

**CITY OF INVER GROVE HEIGHTS**

**REQUEST FOR COUNCIL ACTION**

**Argenta Trail North Study Area Alignment Selection**

Meeting Date: March 23, 2015  
 Item Type: Regular  
 Contact: Scott D. Thureen, 651-450-2571  
 Prepared by: Scott D. Thureen, Public Works Director  
 Reviewed by: *SDT*

<b>Fiscal/FTE Impact:</b>	
<input type="checkbox"/>	None
<input type="checkbox"/>	Amount included in current budget
<input type="checkbox"/>	Budget amendment requested
<input type="checkbox"/>	FTE included in current complement
<input type="checkbox"/>	New FTE requested – N/A
<input checked="" type="checkbox"/>	Funding sources to be determined

**PURPOSE/ACTION REQUESTED**

Approve a resolution adopting an alignment for the right-of-way corridor for future Argenta Trail in the North Study Area.

**SUMMARY**

As noted in the March 9, 2015 update to the City Council, staff has been working with the developer of Blackstone Ridge, County staff, and our water resources consultant for the NWA to see if we could reach agreement on a plan that would make alignment alternative 3A viable for all parties. The discussions have focused on four items: (1) mitigation of the loss of most of regional stormwater basin F-011a, (2) the cost participation plan for the City and the County, (3) a cursory review of the concept plat that was submitted by the developer, and (4) the level of financial commitment required by the City to address the developer's needs.

City and County staff met with the developer's team on March 19, 2015. Staff presented the results of the review of the regional storm water basin mitigation, noted that County and City staff had reached agreement on a cost-share plan for the various segments of right-of-way or easements that would need to be acquired on the developer's parcel, confirmed that the County Plat Commission would be reviewing the concept plat for alignment 3A on March 23rd, and acknowledged the developer's financial reimbursement requirements to gain his support for alignment 3A.

Staff reiterated that the acquisition would need to be based on an appraisal. The developer's attorney stated that they had already procured the services of an appraiser who indicated that the price being requested by the developer is easily substantiated. The timing of the acquisition and payment were discussed. The developer desired an expedited schedule. Staff noted that the County and the City process would need to follow the appropriate legal processes to approve the funding.

City staff met on March 20, 2015 to discuss the developer's financial requirements and consider how the City might fund its share of the cost. Recognizing that accurate acquisition costs cannot be determined until the final storm water design is completed and land appraisals are

complete, staff estimates that the City's share of the cost could range from \$1,100,000 to \$1,500,000. We think that a funding plan can be developed. We request that if the Council desires to select alignment alternative 3A, they direct staff to prepare a financial plan.

## **MISCELLANEOUS**

An Exhibit (1) has been included that identifies and quantifies the estimated land acquisition needs for alignment alternative 3A. To date, the discussion has focused on the exception neighborhood and the Blackstone Ridge plat. The exhibit illustrates the impact on the other parcels in the alignment.

We also included an updated alternatives rating matrix comparing alignment alternatives 1, 2, 3, 3A, 4 and 5 (Exhibit 2). This shows the various technical issues that the project management team considered in its comparison of the alternatives. Exhibit 3 was added to define the items considered in the matrix.

There have been questions concerning the need for a 200-foot-wide right-of-way (ROW) as opposed to the typical 150-foot-wide ROW for a County highway. Both County and City staff believe acquisition of 200 feet is the best long-term plan for the transportation system. While the additional 50 feet would not be needed when the road is initially constructed, the cost and turmoil to acquire developed land at a later date would be great.

The revised 78 lot concept plat for Blackstone Ridge (Exhibit 4) was reviewed by the Dakota County Plat Commission on March 23, 2015. That body indicated that the concept plat appears to be viable, assuming that 65th Street is constructed to either existing Argenta Trail or TH 3, and that the necessary improvements were made for the temporary street connection to 70th Street (CSAH 26).

## **RECOMMENDATION**

Staff recommends that the City Council approve the following resolutions concerning the selection of alignment alternative 3A for the right-of-way corridor for future Argenta Trail:

- 1) Resolution selecting alignment alternative 3A for the realignment of Argenta Trail (County State Aid Highway 63)
- 2) Resolution requesting a draft Joint Powers Agreement with Dakota County for the acquisition and dedication of a strip of land 265 feet wide along the west side of the proposed Blackstone Ridge plat for the future realignment of Argenta Trail
- 3) Resolution requesting that Dakota County prepare a draft Acquisition and Dedication Agreement with James Deanovic for the transfer of the westerly 265 feet of the proposed preliminary plat of Blackstone Ridge
- 4) Resolution accepting for review as part of the final plat review process an amendment to the preliminary plat and preliminary PUD development plan for Blackstone Ridge previously approved under Resolution No. 14-194

SDT/kf

Attachments: Exhibits (4)  
Resolutions (4)

ALIGNMENT 3A - PROPOSED RIGHT-OF-WAY ACQUISITION

ROW Map No.	Property Identification Number (PID)	Property Address	Property Acreage	Full Acq.	South Project Right-of-Way Acquisition (SF)	North Study Right-of-Way Acquisition (SF)	Total Right-of-Way Acquisition (SF)	Total Right-of-Way Acquisition (ACRE)	South Project Severed Parcel Area (SF)	North Study Severed Parcel Area (SF)	Total Severed Parcel Area (SF)	Total Severed Parcel Area (ACRE)
2	20-00700-31-010	7241 Argenta Trail	1.01	x	44,068	-	44,068	1.01	-	-	-	-
3	20-00700-31-020	7275 Argenta Trail	0.90	-	867	-	867	0.02	-	-	-	-
5	20-00700-33-020	7312 Argenta Trail	2.96	x	128,813	-	128,813	2.96	-	-	-	-
6	20-00700-05-015	7101 Argenta Trail	34.05	-	43,989	138,769	182,758	4.20	-	15,732	15,732	0.36
7	20-00700-06-010	7260 Argenta Trail	43.39	-	189,981	49,086	239,067	5.49	2,832	-	2,832	0.07
30	20-00700-05-016	1466 70th St W	5.53	x	-	242,709	242,709	5.57	-	-	-	-
44	20-00600-78-011	-	60.25	-	2,288	525,935	525,935	12.07	-	167,315	167,315	3.84
49	20-00700-30-010	-	18.27	-	-	260,000	260,000	5.97	-	-	-	-
<b>TOTALS</b>					410,006	956,459	1,581,570	37.34	2,832	183,047	185,879	4.21

STORMWATER EASEMENT/RIGHT-OF-WAY

LEGEND

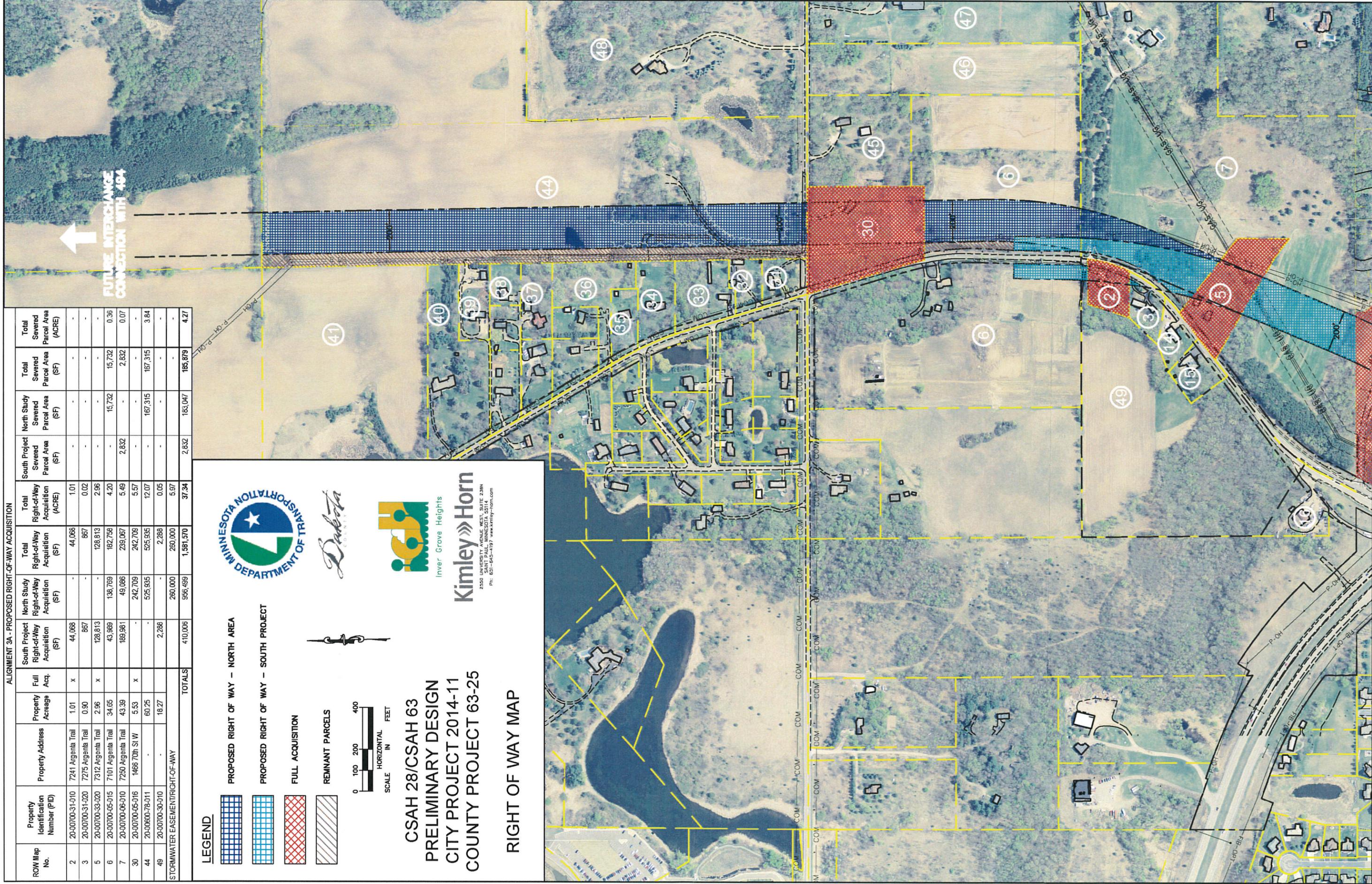
-  PROPOSED RIGHT OF WAY - NORTH AREA
-  PROPOSED RIGHT OF WAY - SOUTH PROJECT
-  FULL ACQUISITION
-  REMNANT PARCELS



**Kimley»Horn**  
Inver Grove Heights  
2550 UNIVERSITY AVENUE WEST, SUITE 238N  
SAINT PAUL, MINNESOTA, 55114  
PH: 651-963-4197 www.kimley-horn.com

CSAH 28/CSAH 63  
PRELIMINARY DESIGN  
CITY PROJECT 2014-11  
COUNTY PROJECT 63-25

RIGHT OF WAY MAP



# Argenta Trail Improvement Project



## NORTH AREA ALTERNATIVES RATINGS MATRIX

Project Goals	Considerations	Alternative 1	Alternative 2	Alternative 3	Alternative 3A	Alternative 4	Alternative 5
Operations/ Safety	Remove/reduce skew at CSAH 26	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal
	Provide 90 degree intersection at collector streets	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal
	Roadway alignments meet 55 MPH design speed	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal	◆ Meets project goal
Stormwater Treatment	Stormwater treatment capacity meets northwest area (NWA) requirements	◆ Impacts 4 NWA regional basins (6.6 Acre Feet) <b>\$0.1 million</b>	◆ Impacts 3 NWA regional basins (17.2 Acre Feet) <b>\$0.3 million</b>	◆ Impacts 2 NWA regional basins (17.2 Acre Feet) <b>\$0.3 million</b>	◆ Impacts 2 NWA regional basins (14.2 Acre Feet) <b>\$0.3 million</b>	◆ Impacts 4 NWA regional basins (5.4 Acre Feet) <b>\$0.1 million</b>	◆ Impacts 3 NWA regional basins (5.4 Acre Feet) <b>\$0.1 million</b>
Project Cost	<b>Right-of-way</b> Total acquisitions for current project (2016)	◆ 3 total acquisitions for CP 63-25	◆ 2 total acquisitions for CP 63-25	◆ 2 total acquisitions for CP 63-25	◆ 2 total acquisitions for CP 63-25	◆ 2 total acquisition for CP 63-25	◆ 2 total acquisition for CP 63-25
	<b>Right-of-way</b> Total acquisitions for future project	◆ 10 total acquisitions for future interchange	◆ 6 total acquisitions for future interchange	◆ 4 total acquisitions for future interchange	◆ 1 total acquisitions for future interchange	◆ 1 total acquisition for future interchange	◆ 1 total acquisition for future interchange
	<b>Right-of-way*</b> Total acreage	24.75 acres	39.00 acres	40.50 acres	37.00 acres	32.25 acres	32.25 acres
	<b>Right-of-way</b> Impacted parcels	20 impacted parcels	19 impacted parcels	16 impacted parcels	9 impacted parcels	10 impacted parcels	11 impacted parcels
	<b>Right-of-way</b> Impact to planned Blackstone Ridge development	No additional reduction in developable area	6 acre reduction in developable area	10 acre reduction in developable area	14 acre reduction in developable area	26 acre reduction in developable area (14 acres severed)	19 acre reduction in developable area (10 acres severed)
	<b>Right-of-way</b> Total cost	<b>\$5.9 - \$7.2 million</b>	<b>\$5.3 - \$7.1 million</b>	<b>\$5.1 - \$7.5 million</b>	<b>\$4.1 - \$6.4 million</b>	<b>\$4.2 - \$7.3 million</b>	<b>\$4.6 - \$7.6 million</b>
	Utility impacts/ relocation cost	◆ Xcel Transmission 400 feet of conflict <b>\$0.5 million</b>	◆ Xcel Transmission 4,500 feet of conflict <b>\$1.5 million</b>	◆ Xcel Transmission 4,500 feet of conflict <b>\$1.5 million</b>	◆ Xcel Transmission 2,000 feet of conflict <b>\$1.2 million</b>	◆ Xcel Transmission 700 feet of conflict <b>\$0.8 million</b>	◆ Xcel Transmission 600 feet of conflict <b>\$0.8 million</b>
Earthwork cost	◆ Total earthwork = 104,000 CY <b>\$0.9 million</b>	◆ Total earthwork = 110,000 CY <b>\$1.0 million</b>	◆ Total earthwork = 179,000 CY <b>\$1.5 million</b>	◆ Total earthwork = 152,000 CY <b>\$1.3 million</b>	◆ Total earthwork = 130,000 CY <b>\$1.1 million</b>	◆ Total earthwork = 197,000 CY <b>\$1.7 million</b>	
<b>Total cost differential</b>		<b>\$7.4 - \$8.7 million</b>	<b>\$7.8 - \$9.6 million</b>	<b>\$8.4 - \$10.8 million</b>	<b>\$6.9 - \$9.2 million</b>	<b>\$6.2 - \$9.3 million</b>	<b>\$7.2 - \$10.2 million</b>

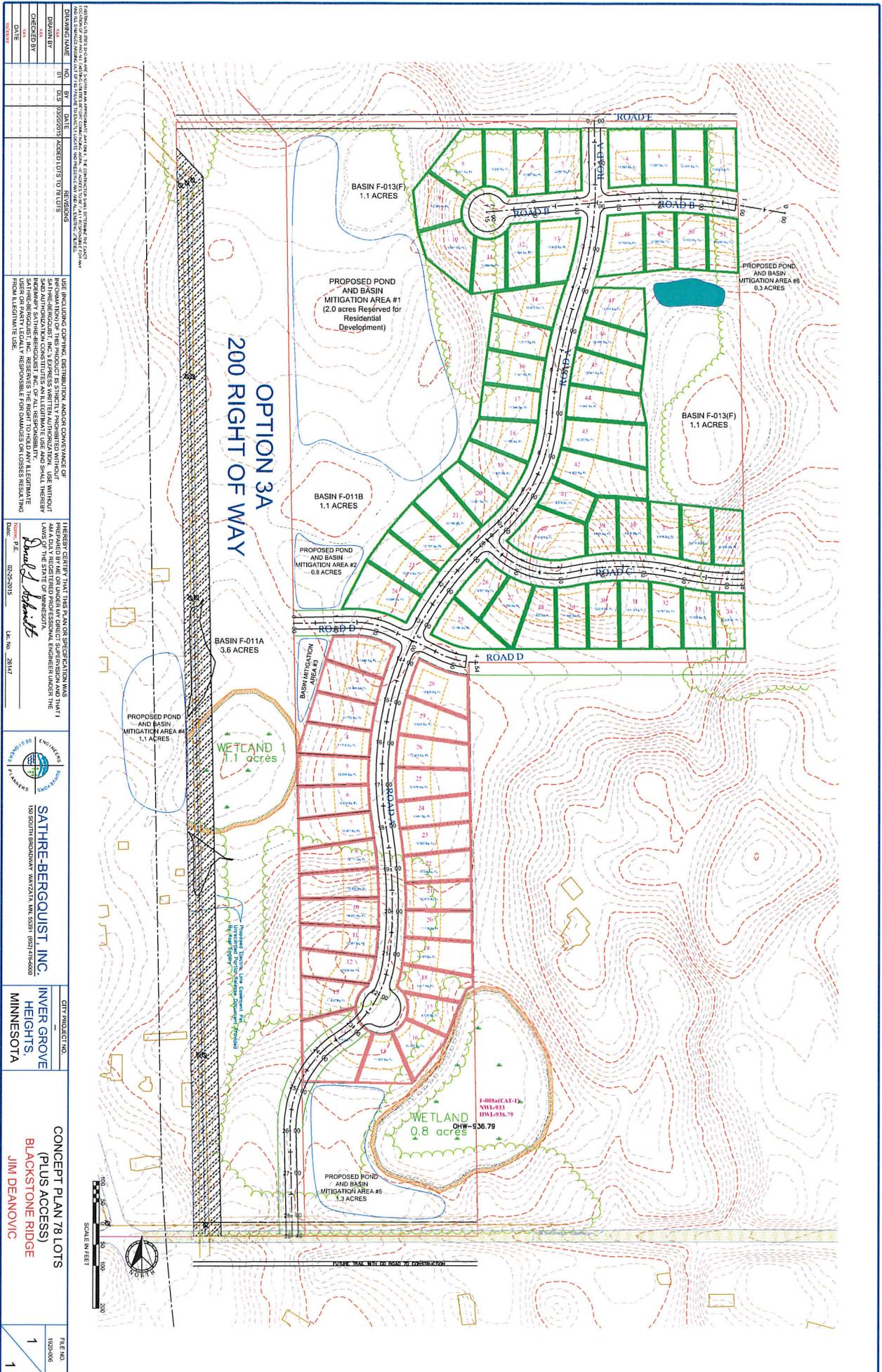
! Indicates increased level of risk for future project cost considerations.

\*The city and county may require dedication of a portion of right-of-way for future Argenta Trail through platting process

**ARGENTA TRAIL (CSAH 63) REALIGNMENT  
NORTH AREA STUDY**

*EVALUATIONS MATRIX – DEFINITIONS & ASSUMPTIONS*

<b>Stormwater Treatment</b> <i>Meets NWA requirements</i>	Total impact to existing NWA regional basins and total treatment/storage required to mitigate the impacts. Costs shown are for excavation/construction. Right-of-way needs for stormwater treatment are reflected in the right-of-way costs (See below)
<b>Right-of-Way</b> <i>Total acquisitions for current project (2016)</i>	Total acquisitions required north of Amana Trail for the 200-foot Argenta Trail right-of-way. These parcels would be impacted and acquired as part of the 2016 project (CP63-25).
<b>Right-of-Way</b> <i>Total acquisitions for future project</i>	Total acquisitions required for the 200-foot Argenta Trail right-of-way for future project phases. These properties are in addition to the properties that are proposed to be acquired as part of the 2016 project (CP63-25). No timetable has been set for these property acquisitions.
<b>Right-of-Way</b> <i>Total acreage</i>	Total acreage of right-of-way needed for the 200-foot Argenta Trail right-of-way, power line relocation, and mitigation of NWA regional basin impacts. Does not include severed parcel area.
<b>Right-of-Way</b> <i>Impacted parcels</i>	Total number of parcels impacted by proposed or future right-of-way acquisition. Includes properties between Amana Trail and the future I-494 interchange.
<b>Right-of-Way</b> <i>Impact to planned Blackstone Ridge Development</i>	Impact to the developable area of the proposed Blackstone Ridge development. Impacts include right-of-way needs for the Argenta Trail 200-foot right-of-way only.
<b>Right-of-Way</b> <i>Total Cost</i>	Total Cost for the right-of-way needs identified above including the 200-foot Argenta Trail right-of-way, power line relocation, and mitigation of NWA regional basin impacts. The total costs are reflected as a range due to the unknown timing of development and property acquisitions. Properties will be acquired at current year values (per current laws/regulations) when a future project is proposed.



<p>CONCEPT PLAN 78 LOTS (PLUS ACCESS) BLACKSTONE RIDGE JIM DEANOVIC</p> <p>DATE: 02/25/2015</p> <p>BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 02/25/2015</p>	<p>REVISIONS:</p> <p>NO. 01 DATE 02/25/2015</p>	<p>USE INCLUDING CAPPING, DISTRIBUTION AND/OR CONVEYANCE OF MITIGATION OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF SATHRE-BERGOUST, INC. OR ALL RESPONSIBILITY FOR USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM LEGITIMATE USE.</p>	<p>HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p><i>David J. Hoff</i></p> <p>Professional Engineer License No. 025258015</p> <p>LE No. 28147</p>	<p>ENGINEER</p> <p>SATHRE-BERGOUST, INC.</p> <p>100 SOUTH BROADWAY, MINNETONKA, MN 55345 (952) 755-8888</p>	<p>CONCEPT PLAN 78 LOTS (PLUS ACCESS) BLACKSTONE RIDGE JIM DEANOVIC</p>	<p>FILE NO. 1</p> <p>1</p>
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**CITY OF INVER GROVE HEIGHTS  
DAKOTA COUNTY, MINNESOTA**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION SELECTING ALIGNMENT ALTERNATIVE 3A FOR THE REALIGNMENT OF  
ARGENTA TRAIL (COUNTY STATE AID HIGHWAY 63) AS PRESENTED AT THE  
FEBRUARY 23, 2015 COUNCIL MEETING**

**WHEREAS**, on September 8, 2014, the City Council approved a Joint Powers Agreement with Dakota County for preliminary engineering and final design for City Project No. 2014-11 – Argenta Trail at Trunk Highway 55 (County Project 63-25); and

**WHEREAS**, on September 8, 2014, the City Council accepted a proposal from Kimley-Horn and Associates, Inc. for professional services to complete the preliminary engineering for said project; and

**WHEREAS**, on October 27, 2014 the City Council approved an amendment to the professional services contract with Kimley-Horn to add the development and comparison of a number of alignment alternatives for Argenta Trail, from the north end of the South Project Area (City Project No. 2014-11) to the vicinity of a future interchange location on I-494 (referred to as the North Area Study); and

**WHEREAS**, on November 10, 2014, the City Council approved the first amendment to the aforementioned Joint Powers Agreement with Dakota County to include the North Area Study; and

**WHEREAS**, a project management team consisting of representatives from the City, Dakota County, Mn/DOT and Kimley-Horn met or communicated many times throughout the study process; and

**WHEREAS**, the study process included a comprehensive public involvement program and copies of all written comments received, and a summary of all comment topics, were provided to the City Council; and

**WHEREAS**, five alignment alternatives for the realignment of Argenta Trail (from a point north of its intersection with Amana Trail to the vicinity of a future I-494 interchange location) were developed and evaluated for potential impacts and cost; and

**WHEREAS**, the program management team recommended the approval of either Alignment Alternative 1, 4 or 5 as the preferred alignment for the future Argenta Trail right-of-way corridor; and

**WHEREAS**, at the February 23, 2015 Council meeting, an alignment alternative, referred to as 3A, was introduced by the public with a request for consideration; and

**WHEREAS**, at the February 23, 2015 Council meeting, the developer of Blackstone Ridge indicated his willingness to consider alignment alternative 3A, with the condition that he be adequately compensated for the land involved; and

**WHEREAS**, the Council directed staff to meet with the various stakeholders to determine if alignment alternative 3A was viable, and a number of meetings were held; and

**WHEREAS**, the developer has requested to be compensated a specific amount for the property covered by the Xcel transmission line easement and the right-of-way for future Argenta Trail, and the mitigation of the regional storm water basin located in the aforementioned area be addressed; and

**WHEREAS**, the City will need to provide its share of the cost, based on the cost-sharing plan developed with County staff.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council accepts the recommendation of the project management team and approves Alignment Alternative 3A as the preferred alignment for the future Argenta Trail right-of-way corridor.

Adopted by the City Council of Inver Grove Heights this 23rd day of March 2015

AYES:

NAYS:

\_\_\_\_\_  
George Tourville, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Kennedy, Deputy Clerk

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION REQUESTING A DRAFT JOINT POWERS AGREEMENT WITH  
DAKOTA COUNTY FOR THE ACQUISITION AND DEDICATION OF A STRIP OF LAND  
265 FEET WIDE ALONG THE WEST SIDE OF THE PROPOSED BLACKSTONE RIDGE  
PLAT FOR THE FUTURE REALIGNMENT OF ARGENTA TRAIL**

**WHEREAS**, James Deanovic (Deanovic) owns or controls the property contained within the preliminary plat proposal for Blackstone Ridge.

**WHEREAS**, Dakota County and the City are in the process of determining the realignment of Argenta Trail.

**WHEREAS**, the engineering and transportation analyses for the realignment indicate that a viable route for the realignment would be within the westerly 265 feet of the land owned by Deanovic.

**WHEREAS**, the County and the City are engaged with Deanovic in discussions and negotiations, the objective of which is to outline a transaction by which the westerly 265 feet would be transferred to the County for the realigned Argenta Trail.

**WHEREAS**, the next step in the process is for the County and the City to consider a Joint Powers Agreement to address cost participation in that transaction.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS:**

1. The City requests that the County draft a Joint Powers Agreement for consideration by the County and the City. The draft agreement should address the following:
  - a. A legal description of the land to be transferred to the County for the realigned Argenta Trail.
  - b. The timing of the transfer.
  - c. A dedication by the owner of a 100 foot wide strip within the 265 foot wide strip needed for the realignment.
  - d. Payment to the owner for a 165 foot strip within the 265 foot wide strip needed for the realignment.
  - e. Provisions that address storm water pond capacity for storm water runoff from the realigned Argenta Trail. Provisions that address easements within the proposed plat of Blackstone Ridge to accept storm water runoff from realigned Argenta Trail.

- f. Provisions that address construction of storm water ponds to serve the realigned Argenta Trail.
  - g. Payment to the owner in an amount up to \$2,311,000.
  - h. Cost participation by the County and the City for the property interest being acquired from the owner.
  - i. Provisions that address the appraisal process.
  - j. A schedule of actions that are required to effect the transfer.
2. That the City Administrator and City Finance Director are directed to consult with Ehlers & Associates and identify funding alternatives for the City to meet the City obligations for cost participation in the transaction in the amounts that will be reflected in the Joint Powers Agreement.
  3. The City requests that the draft Joint Powers Agreement be prepared as soon as practicable.

Passed this 23rd day of March, 2015.

AYES:  
NAYS:

ATTEST:

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George Tourville, Mayor

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Melissa Kennedy, Deputy Clerk

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION REQUESTING THAT DAKOTA COUNTY PREPARE A DRAFT  
ACQUISITION AND DEDICATION AGREEMENT WITH JAMES DEANOVIC FOR THE  
TRANSFER OF THE WESTERLY 265 FEET OF THE PROPOSED PRELIMINARY PLAT OF  
BLACKSTONE RIDGE**

**WHEREAS**, James Deanovic (Deanovic) owns or controls the property contained within the preliminary plat proposal for Blackstone Ridge.

**WHEREAS**, Dakota County and the City are in the process of determining the realignment of Argenta Trail.

**WHEREAS**, the engineering and transportation analyses for the realignment indicate that a viable route for the realignment would be within the westerly 265 feet of the land owned by Deanovic.

**WHEREAS**, the County and the City are engaged with Deanovic in discussions and negotiations, the objective of which is to outline a transaction by which the westerly 265 feet would be transferred to the County for the realigned Argenta Trail.

**WHEREAS**, it is appropriate that an agreement be prepared that addresses what portion of the westerly 265 feet will be dedicated by the owner and what portion will be acquired by the County.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS:**

1. The City requests that the County draft an Acquisition and Dedication Agreement with the owner for consideration by the County and the City. The draft Acquisition and Dedication Agreement should address the following:
  - a. A legal description of the land to be transferred to the County for the realigned Argenta Trail.
  - b. The timing of the transfer.
  - c. A dedication by the owner of a 100 foot wide strip within the 265 foot wide strip needed for the realignment.
  - d. Payment to the owner for a 165 foot strip within the 265 foot wide strip needed for the realignment.

- e. Provisions that address storm water pond capacity for storm water runoff from the realigned Argenta Trail. Provisions that address easements within the proposed plat of Blackstone Ridge to accept storm water runoff from realigned Argenta Trail.
  - f. Provisions that address construction of storm water ponds to serve the realigned Argenta Trail.
  - g. Payment to the owner in an amount up to \$2,311,000.
  - h. A schedule of actions that are required to effect the transfer.
2. The City requests that the draft Acquisition and Dedication Agreement be prepared as soon as practicable.

Passed this 23rd day of March, 2015.

AYES:  
NAYS:

ATTEST:

\_\_\_\_\_  
George Tourville, Mayor

\_\_\_\_\_  
Melissa Kennedy, Deputy Clerk

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ACCEPTING FOR REVIEW AS PART OF THE FINAL PLAT REVIEW  
PROCESS AN AMENDMENT TO THE PRELIMINARY PLAT AND PRELIMINARY PUD  
DEVELOPMENT PLAN FOR BLACKSTONE RIDGE PREVIOUSLY APPROVED UNDER  
RESOLUTION NO. 14-194**

**WHEREAS**, The preliminary plat and preliminary PUD development plan for the Blackstone development including Blackstone Ridge was approved by the City Council on November 10, 2014.

**WHEREAS**, Condition #28 of the preliminary approval required the final plat of Blackstone Ridge to reflect the future alignment of Argenta Trail as adopted by the City Council and Dakota County.

**WHEREAS**, Condition #29 of the preliminary approval establishes a condition subsequent to preliminary approval and requires the City Council to adopt a comprehensive plan amendment to the effect that realigned Argenta Trail will not be placed on the plat of Blackstone Ridge. The City is scheduled to consider the comprehensive plan amendment on or before April 27, 2015.

**WHEREAS**, The City Council is scheduled to select a preferred alignment for Argenta Trail on March 23, 2015 and is scheduled to consider a comprehensive plan amendment no later than April 27, 2015.

**WHEREAS**, In anticipation that the City Council action may result in the realignment of Argenta Trail being located on the plat of Blackstone Ridge, the developer has submitted to the City a concept plan for a revised plat of Blackstone Ridge identified as Alignment Alternative 3A. This concept plan reduces the amount of lots from 118 to 78.

**WHEREAS**, The revised plat of Blackstone Ridge, also known as "Alignment Alternative 3A", reduces the amount of lots from 118 to 78.

**WHEREAS**, the developer has inquired whether the amended submission identified as Alignment Alternative 3A will require a new application for preliminary approval and a new public hearing for preliminary consideration.

**WHEREAS**, the amended submission in the form of the concept plan appears to be a reasonable modification to the already approved preliminary plat and plans for Blackstone Ridge in light of the possible location of realigned Argenta Trail on the plat of Blackstone Ridge. The amended submission does not increase the boundaries of the plat; under the amended submission the land use of single family dwelling remains the same; the type of housing structures remains the same; the collector roads remain the same; the density is not increased; the impacts on adjoining property outside the plat are not increased; the general connectivity of local streets remains in place. The reduction of the quantity of housing units results from the location of realigned Argenta Trail, rather than from a decision from the developer. Although the location and sizing of storm water basins will have to be adjusted, this process can take place through the technical review dealing with the final plat.

**WHEREAS**, by this resolution the Council determines that the amended submission does not require a new application for preliminary approval or a new public hearing for preliminary consideration.

**WHEREAS**, the amended submission and the revised plans for Blackstone Ridge still require an application and submittal of a final plat and final PUD development plan per 10-13A-10.J of the City Code which includes a full technical review of the plans by city staff prior to approval of any final plat. Changes to the plat and plans can be addressed by the final review process and final approval conditions.

**WHEREAS**, the final plat of Blackstone Ridge requires approval by Dakota County.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS:**

1. That the amended submission identified as Alignment Alternative 3A as shown on the plan dated 3/20/2015 does not require a new application for preliminary approval or a new public hearing for preliminary consideration.
2. That the amended submission and the revised plans for Blackstone Ridge still require an application and submittal of a final plat and final PUD development plan per 10-13A-10.J of the City Code which includes a full technical review of the plans by city staff prior to approval of any final plat. Changes to the plat and plans can be addressed by the final review process and final approval conditions.
3. That the amended submission is subject to the conditions listed in City Resolution No. 14-194 as those conditions may be subsequently revised by the Council through the final plat review process to conform to the lot, street and storm water basin layout as generally reflected in the amended submission. The amended submission is also subject to the

requirements that a final plat and final PUD development plan application be filed with the City.

Passed this 23rd day of March, 2015.

AYES:

NAYS:

\_\_\_\_\_

George Tourville, Mayor

ATTEST:

\_\_\_\_\_  
Melissa Kennedy, Deputy Clerk