

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, SEPTEMBER 17, 2013 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. **CALL TO ORDER**
2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR AUGUST 20, 2013.**
3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 160 INVESTMENTS (Argenta Hills 8th Addition) - CASE NO. 13-23PUD and 13-40PUD

Consider the following requests for the property located north of Amana Trail and west of Addisen Court:

A) **Preliminary and Final Plat** approval of Argenta Hills 8th Addition
Planning Commission Action _____

B) **Preliminary PUD Development Plan Amendment** for the Argenta Hills PUD and Final PUD Development Plan for Argenta Hills 8th Addition.

Planning Commission Action _____

C) **Vacation** of certain drainage and utility easements within the plats of Argenta Hills 5th, 7th and Argenta Hills.

Planning Commission Action _____

3.02 MG INVER GROVE, LLC – CASE NO. 13-43CZA

Consider the following requests for the property located at Lot 3, Block 1 Argenta Hills (west of Target):

A.) A **Zoning Code Amendment** to allow a Veterinary clinic: small animal in the B-4, Shopping Center District as a conditional use.

Planning Commission Action _____

B.) A **Conditional Use Permit** to allow a veterinary clinic on Lot 3, Block 1, Argenta Hills.

Planning Commission Action _____

3.03 LARY SKOW - CASE NO. 13-45DCA

Consider the following requests for the property located at 2143 – 94th Court:

- A.) An **Amendment to the Development Contract** for Shamrock Oaks to allow more than 5,000 square feet of impervious surface for Lot 2, Block 1, Shamrock Oaks

Planning Commission Action _____

- B.) An **Amendment to Resolution** #06-61 approving the preliminary plat for Shamrock Oaks to allow more than 5,000 square feet of impervious surface for Lot 2, Block 1, Shamrock Oaks.

Planning Commission Action _____

3.04 FLINT HILLS RESOURCES PINE BEND, LLC – CASE NO. 13-41PR

Consider a request for a **Major Site Plan Review** for a three-story office building along with other property improvements for the property located south of 3180 – 117th Street, identified as PID No. 20-03400-52-012.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, August 20, 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
Paul Hark
Pat Simon
Dennis Wippermann
Annette Maggi
Victoria Elsmore (arrived at 7:04)
Harold Gooch
Tony Scales

Commissioners Absent: Bill Klein (excused)

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the August 7, 2013 Planning Commission meeting were approved as submitted.

FLINT HILLS RESOURCES PINE BEND LLC – CASE NO. 13-41PR

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a major site plan review to construct a three-story office building, along with other property improvements, and a variance from the minimum parking requirements for an office building, for the property located at 3134 – 117th Street. 7 notices were mailed.

Chair Hark advised that staff has requested this item be tabled so that additional review of traffic generation can be conducted.

Motion by Commissioner Simon, second by Commissioner Wippermann, to table until September 3, 2013 the request for a major site plan review to construct a three-story office building, along with other property improvements, and a variance from the minimum parking requirements for an office building, for the property located at 3134 – 117th Street.

Motion carried (7/0).

JAMES KAMISH – CASE NO. 13-19VAC

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a vacation of certain public drainage and utility easements within the plat of Dawn Way Ridge, for the property located at 4045 – 60th Street and 4046 – 60th Street. 17 notices were mailed.

Commissioner Elsmore arrived at the meeting.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He stated the

applicant is proposing to move a lot line between two existing lots they own. This process can be handled administratively. As part of moving the lot line; however, the existing perimeter drainage and utility easements need to be vacated and new easements dedicated along the new lot boundary. A ten foot easement will be dedicated along the new boundary between Parcel A and B (five feet on either side of the line). Staff recommends approval of the request.

Commissioner Simon questioned if Parcel B would be buildable considering the steep topography.

Mr. Hunting replied it was buildable but would require a custom grading agreement.

Commissioner Simon questioned if the proposed lot line adjustment would make it even more difficult to build on.

Mr. Hunting replied it would not as the home would likely be built closer to the road.

Opening of Public Hearing

June Kamish, 4046 – 60th Street, advised she was available to answer any questions.

Commissioner Simon asked if the existing fire pit on Parcel B would now be on Parcel A.

Ms. Kamish replied in the affirmative.

Chair Hark closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Gooch, second by Commissioner Simon, to approve the request for a vacation of certain public drainage and utility easements within the plat of Dawn Way Ridge, for the property located at 4045 – 60th Street and 4046 – 60th Street, with the two conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on September 9, 2013.

The meeting was adjourned by unanimous vote at 7:10 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: September 12, 2013

CASE NO: 13-23PUD

APPLICANT: IGH INVESTMENTS LLC (ARGENTA HILLS 8th)

REQUEST: Preliminary and Final Plat, Preliminary and Final PUD Development Plan Amendment and Vacation of certain Drainage and Utility Easements for Argenta Hills 8th Addition

HEARING DATE: September 17, 2013

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

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning
Engineering
Park and Recreation
Fire Marshall

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application which consists of an amended preliminary PUD development plan and plat for the eighth phase of residential development in the overall Argenta Hills PUD. This preliminary plat addresses one of the last residential portions of Argenta Hills. Changes to the design were a result of desire to reduce grading for the custom lots and adding a through street as required by Dakota County. The final design of Outlot I will be determined once the Hwy 55/Argenta Trail intersection is designed.

A quick summary of the proposed changes are:

1. Preliminary Plat consisting of adding 40 lots and 9 outlots. The Final Plat consisting of adding 38 lots and 10 outlots. Total residential lots to dated would be 122. The current PUD is approved for 134 residential lots.
2. Changes to the street layout design based on changes required by Dakota County for Addisen Court.
3. Changes to the grading of the custom lots resulting in a private street proposed to serve these lots. Reduced street design allows for reduced grading.
4. Request flexibility from driveway widths, front yard setbacks, setbacks on some corner lots and maximum driveway length in the custom lot neighborhood.

A request to vacate certain drainage and utility easements within previous addition to clean up the plat and rededicate easements based on the new lot layout design.

The specific applications being requested are:

1. Preliminary Plat approval of Argenta Hills 8th Addition consisting of 40 lots and 9 outlots.
2. Final Plat approval for Argenta Hills 8th Addition consisting of 38 lots and 10 outlots.
2. Preliminary and Final PUD Development Plan Amendment of the Argenta Hills PUD as required by the Northwest Overlay District.
3. Vacation of certain drainage and utility easements within the plat of Argenta Hills 7th, 5th and Argenta Hills.

The applicant is also requesting flexibility from the following two standards found in the Northwest Overlay District Ordinance:

1. The applicant is requesting flexibility from the maximum driveway width requirement in order to provide for standard three car garage driveways without installing pervious pavement. Maximum driveway width is 20 feet. Reason for requirement is to minimize impervious surface. Additional width is allowed provided that driveway portion beyond 20 feet is constructed of pervious materials. This will be discussed later in the report.
2. To allow Lots 6-9, Bk 3 to have driveways longer than 30 feet. The Ordinance establishes a minimum driveway length of 20 feet and maximum at 30 feet. Reason for requirement is to minimize impervious surface. Applicant is requesting 40 foot driveways for two lots and 35 feet for the other.
3. To allow corner side yard setbacks of 15 feet when adjacent to a residential local street.
4. To allow corner side yard setbacks of 25 feet when adjacent to a minor collector road (north/south road).

There are no other changes being proposed to any other portion of the approved Preliminary PUD. The approved development contract allows for a 10 year approval period for development before the applicant would be required to either ask for an approval extension or resubmit a new PUD plan.

The Northwest Area Overlay District was established to encourage development that provides such features as:

- Cluster development practices which preserve significant natural features,
- Pedestrian connections,
- Innovative storm water management practices,
- Reduction in impervious surface cover to maximize natural storm water infiltration,
- Provide on-site retention of storm water and,
- Open space areas as development amenities.

EVALUATION OF THE REQUEST

PRELIMINARY AND FINAL PLAT AND PUD DEVELOPMENT PLAN

The review will address each of the current 36 conditions of approval. A copy of the resolution approving the preliminary plans, including the conditions is attached.

A revised preliminary plat and PUD development plan is required because lot layout and street patterns have changed due to a number of factors. The following summarizes the changes to the original PUD preliminary plan:

- a. Revised street layout. The original plan separated the old townhouse neighborhood from the single family detached to the north and northwest with cul-de-sacs. Dakota County has since required the local streets connect so not all traffic needs to access Amana Trail to exit/enter. Addisen Path will now become a continuous through street leading to the next property to the north. The through street changes the previous plan which still provided a cul-de-sac for the single family lots along Amana Trail. A private street is being proposed on the east side of the 8th Addition in order to reduce grading and impacts on the open space area. The larger lots can be shifted westerly due to the reduced width needed for the private road easement as compared to a public right-of-way.

Overall, however, the proposed plan is consistent with the original intent for the residential neighborhoods. Custom graded larger lots were planned for on the eastern side and single family of generally the same lot size was anticipated for the remainder of the site.

Vacation of Easements

As part of platting, there are left over easements from previous phases that need to be vacated since they are either no longer necessary or they are overlapping and these easements from previous plats should be vacated as new easements are dedicated on newer plats. There are some easements in Argenta Hills 7th that were put in place with the old cul-de-sac design. With a redesign and through street, these easements need to be vacated. There are some other easements on the north side of the lots in the 5th and 7th Addition that would be redundant with the platting of the final phases. Engineering is currently reviewing all the easements to make sure there are no issues with the vacation. Any modification would take place with the final platting of that neighborhood. Staff supports the vacation request.

The balance of the report compares the proposed plans to the preliminary PUD conditions of approval.

Condition #1 relating to consistency with preliminary plans. The submitted preliminary plans are generally consistent with the original preliminary plans approved by Council. The same general

street layout exists with two access points to the north for future connections, Amana Trail will be re-aligned and constructed at some point in the future. Unit type neighborhoods have remained the same.

Open Space. The Northwest Area Overlay District establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Required Acres	Proposed Acres 2007	Proposed Acres 2010	Proposed Acres 2012	Proposed Acres 2013
<i>Total Net Developable Area</i>	120.9				
Minimum Open Space Required = 20% of net area	24.2	43.7	42.7	40.4	40.6
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	18.2	18.9	20.4	18.2	19.9
Area to be undisturbed = 50% of required open space	12.1	19.6	21.1	18.9	18.2
Disturbed Open Space	12.1	23.6	21.4	21.5	22.4

This is the final phase of residential development in the PUD. The balance of the commercial development must also comply with these numbers. The commercial development open space would not change due to the design layout and improvements that are already in place. The overall PUD still exceeds the minimum open space requirements for the Northwest Area.

Building Setbacks and Separation. The current preliminary PUD allowed for varying building separation standards in the residential areas down to 10 feet. The proposed plans are consistent with this allowed separation. In this development, there are no storm water features needed or proposed in side yards. All storm water is addressed with larger infiltration basins and in the regional pond to the east. The lots in the larger lot section will have separations ranging from 12-25 feet.

The following lots shown on the final plat are requested to have lesser corner lot setbacks down to 15 feet (20 feet required):

- Lot 2, Bk 1
- Lot 4, Bk 4
- Lot 2, Bk 2
- Lot 3, Bk 5

Lot 1, Bk 4 setback to 25 feet

Condition #2 relating to approval of the final grading, drainage and erosion control plans. Engineering has reviewed the plans and recommends approval with a few items that still need a few changes before construction begins. The City Engineers comments are attached.

Condition #3 relating to drainage and utility easements provided on the plat. The plat will provide for easements over the main drainage areas and open space areas. These will be dedicated in outlots that would be owned by the city. Standard perimeter drainage and utility easements will be provided on the final plat phases.

Condition #4 relating to ownership of natural area/open space. Outlots A, C, D, E, F, G and H constitute open space in this phase. Outlots B, C, E and F will be owned by the homeowners association. Outlots A, D and G will be deeded to the city. Conservation easements will be placed over all of the open space and undisturbed areas. Those areas in private ownership will be owned and maintained by the homeowners association. The open space areas are allowed to be mowed, maintained and can have improvements installed. The undisturbed areas must be left natural with no mowing or maintenance. The removal of dead, diseased, dangerous or downed trees would be allowed. Any marking of trails would also be allowed.

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 of \$4011.00. 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 provides the following comments;

- Addisen Path should be provided with a temporary turn around or it should be continued out to Amana Trail.
- The private drive at the northeast corner of the subdivision serving part block 3 must comply with fire code requirements for fire department access found in MN State Fire Code Section 503:
 - o An approved area for turning around fire apparatus must be provided at the end.
 - o Road must be posted no parking fire lane on both sides and in the turn around.
 - o The road may not be obstructed in any manner; full width and to a height of 13 feet, six inches.
 - o The surface must be designed and maintained to support the imposed loads of fire apparatus.

The applicant has provided for a turnaround point on the west side of the road. A portion of the road has been widened to 28 feet to allow for parking on one side. The other comments will be addressed with the construction plans.

Condition #9 relating to MnDOT and County Review. The plans have been sent to Dakota County for their review. The County has already been involved in the layout of the streets and Amana Trail. We do not expect any additional comments.

The County has noted that the design of the Hwy 55/Argenta Trail intersection improvements will begin later this year. This work will give us a better understanding of the final street layout and impact on the final phase of development.

Condition #10 relating to storm water facilities maintenance agreement and responsibilities. The developer will be required to enter into a maintenance agreement with the City for all of the storm water features. The details of the agreement will be addressed during the development contract meeting which is currently in progress. The City Engineer is involved in the drafting of the agreements to insure all of the design elements of the Northwest Storm Water Manual are incorporated into the maintenance agreement. The City Council will review and take action on the maintenance agreement with the development contract.

Condition #11 relating to entering into a boulevard maintenance agreement. This is a standard condition that will be included in all projects in the Northwest Area where appropriate. The maintenance agreement will be addressed during the development contract meetings and will be approved by the City Council.

Condition #12 relating to payment of plat utility fees. This phase of the development does not have a deficit of lots. The entire project is approved for 132 lots. With this plat, there will be a total of 122 lots final platted.

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 is intended to state the developers are responsible for payment of northwest area building permit fees similar to what is noted in as noted in condition #12. 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 by staff and the city attorney and reviewed by the City Council during their review of the final plan set.

Condition #17 relating to conditions of building occupancy. 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. The private street proposed would be the responsibility of the association for maintenance. This will be spelled out specifically in the development contract for the final plat that includes the large lot neighborhood.

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. Required parking is satisfied with the driveway and garage. The private drive for the large lot neighborhood is designed at 20 feet wide. The drive widens to 28 feet for approximately 230 feet to allow for parking on the west side of the drive. All other 20 foot wide portions will be required to be posted no parking on both sides and must comply with the Fire Marshal's comments.

Condition #21 and #22 relating to landscape and reforestation plans. The developer has submitted a landscape plan with details for the final residential phase and tree reforestation information for the entire PUD.

The applicant is proposing a total of 499.5 inches to be planted along the front yards, side and rear yards. There will be an additional 312 caliper inches to be planted in yards abutting Amana Trail. The tree reforestation requirement is currently 1,700 caliper inches. With the planting of a total of 811.5 inches in this phase, that leaves a balance of 888.5 caliper inches.

The through road connection of Addisen Path, as required by Dakota County will require the removal of additional trees within the pine forest located generally in the middle of the site. These trees were however, removed from the overall tree count at the first PUD approval and therefore no additional tree reforestation is required.

Condition #23 relating to providing wetland buffers. There are no wetlands in this area of the development.

Condition #24 relating to signage. 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. This condition stems from the standard condition found in both the State's and County's review that noise is a concern for homes along major roadways and that some type of noise mitigation is recommended because both these agencies do not provide any mitigation for roadway noise. The applicant is proposing a number of trees planted in back yards and along Amana Trail to provide some noise relief.

The western portion of this phase is located within the Met Council Noise Abatement Overlay District. The overlay district requires that home construction be designed to attenuate aircraft noise from MSP. The zoning ordinance contains a number of specifications that need to be met to meet this standard. Specific details will need to be submitted with building permits in the overlay district and these standards would be reviewed by the Inspections Department as part of the building permit review.

Condition #27 relating to grading of the custom lots. Engineering will be reviewing all plans for the custom graded section or large lot area when permits are submitted to ensure conformance with overall grading plans and Northwest Area Standards.

Condition #28 relating to grading of trail system. Additional segments of the trail system will be constructed with this phase. The loop system started in the first phases will be extended to have two access points connecting to Amana Trail. There will be additional trails and sidewalks along the local streets to provide connections to future neighborhoods.

Condition #29 relating street widths. All of the streets proposed and constructed have been 28 feet wide which provide for parking on one side and are consistent with the Northwest Area standards.

Condition #30 relating to street lighting. Street lights will be installed per city and utility company spacing standards.

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 plans show the actual location of the marker posts which are placed at strategic locations to help define the open space areas. These areas will be inspected by Engineering as part of the silt fence installation review.

Condition #33 relating to future development of Outlot F must be consistent with approved preliminary PUD plans. The replatting of Outlot F shall be consistent with the approved preliminary development plans and subsequent amendments, 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 of Outlot F. This provision shall be included in the approved and recorded development contracts.

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 the current governing resolution. This condition will be updated to reflect the latest resolution number.

Condition #36 relating to reforestation calculations. See conditions #22 and #23 above. An additional 811.5 caliper inches shall be required to be planted in the overall development of Argenta Hills.

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 and Preliminary PUD Amendment to Argenta Hills and Final PUD for Argenta Hills 8th Addition 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,	8/10/12,
	9/11/13		
Preliminary Site Layout Plan	6/25/2007,	7/19/10,	9/11/13
Preliminary Grading and Drainage Plan	6/25/2007,	7/19/10	8/10/12,
	9/11/13		
Preliminary Overall Utility Plan	6/25/2007		
Preliminary Landscape Plan	6/25/2007,	8/10/10,	8/10/12,
	9/11/13		
Preliminary Tree Inventory and Preservation Plan	6/25/2007,	8/11/10,	7/9/12,
	9/11/13		
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,	7/6/12,
	9/11/13		
Development Capacity Plan	6/25/2007		
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 construction, 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. Any required natural area/open space occurring on private land shall be owned by the home owners association. 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 be 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 drive for the large lot neighborhood will be required to be posted no parking on both sides per the Fire Marshal due to the width of the drive. The applicant will be required to address how guest parking will be handled for the 12 lots on the private road at time of final plat for that phase.
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. 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.

34. This PUD Amendment resolution replaces Resolution No. 12-147 and is now the guiding resolution for the overall Preliminary PUD Plan Approval for Argenta Hills.
 35. An additional 811.5 caliper inches shall be required to be planted in the overall development of the Argenta Hills PUD.
 - **Vacation** of drainage and utility easements within the plats of Argenta Hills, 5th and 7th Additions.
- 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 the preceding report, staff recommends approval of the plans for Argenta Hills 8th Addition. Some final details will be addressed in the development contract and before construction begins on utility and street improvements.

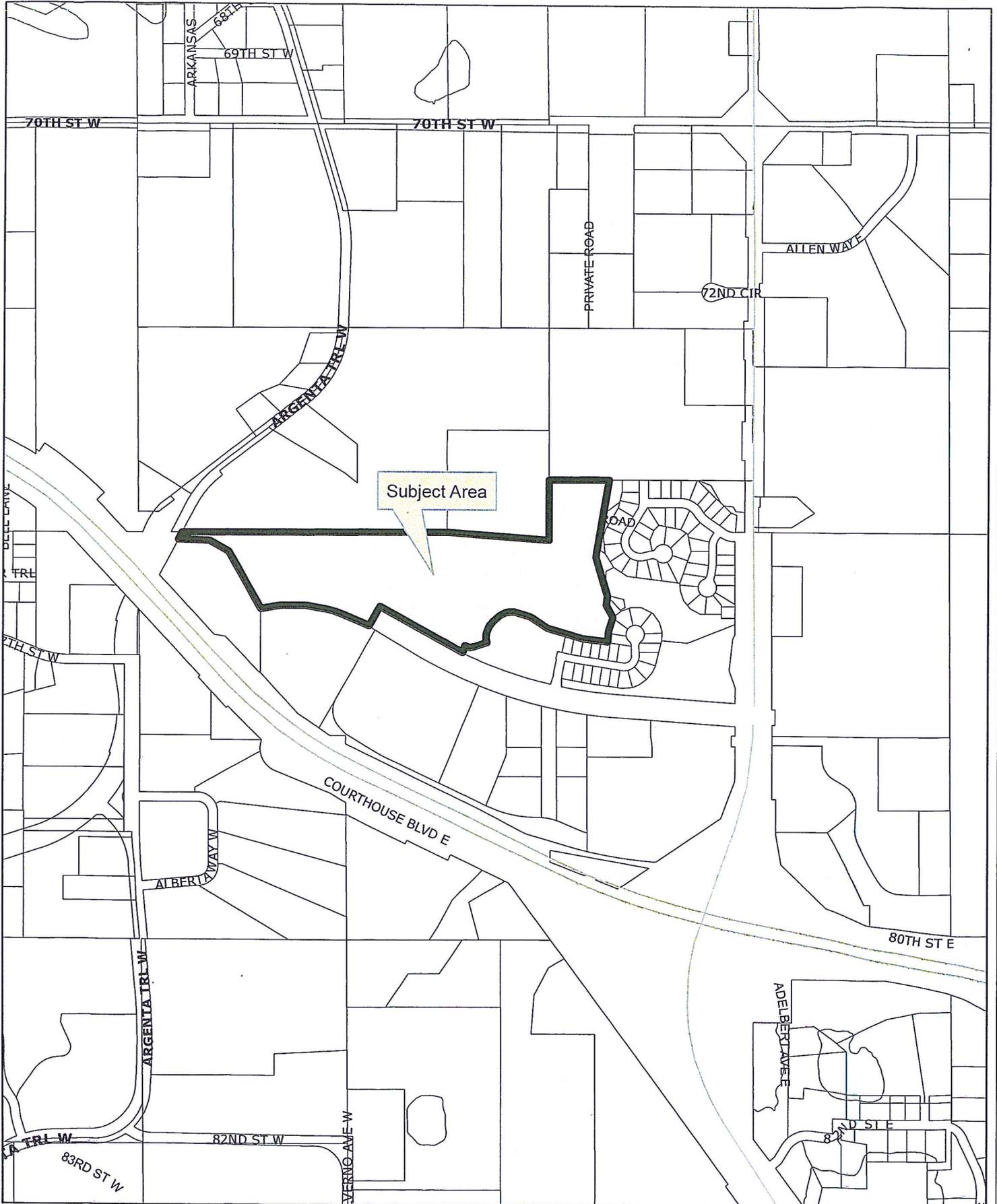
ATTACHMENTS:

- Location Map
- Preliminary PUD conditions of approval and site plan
- City Engineer Comment Memo 9/11/13
- Open Space Ownership Exhibit
- Proposed PUD Site Plan
- Preliminary Plat
- Final Plat
- Grading Plan
- Revised Natural area/open space and undisturbed area plan
- Landscape Plan for Argenta Hills 8th Addition
- Argenta Hills Impervious Surface Exhibit
- Vacation of Easements Exhibit
- 2007 Original Approved PUD Site Plan
- 2010 Approved PUD Site Plan



Argenta Hills 8th Addition Location Map

Case No. 13-23PUD



**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 12-147

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PUD
DEVELOPMENT PLAN AMENDMENT FOR A MULTI-LOT 134 UNIT RESIDENTIAL
AND APPROXIMATELY 410,000 SQUARE FOOT COMMERCIAL PLANNED UNIT
DEVELOPMENT KNOWN AS ARGENTA HILLS**

**CASE NO. 12-23PUD)
(160 Investments)**

WHEREAS, the City Council approved a preliminary plat and preliminary PUD development plan for a seven (7) lot and seven (7) outlot subdivision and an approximately 410,000 square foot retail and 154 unit residential development on October 22, 2007;

WHEREAS, the City Council approved a preliminary PUD amendment altering the lot number and design of one of the residential neighborhoods in the northeast corner resulting in a reduction in the housing number to 139 units on September 13, 2010;

WHEREAS, a preliminary plat and preliminary PUD development plan amendment application has been submitted to the City for property legally described as;

SEE EXHIBIT A

WHEREAS, a revised preliminary PUD development plan has been submitted altering one of the residential neighborhoods in the original preliminary PUD from a 44 unit townhouse development to a 39 unit detached single family development on the north side of Amana Trail;

WHEREAS, a public hearing concerning the preliminary plat and preliminary PUD development plan was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on August 21, 2012;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, the Preliminary Plat and Preliminary PUD development plan amendment for a Seven (7) lot and Seven (7) outlot plat and approximately 410,000 square foot retail and 134 unit residential development is hereby approved 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 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. No private homeowner improvements shall be allowed in the open areas.
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 be 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

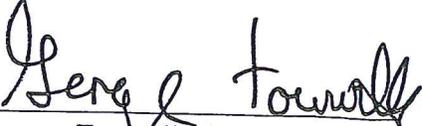
15. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This 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.

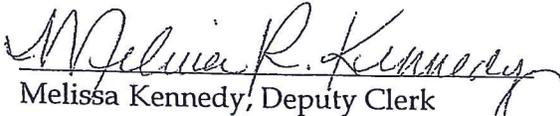
32. The boundaries of the designated natural area/open space and conservation easement areas shall be clearly delineated on the approved final PUD plans and shall be clearly marked and delineated in the field before grading begins and after final grading is completed with signage approved by the City.
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. 10-142 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.

Passed this 10th day of Sept., 2012.

AYES: 4
NAYS: 1 (Grannis)


George Tourville, Mayor

ATTEST:


Melissa Kennedy, Deputy Clerk

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner
FROM: Thomas J. Kaldunski, City Engineer *TSK*
DATE: September 11, 2013
SUBJECT: Argenta Hills 8th Addition Preliminary Plat

The Engineering Division has reviewed the preliminary plat submittals and has the following comments. The Developer will resolve many engineering comments with the construction plans. The Engineering Division supports the approval of the preliminary plat.

A. Major Issues

A1. The development proposal is close to meeting Northwest Area design standards for regional storm water storage. The developer has progressed in providing storm water quality BMP's and addressing steep site considerations. EOR has provided a more complete updated letter on storm water management (attached). Here are some concerns:

- (a) Pond SP-15N storage capacity should be increased to approximately the 912 contour in order to accommodate this development storage needs and prepare for the future drainage area requirements from the north. A map of basins is attached.
- (b) A water reuse system is being discussed as a major component of meeting the storm water management requirements. The City is requesting full details of the proposed re-use system, operation plans, and maintenance requirements. Any re-use system agreed to must be maintained by a development association and be part of a Storm Water Facilities Maintenance Agreement recorded with the County.

The Development will meet the Northwest Area standards by implementing these items.

A2. The future Amana Trail will be addressed by the Developer in a future phase of the Development. The City and County identified issues with the future extension of Amana Trail as a four-lane County road. The Development plans west of the north-south collector would have conflicted with Amana Trail.

The Developer's modification of his preliminary plat request west of Alverno will allow the City, County, and Developer to finalize concepts on the future extension of Amana Trail. The County indicated their planning effort for Amana Trail and Argenta Avenue should be accomplished in the next 12 to 18 months.

A3. The Developer's proposal calls for the storm water management plan to include Regional Basin SP-15N. It is located on the north of Block 3. It is recommended that this basin be officially designated a regional basin and incorporated into the Northwest Area Storm Management Plan. The Developer has proposed to provide storm water management facilities to address Argenta Hills 8th and its resulting runoff. The Developer is requesting that the City Council consider providing about 4.5 ac-ft of storage on Basin SP-15N to manage storm water from the watershed north of Argenta Hills 8th Addition. Basin SP-15N can easily provide additional storage volume required to meet the Northwest Area standards if the Council designates the area as a regional basin.

- A4. The Developer is proposing a water reuse system to assist in meeting the NWA standards as outlined in the EOR review (attached). This system will reuse storm water from the basin in the outlot by Block 6 and pump it into an irrigation system. The irrigation will be dispersed over various outlots that contain the open space required on the site. The Developer shall provide construction plans for this water reuse system for City approval. A storm water maintenance agreement shall be required for the water reuse system. This will assist in meeting the NWA requirements.
- A5. The Developer has proposed to divert water into SP-14 as a short term method of meeting the NWA standards until the storm facilities in A-3 and A-4 are fully operational.
- A6. The City's consultant, EOR, has indicated that Basin SP-17 meets its design storage capacity based on as-built surveys and county L.I.D.A.R. contours.
- A7. The Developer is to provide a contingency plan to the City to address the removal of a temporary berm across the N-S collector road. The Developer shall have a plan of action to restore the berm during the construction phase if a major storm is predicted. This shall be a required contingency plan until the contractor has rough graded the storm water basins in Argenta Hills 8th and installed the storm sewer system.

B. Construction Items

- B1. The future Amana Trail boulevard shall be incorporated into the design to allow for a future trail, Dakota County standards, and a clear zone for traffic. The Developer shall provide additional ponding capacity at a different location (SP-15N) due to this grading.
- B2. Sanitary and water services for the Pilhofer and Edgerton parcels are being addressed with this project. Discussion on requirement for sanitary sewer connection within one year of availability needs to occur for existing properties.
- B3. The Edgerton driveway grades are being modified to route water to the north with the turn-around area and retaining wall. The Developer shall show the existing and future locations and alignment of Edgerton's driveway that has to be built.
- B4. Sanitary sewer and water main services for future custom graded lots need to be shown. The developer agreements shall require a Custom Grading Agreement for these lots in Block 4, with escrow and surety prior to receiving a building permit.
- B5. Street intersection grades shall be a minimum 0.5% to a maximum 2% for the first 100 feet from the intersecting curb line.
- B6. A maintenance agreement for the private road will be necessary. The sewer and water utilities within the private street area will be public per City code. The plat shall provide a drainage and utility easement over the public utilities.
- B7. 30-foot site distance right-of-way triangles shall be shown at the intersection with the collector road and a restricted use agreement will be executed.
- B8. Show limited access on north-south collector road (Alverno).
- B9. Show stop sign on private road, at the public cul-de-sac.

B10. Developer to submit a plan and profile for north-south trail located on the east side of the plat.

B11. The City will designate no parking zones to be shown on the plans.

B12. Type III permanent barricades shall be shown on the plans for addressing roads that end until further development occurs. The City is reviewing snow plowing requirements based on the most recent submittal. Staff will require proper paved areas for plow turning movements for the final plans. All signs shall meet the MMUTCD requirements.

B13. Backyard drainage will be addressed with EOR's comments.

B14. The Developer needs a better plan for erosion control, such as temporary sediment basin and other structures.

C. Developer Agreement Items

C1. As part of the developer's agreement, the City and Developer will need to determine any credits or cost sharing measures for ROW needs and trunk utilities.

C2. All lots shall have a 5-foot sideyard and backyard easements and 10-foot front yard easements shown on the plans and plat. The custom grading lots do not show them.

C3. Retaining walls shall not be in City easement unless there is an encroachment agreement with the City that defines ownership and maintenance responsibilities. All retaining walls shall be identified clearly on the plans for discussion as part of the development agreements.

C4. The Developer shall provide a street maintenance agreement for the private road that addresses access, construction, maintenance and all costs associated with the private road. The homeowner's association will be responsible for all future maintenance needs and associated costs.

C5. Trunk sanitary sewer and watermain up-sizing costs are being reviewed. They will be included in the developer's agreement as a City responsibility. Twelve-inch watermains and 12-inch sanitary sewers are considered trunks and the City has credited these types of improvements in the past because they benefit other properties to be developed in the future. Developer is responsible for standard lateral (8-inch to 10-inch) water and sanitary sewer main expenses and the associated Northwest Area charges.

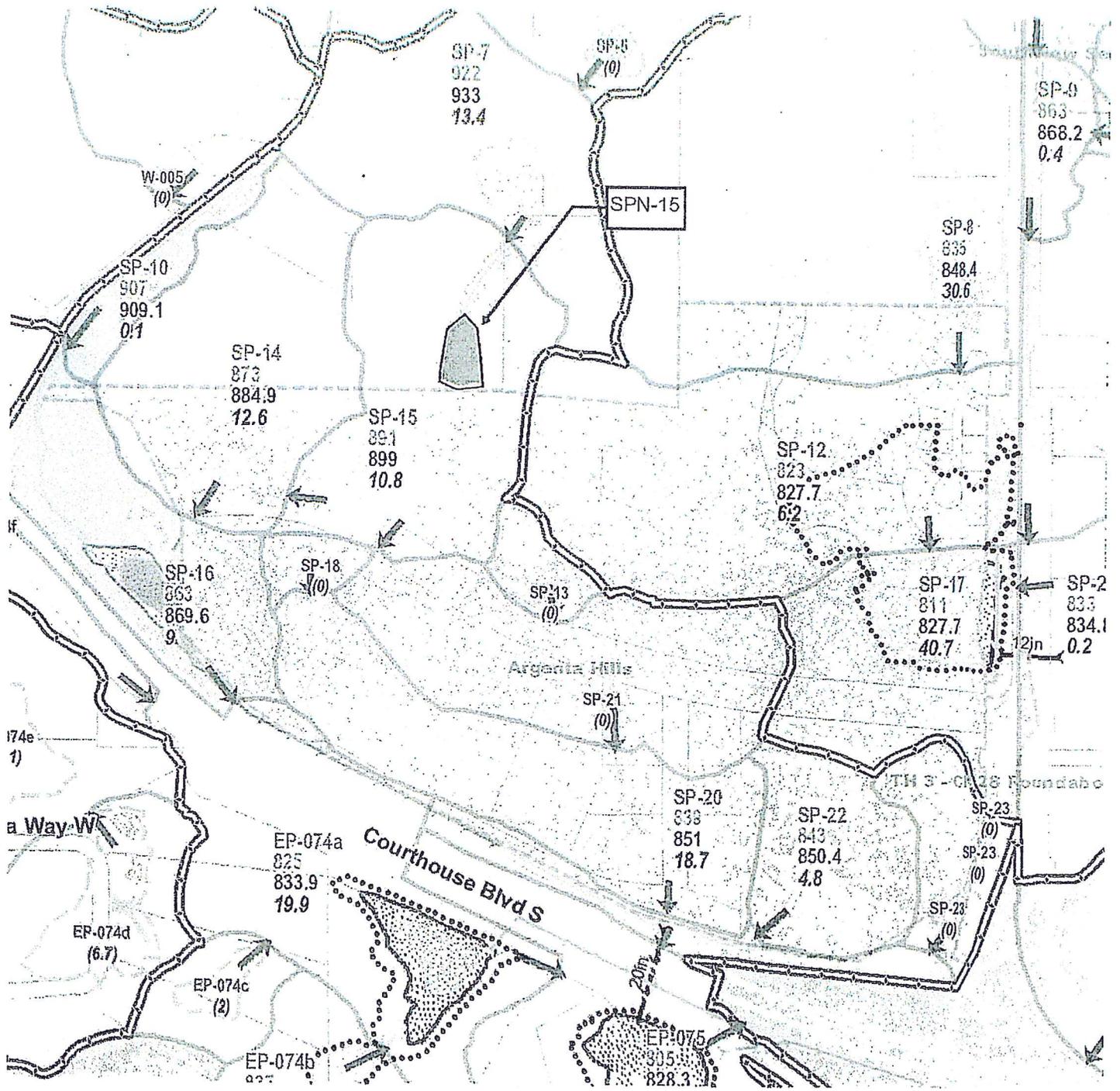
C7. City will identify valley gutter locations required at hammerhead turn-a-round and intersections as necessary.

C8. The City Engineer reserves the right to provide additional comments upon further review on this and subsequent submittals.

The City Council should consider approving the preliminary plat as modified by the Developer after providing direction on the major issues.

TJK/kf

cc: Jacob Fick, Tradition Development
Paul Cherne, Pioneer Engineering
Scott D. Thureen, Public Works Director
Thomas J. Kaldunski, City Engineer
Allan Hunting, City Planner
Steve W. Dodge, Asst. City Engineer
Mike Edwards, Senior Engineering Technician



- Legend**
- Northwest Area of Inver Grove Heights Municipality Parcel
 - Watershed
 - Catchment Area
 - Special Treatment Dab/et
 - Existing Water Bodies
 - Catchment Flow Direction
 - Freeboard Limit (Category 3 Basins)

- Preliminary Wetland Management Classification**
- 1 - Maintain 100yr HWL
 - 2 - Maintain 100yr HWL +0.5
 - 3 - No Requirements
 - 4 - No Requirements

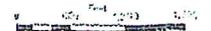
- Proposed Basin by Overflow Category**
- Flex Storage Basin
 - Category 1
 - Category 2
 - Category 3

- Overflow**
- Existing Culvert
 - Overland Flow
 - Pipe Outlet
 - Potential Pipe and/or Lateral

- Highway**
- Interstate Trunk Highway
 - U.S. Trunk Highway
 - Minnesota Trunk Highway
 - County Road
 - Municipal Street
 - Other Road

DRAFT

Inver Grove Heights, MN Regional Basin Map



Date: 9.11.13

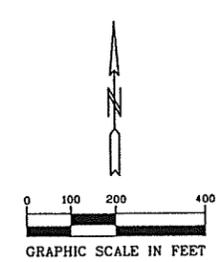
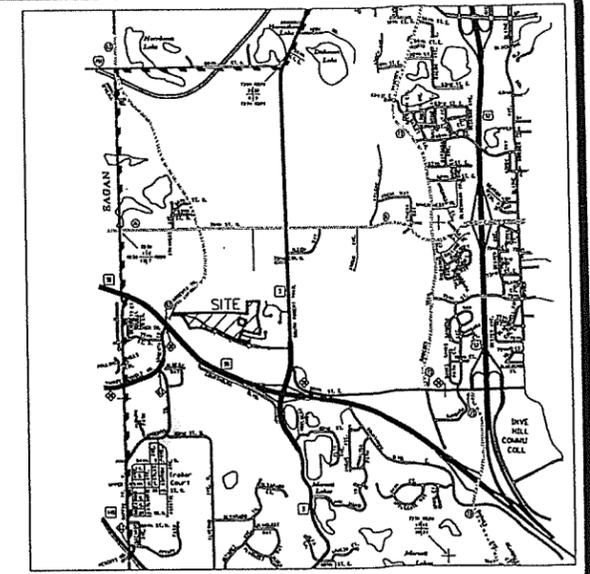
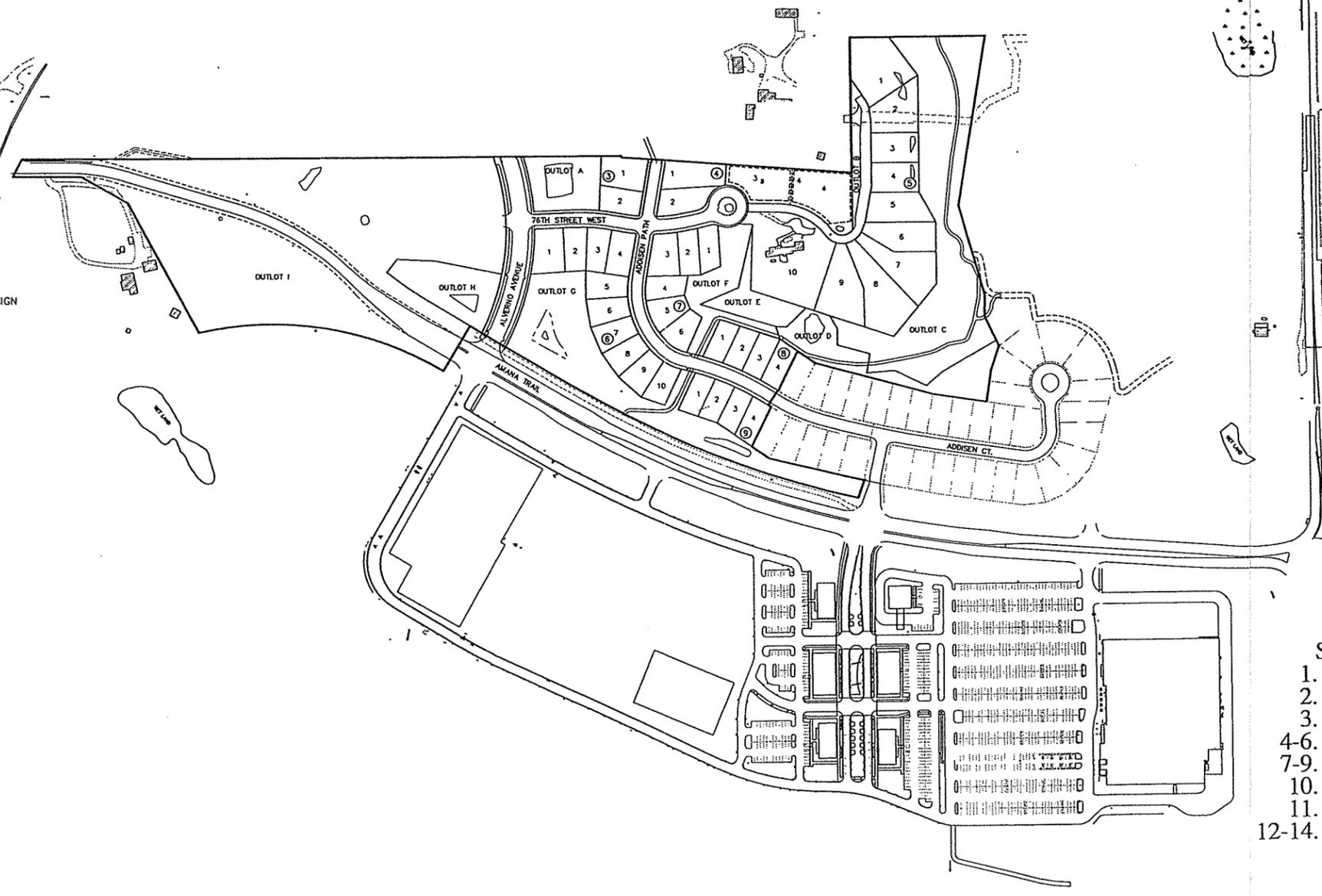
Argenta Hills 8th Addition Final Plat Outlot Designation

- Outlot A - Disturbed Open Space to be deeded to City for Storm Water use
- Outlot B - Private Drive to be deeded to HOA
- Outlot C - Undisturbed Open Space to be deeded to HOA
- Outlot D - Disturbed Open Space to be deeded to City for Storm Water use
- Outlot E - Undisturbed Open Space to be deeded to HOA
- Outlot F - Disturbed Open Space to be deeded to HOA
- Outlot G - Disturbed Open Space to be deeded to City for Storm Water use
- Outlot H - Disturbed Open Space to be retained by developer with easement to City for storm water ponding use. Likely to be replatted in future along with Outlot I
- Outlot I - Undeveloped land to be retained by developer for future development
- Outlot J - Undeveloped land to be retained by developer for future development

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
—	—	—	INVER GROVE HEIGHTS OPEN SPACE 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

ARGENTA HILLS 8TH ADDITION PRELIMINARY PLAT INVER GROVE HEIGHTS, MINNESOTA



- SHEET INDEX**
1. COVER
 2. EXISTING CONDITIONS
 3. PRELIMINARY PLAT
 - 4-6. PRELIMINARY GRADING PLAN
 - 7-9. PRELIMINARY EROSION CONTROL PLAN
 10. GRADING DETAILS
 11. EROSION CONTROL DETAILS
 - 12-14. PRELIMINARY UTILITY/ SITE PLAN

PROVIDED
BY THE
PLANNING DEPARTMENT

PIONEERengineering
CIVIL ENGINEERS 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: Brian N. Molinaro
Reg. No.: 47504
Date: 5-22-2013

Revisions:
1. 7-10-2013 CITY PLANNING COMMENTS
2. 8-1-2013 REVISE PAD LABELS
3. 8-26-2013 CITY COMMENTS
4. 9-11-2013 CITY COMMENTS

Date: 5-22-2013
Designed: BNM/PJC
Drawn: BNM/KAJ

COVER SHEET

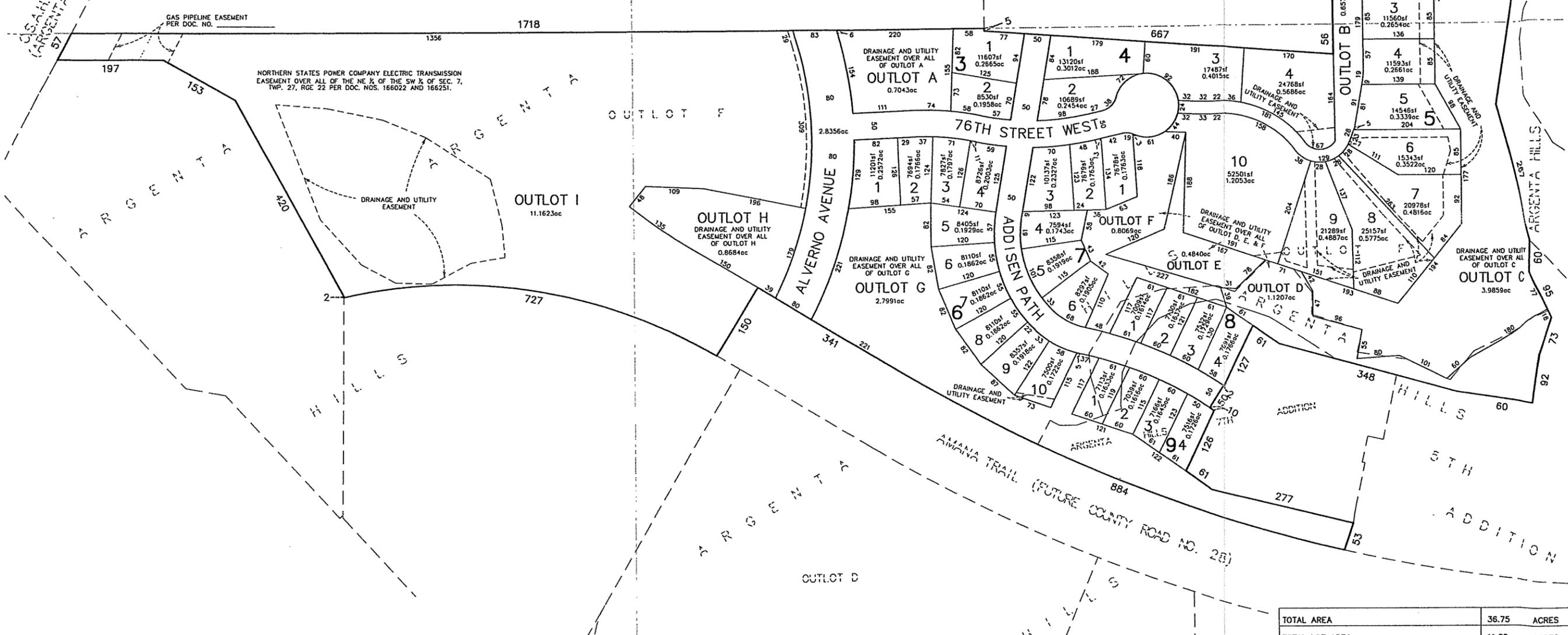
160 INVESTMENTS, LLC
16972 BRANDTJEN FARM DR.
LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS 8TH ADDITION
INVER GROVE HEIGHTS, MINNESOTA

1 OF 14

BENCH MARK
1/4 MI. EAST SIDE OF HWY. 3, APPROX.
1450 FT. NORTH OF AMAWA TRAIL.
ELEV=871.46
00-ENG-112005-SHEET-COVER

US-54H
ARGENTA TRAIL
NO-63
57



Legal description for Preliminary Plat purposes only.

Outlot F, ARGENTA HILLS, according to the recorded plat thereof, Dakota County, Minnesota. Except that part thereof platted as ARGENTA HILLS 2ND ADDITION and ARGENTA HILLS 5TH ADDITION, according to the recorded plats thereof, said Dakota County.

Together with:

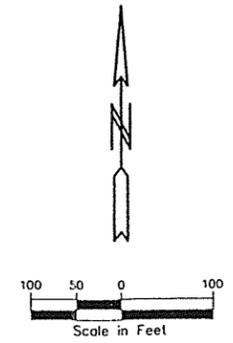
Outlot B, said ARGENTA HILLS 5TH ADDITION and Outlot A, ARGENTA HILLS 7TH ADDITION, according to the recorded plat thereof said Dakota County.

Together with:

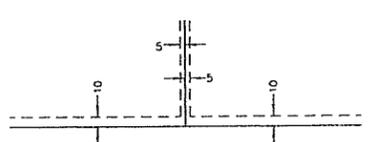
All that part of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 7, Township 27 North, Range 22 West, Dakota County, Minnesota, described as follows: Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter; thence on an assumed bearing of South 00 degrees 22 minutes 51 seconds East, along the easterly line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter, for 256.29 feet; thence South 89 degrees 37 minutes 09 seconds West 46.94 feet to the actual point of beginning; thence South 18 degrees 25 minutes 35 seconds West for 203.64 feet; thence North 71 degrees 34 minutes 25 seconds West for 191.01 feet; thence North D1 degrees 59 minutes 28 seconds East for 187.95 feet; thence South 88 degrees 00 minutes 32 seconds East for 41.03 feet; thence easterly for 56.66 feet along a tangential curve concave to the south, radius 213.00 feet and central angle 15 degrees 14 minutes 32 seconds; thence South 72 degrees 46 minutes 00 seconds East, tangent to said curve, for 149.04 feet to the point of beginning.



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



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

TOTAL AREA	36.75	ACRES
TOTAL LOT AREA	11.32	ACRES
NUMBER OF LOTS	40	
LARGEST LOT	52,501	SQ. FT.
SMALLEST LOT	7,009	SQ. FT.
AVERAGE LOT	12,329	SQ. FT.
TOTAL OUTLOT AREA	22.59	ACRES
NUMBER OF OUTLOTS	9	
TOTAL RIGHT OF WAY AREA	2.84	ACRES
GROSS DENSITY (EXCLUDES OUTLOTS)	1.12	LOTS/ACRES
NET DENSITY (EXCLUDES OUTLOTS & R/W)	3.67	LOTS/ACRES
PROPOSED ZONING	DF	
EXISTING ZONING	DF	
UTILITIES	AVAILABLE	

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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 Surveyor under the laws of the State of Minnesota.
Name: Peter J. Hawkinson
Reg. No. 42299 Date 05-17-2013

Revisions:
1. 7-10-2013 CITY PLANNING COMMENTS
2. 8-1-2013 REVISE PAD LABELS
3. 8-26-2013 CITY COMMENTS
4. 9-11-2013 CITY COMMENTS

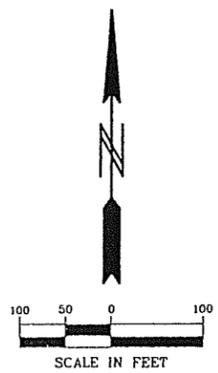
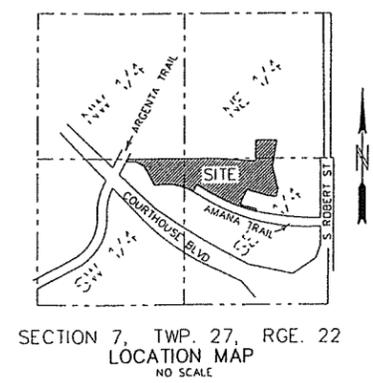
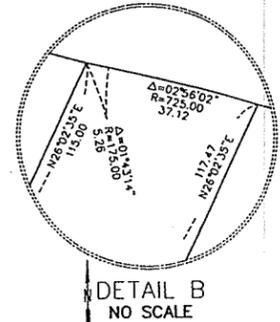
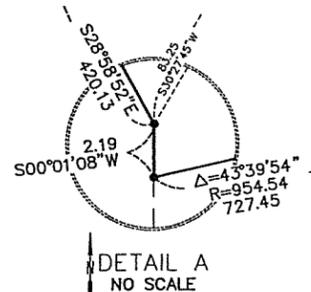
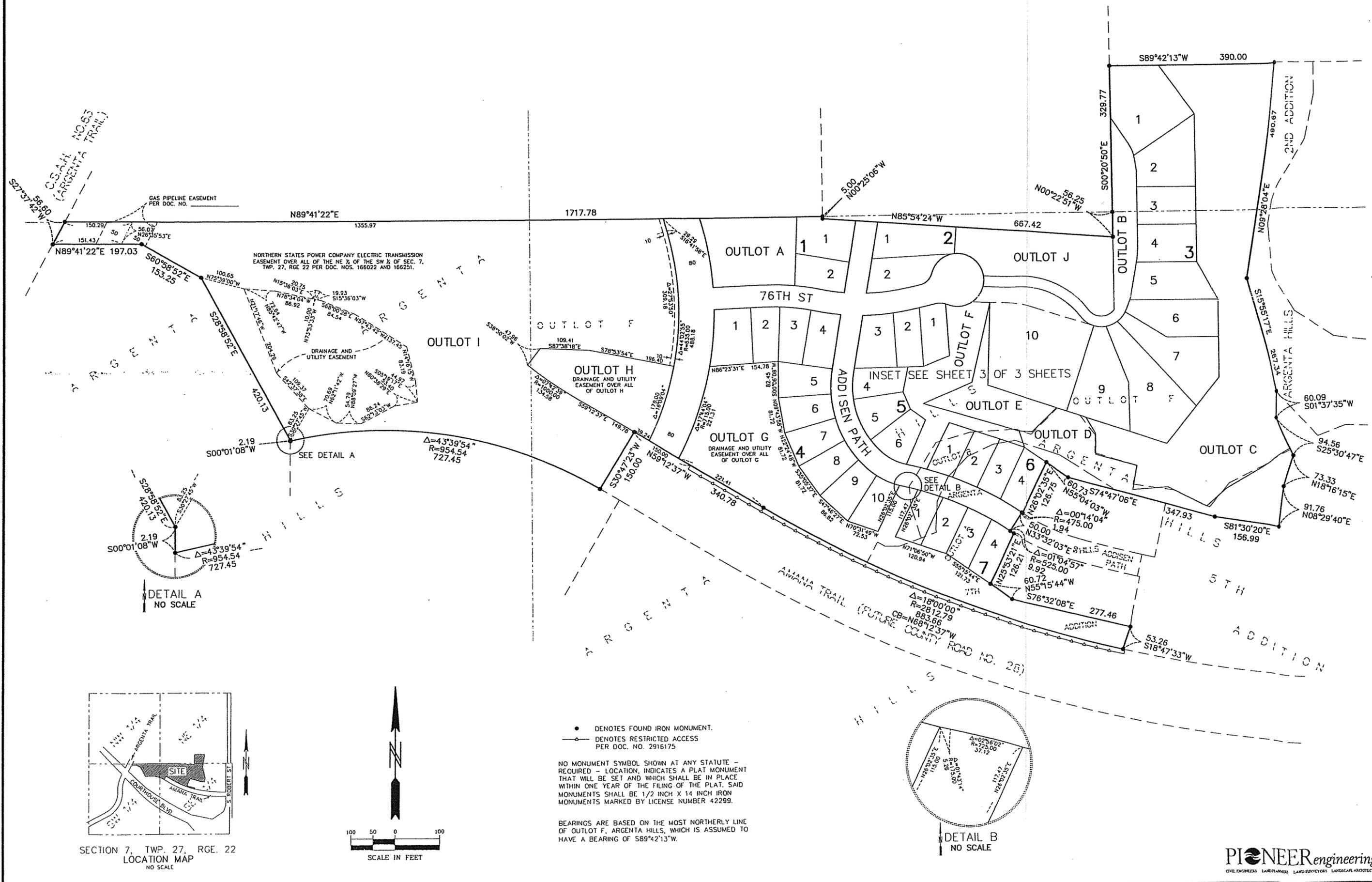
Date: 05-17-2013
Designed: NAPKAW
Drawn: NIK/MDP

PRELIMINARY PLAT

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

ARGENTA HILLS 8TH ADDITION
INVER GROVE HEIGHTS, MINNESOTA

ARGENTA HILLS 8TH ADDITION

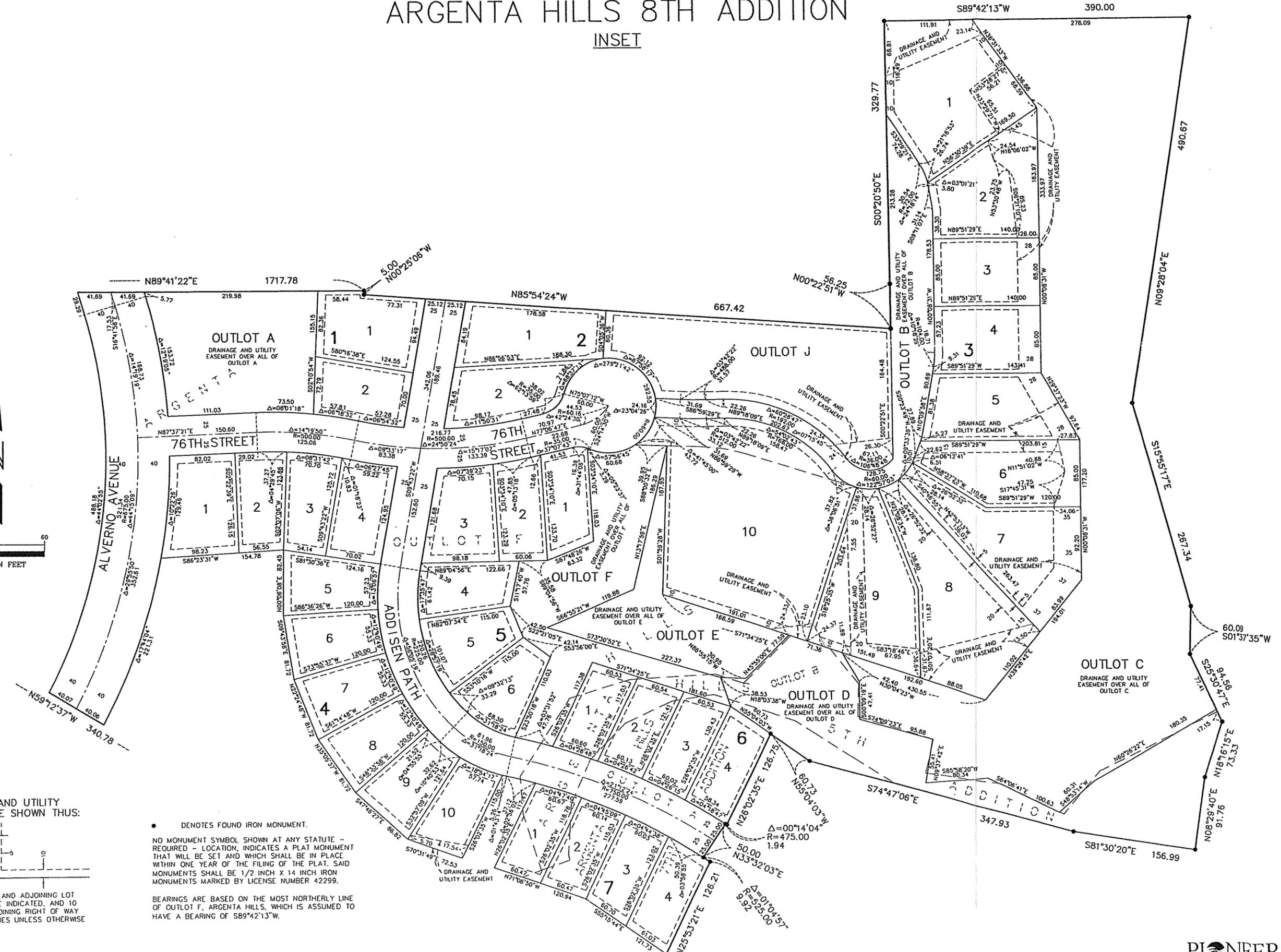
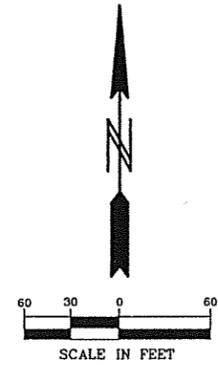


• DENOTES FOUND IRON MONUMENT.
 — DENOTES RESTRICTED ACCESS PER DOC. NO. 2916175

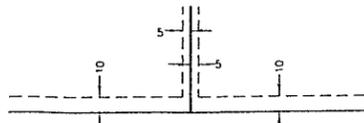
NO MONUMENT SYMBOL SHOWN AT ANY STATUTE - REQUIRED - LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 1/4 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 42299.

BEARINGS ARE BASED ON THE MOST NORTHERLY LINE OF OUTLOT F, ARGENTA HILLS, WHICH IS ASSUMED TO HAVE A BEARING OF S89°42'13"W.

ARGENTA HILLS 8TH ADDITION INSET



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

• DENOTES FOUND IRON MONUMENT.

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

BEARINGS ARE BASED ON THE MOST NORTHERLY LINE OF OUTLOT F, ARGENTA HILLS, WHICH IS ASSUMED TO HAVE A BEARING OF S89°42'13"W.



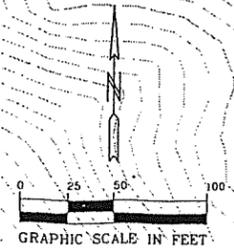
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 100 YEAR HWL=920.66
 SNOWMELT=921.02
 WET VOL.=0.00 AC*FT
 STOR. VOL.=0.116 AC*FT

REG 1550
 OUTLET=909.0
 100 YEAR HWL=909.07
 SNOWMELT=909.45
 WET VOL.=0.000 AC*FT
 STOR. VOL.=2.934 AC*FT

INF 1402
 OUTLET=925.5
 100 YEAR HWL=925.74
 SNOWMELT=925.54
 WET VOL.=0.00 AC*FT
 STOR. VOL.=0.810 AC*FT

REG 1566
 OUTLET=889.0
 100 YEAR HWL=888.88
 SNOWMELT=889.61
 WET VOL.=0.000 AC*FT
 STOR. VOL.=0.981 AC*FT

REUSE 1510
 OUTLET=888.8
 100 YEAR HWL=889.17
 SNOWMELT=889.19
 WET VOL.=0.196 AC*FT
 STOR. VOL.=2.292 AC*FT



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 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. Molano
 Reg. No.: 47504
 Date: 5-22-2013

Revisions:
 1. 7-10-2011 CITY PLANNING COMMENTS
 2. 8-1-2013 REVISE PAD LABELS
 3. 8-26-2013 CITY COMMENTS
 4. 9-11-2013 CITY COMMENTS

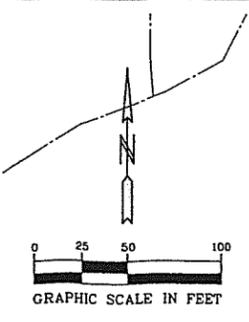
Date: 5-22-2013
 Designed: BNM/PIC
 Drawn: BNM/KAW

PRELIMINARY GRADING PLAN

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

ARGENTA HILLS 8TH ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

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 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. Mollenare
 Reg. No. 47504 Date: 5-22-2013

Revisions:
 1. 7-10-2013 CITY PLANNING COMMENTS
 2. 8-1-2013 REVISE PAD LABELS
 3. 8-16-2013 CITY COMMENTS
 4. 9-11-2013 CITY COMMENTS

Date: 5-22-2013
 Designed: BNM/BJC
 Drawn: BNM/KAW

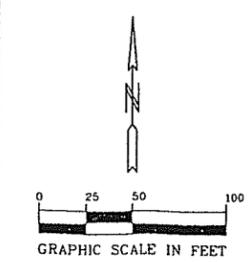
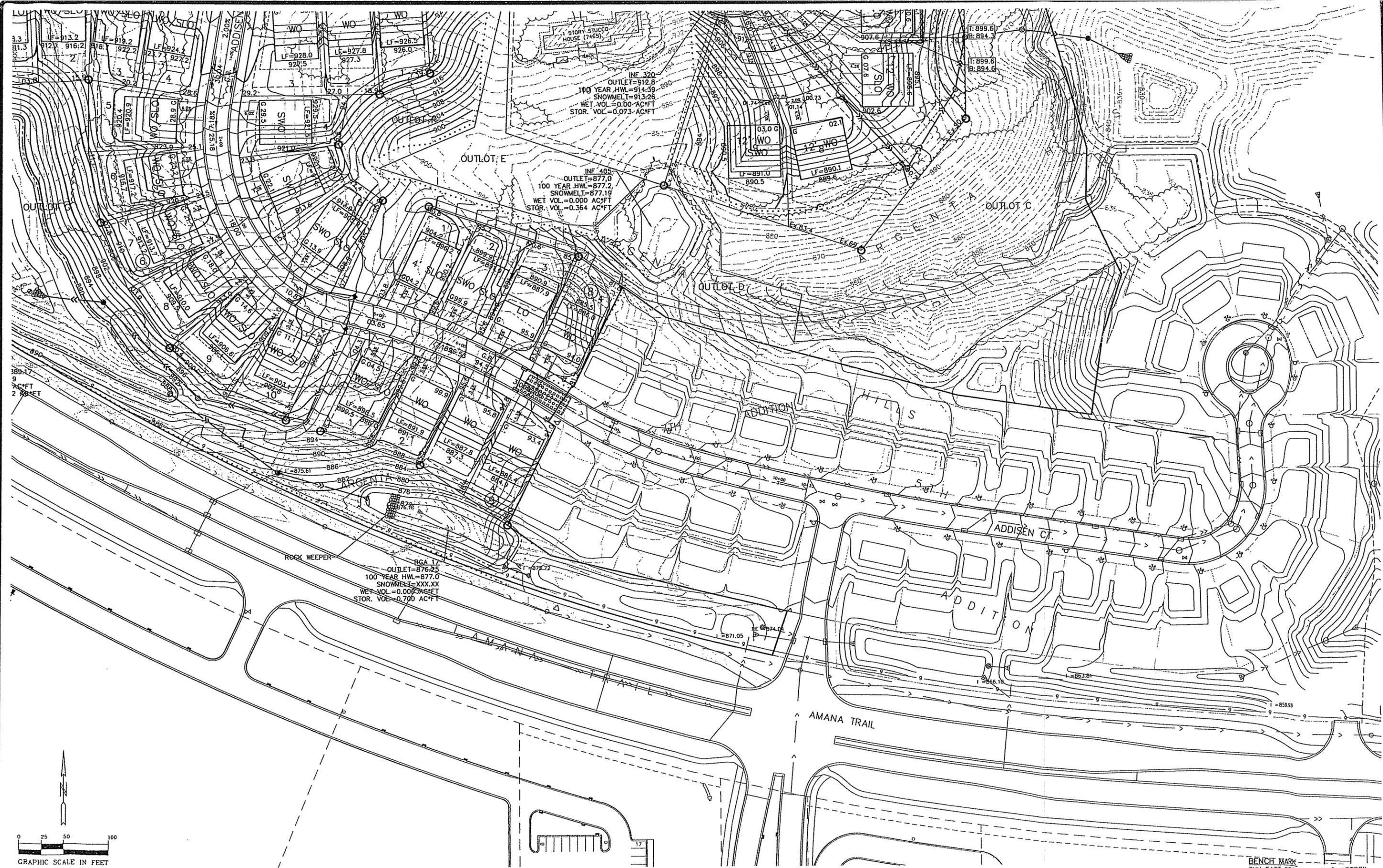
PRELIMINARY GRADING PLAN

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

ARGENTA HILLS 8TH ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

5 OF 14

BENCH MARK
 1/4" EAST SIDE OF HWY. 3, APPROX.
 1450 FT. NORTH OF AMANA TRAIL.
 ELEV=871.45 09 ENG-11205-STREET-GRAD



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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. Malinao
 Reg. No. 47504 Date: 5-22-2013

Revisions:
 1. 7-10-2013 CITY PLANNING COMMENTS
 2. 8-1-2013 REVISE PAD LABELS
 3. 8-26-2013 CITY COMMENTS
 4. 9-11-2013 CITY COMMENTS

Date: 5-22-2013
 Designed: BNM/BJC
 Drawn: BNM/KAW

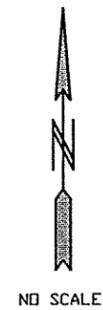
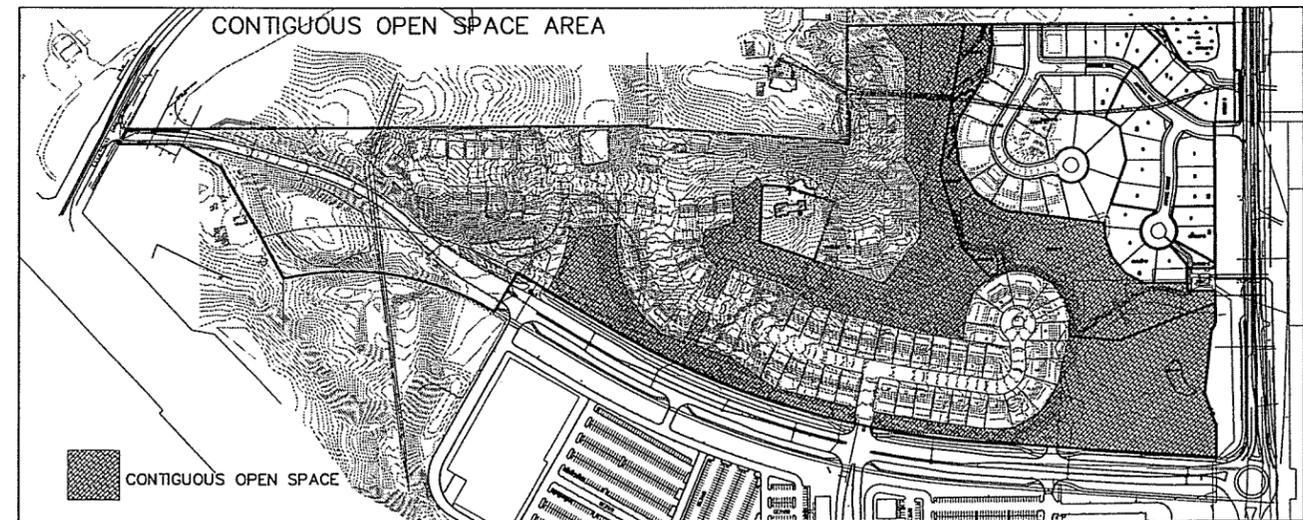
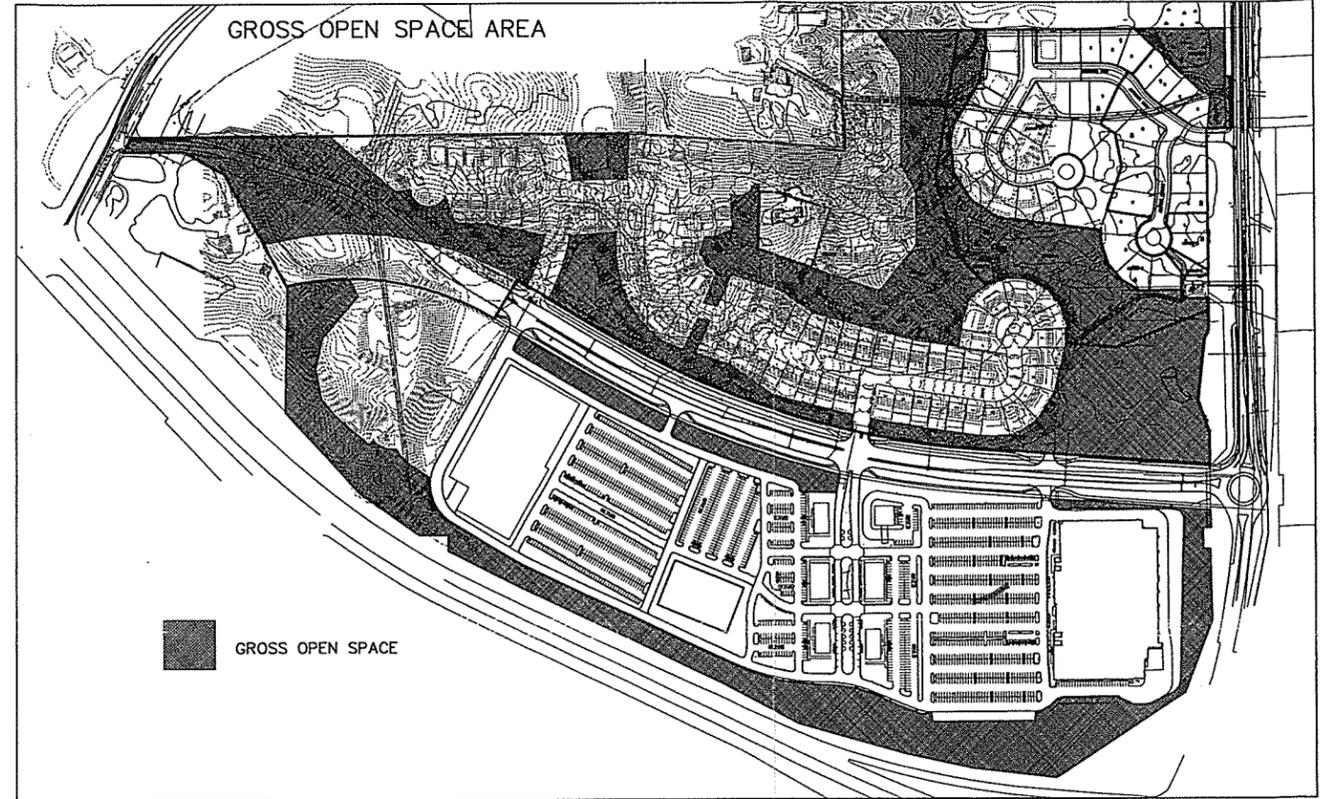
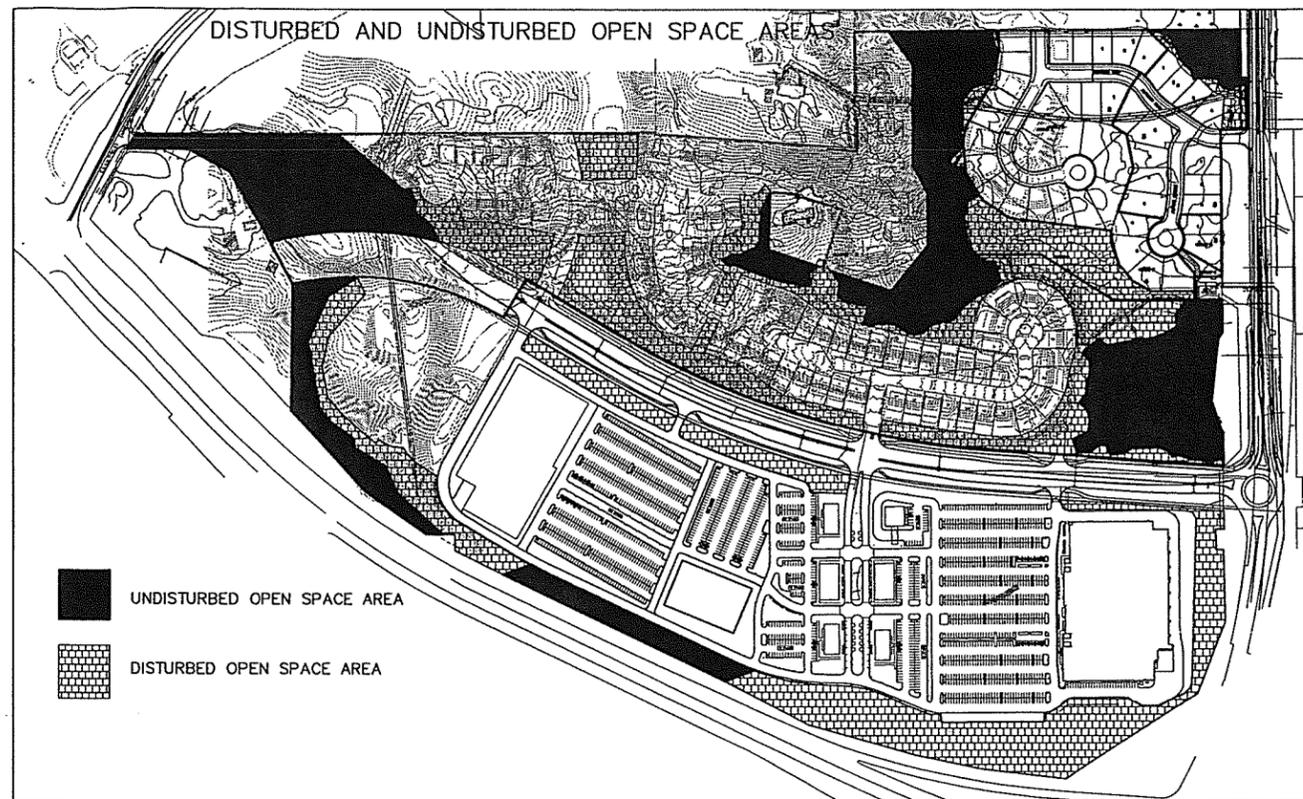
PRELIMINARY GRADING PLAN

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

ARGENTA HILLS 8TH ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

6 OF 14

BENCH MARK
 1/4" EAST SIDE OF HWY. 3, APPROX.
 1450 FT. NORTH OF AMANA TRAIL.
 ELEV.=871.46
 00-ENG-112005-SHEET-GRAD



OPEN SPACE TYPES	REQUIRED ACRES**	PROPOSED ACRES 2007	PROPOSED ACRES 2010	PROPOSED ACRES JULY 9, 2012	PROPOSED ACRES JULY 10, 2013
GROSS OPEN SPACE	24.2	43.7***	42.7	40.4	40.6
UNDISTURBED OPEN SPACE	12.1	19.6	21.1	18.9	18.2
DISTURBED OPEN SPACE		23.6	21.4	21.5	22.4
CONTIGUOUS OPEN SPACE	18.2	18.9	20.4	18.2	19.9
COMMERCIAL OPEN SPACE (NUMBERS BELOW ARE INCLUDED IN TOTALS ABOVE)					
GROSS OPEN SPACE		13.1	13.1	13.1	13.1
UNDISTURBED OPEN SPACE		3.2	3.2	3.2	3.2
DISTURBED OPEN SPACE		9.9	9.9	9.9	9.9

**REQUIRED ACRES TAKEN FROM PREVIOUSLY APPROVED DEVELOPMENT PLANS

***PREVIOUSLY APPROVED OPEN SPACE PLANS SHOW 45.5 ACRES PROPOSED GROSS OPEN SPACE AREA. 1.8 ACRES OF UNDISTURBED PRIVATE OPEN SPACE HAVE BEEN SUBTRACTED FROM THIS NUMBER AS IT IS UNREQUIRED DATA.

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 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 651-948-8888
 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. 44765 Date: 3-19-10

Revisers:

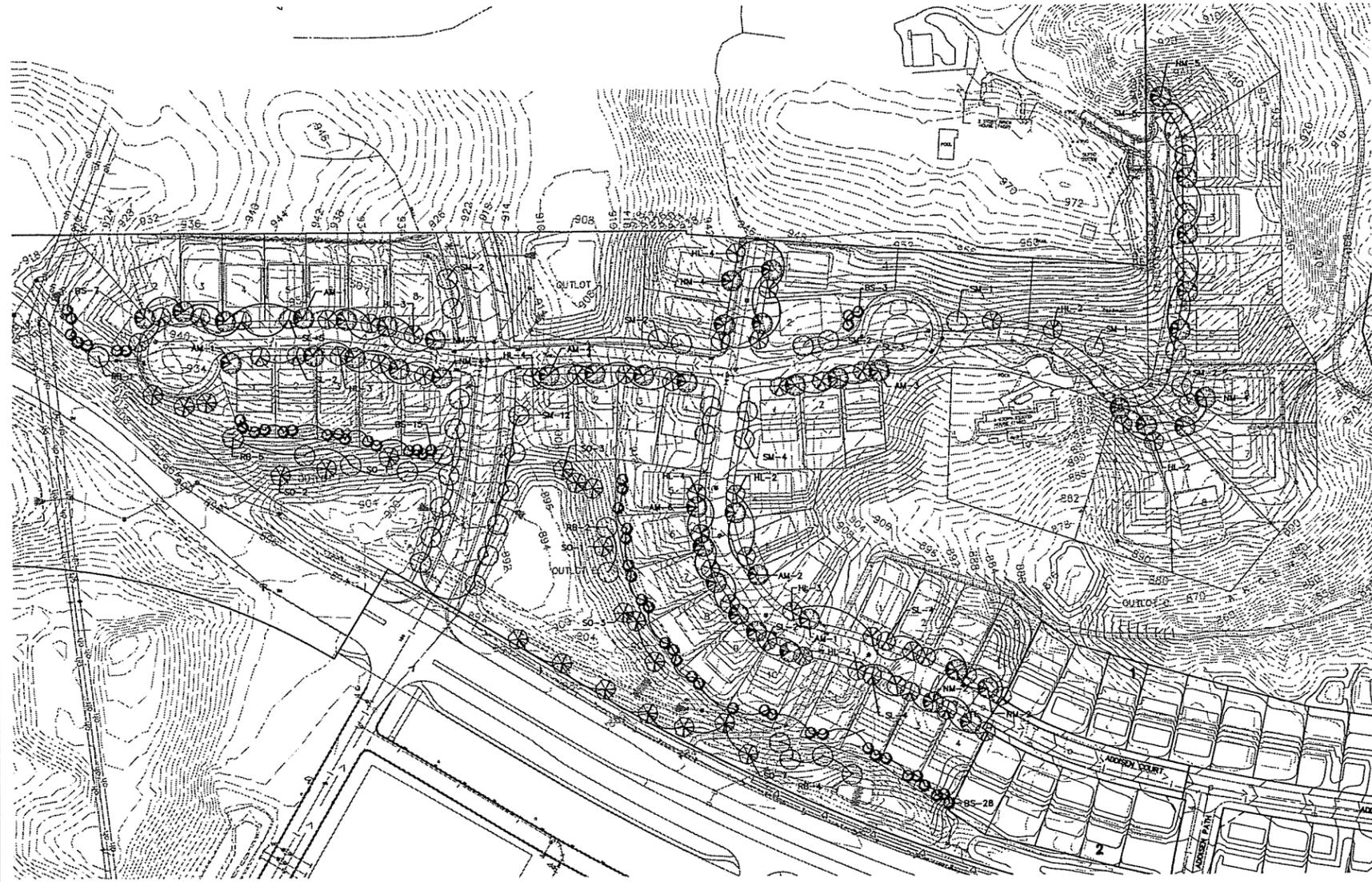
Date: 7-10-13
 Designed: JLT
 Drawn: JLT

OPEN SPACE PLAN

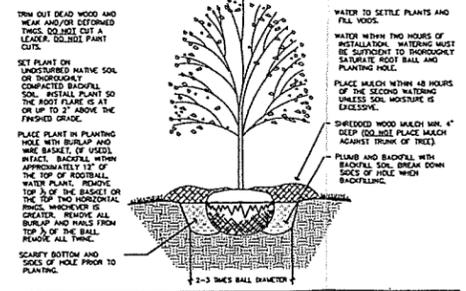
160 INVESTMENTS, LLC
 16972 BRANDTIEN FARM DRIVE
 LAKEVILLE, MINNESOTA 55044

ARGENTA HILLS
 INVER GROVE, MINNESOTA

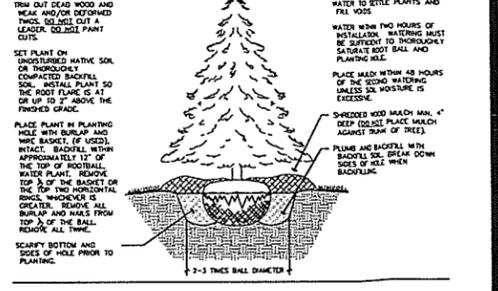
1 OF 1



DECIDUOUS TREE PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL

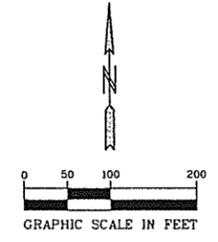


LANDSCAPE NOTES

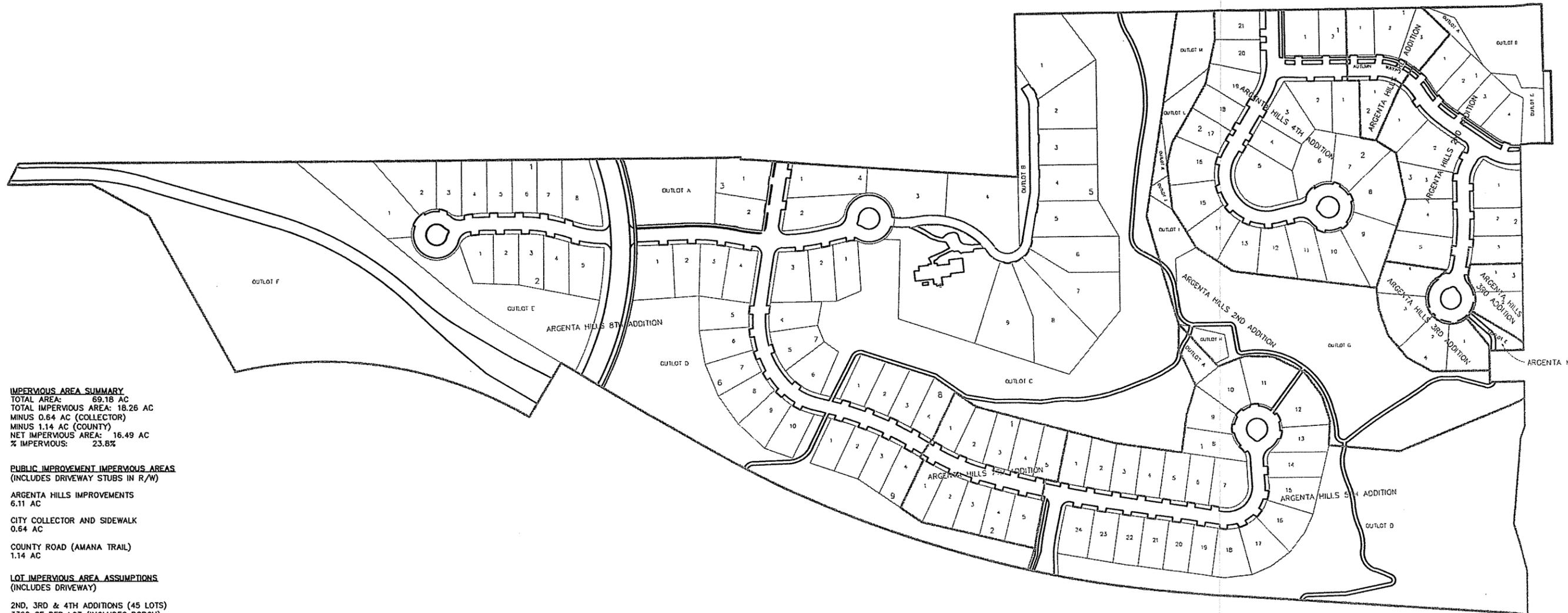
- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED INTSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH COPPER STATE ONE CALL 1-800-252-1188 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 REDUCTION.
- 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 5/8 (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 ON THE 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 MULCHES 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	23
HL	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS INERMIS	3" B&B	29
NM	NORTHWOODS MAPLE/ACER RUBRUM 'NORTHWOODS'	3" B&B	22
RB	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	12" B&B	12
SL	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	3" B&B	20
SC	SIENNA GLEN MAPLE/MAPLE X FREEMANII 'SIENNA GLEN'	3" B&B	31
SO	SWAMP WHITE OAK/QUERCUS BICOLOR	3" B&B	20
EVERGREEN TREES			
BS	BLACK HILLS SPRUCE/PICEA GLAUCA DENSATA	8" B&B	53

TREE MITIGATION NOTES:
 PROPOSED TREE MITIGATION INCHES: 709.5 CALIPER INCHES (157 DECIDUOUS TREES AT 3" AND 53 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).



ARGENTA HILLS IMPERVIOUS EXHIBIT INVER GROVE HEIGHTS, MINNESOTA



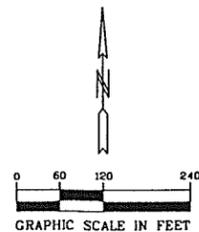
IMPERVIOUS AREA SUMMARY
 TOTAL AREA: 69.18 AC
 TOTAL IMPERVIOUS AREA: 18.26 AC
 MINUS 0.64 AC (COLLECTOR)
 MINUS 1.14 AC (COUNTY)
 NET IMPERVIOUS AREA: 16.49 AC
 % IMPERVIOUS: 23.8%

PUBLIC IMPROVEMENT IMPERVIOUS AREAS
 (INCLUDES DRIVEWAY STUBS IN R/W)

ARGENTA HILLS IMPROVEMENTS
 6.11 AC
 CITY COLLECTOR AND SIDEWALK
 0.64 AC
 COUNTY ROAD (AMANA TRAIL)
 1.14 AC

LOT IMPERVIOUS AREA ASSUMPTIONS
 (INCLUDES DRIVEWAY)

2ND, 3RD & 4TH ADDITIONS (45 LOTS)
 3300 SF PER LOT (INCLUDES PORCH)
 5TH ADDITION (24 LOTS)
 3300 SF PER LOT (INCLUDES PORCH)
 7TH ADDITION (10 LOTS)
 3300 SF PER LOT (INCLUDES PORCH)
 8TH ADDITION SMALL FOOTPRINT LOTS (43 LOTS)
 3300 SF PER LOT (INCLUDES PORCH)
 8TH ADDITION LARGE FOOTPRINT LOTS (9 LOTS)
 5500 SF PER LOT (INCLUDES PORCH)



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

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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. Molinam
 Reg. No. 47504 Date: 5-22-2013

Revisions:
 1. 7-10-2013 CITY PLANNING COMMENTS

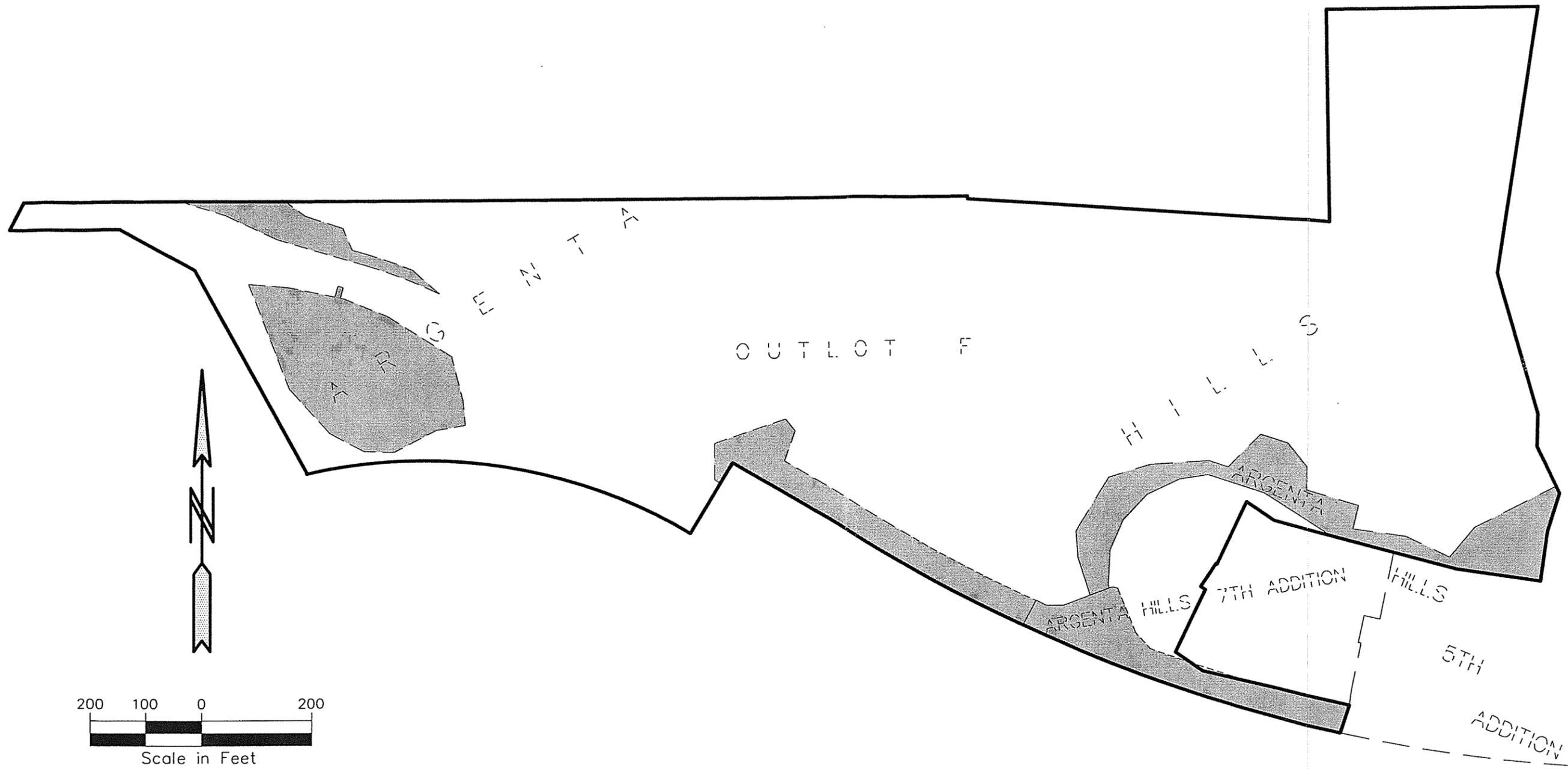
Date: 5-22-2013
 Designed: BNM/DJC
 Drawn: BNM/RAW

IMPERVIOUS EXHIBIT

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

ARGENTA HILLS 8TH ADDITION
 INVER GROVE HEIGHTS, MINNESOTA

1 OF 1



PROPOSED DESCRIPTION TO VACATE DRAINAGE AND UTILITY EASEMENTS

All drainage and utility easements lying over, under and across Outlot A, ARGENTA HILLS 7TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota, as delineated and dedicated on said ARGENTA HILLS 7TH ADDITION and as delineated and dedicated on ARGENTA HILLS, according to the recorded plat thereof, said Dakota County.

Together with:

All drainage and utility easements lying over, under and across Outlot B, ARGENTA HILLS 5TH ADDITION, according to the recorded plat thereof, Dakota County, Minnesota, as delineated and dedicated on said ARGENTA HILLS 5TH ADDITION.

Together with:

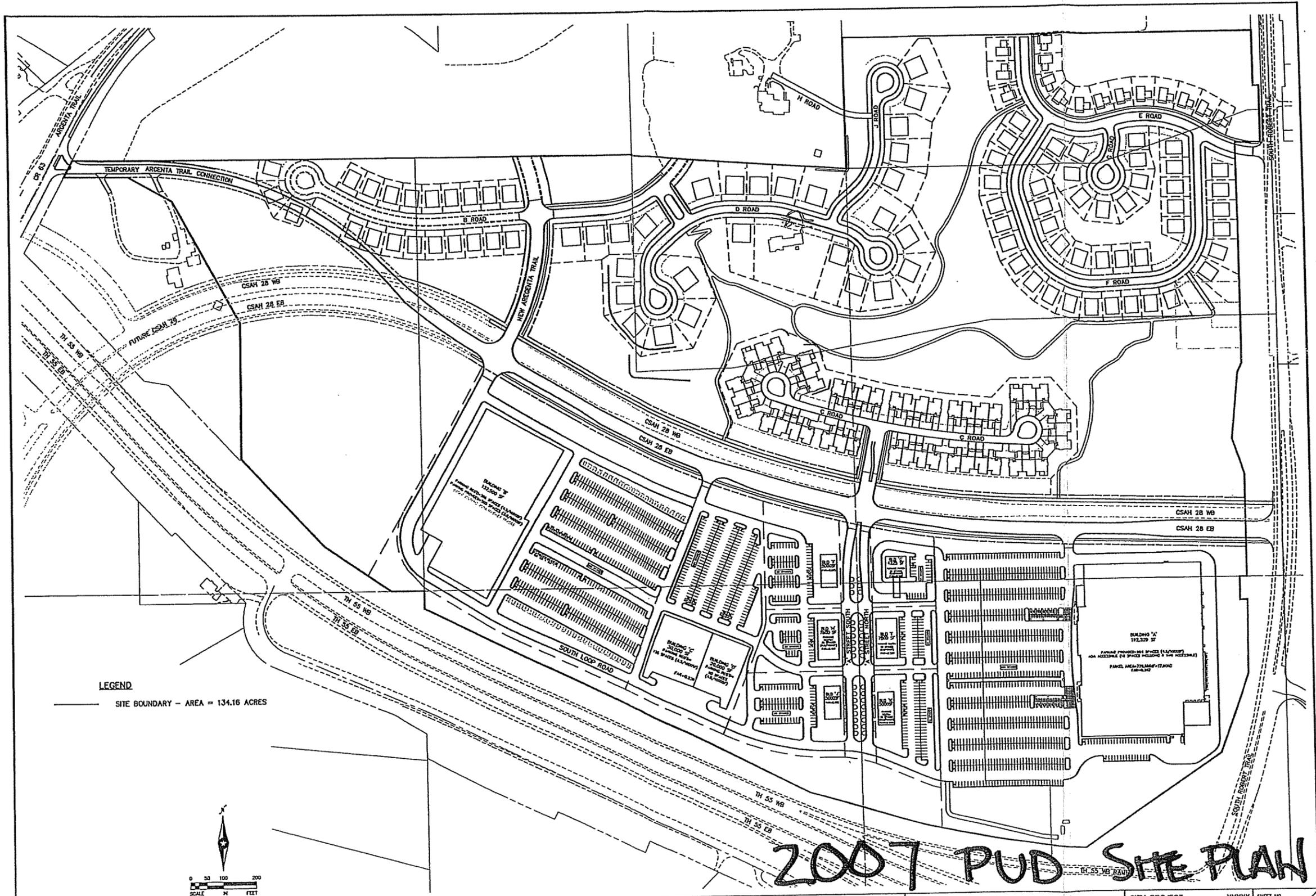
All drainage and utility easements lying over, under and across Outlot F, ARGENTA HILLS, according to the recorded plat thereof, Dakota County, Minnesota, as delineated and dedicated on said ARGENTA HILLS. Except that part of said Outlot F, platted as ARGENTA HILLS 2ND ADDITION and ARGENTA HILLS 5TH ADDITION, according to the recorded plats thereof, said Dakota County.

- * THIS LEGAL DESCRIPTION SHALL BECOME VALID UPON RECORDING THE PLAT OF ARGENTA HILLS 7TH ADDITION.
- * THIS SKETCH DOES NOT PURPORT TO SHOW THE EXISTENCE OR NONEXISTENCE OF ANY ENCROACHMENTS FROM OR ONTO THE HEREON DESCRIBED LAND, EASEMENTS OF RECORD OR UNRECORDED EASEMENTS WHICH AFFECT SAID LAND OR ANY IMPROVEMENTS TO SAID LAND.

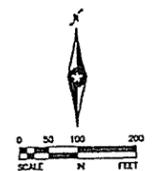
PIONEERengineering
 CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9488
 www.pioneereng.com

112005-Easement Vacation
 Sketch
 Cad File: 7399
 Folder #: 7399
 Drawn by: mdp

Description Sketch for:
 Tradition Development



LEGEND
 ——— SITE BOUNDARY — AREA = 134.16 ACRES



2007 PUD SITE PLAN

DEVELOPER
 MGT DEVELOPMENT, INC.

DESIGN FILE: 31809270	REV. NO.	BY	DATE	REVISIONS DESCRIPTION
DRAWN BY: RMC	DESIGN BY: RMC			
CHK'D BY: T.J.	ENGR. NAME: M. J. HANDEL			
DATE: 06/07/2007				



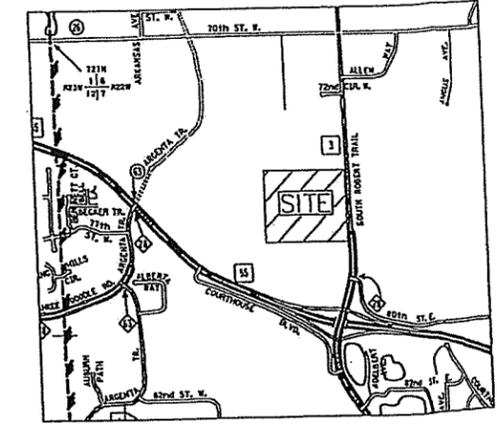
URS
 100 Third Street South
 Minneapolis, MN 55415
 612.376.0100 Fax
 612.376.0116

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DATE: _____ MINN. LIC. NO. _____

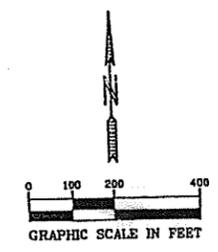
ARGENTA HILLS
 SITE LAYOUT PLAN
 INVER GROVE HEIGHTS, MN

CITY PROJECT	XXXXX	SHEET NO.
COUNTY PROJECT	XXXXX	1
S.P.	XXXXX	
S.A.P.	XXXXX	1

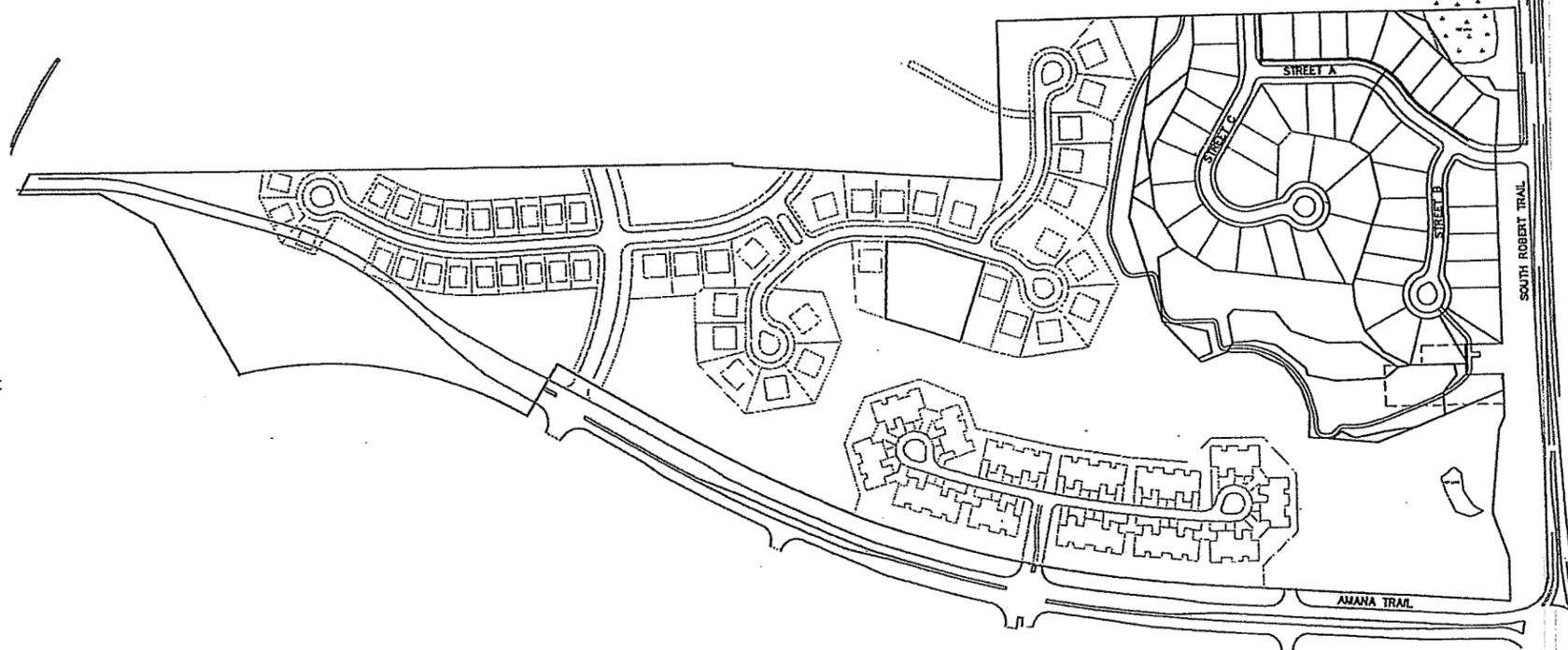
ARGENTA HILLS PRELIMINARY PLAT/PUD AMENDMENT INVER GROVE HEIGHTS, MINNESOTA



LOCATION MAP



LEGEND		DESCRIPTION
EXISTING	PROPOSED	
		HYDRANT(S)
		GATE VALVE(S)
		REDUCER(S)
		EXISTING WATERMAIN PROPOSED WATERMAIN
		FUTURE WATERMAIN
		SANITARY MANHOLE(S)
		EXISTING SANITARY SEWER PROPOSED SANITARY SEWER
		FUTURE SANITARY SEWER
		CATCH BASIN
		MANHOLE
		FLARED END
		BEEHIVE
		EXISTING STORM SEWER PROPOSED STORM SEWER
		FUTURE STORM SEWER
		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
		PROPOSED/EX. RET WALLS
		EROSION CONTROL FENCE
		EASEMENT LINE
		GRAVEL SURFACE
		BITUMINOUS SURFACE
		CONCRETE SURFACE
		EX. SERVICE
		EX. LAWN SPRINKLER VALVE
		EX. LAWN SPRINKLER HEAD
		EX. WATER WELL
		EX. CULVERT
		EX. TREE LINE
		EX. MAJOR TREE
		EX. OVERHEAD UTILITY LINES
		EX. UNDERGROUND TELEVISION
		EX. UNDERGROUND TELEPHONE
		EX. FIBER OPTIC LINE
		EX. ELECTRIC LINE
		EX. UNDERGROUND GAS
		EX. FENCE LINE
		EX. ELECTRIC BOX
		EX. ELECTRIC BOX
		EX. MONITORING WELL
		EX. TELEPHONE BOX
		EX. TELEVISION BOX
		EX. UTILITY POLE
		EX. LIGHT POLE
		EX. TEST HOLE
		EX. MAILBOX
		EX. SIGN
		ROADWAY IMPROVEMENTS
		BITUMINOUS PATH
		CURB LINE
		CONCRETE WALK
		RIGHT-OF-WAY LINE
		SETBACK LINE



SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. PRELIMINARY SITE PLAN
5. PRELIMINARY GRADING PLAN
6. STREET PROFILE
7. PHASING PLAN
8. DETAILS
9. DETAILS
10. DETAILS
11. DETAILS
- L1. PRELIMINARY LANDSCAPE PLAN
- L2. PRELIMINARY LANDSCAPE PLAN
- L3. OPEN SPACE & TRAIL PLAN
- T1-13. TREE PRESERVATION PLAN

2010 PUD SITE PLAN

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 Professional Engineer under the laws of the State of Minnesota.
 Name: Paul J. Chene
 Reg. No. 17260 Date: 7-19-10

Date	7-19-10
Designed	PLC
Drawn	DM

COVER SHEET

IGH INVESTMENTS, LLC
 16972 BRANDTJEN FARM DR.
 LAKEVILLE, MN 55044

ARGENTA HILLS
 INVER GROVE HEIGHTS, MINNESOTA

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

REPORT DATE: September 9, 2013 **CASE NO.:** 13-43CZA

HEARING DATE: September 17, 2013

APPLICANT & PROPERTY OWNER: MG Inver Grove, LLC

REQUEST: Zoning Code Text Amendment and Conditional Use Permit

LOCATION: Argenta Hills, Lot 3 Block 1

COMP PLAN: Regional Commercial

ZONING: B-4/PUD, Shopping Center District Planned Unit Development

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

BACKGROUND

The owners of the commercial buildings in Argenta Hills next to Target have made application to amend the zoning ordinance to allow small animal veterinary clinics as a conditional use in the B-4 District. They have also made application for a conditional use permit to allow the use in one of the commercial buildings. Currently, veterinary clinics are allowed by CUP in the B-1, B-2 and B-3 districts.

The proposed use is a specialized veterinary clinic. The operator specializes in dermatology services for dogs and cats. All services are conducted during normal business hours and no overnight stay of animals occurs.

SPECIFIC REQUEST

The following application is being requested:

- A.) A **Zoning Code Amendment** to allow Veterinary clinic: small animal in the B-4, Shopping Center District as a conditional use.
- B.) A **Conditional Use Permit** to allow a veterinary clinic on Lot 3, Block 1, Argenta Hills.

SURROUNDING USES: The subject site is surrounded by the following uses:

North - Single family residential, zoned R-1C/PUD; guided Low Density Residential

East - Commercial (Target), zoned B-4/PUD; guided Regional Commercial
West - Commercial (vacant), zoned B-4/PUD; guided Regional Commercial
South - Hwy 55

EVALUATION OF REQUEST:

Comprehensive Plan

The site is currently guided Regional Commercial. The 2030 Comprehensive Plan identifies the Regional Commercial designation as follows:

“Regional commercial areas are lots or parcels containing large-scale retail sales and services along arterial roadways that serve the region. As the name implies, goods and services offered in such areas appeal to a wide range of consumers, many whom are willing to travel a significant distance to patronize various business establishments. Regional Commercial districts are intended for large “big box” users. These types of uses serve as anchors for other small to mid-sized commercial uses that benefit by the traffic generated by the anchors.”

The Comprehensive Plan also identifies 11 Regional Commercial Area Policies. Not all are pertinent to this particular application. The following listed policies are relevant to this particular application:

- “1. Provide regional commercial areas to supply goods and services that appeal to a broad base of customers.”
- “10. Encourage a mix if commercial uses within regional centers that share varying peak period traffic and parking patterns to help manage traffic congestion and allow for shared parking opportunities.”

Allowing a specialized veterinary care use does provide a mix of uses and would not be a large traffic generator during the day and would not interfere with any uses or traffic that occur later in the evening. It would appear that allowing a veterinary clinic would be consistent with the intent of the Regional Commercial land use category.

ZONING CODE AMENDMENT

The purpose statement from the ordinance for the B-4 district states:

“The B-4 shopping center district is established for large scale retail sales and services that are integrated in a single facility or multiple buildings arrangement with integrated design and a coordinated physical plan.”

Many of the bulk standards established for the B-4 district assume large scale massing of a building or buildings that would have been constructed at the same time with the same

architecture. The standards set up for the B-4 district appear to contemplate an enclosed multi-story shopping mall such as Southdale, Rosedale, and Ridgedale. The original thought might have been that it would not have been appropriate to allow a use that cared for pets inside an enclosed mall, thus avoiding some of the obvious conflicts. However, the current list of allowed uses in the B-4 District includes pet stores, so there has always been a use allowed that has pets in these centers and they would have been kept and cared for 24 hours a day.

There are two other areas in the city that are zoned B-4. They are the Southridge Shopping center at the corner of Hwy 3 and Southview Boulevard and Village Square along Cahill. This center did have an enclosed mall area at one time. All of the commercial spaces at these locations have individual entrances from outside with no enclosed common areas. These sites function the same as other centers zoned B-3. In staff's opinion, a veterinary clinic would function just fine in the B-4 district as well. Veterinary clinics are allowed by CUP in all other commercial zoning districts (B-1, B-2, and B-3).

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. All infrastructure is in and the use would be going inside an existing building.

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.*

Provided the zoning code amendment is approved, the use would be consistent with the zoning ordinance. The use would be compatible with the intent of the B-4 district.

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

The use would be within an enclosed building and there would be no overnight stay of animals or boarding allowed.

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

The leasing of the space in the existing building does 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 use would be within an existing building.

ii. Noise/traffic

The hours of operation would occur during normal business hours. The site is within an commercial area. Any noise associated with the use may be dogs that could bark coming to and leaving the site. This would be a short time period.

iii. Fencing, landscaping and buffering

The site is already developed and no additional buildings are being proposed.

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 use would occupy a space within one of the existing buildings. The area is developed as commercial and this use would be appropriate considering the physical features of the site.

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. Functions similar to any other service/medical use that is allowed in the B-4 district.

ALTERNATIVES

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

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- o Approval of an **Ordinance Amendment** to allow small animal veterinary clinics as a conditional use in the B-4, Shopping Center District.

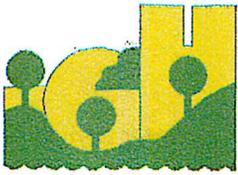
- o Approval of a Conditional Use Permit to allow a small animal veterinary clinic on Lot 3, Block 1, Argenta Hills.

B. Denial If the Planning Commission does not favor the proposed request, it should be recommended for denial. A basis for the denial must be provided with a denial recommendation.

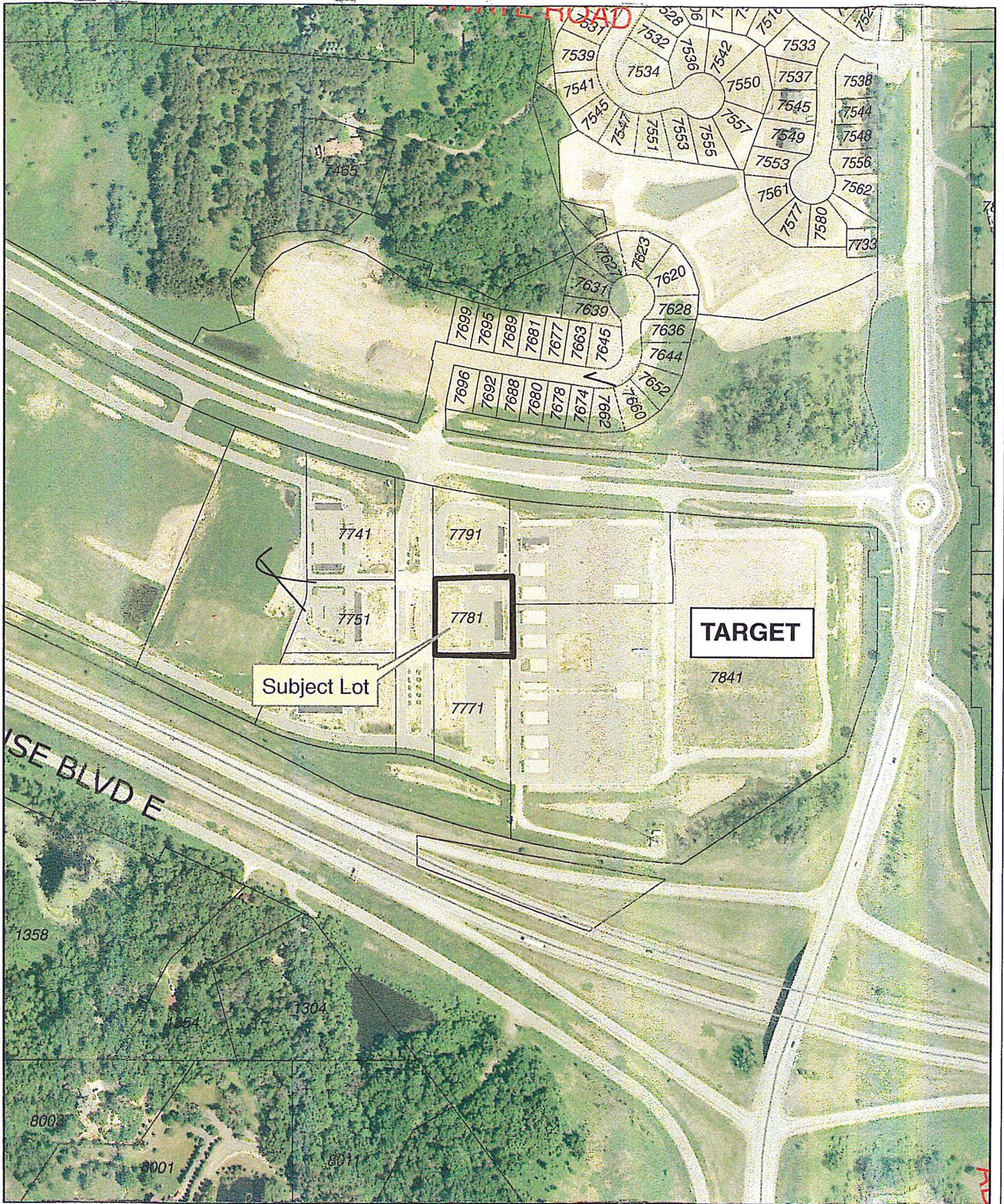
RECOMMENDATION

Staff finds that all of the developments currently zoned B-4 function the same as those zoned B-3. All have individual entrances and no shared common interior space. Allowing veterinary clinics in the B-4 District would be a compatible use. Staff has not included any special conditions for the CUP. There are no specific performance standards or any restrictions for veterinary clinics in the Zoning Ordinance. The Planning Commission may recommend additional conditions if any are deemed necessary at this location. Staff recommends approval of both requests as presented.

Attachments: Exhibit A – Location Map
Exhibit B – Applicant Narrative (2 parts)
Exhibit C – Map showing B-4 Zoned Areas



Location Map



Narrative in Support of Minor Text Amendment and CUP

Argenta Hills Main Street Shops

MG Inver Grove, LLC has made application to amend the text of the Zoning Code to provide for veterinary clinics as a conditional use in the B-4 zoning district. Simultaneous application has been made for the conditional use permit. The applications are made in order to accommodate leasing of a suite in the Main Street shops to McKeever Dermatology Clinics, Inc., a nationally recognized pet dermatology specialty practice.

McKeever presents a unique practice approach, providing only brief clinical visits. There is no boarding, overnight stay, or similar use. There is no general veterinary care.

Veterinary clinics are conditional uses in the other business districts in IGH. There appears to be no strong rationale for not treating the B-4 district similarly. The B-4 district provides, as Permitted Uses, for professional offices, medical and dental clinics, general retail uses, and non-retail uses. One could argue that given McKeever's lack of the typical trappings associated with full service veterinary clinics, that it could rightfully be treated simply as a professional office under the Zoning Code. After discussion with staff, it seemed appropriate and desirable to proceed with the application so as to avoid excessive interpretation.

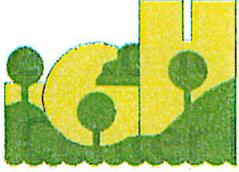
McKeever has committed to the site for 10 years and looks forward to being the lead tenant at the small shop space. MG Inver Grove, LLC appreciates the commitment and asks for the City's support in moving the development forward.

Executive Summary

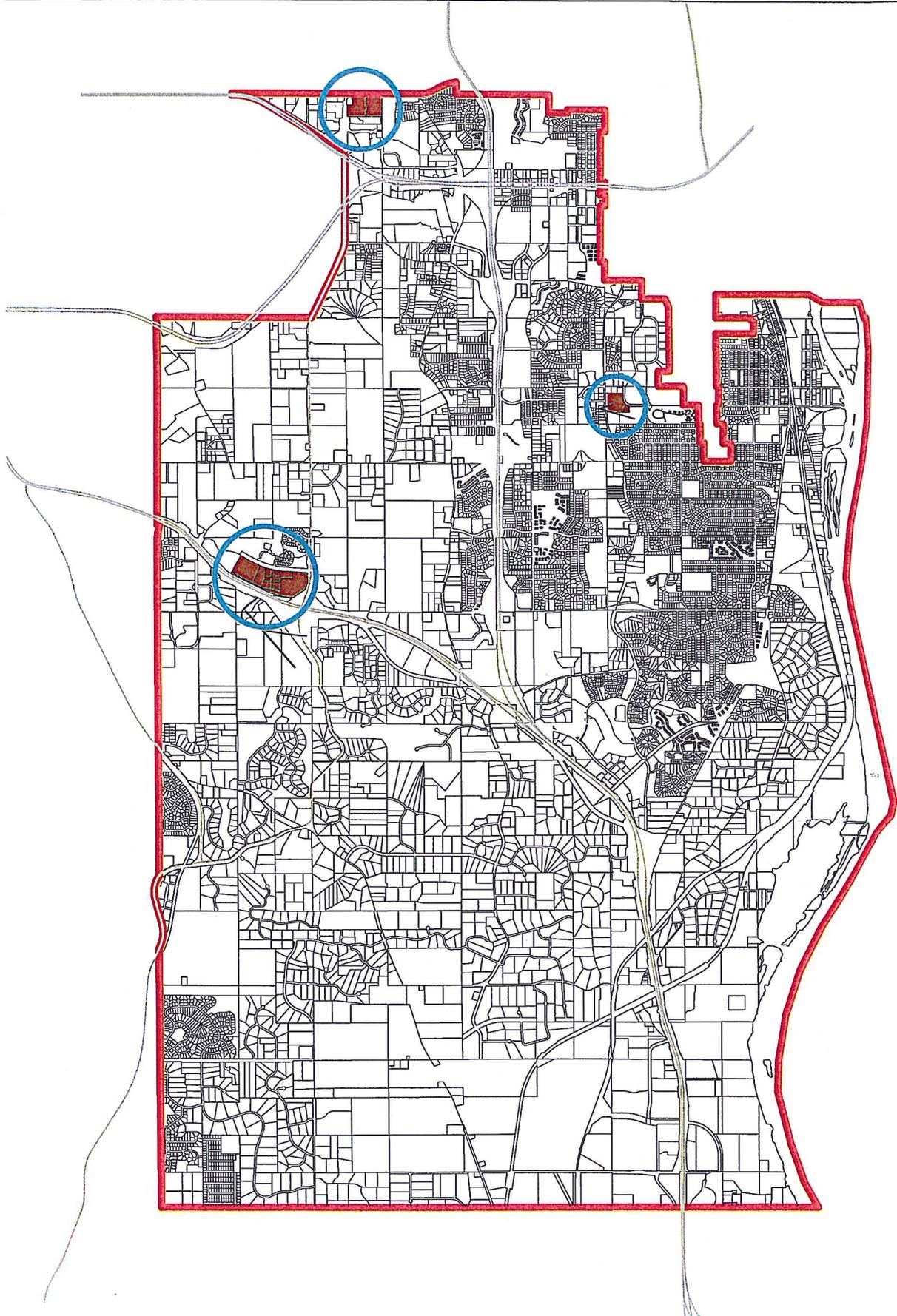
Dr. Patrick McKeever established McKeever Dermatology Clinics Inc (MDC) in 1994. MDC is a referral veterinary clinic offering specialized dermatology services for dogs and cats in the Twin Cities, greater Minnesota, Eastern North Dakota, Eastern South Dakota and Eau Claire and Appleton, Wisconsin. Current offices are located in Eden Prairie, MN and Oakdale, MN. The veterinary dermatologists in MDC also travel monthly to various host clinics outside the metro area.

Dr. Patrick McKeever, a board-certified veterinary dermatologist, owns MDC. The rest of the doctor team includes Dr. Nicole Heinrich, a board-certified dermatologist who has been with the practice since 2008. Dr. Harold Richardson brings more than 20 years experience and practices dermatology part-time for MDC. Dr. Amy Haarstad has 7 years of experience working as a primary care veterinarian in the Maple Grove area. She is currently in her final year of residency at MDC and is working towards certification.

Primary care veterinarians refer their clients to MDC for advanced dermatology care. Dr. McKeever has an exceptional reputation in the region due to his tenure as a professor of veterinary dermatology at the University of Minnesota College of Veterinary Medicine for several years prior to starting MDC. Pet owners also independently seek out MDC services through the Internet and word of mouth. The MDC website has achieved over 17,000 hits since we started tracking this data point approximately a year and a half ago.



Properties Zoned B-4, Shopping Center District



SPECIFIC REQUEST

An **Amendment to the Development Contract** to allow more than 5,000 square feet of impervious surface on Lot 2, Block 1 Shamrock Oaks; and

An **Amendment to Resolution** #06-61 allowing more than 5,000 square feet of impervious surface on Lot 2, Block 1 Shamrock Oaks

SURROUNDING USES:

The subject site is surrounded by the following uses:

North, West, East and South - Residential; zoned E-1, estate residential; guided RDR, Rural Density Residential

EVALUATION OF REQUEST:

As previously mentioned, the request should follow the same review criteria as a CUP to exceed the maximum impervious surface on the property.

IMPERVIOUS SURFACE CUP CRITERIA

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

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

- g) The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and functions within the assumed design parameters. A three (3) foot separation shall be maintained from seasonal high water levels and the bottom of any facility.

ENGINEERING REVIEW

The Engineering Department has reviewed the plans and is working with the applicant on stormwater and grading requirements. The approved plans allow for Lot 2, Block 1 to direct runoff from impervious surface to the north and not towards the street. The applicant is proposing a storm water facility on the northwest part of the property to treat the additional impervious surface over the 5,000 square feet allowed per the development contract. A storm water facilities maintenance agreement shall be executed by the City and property owner.

Prior to issuance of a building permit as required by the development contract, a custom grading agreement shall be prepared by the City Attorney and executed by the City and property owner. 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 the construction plans.

ALTERNATIVES

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

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

- Approval of the **Amendment to the Development Contract and Resolution** to allow up to 10,000 square feet of impervious surface on Lot 2, Block 1 Shamrock Oaks subject to the following conditions:
 1. 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.
 2. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence.
 3. Prior to issuance of a building permit, the owner shall submit a LOC and Engineering cash escrow to ensure the improvements, grading and turf establishment occur per agreement. The escrow will be released upon verification that the storm water facility was completed per the approved plan.

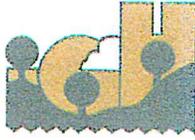
4. A Custom Grading Agreement shall be prepared by the City Attorney and executed by both the City and property owner prior to issuance of a building permit.

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

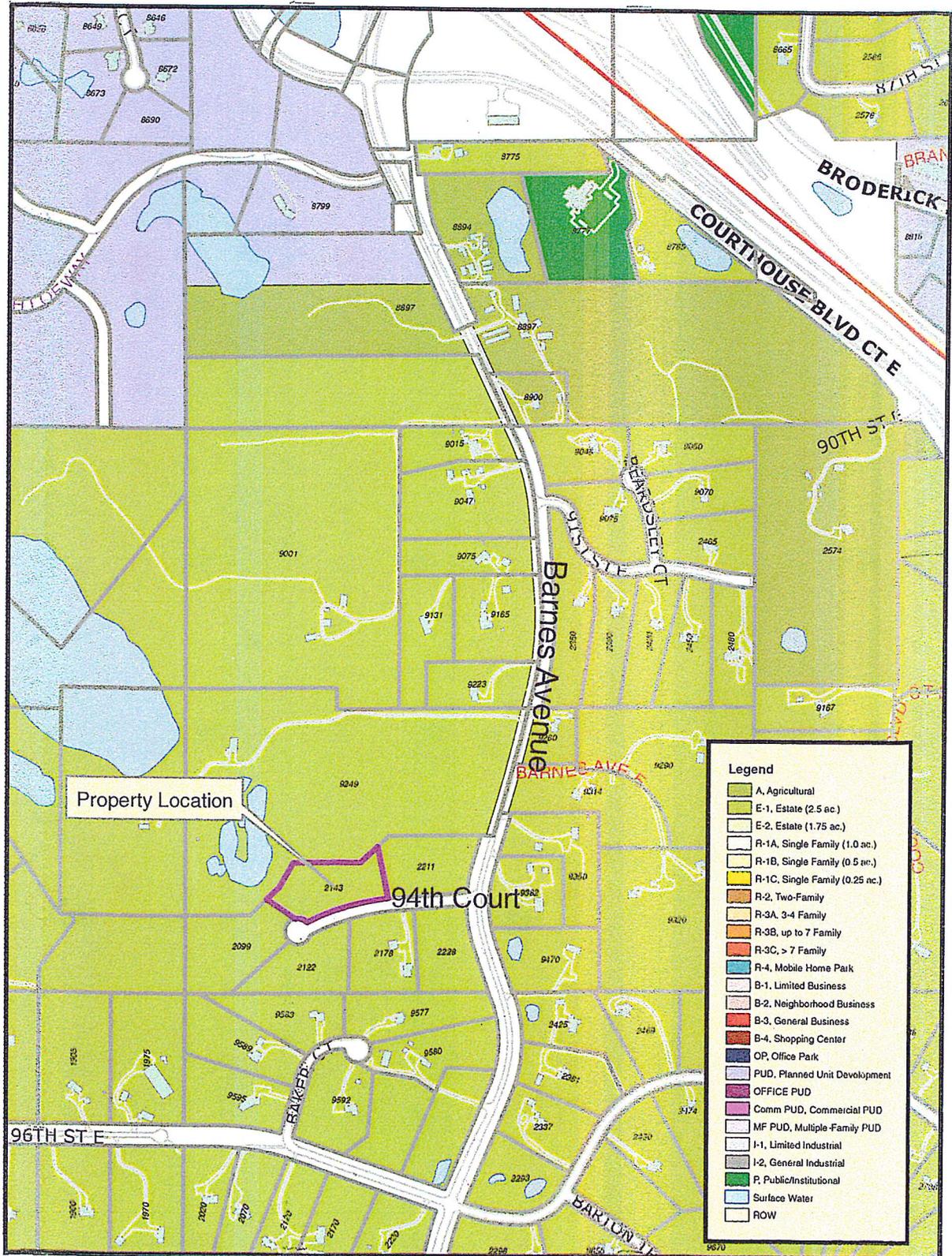
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the amendment to the development contract and resolution to allow up to 10,000 square feet of impervious surface on Lot 2, Block 1 Shamrock Oaks.

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



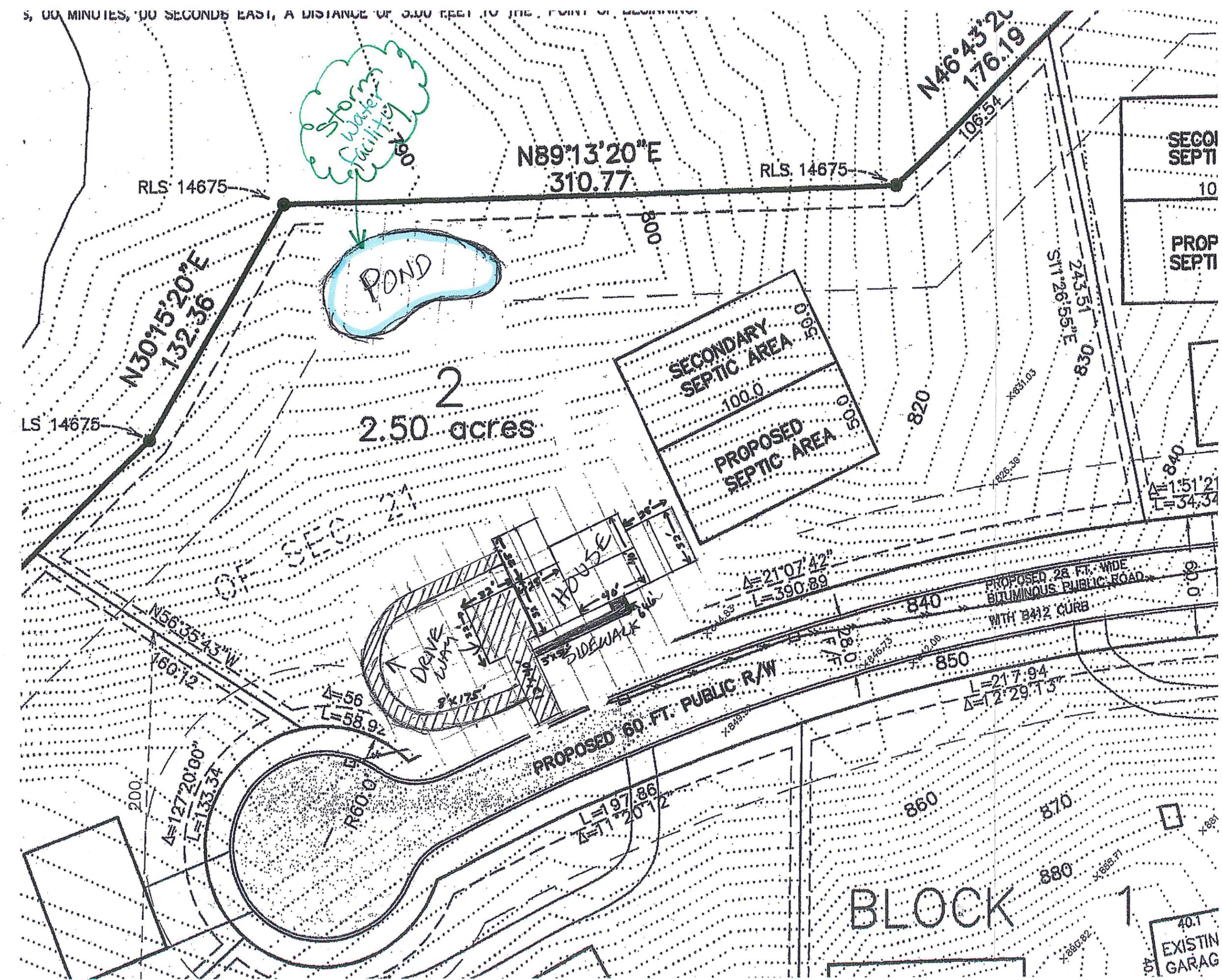
20-67680-01-020
2143 94th Ct. E



Map not to scale

Exhibit A
Zoning and Location Map

S, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING



**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: September 9, 2013

CASE NO: 13-41PR

HEARING DATE: September 17, 2013

APPLICANT & PROPERTY OWNER: Flint Hills Resources Pine Bend, LLC

REQUEST: Major Site Plan Review for a 141,435 square foot office building

LOCATION: 3180 117th Street

COMPREHENSIVE PLAN: GI

ZONING: I-2, General Industry

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY:  Heather Botten
Associate Planner

BACKGROUND

The applicant is proposing to construct a three level office building of approximately 141,500 square feet, a 547 stall parking lot, and other property improvements. The building would house some new employees and would relocate others from the existing administration building, the temporary buildings on site, and other current employees working at the refinery. The proposed building and parking lot would be located south of the existing administration building located along 117th Street.

Office buildings are a permitted use within the I-2 zoning district. The request requires a Major Site Plan Review for the development.

EVALUATION OF THE REQUEST

Surrounding Uses. The subject site is surrounded by the following uses:

North - Flint Hills north administration building; zoned I-2; guided GI

East - Flint Hills parking lot; zoned I-2; guided GI

West - Gas storage tanks; zoned I-2; guided GI

South - Rosemount/Flint Hills property

ANALYSIS - MAJOR SITE PLAN REVIEW

Lot Size and Coverage. The applicants will be combining an 8.83 acre parcel with a 39.49 acre parcel for a combined total lot size of 48.32 acres. The lot consolidation will be done administratively. The I-2 district requires a one acre minimum lot size and 100 feet in width. The proposed lot exceeds both requirements.

The I-2 District allows a maximum 30% building coverage. 30% of lot area would allow a maximum building coverage of 631,446 square feet. Including the proposed building, the total footprint of all buildings would be 143,449 square feet (6.81%) meeting code requirements.

Building and Parking Lot Setbacks. The proposed building meets the required 40 foot front and 30 foot side and rear yard setbacks. The building is located over 70 feet from all property lines. The parking lot also exceeds the five foot minimum setback requirements.

Building Height. Maximum building height in the I-2 is 45 feet; the building height would be 45 feet to the top of the roof.

Access and Circulation. The site would be served by the existing private road onto 117th Street. This is a paved road that was improved and widened when the contractor parking lot on the east side of the road was installed. The road currently serves the north administration building and the adjacent parking lot. Flint Hills Resources estimates trips to the site at about 300 additional vehicles per day. All of these additional trips and the resulting turning movements will adversely impact 117th Street.

117th Street is currently a City road. The City and County have been in discussions regarding the road jurisdiction and a planned upgrade to a four-lane County highway. The applicant will be required to meet all requirements of the DACO Transportation Department. Additionally, the applicant will be required to submit a traffic study to determine the impacts of the project on the 117th intersection and on the 117th and Hwy 52 intersection. The applicant will be responsible for all improvements done along 117th Street for the benefit of Flint Hills. This could include right and left turn lanes and bypass lanes, traffic signals or other intersection improvements that may be necessary at both driveway locations on 117th Street.

Parking. The Zoning Code requires a parking ratio of one space per 200 net square feet of building space. The applicant has provided a detailed breakdown of the usable space in the building for parking calculations. Based on the information submitted, a total of 362 parking stalls would be required. The applicant is providing 547 spaces. Staff has reviewed the numbers and concurs that 362 spaces are the minimum required. Therefore the proposed parking complies with the parking requirements for an office building.

Landscaping. The submitted landscape plan shows a mixture of trees and shrubs over the entire site. The code requires a total 196 trees to be planted. The submitted plan shows the equivalent of

329 trees that are a combination of over-story, ornamental, and shrub plantings. Landscaping would be installed in and around the parking lot, around the building and site perimeter. The plan satisfies landscaping requirements.

Signage. Any proposed free standing or building signage must comply with the I-2 standards. A separate sign permit would be required for all proposed signage.

Exterior Materials. Elevation plans have been submitted which show the building materials consisting of rock face block, brick and metal on all four sides. The proposed exterior materials comply with zoning code standards.

Lighting. A lighting plan has been submitted showing the location and illumination pattern of the proposed parking lot lighting. The illumination of the parking lot complies with all illumination maximums. The parking lot lighting is a flat lens, decorative shoe box style light. No details have been submitted on building lighting. Any lighting on the building must be designed so the bulb is not directly visible. Details of building lighting must be submitted with the building permit.

Screening. The elevation plan shows an approximate seven foot tall metal panel parapet around the top of the building that would screen the roof top mechanical equipment. This design would satisfy city requirements.

Engineering Review. The Flint Hills Resources Storm Water Management Plan for the proposed Office Building includes four large infiltration basins and a subsurface stormwater detention facility that will manage the 100-year rain fall event and promote infiltration of the first one inch of runoff before any water leaves the site and flows into the city of Rosemount. Rosemount has required expansion of an existing storm water basin to ensure that the proposed project will infiltrate 100% of the runoff from a six inch 100 year storm event .

Engineering has reviewed the plans and has been working with the applicant on storm water, utility, and grading requirements. Engineering has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of this report. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer. The City of Rosemount shall approve the drainage directed into their community.

A development contract, stormwater facilities maintenance agreement and other related agreements will be required to be executed between the City and the developer. The contract will address the necessary site improvements, sewer and water connections, the parties responsible for the improvements, and will require financial surety for the landscaping and any other improvements that may be necessary.

ALTERNATIVES

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

- Approval of a **Major Site Plan Review** for a 141,500 square foot office building subject to the following conditions:

1. The site shall be developed in substantial conformance with the following plan set on file with the Planning Department except as may be modified by the conditions herein:

Site Plan	dated 09/09/13
Site Grading Plan	dated 09/09/13
Site Utility Plan	dated 09/09/13
Landscape Plan	dated 09/09/13
Exterior Elevations (2 sheets)	dated 09/09/13

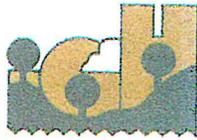
2. Prior to any construction occurring on site, all grading, drainage, erosion control, storm water management and utility plans shall be subject to the review and approval of the City Engineer.
3. Prior to any work being done on the site, an Engineering cash escrow and/or letter of credit shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.
4. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence.
5. The developer shall meet the conditions outlined in the review letters from Barr Engineering, City of Rosemount, and Dakota County.
6. A separate sign permit must be applied for and issued prior to the construction or installation of any freestanding or wall mounted signs on the site.
7. All parking lot and building lighting on site shall be a down cast, "shoe-box" style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with the building permit.
8. Any roof top and/or ground utility equipment shall be completely screened on all sides from public view.
9. All plans shall be subject to the review and approval of the City Fire Marshal.

10. A development contract, stormwater facilities maintenance agreement and other related agreements will be required to be executed between the City and the developer. The contracts will address specific site improvements and parties responsible for improvements and will require financial surety for the landscaping and any other public improvements that may be necessary. The applicant may need to provide easements and right-of-way to the City.
 11. The proposed plans with relation to traffic impact and access issues shall be subject to the review and recommendation of Dakota County.
 12. The applicant shall conduct a traffic study to formalize vehicle generation, turning movements, and impacts to 117th Street to be completed by one year after the issuance of the building permit. A traffic management plan addressing recommendations from the study shall be agreed upon between the City, applicant and County within 24 months of the issuance of the building permit. The applicant shall agree to pay their share of local costs for any improvements on 117th Street or Clark Road.
 13. The developer shall provide the City a survey/site plan showing all easements, watermain, ponds and swales. All public utilities shall be in easements.
 14. The applicant shall GPS all stormwater facilities that require maintenance before they are completed. These coordinates shall be provided to the City to record the location of these underground facilities. The City shall inspect all stormwater facilities before engineered soils or treatment technology is installed.
 15. Haul routes shall be limited to 117th Street and other State, MnDot, or City MSAS streets. Haul routes to additional locations shall be approved by the City Engineer.
- B. **Denial:** If the Planning Commission does not support the request, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, the basis of the recommendation should be given.

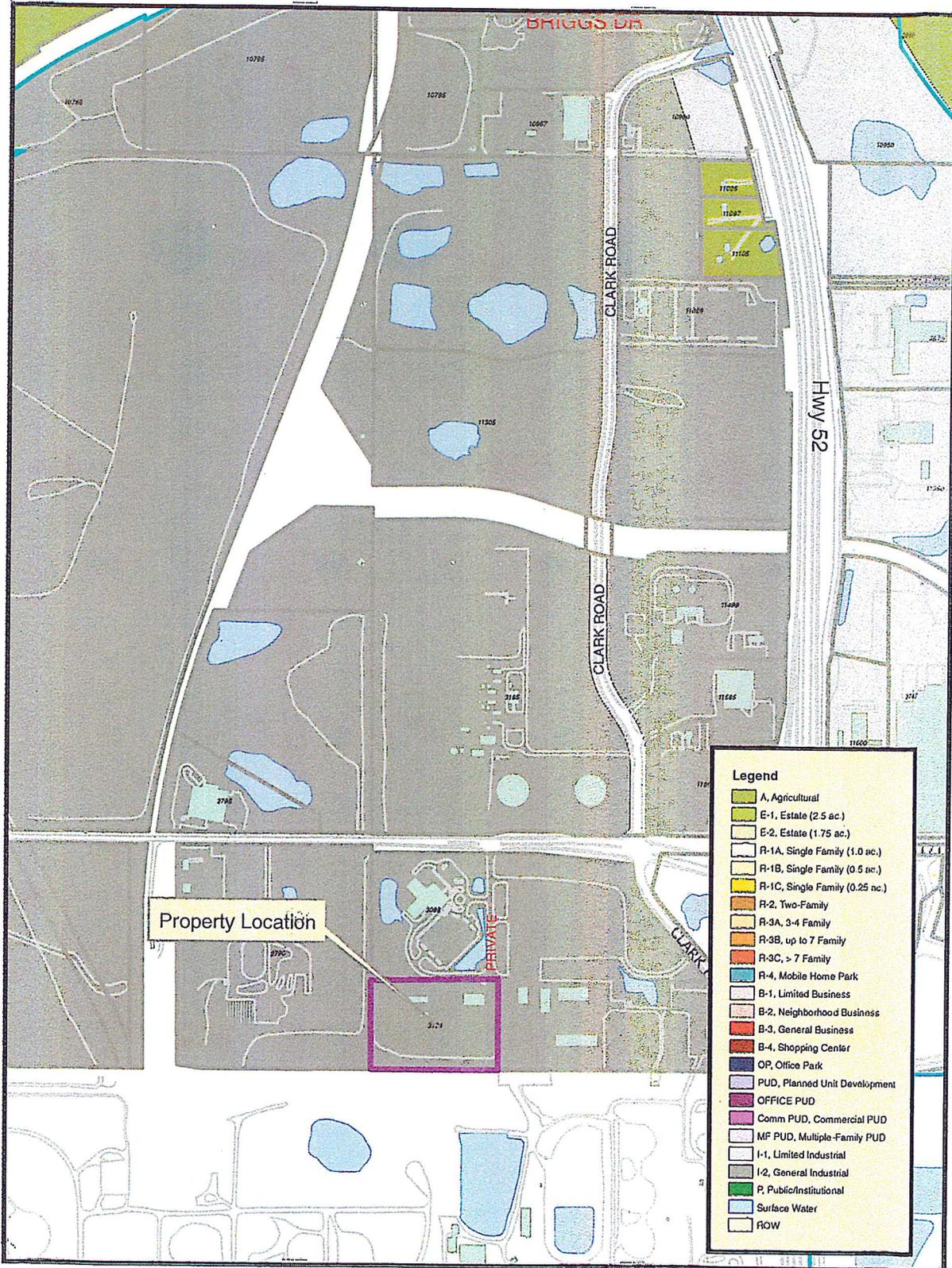
RECOMMENDATION

Based on the information in the preceding report, staff is recommending approval of the 141,500 square foot office building and other property improvements subject to the conditions listed in Alternative A.

Attachments: Exhibit A – Zoning Map
Exhibit B – Project Narrative
Exhibit C – Site Plan
Exhibit E – Grading Plan
Exhibit E – Landscape Plan
Exhibit F – Elevation Plans



20-03400-52-012
3134 - 117th Street



Legend	
[Green]	A, Agricultural
[Light Green]	E-1, Estate (2.5 ac.)
[Yellow-Green]	E-2, Estate (1.75 ac.)
[Light Yellow]	R-1A, Single Family (1.0 ac.)
[Yellow]	R-1B, Single Family (0.5 ac.)
[Orange-Yellow]	R-1C, Single Family (0.25 ac.)
[Orange]	R-2, Two-Family
[Light Orange]	R-3A, 3-4 Family
[Orange-Red]	R-3B, up to 7 Family
[Red]	R-3C, > 7 Family
[Light Blue]	R-4, Mobile Home Park
[Light Purple]	B-1, Limited Business
[Medium Purple]	B-2, Neighborhood Business
[Dark Purple]	B-3, General Business
[Dark Blue-Purple]	B-4, Shopping Center
[Dark Blue]	OP, Office Park
[Light Blue-Gray]	PUD, Planned Unit Development
[Medium Blue-Gray]	OFFICE PUD
[Dark Blue-Gray]	Comm PUD, Commercial PUD
[Light Gray]	MF PUD, Multiple-Family PUD
[Lightest Gray]	I-1, Limited Industrial
[Light Gray]	I-2, General Industrial
[Green]	P, Public/Institutional
[Blue]	Surface Water
[White]	ROW

N
Map not to scale

Exhibit A
Zoning and Location Map



444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

July 22, 2013

Mr. Allan Hunting
City Planner
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, Minnesota 55077

Re: Flint Hills Resources North Facility Office Building
Site Plan Review Submittal
TKDA Project No. 15293.000

Dear Mr. Hunting:

Enclosed are ten full size copies and one set of 11 x 17 reductions of drawings for the Site Plan Review process for the North Facility Office Building at Flint Hills Resources. Included is a check for \$2,500 to cover the \$500 fee for Major Site Plan Review and the \$2,000 required escrow amount. Also enclosed are one set of utility calculations and one set of storm water management calculations. Flint Hills Resources will deliver the completed Planning Application Form by separate cover. Please place this on your next Site Plan Review agenda.

The major components of the project include a three story office building totaling 141,435 square feet, parking for 547 vehicles, an on-grade truck delivery area, utility extensions, and storm water management facilities.

The site for this new building is located on the property directly to the south of the North Administration Building (NAB) that was constructed several years ago by Flint Hills Resources. The new building will use the same materials as were used on the NAB to provide a visually cohesive campus appearance. The current project requires modifications to the existing service drive for the NAB to maximize the amount of parking for the new building. In addition, parking for this project extends across parcel lines. City staff suggested merging the two parcels into one parcel to simplify the process with regards to setback requirements from parcel boundaries. The parcel merger is currently in process and the new legal description and certificate of survey for the combined parcel will be provided to the City once that process is completed.

Mr. Alan Hunting
City of Inver Grove Heights
Flint Hills Resources Site Plan Review Submittal
July 22, 2013
Page 2

The new building will be located along the secured edge of the refinery, with two sides facing the unsecured side and two sides facing the secured side. The security fencing will connect to opposite corners of the building. We have had meetings with the City Fire Marshal and with the FHR Fire Marshal and the plans reflect their input.

Please feel free to contact me at 651.292.4420 or at richard.gray@tkda.com, or to contact Mark Murphy at Flint Hills Resources at 651.438.1311 or at Mark.Murphy@fhr.com if you have any questions or need additional information.

Sincerely,



Richard L. Gray, ASLA, LEED AP
Project Landscape Architect
RLG/slo

cc: Mark Murphy, Project Manager, Flint Hills Resources
Kathryn Poore-Larson, Project Manager/Architect, TKDA
Robert Krussow, Project Civil Engineer



