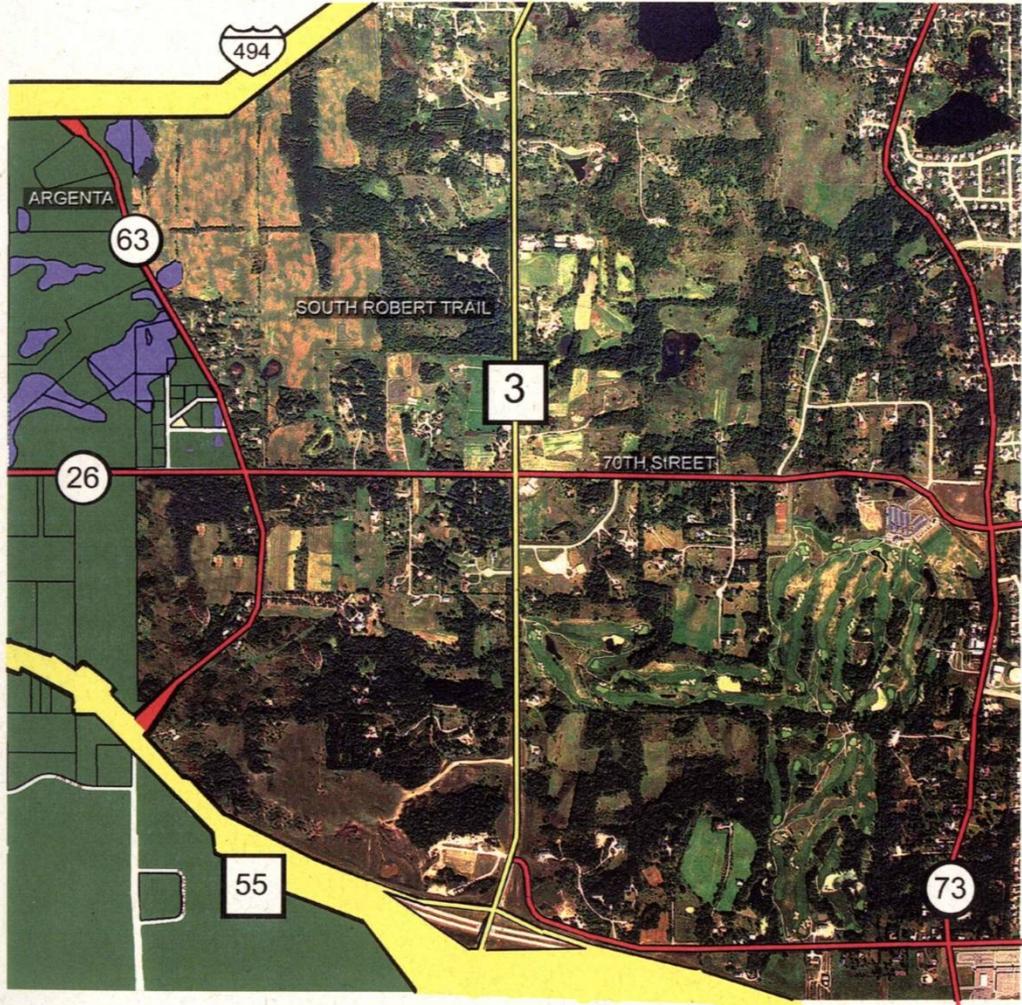


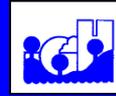
Northwest Area Planning Review 1998 to 2014

Sept 2, 2014



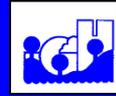
Hoisington Koegler Group Inc
123 North Third Street, Suite 100
Minneapolis, MN 55401
612.338.0800 fax: 612.338.6838





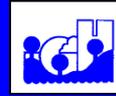
IGH Comprehensive Plan - 1998

- Catalyst to start looking at the NW Area for future development.
- Property owners concerned about high cost of infrastructure/utility extension (water, sanitary, storm).
 - Started the conversation (ultimately an advisory committee was formed to more formally structure the conversation)
 - Maybe there is a better way to look at future development
- Consistent with early 90s policy of protecting the water quality in the Marcott Lakes area – plan called for storm water to be piped to the Mississippi River.



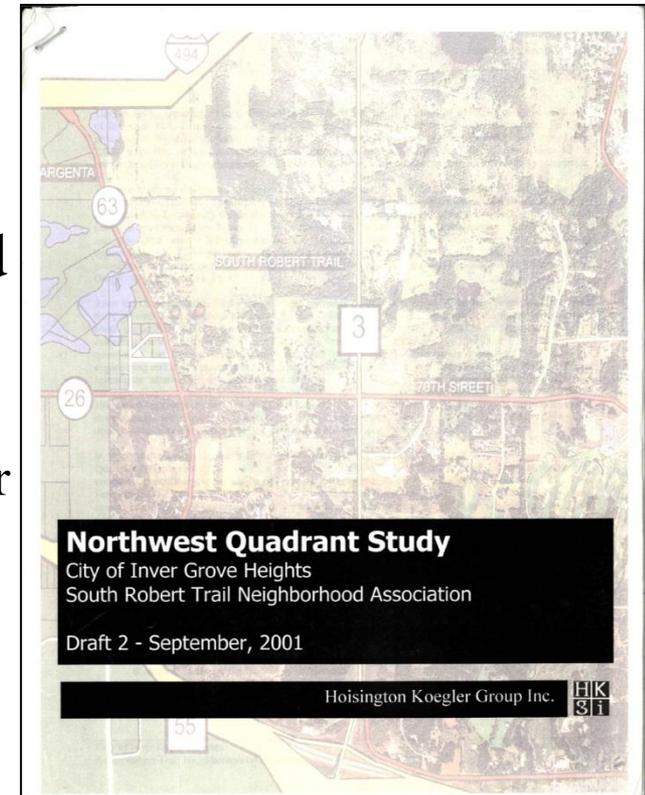
Series of Incremental Steps – Began in 2000 roughly...

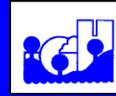
- Task Force formed to “study the planned extension of municipal utilities and subsequent development in the NW Area.”
 - Study of hydrology and land forms
 - Inventory of Natural Resources (NRI)
 - Study of land use, development patterns, environmental impacts
 - Study of regulatory tools and guides
 - Zoning, Storm Water, Collector Streets
 - Study of financing strategies
- Ongoing measures to calibrate and adjust relative to market forces



Northwest Area Study

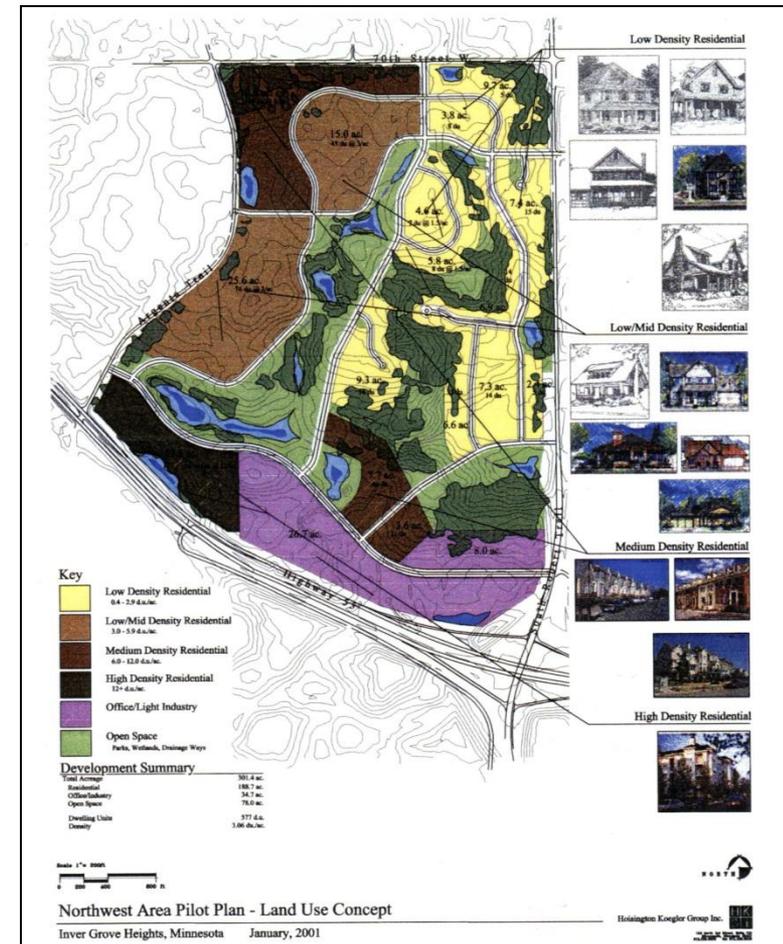
- HKGi, Emmons & Olivier Resources, University of Minnesota, and North American Wetland Engineering retained to conduct NW Area Study.
 - Can the Northwest Quadrant develop using creative land use that minimizes the need for major storm sewer system improvements?
 - How could it work considering private property rights, zoning, and economics?

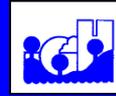




September 2001 – Pilot Northwest Quadrant Study

- Final report contained two key findings:
 - The NW Quadrant can be developed in a manner that utilizes creative land use patterns to minimize the need for major storm sewer system improvements; and,
 - Evolving on-site sanitary sewer technologies have the potential to serve land development needs, at least on a short-term basis.





Public Process

- Newsletters
- Web site
 - (www.ci.inver-grove-heights.mn.us)
- Open Houses
- Property owners and local developers were involved.

NORTHWEST AREA NEWS
City of Inver Grove Heights Newsletter of the Northwest Area Community Planning Initiatives
Newsletter No. 1 Summer 2005

Introduction
Welcome to the first in a series of newsletters to be produced through the summer, fall and winter of 2005/2006. These newsletters are focused on providing a summary of the community planning initiatives in the Northwest Area that have been underway since the City of Inver Grove Heights last updated its Comprehensive Plan in 1998. The newsletters will offer a brief account of the planning initiatives that have been completed for the Northwest Area and will provide summaries of current planning efforts that will be the subject of upcoming public workshops.

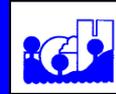
The newsletters will also announce the date, time and location of upcoming public meetings including the first scheduled public workshop on June 29th (see sidebar at right). The public open house meetings will offer an informal environment where residents and other interested stakeholders can learn about what planning and engineering initiatives are currently underway and can ask questions of key staff and consultants.

Public Workshop #1
Wednesday, June 29th
4:30 to 8:00 PM with special presentations at 4:45 PM and 6:15 PM
Veterans Memorial Community Center
8055 Barbara Avenue

Enter at the National Guard side of the Building—West Entrance—the meeting will be held in the Drill Floor.

Next Open House is tentatively set for mid July at the same place and time. Please check the web site to confirm actual date.

Introduction	1
Neighborhood Background	2
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Future IN FOCUS Epilog	4
Key Staff Contacts	4



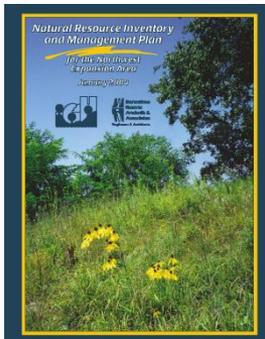
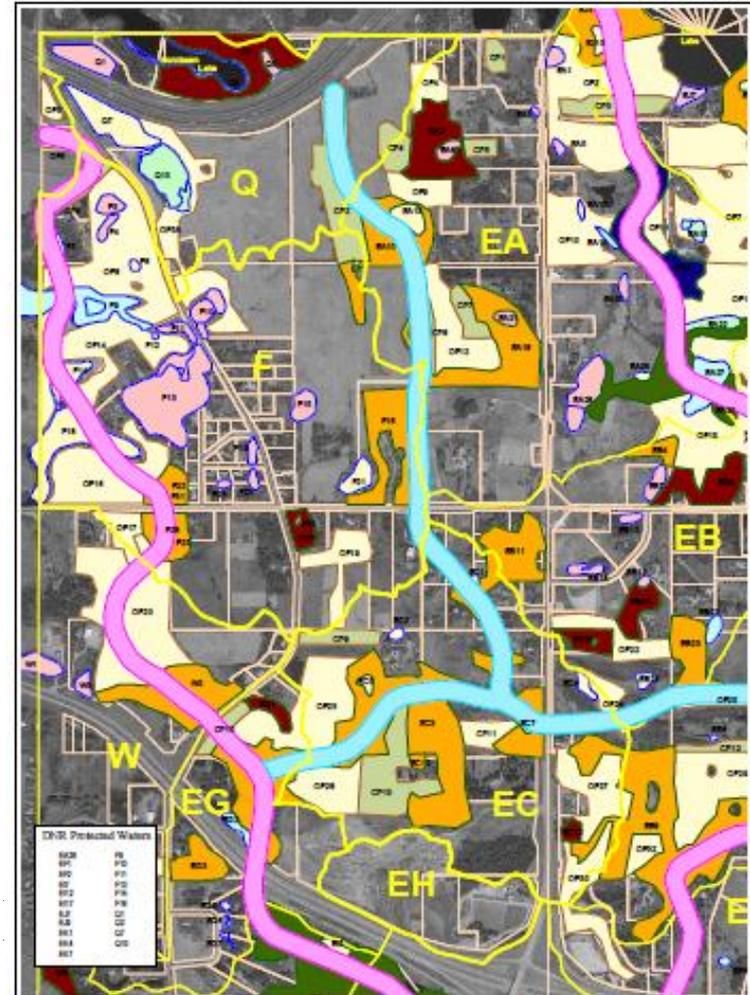
NRI 2004

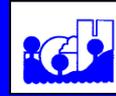
- BRAA finalizes the Natural Resource Inventory and Management Plan.

Wetland and Upland Management Classification: NW Quadrant

Wetlands	Uplands
	 Manage 1
	 Manage 2
	 Manage 3
	 Manage 4

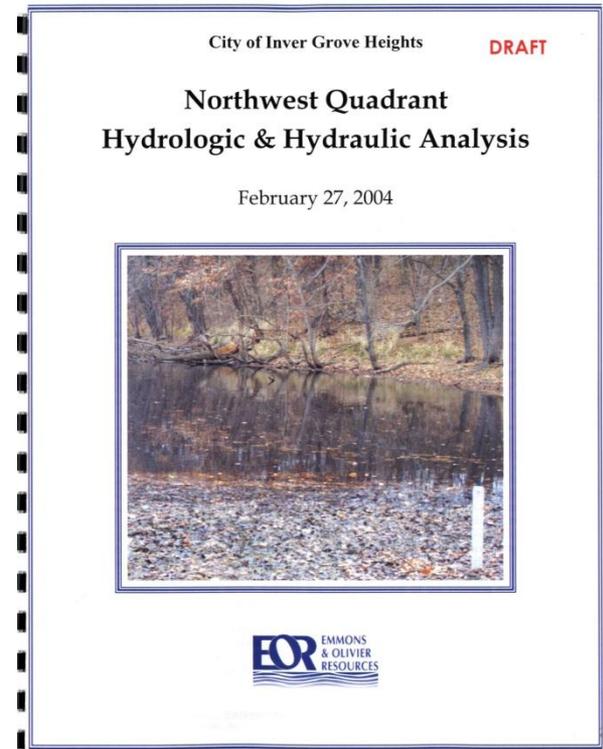
 Old Field	 Potential Primary Greenway
 Conifer Plantation	 Potential Secondary Greenway
 Drainage Districts	

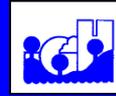




Hydrologic & Hydraulic Analysis 2004

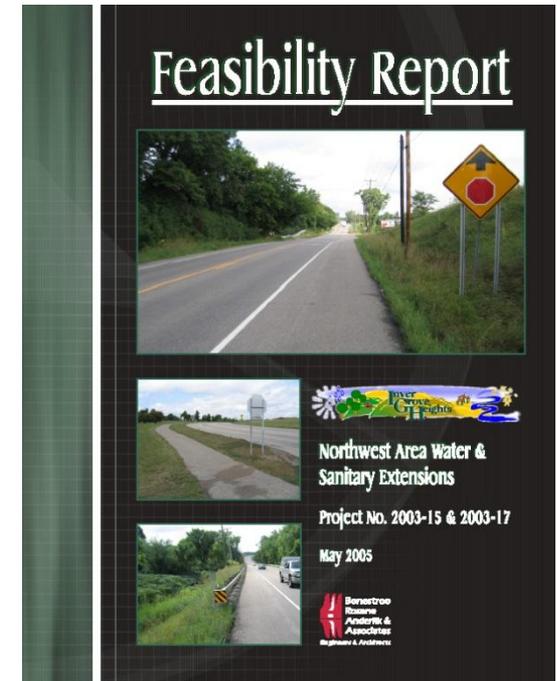
- Northwest Quadrant Hydrologic & Hydraulic Analysis completed by EOR.
- Study results validated pilot area approach as applied to entire Northwest Area.

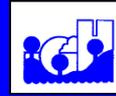




August 2004 – Sept/Oct 2005

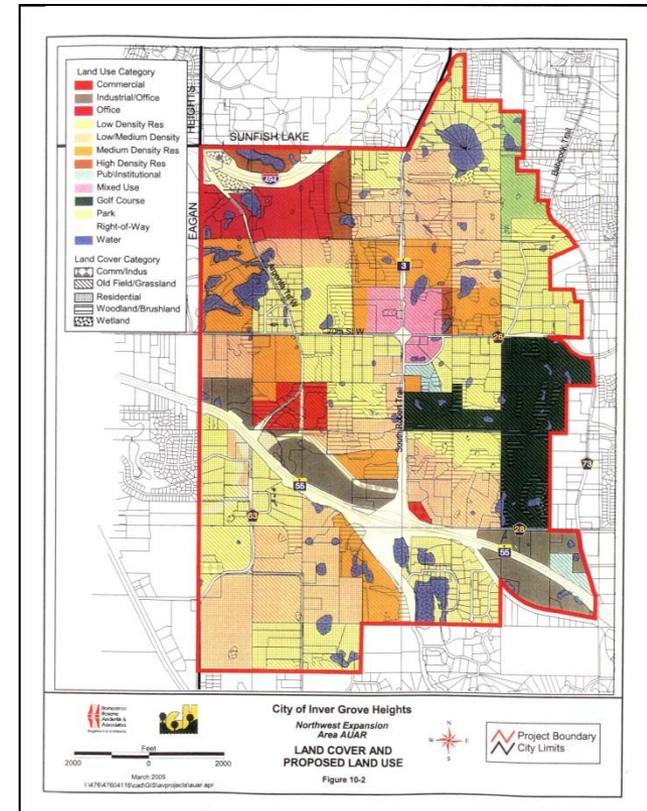
- Infrastructure Feasibility Study
 - Looked at all of NW Area
 - Provided detail for area up to 70th St.
 - How big is the pipe and where does it go?
 - At what costs?

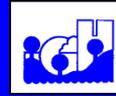




August 2004 – July 2005

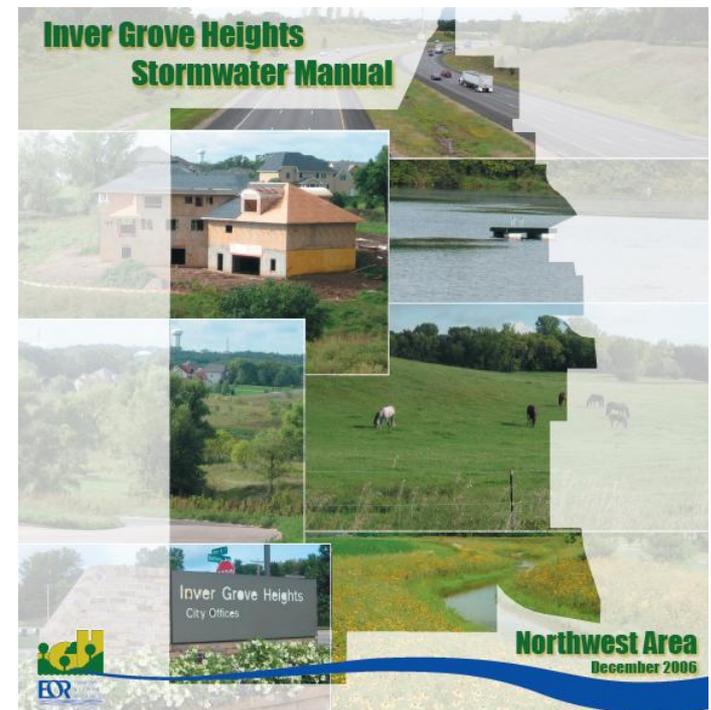
- Alternative Urban Areawide Review (AUAR)
 - Studied environmental impacts and infrastructure demand based on projected development

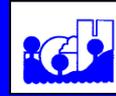




Stormwater Manual 2005-2006

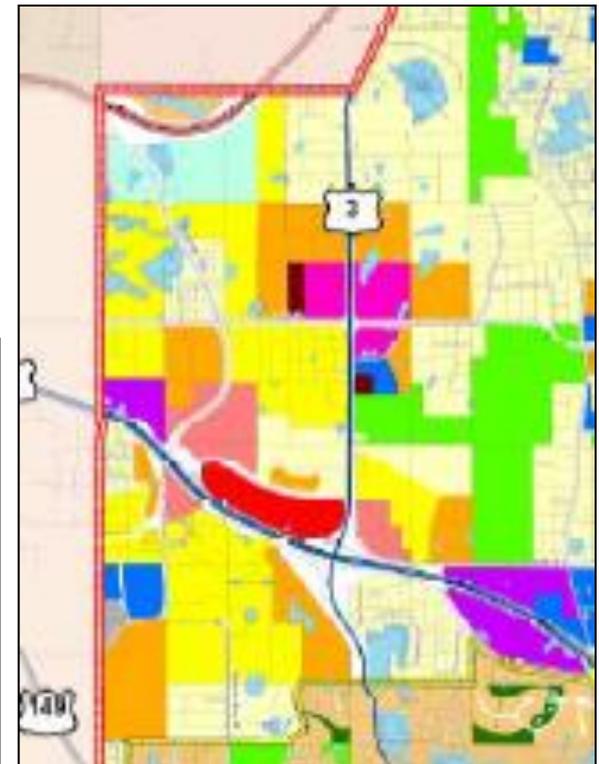
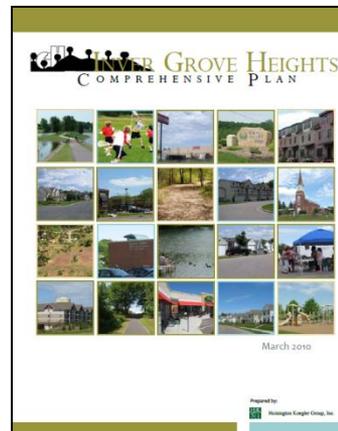
- Document that will accompany ordinance
- Serves as a resource by illustrating acceptable/preferred practices and procedures for designing, constructing and maintaining on-site stormwater systems and tying into the regional system.

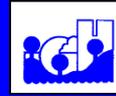




Comprehensive Plan 2008 - 2010

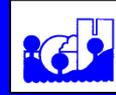
- Updated the 1998 Plan
- Integrated Northwest Area planning and updated the land use plan based on actual projects approved.



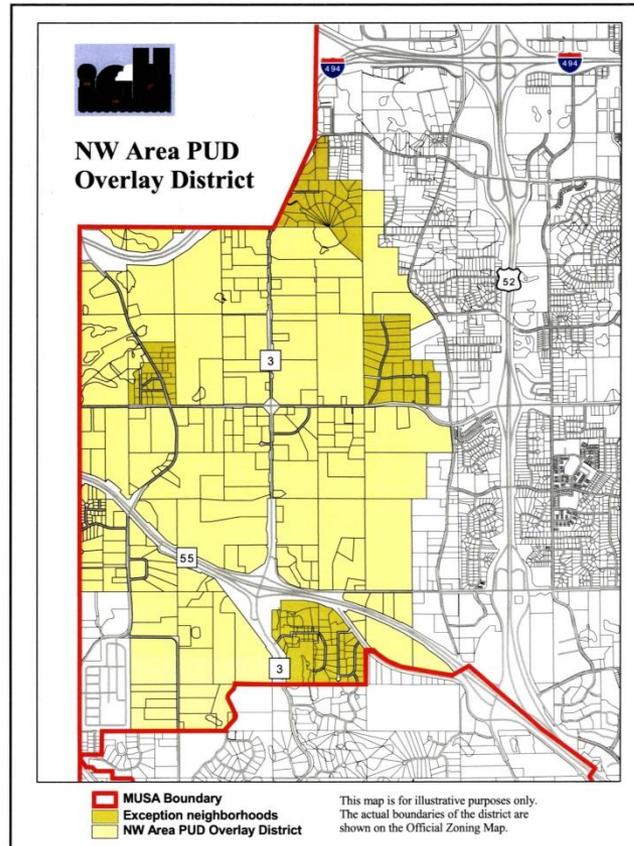


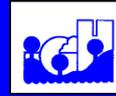
Regulatory Approach and NW Area Ordinance 2007-2008

- Approach will require a more detailed regulatory mechanism to accommodate a “non-traditional” development pattern across the NW Area necessary for the proposed stormwater management approach to be feasible.
- Evaluated a variety of approaches and determined PUD Overlay District is the most logical approach.



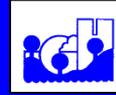
Overlay District Boundaries





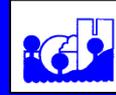
NW Quadrant PUD Overlay District – Overview

- Revises normal PUD procedures to accommodate uniqueness of NW Quadrant
- Establishes standards to ensure consistency with stormwater management design needs
- Allows for *flexibility in uses and design* in order to achieve broader goals
- Requires more open space in priority areas
- City generated Stormwater Manual assists developers in system design



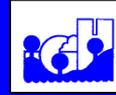
Overlay District Continued...

- Provides direction on maintenance, inspection and enforcement of the stormwater system
- Provides direction on ownership of open space including stormwater management facilities
- Establishes standards to ensure continuity and to ensure design techniques that minimize stormwater runoff
- Updates Subdivision Regulations



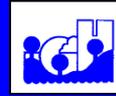
Establishment of Key Standards - Planned Unit Development

- All new development processed as a PUD
- Ordinance addresses bulk standards, open space, permitted uses, stormwater management, maintenance, approval procedures and performance standards.



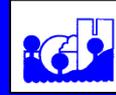
Establishment of Key Standards - Setbacks

- Establishment of minimum and maximum setbacks to allow for flexibility in Stormwater Management techniques
- Reduces impervious surface coverage and maximum building coverage
- Encourages more efficient use of land area... “build up not out”



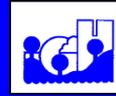
Establishment of Key Standards - Open Space Preservation

- 20% of buildable development area preserved as open space – priorities:
 - Protection of natural features (NRI)
 - Neighborhood linkages and connections to pockets of open space
 - Comprehensive plan designation for parks, trails and open space



Establishment of Key Standards - Open Space Preservation

- Open space and natural areas may be owned/managed by:
 - Property owner
 - Homeowner's association
 - Third-party organization
 - Dedicated to City of Inver Grove Heights – if demonstrated public need

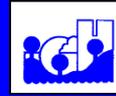


Establishment of Key Standards – Flexibility in Permitted Uses

- Relies on the basics of the underlying zoning district but provides for some flexibility in housing types.

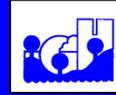
Uses	Zoning District				
	R-1C	R-2	R-3B	R-3C	MU
Single Family Dwellings	100%	100%	10%	10%	10%
Twinhomes/Two-Family Dwellings	30%	100%	30%	10%	15%
Multiple dwelling unit building (8 or fewer units)	10%	30%	100%	40%	100%
Multiple dwelling unit building (8+ units)	0%	0%	50%	100%	100%

Note: % in tables represent the total percent of units allowed by unit type or “use” in each district. For example, in the R-1C district, up to 30% of the total units in the proposed PUD may be twinhomes or two-family dwellings, or alternatively, the entire PUD could consist of all (100%) single family housing.



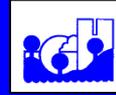
Financial Implications

- Financing of infrastructure is 100% reliant on “connection fees”.
 - Did not want to put burden on existing home owners
 - Financial burden should be born by new development
- Need enough units to support infrastructure investment made to date – services up to 70th Street.
 - If we don’t hit the estimated unit count, we are left with a revenue shortfall to cover debt incurred to extend infrastructure.
- Market dictates what will be built – staff evaluates plans to make sure projects achieve targeted density



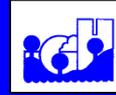
Projects

- United Properties
 - Industrial spec buildings (platted in 2008 - still on hold)
- Southview Senior Housing
- McGough – Argenta Hills
 - Commercial (target and future pad sites -- 2008)
 - Residential (planned multi-family but built to single family residential)
- Others
 - Loch Gregor – Hartford (neither got off the ground)
 - Groveland Heights (Iverson/Swanson) – recently approved



Projects

- Recession hits
 - Argenta SF homes still being built during recession
- Recent Land Use Plan Amendments requesting more Single Family Detached housing – less attached



Observations based on a couple years of implementation

- All projects have achieved or exceeded open space requirements – corridor width minimums are hard to achieve
- Storm water features are not occurring in side yard areas
- The market currently is pushing for single family detached housing – difficult to achieve a mix of housing types and affordability
- Desire to have smaller front yard setbacks on corner lots
- Developments are proposing 10 and 15 foot separation vs. 20