

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**TUESDAY, JANUARY 21, 2014 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JANUARY 7, 2014.**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 CITY OF INVER GROVE HEIGHTS - CASE NO. 14-02ZA

Consider an **Ordinance Amendment** to Title 11 of the City Code (Subdivision Regulations) to amend Chapter 4, Park, Trail, and Recreation Dedication or Cash in Lieu relating to updating park dedication rates.

Planning Commission Action _____

3.02 CITY OF INVER GROVE HEIGHTS

Consider potential property acquisition at 6845 Dixie Avenue and 6836 Dickman Trail for consistency with the Comprehensive Plan.

Planning Commission Action _____

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

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PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, January 7, 2014 – 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: Paul Hark
Pat Simon
Tony Scales
Bill Klein
Armando Lissarrague
Victoria Elsmore
Dennis Wippermann

Commissioners Absent: Harold Gooch
Annette Maggi

Others Present: Tom Link, Community Development Director
Allan Hunting, City Planner
Heather Botten, Associate Planner
Tom Kaldunski, City Engineer

APPROVAL OF MINUTES

The minutes from the December 3, 2013 Planning Commission meeting were approved as submitted.

CITY OF INVER GROVE HEIGHTS – CASE NO. 14-01X

Reading of Notice

There was no public hearing notice.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the Planning Commission is being asked to consider whether the proposed capital improvement project is consistent with the Comprehensive Plan.

Tom Kaldunski, City Engineer, gave a brief overview of the proposed public improvement project to reconstruct College Trail, College Heights' neighborhood streets, and Barbara Avenue. He explained that College Trail will be improved with new bituminous surface from Broderick Boulevard to Cahill Avenue. This will include the addition of some curb, gutter and trails which is consistent with the needs identified in the trail gap study. The project will also include some minor utility work on the sanitary and storm sewers in the area, as well as a ponding improvement. New bituminous will also be put down in the College Heights area.

Chair Hark asked if curb or gutter would be installed in the College Heights neighborhood.

Mr. Kaldunski replied there would be no curb and gutter in this neighborhood. The City is also proposing a partial reconstruction of the south half, and a mill and overlay on the north half, of Barbara Avenue from 80th Street to the City Hall driveway. In addition, a sidewalk will be added along the west side of the road to provide access to the VMCC.

Chair Hark noted there were some concerns from the College Heights neighborhood in regard to

the potential addition of curb and gutter; however, it sounded as if none would be added.

Mr. Kaldunski agreed, stating the City has held two informational meetings with the neighborhood and has scheduled a third meeting for January 15.

Commissioner Simon asked if the Planning Commission would now be looking at projects individually rather than all at once in the CIP packet.

Mr. Hunting stated typically projects are looked at as part of the full CIP; however, once in awhile projects are broken out individually because of timing, etc.

Opening of Public Hearing

There was no public testimony.

Chair Hark closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Elsmore, to find Capital Improvement Project 2014-09D to be consistent with the Comprehensive Plan.

Motion carried (7/0).

Mr. Hunting advised that the City Engineer will inform City Council at the public hearing that the Planning Commission made a positive recommendation.

RYAN REINI – CASE NO. 13-54V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance from the front yard setback to allow a 1,700 square foot garage 20 feet from the front property line whereas 50 feet is the required setback, for the property located at 11365 Albavar Path. 6 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant would like to construct a 1,700 square foot accessory building on their five acre property 30 feet from the front property line whereas 50 feet is the required setback for accessory buildings larger than 1,000 square feet. The notice that was sent to the neighborhood referenced a 20 foot setback; however, the request is actually for a 30 foot setback from the property line, which would be approximately 45 feet from the road. The property is a wooded lot with topographical challenges, as well as a large pipeline/NSP easement. Additionally, the property is pie shaped and has about double the frontage of the other lots in this neighborhood. The property would be allowed to have two accessory buildings with a maximum of 2,400 gross square feet. If the structure was a home, or an accessory building 1,000 square feet or less, the minimum setback would be 30 feet. At this time the applicant is not asking for a CUP to have pole constructed/sheet metal siding. Overall the neighborhood is heavily wooded and the closest neighboring property would be over 250 feet away. Staff believes a practical difficulty can be found to exist on this property due to the large easements and the topographical challenges limiting the buildable area. Staff recommends approval of the request with the conditions listed in Alternative A. Staff received five emails from the surrounding neighbors; all opposed to the request.

Chair Hark asked if there were building setbacks from the easement.

Ms. Botten replied there were not.

Commissioner Klein asked if the land sloped heavily towards the NSP easement.

Ms. Botten replied in the affirmative. She advised that the flattest portion of the property was in the easement; however, they are unable to utilize that space.

Commissioner Wippermann asked why the applicant could not move the structure back towards the house in order to meet the 50 foot setback.

Ms. Botten replied they could but it would likely require retaining walls and moving a lot of fill.

Commissioner Scales asked if the applicant could build two smaller structures.

Ms. Botten replied in the affirmative, stating they could total up to 2,400 gross square feet in size.

Opening of Public Hearing

Ryan and Leah Reini, 11365 Albavar Path, advised they were the homeowners.

Corey Larsen, Lester Builders, advised he was the garage contractor.

Mr. Reini displayed photos showing the septic location, easements, steep topography, and heavily treed areas of his property. He advised that the largest building they would construct would be 1,700 square feet; however, it would more likely be 1,500 square feet to minimize tree removal.

Chair Hark asked the applicants what they planned to use the building for.

Mr. Reini replied to store recreational vehicles, a workshop, etc.

Ms. Reini advised it would not be for commercial use.

Mr. Larsen advised there was no other feasible location on the lot because of steep grades, etc.

Chair Hark stated perhaps the applicants could compromise and move the proposed building towards the existing shed. He noted there were no other garage structures that close to the road in the neighborhood.

Mr. Reini stated the terrain got difficult in that area and would require retaining walls and additional fill.

Commissioner Scales stated although it would require additional tree removal and fill, in his opinion it could be moved further back.

Ms. Reini stated they would like to retain the mature trees on both sides of the driveway.

Commissioner Wippermann asked what exterior materials would be used on the building.

Mr. Reini replied it would be a metal Lester building style.

Mr. Larsen advised there was a metal-sided Morton building four houses down.

Commissioner Elsmore asked if the applicants had considered reducing the size of the building to

1,000 square feet.

Mr. Reini replied they would prefer a larger building.

Commissioner Scales stated that people often buy larger lots so they can get larger buildings.

Commissioner Lissarrague advised that he met with the applicants on their property and discussed a possible alternative.

Mr. Reini replied that the alternative discussed (building the structure behind the existing shed) would require much more work, fill and tree removal.

Ms. Reini advised they were willing to explore a compromise regarding the building size and distance from the road.

Commissioner Lissarrague advised that six neighbors were contacted and five have stated they were in opposition.

Ms. Botten advised that the five objection letters were not necessarily from the abutting neighbors.

David Gaydos, 11660 Albavar Path, stated that all the lots in the neighborhood were challenging; however, many have built accessory structures while complying with the setback requirements. He felt that having a building that size that close to the road would create a visibility and safety issue, would have a warehouse look, and would set an undesirable precedent. He noted that the Morton building referenced earlier was different from this request in that it was at least 50 feet from the property line and was barely visible from the road.

Cynthia Lawton-Abery, 11380 Albavar Path, asked if screening could be required.

Ms. Botten advised that City Code does not require screening; however, the Planning Commission could add that as a condition.

Joe Hess, 11370 Albavar Path, stated he lived directly across the street from the subject property and was opposed to the request. He advised that he purchased his property because of its rural setting and setbacks and was concerned about the precedent this request would set.

Len Sederstrom, 11450 Albavar Path, asked the Planning Commission to deny the request as it would result in a warehouse look and set an undesirable precedent. He asked for clarification of where the 50 foot setback was measured from.

Ms. Botten replied the 50 foot setback would be measured from the property line.

Mr. Gaydos noted that Ms. Reini referenced a 1,500 square foot building versus a 1,700 square foot, and asked if they needed to know the specific building size being proposed tonight.

Chair Hark replied that anything over 1,000 square feet triggered the 50 foot setback requirement.

Mr. Reini asked if a loft would be considered part of the total square footage.

Ms. Botten replied in the affirmative, stating all usable space would be factored into the gross square feet.

Ms. Lawton-Abery pointed out that the applicant stated they would use metal siding; however,

neighborhood covenants require that the siding match the house.

Chair Hark advised that the Planning Commission does not get involved with neighborhood covenants.

Commissioner Simon asked if they had a homeowners association.

Ms. Lawton-Abery replied they did not.

Commissioner Lissarrague stated to his knowledge there were a couple different associations in the neighborhood but unfortunately the covenants were very loose.

Chair Hark closed the public hearing.

Planning Commission Discussion

Commissioner Wippermann advised that a couple different alternatives have been mentioned this evening and although the project cost would likely increase, the Planning Commission could not consider economic considerations as a factor. He stated he did not feel the request met the variance guidelines.

Commissioner Klein stated he could not support a 30 foot setback.

Commissioner Scales asked what the setback would be for a 1,000 square foot building.

Ms. Botten replied 30 feet from the property line.

Commissioner Scales asked how far apart the buildings would have to be if they built two 1,000 square foot structures.

Ms. Botten replied they would need a six foot separation if they did not have extra fire walls, etc.

Commissioner Scales believed the applicants could relocate the building to meet setbacks.

Chair Hark was concerned about the precedent this would set and believed it could change the character of the neighborhood.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Wippermann, to deny the request for a variance from the front yard setback to allow a 1,700 square foot garage 30 feet from the front property line whereas 50 feet is the required setback, for the property located at 11365 Albavar Path, due to the precedent it would set and alternative locations being available that would meet the setback requirements.

Motion carried (7/0). This item goes to the City Council on January 13, 2014.

KEH&H (Morries Mazda) – CASE NO. 13-56V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for KEH&H (Morries Mazda) to allow up to 50% of a wall surface to be comprised of metal paneling, whereas 33% is the maximum allowed, for the property located at 10 Mendota Road. 5 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that Morris Mazda will be moving into the old Volkswagen dealership, currently Lametry Collision, and renovating it to match the Mazda dealership architecture. The variance consists of allowing 49% of the south facing wall of the building, which is the main entrance, to have architectural metal panels. The City's Zoning Code allows a maximum of 1/3 of a building wall to be metal panels. The Code standard was put in place to avoid lower quality building exteriors. In this case; however, the applicant is proposing architectural metal panels which would enhance the look of the building and would not decrease its value. Staff recommends approval of the request and believes in this instance the proposed request is not contrary to the intent of the code.

Chair Hark asked if the applicants were requesting that an additional 16% of the wall be comprised of metal paneling.

Mr. Hunting replied in the affirmative.

Commissioner Klein asked if the proposed design complied with what Mazda was using on their existing and newly constructed dealerships.

Opening of Public Hearing

Darwin Lindahl, 4124 Quebec Avenue North, Minneapolis, advised he was the architect for the project.

Chair Hark asked if he understood the staff report and recommendations.

Mr. Lindahl replied in the affirmative. He stated that each of the auto manufacturers in the area have a distinct image; the one being proposed was Mazda's. He displayed a color illustration of the proposed building. He advised that because of the orientation of the site and the limited amount of surface on the wall, they have to exceed the 33% in order to incorporate the Mazda image.

Chair Hark asked if there were other Mazda dealerships in the Twin Cities with this image.

Mr. Lindahl replied in the affirmative, stating there was one in Minnetonka.

Commissioner Wippermann asked if they were adding onto the existing building.

Mr. Lindahl replied only a minor addition was being proposed.

Commissioner Wippermann asked why they could not alter the exterior to comply with City Code.

Mr. Lindahl replied that in order to comply with the manufacturers design requirements they had to exceed the 33%. He advised that the building was oriented to the south in order to gain visibility from the highway; however, there was limited space on that side. Had the building been oriented differently they could have complied with code requirements since the building had much more frontage along Akron.

Chair Hark closed the public hearing.

Planning Commission Discussion

Chair Hark stated he had no issues with the request.

Commissioner Simon believed the practical difficulty was that the proposed exterior was a

manufacturer's requirement.

Commissioner Elmore stated she supported the request because the intent of the code was to prevent people from covering their buildings with cheap metal siding, and that was not what was being proposed in this instance.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Lissarrague, to approve the request to allow up to 49% of a wall surface to be comprised of metal paneling, whereas 33% is the maximum allowed, for the property located at 10 Mendota Road, for the reasons stated in the report.

Motion carried (7/0). This item goes to the City Council on January 13, 2014.

ANTHONY & ANNE DEPALMA – CASE NO. 13-55V

Reading of Notice

Commissioner Simon read the public notice to consider the request for a variance from the side yard setback to allow a 1,200 square foot garage 15 feet from the side property line whereas 50 feet is the required setback, for the property located at 6860 Athena Way. 7 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a side yard setback variance to allow a 1,200 square foot accessory building to be located 15 feet from the side property line whereas 50 feet is the required setback for accessory buildings larger than 1,000 square feet. If the new structure was an addition to the home or an accessory building less than 1,000 square feet in size the side yard setback would be 10 feet. The proposed structure would not be pole construction and would be in compliance with all other ordinance requirements. The property is a wooded lot with topographical challenges and a limited buildable area. Based on the zoning of the property and the lot size they would be allowed to have one accessory building up to 1,600 square feet in size. One of the functions of setback requirements is to maintain the consistency of structure placement and the aesthetic qualities from view. The lot is wooded and is screened from the neighboring properties. The proposed structure would be over 200 feet away from the road and over 240 feet away from the closest residential structure. Staff believes a practical difficulty could be found for the 15 foot side yard setback due to the topography of the lot and the location of the well and driveway limiting the buildable area. Staff recommends approval of the request with the conditions listed in the report. Staff received three emails from the surrounding neighbors; one in support of the request and two in opposition. A phone call was also received from a neighbor who had no concerns with the request.

Chair Hark asked if staff heard from the neighbor to the east.

Ms. Botten replied they had not.

Commissioner Klein asked if the City was considering a street connection through this neighborhood at some point.

Mr. Link replied that such a discussion had taken place in the past but he was unsure of the alignment and was not aware of any recent conversations regarding a connection.

Chair Hark asked where the septic system was located on the lot.

Ms. Botten deferred to the applicant for its exact location.

Opening of Public Hearing

Anne DePalma, 6860 Athena Way, advised she was available to answer any questions.

Chair Hark asked if she understood the recommendations listed in the report.

Ms. DePalma replied in the affirmative. She pointed out the septic and drainfield locations located west of the home.

Chair Hark asked if the applicant had had any discussions with the neighbor to the east.

Ms. DePalma replied she had not.

Commissioner Wippermann asked if it would be possible to move the garage to the west and the driveway to the east of the proposed building. He stated that driveway setbacks were not as stringent.

Ms. DePalma replied it would be challenging, especially since there was an existing landlocked water reservoir in that location. Also, the driveway already required an easement over the neighboring property.

Chair Hark closed the public hearing.

Planning Commission Discussion

Chair Hark stated he supported the request and felt there were practical difficulties due to the steep topography. Also, he did not think moving the building to the west would be a viable option because of the well location.

Commissioner Wippermann stated he would be voting no on the request as he felt there was an alternative location available.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Chair Hark, to approve the request for a variance from the side yard setback to allow a 1,200 square foot garage 15 feet from the side property line whereas 50 feet is the required setback, for the property located at 6860 Athena Way.

Commissioner Elsmore questioned how this was different than the first request tonight in which the Commission voted for denial of the variance. She stated they were very similar with the exception of an outcry from the neighbors on the earlier request.

Chair Hark stated he felt there was a practical difficulty at this location due to the topography and well location whereas he did not find a practical difficulty with the previous request.

Commissioner Scales felt this request was completely different than the first request, with the biggest difference being that this was on the back corner of a lot in the woods where the neighbors would not see it rather than the front yard along the road.

Commissioner Klein pointed out that this was in a big hole as well.

Chair Hark stated another distinction was the fact that the proposed structure was much smaller than that of the earlier request.

Commissioner Lissarrague was concerned about approving this request because despite the topographical issues and the potential for additional cost, the building could be moved to a different location. He noted that although neighbors did not show up at the meeting tonight did not mean there would not be concerns in the future.

Commissioner Scales stated the main distinction between the two requests was that the neighbors' concern on the first request was the buildings visibility from the road. In this case, however, the building would not be visible. Also, the abutting neighbors did not have an issue with this request.

Commissioner Wippermann pointed out that staff received two letters from residents opposed to the request.

Commissioner Simon advised she would be voting no, and stated that reorienting the building in a north-south direction rather than east-west would reduce the encroachment by 10 feet.

Chair Hark asked if the well could be considered when looking at the variance criteria since it was essentially a permanent part of the land.

Mr. Hunting replied in the affirmative, stating wells are significant physical improvements that are not easily moved. He noted that the Commission is discussing completely re-routing a driveway and moving a well. That would be a significant impact to an applicant as part of a project that did not have to be looked at with the other request. Also, this is a side yard setback whereas the other request was for a front yard setback.

Commissioner Simon reiterated that the applicant could leave the garage in the proposed location but reorient it north-south and thus reduce the setback encroachment by 10 feet.

Chair Hark noted there could be required setbacks from the well.

Commissioner Elsmore thanked Mr. Hunting and fellow Commissioners for their comments, stating the distinction between the two requests was now clearer. She considered moving the driveway and the well a practical difficulty and therefore would vote in favor of the request.

Motion carried (4/3 – Lissarrague, Simon, Wippermann). This item goes to the City Council on January 13, 2014.

MARY T'KACH – CASE NO. 13-58V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow a solid fence within the front yard setback whereas the code requires front yard fences to provide no less than 75% clear visibility, for the property located at 1987 – 80th Street. 4 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the request is for the property located across from the VMCC. The applicant recently requested a variance for a seven foot high solid fence along the front property line; that request was denied by the City Council. The applicant is now proposing to construct two solid 42 inch high fence segments on top of a 2-3 foot berm which is setback 10 feet from the front property line. The Zoning Code requires any fence within the front yard to be no higher than 42" and to have at least 75% opacity, which essentially allows a chain link fence. The applicant has stated that the purpose

of the solid fencing would be to mitigate the lights shining into the house from the traffic along 80th Street and the Community Center, and also to reduce the noise pollution. When Dakota County widened 80th Street they obtained over 30 feet of property from the applicant. Additionally, the house was built prior to the Community Center being constructed. Ms. Botten noted there are other properties throughout the City which are located along busy county roads or across from churches, schools, businesses, etc. that could also be impacted by vehicle lights and noise. Approval of the variance could set a precedent for other solid fences in the front yard. Staff recommends denial of the request based on the reasons listed in the staff report.

Opening of Public Hearing

Mary T'Kach, 7848 Babcock Trail, advised she was available to answer any questions.

Chair Hark asked if she reviewed and understood the report.

Ms. T'Kach replied in the affirmative. She stated the noise on 80th Street has consistently gotten worse and she is trying to make the home more livable by creating a sound barrier as well as a visual barrier. She advised the fence would be landscaped on both sides which would help screen the fence from the road.

Chair Hark asked if staff was aware of any previous situations in which the practical difficulty was created when the County widened a road.

Ms. Botten replied that has been used as a basis for lot size and setback variances; however, this was the first fence variance.

Commissioner Elsmore stated perhaps the berm alone would help mitigate the lights.

Ms. T'Kach replied she did not believe it would; especially due to the prevalence of taller vehicles, such as SUV's. She noted that the Community Center parking lot is at a higher elevation than 80th Street.

Commissioner Klein asked if a chain link fence with woven slats would be allowed.

Ms. Botten stated it would likely not meet the 75% opacity rule.

Chair Hark closed the public hearing.

Planning Commission Discussion

Commissioner Scales asked for clarification of the fence height rule.

Ms. Botten stated the fence could be over 42 inches in height had it been built 30 feet back from the property line.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Simon, to deny the request for a variance to allow a solid 42" fence within the front yard setback whereas the code requires front yard fences to provide no less than 75% clear visibility, for the property located at 1987 – 80th Street, for the reasons stated in the staff report.

Motion carried (7/0). This item goes to the City Council on January 27, 2014.

VINCE NONNEMACHER – CASE NO. 13-57V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to construct a new home on a vacant lot of record that does not comply with the minimum lot size requirements, for the property located at 7929 Argenta Trail. 7 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is requesting a variance from minimum lot size to allow the construction of a single-family home on an existing lot. The lot is located on the far west side of the City, along the Eagan border, on the north side of Yankee Doodle Road. The parcel was at one time larger in size. The County purchased part of the property when the right-of-way for County Road 28 was acquired. The right-of-way ran through the middle of the parcel and the southern remnant was purchased by the County. The subject property is 3.45 acres in size and is zoned Agricultural. The Zoning Code has a provision that allows existing lots of record to be considered conforming if they contain at least 70% of the minimum lot size. In this case 70% is 3.5 acres, so the site is approximately 2,000 square feet shy. Staff believes a practical difficulty can be found since the lot size was created through right-of-way acquisition and was not the result of the landowner. Because the site lies in the Northwest Area and has redevelopment potential once sewer and water are accessible, both Engineering and Planning reviewed the request with this in mind. The County will require the driveway be at the far western point of the lot. The Engineering Department is requiring that the applicant create a stormwater basin on the west side of the lot. Staff recommends approval of the request with the conditions listed in Alternative A.

Opening of Public Hearing

Vince Nonnemacher, 1815 Valley Curve Road, Mendota Heights, advised he was available to answer any questions.

Chair Hark asked if the applicant reviewed and understood the report.

Mr. Nonnemacher replied in the affirmative.

Commissioner Klein asked if the applicant was the builder or the owner, and noted that Yankee Doodle Road was a highly traveled road.

Mr. Nonnemacher replied he was the owner. He advised he was not concerned about noise, stating the elevation of the house location would work as a sound barrier.

Ryan Vetter, 3294 Rolling Hills Drive, Eagan, advised his property was to the west of the subject property and he had concerns regarding the proposed grading, aesthetics, and safety issues resulting from the required stormwater basin. He advised that when he purchased his property he was informed that the likelihood of someone moving onto the subject property was very unlikely given the City ordinance that was in effect. He noted it was a highly traveled road and that adding another driveway could be detrimental.

Chair Hark asked Mr. Vetter if he had a septic system.

Mr. Vetter replied he did not as he was connected to Eagan water and sewer.

Commissioner Elsmore asked if there were any roads between his property and the applicant's.

Mr. Vetter replied there were not.

Commissioner Lissarrague asked if Mr. Vetter wished he had purchased the subject property himself.

Mr. Vetter replied he would have liked to own it; however it was not financially feasible for him at the time. Also, he fully anticipated the property would have sat empty because of the significant restrictions and limited building locations.

Commissioner Wippermann asked what depth of water was anticipated in the proposed basin during heavy rains.

Mr. Hunting replied that typically the ponds in the Northwest Area were set up as infiltration basins which collect water during a storm and then it soaks into the ground and is dry.

Commissioner Simon asked if the area where the retention pond was proposed typically held water during the summer months.

Mr. Vetter replied it had not since he had lived there.

Commissioner Simon advised it would likely remain the same after development.

Craig Selendar, 3298 Rolling Hills Drive, was concerned about the proposed home obstructing his view, as well as the safety issue of having a driveway access on Yankee Doodle Road. He disagreed with the statement that the character of the neighborhood would not be compromised; stating the proposed home would be at one of the highest elevations in the area and would likely be highly visible. He asked the Commission to keep in mind that the ordinances put in place for a reason.

Mr. Nonnemacher advised it would be difficult to see the proposed home from Yankee Doodle Road.

Mr. Selendar stated the parcel was 2,000 square feet smaller than required, which he considered to be a significant area. He advised that most of the mature trees on the property would likely have to be removed as they were in the proposed driveway location.

Commissioner Klein asked what Mr. Selendar's lot size was.

Mr. Selendar replied .75 acres.

Chair Hark closed the public hearing.

Planning Commission Discussion

Commissioner Lissarrague asked for clarification of possible scenarios for the property.

Mr. Hunting replied it could either have one single-family home on it or it would have to wait until the Northwest Area redeveloped into smaller lot sizes with sewer and water.

Planning Commission Recommendation

Motion by Commissioner Klein, second by Commissioner Scales, to approve the request for a variance to construct a new home on a vacant lot of record that does not comply with the minimum lot size requirements, for the property located at 7929 Argenta Trail, with the conditions listed in Alternative A.

Motion carried (7/0). This item goes to the City Council on January 27, 2014.

OTHER BUSINESS

Chair Hark asked Commissioners to advise staff of any planned vacations.

The meeting was adjourned by unanimous vote at 8:51 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

REPORT DATE: January 14, 2014

CASE NO: 14-02ZA

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Amendment to Subdivision Code relating to Park Dedication Requirements

HEARING DATE: January 21, 2014

LOCATION: N/A

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning
Parks
City Attorney

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The City is required to update the park dedication requirements that are part of the Subdivision Code every couple of years. The last update was done in 2007. The State of Minnesota updated state statutes relating to park dedication in 2012. The changes relate to the need for a "nexus" between the fees or dedication required. The fee or dedication must bear a rough proportionality to the need created by the proposed subdivision or development.

Late last fall, city staff along with the city attorney got together to discuss the impacts of the new statute language as it relates to our current dedication requirements. Eric Carlson, Director of Parks and Recreation began an analysis to determine appropriate fees and dedication that should be required. In most cases, due to the new criteria used to determine fees, the dedication requirements are reduced. Eric Carlson will be at the meeting to discuss the analysis.

Attached for background information includes; memo from Eric to Parks Commission, Resolution memorializing the methodology used to establish fees, Ordinance Amendment.

The Park and Recreation Commission reviewed the ordinance amendment and information at their January 9 meeting and unanimously recommended approval of the amendment.

The Planning Commission is asked to make a recommendation on the new park fees.

ALTERNATIVES

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

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of an Ordinance Amendment to the Subdivision Code relating to park dedication requirements as presented.
- B. **Denial.** If the Planning Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Planning Staff recommends approval of the ordinance amendment as presented.

Attachments: Staff memo to Parks and Recreation Commission
Ordinance Amendment
Resolution Memorializing Methodology used to Establish Fees

CITY OF INVER GROVE HEIGHTS

REQUEST FOR COMMISSION ACTION

Consider Revisions to the Park Dedication Ordinance and Set 2014 Park Dedication Rates

Meeting Date: January 9, 2014
 Item Type: Regular Agenda
 Contact: Eric Carlson – 651.450.2587
 Prepared by: Eric Carlson
 Reviewed by: Eric Carlson – Parks & Recreation

Fiscal/FTE Impact:

- None
- Amount included in current budget
- Budget amendment requested
- FTE included in current complement
- New FTE requested – N/A
- Other

PURPOSE/ACTION REQUESTED

The Commission is asked to review the recommended changes to the Park Dedication Ordinance as outlined in the staff report.

SUMMARY

The State of Minnesota updated the State Statues related to Park Dedication during the 2012 Legislative Session. The City of Inver Grove Heights last updated the Park Dedication Ordinance in early 2007. Since that time neither the language nor the rates have changed. A committee of employees including the Community Development Director, City Planner, Assistant Planner, Parks Superintendent, and the City Attorney meet several times to discuss the new State Statues and has determined that some updates are necessary.

Land Dedication

Zoning	Density per Acre	Proposed Land Dedication	Current Land Dedication
A and E-1, E-2		To be determined by the Council at time of final plat	5%
R-1 and R-2	3 units	9%	10%
R-3A and R-3B	9 units	18%	20%
R-3C	15 units	30%	30%
B-1, B-2, B-3, B-4		4.5%	10%
I-1 and I-2		4.5%	10%
P		4.5%	10%

Cash Dedication

Zoning	Density per Acre	Proposed Cash Dedication	Current Cash Dedication
A and E-1, E-2		\$2,850	\$4,011
R-1 and R-2	3 units	\$2,850	\$4,011
R-3A and R-3B	9 units	\$4,000	\$3,950
R-3C	15 units	\$4,900	\$3,950
P		\$7,000 per acre	\$7,000 per acre
B-1, B-2, B-3, B-4		\$7,000 per acre	\$7,000 per acre
I-1, and I-2		\$6,000 per acre	\$5,500 per acre

Definition of Buildable Land

Provides for a definition of buildable land so calculation can be done consistently between plats.

Tentative Schedule

Park and Recreation Commission	Wednesday, January 8 th
Planning Commission	Tuesday, January 21 st
City Council (1 st Reading)	Monday, January 27 th
City Council (2 nd Reading)	Monday, February 10 th
City Council (3 rd Reading)	Monday, February 24 th

Also attached is a resolution that outlines the process/calculations that should be used to calculate park dedication fees in the future.

This evening the Commission is asked to support the updated ordinance and resolution as outlined in the report.

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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING INVER GROVE HEIGHTS CITY CODE,
SECTIONS 11-4-5 AND 11-4-6 RELATING TO PARK DEDICATION AND
CONTRIBUTION REQUIREMENTS**

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

Section 1. Amendment. Section 11-4-5 of the Inver Grove Heights City Code is hereby amended to read as follows:

11-4-5: LAND DEDICATION:

A. In a subdivision where a land dedication is required, the following formula will be used as a guide to the park land dedication requirements which shall be made at time of final plat approval:

Zoning District	Land Dedication (Percentage Of Land Subdivided)
A and E	5
R-1 and R-2	10
R-3A and R-3B	20
R-3C	30
B, I and P	10

Zoning District	Land Dedication (Percentage Of Land to be Dedicated to the City)
A and E-1 and E-2	to be determined by Council at time of final plat
R-1 and R-2	9%
R-3A and R-3B	18%
R-3C	30%
B-1, B-2, B-3, B-4	4.5%
I-1 and I-2	4.5%
P	4.5%

Pursuant to Minn. Stat. § 462.358, Subd. 2b(a), the percentages shown above shall be multiplied by the buildable land within the subdivision. For this calculation, the buildable land means the area being subdivided remaining after excluding those portions that are either:

1. Encumbered by right of way for arterial roads as defined in the Inver Grove Heights comprehensive plan;
2. Lying below the ordinary high water level of public waters as identified in the shoreland overlay district (see chapter 13, article B of title 10); or
3. Lying within the boundaries of wetlands delineated according to the Minnesota wetland conservation act; or
4. Bluffs in shoreland overlay districts abutting public waters.

When outlots are part of the subdivision and are intended to be replatted into buildable lots in the future, the percentages of dedication shown above shall not be applied to the land area within the outlots; when the outlots are later replatted into buildable lots, the dedication percentages shall then be applied. If the outlots are not intended to be replatted, but are intended to remain as outlots, the dedication percentages shown above shall be applied to the land area contained in such outlots.

- B. Land proposed to be dedicated for public purposes shall meet identified needs of the city as contained in the "Comprehensive Park Plan And Development Guide Plan" and the comprehensive plan.
- C. Prior to dedication, the subdivider shall deliver to the city attorney a title insurance commitment and a title insurance policy in favor of the city. The dedicated land shall be conveyed by warranty deed. Such title shall vest in the city good and marketable title, free and clear of any mortgages, liens, encumbrances, assessments and taxes. The conveyance documents shall be in such form acceptable to the city.
- D. The required dedication and/or payment of fees in lieu of land dedication shall be made at the time of final plat approval.
- E. The removal of trees and topsoil, the storage of construction equipment, the burying of construction debris, and stockpiling are strictly forbidden without the written approval of the director of parks and recreation.
- F. Grading and utility plans which may affect or impact the proposed park dedication shall be reviewed and approved by the parks and recreation director prior to dedication, or at such time as reasonably determined by the director of parks and recreation.

G. 1. To be eligible for park dedication credit, land dedicated must be located outside of drainways, floodplains or ponding areas. Land with grades exceeding twelve percent (12%) or unsuitable for parks development shall be considered for partial dedication.

2. Where ponding has been determined by the city council to have a park function, credit will be given at a rate of fifty percent (50%) of the pond and adjoining land area below the high water level. A minimum of seventy percent (70%) of land above the high water mark shall be dedicated before pond credit is granted. Other city park dedication policies relating to pond dedication must also be complied with.

3. In those cases where the subdividers and developers of land provide significant amenities such as, but not limited to, swimming pools, tennis courts, handball fields, etc., within the development for the benefit of those residing or working therein, and where, in the judgment of the director of parks and recreation, such amenities significantly reduce the demands for public recreational facilities to serve the development, the director of parks and recreation may recommend to the parks and recreation advisory commission and the city council that the amount of land to be dedicated for park, playground, and public open area space (or cash contributions in lieu of such dedication) be reduced by an amount not to exceed twenty five percent (25%) of the amount calculated under this section.

H. The city may determine that the subdivider create and maintain some form of on site recreation use by the site residents such as tot lots and open play space. This requirement may be in addition to the land or cash dedication requirement.

I. The subdivider must provide finished grading and ground cover for all park, playground, trail and public open spaces within the development as part of the development contract or site plan approval responsibilities. Landscape screening shall be in accordance with city policy.

J. The subdivider must establish park boundary corners for the purpose of erecting park limit signs. The developer shall contact the appropriate parks and recreation department personnel for the purpose of identifying park property corners.

K. The subdivider must provide sufficient public road frontage of not less than three hundred feet (300') for neighborhood parks and additional frontage for community parks. (Ord. 1157, 6-11-2007)

Section 2. Amendment. Section 11-4-6 of the Inver Grove Heights City Code is hereby amended to read as follows:

11-4-6: CASH CONTRIBUTION:

A. Residential Subdivisions: The following cash contribution fees per residential unit shall be made at the time of final plat approval:

Single-Family Detached		
Average Market Value	Units Per 100 Population	Cash Equivalent Per Residential Unit
\$129,362.00	32.25	\$4,011.00

Multi-Family Units (eg., Condominium, Townhome, Apartments)		
Average Market Value	Units Per 100 Population 3x	Cash Equivalent Per Residential Unit
\$216,056.00	54.7	\$3,950.00

Zoning District	Cash Contribution Per Residential Unit
A, E-1 and E-2	\$2,850.00 per unit
R-1 and R-2	\$2,850.00 per unit
R-3A and R-3B	\$4,000.00 per unit
R-3C	\$4,900.00 per unit

B. Commercial (B), Industrial (I) and Institutional (P) Subdivisions: The following cash contribution fees per acre shall be made at the time of final plat approval:

Zoning District	Cash Dedication (Per Acre)
P	\$6,000.00
B	7,000.00
I-1 and I-2	5,500.00
OP	7,000.00

Zoning District	Cash Dedication (Per Acre)
P	\$7,000.00 per acre
B-1, B-2, B-3, and B-4	\$7,000.00 per acre
I-1 and I-2	\$6,000.00 per acre

Pursuant to Minn. Stat. § 462.358, Subd. 2b(a), the per acre contribution shall be applied to the portion of buildable land in the subdivision; for this calculation, the buildable land means the area being subdivided remaining after excluding those portions that are either:

1. Encumbered by right of way for arterial roads as defined in the Inver Grove Heights comprehensive plan;
2. Lying below the ordinary high water level of public waters as identified in the shoreland overlay district (see chapter 13, article B of title 10); or
3. Lying within the boundaries of wetlands delineated according to the Minnesota wetland conservation act; or
4. Bluffs in shoreland overlay districts abutting public waters.

C. Review Of Rates: Cash dedication rates will be reviewed annually and established by ordinance of the city council. (Ord. 1158, 6-11-2007; amd. 2008 Code)

D. Already Existing Residential Unit: If the subdivision includes a residential unit that existed prior to the subdivision and if that already existing residential unit previously paid a park contribution or was constructed at a time that the City Code did not require a park contribution fee, then that particular residential unit shall not be subject to the park contribution fee imposed by this Section.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed in regular session of the City Council on the ____ day of February, 2014.

CITY OF INVER GROVE HEIGHTS

By: _____
George Tourville, Mayor

ATTEST:

By: _____
Melissa Kennedy, Deputy City Clerk

CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. _____

**A RESOLUTION MEMORIALIZING THE METHODOLOGY USED TO ESTABLISH
PARK DEDICATION AND CONTRIBUTION FEES**

WHEREAS, Minn. Stat. § 462.358, Subd. 2b(a) grants the City the authority to require that a reasonable portion of the buildable land, as defined by City ordinance, of any proposed subdivision be dedicated to the City for parks, recreational facilities as defined by Minn. Stat. § 471.91 and playgrounds.

WHEREAS, Minn. Stat. § 462.358, Subd. 2b(c) provides that the City may “accept a cash fee as set by ordinance from the applicant for some or all of the new lots created in the subdivision, based on the average fair market value of the unplatted land for which park fees have not already been paid that is, no later than at the time of final approval or under the city’s adopted comprehensive plan, to be served by municipal sanitary sewer and water service or community septic and private well as authorized by state law. For purposes of redevelopment on developed land, then municipality may choose to accept a cash fee based on fair market value of the land no later than the time of final approval.”

WHEREAS, Minn. Stat. § 462.358, Subd. 2c(a) provides as follows:

Subd. 2c. Nexus. (a) There must be an essential nexus between the fees or dedication imposed under subdivision 2b and the municipal purpose sought to be achieved by the fee or dedication. The fee or dedication must bear a rough proportionality to the need created by the proposed subdivision or development.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Inver Grove Heights, Minnesota does hereby memorialize the methodology and computations that the City made in setting the park contribution and dedication fees in or about February, 2014:

1. **Need for Parkland.** Per national standards, the City needs ten (10) acres of parkland for every 1,000 persons; or one (1) acre for every 100 persons.
2. **Single Family Development-Persons per Household.** Single family development yields about three (3) persons per household.
3. **Multi-Family Development-Persons per Household.** Multi-family development yields about two (2) persons per household.
4. **R-1 and R-2 Zoned Land.** The average fair market value of unplatted land zoned R-1 or R-2 is \$95,000.00 per acre.

R-1 and R-2 zoned land yields about three (3) residential units per acre and approximately nine (9) persons per acre.

The dedication requirement was established at nine (9%) percent of the land being subdivided. The contribution requirement was determined by multiplying \$95,000.00 by nine (9%) percent and then dividing by three (3) units per acre to arrive at a contribution fee of \$2,850.00 per residential unit.

5. **R-3A and R-3B Zoned Land.** The average fair market value of unplatted land zoned R-3A or R-3B is about \$200,000.00 per acre (which is about eighty (80%) percent of R-3C valued land at \$245,000.00 per acre).

R-3A and R-3B zoned land yields about nine (9) residential units per acre and approximately eighteen (18) persons per acre.

The dedication requirement was established at eighteen (18%) percent of the land being subdivided. The contribution requirement was determined by multiplying \$200,000.00 by eighteen (18%) percent and then dividing by nine (9) units per acre to arrive at a contribution fee of \$4,000.00 per residential unit.

6. **R-3C Zoned Land.** The average fair market value of unplatted land zoned R-3C is \$245,000.00 per acre.

R-3C zoned land yields about fifteen (15) residential units per acre and approximately thirty (30) persons per acre.

The dedication requirement was established at thirty (30%) percent of the land being subdivided. The contribution requirement was determined by multiplying \$245,000.00 by thirty (30%) percent and then dividing by fifteen (15) units per acre to arrive at a contribution fee of \$4,900.00 per residential unit.

7. **B-1, B-2, B-3 and B-4 Zoned Land.** The average fair market value of unplatted land zoned B-1, B-2, B-3 or B-4 is \$3.50 per square foot or \$152,460.00 per acre.

Based on 4.5 persons per acre in terms of park need, the per acre contribution amount is \$6,860.70 per acre (rounded to \$7,000.00 per acre) and the dedication amount is 4.5% of land. The dedication amount of 4.5% is about one-half of the impact of single family land.

8. **Industrial (I-1 and I-2) Zoned Land.** The average fair market value of unplatted land zoned I-1 or I-2 is \$3.00 per square foot or \$130,680.00 (say \$130,000.00) per acre.

Industrial land has about one-half the impact of single family land. Industrial land will yield about 4.5 persons per acre in terms of park need. Industrial land is worth about \$3.00 per square foot or \$130,000.00 per acre. The per acre contribution is \$5,850.00 (rounded to \$6,000.00) per acre and the dedication requirements is 4.5% of land.

9. **Institutional ("P") Zoned Land.** The average fair market value of unplatted land zoned P is \$3.50 per square foot or \$152,460.00 per acre.

Based on 4.5 persons per acre in terms of park need, the per acre contribution amount is \$6,860.70 per acre (rounded to \$7,000.00 per acre) and the dedication amount is 4.5% of land. The dedication amount of 4.5% is about one-half of the impact of single family land.

10. **Agricultural and Estate (A, E-1 and E-2) Zoned Land.** For land zoned A, E-1 or E-2, the contribution fee per residential unit was set at the same amount as the contribution fee per residential unit for land zoned R-1, namely the amount of \$2,850.00 per unit.

The dedication requirement will be determined by the Council at the time of final plat.

Adopted by the City Council of Inver Grove Heights this ____ day of February, 2014.

ATTEST:

George Tourville, Mayor

Melissa Kennedy, Deputy City Clerk

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE: January 15, 2014

CASE NO:

HEARING DATE: January 21, 2014

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: Aaron Frederick

REQUEST: Review Potential Property Acquisition for Consistency with the Comprehensive Plan

LOCATION: 6845 Dixie Avenue and 6836 Dickman Trail

COMPREHENSIVE PLAN: I-1, Light Industrial

ZONING: I-1, Limited Industrial

REVIEWING DIVISIONS: Planning
City Attorney's Office

PREPARED BY: Thomas J. Link
Comm. Dev. Dir.



BACKGROUND

Aaron Frederick, owner of 6845 Dixie Avenue and 6836 Dickman Trail, approached the City and expressed an interest in selling his single-family residential and commercial properties. The Inver Grove Heights Economic Development Authority (EDA) will be considering the acquisitions at their next regularly scheduled meeting on February 10. The Planning Commission is to consider making a recommendation on the consistency of the acquisitions with the Comprehensive Plan.

EVALUATION OF THE REQUEST

In accordance with Minnesota Statutes, the Planning Commission must review the municipal acquisition and sale of properties for consistency with the Comprehensive Plan. Specifically, State Statute Chapter 462.356, Subd. 2, states "no publicly owned interest in real property within the municipality shall be acquired or disposed of...until after the planning agency (Planning Commission) has reviewed the proposed acquisition or disposal...and reported its findings as to the compliance of the proposed acquisition or disposal with the Comprehensive municipal plan."

The Comprehensive Plan has several statements attesting to the importance of economic development and the role of the Economic Development Authority (EDA). One of the EDA's major economic development activities is the redevelopment of the Concord Boulevard Neighborhood. The plan states that the City should "support redevelopment efforts for the

Concord Neighborhood" and should "encourage or facilitate redevelopment and reinvestment along the corridor".

The City's redevelopment efforts date back to 1998 when the City Council adopted the Concord Neighborhood Plan. This neighborhood plan is reflected in the current Comprehensive Plan which states:

"Redevelopment of the Concord Boulevard corridor is an important future improvement that will support the significant investment in Heritage Park and the reconstruction of Concord Boulevard and provide an important critical mass that helps sustain commercial development in Inver Grove Heights. Future redevelopment will also take advantage of the Mississippi River Regional Trail Corridor connecting Inver Grove Heights with regional destinations."

The Comprehensive Plan was refined when the City adopted the Concord Boulevard Neighborhood Plan and Design Guidelines in December, 2012. Those documents identified four redevelopment areas, one of which is along the west side of Dickman Trail. The two properties which the EDA is considering acquiring are located in this redevelopment site. The Neighborhood Plan and Design Guidelines state that the Dickman Trail area could be redeveloped as light industrial or residential. Light industrial is defined as "light manufacturing, goods movement and wholesale trade." The residential concept could include a mixture of single-family, townhomes, and market rate rental apartments.

The acquisition of these two properties, from a willing seller, would be consistent with the Comprehensive Plan. The properties lie in one of the areas selected by the City for redevelopment efforts. If acquired, the EDA would remove the structures and, at some future undefined time, sell the properties for redevelopment as light industrial or residential. The acquisition would eventually lead to redevelopment, as stated in the Concord Boulevard Neighborhood Plan and Design Guidelines. The acquisitions would align with the City's general economic development goals and the redevelopment plans of the Concord Neighborhood.

ALTERNATIVES

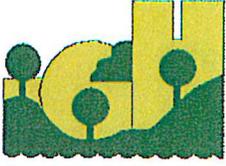
The Planning Commission has the following actions available for the request:

- A. **Approval**. If the Planning Commission finds the request acceptable, it should recommend that the acquisition of the properties by the Inver Grove Heights EDA is in compliance with the Comprehensive Plan.
- B. **Denial**. If the Planning Commission does not find the proposed acquisitions consistent with the Comprehensive Plan, it should recommend denial with findings provided to support that denial.

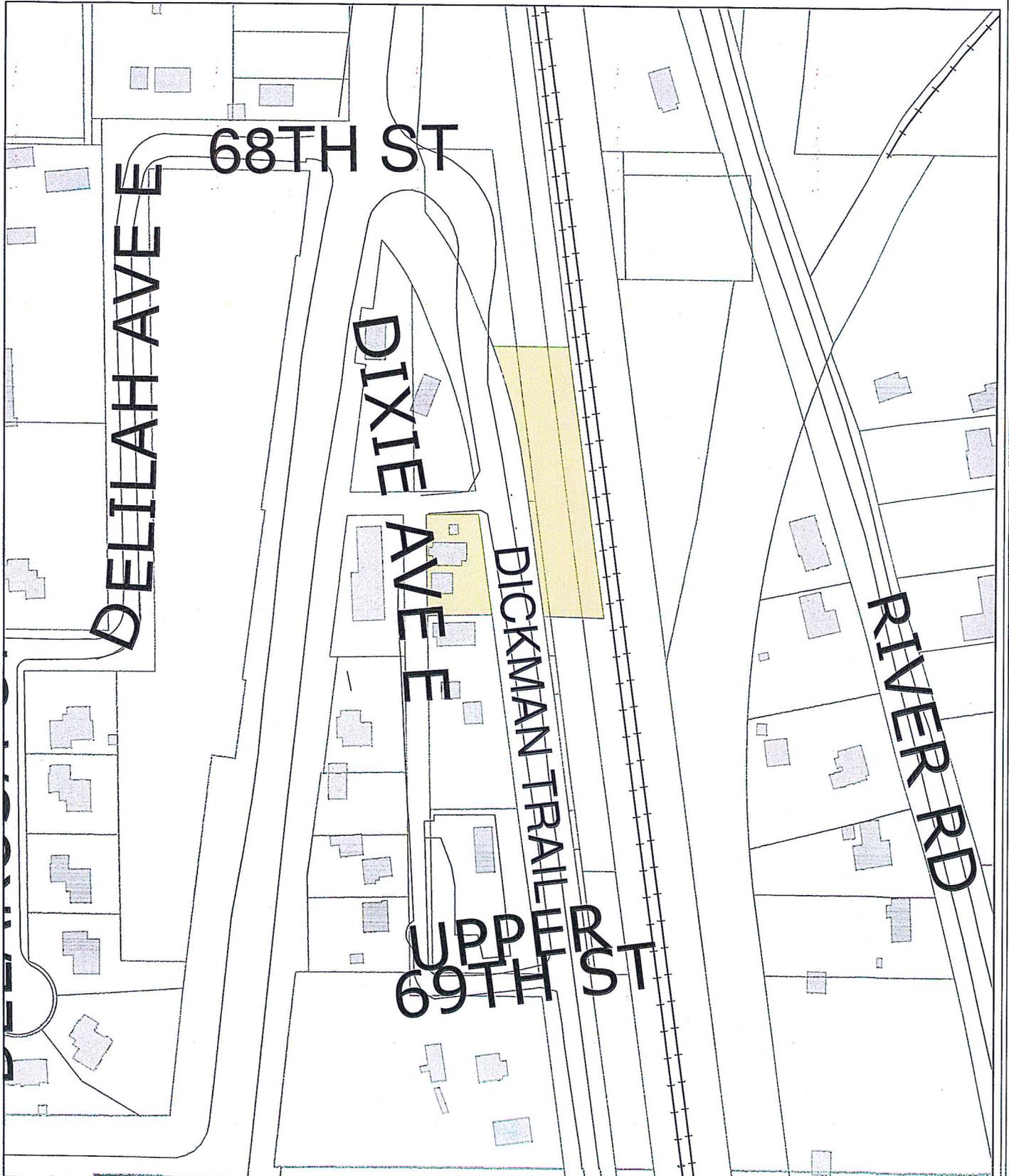
RECOMMENDATION

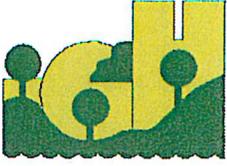
Staff recommends approval of the request to find the acquisition of the properties at 6845 Dixie Avenue and 6836 Dickman Trail consistent with the Inver Grove Heights Comprehensive Plan.

Enc: Location Map
Comprehensive Plan Map
Excerpts from Concord Boulevard Neighborhood Plan and Design Guidelines

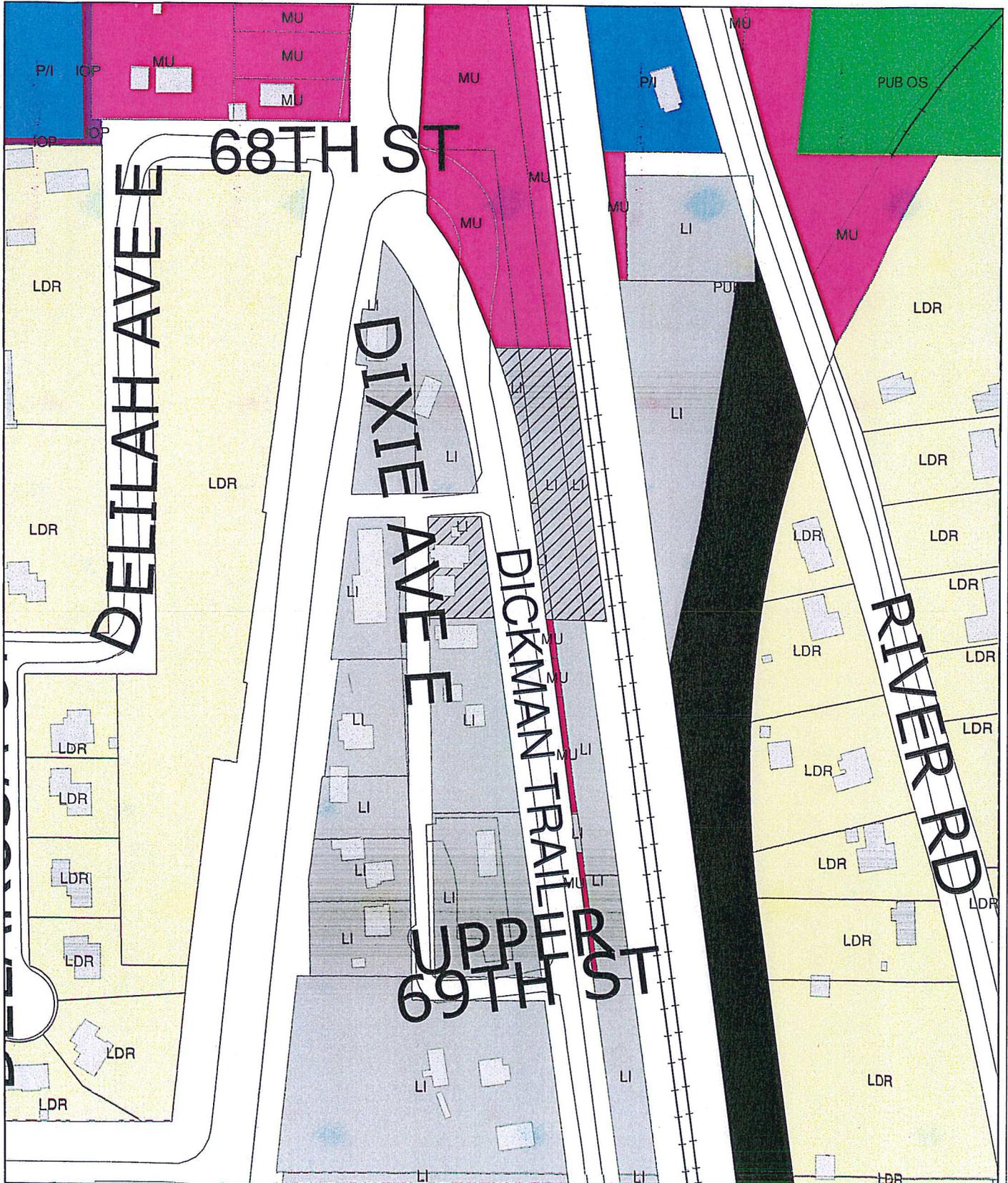


Location Map Frederick Parcels





Comp Plan Map Frederick Parcels



2. Land Use

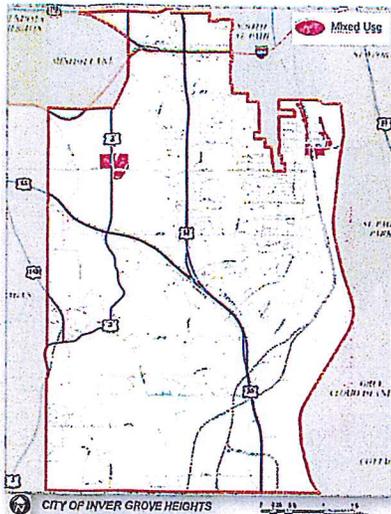


Figure 2.6: Mixed Uses

Mixed Use Assumptions

In order to establish development projections, mixed use areas are assumed to be approximately 2/3 residential and 1/3 commercial. Residential density would be at a minimum of 12 units per acre in mixed use areas.

Mixed Use (MU)

Mixed use areas consist of lots or parcels that contain a mix of retail and service commercial, office, institutional, higher density residential, public uses and/or park and recreation uses, organized in a pedestrian friendly environment (see Figure 2.6: Mixed Uses).

Robert Street and 70th Street West: The Comprehensive Plan designates the area at the intersection of South Robert Trail and 70th Street West as mixed use. The vision for this area is to establish a neighborhood hub that integrates higher density residential uses with neighborhood commercial services. In recent years, there has been an increased interest in creating development patterns that capture historic urban qualities and land use relationships. This movement was originally known as "new urbanism" and is now generally known as "traditional neighborhood design" or TND. The mixed use area in Inver Grove Heights has the potential to be developed utilizing some of these design principles. The development pattern is expected to have a pedestrian orientation rather than a sole focus on vehicular movement. The opportunity exists to integrate a variety of land uses making neighborhood commercial areas truly accessible to the surrounding residential neighborhood both due to the close proximity of the uses and a pedestrian sidewalk or trail system that provides direct linkages. Also of long term consideration is the notion of "Transit Oriented Development" or TOD, which encourages mixed use as a means of supporting transit service because of its ability to generate transit users who both arrive and depart from a particular node (see inset TOD.) Developed in this manner, the mixed use area in Inver Grove Heights has the potential to become an attractive amenity for both the northwest area and the community as a whole.

Concord Boulevard: Another area of mixed use is the Concord Boulevard Corridor (generally north of 70th Street.). The idea for mixed use along the Concord Boulevard Corridor is to encourage or facilitate redevelopment and reinvestment along the corridor in a way that helps traffic flow by controlling access, encourages an attractive street frontage as a gateway corridor to the City and allows flexibility in the use of lands along the corridor as business or residential uses. This pattern of use current exists along the corridor. A redevelopment plan was prepared for the Concord Boulevard area, which was adopted by the City in 1998. The plan addressed a number of issues including:

- Land use patterns
- The role of the Mississippi River levee
- Housing

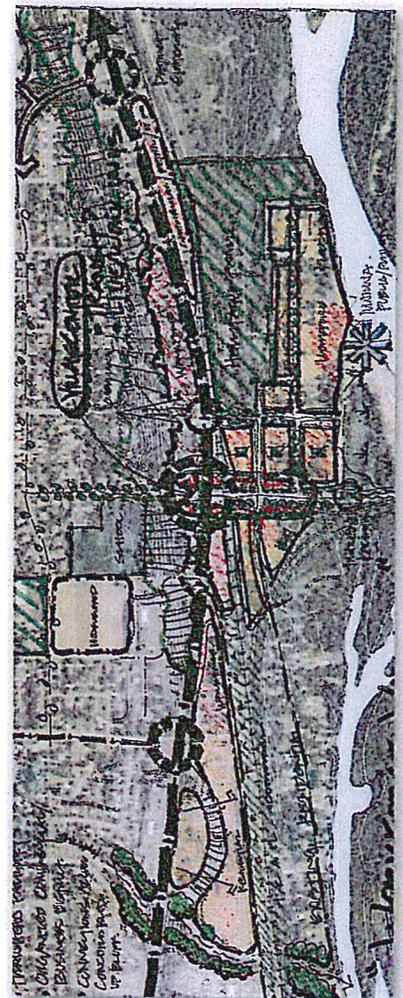
2. Land Use

- Businesses
- The river bridge
- Public recreation

The plan includes a set of detailed policies to direct future redevelopment efforts. The land use recommendations from the adopted Concord Boulevard Redevelopment Plan were directly incorporated into the Future Land Use Plan of the Inver Grove Heights Comprehensive Plan. This plan will continue to serve as a policy guide.

As Concord Boulevard improvements are implemented over the next few years, redevelopment proposals will likely be brought forward by property owners and developers interested in the corridor. The guiding principles for the Concord Boulevard Corridor are as follows:

1. Direct access to the corridor should be reduced and limited over time. Access should be via side streets, alleyways and in limited cases directly via shared drives.
2. Future development in the corridor may be either vertically mixed uses (i.e. residential or office over retail) or horizontally mixed uses. Redevelopment of individual parcels should be designed as part of a master planned area to avoid conflicts with existing adjacent landuses.
3. Commercial or business uses should be located around key intersections at 66th and 63rd Street and should be designed to utilize on street parking on side streets (not on Concord Boulevard) and shared off-street parking.
4. Commercial or office uses located along the corridor between key intersections should be designed to blend in with residential building characteristics and not require significant off street parking.
5. Residential uses occurring along the corridor should have porches that front on Concord Boulevard with yards that provide separation between the street and the residential structure.
6. Sidewalks should separate residential uses from the street and provide connectivity to area amenities and attractions such as Heritage Park and the Mississippi River.
7. Higher density residential uses should be supported not only as a means to redevelopment but as a means of intensifying the corridor to support commercial uses, provide a labor force and take advantage of public improvements such as Heritage Park.
8. Design features should consider building height in relationship to the bluff area and the Mississippi River.



A concept for Concord Boulevard explores the idea of mixed use along the corridor with commercial focused at key nodes. This concept takes advantage of the improvements with Heritage Park and the potential connections to the Mississippi River.

2. Land Use

Redevelopment of the Concord Boulevard corridor is an important future improvement that will support the significant investment in Heritage Park and reconstruction of Concord Boulevard and provide an important critical mass that helps sustain commercial development in Inver Grove Heights. Future redevelopment will also take advantage of the Mississippi River Regional Trail Corridor connecting Inver Grove Heights with regional destinations.

Mixed Use Area Policies

1. Provide a unique mix of commercial, residential, public and related uses in a pedestrian friendly environment.
2. Provide a flexible land use tool that supports redevelopment while minimizing the creation of non-conforming uses.
3. Enact zoning modifications necessary to facilitate a mixed use development pattern that includes small, neighborhood scale structures and design features.
4. Provide walkway and trail linkages to other public recreational facilities in the area.
5. Encourage consistent design standards that serve as a framework for both public and private improvements addressing streets, lighting, landscaping, building materials and building placements.
6. Limit commercial uses to those that provide neighborhood and convenience goods and services.

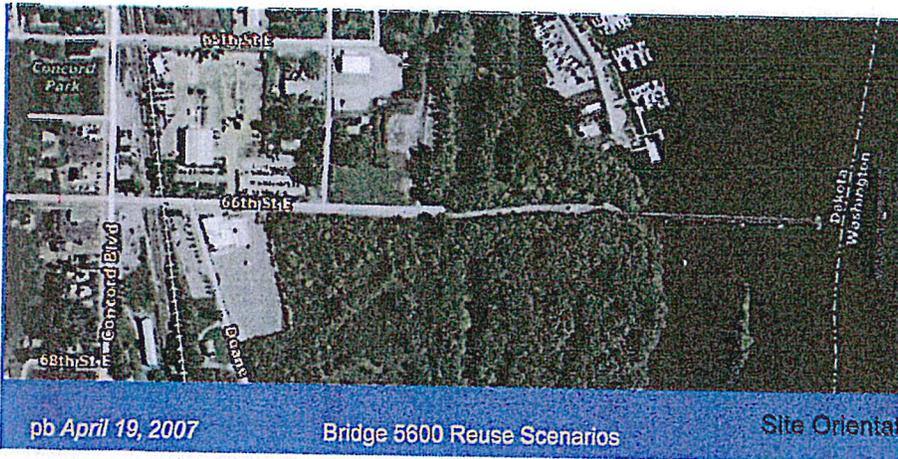
Industrial Office Park (IOP)

Industrial office park includes lots or parcels containing warehousing, storage and light industrial uses with associated office functions (see Figure 2.7: Industrial Uses). Industrial office park developments are usually designed in a unified manner and feature landscaped open areas and roadway edges, consistent lighting, and entry monumentation. The future land use plan identifies a number of IOP parcels along Highway 55 and 55/52.

Industrial Office Park Area Policies

1. Provide opportunities for new industrial development and expanded employment opportunities in Inver Grove Heights.
2. Provide attractive, planned environments as means to induce employers to locate within the City.
3. Enact standards for industrial developments that are in keeping with the need to improve the appearance and character of industrial properties.
4. Provide public services and infrastructure in keeping with the needs of

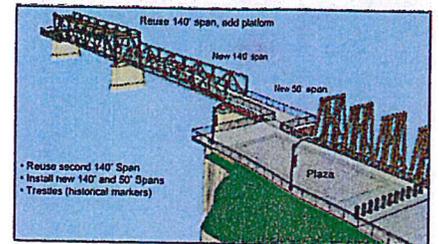
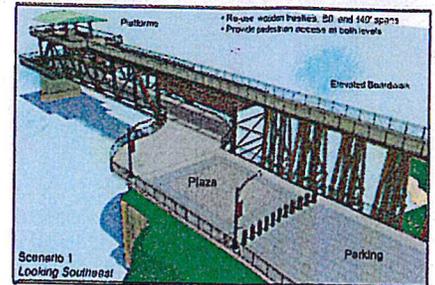
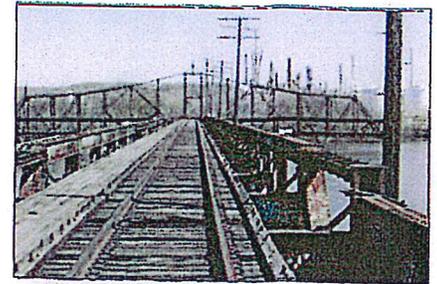
9. Critical Area Plan



could provide educational opportunities to the community at large. A combination of funding from the Park and Recreation Department and Macalister College as well as staff time could be used initially to implement this project.

Project #4

Continue to support redevelopment efforts for the Concord Neighborhood. In 1998, the City adopted a redevelopment plan for the Concord Neighborhood, which has the highest concentration of older structures in the community. More recently, Dakota County has begun constructing upgrades to the roadway. The City should actively participate in planning redevelopment efforts that respect the goals and policies of the Critical Area Plan. Continued redevelopment planning in this corridor should seek to enhance the value of Heritage Park improvements and foster economic vibrancy and connectivity with the river corridor.



A photo of Bridge 5600 (top) and two alternative design concepts that were evaluated in 2007 for reuse of Bridge 5600 as a scenic overlook.

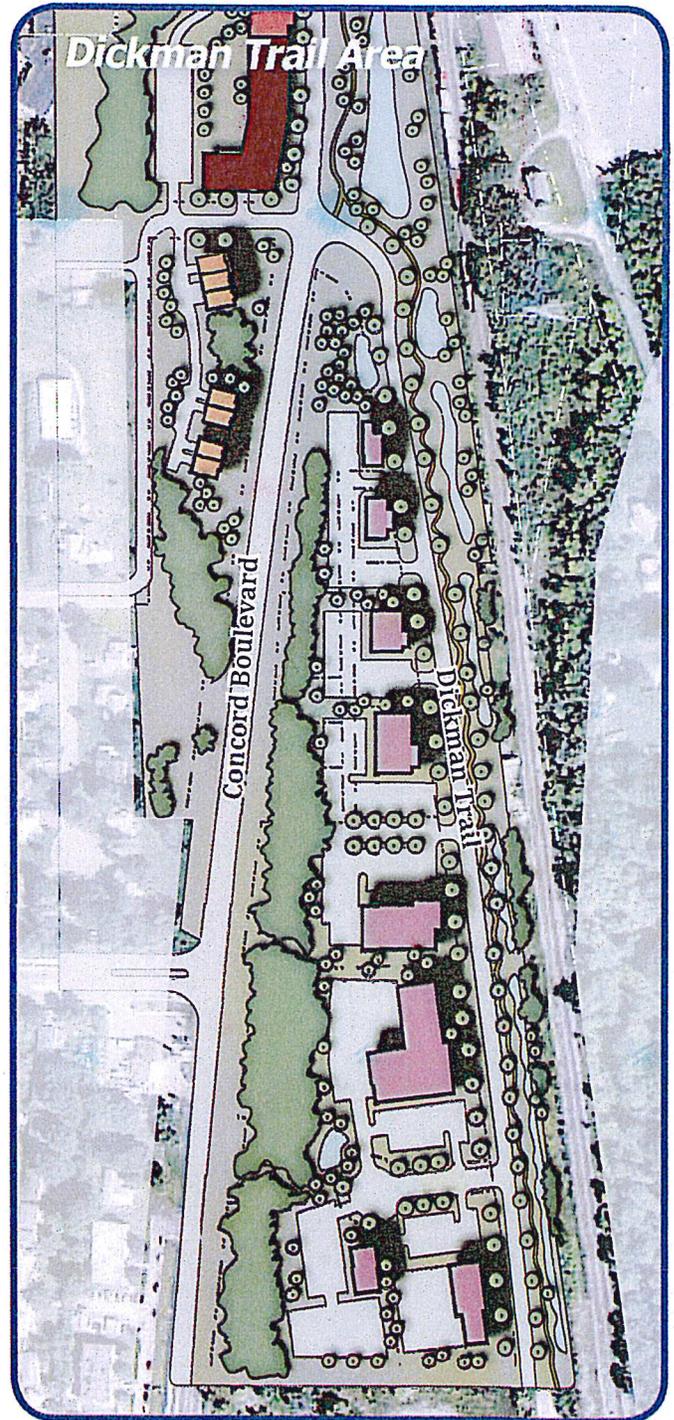
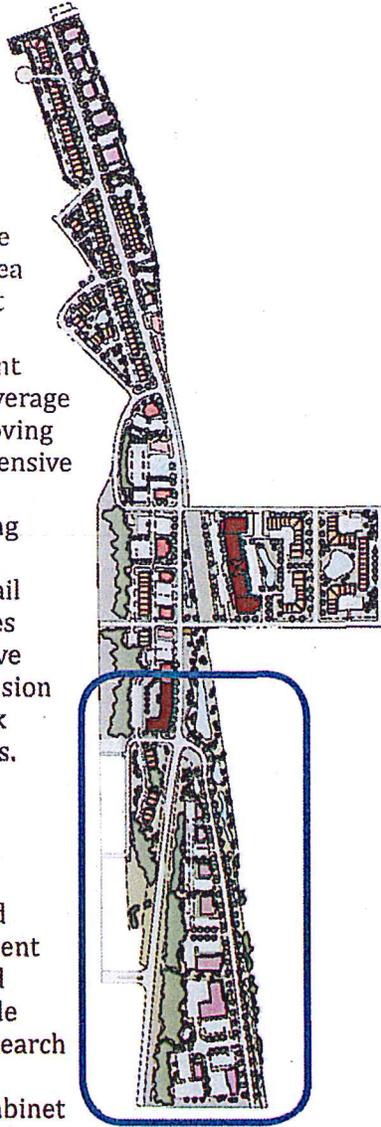
PREFERRED MASTER PLAN

DICKMAN TRAIL:

BUSINESS PARK

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

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



Please note: portions of the plan have been slightly modified 12/2012 as part of Design Guidelines work at Council Design Guidelines

PREFERRED MASTER PLAN

PROJECT #3 68TH STREET AND CONCORD MIXED USE AREA

The node on the northwest quadrant of 68th and Concord Boulevard includes a mix of single family homes and vacant lots. Some of these parcels are already owned by the City of Inver Grove Heights, acquired over the years to remove problem properties. Some of the homes sit on deep lots, which when combined create a feasible re-development project. This project will require the assembly of remaining parcels, re-platting and detailed site design. The project could then be marketed for a higher density housing project (owner or renter occupied) or a mixed use project with commercial on the ground floor and residential or office on upper floors.

PROJECT #4 NORTH CONCORD RESIDENTIAL

This project includes redevelopment of the single family homes on the west side of Concord Boulevard between Upper 61st Street to Dawn Way. A number of these properties have been rumored to be available for sale and could be acquired over time to provide a reasonable sized development parcel. This project presents an opportunity to eliminate individual driveway access points, to enhance the street front of Concord and to intensify the density of the area further supporting commercial and recreational uses in the district. The project would require acquisition of single family homes. Due to the number of homes to acquire, this project may be a longer term project.

PROJECT #5 DICKMAN TRAIL BUSINESS PARK

The triangle of industrial and single family homes south of the intersection of Dickman Trail and Concord Boulevard presents an economic development opportunity. Redevelopment of the site would eliminate conflicting land uses and would better utilize available land and infrastructure resources. Extension of this concept further to the south to include areas currently used for outside storage and salvage should be explored as part of master planning this

project area. Redevelopment of this area will include master planning, site acquisition, utility extensions, environmental investigation and clean-up and re-platting.

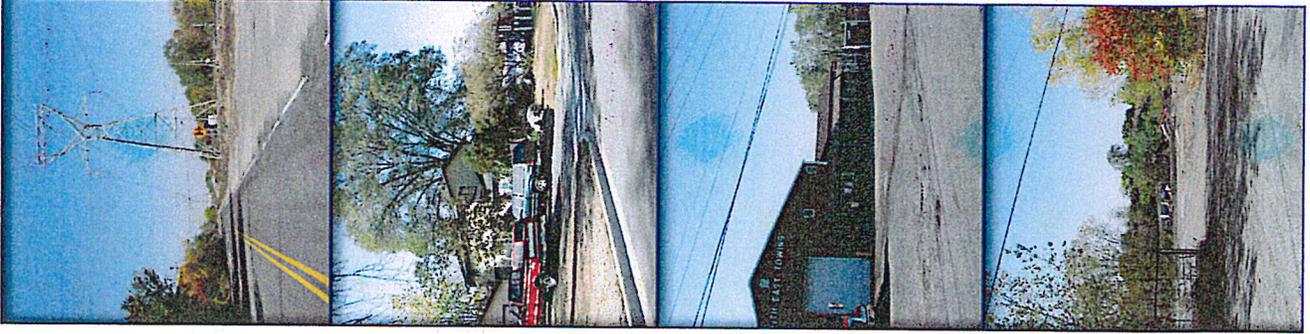
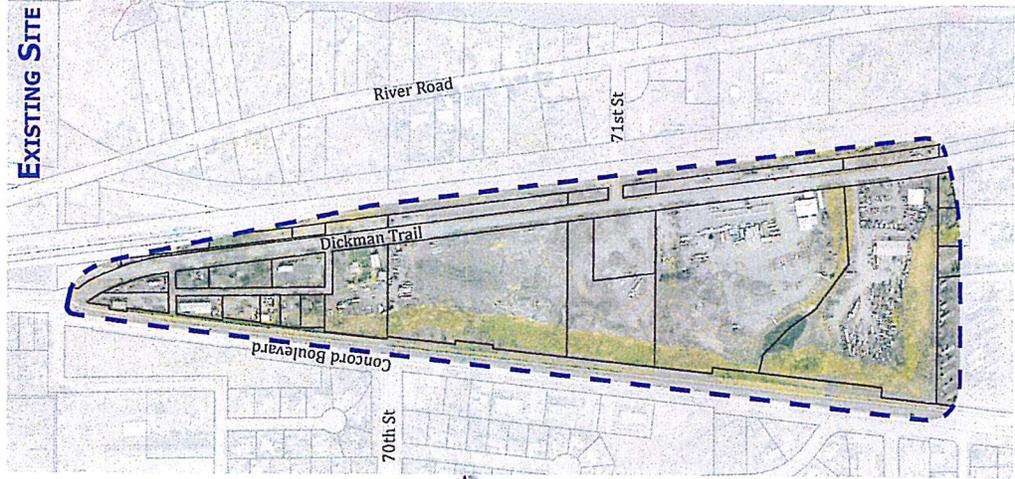
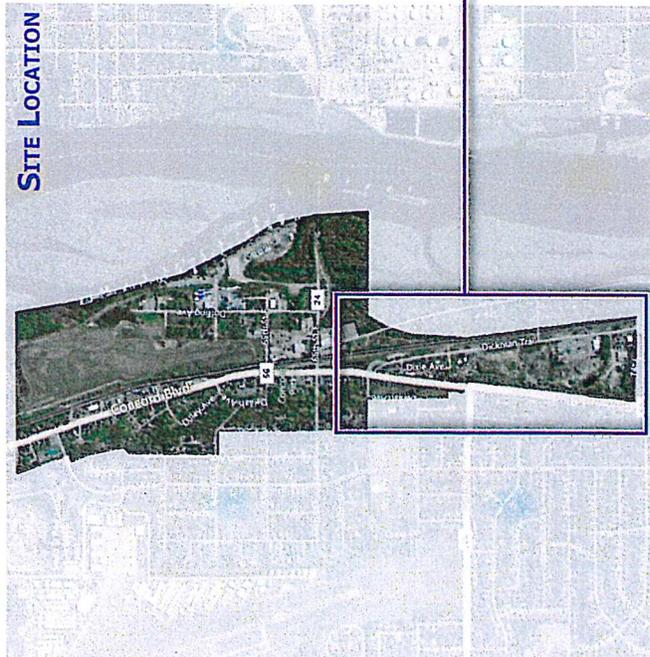
PROJECT #6 LIVE/WORK ON CONCORD

The site between Upper 61st Path and Delilah Ave on the east side of Concord Boulevard is identified as a site for a concept defined as Live/Work. The site currently is occupied by a refuse hauler, a sandblasting operation and an auto repair business. Redevelopment of the site will make for better use of the land and infrastructure. City and /or developer actions that would be required for this project would include acquisition and relocation of existing businesses, environmental investigation and remediation, re-platting and site design.

PROJECT #7 NORTH CONCORD COMMERCIAL

This project refers to the commercial users north of Upper 61st Path on the east side of Concord. The project area is represented by three separate property owners. Redevelopment of these areas could occur as a whole or separately on an individual basis. It would not require assembly of all the properties in order to proceed. The City's role in this project may best be suited to acting as a facilitator while working in close collaboration with the property owners so that when properties come up for sale, the City can help in securing the right user for redeveloping the site.

**CONCORD BOULEVARD NEIGHBORHOOD
CATALYST SITE: DICKMAN TRAIL - INDUSTRY**



EXISTING CONDITIONS

PROJECT SUMMARY - NORTH	
Site Area	14.75 ac. - 9.1 ac Buildable
Intended Use	Office Flex / Light Industrial
SF	90,000 SF
Density	.24 Floor to Area Ratio (of buildable)

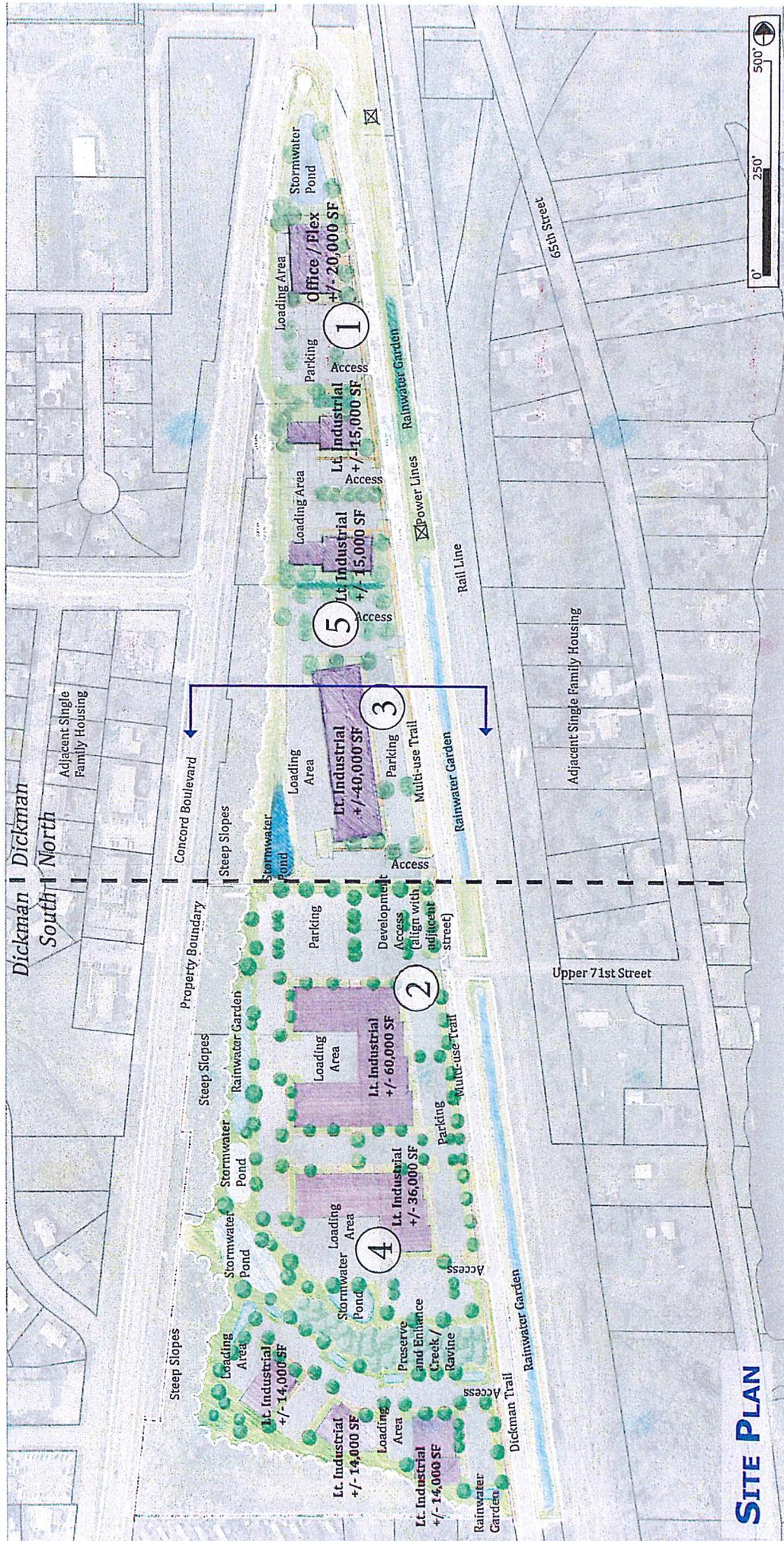
PROJECT SUMMARY - SOUTH	
Site Area	25.6 ac. - 15.5 ac Buildable
Intended Use	Office Flex / Light Industrial
SF	138,000 SF
Density	.20 Floor to Area Ratio (of buildable)

Dickman Industrial Park (South)

- Multi-Tenant Light Industrial (60,000 Sq. Ft.)
- Multi-Tenant Light Industrial (36,000 Sq. Ft.)
- (3) 1 acre Light Industrial Sites (+/- 14,000 Sq. Ft. for each site)

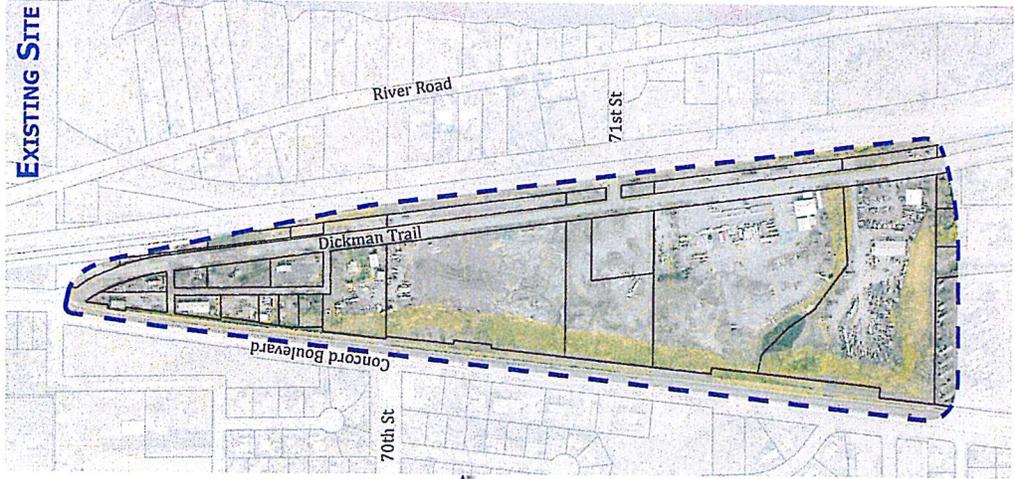
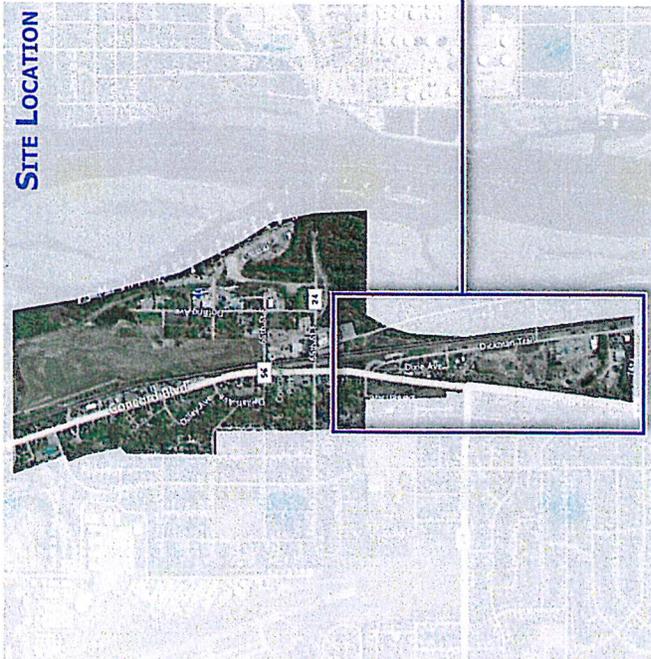
Dickman Industrial Park (North)

- 2 story Office / Flex (20,000 Sq. Ft.)
- (2) 1 Acre Light Industrial Sites (+/- 30,000 Sq. Ft.)
- Multi-Tenant Light Industrial (40,000 Sq. Ft.)



SITE PLAN

**CONCORD BOULEVARD NEIGHBORHOOD
CATALYST SITE: DICKMAN TRAIL - RESIDENTIAL**



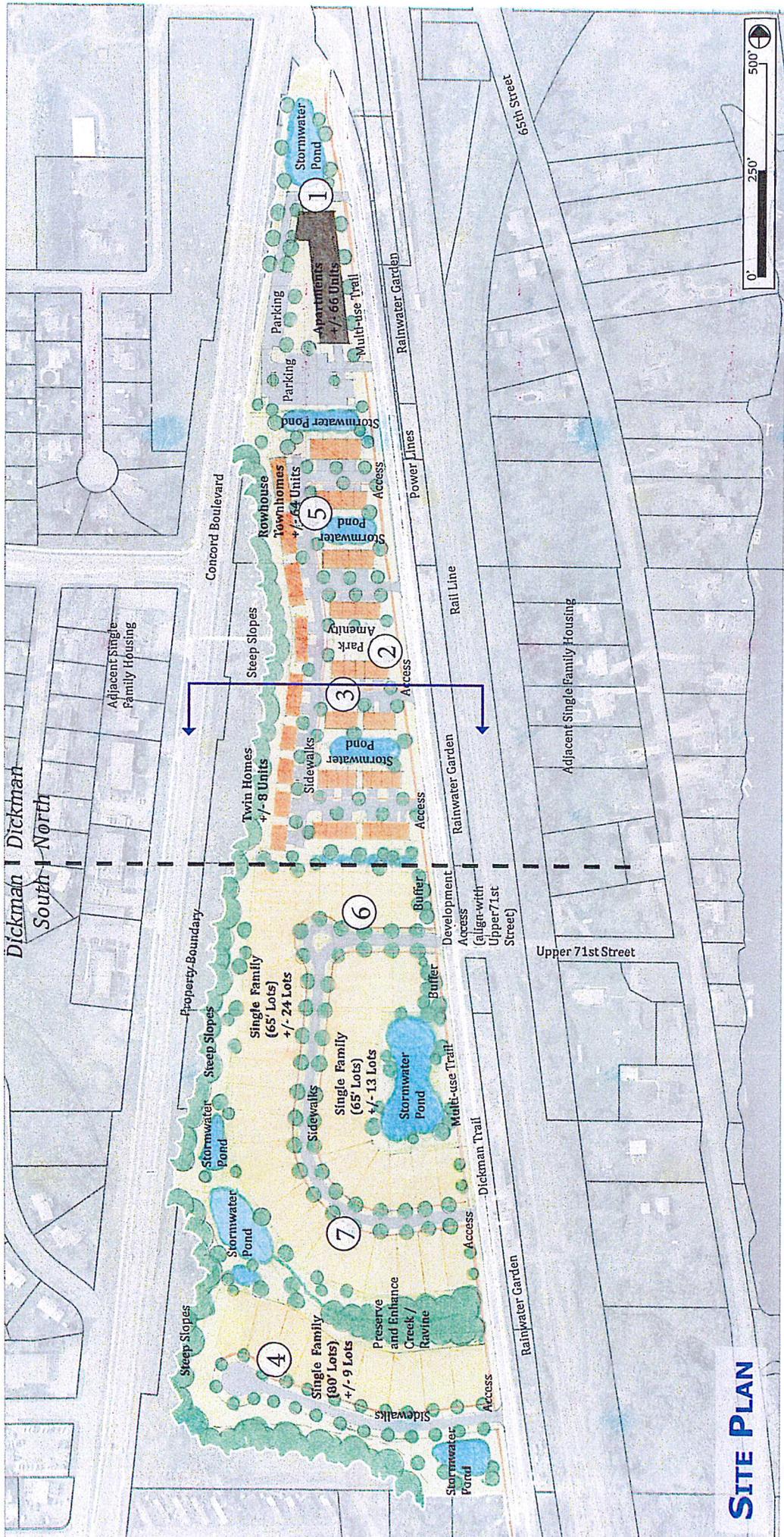
EXISTING CONDITIONS

SITE SUMMARY - NORTH	
Site Area	14.75 ac. - 9.1 ac Buildable
Intended Use	Townhomes, High Density Residential
Units	72 Townhomes, 66 High Density Residential
Density	15 Dwelling Units / Acre (of buildable)

SITE SUMMARY - SOUTH	
Site Area	25.6 ac. - 15.5 ac Buildable
Intended Use	Single Family Residential
Units	46 Single Family Residential
Density	3 Dwelling Units / Acre (of buildable)

Dickman Residential (South)
 - +/- 9 Single Family Lots at 80' width
 - +/- 37 Single Family Lots at 65' width

Dickman Residential (North)
 - 3 story Market Rate Rental Apartments (66 Units)
 - Underground Parking
 - Owner Occupied Townhomes (72 Units)



SITE PLAN