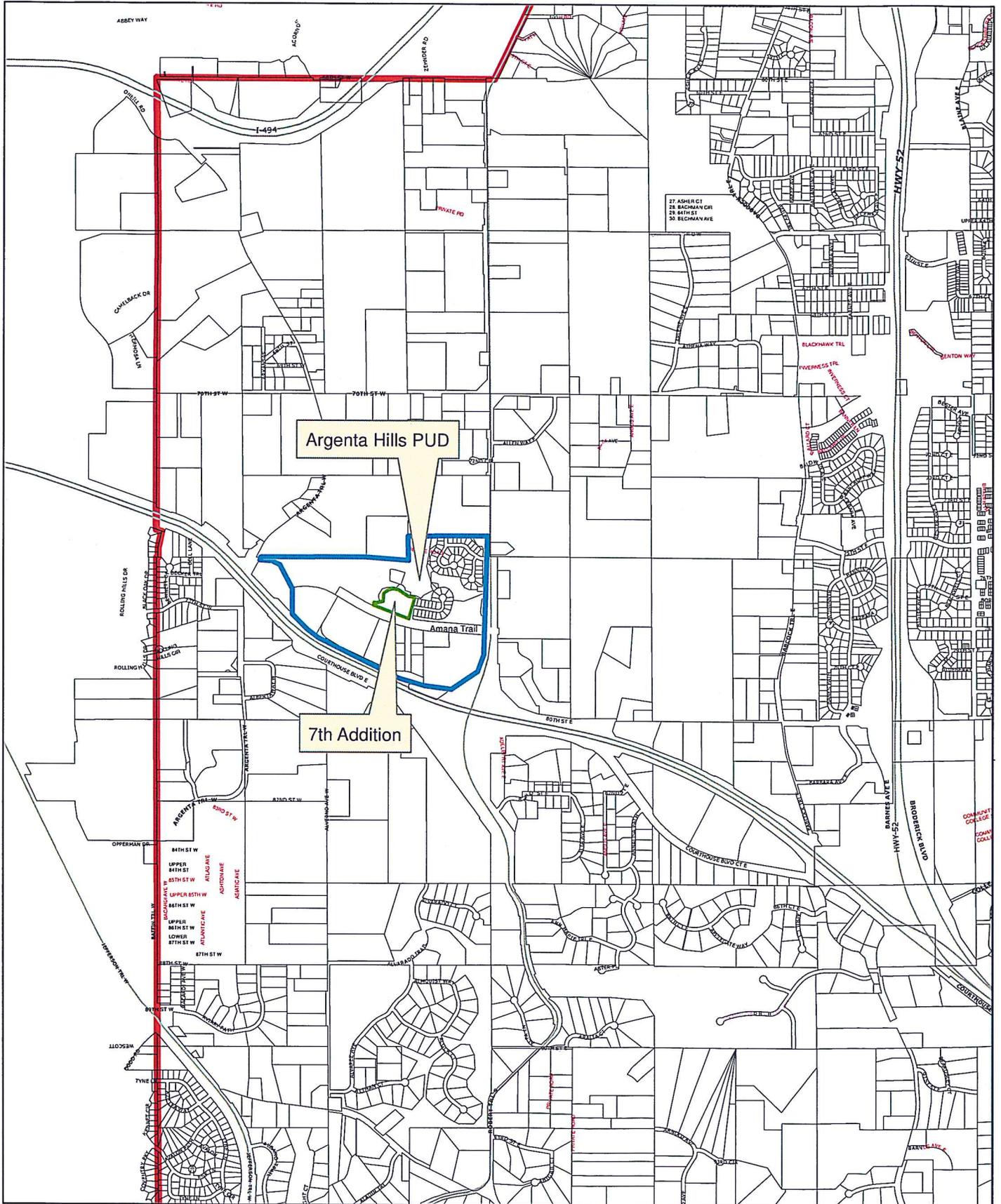
ATTACHMENTS:

- Location Map
- Final Plat of Argenta Hills 7th Addition
- Preliminary Plat of Argenta Hills 5th Addition (original overall preliminary plat)
- Final Utility, Street Construction Plans (11 sheets total. Only top sheet included in packet)
- Grading Plan set (5 sheets. Only top sheet included in packet)
- Landscape Plan (2 sheets. Only top sheet included in packet)

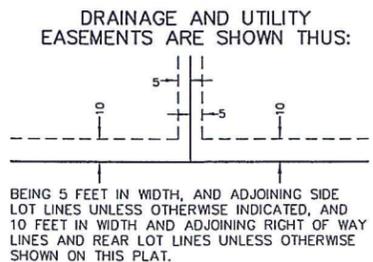
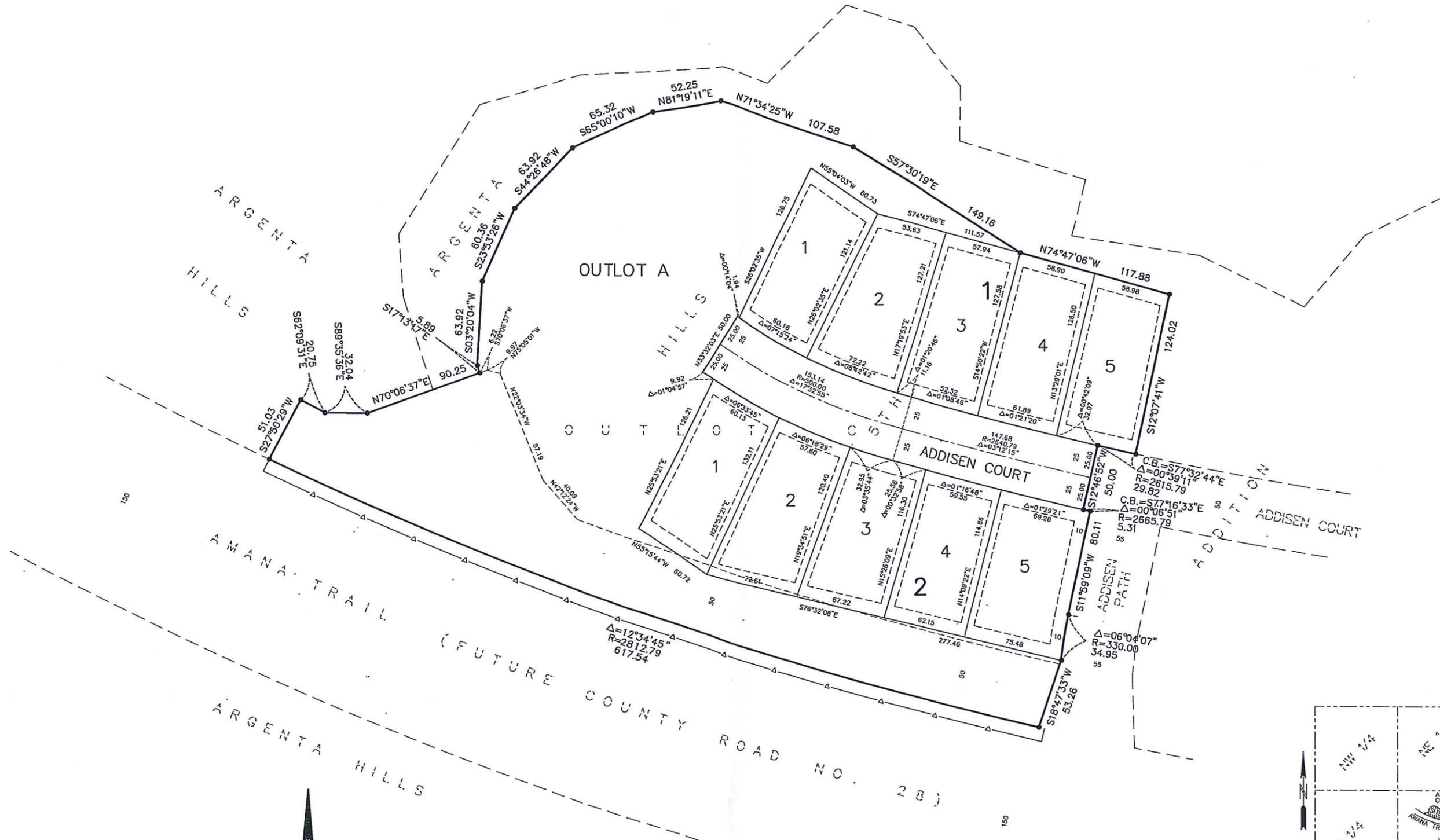


Location Map

Case No. 13-11PUD



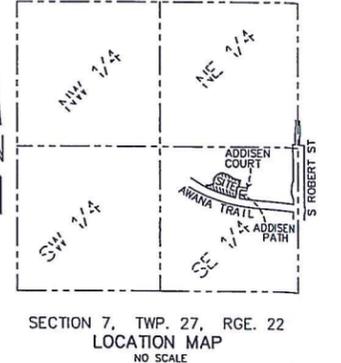
ARGENTA HILLS 7TH ADDITION



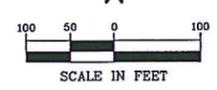
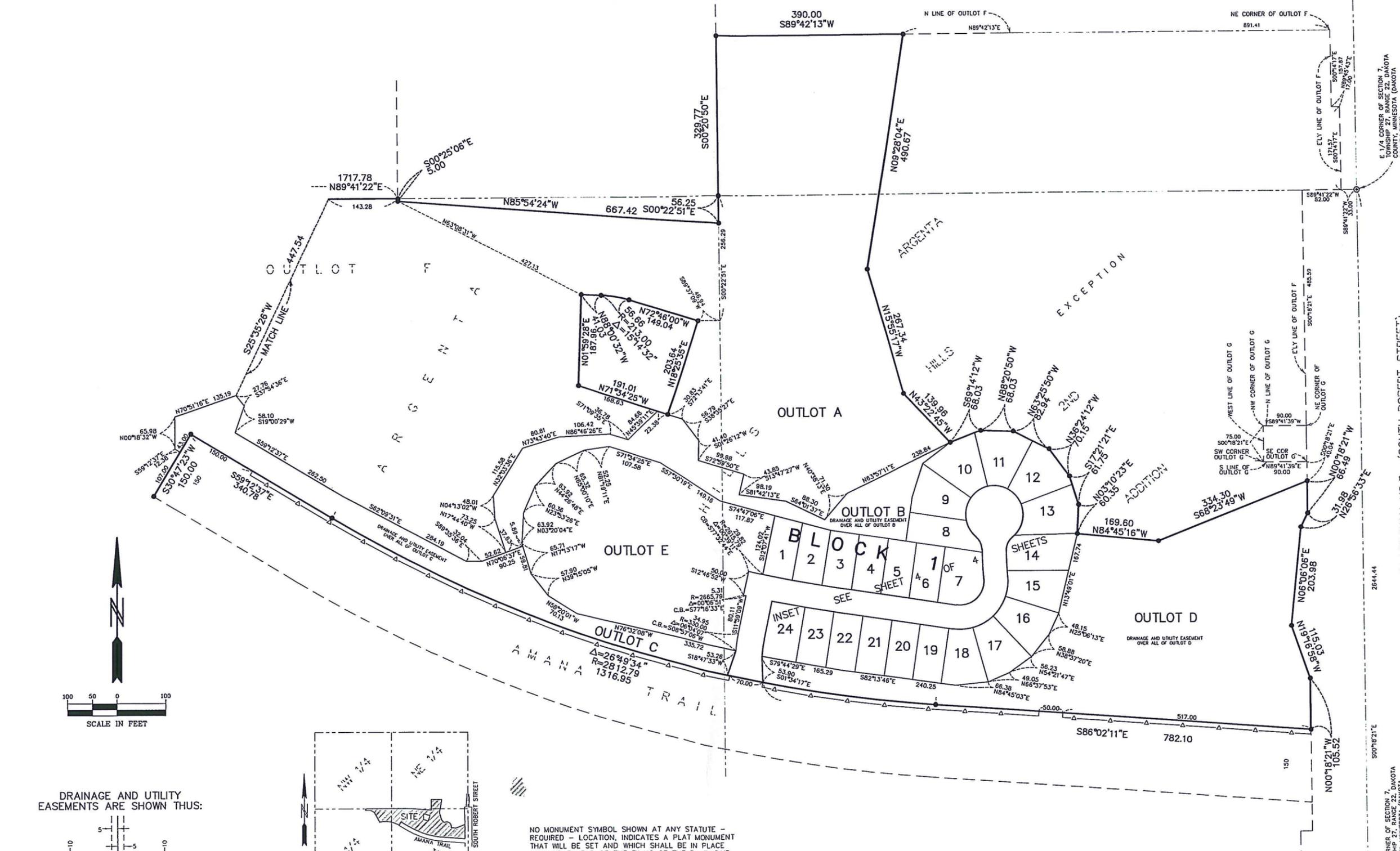
● DENOTES FOUND IRON MONUMENT.
 ▲ DENOTES RESTRICTED ACCESS PER DOC. NO.

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 MONUMENTS MARKED BY LICENSE NUMBER 42299.

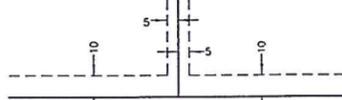
BEARINGS ARE BASED ON THE WEST LINE OF OUTLOT G, ARGENTA HILLS, WHICH IS ASSUMED TO HAVE A BEARING OF $S00^{\circ}18'21''E$.



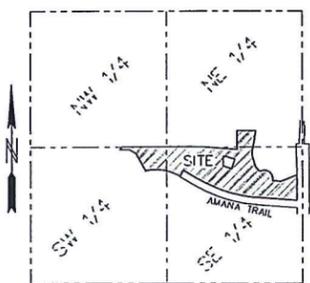
ARGENTA HILLS 5TH ADDITION



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.



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

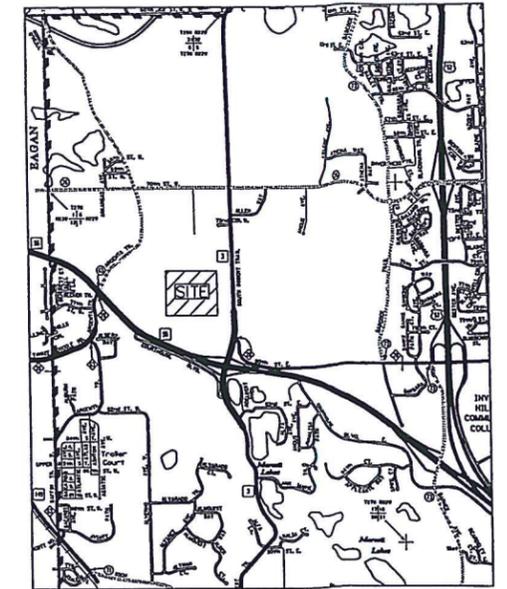
NO MONUMENT SYMBOL SHOWN AT ANY STATUTE - REQUIRED - LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 1/4 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.

BEARINGS ARE BASED ON THE NORTH LINE OF OUTLOT F, ARGENTA HILLS, WHICH IS ASSUMED TO HAVE A BEARING OF N89°41'22"E.

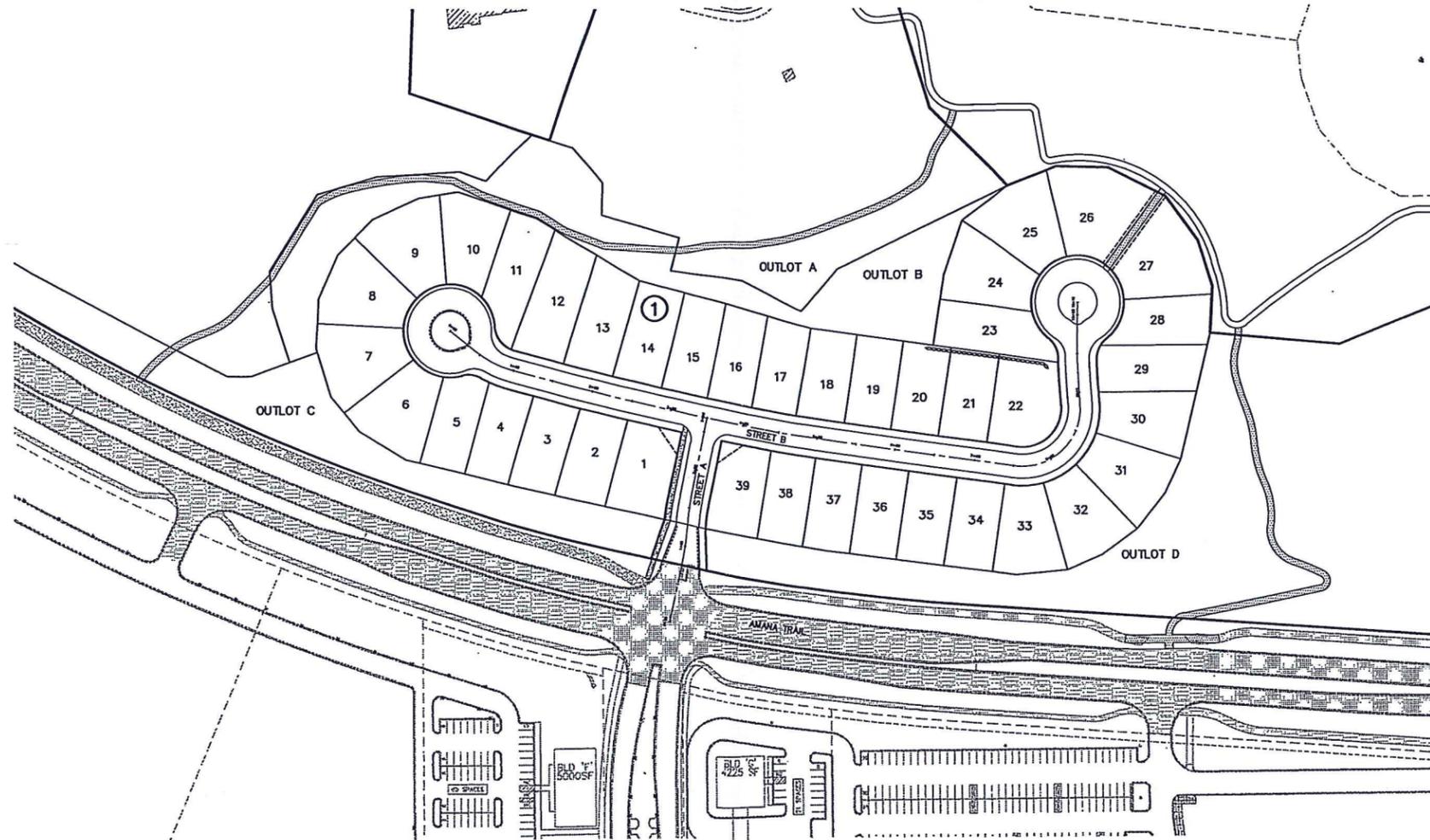
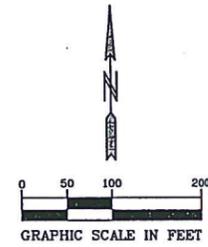
▲ DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE PLAT OF ARGENTA HILLS

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

ARGENTA HILLS 5TH ADDITION PRELIMINARY PLAT INVER GROVE HEIGHTS, MINNESOTA



LOCATION MAP



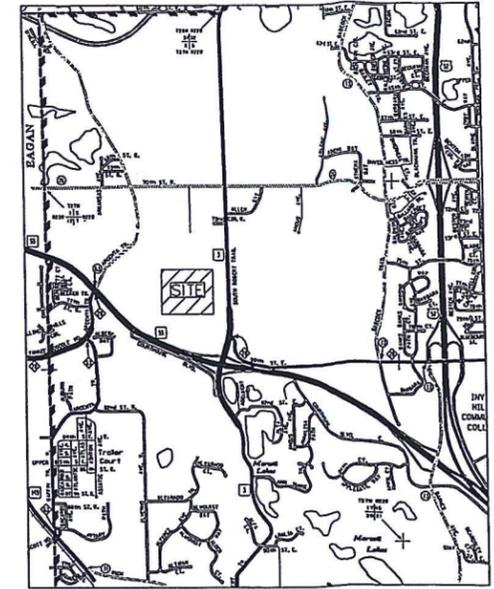
EXISTING	PROPOSED	FUTURE	DESCRIPTION
○	●	●	SANITARY MANHOLE
—	—	—	EXISTING SANITARY SEWER
—	—	—	PROPOSED SANITARY SEWER
—	—	—	FUTURE SANITARY SEWER
⊗	⊗	⊗	HYDRANT
⊗	⊗	⊗	GATE VALVE
⊗	⊗	⊗	REDUCER
—	—	—	EXISTING WATERMAIN
—	—	—	PROPOSED WATERMAIN
—	—	—	FUTURE WATERMAIN
□	□	□	CATCH BASIN
○	○	○	BEEHIVE
○	○	○	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
—	—	—	SELECT BACKFILL MATERIAL
—	—	—	GRAVEL CONST. ENTRANCE

- SHEET INDEX**
1. COVER/PHASING PLAN
 2. EXISTING CONDITIONS
 3. PRELIMINARY PLAT
 4. PRELIMINARY GRADING
 5. PRELIMINARY UTILITIES/SITE PLAN
 6. UTILITY DETAILS
 7. STORM DETAILS
 8. STREET DETAILS
- L1. LANDSCAPE PLAN

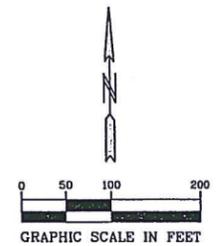
APPROVED PLAN FOR
ARGENTA HILLS 5TH ADDITION
9/10/12

PRINTED
AUG 10 2012
PIONEER
ENGINEERING, P.A.

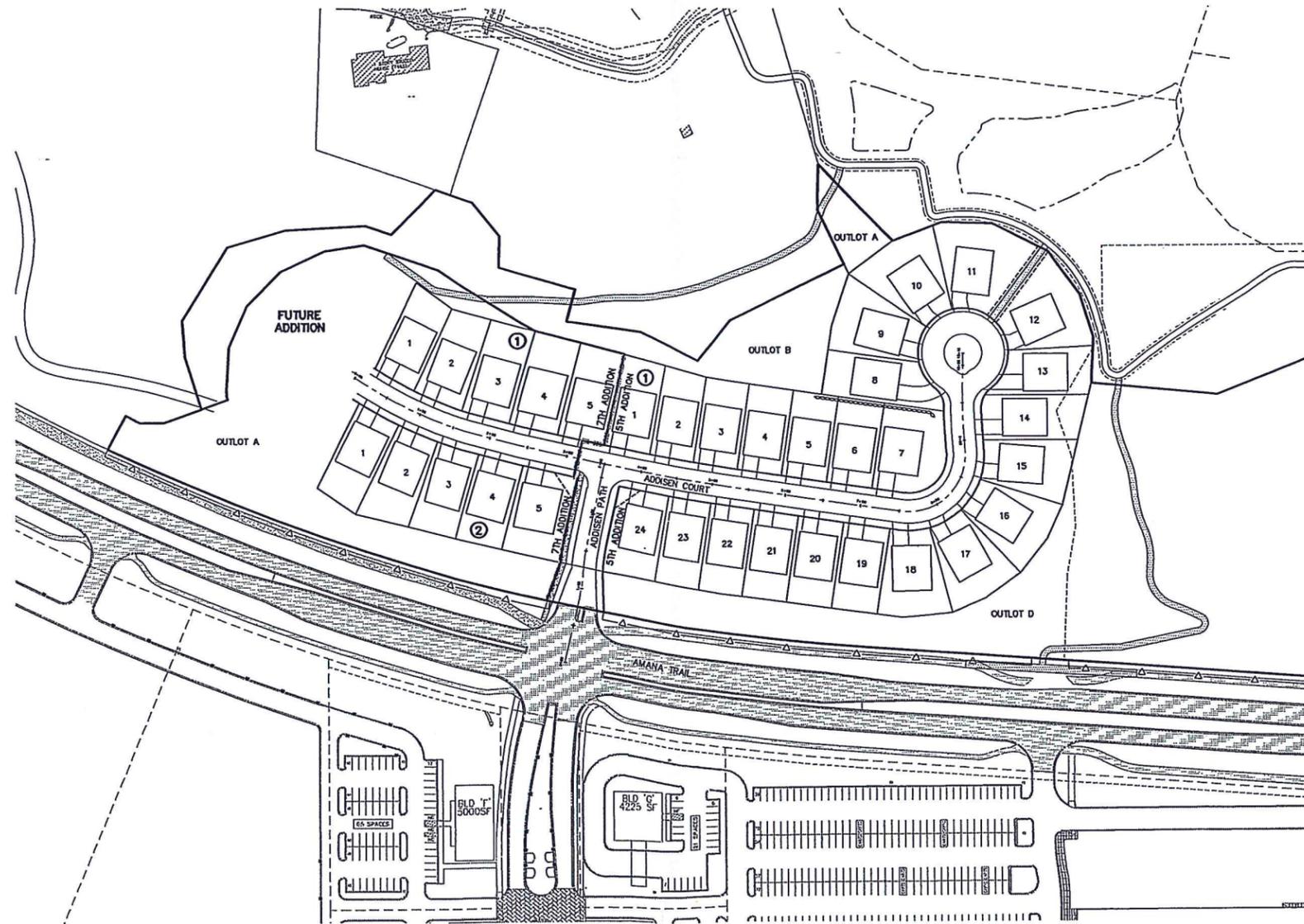
ARGENTA HILLS 5TH & 7TH ADDITIONS UTILITY & STREET CONSTRUCTION PLANS INVER GROVE HEIGHTS, MINNESOTA



LOCATION MAP



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
—	—	—	SELECT BACKFILL MATERIAL
—	—	—	GRAVEL CONST. ENTRANCE



SHEET INDEX

- 1. COVER
- 2. SANITARY SEWER & WATERMAIN
- 3. SANITARY SEWER & WATERMAIN
- 4. STORM SEWER CONSTRUCTION
- 5. STORM SEWER CONSTRUCTION
- 6. STORM SEWER CONSTRUCTION
- 7. STREET CONSTRUCTION
- 8. STREET CONSTRUCTION
- 9. UTILITY DETAILS
- 10. STORM DETAILS
- 11. STREET DETAILS
- G1. GRADING PLAN
- G2. EROSION CONTROL PLAN
- G3. EROSION CONTROL PLAN
- G4. GRADING DETAILS
- G5. GRADING DETAILS
- L1. LANDSCAPE PLAN
- L2. LANDSCAPE PLAN

BENCHMARK
TIN EAST SIDE OF HWY 3,
APPROX. 1450 FT. NORTH
OF AMANA TRAIL.
ELEV=871.46

PIONEERengineering

CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 651-9488
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: Brian N. Molinero
Reg. No. 47504 Date: 8-21-2012

Revisions
1. 9-19-2011 CITY REVISIONS
2. 10-3-2012 CITY REVISIONS
3. 10-8-2012 SANITARY SEWER

4. 1-23-13 5TH RECORD PLANS
5. 4-8-13 7TH ADDITION

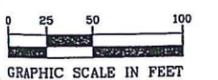
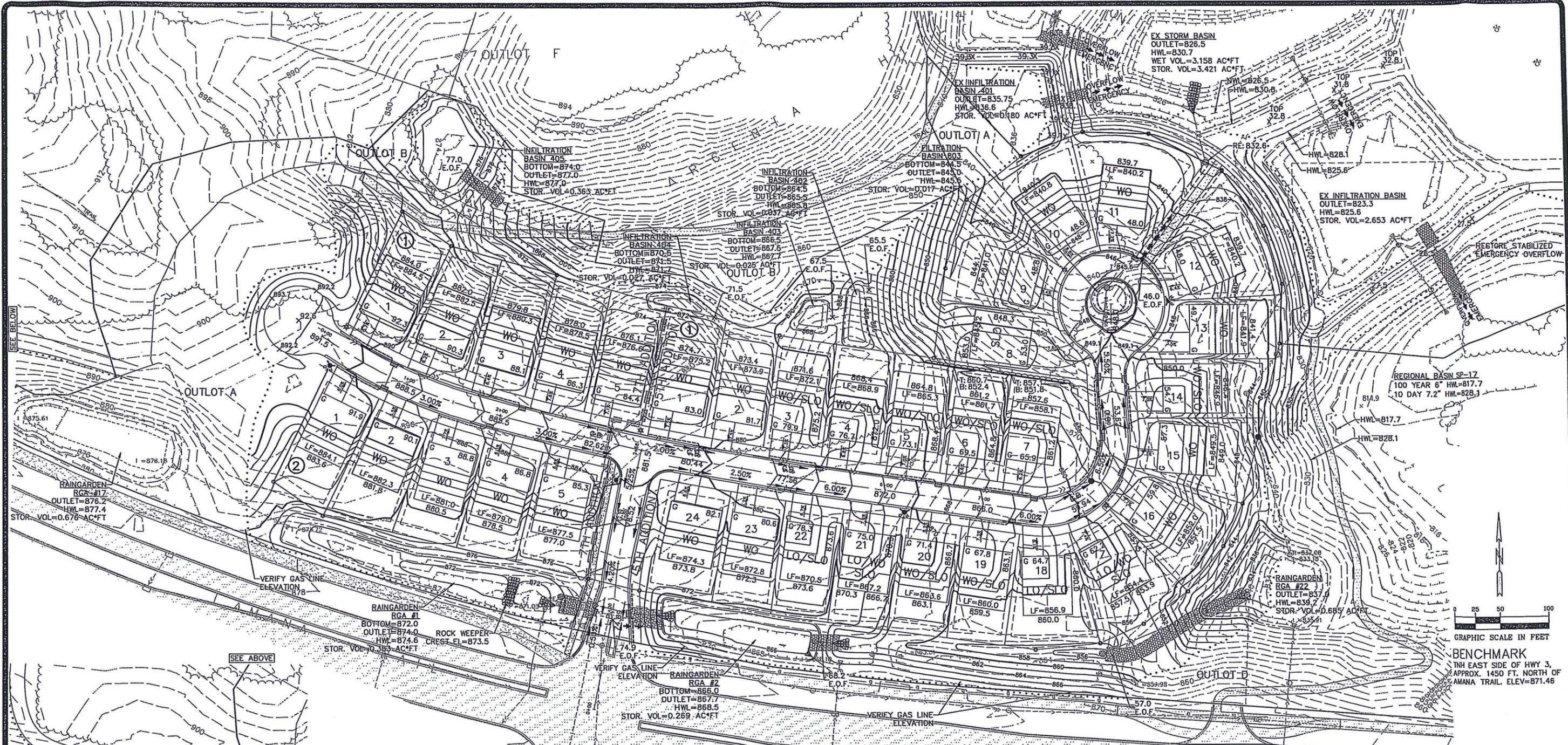
Date: 8-21-2012
Designed: PJCBNM
Drawn: BNN

COVER

160 INVESTMENTS, LLC
16972 BRANDTJEN FARM DR.
LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS 5TH & 7TH ADDS
INVER GROVE HEIGHTS, MINNESOTA

1 OF 11



BENCHMARK
 1/4" EAST SIDE OF HWY 3,
 APPROX. 1450 FT. NORTH OF
 AMANA TRAIL. ELEV=871.46

LEGEND

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

GRADING AREA EARTHWORK
 CUT: 97,040 CU.YD.
 FILL: 12,350 CU.YD.

NOTE:
 RETAINING WALL DESIGN BY OTHERS.
 FENCE REQUIRED ON WALLS OVER 4' TALL.

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: Erison N. Molinaro
 Reg. No. 47504 Date: 8-21-2012

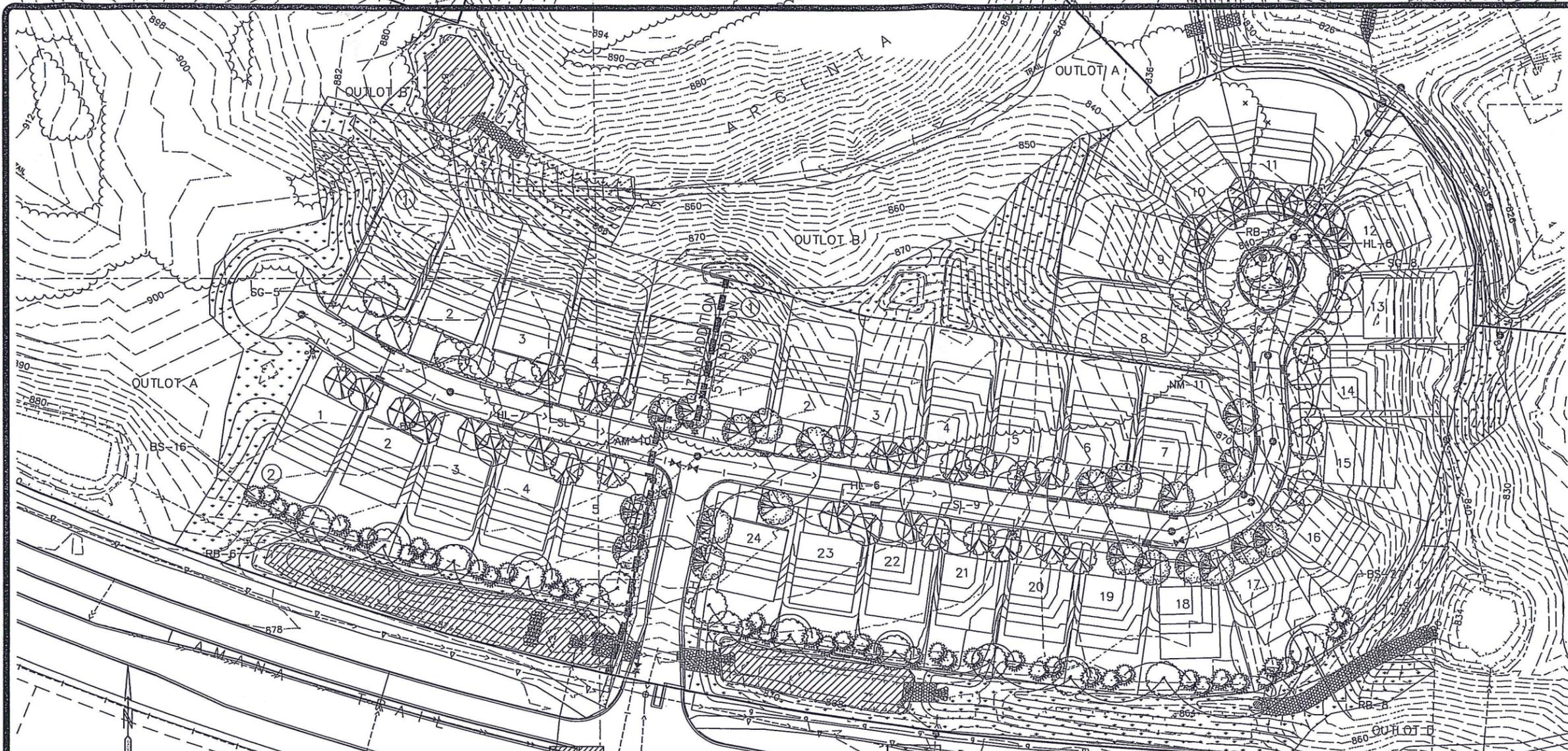
Revisions:
 1. 9-19-2012 CITY REVISIONS
 2. 10-3-2012 CITY REVISIONS
 3. 10-8-2012 REVISED SWALE BEHIND LOTS 18-20
 4. 10-22-2012 REVISED E.O.F. BEHIND LOTS 17-18
 5. 4-3-2013 TTI ADDITION

Date: 8-21-2012
 Designed: PJC/NDM
 Drawn: BNM

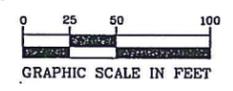
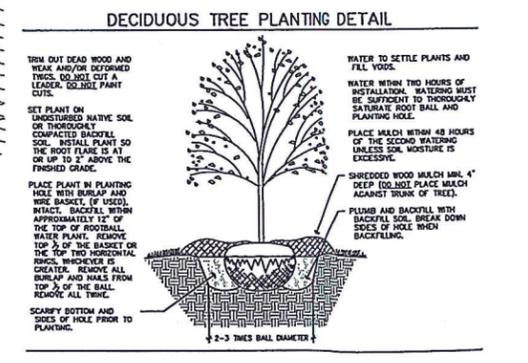
GRADING PLAN

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

ARGENTA HILLS 5TH & 7TH ADDS
 INVER GROVE HEIGHTS, MINNESOTA



- LANDSCAPE NOTES**
- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH COPPER STATE ONE CALL 1-888-383-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
 - GRADING TO BE PERFORMED BY OTHERS.
 - NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
 - DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 80 M.P.H.
 - THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
 - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
 - IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WADES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
 - COMMERCIAL GRADE POLY LAMN EDGING SHALL BE INSTALLED WHERE NOTED.
 - THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
 - THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
 - STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.



KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY
OVERSTORY TREES			
AM	AUTUMN BLAZE MAPLE/ACER X FREEMANII 'AUTUMN BLAZE'	3" B&B	10
HL	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS INERMIS	3" B&B	21
NM	NORTHWOODS MAPLE/ACER RUBRUM 'NORTHWOODS'	3" B&B	11
RB	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	12" B&B	18
SL	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	3" B&B	14
SG	SIENNA GLEN MAPLE/MAPLE X FREEMANII 'SIENNA GLEN'	3" B&B	15
EVERGREEN TREES			
BS	BLACK HILLS SPRUCE/PICEA GLAUCA DENSATA	8' B&B	43

TREE MITIGATION NOTES:
 PROPOSED TREE MITIGATION INCHES: 460.5 CALIPER INCHES (89 DECIDUOUS TREES AT 3" AND 43 CONIFEROUS TREES AT 4.5").
 EACH 8' CONIFER COUNTS AS 4.5 CALIPER INCHES AS PER CITY ORDINANCE (2.5" FOR FIRST 6' IN HEIGHT, 1" FOR EACH FOOT THEREAFTER).

SEE ARGENTA HILLS TREE PRESERVATION PLAN ADDENDUM JULY 9, 2012 FOR TREE MITIGATION REQUIREMENTS

INFILTRATION BASIN
NATIVE WET PRAIRIE
 (STATE SEED MIX 34-262 FORMERLY W3)

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seed/ sq ft
big bluestem	<i>Andropogon gerardii</i>	1.12	1.00	6.85%	3.67
big blue bromegrass	<i>Bromus ciliatus</i>	1.88	1.50	10.38%	6.08
bluejoint	<i>Calamagrostis canadensis</i>	0.04	0.04	0.27%	4.00
Virginia wild rye	<i>Elymus virginicus</i>	1.98	1.75	12.07%	2.70
tufted hairgrass	<i>Glyceria gracilis</i>	0.17	0.15	1.02%	3.60
low meadow grass	<i>Glyceria striata</i>	0.12	0.11	0.73%	3.50
swathgrass	<i>Panicum virgatum</i>	0.84	0.75	5.18%	3.85
low bluegrass	<i>Poa palustris</i>	0.22	0.20	1.39%	8.80
Indian grass	<i>Sorghastrum nutans</i>	0.58	0.50	3.44%	2.20
prairie cordgrass	<i>Spartina pectinata</i>	0.58	0.50	3.41%	1.20
Total Grasses		7.29	6.50	44.78%	40.60
wooly sedge	<i>Carex pedis</i>	0.06	0.05	0.32%	0.47
tussock sedge	<i>Carex stricta</i>	0.02	0.02	0.17%	0.48
fox sedge	<i>Carex vulpocirca</i>	0.11	0.10	0.65%	3.50
dark green bulrush	<i>Scirpus atrovirens</i>	0.11	0.10	0.72%	17.74
woolgrass	<i>Scirpus cyperinus</i>	0.03	0.03	0.18%	16.00
Total Sedges and Rushes		0.34	0.30	2.03%	38.19
Canada anemone	<i>Anemone canadensis</i>	0.03	0.03	0.21%	0.09
marsh milkweed	<i>Asclepias incarnata</i>	0.08	0.08	0.55%	0.14
Canada tick trefoil	<i>Desmodium canadense</i>	0.58	0.50	3.41%	1.00
flat-topped aster	<i>Dosyntheria umbellata</i>	0.06	0.05	0.34%	1.20
common boneset	<i>Eupatorium perfoliatum</i>	0.03	0.03	0.23%	2.00
grass-leaved goldenrod	<i>Euthamia graminifolia</i>	0.02	0.02	0.11%	2.00
spotted Joe-pye weed	<i>Euthrochium maculatum</i>	0.04	0.04	0.27%	1.50
suburn sunflower	<i>Helianthus scaberrimus</i>	0.06	0.05	0.35%	2.30
sawtooth sunflower	<i>Helianthus grosseserratus</i>	0.06	0.05	0.38%	0.30
great blazing star	<i>Liatris pycnostachya</i>	0.02	0.02	0.17%	0.10
great lobelia	<i>Lobelia siphilitica</i>	0.01	0.01	0.05%	1.40
blue monkey flower	<i>Mimulus lewisii</i>	0.01	0.01	0.07%	0.40
Virginia mountain mint	<i>Pycnanthemum virginicum</i>	0.09	0.08	0.55%	6.50
red-stemmed aster	<i>Symphoricarpos panicum</i>	0.09	0.08	0.56%	2.40
blue vervain	<i>Verbena hastata</i>	0.17	0.15	1.06%	5.25
branched ironweed	<i>Veronica fasciculata</i>	0.03	0.03	0.23%	0.30
Culver's root	<i>Veronicastrum virginicum</i>	0.02	0.02	0.14%	6.00
golden alexanders	<i>Zizia aurea</i>	0.28	0.25	1.76%	1.03
Total Forbs		1.88	1.50	10.45%	40.00
Oats or winter wheat (see note at beginning of list for recommended dates)		6.95	6.20	42.74%	2.76
		6.95	6.20	42.74%	2.76
Total Cover Crop		16.25	14.50	100.00%	121.55
Purpose:	Wet prairie reconstruction for wetland mitigation or ecological restoration.				
Planting Area:	Tallgrass Aspen Parkland, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

DISTURBED UPLAND
NATIVE DRY PRAIRIE SOUTHEAST
 (STATE SEED MIX 35-621 FORMERLY U6)

Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seed/ sq ft
side-oats grama	<i>Bouteloua curtipendula</i>	1.27	1.15	10.23%	2.48
blue grama	<i>Bouteloua gracilis</i>	0.78	0.68	6.19%	10.00
halim's bromegrass	<i>Bromus halimii</i>	0.25	0.21	2.28%	0.90
nodding wild rye	<i>Elymus canadensis</i>	1.68	1.50	13.81%	2.88
slender wheatgrass	<i>Elymus trichycalyx</i>	1.32	1.18	10.76%	3.00
luzernegrass	<i>Koeleria macrantha</i>	0.46	0.41	3.71%	30.00
little bluestem	<i>Schizachyrium scoparium</i>	1.89	1.51	13.70%	8.30
sand dropseed	<i>Sporobolus cryptandrus</i>	0.25	0.22	1.88%	18.00
prairie dropseed	<i>Sporobolus heterolepis</i>	0.29	0.26	2.32%	1.50
Total Grasses		8.07	7.20	65.28%	75.04
butterfly milkweed	<i>Asclepias tuberosa</i>	0.07	0.06	0.62%	0.09
whorled milkweed	<i>Asclepias verticillata</i>	0.01	0.01	0.11%	0.05
bird's foot trefoil	<i>Coronilla palmaria</i>	0.08	0.05	0.50%	0.20
white prairie clover	<i>Dalea candida</i>	0.10	0.09	0.78%	0.60
purple prairie clover	<i>Dalea purpurea</i>	0.17	0.15	1.32%	0.80
ox-eye	<i>Helopsis helianthoides</i>	0.07	0.06	0.51%	0.13
round-headed bush clover	<i>Lespedeza capitata</i>	0.03	0.03	0.31%	0.10
rough blazing star	<i>Liatris aspera</i>	0.02	0.02	0.17%	0.11
dotted blazing star	<i>Liatris punctata</i>	0.02	0.02	0.23%	0.06
wild bergamot	<i>Monarda fistulosa</i>	0.03	0.03	0.30%	0.85
horsemint	<i>Monarda punctata</i>	0.02	0.02	0.22%	0.80
red goldenrod	<i>Oligoneuron rigidum</i>	0.07	0.06	0.50%	0.98
large-flowered beard tongue	<i>Pentstemon grandiflorus</i>	0.04	0.04	0.35%	0.20
black-eyed susan	<i>Rudbeckia hirta</i>	0.10	0.09	0.86%	3.20
gray goldenrod	<i>Solidago nemoralis</i>	0.01	0.01	0.14%	1.65
skyblue aster	<i>Symphoricarpos obovatus</i>	0.01	0.01	0.08%	0.20
silky aster	<i>Symphoricarpos sericeum</i>	0.02	0.02	0.19%	0.20
bracted spiderwort	<i>Tradescantia bracteata</i>	0.01	0.01	0.12%	0.05
heart-leaved alexanders	<i>Zizia aurea</i>	0.02	0.02	0.21%	0.10
Total Forbs		0.90	0.80	7.49%	10.37
Oats or winter wheat (see note at beginning of list for recommended dates)		3.36	3.00	27.23%	1.33
		3.36	3.00	27.23%	1.33
Total Cover Crop		12.33	11.00	100.00%	86.75
Purpose:	Regional dry prairie reconstruction for wetland mitigation, ecological restoration, or conservation program plantings.				
Planting Area:	Eastern Broadleaf Forest Province excluding Hardwood Hills subsection. Mn/DOT Districts Metro & 6.				

TYPE 3 MULCH APPLIED AT 1 TON PER ACRE (OR TYPE 2 BLANKET ON SLOPES)

- 3-YEAR MAINTENANCE PLAN FOR INFILTRATION BASINS AND UPLAND SEEDING:**
- YEAR 1-3**
1. MOWING SHOULD OCCUR AS NECESSARY THROUGHOUT THE GROWING SEASON FOR THE FIRST TWO SEASONS TO PREVENT NOXIOUS WEEDS FROM TAKING HOLD.
 2. WEEDS SHOULD BE HAND PULLED OR SPOT SPRAYED AS NECESSARY.
 3. TYPE 3 MULCH SHOULD BE USED IN BASIN BOTTOM AND TYPE 2 BLANKET SHOULD BE USED ON SLOPES UNLESS THE AREAS ARE HYDRO SEEDED WITH A HEAVY TACKIFIER IN WHICH CASE NO BLANKET OR MULCH WILL BE NECESSARY.
 4. IF THE INFILTRATION AREA BECOMES SATURATED WITH ANY FREQUENCY, REED CANARY GRASS OR OTHER NOXIOUS WEEDS CAN BECOME A PROBLEM. SETHOXYDIM (OR EQUIVALENT) OR OTHER HERBICIDES WILL BE EFFECTIVE IN CONTROLLING REED CANARY GRASS AND OTHER NOXIOUS WEEDS WITHOUT HARMING SEDGES, RUSHES, AND FORBS.
 5. TREES AND SHRUBS SHOULD ONLY BE PRUNED IN THE EVENT OF DAMAGED OR BROKEN BRANCHES.
 6. INLETS MUST BE KEPT CLEAR OF DEBRIS.
 7. ANY DEBRIS OBSERVED IN INFILTRATION GARDEN SHALL BE REMOVED.
 8. NO HEAVY MACHINERY TO BE USED IN INFILTRATION BASINS IN ORDER MAINTAIN THE INTEGRITY OF INFILTRATION

INFILTRATION NOTES:
 INFILTRATION BASINS TO BE SEEDED WITH SEED MIX 34-262 (FORMERLY W3) OR EQUIVALENT.
 SEE GRADING PLANS FOR MORE INFILTRATION BASIN DETAILS

PIONEERengineering
 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 Landscape Architect under the laws of the State of Minnesota.
 Name: Jennifer L. Thompson
 Reg. No.: 44763
 Date: 4-5-13

Revisions:
 Date: 4-5-13
 Design: JLT
 Drawn: JLT

LANDSCAPE PLAN

160 INVESTMENTS, LLC
 16972 BRANDTJEN FARM DR.
 LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS 5TH & 7TH ADDS
 INVER GROVE HEIGHTS, MINNESOTA
 1 OF 2

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. _____

AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE,
TITLE 10, (ZONING ORDINANCE) REGARDING ALLOWING CHICKENS IN
THE E-2, R-1A, R-1B, R-1C AND R-2 ZONING DISTRICTS

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS
FOLLOWS:

Section One. Amendment. Title 10, Chapter 5, GENERAL ZONING PROVISIONS of the Inver Grove Heights City Code is hereby amended to add the following:

10-5-7: **ANIMALS:** The following animals may be kept in the city:

A. 2.

d. Notwithstanding this subsection A2, chickens may be allowed in the E-2, R-1A, R-1B, R-1C and R-2 zoning districts subject to the issuance of a valid urban chicken license according to Title 5, Chapter 4 of the city code.

Section Two. 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 _____, 2013.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

Melissa Kennedy, Deputy City Clerk

CITY OF INVER GROVE HEIGHTS

DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 5, CHAPTER 4, SECTION X, ANIMAL CONTROL

The City Council of Inver Grove Heights does hereby ordain as follows:

Section 1. Inver Grove Heights City Code Title 5, Chapter 4, Section X is hereby added to read as follows:

5-4-~~X~~ CHICKENS ON URBAN RESIDENTIAL LOTS:

- A. License Required: No person shall keep chickens on any property zoned ~~E-2~~, R-1A, R-1B, R-1C or R-2, within the city without first obtaining a license from the city.
- B. Application: An application for a license to keep chickens shall be made to the city clerk on the form prescribed by the city. The applicant must provide all the information required on the form, including, but not limited to:
 - 1. The name and address of the owner(s) where the chickens will be kept;
 - 2. ~~The address of the real property where the chickens will be kept~~;
 - 3. ~~2.~~ The number of chickens to be kept on the property;
 - 4. ~~3.~~ Site plan or property survey showing the proposed location of the chicken coop and/or run on the subject property.
 - 4. Drawing or picture of the proposed chicken coop.
 - 5. The applicant must pay the fee for the license to keep chickens as set forth in the city fee schedule.
- C. Notice to Surrounding Property Owners: Once the city clerk receives a complete application from an applicant, the city clerk shall provide written notice of and include a copy of said application to those owners of properties contiguous to and directly abutting the proposed location. Owners shall be determined as those shown as owners on the tax statement prepared by the county treasurer.
- D. Granting Issuance of License: The city clerk may administratively grant an initial or renewal license under this subdivision provided all of the following have been met;
 - 1. all submittal information is submitted and complete.
 - 2. appropriate fee is paid.

Ordinance No. _____

3. the application filed demonstrates compliance with the requirements of this subdivision and any other applicable regulations of the city code.
4. no persons mailed a notice objects in writing to the request within 10 days of notice being mailed; an objection sent electronically shall be deemed an objection in writing.
5. ~~A license shall not be issued or renewed until the animal control officer inspects and approves the premises, including the chicken coop and run.~~

E. Denying Issuance of License: The City Clerk shall deny issuance of a license if any of the items in D above have not been met. In the instance where an objection has been received by an abutting property owner, the item shall be placed on the next available city council agenda for council review and determination of whether the license shall be issued.

F. Standards: Any person keeping chickens in residential areas of the city as noted in paragraph A above, shall comply with all of the following:

1. No person shall keep more than six (6) total hen chickens on the property.
2. No person shall keep roosters or adult male chickens on the property.
3. Cockfighting is specifically prohibited within the City.
4. The slaughter of chickens is prohibited on residentially used or zoned properties.
5. The owner of the chickens shall live in the dwelling on the property.
6. The raising of chickens for breeding purposes is prohibited.
7. Chickens shall not be kept inside a dwelling.

G. Shelter and Enclosure Requirements: Every person who owns, controls, keeps, maintains or harbors hen chickens must keep them confined on the premises at all times in a chicken coop or chicken run. Chicken Coops and Runs shall comply with the following standards:

1. Only one (1) chicken coop and/or run shall be allowed per lot.
2. Chicken coops and runs shall not be located in the front or side yards and shall not be placed within any drainage and utility easement.
3. Any chicken coop or chicken run shall be setback at least twenty five (25) feet from any principal structure on any adjacent lot and ten (10) feet from all property lines.
4. Any chicken coop and run fencing must be consistent with applicable zoning codes.
5. No chicken coop or run shall be constructed on a lot prior to the time of ~~construction~~ occupancy of the principal structure.
6. Chickens shall be provided a secure and well ventilated roofed structure in compliance with applicable zoning codes.
7. The floors and walls of the roofed structure shall be kept clean, sanitary and in a healthy condition.

Ordinance No. _____

8. Chickens shall be ~~kept in roofed structures or runs~~ contained within a chicken run at all times.
9. The run area shall be well drained so there is no accumulation of moisture.
10. Chicken feed shall be stored in leak-proof containers with a tight-fitting cover to prevent attracting vermin.
- H. License Modification: The license may be reasonably modified by animal control authority if necessary to respond to changed circumstances. Any modification shall be effective ten (10) days after the mailing of written notice by certified mail to the license holder. The license holder may challenge the modification by contacting the city clerk and requesting a hearing within ten (10) days after the receipt of written notice. A hearing regarding the proposed modification shall be held before the city council.
- I. Duration of License: A license to keep chickens shall be issued for a period of two (2) years beginning March 1 and ending February 28. Applications for a renewal permit may not be made prior to sixty (60) days before March 1. ~~A late fee, as set forth in the city fee schedule, will be assessed for any late applications.~~
- J. Conditions/Maintenance and Inspections: No person who owns, controls, keeps, maintains or harbors chickens shall permit the premises where the chickens are kept to be or remain in an unhealthy, unsanitary or noxious condition or to permit the premises to be such condition that noxious odors to be carried to adjacent public or private property. Any chicken coop and run authorized under this section may be inspected at any reasonable time by ~~the animal control authority~~ authorized city staff to inspect for compliance with this chapter and other relevant laws and regulations.
- K. Revocation Of License: A license may be revoked by the city council for a violation of any condition of this section following notice and a hearing as provided for in title 3, chapter 2 of this code.
- L. Penalty: Violation of this Section shall be a petty misdemeanor.

Section 2. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed this ____ day of _____, 2013.

George Tourville, Mayor

Ordinance No. _____

ATTEST:

Melissa Kennedy, Deputy City Clerk