



Inver Grove Heights Planning Commission
Tuesday, February 21, 2023 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, February 21, 2023, will be provided to the Commission at or before the February 21, 2023 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - A. Approval of Minutes from the January 17, 2023, Regular Planning Commission Meeting.
4. **Applicant Requests and Public Hearings**
 - A. Consider a request for a Comprehensive Plan Amendment to change the guided land use from LMDR, Low-Medium Density Residential to GI, General Industrial as part of a possible development of an approximate 200,000 square foot office/warehouse building.
5. **Other Business**
6. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Rebecca Kiernan, City Clerk, at 651.450.2513 or rkiernan@ighmn.gov.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, January 17, 2023 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Chair Niemioja called the Planning Commission Meeting to order at 7:00 p.m.
The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioners Present: Elizabeth Niemioja (Chair)
Jonathan Weber
Dennis Wippermann
Robert Heidenreich
Joan Robertson
Jaime Besser

Commissioners Absent: Kate Challeen (excused)
Scott Clancy (excused)
(Vacant)

Staff Present: Allan Hunting, City Planner
Heather Rand, Community Development Director
Stacy Bodsberg, Community Development Support Specialist

3. APPROVAL OF MINUTES

A. Approval of Meeting Minutes from the November 15, 2022 Planning Commission Meeting

Motion to approve the meeting minutes from November 15, 2022 as submitted.

Motion carried (6/0).

4. APPLICANT REQUESTS AND PUBLIC HEARINGS

A. Consider a Comprehensive Plan Amendment to change the guided land use from RC, Regional Commercial to HDR, High Density Residential for the property located at Blackshire Path and Upper 55th Street (Blackshire Flats/Landucci Construction - Case No. 23-01PA)

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice to consider the request for Blackshire Flats/Landucci Construction - Case No. 23-01PA located at Blackshire Path and Upper 55th Street, identified by PID# 20-14161-01-010. The request consists of a Comprehensive Plan Amendment to change the guided land use from R-C, Regional Commercial to HDR, High Density Residential. Notices were mailed to 28 property owners on January 4, 2023.

Presentation of Request

City Planner Allan Hunting gave a presentation and summary of the staff report for the Planning Commission.

Mr. Hunting stated that the request before the Planning Commission would be to determine if the site was viable for commercial or residential.

Mr. Hunting mentioned that one letter was received via email from the Blackberry Office Park Association stating opposition to the request. There have also been numerous phone calls with general request questions.

Motion by Commissioner Weber, second by Commissioner Heidenreich, to accept the email into the record.

Motion carried (6/0).

Chair Niemioja addressed the letter stating the objections have to do with sharing the parking lot and access. She referenced the entry points and driveway and asked if an easement would be needed to provide access.

Mr. Hunting stated that staff does not look at that much detail in their review at this level application. He believed there should have been cross access easements created when the lot was created. He said the applicant would have to look into that information, staff will also check files.

Commissioner Robertson questioned if easements were in place, who owns the right to say how those easements can be used. She stated for example, the existing Blackberry Office Park Association. She questioned if they had control of how those easements were used.

Mr. Hunting stated that easements were typically written that there would be access easement for the benefit of Lot 1, Lot 2. They don't describe/define the type of use used along with who would maintain them. He was unsure of the specifics.

Commissioner Heidenreich questioned if Blackshire Flats paid for the easement if the new developer would have to buy some of the easement from them and share.

Mr. Hunting replied they would likely be a part of maintenance. He was unsure of what the easement documents said. That information would be determined once found. He said the Commission needs to determine if the property should be guided for commercial or residential. Everything would be exactly the same whether commercial or residential.

Commissioner Robertson stated there are questions the Commission doesn't have answers to relating to the easement. She asked about parking. She said the existing parking spaces for the Town Office Park Association could not be considered in the overall parking designation for whatever else goes into that space.

Mr. Hunting responded that regardless of the use the site would have to provide its own parking. Staff would ensure the applicant meets ordinance standards for parking on that lot.

Chair Niemioja asked what the setback requirements were for hard surface on the lot.

Mr. Hunting replied Upper 55th Street internal to property lines does not have any setbacks in the PUD. From Upper 55th he thought it was 10 feet for any drive aisle, 20 feet for parking, and with a building, 50 feet. There are no internal setbacks from the east, south, or west.

Commissioner Weber referenced a lot line internally from the grass on the east side. He said the easement was not only road access easement, but an easement would be needed through the other property to get to the property line.

Mr. Hunting replied in the affirmative.

Commissioner Wippermann stated that the property is currently designated regional commercial. He asked if the areas by Target and Walmart were also regional commercial and if there were other designated areas.

Mr. Hunting replied those were regional commercial areas. Other areas include Target, Argenta Hills, and Walmart in the Arbor Pointe area.

Commissioner Wippermann said the question for him would be if wanting to give up regional commercial property for residential.

Opening of Public Hearing

Nathan Landucci, Applicant and owner of Blackshire Flats and Landucci Construction, 13230 20th Street Court North, Stillwater, stated he has read and understands the report.

He shared that they are proposing a 27-unit building; high density development. Half of the units would be one bedroom, the other half, two bedrooms. They would have Class A building materials and balconies. He felt this was a great site for similar products they have done in terms of boutique market rate apartment buildings. There are other multi-family properties in proximity. He felt the use was opposite of the current use with the office park in terms of when people come and go and traffic.

He addressed parking stating that they have done a parking analysis. All parking would take place on site, they would not use any of the other neighboring parking. They have a surplus of parking based on their review of what is needed. He said with a building like this they propose having underground parking with three levels of housing and a rooftop patio.

Chair Niemioja inquired about information on the easement.

Mr. Landucci replied the closing attorney is looking into the easement but felt there was a cross easement. He said another option that was discussed was to connect directly to Upper 55th Street further west of the proposed location.

Commissioner Robertson questioned if the 27 units were rentals, townhomes or apartments.

Mr. Landucci stated that the proposed project would be a rental apartment building with nine units per floor.

Commissioner Robertson questioned if an assessment of the need for a typical apartment building was done.

Mr. Landucci replied yes, they have a consultant they use regarding need, existing housing stock in the area, comparables, size, target costs, and rental/market rates. He said the consultant believed this was a good product and fit for the community. He addressed traffic flows and patterns stating he thought there may be more issues with a commercial use than residential. He said the consultant thought this would be a better use for traffic flows considering the lot layout.

Paul Phelps, 5758 Blackshire Path, stated that he has owned his property in the Blackberry Town Office Park for 20 years and purchased it because the area would be an office complex versus a residential complex. The area had struggled with visibility issues as people thought they were a part of a housing complex in the beginning. He said he has spoken with others in the association who know this lot has been vacant for over 20 years. They were told a Vet Clinic would be in the space and believed that would be good addition to the complex. He said he would not have purchased the property if this was going to be a high-density housing complex. He felt if the property was valued at the right price for a commercial property someone would purchase it, they were asking too much. He did not believe there was an easement. He suggested taking the time to determine the easement before proceeding. He objects to this and felt the visibility would hurt their businesses. He said the access is not easy the way it currently is. There is no access coming from the east going west, parking is tight in the area, and it's worse with the snow. He questioned where the snow would go with the apartment building. He believed extra cars would park in the office complex. He said the association has done a really nice job maintaining the property and keeping it consistent with the plan. He mentioned that the office complex is currently full, it would be nice to have additional professional office space for citizens.

Commissioner Heidenreich asked how visibility would improve with commercial versus residential/high density.

Mr. Phelps replied it likely wouldn't be three stories. If commercial, it would be known to be a commercial area. With residential, people may think the office park are townhomes or apartments again.

Commissioner Heidenreich asked where the customers that use the office park live.

Mr. Phelps replied his customers come from all over, the same is probably true for the other businesses throughout the complex. Those visiting the dentist in the complex are likely from the community.

Commissioner Robertson mentioned it was referenced that the property was too much money. She asked Mr. Landucci if he has already purchased the property and what he found was the rate for a parcel like this.

Mr. Landucci replied that he purchased the property on December 1, 2022 for \$160,000. He did not feel that was a lot of money for a commercial property, he felt it was cheap. It was the cheapest he found in the Twin Cities area. He said he spoke with the commercial agent who said the ingress/egress was difficult for a lot of people. Some potential buyers were interested in having a drive thru which would make traffic worse in the direct area. He said with the apartments people would sign a one year lease minimum, and would know it's right in/right out.

Commissioner Robertson noted that the design is for 1.8 parking spaces per unit. She asked if Mr. Landucci anticipated that there would be adequate parking underground and above ground so overflow parking was not necessary to use the office park parking area.

Mr. Landucci replied the parking lot study equated 1.8 cars per unit based on the building having 50% one bedroom/50% two bedrooms. He said they have not maximized the amount of parking they can have on the lot with the setbacks. The parking study showed a surplus of parking with approximately 6-18 spaces; they feel they have enough. If they don't people would not want to rent from them and there would be problems. He said this was his company, they plan on holding it long term. They develop, build, manage, and take care of the building. They want to be a part of the community for a long time. He said they don't see an issue with people parking where they are not supposed to even though it can happen. Mr. Landucci mentioned the three-story building would be 35 feet high, which is part of the Bishop Heights guidelines. An office building could be the same height. Compared to the buildings across the street, this is a small compact building.

Mr. Phelps stated that he knows things can be promised and that they can change. He said the biggest question is why they need to change this properties zoning. He asked why it couldn't stay commercial, why they couldn't build a commercial building, why residential.

Commissioner Robertson asked Mr. Phelps if he had experienced a need or wish from people wanting commercial there. Having been there as long as he has, she asked if anyone has gone to the association requesting this. She questioned why commercial has not gone in the location.

Mr. Phelps responded it was probably due to price; asking too much money for the lot. He asked why the applicant would not put commercial on the property instead of residential.

Commissioner Robertson replied the applicant is not in the business of commercial.

Mr. Phelps replied the applicant is in the business of building and could likely build a commercial building as easily as an apartment building. He said many have inquired about rental space in the office complex. If it was built, the renters would come.

Commissioner Heidenreich stated that buying the property could have been the perfect scenario to expand the office park. He asked why that didn't happen.

Mr. Phelps replied that he is not in the business of development. These are individual business owners that spend days, nights, and weekends in their businesses.

Commissioner Weber shared that there were three units in the office complex that are up for lease. He said regional commercial has sat there for the last 40 years. There has not been a developer wanting to put something there. He felt having a fast-food restaurant there would increase the amount of traffic coming in and out of the area. He said an office building would be a more intensive use than a small apartment building.

Mr. Phelps stated that he respectfully disagreed that a commercial office building being a more intensive use stating an apartment complex with two cars per unit would come and go, and potentially driving through the business complex. He did not feel a fast-food establishment would happen with how Upper 55th Street is designed. He felt the property was perfect for another office park.

Commissioner Heidenreich asked Mr. Phelps if he would be concerned that tenants would leave the current office park for the new office park and have better visibility. They could be in potential worse shape than having potential customers live on the site.

Mr. Phelps replied no.

Chair Niemioja closed the public hearing.

Planning Commission Discussion

Chair Niemioja mentioned that the Commission would need to assume there is an easement that would allow access. She said they could put a condition in the motion to reference the easement.

Commissioner Robertson agreed with the assumed easement in place. She said from a logical perspective commercial would seem to be the best but the property has sat there for years with no interest. She mentioned the goal is to serve the entire population of the city, they want to be held accountable for the best use of any vacant property. She felt it wasn't the role of the city to say they are going to leave it sit there. If a commercial entity was proposed for that space, they wouldn't be hearing a change in the amendment. She said a commercial property could be more obstructive to view, could have the potential to have less beneficial traffic flow, and may not address the issues of the office park association. Leaving it commercial means there is less control of what goes on the lot and what it looks like. She is open to approving a comprehensive plan amendment.

Commissioner Besser agreed that the current office park does resemble homes. She understood that an apartment complex in the front could make it look like a residential area verses a commercial area. She said the businesses could be hindered further without having a separate access point. She said she hadn't really noticed the applicant's property in the past, many could have assumed it was a part of the office complex. She thought that maybe the right people were not addressed. She would like to see it stay commercial.

Commissioner Weber mentioned the city has many pockets of different things. Looking at the area he thought of Gertens as being agriculture, not regional commercial. He referenced other regional commercial by Target, Arbor Pointe, and Cahill, that have vacant properties. He said this was something that services the area and is more beneficial to a greater number of individuals than just a few. He said that changing this property to HDR, High Density Residential would be reasonable by bringing more people into the area and servicing the businesses in the area. There would be walkability in order to use nearby restaurants.

Commissioner Wippermann said he was struggling with his decision but would prefer leaving it commercial.

Chair Niemioja mentioned that one of the factors for her was time. She was concerned with how long the property has sat vacant. She was less concerned about spot zoning because there was already a mix of both in that area. She said the city recently declined putting in high density residential near Walgreens. She did not believe there were a lot of spots left for high density residential in the city. She felt this was a good fit for a small spot on a property that has a strange layout. She said she was struggling with the visibility, but because it's not spot zoning and fits the area, she felt it was a good utilization.

Commissioner Heidenreich said he owns commercial property and was not opposed to having residents in his neighborhood. He stated if the easement doesn't exist, it gives the business tenant an opportunity to get better signage out. There would be shared maintenance on the portions of the easement. He felt it was a plus for the businesses, restaurants, and bars in the area. There would be an increase in traffic because of residential. He felt those in the office park would also see increased traffic and business. He is in favor and would vote yes.

Commissioner Weber asked if a condition could be added that this will not change if there is not an easement present.

Mr. Hunting replied he was unsure if that would be legitimate. Not having an easement would have the same issue regardless of use. It's not directly related to a change to high density. He said the request doesn't bring up the cross-access easement; that would exist no matter what. He did not believe it was a relative condition to put on because it was not pertaining solely to this change. It exists today.

Chair Niemioja stated if there isn't one, they might not be having this discussion. Commissioner Heidenreich mentioned if an easement doesn't exist, they would put in their own approach and access. If it does exist it gives the businesses a chance to work together.

Community Development Director Heather Rand stated this was a comprehensive plan amendment about zoning. What is proposed may never come to fruition. She suggested keeping with the conversation about the potential change of zoning for the applicant's property.

Commissioner Robertson commented that this makes her think of the currently undeveloped property by Highway 55 and Argenta Trail. There was objection to change the zoning at that time. It's still currently commercial, there is still nothing there. She felt this was similar except it's been 20 years. She did not believe the city needed more land where nothing happens.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Robertson, to approve the Comprehensive Plan Amendment from RC, Regional Commercial to HDR, High Density Residential with the three conditions listed for Blackshire Flats/Landucci Construction - Case No. 23-01PA located at Blackshire Path and Upper 55th Street, identified by PID# 20-14161-01-010.

Motion carried (4/2). This item goes before the City Council on February 13, 2023.

5. OTHER BUSINESS

A. Election of Vice-Chair

Chair Niemioja stated that with Commissioner Scales now being a City Councilmember, an election for Vice-Chair needs to be conducted.

Chair Niemioja mentioned that she has heard from one Commission member who is interested in the position of Vice-Chair.

Motion by Commissioner Wippermann, second by Commissioner Robertson, to nominate Scott Clancy for the position of Vice-Chair.

Motion carried (6/0).

6. ADJOURN

Motion by Commissioner Weber to adjourn the Planning Commission Meeting at 8:09 p.m.

Respectfully submitted, Sheri Yourczek, Recording Secretary

DRAFT



Planning Commission Report

MEETING DATE:	February 21, 2023
CASE NO:	23-03PA
APPLICANT:	Endeavor Development
PROPERTY OWNER:	David Jansen, Argenta Properties, LLC
REQUEST:	Comprehensive Plan Amendment to change land use from LMDR, Low-Medium Density Residential to GI, General Industrial.
LOCATION:	Argenta Trail and Yankee Doodle Road
COMPREHENSIVE PLAN:	LMDR, Low-Medium Density Residential
ZONING:	A, Agricultural
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

BACKGROUND

The applicant is proposing to change the land use designation of three parcels to General Industrial as part of a possible development of an approximate 200,000 square foot office//warehouse building. The area of the three parcels is 13.4 acres.

The applicant is also working to acquire two more parcels in the area so they would have control of a total of 16.8 acres. One parcel is owned by Dakota County and the applicant is in the process of working out terms to purchase the excess parcel. The applicant is also working through a purchase agreement with the owner of the other parcel. The applicant's intent is to have purchased all the parcels before a site plan request would be submitted, if the change in land use is approved.

If the Comprehensive Plan Amendment is successful, an application for Rezoning, and a PUD will be required before development can occur. This later process provides for public review and comment on the actual site plan.

SURROUNDING USES

The subject property is surrounded by:

North: Yankee Doodle Road, Large lot residential; zoned A, Agricultural; guided LMDR, Low-Med Density Residential

East: Argenta Trail, Large lot residential; zoned A, Agricultural; guided LMDR, Low-Med Density Residential

West: Industrial – City of Eagan

South: Industrial, Cemetery; zoned I-2, General Industry and P, Institutional; guided GI, General Industrial, and P, Public/Institutional

EVALUATION OF REQUEST

Comprehensive Plan Amendment

The subject parcels are currently guided Low-Medium Density Residential.

Low-Medium Density Residential is defined in the 2040 Comprehensive Plan as:

"The Low-Medium Density Residential category includes a combination of single family attached and single family detached housing that is generally a greater density than traditional single family housing in Inver Grove Heights. Density of the LMDR category ranges from 3 to 6 units per net acre. This land use category is principally isolated to the Northwest Area and it's a new land use category."

The applicant is proposing to change the land use designation to GI, General Industrial in order to provide the most flexibility for uses allowed.

General Industrial is defined in the 2030 Comprehensive Plan as:

"The General Industrial category includes lots or parcels containing manufacturing, processing and disposal facilities. General Industrial parcels exist in only one area, southern Inver Grove Heights, lying immediately west of Highway 52/55. The land designated as General Industrial on the future land use plan includes the Pine Bend Landfill."

The main issue is what is the most appropriate future land use for the property. The following discussion addresses some of the issues that Staff has raised regarding land use change.

Small Area Study-South of Hwy 55. During 2020-2021, the City conducted a small area plan study that covered the land inside the Northwest Area Overlay District south of Highway 55. That plan envisioned a mix of industrial, low density and medium density development. The industrial development focuses on the area abutting Yankee Doodle Road and along either side of Argenta Trail north of 82nd Street. The plan highlighted issues relating to traffic and possible road improvements, utility access and possible expansion of the IGH-Eagan Joint Powers Agreement to access Eagan utilities, since utilities from Inver Grove Heights end on the north side of Highway 55, near Target. There was opposition to the plan raised by surrounding and near abutting residents who had concerns with traffic and the need for road improvements which were counter to their long-range plan for their residences to stay in a rural setting. In October, 2021, the Council ultimately did not approve the small area plan which would have resulted in changes to the land uses and the comprehensive plan south of Highway 55. Land use was to remain as currently stated in the 2040 Plan, which is residential uses, except for the land on the west side of Argenta which is already developed for some industrial uses and a cemetery.

Traffic. The City is aware of some traffic issues with UPS trucks leaving the facility in Eagan, exiting onto Opperman Drive, taking Argenta Trail north to Yankee Doodle and ultimately to Highway 55. At peak times, there can be traffic backups on this stretch of road.

Based on future traffic demands, Alverno Avenue is expected to become a collector road at some point in the future and will be a continuous road that would re-route the current Argenta Trail and 82nd intersection to a more fluid continuous north-south road. If this occurs, it would be some time in the future. The potential improvements to the road system would allow for the handling of higher traffic volumes in the future.

Based on the location of the parcels proposed for the amendment, traffic generated by the development, including trucks, would most likely travel north to Yankee Doodle as this is the most direct access to Highway 55. Further traffic study and analysis would be required to determine if any traffic improvements would be required at the intersection and Argenta Trail by the development.

Existing Uses. The site is currently surrounded by large residential lots to the east, industrial uses to the west in Eagan and part to the south. A cemetery is also directly to the south. The proposed land use would be an extension of the existing industrial uses, consistent with the industrial uses to the west and east.

The Industrial Equities industrial building that is to the south of the subject parcels was also part of a Comprehensive Plan Amendment. The property had been guided Public for a future church. The land was reguired and rezoned Industrial in 2017. This shows there have been some recent land use changes in the area. Industrial Equities also owns one more lot south of the cemetery and west of Argenta Trail. They have discussed a possible industrial building on this site sometime in the future.

Dakota County Mendota-Lebanon Regional Trail. The regional trail alignment in this area runs just on the west side of this property along the city boundary. Construction of the regional trail through Inver Grove Heights has been completed in the Blackstone Vista and Ponds developments. The regional trail will eventually continue southward through western Inver Grove Heights into Eagan. A trail corridor of approximately 30 feet wide along the west boundary would be required if and when a development application was submitted. The County is also planning to construct an underpass under Yankee Doodle for the trail. Any easement area needed for this construction would also need to be provided on the plat and plan set.

Northwest Area and Utility Joint Powers Agreement with Eagan. The property is located within the Northwest Area and therefore would be required to comply with those standards as part of a development application review. The site would be served by the Eagan system as part of the Joint Powers Agreement. Because the site is located in the Northwest Area, all plat connection fees will also be required. These details would be covered in subsequent approval stages if the Comprehensive Plan Amendment is approved.

The following provides some rationale for approval and denial of the proposed land use change.

RATIONALE FOR THE LAND USE CHANGE

- The site is abutting industrial uses to the west and south. Expanding industrial uses would be consistent with the existing pattern.
- The site abuts Yankee Doodle Road, which is a high volume county road and the existing residential guiding is not really a good choice based on visual and noise concerns.
- A change of land use to industrial has the potential to generate employment, a tax base, and a variety of goods and services.

RATIONALE AGAINST THE LAND USE CHANGE

- The change would expand industrial uses, which could have a negative impact on existing and future residential uses in the area.
- Traffic could be a concern if the use was a heavy trucking type operation, including the noise of the trucks or semis.

- The Council did not approve the Small Area Plan which included industrial on these parcels and chose to leave the land use pattern as it currently exists in the 2040 Comp Plan.

ALTERNATIVES

The Planning Commission has the following alternatives available for the proposed request:

A. Approval If the Planning Commission finds the application acceptable, the Commission should make the following recommendations:

o Approving the Comprehensive Plan Amendment from LMDR, Low-Medium Density Residential to GI, General Industrial subject to the following conditions:

1. The Metropolitan Council shall not require any significant modifications to the Comprehensive Plan Amendment.
2. The Metropolitan Council shall not make a finding that the Comprehensive Plan Amendment has a substantial impact or contains a substantial departure from any metropolitan systems plan.
3. The Comprehensive Plan land use change shall not become effective until a Rezoning and Development Plan has been approved by the City Council.

B. Denial If the Planning Commission does not favor the Comprehensive Plan Amendment, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

The primary question to answer is whether a change to General Industrial is a benefit to the city and, if so, should the Land Use Plan be changed for these parcels.

The Planning Commission unanimously recommended approval of the Small Area Plan back in July, 2021. The City Council ultimately chose not to adopt the plan and leave land use as is.

Because the request is for a smaller area and the parcels abut to Yankee Doodle Road on the north side, is it an appropriate change considering there is existing industrial in Eagan and in Inver Grove Heights already in the area.

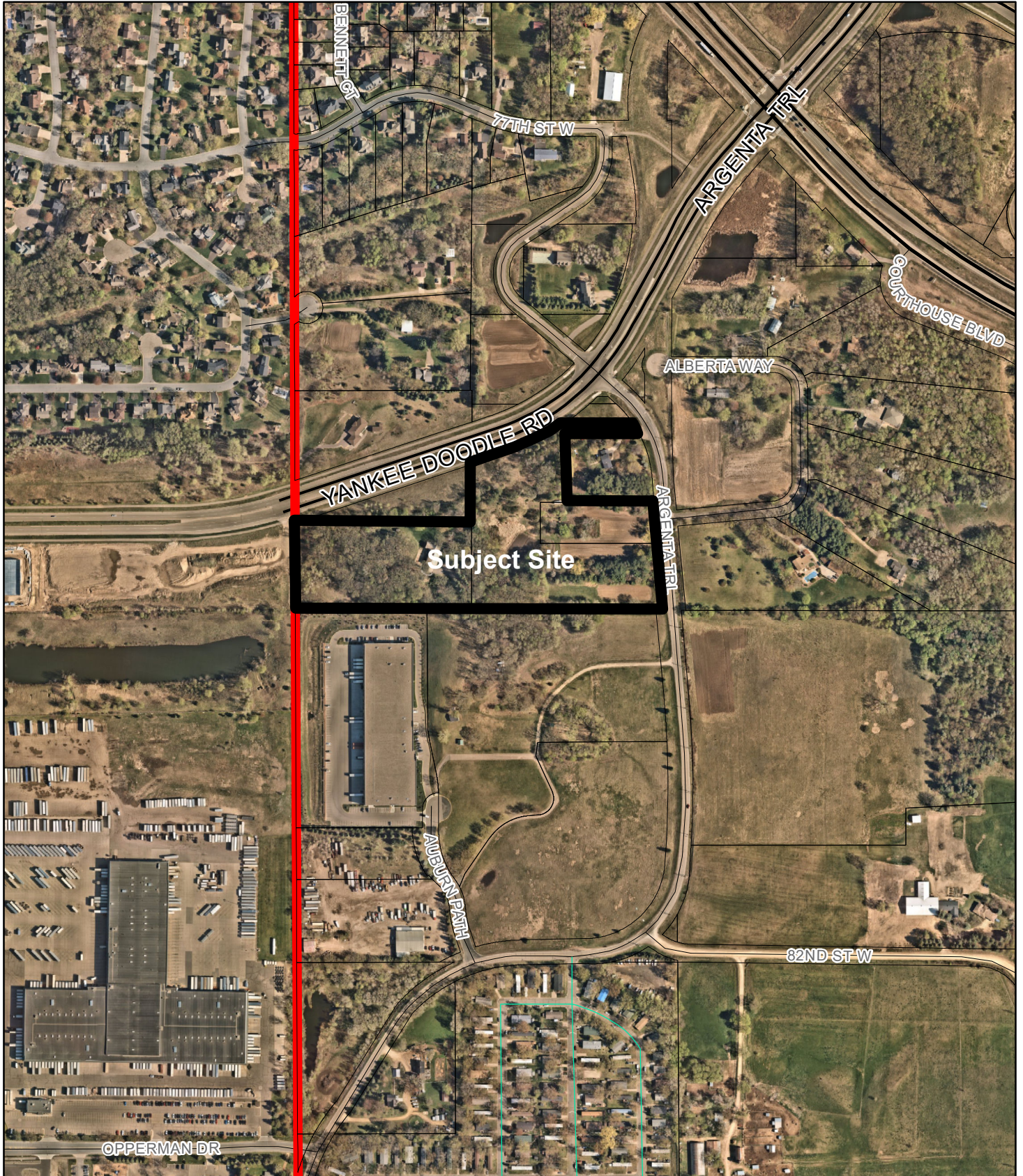
ATTACHMENTS

1. Location Map
2. Existing-Proposed Comp Plan Map
3. Applicant Narrative and Site Plan



Location Map

Case No. 23-03PA

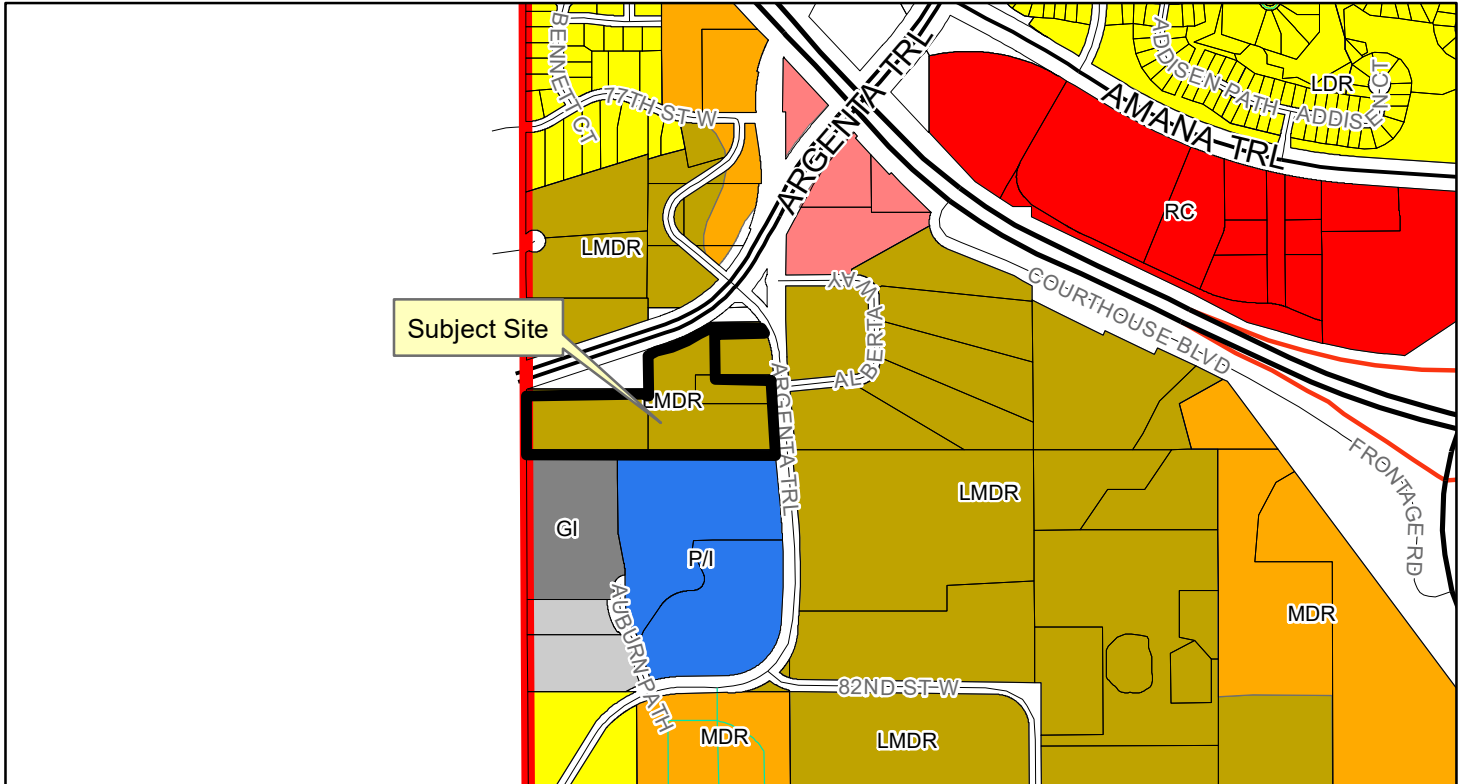




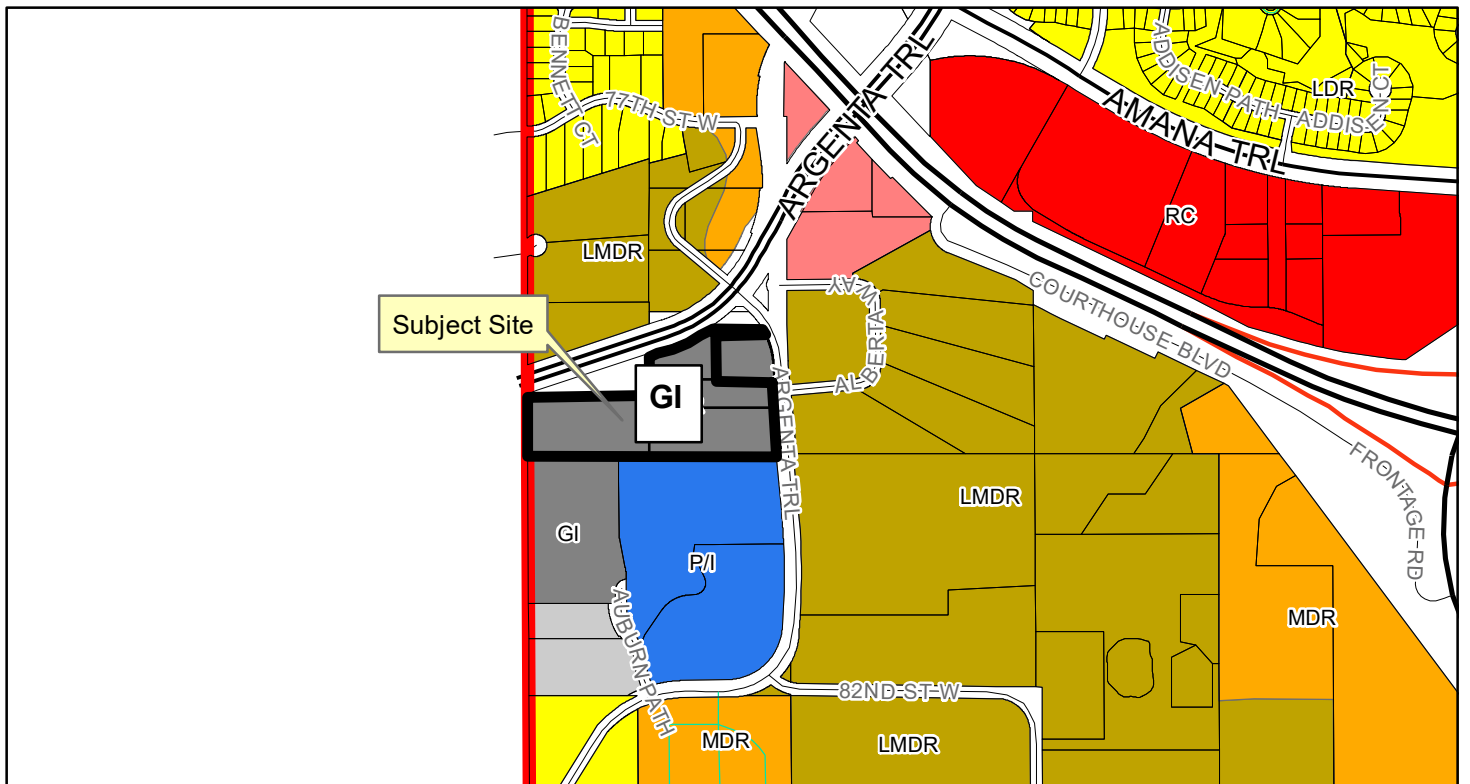
Comp Plan Map Case No. 23-03PA

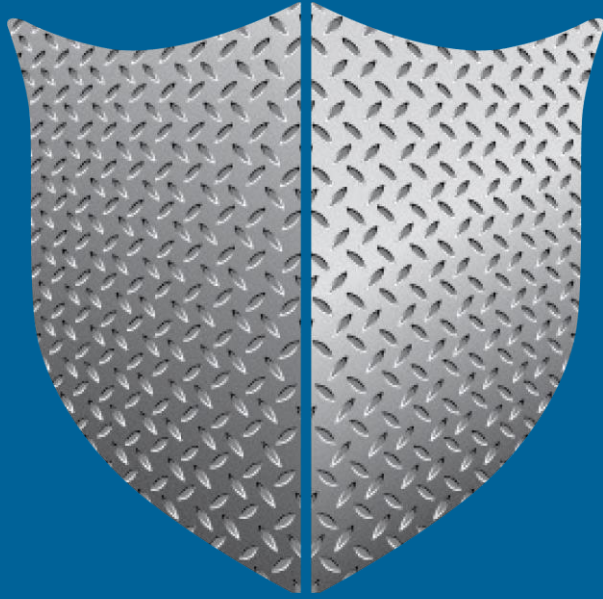


Existing Comp Plan



Proposed Comp Plan





ENDEAVOR DEVELOPMENT

Application for a Comprehensive Plan Amendment on the southwest corner of Yankee Doodle Road and Argenta Trail for three parcels with PID numbers: 200070052030, 200070052041 & 200070052050.

January 23, 2022

Endeavor Development (“Endeavor”) is requesting an amendment to the city of Inver Grove Heights’ 2040 Comprehensive plan. The proposed amendment would re-guide three parcels of land (PID: 20-00700-52-050, 20-00700-52-041 and 20-00700-52-030) from LMDR (Low-Medium Density Residential, 4-8 units per acre) to GI (General Industrial) to make their guiding consistent with the adjacent property to the south and west. As part of this request, Endeavor plans to develop a +/- 200,000 square foot building on the properties located at 7925-27 and 7985 Argenta Trail.

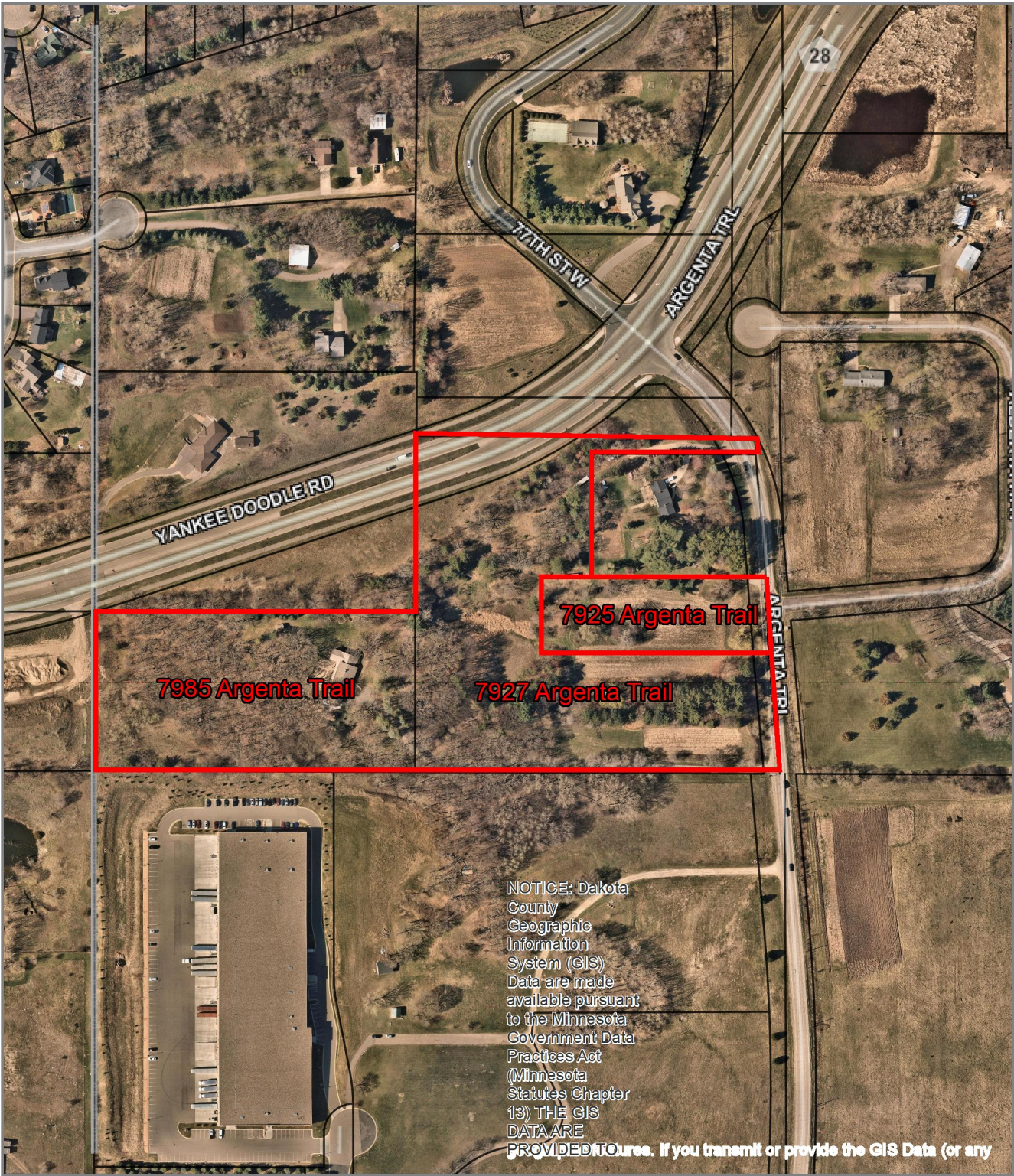
Endeavor is working to acquire adjacent properties PID 20-00700-52-060 and 20-00700-52-030. Endeavor has agreed to terms with the property owner of PID 20-00700-52-060 and a purchase agreement is currently being finalized. Additionally, Endeavor and Dakota County are engaged in weekly conversations to discuss the acquisition of PID 20-00700-52-090 in exchange for an easement on PID 20-00700-52-030. The easement will accommodate Dakota County’s Gateway Trail project. Dakota County has initiated the three-month long Minnesota State Statutory process to sell PID 20-00700-52-090. Plans to amend the Comprehensive Plan to include PID 20-00700-52-060 and 20-00700-52-030 will occur at a later date.

Endeavor believes that re-guiding these parcels to GI (General Industrial) in support of Endeavor’s project will provide significant community benefits including the addition of an opportunity center for long-term employment, bolstering the tax base and updating the guiding of land on the west side of Argenta Trail so that it is more consistent with the surrounding area. We continue to see a high level of demand for industrial space in the metro area broadly and in the SE submarket (which includes Inver Grove Heights) specifically. This project will appeal to a variety of users (light manufacturing, med tech, warehousing, distribution) that see the benefits of locating their operations in Inver Grove Heights.

The Minneapolis - St. Paul market is home for Endeavor and we take pride in developing foundations for our local communities to grow. Endeavor has successfully developed projects similar to our proposed Argenta Trail Business Center around the metro area. We have done this by identifying top-tier real estate and building a product that aligns the functional needs of modern occupiers of space with an aesthetic vision that the communities in which these buildings exist can take pride in. A prime example of this model can be seen at our Arbor Lakes Business Park in Maple Grove. Arbor Lakes Business Park was built to exacting design standards and was 80% preleased prior to the completion of the building. The tenants at Arbor Lakes utilize their space for a variety of activities such as: showroom space, office space, R&D and light manufacturing. Endeavor believes that Argenta Trail Business Center has the potential to replicate the success of Arbor Lakes Business Park by attracting quality users looking for a high-quality product.



Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.

This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale

1 inch = 300 feet

2/8/2023

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EXISTING ZONING: AGRICULTURAL
PROPOSED ZONING: GENERAL INDUSTRY
PARKING REQUIREMENTS:
COMMERCIAL/ OFFICE- 1 SPACE PER 200 SQ FT.
INDUSTRIAL/ WAREHOUSE- 1 SPACE PER 2,000 SQ FT
TOTAL SQ FT: 222,420 SQ FT
22,242 SQ FT (10%) COMMERCIAL/ OFFICE= 111 SPACES
200,178 SQ FT IDUSTRIAL/ WAREHOUSE = 100 SPACES
TOTAL REQUIRED: 211 SPACES
PARKING PROPOSED: 211 SPACES



ARGENTA TRAIL BUSINESS CENTER - CONCEPT 4 LAYOUT

ARGENTA TRAIL, INVER GROVE HEIGHTS, MN