



Inver Grove Heights Planning Commission
Tuesday, August 15, 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, August 15, 2023, will be provided to the Commission at or before the August 15, 2023 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
4. **Public Hearing**
 - A. Consider a Comprehensive Plan Amendment, Rezoning from I-1, Limited Industrial to I-2,/PUD, General Industrial/Planned Unit Development; and a Preliminary & Final Plat for a two-lot subdivision; and Preliminary & Final PUD Plan for a 5,600 square industrial building on property located at 8245 Argenta Trail. (Bulk Fluid Systems - Case No. 23-29S) *Item was tabled at the Tuesday, July 18, 2023, Planning Commission meeting.*
 - B. Consider a Variance for a fence that is higher than the allowed 42 inches at 6790 River Road and identified as 20-00200-57-010. (Jeremy Clark - Case No. 23-33V)
 - C. Consider a Comprehensive Plan Amendment to change the Land Use of the easterly 2.37 acres of Outlot D, Argenta Hills from Regional Commercial to High Density Residential to allow for a multi-family development at PID No. 20-12050-00-040 (BJ Baas - Case No. 23-30CPA).
5. **Regular Business**
 - A. Proposed Multiple Family Ordinance Revisions - Presentation by Kim Lindquist, Community Planning and Economic Development Director, WSB Associates.
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 Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or sbodsberg@ighmn.gov.

August 15, 2023 - Planning Commission Agenda



Planning Commission Report

MEETING DATE:	August 15, 2023
CASE NO:	23-29S
APPLICANT:	Bulk Fluid Systems, LLC
PROPERTY OWNER:	MBL Properties, LLC
REQUEST:	Comprehensive Plan Amendment, Rezoning, Preliminary/Final Plat, Preliminary/Final Planned Unit Development
LOCATION:	8245 Argenta Trail
COMPREHENSIVE PLAN:	LI, Light Industrial
ZONING:	I-1, Limited Industry District
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

The specific requests for the project include the following:

1. Comprehensive Plan Amendment to change the land use for Lot 2, Floerke Forest from LI, Light Industrial to GI, General Industrial.
2. Rezoning of Lot 2, Floerke Forest from I-1, Limited Industry District to I-2, General Industry District/Planned Unit Development.
3. Preliminary and Final Plat for a two lot plat to be known as Floerke Forest.
4. Preliminary and Final Planned Unit Development for a 5,600 square foot industrial manufacturing facility on Lot 2.

BACKGROUND

Bulk Fluid Systems is proposing to subdivide an approximate 1 acre parcel from the existing 6 acre parcel at 8245 Argenta Trail. The subdivided property will be used to construct a new facility in which Bulk Fluid Systems will produce and distribute windshield washer fluid product. The proposed building will be 56' x 100' and will house multiple tanker trucks, a washer fluid blending room, and general office space for staff. They are also proposing to store flammable liquids outdoors in above ground storage tanks on the south side of the building. There would be one 20,000 gallon tank for methanol, two 9,000 gallon tanks and one 2,500 gallon tank for windshield wash fluid.

The site is expected to have 6 employees either working directly at the facility or making deliveries, and working standard business hours.

EVALUATION OF REQUEST

Surrounding Uses.

The subject property is surrounded by:

North:	Office/Industrial Building	Zoned: I-2, General Industrial	Guided: General Industrial
East:	Vacant, Cemetery	Zoned: P, Public Institutional	Guided: Public/Institutional
West:	City of Eagan Industrial		
South:	Truck Repair Facility	Zoned: I-1, Limited Industrial	Guided: Light Industrial

COMPREHENSIVE PLAN AMENDMENT

The applicant is proposing to change the land use designation for proposed Lot 2 to General Industrial so it would be consistent with the requested rezoning. The property is currently guided Light Industrial. Light Industrial and General Industrial are similar uses, with the predominate differences being in the intensity of the types of uses and the nature of the uses themselves. One of the primary policies of both industrial categories is to provide opportunities for new industrial development, expansion of existing uses and the redevelopment of existing industrial uses to expand employment opportunities and to serve existing businesses in the community.

REZONING

The applicant is proposing to rezone Lot 2 from I-1 to I-2 to be consistent with the Inver Grove Heights Fire Code. The I-2 District allows storage of flammable or combustible liquids in outside above ground tanks in volumes higher than the I-1 District. Storage of combustible fluids in the I-1 District is limited to a maximum of 1,000 gallons. The applicant is proposing multiple tanks with the largest a 20,000 gallon double walled steel tank. There is no limit to the amount of combustible fluids stored above ground in the I-2 District.

PRELIMINARY AND FINAL PLAT

The current landowner owns the two existing lots. The truck repair operation is located on the southern lot and the northern lot is used partially for storage, otherwise vacant. The applicant would be purchasing the northerly lot but the lot lines would be slightly modified on the new plat. Each lot would comply with minimum lot size and lot width standards for the I-2 District. No additional road right-of-way is needed for Auburn Path. The request complies with subdivision standards.

NATURAL AREA/OPEN SPACE

The Northwest Area Overlay District establishes requirements for open space preservation. Based on the net developable area, the project includes the following:

	Square Feet	Required square feet	Proposed square feet
<i>Total Net Developable Area LOT 2</i>	<i>47,916</i>		<i>NA</i>
Minimum Open Space Required = 20% of net area	X	9,583	28,314
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	X	7,187	27,878
Area to be undisturbed = 50% of required open space	X	4,792	7,405

The project complies with the overall proposed open space and contiguous open space. The required amount of contiguous open space 100 feet or wider is not being met. The applicant is requesting flexibility from this requirement because the lot is only 150 feet wide. With the development of the site, this standard is difficult to achieve. There is a 52 foot wide open space corridor on the south side of the building and 20 feet on the north side of the building. Staff would support the flexibility request due to the size of the lot not making the 100 foot width standard not practical.

The Northwest Area Overlay District Ordinance requires the entire area set aside for natural area/open space shall be maintained in perpetuity and the restriction shall run with the land and be binding on the current and future land owners.

BULK STANDARDS

Building Setbacks. The proposed building complies with all required setbacks, including the outdoor storage tanks which require a forty (40) foot setback from property lines.

Parking Lot Setbacks. The parking lot complies with all setbacks except for the front setback. Parking at its closest point would have a zero setback. The applicant is requesting flexibility from standards to allow this setback due to the right-of-way width in front of this site which is significantly wider than standard. The proposed parking lot would be setback further to the west than the current parking on the industrial lot to the north. Staff would support this flexibility request due to the wide right-of-way for Auburn Path at this location.

Building Height. Maximum building height in the Northwest Area for industrial buildings is sixty (60) feet. The proposed building would be approximately twenty (20) feet high. The maximum building height requirement has been met.

Building Coverage & Impervious Surface Coverage. The Northwest Area Ordinance provides maximum building coverage and overall impervious surface coverage for the different zoning districts. Industrial properties are allowed 70% impervious surface and 40% building coverage.

Base Zoning District	Area in Acres	Proposed Impervious Surface	Impervious Surface Coverage	Maximum Impervious Surface Coverage
I-2	1.1	0.43 ac	44.0%	70.0%
Base Zoning District	Area in Acres	Proposed Building Area	Building Coverage	Maximum Building Coverage Allowed
I-2	1.1	5,251 sq ft	12.0%	40.0%

The project complies with building coverage and total impervious surface standards.

PARKS/TRAILS

The Dakota County Mendota-Lebanon Regional Trail identifies a path along the west boundary of this site as one of the segments of the trail. A thirty (30) foot wide trail segment has been dedicated on the lot to the north when it developed. A thirty (30) foot wide easement will be required to be dedicated across both lots of the plat to provide area for the trail.

To meet Park Dedication requirements, a cash contribution will be required based on a formula of \$5,000 per acre for Lot 2. This fee is collected at the time of plat release for recording.

PARKING

The applicant indicates that the operation is expected to have six (6) employees working directly at the site or making deliveries. The site plan identifies eleven (11) total parking spaces located in the front and back of the building. This would satisfy parking requirements.

ACCESS/STREETS

The plan provides two access points to Auburn Path to accommodate the traffic flow of the site, which is set up for trucks to enter the site, go through the building and then go around the building and exit the site. No other improvements are required for Auburn Path.

LANDSCAPING/SCREENING

The Zoning Ordinance has requirements for industrial developments based on one (1) tree per fifty (50) lineal feet per lot. Based on the proposed plans, a total of nineteen (19) overstory trees are required to meet the landscaping standards.

The landscape plan proposed provides for nineteen (19) overstory trees planted around the site. The plan meets the code requirements.

The outdoor storage tanks are required to be screened with a solid material. The plans indicate the storage tanks will be screened with a solid wood fence that will meet the code requirements.

BUILDING EXTERIOR

A drawing of the building elevation has been provided. The applicant indicated the siding would consist of lap siding with a wainscoting bottom. City Code requires all elevations to have the same and equal materials on all four sides of the building. A standard condition is that the exterior must comply with the exterior materials requirements established in City Code.

ENGINEERING REVIEW

The Engineering Department has reviewed the plans and have been found to meet city standards. A standard condition of approval is that the applicant must address the comments in the Engineer Memo as part of the Final PUD plan set.

FIRE MARSHAL REVIEW

The Fire Marshal has reviewed the plans and notes the building will have to comply a high hazard occupancy type which requires the building to be fully protected by a fire sprinkling system.

The tanks must be provided with a secondary containment system and meet specific setbacks from property lines, buildable lots and public ways. The submitted plans meet the setback standards required by City Code.

UTILITIES

The site lies within the Joint Powers Agreement (JPA) area with the City of Eagan. The site would be served by utilities from Eagan. Utility fees would be collected per the JPA including Inver Grove Heights connection fees. These fees will be calculated and be part of the Development Contract that is required between the developer and city.

LIGHTING

A lighting plan has been submitted which shows the light fixtures proposed comply with city standards and light intensity is consistent with maximums allowed at property lines and at the street.

SIGNAGE

Signage has not been reviewed for the project. All signage will need to comply with the City Code and policies.

IMPROVEMENT AGREEMENT

The developer and owner shall enter into an agreement with the City. The document to layout responsibilities for construction improvements and stormwater system. The agreement shall be drafted and approved before the Final Plat is released for recording.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

A. Approval: If the proposed requests are found to be acceptable, Approval of the following actions should be taken:

- Approving the Comprehensive Plan Amendment from LI, Light Industrial to GI, General Industrial for Lot 2, Block 1, Floerke Forest, 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 contain 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.

- Approval of the Rezoning for Lot 2, Block 1, Floerke Forest from I-1, Limited Industry District to I-2, General Industry/PUD District subject to the following conditions:

1. The Rezoning shall not become effective until the Final Plat has been approved by the City Council.

- Approval of the Preliminary & Final Plat, and Preliminary & Final Planned Unit Development subject to the following conditions:

1. The project shall be developed in substantial conformance with the Final Plat labeled Floerke Forest and the Development Plans labeled Bulk Fluid Systems - PUD Plans. The final list of approved plans and date of plans shall be identified in the Development Contract.

2. The PUD shall be approved with the following flexibility from City Code:

- a) a zero front setback for the parking lot due to the extra wide right-of-way width for Auburn Path at this location.
- b) a contiguous open space corridor width of 20 feet at its narrowest point.

3. Prior to City Council approval, the Final Grading, Drainage, and Erosion Control, and Utility Plans shall be approved by the Director of Public Works.

4. Drainage and Utility Easements shall be provided on the Final Plat as required by the Director of Public Works.

5. Park Dedication shall consist of a cash contribution equaling \$5,000 per acre for Lot 2.

6. A 30 foot wide trail easement for the County Regional Trail shall be dedicated along the western 30 feet of the entire plat. The document will be recorded with the Final Plat.

7. All plans shall be subject to the review and approval of the Fire Marshal.

8. The developer and owner shall execute an Acknowledgement of Planned Unit Development Zoning. This acknowledgment shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that development on the property must conform to the PUD plans and PUD zoning. This acknowledgment shall be recorded when the Final Plat is recorded.

9. The developer and owner shall enter into a Development Contract and Stormwater Maintenance Agreement with the City. The form of Development Contract shall substantially comply with the model Development Contract, which is part of the Administrative Code, considering the requirements of the Planned Unit Development plans.

10. The approved plans shall be subject to the conditions of the Inver Grove Heights/Eagan Joint Powers Agreement.

B. Denial: Should the proposed request, or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

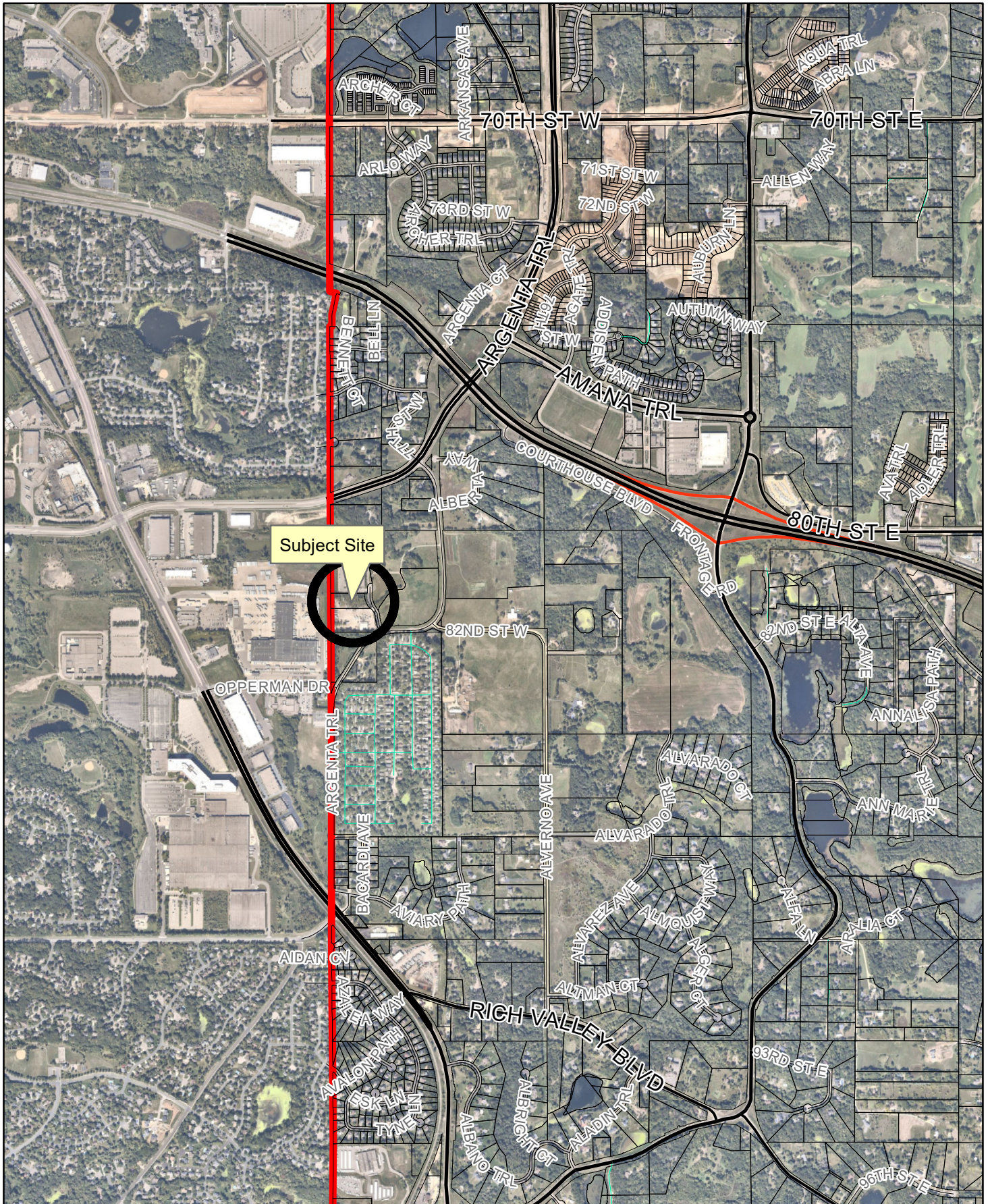
A technical review of the project shows that it meets performance standards except those requested through the Planned Unit Development process. The flexibility requested through the PUD include:

- a) a zero front setback for the parking lot due to the extra wide right-of-way width for Auburn Path at this location.
- b) a contiguous open space corridor width of 20 feet at its narrowest point.

Staff would recommend Approval of the Comprehensive Plan Amendment, Rezoning, Preliminary & Final Plat, and Preliminary & Final PUD Plans with the conditions listed.

ATTACHMENTS

- 1. Location Map
- 2. Comprehensive Plan Map
- 3. Applicant Narrative
- 4. Plat
- 5. Site Plan
- 6. Grading and Drainage Plan
- 7. Natural Area - Open Space Plan
- 8. Landscape Plan
- 9. Building Elevations
- 10. Fire Marshal Comments

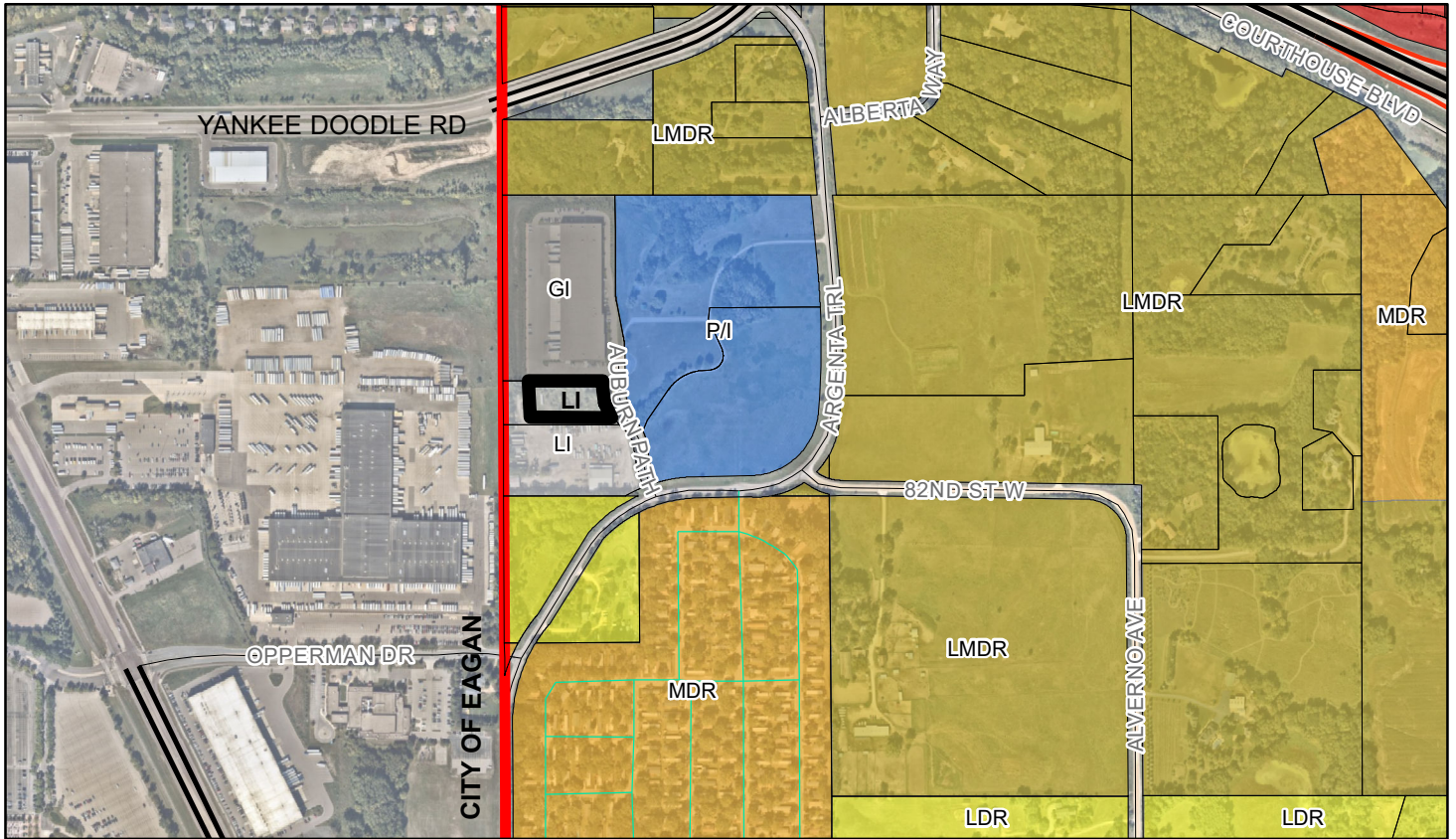




Comp Plan Change Map Case No. 23-29S



Existing Comp Plan



Proposed Comp Plan



Planned Unit Development (PUD) Narrative

Project Name: **Bulk Fluid Systems – Inver Grove Heights**

Owner: Bulk Fluid Systems

Surveyor and Civil Engineer: Widseth

Bulk Fluid Systems is proposing to subdivide an approximate 1 acre parcel from the existing 6 acre parcel at 8245 Argenta Trail. The subdivided property will be used to construct a new facility in which Bulk Fluid Systems will produce and distribute windshield washer fluid product. The proposed building will be 56' x 100' and will house multiple tanker trucks, a washer fluid blending room, and general office space for staff. The site is expected to have 6 employees either working directly at the facility or making deliveries, working standard business hours.

The proposed site will be built along Auburn Path, with two proposed driveway entrances. There will be proposed parking east of the building with access for trucks to leave the building and exit the property from the north driveway. Additional parking to meet the City of Inver Grove Heights Northwest Area (NWA) Overlay Ordinance will be located at the rear (west side) of the building. Access to the rear of the building (west side) will be along the south side. A storage tank farm containing the fluids necessary to produce the windshield washer fluid product will be placed south of the access to the rear of the building. This will provide access for weekly deliveries via tractor-tanker trucks. The tractor-tanker trucks will enter the property and drive forward to the tank farm to make deliveries and back out of the property from the point they entered.

At the very west end of the property, a proposed infiltration basin will be constructed to collect and treat stormwater runoff from the site. The basin footprint and overflow berm will fit completely inside the proposed property line, with minor grading taking place to the west of the property line to tie into existing grades. Stormwater pretreatment will be performed via a vegetated swale and sump/SAFL Baffle device to meet the Northwest Area (NWA) Stormwater Requirements.

Representatives from Bulk Fluid Systems and Widseth have worked with the City of Inver Grove Heights Planning and Zoning, Engineering, and Fire Dept. staff to produce a site plan that will satisfy the city ordinances and standards as close as possible. That being stated, there are a few standards that we will be requesting flexibility from the standards. Please see the section below for descriptions:

Requests for Flexibility from Standards:

- 1) Front Yard Parking Setback: Per Title 10, Chapter 15, Article A in the City of Inver Grove Heights City Code, the minimum front yard setback to parking for Industrial Districts is 10 feet. We are requesting flexibility from this standard with a proposed setback of 0 feet due to the irregular right-of-way corridor along the front (east side) of the property. As shown in the PUD plan set, the right-of-way line along the east side of the property is wider than a standard 60-foot width. If the right-of-way width through the property followed a standard 60-foot width, the proposed setback to the parking would be close to 40 feet. With the goal of

minimizing impervious surfaces in the North West Area Overlay District, we are requesting flexibility from this standard.

- 2) Natural Area/Open Space Plan Width: Per Ordinance 1148 (Northwest Area Overlay District), at least 75% of the required natural area/open space shall be contiguous with no portion less than 100 feet wide. The proposed property has approximate dimensions of 150 ft in width by 300 ft depth. The 150 ft width provides a constraint which makes meeting the 100 ft minimum length requirement difficult on the property. The proposed site design will meet all other requirements for the natural area/open space plan including 98% of the natural area/open space being contiguous and a total of 59% of the property will be left as natural area/open space (min requirement is 20%). Our proposed site design will provide no less than a 20 ft length, with the majority of the property containing lengths of greater than 50 ft. We are requesting flexibility from this standard due to the overall width of the proposed property being only 150 ft.
- 3) Stormwater Management Volume Control Standard: The City of Inver Grove Heights Northwest Area (NWA) Stormwater Manual specifies that there shall be no increase in runoff volume from the site in the 5-year 24-hour rainfall event (3.6 inches). The site was designed such that the maximum amount of drainage area can be routed to the proposed infiltration basin. However, the natural drainage pattern for the site is Northeast to Southwest. Because of this, driveway aprons are proposed that drain to the roadway (Auburn Path), to prevent roadway runoff from entering the site. The existing condition of the site is grassed with some tree cover, producing very little runoff in the 5-yr event (0.011 acre-ft). Our site design produces a proposed run-off volume of 0.017 acre-ft which is an increase of 0.006 acre-ft. However, the proposed driveway aprons that will drain to Auburn Path produce a runoff volume of 0.007 acre-ft in the 5-yr event. Excluding this volume which cannot be routed to a BMP, the volume from the site is 0.010 acre-ft which is less than the existing. We are requesting flexibility from this standard due to the site constraints and not being able to route the proposed driveway aprons to a BMP for volume retention. More information regarding this request can be found in the attached Hydraulic Report.
- 4) Stormwater Management Rate Control Standard: The City of Inver Grove Heights Northwest Area (NWA) Stormwater Manual specifies that there shall be no increase in runoff rates from the site in the 2, 10 and 100-year 24-hour rainfall events. The site was designed such that the maximum amount of drainage area can be routed to the proposed infiltration basin. However, the natural drainage pattern for the site is Northeast to Southwest. Because of this, driveway aprons are proposed that drain to the roadway (Auburn Path), to prevent roadway runoff from entering the site. The existing condition of the site is grassed with some tree cover, producing very little runoff in the 2 and 10-year events. The construction of the proposed driveway aprons will create rate increases in the 2 and 10-year event by themselves. Rate control will be met for the 100-year event. Because the overall discharge rates for the site are small (under 3 cfs for the 100-yr event), we are requesting flexibility from this standard due to the site constraints and not

being able to route the proposed driveway aprons to a BMP for rate control. More information regarding this request can be found in the attached Hydraulic Report.

- 5) Rezoning Request due to Hazardous Material Storage Standards: Please see the Re-Zoning Application Request Narrative in the proceeding documents.

Bulk Fluid Systems looks forward to working further with the City of Inver Grove Heights City Council and staff to bring this development to fruition.

Re-Zoning Request Narrative

Project Name: **Bulk Fluid Systems – Inver Grove Heights**

Owner: Bulk Fluid Systems

Surveyor and Civil Engineer: Widseth

The existing property at 8245 Argenta Trail is zoned I-1 (Industrial). The Inver Grove Heights Fire Code limits the storage of hazardous materials in outdoor tanks to the following:

IGH Fire Code Amendments:

9-2-4: LIMITS FOR STORAGE OF CERTAIN HAZARDOUS MATERIALS:

A. Storage of flammable or combustible liquids in outside aboveground tanks is prohibited in all zoning districts except that the storage of flammable or combustible liquids in aboveground storage tanks is permitted as follows:

1. In the I-2 zoning districts.
2. In the A, B, P and I-1 zoning districts, one approved tank not exceeding a five hundred (500) gallons' individual capacity or two (2) tanks in an approved dual tank system not exceeding one thousand (1,000) gallons' aggregate capacity; and
3. In the Sand and Gravel Overlay zoning district pursuant to an approved conditional use permit for an asphalt plant when there is an adequate water supply for fire protection and tanks and loading racks are protected in an approve manner.

B. Bulk storage of liquefied petroleum gases and flammable cryogenic fluids is prohibited in all zoning districts except the I-2 Zoning District.

C. Storage of explosives and blasting agents is prohibited in all zoning districts. (1974 Code § 905.07; amd. Ord. 1397, 12-14-2020)

The proposed site will produce large quantities of windshield washer fluid, which contain liquids (methanol for example) that are considered hazardous/flammable. The proposed tank farm along the south side of the building is proposed to contain a 20,000 gallon double wall steel tank containing methanol, along with multiple other tanks storing other liquids and the finished windshield washer fluid product. Further details of the proposed tanks and their contents can be found in the proceeding documents.

We are requesting to re-zone the proposed one acre property to I-2, which has no requirements for aboveground storage tanks of hazardous/flammable liquids. The property directly north of the proposed 1-acre parcel (Inver Grove Heights Industrial Center) is zoned I-2, so it appears that precedent has been set for this in the area.

PRELIMINARY PLAT OF FLOERKE FOREST

BUILDING SETBACKS / MINIMUM LOT AREAS:

I-1 - Limited Industry and Northwest Area Overlay per Inver Grove Heights Zoning Map
Yard, Area, and Building Size Requirements (Per Allan Hunting, City Planner, (651) 450-2554)

Front Yard 40 Feet (At ROW)
Side 40 Feet
Rear 40 Feet

Minimum Buildable Area 1 Acre
Minimum Lot Width 100 Feet

Height (Maximum) 60 Feet
Building Coverage (Maximum) 30%

Northwest Area Overlay:
Setbacks are following the underlying zoning district.
20% of the net developable area shall be preserved as natural area/open space.

SURVEY NOTES:

- Orientation of this bearing system is based on the Dakota County Coordinate System NAD83 (1986 adj.)
- Property's address:
8245 Argenta Trail, Inver Grove Heights, MN 55077.
PID No. 203665001014
Vacant Land
PID No. 203665001016
- The field work was performed on May 23 and 31, 2022.
- The 30" Storm Manhole is an approximate location based on maps provided by Mike Edwards, Senior Engineering Technician, City of Inver Grove Heights (651) 450-2575. The Bee Hive at the west end of the storm sewer is connected to the 30" Storm sewer field verified by Tom Strid, Engineering Technician, City of Eagan (651) 675-5636
- A Gopher State One Call (GSOC) request was placed on 5/16/2022 for utility locates on site. The underground utility locations, shown hereon, if any, are approximate and are based upon locates from those utility providers that actually performed a locate as result of this request. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavating. Ticket Nos. 221362207 and 221362246.

OWNER

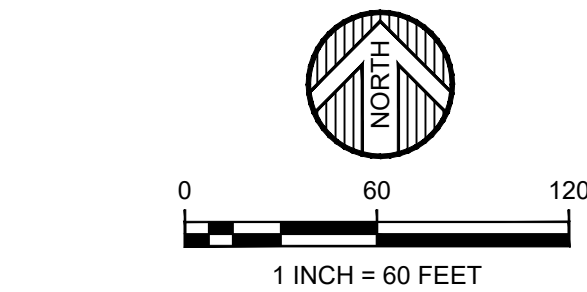
Floerke Investments, LLC
Robert C. Floerke
8245 Argenta Trail
Inver Grove Heights, MN 55077

ENGINEER/LAND SURVEYOR

WIDSETH
5368 266TH STREET
WYOMING, MN 55092
PHONE (651) 464-3130
FAX (651) 464-4822

DEVELOPER

BULK FLUID SYSTEMS, LLC
Chris Willeke, President
SUITE 109
820 CONCORD ST. N.
SOUTH ST. PAUL, MN 55075
chris.willeke@bulkfluidsystems.com
651-354-8211



For the purposes of this survey the north line of the Northwest Quarter of Section 18, Township 27, Range 22, Dakota County, Minnesota is assumed to bear S89°58'12"E

- DENOTES A FOUND DAKOTA COUNTY CAST IRON MONUMENT
- DENOTES A FOUND 1/2" IRON PIPE MONUMENT W/CAP 16099 UNLESS OTHERWISE SHOWN
- DENOTES A SET 1/2" IRON PIPE MONUMENT W/CAP 42648

BENCHMARK: VERTICAL DATUM NAVD88

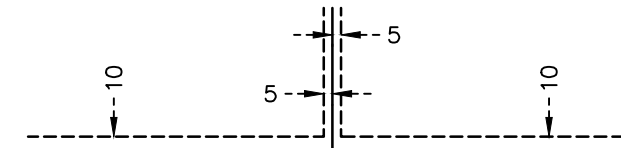
Rebar near the most northwesterly light pole
ELEV = 887.41 NAVD88

ACREAGES:

Total Acreage 264,495 Sq. Ft. or 6.07 Acres

Lot 1, Block 1 217,632 Sq. Ft. or 5.00 Acres
Lot 2, Block 1 46,863 Sq. Ft. or 1.07 Acres

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND EXTERIOR LOT LINES, AND 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

LEGEND

- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- STORM SEWER
- OHE OVERHEAD ELECTRIC
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- 900 CONTOUR LINE
- EDGE OF WOODS

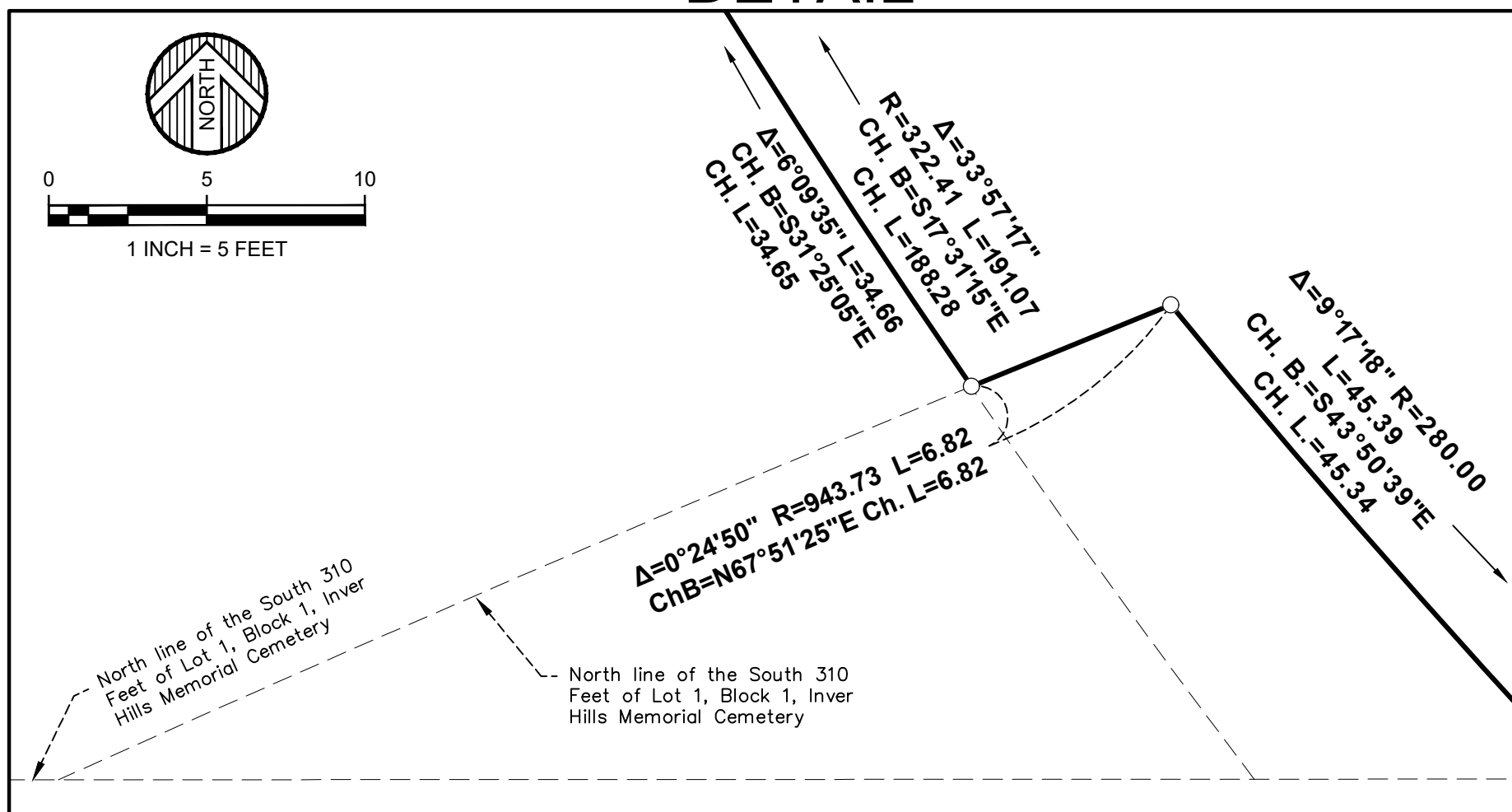
- GAS METER
- GUARD POST
- SIGN
- LIGHT POLE
- SEPTIC COVER
- CLEANOUT
- STORM INLET
- STORM MANHOLE
- ELECTRIC PEDESTAL
- POWER POLE

- TELE PEDESTAL
- ELECTRIC METER
- WELL
- BUILDING WALL HATCH
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

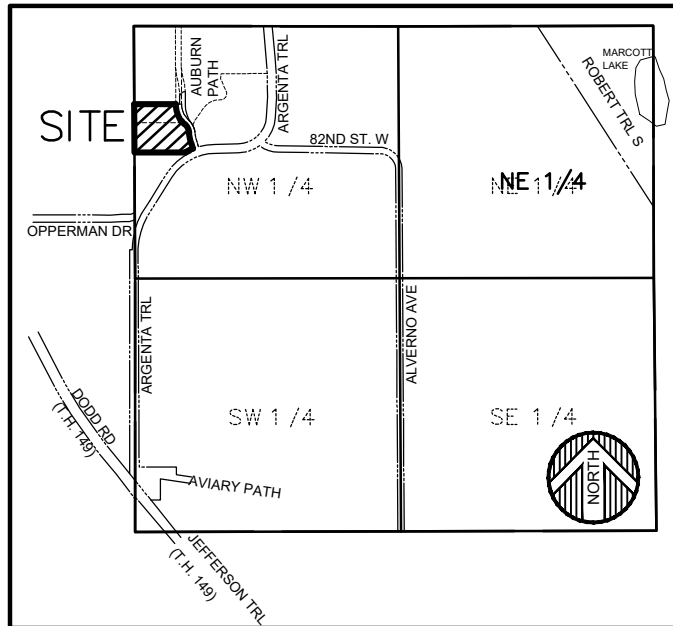
(D) DENOTES DEED BEARING AND DISTANCE

(D1) DENOTES BEARING ON WARRANTY DEED DOC. NO. 685266

DETAIL



VICINITY MAP 1"=2000'



SEC. 18, T27, R22
INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

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PREPARED FOR: BULK FLUIDS SYSTEMS
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

BY: KJL
DATE: 11-17-2022
AMENDMENTS: Additional Trail Easement and Title Commitment Update
DATE: June 2022
SCALE: AS SHOWN
DRAWN BY: JMM
CHECKED BY: KJL
FILE NUMBER: 2022-10603

DATE: 09-16-2022

LIC. NO. 42648

Kelly L. Jordan

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

PROPERTY DESCRIPTION:

(Title Commitment No. 220598, dated September 29, 2022)

That part of the South 310 feet of Lot 1, Block 1, INVER HILLS MEMORIAL CEMETERY lying West of a line which is 60 feet West of and parallel with the line described as follows:

Commencing at a point at the Southeast corner of the North 150 feet of the West 493 feet of said lot; thence on an assumed bearing of South parallel with the West line of said lot 663.13 feet to the point of beginning of the line to be described; thence Southeasterly along a tangential curve concave to the Northeast, radius 220 feet, central angle 48 degrees 12 minutes 12 seconds 185.09 feet; thence Southeasterly along a reverse curve concave to the Southwest, radius 193.50 feet, central angle 44 degrees 00 minutes 03 seconds 148.60 feet; thence Southerly along a reverse curve concave to the East, radius 379.50 feet, central angle 14 degrees 32 minutes 07 seconds 96.27 feet; thence South 18 degrees 44 minutes 16 seconds East tangent to the last described curve to the Southeasterly line of said Lot 1 and thence terminating.

And

That part of Lot One, Block One, INVER HILLS MEMORIAL CEMETERY, according to the recorded plat thereof on file in the office of the County Recorder, Dakota County, Minnesota lying north of the following described line:

Commencing at the southwest corner of said Lot One (1); thence on an assumed bearing of NORTH, along the west line of said Lot One (1), a distance of 310.00 feet to the point of beginning of the line to be described; thence South 89 degrees 44 minutes 38 seconds East, 600.00 feet and there terminating,

lying south of the following described line:

Commencing at the southwest corner of said Lot One (1); thence on an assumed bearing of NORTH, along the west line of said Lot One (1), a distance of 502.00 feet to the point of beginning of the line to be described; thence South 89 degrees 44 minutes 38 seconds East, 500.00 feet and there terminating,

and lying west of the following described line:

Commencing at the northwest corner of said Lot One (1); thence easterly along the north line of said Lot One (1), a distance of 433.00 feet, to the point of beginning of the line to be described; thence on a bearing of South, parallel with the west line of said Lot One (1), a distance of 810.60 feet; thence southeasterly along a 322.41 foot radius tangential curve, concave to the northeast, central angle 36 degrees 56 minutes 12 seconds a distance of 207.85 feet to the aforedescribed 600.00 foot long line which forms the south line of the herein described parcel, and there terminating.

KNOW ALL PERSONS BY THESE PRESENTS: That Floerke Investment L.L.C., a Minnesota limited liability company, fee owners of the following described property:

That part of the South 310 feet of Lot 1, Block 1, INVER HILLS MEMORIAL CEMETERY lying West of a line which is 60 feet West of and parallel with the line described as follows:Commencing at a point at the Southeast corner of the North 150 feet of the West 493 feet of said lot; thence on an assumed bearing of South parallel with the West line of said lot 663.13 feet to the point of beginning of the line to be described; thence Southeasterly along a tangential curve concave to the Northeast, radius 220 feet, central angle 48 degrees 12 minutes 12 seconds 185.09 feet; thence Southeasterly along a reverse curve concave to the Southwest, radius 193.50 feet, central angle 44 degrees 00 minutes 03 seconds 148.60 feet; thence Southerly along a reverse curve concave to the East, radius 379.50 feet, central angle 14 degrees 32 minutes 07 seconds 96.27 feet; thence South 18 degrees 44 minutes 16 seconds East tangent to the last described curve to the Southeasterly line of said Lot 1 and thence terminating.

And

That part of Lot One, Block One, INVER HILLS MEMORIAL CEMETERY, according to the recorded plot thereof on file in the office of the County Recorder, Dakota County, Minnesota lying north of the following described line: Commencing at the southwest corner of said Lot One (1); thence on an assumed bearing of NORTH, along the west line of said Lot One (1), a distance of 310.00 feet to the point of beginning of the line to be described; thence South 89 degrees 44 minutes 38 seconds East, 600.00 feet and there terminating, lying south of the following described line: Commencing at the southwest corner of said Lot One (1); thence on an assumed bearing of NORTH, along the west line of said Lot One (1), a distance of 502.00 feet to the point of beginning of the line to be described; thence South 89 degrees 44 minutes 38 seconds East, 500.00 feet and there terminating, and lying west of the following described line: Commencing at the northwest corner of said Lot One (1); thence easterly along the north line of said Lot One (1), a distance of 433.00 feet, to the point of beginning of the line to be described; thence on a bearing of South, parallel with the west line of said Lot One (1), a distance of 810.60 feet; thence southeasterly along a 322.41 foot radius tangential curve, concave to the northeast, central angle 36 degrees 56 minutes 12 seconds a distance of 207.85 feet to the aforedescribed 600.00 foot long line which forms the south line of the herein described parcel, and there terminating.

Has caused the same to be surveyed and platted as FLOERKE FOREST, and does hereby dedicate to the public for public use forever the the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Floerke Investments, L.L.C., a Minnesota limited liability company, has caused these presents to be signed by it's proper officer this ____ day of _____, 20____.

SIGNED:

Robert C. Floerke, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____,by Robert C. Floerke, President, Floerke Investments, L.L.C., a Minnesota limited liability company, on behalf of the company.

(Signature)

(Print Notary's Name)
Notary Public, Minnesota
My Commission Expires on 1/31/20____

I Kelly L. Jordan do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____

Kelly L. Jordan, Land Surveyor
Minnesota Licensed No. 42648

STATE OF MINNESOTA
COUNTY OF CHISAGO

This instrument was acknowledged before me, this ____ day of _____, 20____
by Kelly L. Jordan, a Licensed Land Surveyor.

Notary Public, Minnesota
My Commission Expires 1/31/20____

PLANNING COMMISSION, INVER GROVE HEIGHTS, MINNESOTA
Approved by the planning Commission of the City of Inver Grove Heights, Minnesota, this ____ day of _____, 20____
By: _____, Chair
Attest: _____, Secretary

CITY COUNCIL, INVER GROVE HEIGHTS, MINNESOTA
This plat of FLOERKE FOREST was approved and accepted by the City Council of the City of Inver Grove Heights, Minnesota, at a regular meeting thereof held this ____ day of _____, 20____, and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor
Attest: _____, City Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____
Todd B. Tollefson, Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA
We do hereby certify that on the ____ day of _____, 20____, the Board of Commissioners of Dakota County, Minnesota approve this plat of FLOERKE FOREST, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 , Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____
Chair, Dakota County Board

Attest: _____
Dakota County Treasurer - Auditor.

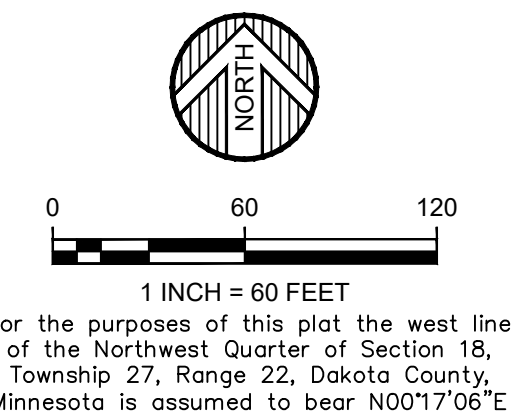
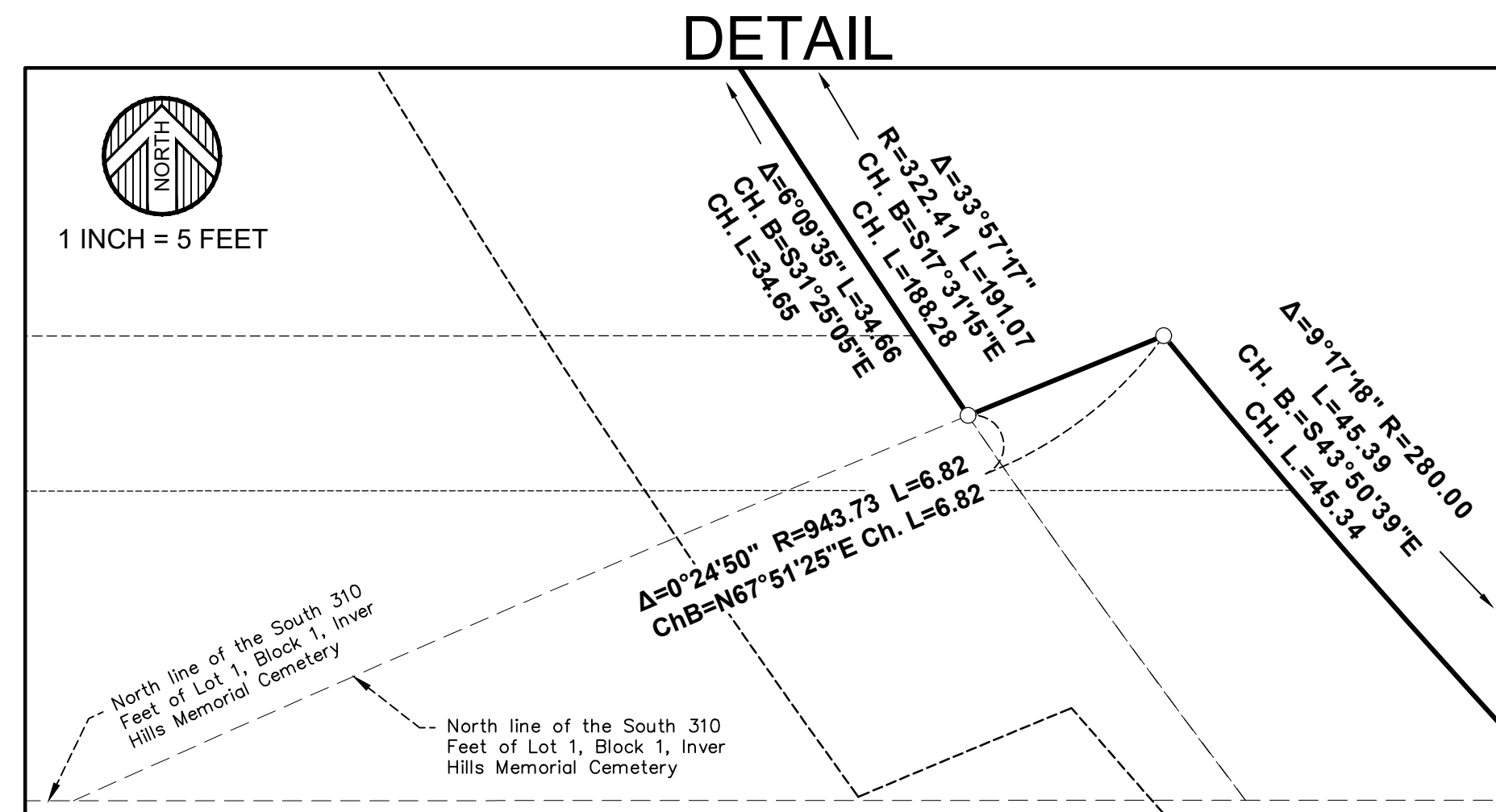
DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____

By: _____
Amy K Koethe, Director
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA
I hereby certify that this plat FLOEKRE FOREST was filed in the office of the County Recorder for public record on this ____ day of _____, 20____, at _____ o'clock ____ .M. and was duly filed in Book _____ of Plats, page ____ as Document No. _____

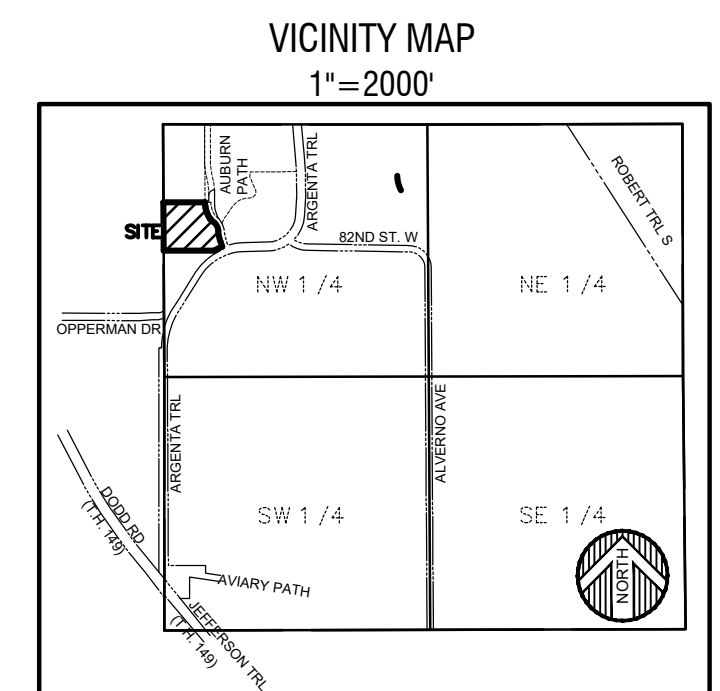
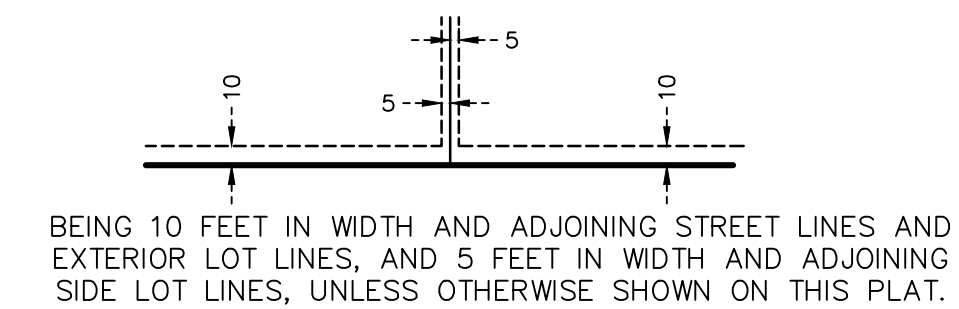
By: _____
Amy A. Koethe, County Recorder





- DENOTES A FOUND DAKOTA COUNTY CAST IRON MONUMENT
 - DENOTES A FOUND 1/2 INCH IRON PIPE MONUMENT WITH CAP 16099 UNLESS OTHERWISE SHOWN
 - DENOTES A SET 1/2 INCH X 14 INCH IRON PIPE SET AND MARKED WITH MINNESOTA LICENSE NO. 42648 (MONUMENTS TO BE SET WITHIN ONE YEAR AFTER RECORDING OF THIS PLAT)
- (D) DENOTES DEED BEARING AND DISTANCE
- (D1) DENOTES BEARING IN WARRANTY DEED DOC. NO. 685266

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



SEC. 18, T27, R22
INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA

PARKING CALCULATIONS:

COMMERCIAL/INDUSTRIAL REQUIREMENTS (MANUFACTURING):

4 SPACES + 1 SPACE FOR EACH 800 SQ FT. (75% FOR NWA)

MIN. SPACES REQUIRED = 4 + 1 (5,600 SQFT/800SQ FT) = 11 SPACES X 0.75 = 9 SPACES MIN.

TOTAL SPACES PROVIDED: 9 SPACES + 1 ACCESSIBLE SPACE

LAND USE CALCULATIONS:

TOTAL DISTURBED AREA = 45,477 SQFT (1.0 ACRES)

BUILDING AREA = 5,251 SQ FT

SITE COVERAGE = 12%

TOTAL IMPERVIOUS AREA = 20,909 SQ FT (0.5 ACRES) 48% OF TOTAL LOT

EXPECTED TRUCK TRAFFIC VOLUMES:

LEAVING PROPERTY:
TWO MEDIUM DUTY STRAIGHT TANKER TRUCKS AND TWO PICKUP SERVICE TRUCKS
LEAVING THE PROPERTY BETWEEN 7-9AM EACH WEEKDAY.

TOTAL TRUCKS LEAVING PROPERTY DAILY: 4 TRUCKS

ENTERING PROPERTY:
TWO MEDIUM DUTY STRAIGHT TANKER TRUCKS AND TWO PICKUP SERVICE TRUCKS
RETURNING TO THE PROPERTY BEFORE 6PM EACH WEEKDAY.

TOTAL TRUCKS ENTERING PROPERTY DAILY: 4 TRUCKS

**INVER GROVE HEIGHTS
INDUSTRIAL CENTER**

SITE PLAN NOTES:

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CIASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

CONTRACTOR SHALL CALL GOPHER STATE ONE CALL PRIOR TO BEGINNING REMOVALS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ENGINEER OF ANY DIFFERENCES BETWEEN THE FIELD AND THE PLAN.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL AND SHALL BE IN COMPLIANCE WITH THE MINNESOTA UNIFORM TRAFFIC CONTROL DEVICES MANUAL AND TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS FIELD MANUAL. THE TRAFFIC CONTROL SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.

THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT OF WAY AND PROPERTY LIMITS.

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

SEE DETAILS SHEET FOR PROPOSED PAVEMENT SECTION INFORMATION.

SEE DETAILS SHEET FOR ACCESSIBLE PARKING SIGNAGE INFORMATION.

ALL CURB AND GUTTER SHALL BE B612 STYLE UNLESS OTHERWISE NOTED ON THE PLAN.

ALL STRIPING TO BE 4" SOLID WHITE LINE UNLESS NOTED OTHERWISE ON THE PLAN. ALL PAINT USED FOR STRIPING SHALL CONFORM TO MNDOT SPEC 3591. COLOR SHALL BE BRIGHT WHITE.

STORM M.H.
RIM 885.06
INV. E. 877.79
INV. W. 873.00

TRUCK REPAIR AND
EQUIPMENT PROPERTY

STORM M.H.
RIM 886.40
INV. 15 IN RCP 883.35
15 IN RCP STUB S. 883.54

AUBURN PATH

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

WHEREAS, I, FRANK E. BRODEEN, AM A SPECIALLY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA, AND I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

BY: FRANK E. BRODEEN
DATE: 11/18/2022
REVISIONS: PRELIM PUD APPLICATION SUBMITTAL
DATE: 11/18/2022
REVISIONS: PRELIM PUD APPLICATION SUBMITTAL

DATE: NOVEMBER 2022
SCALE: AS SHOWN
DRAWN BY: FEB
CHECKED BY: TMH
JOB NUMBER: 2022-10603

BULK FLUID SYSTEMS
INVER GROVE HEIGHTS, MN
SITE PLAN

SHEET NO. 5.0

SHEET 7 OF 13

INVER GROVE HEIGHTS
INDUSTRIAL CENTER

AUBURN PATH

BULK FLUID SYSTEMS
BUILDING (BY OTHERS)
FFE = 896.0

TANK

TANKS

STORM M.H.
RIM 885.06
INV. E. 877.79
INV. W. 873.00

STORM M.H.
RIM 886.40
INV. 15 IN RCP 883.35
15 IN RCP STUB S. 883.54

GRADING PLAN NOTES:

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.

HAULING HOURS MUST BE CONFIRMED WITH THE CITY PRIOR TO BEGINNING WORK.

SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS, GUTTER FLOW LINE OF CURB GUTTER (FL), TOP BACK OF CURB ELEVATIONS (TBC), AND FINISHED SURFACE GRADE, UNLESS OTHERWISE NOTED.

ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE NOTED ON THE PLANS.

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR PROPOSED SAFI BAFFLE TO ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

GENERAL CONSTRUCTION NOTES:

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.

UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, 2020 EDITION. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.

THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT LOCATION AND ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

LEGEND



DISTURBED NATURAL AREA / OPEN SPACE

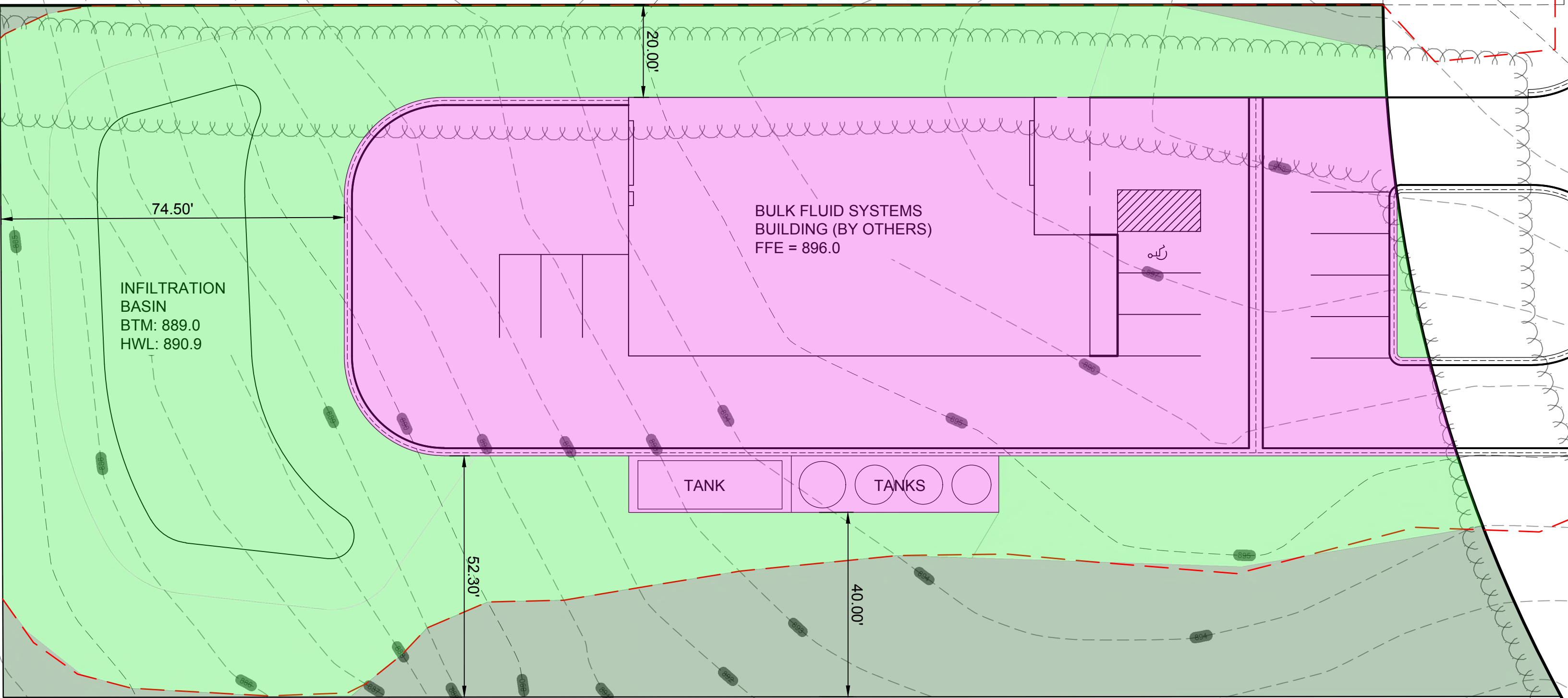
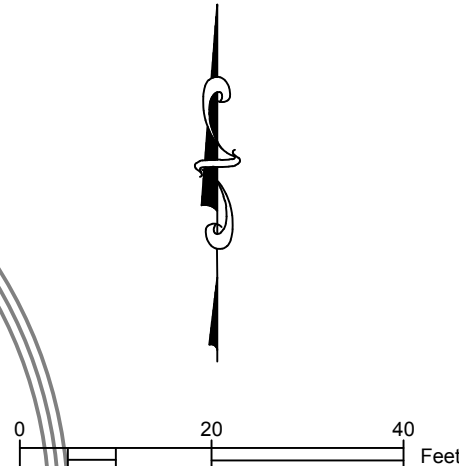


UNDISTURBED NATURAL AREA / OPEN SPACE



PROPOSED IMPERVIOUS AREA

INVER GROVE HEIGHTS
INDUSTRIAL CENTER



STORM M.H.
RIM 885.06
INV. E. 877.79
INV. W. 873.00

STORM M.H.
RIM 886.40
INV. 15 IN RCP 883.35
15 IN RCP STUB S. 883.54

NATURAL AREA/OPEN SPACE CALCULATIONS:

TOTAL PROPERTY AREA: 1.1 ACRES
TOTAL IMPERVIOUS AREA: 0.43 ACRES (40% OF TOTAL PROPERTY AREA)
TOTAL NATURAL AREA/OPEN SPACE: 0.65 ACRES (60% OF TOTAL PROPERTY AREA)
TOTAL DISTURBED NATURAL AREA/OPEN SPACE: 0.48 ACRES (44% OF TOTAL PROPERTY AREA)
TOTAL UNDISTURBED NATURAL AREA/OPEN SPACE: 0.17 ACRES (16% OF TOTAL PROPERTY AREA)
TOTAL CONTIGUOUS NATURAL AREA/OPEN SPACE: 0.64 ACRES (98% OF NATURAL/OPEN SPACE)

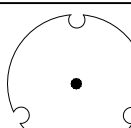
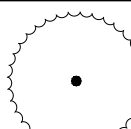
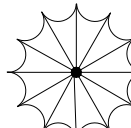
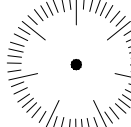
TRUCK REPAIR AND
EQUIPMENT PROPERTY

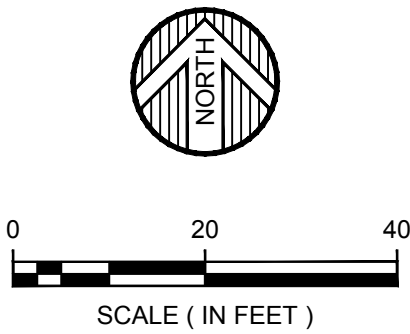
WHEREAS, I, FRANK E. BRODEEN, AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA, I HEREBY CERTIFY THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Frank E. Brodeen
FRANK E. BRODEEN
DATE: 11/18/2022 LIC. NO. 57780

DATE	REVISION DESCRIPTION	BY
11/18/2022	PRELIM PUD APPLICATION SUBMITTAL	FEB

DATE:	NOVEMBER 2022
SCALE:	AS SHOWN
DRAWN BY:	FEB
CHECKED BY:	TMH
JOB NUMBER:	2022-10603

BULK FLUID SYSTEMS
INVER GROVE HEIGHTS, MN
NATURAL AREA/OPEN SPACE PLAN

PLANT SCHEDULE					
TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	GS	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2.5" Cal.	B&B	4
	TB	Tilia americana 'Boulevard' / Boulevard American Linden	2.5" Cal.	B&B	3
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	PG2	Picea glauca / White Spruce	6' Ht.	B&B	7
	PG	Picea pungens 'Glauca' / Blue Colorado Spruce	6' Ht.	B&B	3
	PS	Pinus strobus / White Pine	6' Ht.	B&B	2

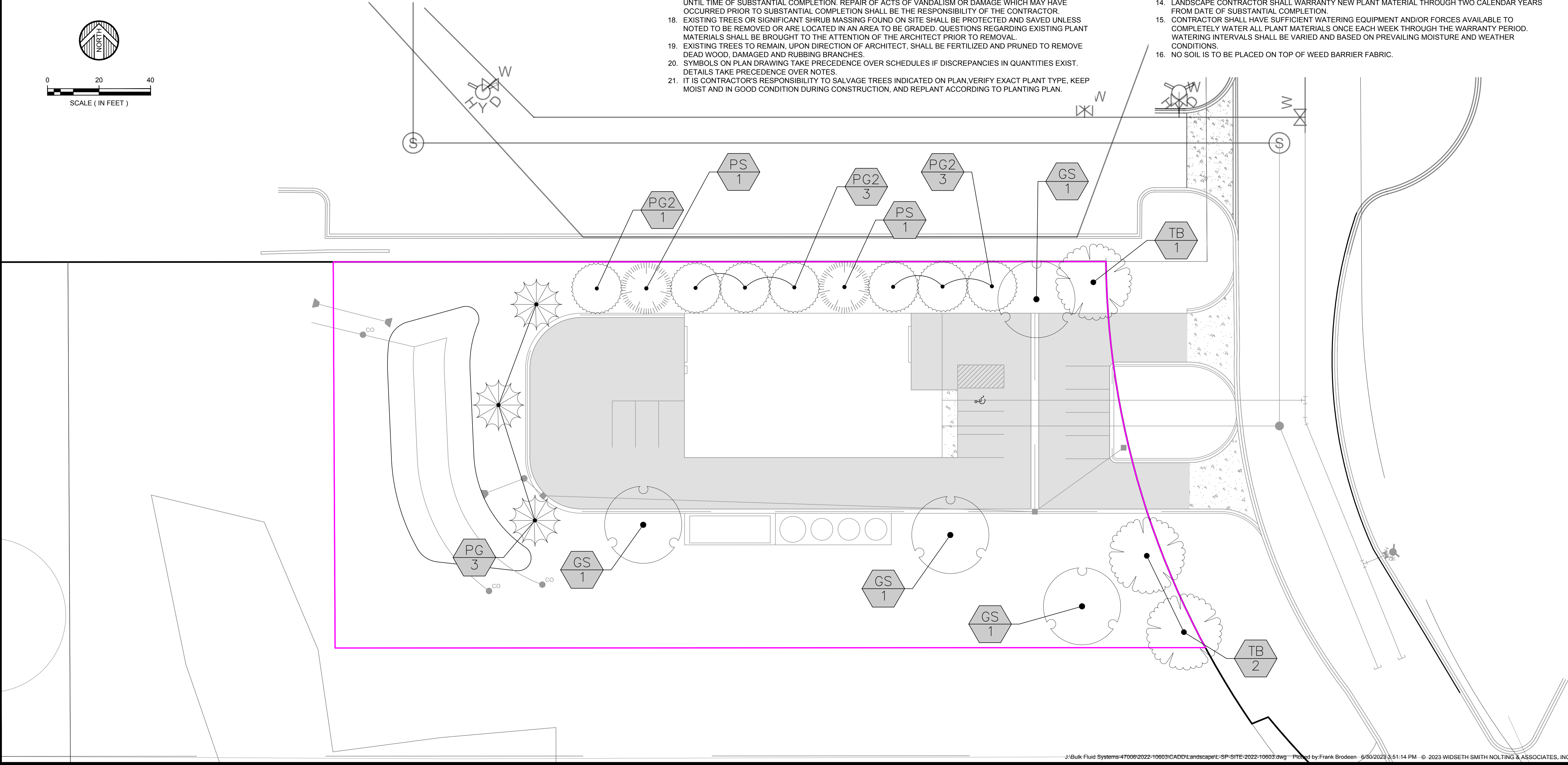


GENERAL NOTES

1. REMOVE ALL BURLAP FROM THE TOP OF ROOT BALL. REMOVE ALL GREEN TREATED BURLAP. REMOVE ALL PLANT IDENTIFICATION TAGS FROM ALL PLANT MATERIALS.
2. KEEP ALL PLANT MATERIALS MOIST AND SHADED UNTIL PLANTED.
3. FOR CONTAINER PLANTS: MAKE 4 TO 5 VERTICAL CUTS IN ROOT BALL AFTER PLANT HAS BEEN REMOVED. MAKE CUTS 1/2" DEEP. PLANT IMMEDIATELY.
4. SPREAD MULCH SO THAT IT IS NOT IN CONTACT WITH WOODY BASE OF PLANT.
5. MULCH AT BASE OF TREES 5'-0" DIAMETER RING WHERE TREES ARE LOCATED IN OPEN GRASS AREAS.
6. THESE NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH DETAILS, ADDENDA AND CHANGE ORDERS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
7. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH WORK TO BE DONE.
9. FINE GRADING AND EDGING SHALL BE APPROVED PRIOR TO PLANTING OPERATIONS.
10. PLANT MATERIAL SHALL NOT BE INSTALLED IN AN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES. NOTIFY THE ARCHITECT SHOULD CONFLICTS ARISE.
11. UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING. TAPER 3" DEPTH MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1 1/2" DEPTH) WITHIN 2" OF PAVING.
12. ALL EXISTING TREES, SHRUBS, VINES AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.
13. LANDSCAPE CONTRACTOR SHALL ASSURE COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK AND MATERIALS SUPPLIED.
14. LANDSCAPE CONTRACTOR SHALL PROTECT EXISTING ROADS, CURB AND GUTTER, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING CONSTRUCTION. DAMAGE TO THESE ITEM SHALL BE REPAIRED AT NO COST TO OWNER.
15. UNDERGROUND SERVICES SHALL BE INSTALLED SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF EXISTING TREES TO REMAIN.
16. LANDSCAPE CONTRACTOR SHALL REVIEW THE SITE FOR DEFICIENCIES IN SITE CONDITIONS WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIALS ESTABLISHMENT, SURVIVAL OR WARRANTY. UNDESIRABLE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING OF WORK.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF NEWLY INSTALLED MATERIALS UNTIL TIME OF SUBSTANTIAL COMPLETION. REPAIR OF ACTS OF VANDALISM OR DAMAGE WHICH MAY HAVE OCCURRED PRIOR TO SUBSTANTIAL COMPLETION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
18. EXISTING TREES OR SIGNIFICANT SHRUB MASSING FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO REMOVAL.
19. EXISTING TREES TO REMAIN, UPON DIRECTION OF ARCHITECT, SHALL BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD, DAMAGED AND RUBBING BRANCHES.
20. SYMBOLS ON PLAN DRAWING TAKE PRECEDENCE OVER SCHEDULES IF DISCREPANCIES IN QUANTITIES EXIST. DETAILS TAKE PRECEDENCE OVER NOTES.
21. IT IS CONTRACTOR'S RESPONSIBILITY TO SALVAGE TREES INDICATED ON PLAN, VERIFY EXACT PLANT TYPE, KEEP MOIST AND IN GOOD CONDITION DURING CONSTRUCTION, AND REPLANT ACCORDING TO PLANTING PLAN.

PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL LAY OUT PLANT MATERIAL PER PLAN AND FACE TO GIVE BEST APPEARANCE OR RELATION TO ADJACENT PLANTS, STRUCTURES OR VIEWS. CONTRACTOR TO OBTAIN APPROVAL FROM ARCHITECT PRIOR TO INSTALLATION.
2. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE ARCHITECT'S REQUEST PRIOR TO INSTALLATION. OBTAIN APPROVAL OF PLANT LAYOUT FROM ARCHITECT PRIOR TO PLANTING.
3. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
4. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
5. LANDSCAPE CONTRACTOR SHALL THOROUGHLY LOOSEN ANY COMPACTED SUBGRADES PRIOR TO PLACING TOPSOIL, TO A MINIMUM DEPTH OF 10". ROLL SUBGRADES TO PREVENT SETTLING.
6. CONTRACTOR WITH RE-USE EXISTING TOPSOIL FROM SITE AND BRING TO FINISH GRADE WITH 4" OF TOPSOIL IN ALL LAWN AREAS, AND 12" OF TOPSOIL IN ALL PLANTING BED NOT ADJACENT TO BUILDING.
7. LANDSCAPE CONTRACTOR SHALL REMOVE SOD, CONTAMINATED SOILS, MISCELLANEOUS WASTE MATERIALS FROM AREAS TO BE PLANTED AND SEEDED. CONTRACTOR SHALL LOOSEN COMPACTED SUBSOILS BY TILLING AND IMPORT NEW TOPSOIL AS REQUIRED TO RESTORE GRADES AND MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING. VERIFY FINAL LIMITS OF AREAS WITH ARCHITECT PRIOR TO COMMENCING OPERATIONS.
8. KEEP ALL PLANT MATERIALS MOIST AND SHADED UNTIL PLANTED.
9. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS GRANTED BY THE ARCHITECT TO THE LANDSCAPE CONTRACTOR PRIOR TO THE SUBMISSION OF BID.
10. PLANT MATERIALS TO BE INSTALLED PER PLANT DETAILS.
11. PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL, OR OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 10 OZ. PER 2.0" CALIPER TREE AND 6 OZ. PER SHRUB.
12. PLANTING AREAS RECEIVING ANNUALS SHALL RECEIVE A MINIMUM OF 18" DEPTH OF PLANTING SOIL CONSISTING OF 45 PARTS TOPSOIL, 45 PARTS SCREENED COMPOST AND 10 PARTS SAND.
13. PERENNIAL AND SHRUB BEDS ARE TO RECEIVE APPLICATION OF PRE - EMERGENT HERBICIDE (PREEN OR APPROVED EQUAL) FOLLOWED BY 4" DEEP MULCH.
14. LANDSCAPE CONTRACTOR SHALL WARRANTY NEW PLANT MATERIAL THROUGH TWO CALENDAR YEARS FROM DATE OF SUBSTANTIAL COMPLETION.
15. CONTRACTOR SHALL HAVE SUFFICIENT WATERING EQUIPMENT AND/OR FORCES AVAILABLE TO COMPLETELY WATER ALL PLANT MATERIALS ONCE EACH WEEK THROUGH THE WARRANTY PERIOD. WATERING INTERVALS SHALL BE VARIED AND BASED ON PREVAILING MOISTURE AND WEATHER CONDITIONS.
16. NO SOIL IS TO BE PLACED ON TOP OF WEED BARRIER FABRIC.



WIDSETH

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DATE: NOVEMBER 2022
SCALE: AS SHOWN
DRAWN BY: RSH
CHECKED BY: JER

DATE: 11/18/2022
REVISIONS: DESCRIPTION
PRELIM PUD APPLICATION SUBMITTAL

BY: FEB

BULK FLUID SYSTEMS
INVER GROVE HEIGHTS, MN
LANDSCAPE PLAN

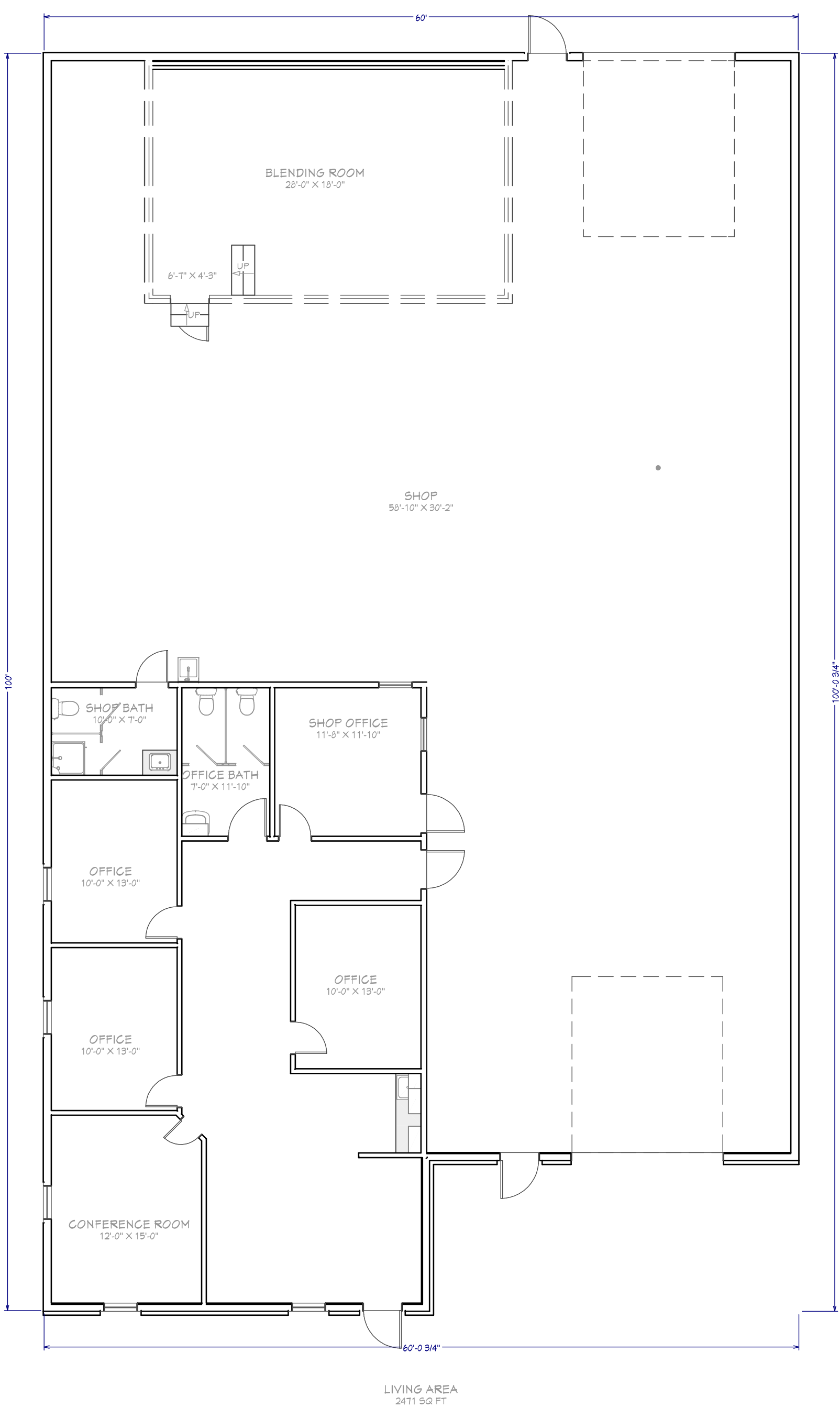
SHEET NO.
10.0

SHEET 13 of 13

DATE: 11/18/2022
LIC. NO. 59038
JILLIAN E. REIMER

DATE: 11/18/2022
LIC. NO. 59038
JILLIAN E. REIMER

J:\Bulk Fluid Systems\47006\2022-10603\CADD\Landscapell\SP-SITE-2022-10603.dwg Plotted by: Frank Brodeen 6/30/2023 3:51:14 PM © 2023 WIDSETH SMITH NOLTING & ASSOCIATES, INC.



Layout Page Table			
Label	Title	Description	Comments
P-0	Project Overview		
P-1	Building Overview		
P-2	Framing		
E-1	Electrical Layout		
M-1	Plumbing Layout		

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Bulk Fluid Systems
New Shop Build

Project Overview

DRAWINGS PROVIDED BY:
Roost Carpentry, LLC

DATE:

8/3/2022

SCALE:

SHEET:

P-0



From: [Phil Owens](#)
To: [Heather Botten](#)
Cc: [Phil Owens](#); [Steve Johnson](#)
Subject: RE: plan review- bulk fluid
Date: Monday, September 12, 2022 2:08:28 PM

Hello Heather,
Here are the Fire comments for the Bulk Fluid Systems project.

This project involves the manufacture and storage of windshield washer fluids.
In some configurations this product can be classified as a flammable liquid.

The building will likely be classified as an H-3 Occupancy Type (High Hazard).
The building is required to be fully protected by a Fire Sprinkler System in accordance with this hazard

The indoor storage requirements for the flammable liquids will be dependent upon the storage configuration that they utilize
on pallets, in Racks or as high piled storage,

They are proposing to store flammable liquids outdoors in four aboveground tanks.

1 @ 20,000-gallons for Methanol, a Flammable Liquid
2 @ 9,000-gallons for Windshield Wash Fluid, a Flammable Liquid
1 @ 2,500 - gallons for windshield washing fluid, a Flammable Liquid

Outdoor Flammable Liquids storage in aboveground tanks in these quantities is presently Prohibited by the Zoning Code.

If the zoning requirements are amended for this property to permit the aboveground, outdoor storage of Flammable Liquids in these quantities,
The aboveground tanks must be provided with secondary containment.
In addition, the tanks would be required to have a separation distance of 40 feet from property lines, buildable lots, and public ways
and 10 feet distance from significant buildings on the same property.

Thank you ...
Phil

From: Heather Botten <hbotten@ighmn.gov>
Sent: Thursday, September 8, 2022 2:15 PM
To: Phil Owens <powens@ighmn.gov>
Subject: RE: plan review- bulk fluid



Planning Commission Report

MEETING DATE:	August 15, 2023
CASE NO:	23-33V
APPLICANT:	Jeremy Clark
PROPERTY OWNER:	Same as Applicant
REQUEST:	Variance from maximum fence height
LOCATION:	6790 River Road
COMPREHENSIVE PLAN:	LDR, Low Density Residential
ZONING:	R-1C, Single-Family Residential
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The request consists of the following:

- A **Variance** from City Code Section 10-15-12 to exceed the maximum allowed fence height on a riparian property.

BACKGROUND

The applicant is requesting a Variance to construct five foot (5') fencing around the perimeter of the residential property. The property is the first residential lot south of the Rock Island Swing Bridge, with a public trail located north of the applicant's property. The applicant is proposing over 200 feet of wrought iron fencing along the front and side property lines and over 650 feet of deer fencing along the remainder of the property. The property is a riparian lot, abutting the Mississippi River. The fencing would not be located along the easterly property line, parallel to the river. City Code requires fences in riparian yards to be no higher than forty-two inches (42"). On non-riparian lots, the City Code allows fencing up to forty-eight inches (48") in the front yard and up to seven feet (7') on the side and rear yards.

EVALUATION OF REQUEST

The following Land Uses, Zoning Districts, and Comprehensive Plan designations surround the property:

North	Trail	<u>Zoned</u> : P, Public/Institutional	<u>Guided</u> : Public Open Space
East	River		<u>Guided</u> : Private Open Space
West	Park & Single-Family Residential	<u>Zoned</u> : P, Public/Institutional & R-1C, Single-Family Residential	<u>Guided</u> : Public Open Space & LDR, Low Density Residential
South	Single-Family Residential	<u>Zoned</u> : R-1C, Single-Family Residential	<u>Guided</u> : LDR, Low Density Residential

ENGINEERING

Engineering has reviewed the request and takes no exception to the proposed fencing.

PARK AND RECREATION

The applicant has been working with the Parks Department regarding access points on the owner's property for the City to access and maintain the park land to the north.

DNR REVIEW

The Shoreland Overlay District and the Critical Area Overlay District require any application for a Variance to be submitted to the DNR for their review and comment. The DNR has received the request, but has not yet responded. Staff is not anticipating any concerns as the updated MRCCA requirements allow fencing up to six feet (6') in height as long as it is not located in the regulatory floodplain and out of any shore or bluff impact zones.

VARIANCE REVIEW

City Code Title 10, Chapter 3. Variances, states that the City Council may grant Variances when they are in harmony with the general purposes and intent of the Zoning Ordinance and consistent with the Comprehensive Plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested Variances, City Code identifies which are to be considered practical difficulties.

The applicant's request is reviewed below against those criteria.

1. The Variance request is in harmony with the general purpose and intent of the City Code and consistent with the Comprehensive Plan.

The request is not contrary to the residential use of the property or area as defined in the Comprehensive Plan. The proposed fencing would meet all other code requirements including materials and setbacks.

2. *The property owner proposed to use the property in a reasonable manner not permitted by the Zoning Ordinance.*

One of the functions of the shoreland requirements is for consistency of structure placement and aesthetic qualities from river, street, and neighboring views. The proposed fencing would not be out of character for the area. The Variance request is reasonable as the property is abutting park land to the north and the height of the fence does not exceed the maximum height allowed on lots that are non-riparian. The applicant is not proposing to extend the fence along the river.

3. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The lot does have a special condition that does not apply to other properties in the area. The lot is larger than the average urban lot that abuts city park property with a trail. To provide better security and distinguish the location of the property boundaries, the property owners are requesting to install a fence that would comply with the height requirements on non-riparian lots.

4. *The Variance will not alter the essential character of the locality.*

One of the functions of setback requirements is to protect the shoreland and maintain consistency of structure placement and aesthetic qualities from street and neighboring views. The proposed fencing would meet these requirements. Staff does not believe the improvements would alter the essential character of the neighborhood.

5. *Economic considerations alone do not constitute an undue hardship.*

Economic considerations do not appear to be a basis for this request.

ALTERNATIVES

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

- Approval of a **Variance** to construct a fence within the shoreland setbacks subject to the following condition:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.

Rationale:

The request is not out of character for the neighborhood and is consistent with the Comprehensive Plan. The proposed fence height does not appear to have an adverse impact on the shoreland. The property is unique in that it is abutting park property with a public trail. The additional fence height will ensure safety for the applicant and his family.

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

RECOMMENDATION

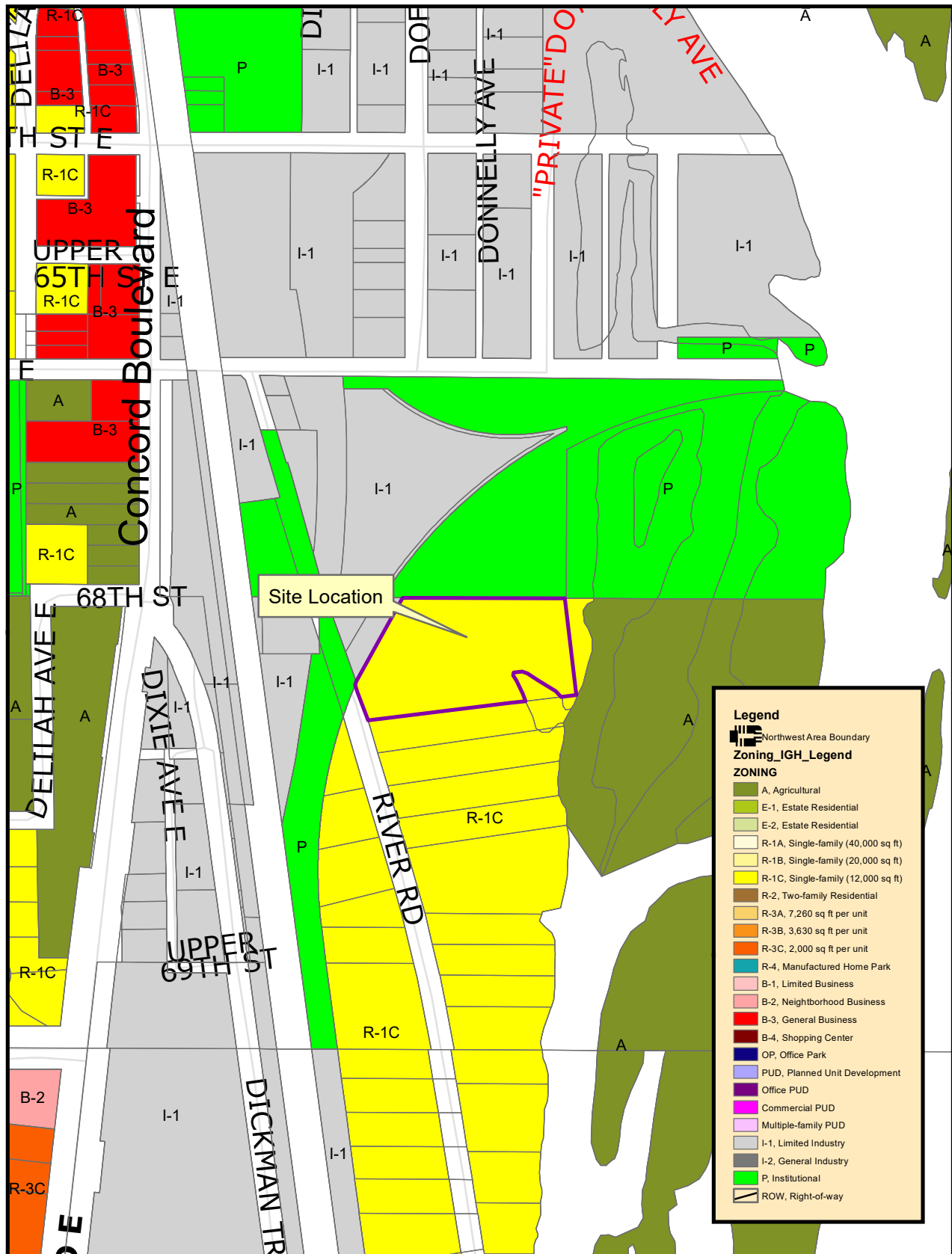
Based on the information in the preceding report and the condition listed in Alternative A, staff is recommending Approval of the requested Variance.

ATTACHMENTS

1. Zoning and Location Map
2. Narrative
3. Site Plan
4. Fence Types



6790 River Road Case No. 23-33V



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit A
Zoning and Location Map

Map not to scale

Request for Variance for Fencing at 6790 River Rd, Inver Grove Heights

To The Planning Commission:

I am writing a request for a variance for fencing my property at 6790 River Rd, Inver Grove Heights. I recently sent in for a fencing permit but was denied due City Code Section 10-15-12 stating that fences in riparian yards can be no higher than 42".

On the permit application I mentioned installing 5' deer fencing to the lower two sides of my property (see attached diagram). I can adjust that height to 4' (48") to be closer to code but would ask for an additional 6" in height due to the fact that we own 2 large English mastiffs and, if excited, can easily clear a 42" fence.

I am also requesting a variance for the front wrought iron fence that will be located on the upper south side of our property, across the front of our property and then extending down 100' meeting up with the deer fence on the north side of the property (see attached diagram). On the response to my earlier permit request, I was informed that a front fence would be no taller than 48", have at least 75% visibility and be 30' recessed from roadway. I have 2 reasons I would like to submit for this variance request concerning this section of fencing.

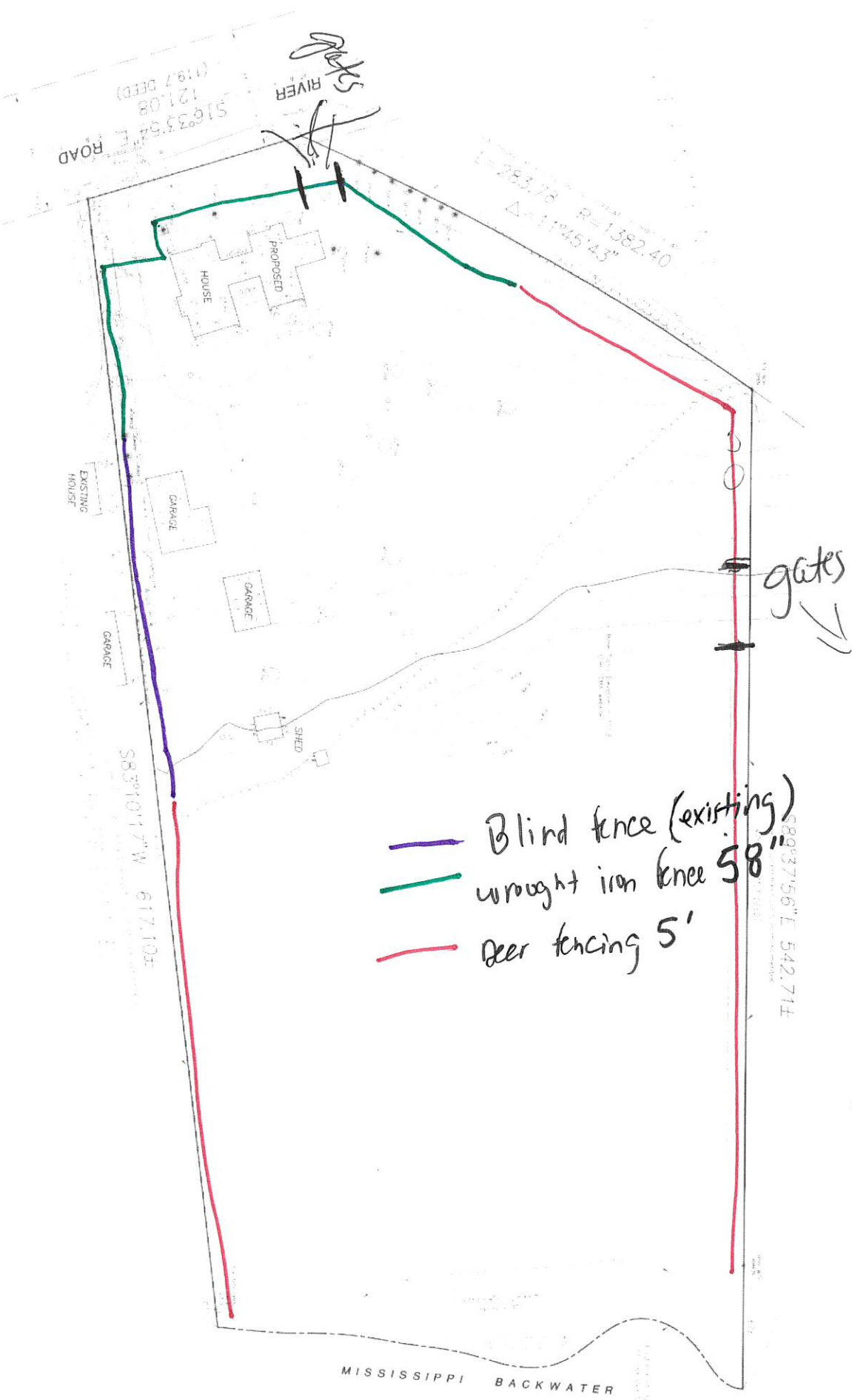
1. In building this house, we were forced due to bedrock being very close to the surface to elevate the foundation and main floor of the house. Our designer showed plans that because of the elevation of the house, a taller fence would fit much more aesthetically to the yard and surrounding landscaping. In order to facilitate planning and contractors, this fencing was already purchased and delivered.
2. The property is located at the beginning of River Rd, the north side of our property is directly adjacent and follows the Mississippi River Regional Trail Bikeway. With the use of the trail and being as close as we are to the existing business at the entrance to River Rd, we would feel much safer with a fence that is slightly taller and cannot be easily jumped over. I travel for work and so my wife is alone at home for long periods of time, and I would feel safer having a fence that is hard to climb over.

The wrought iron fence we purchased is 58" in height, it will be to code, installed 30' back from roadway, it has clear visibility per code and will not obstruct any vision for corners or traffic.

Lastly, I have met with the Inver Grove Parks staff a few times concerning the need to access the south corner of Swing Bridge Park. The only access to the park for vehicles is through my property. That would include installing two additional gates and allowing city vehicles to drive through my yard for upkeep and maintenance to that area of the park. I am happy to accommodate their need and access through my property, I am hoping that this accommodation will be taken into consideration when looking at my request for these variances.

Thank you,
Jeremy and Jennie Clark

Building Permit Survey for:
JEREMY CLARK
 at 6790 River Road - Inver Grove Heights, Minnesota



PROPERTY DESCRIPTION

SURVEYOR'S NOTES

AREAS

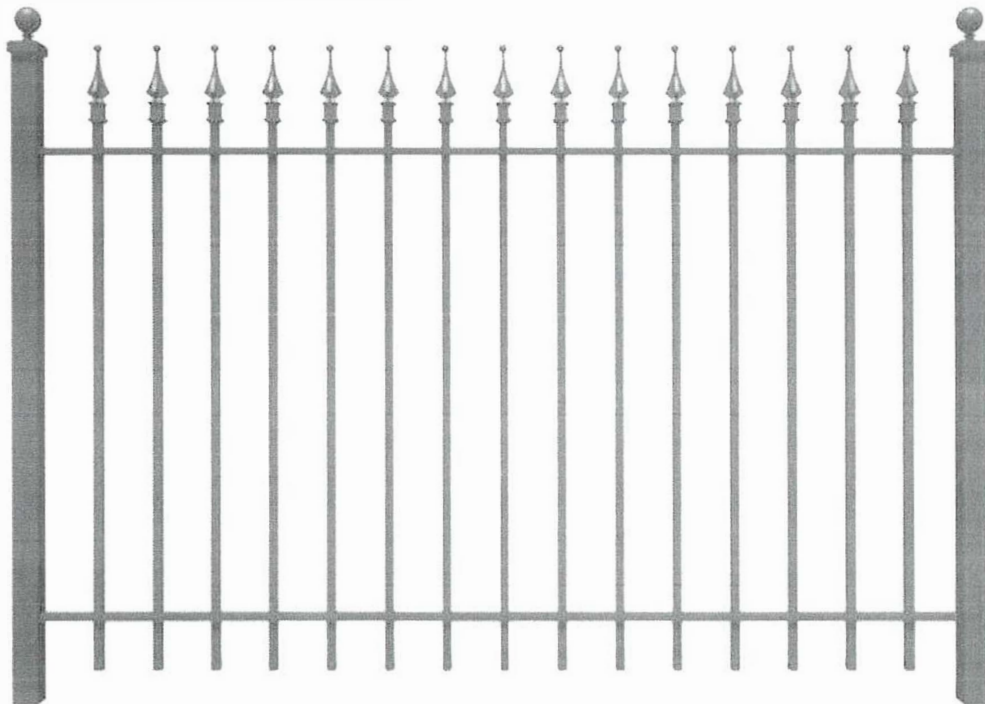
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Planning Commission Report

MEETING DATE:	August 15, 2023
CASE NO:	23-30CPA
APPLICANT:	BJ Baas Builders (Rise Capital)
PROPERTY OWNER:	Graceland IGH Holdings, LLC
REQUEST:	Comprehensive Plan Amendment
LOCATION:	South Side of Amana Trail between Argenta Trail and Highway 3
COMPREHENSIVE PLAN:	RC, Regional Commercial (HDR, High Density Residential pending)
ZONING:	B-4/PUD, Commercial Planned Unit Development
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

The specific application being requested is:

1. Comprehensive Plan Amendment to change the land use designation of the balance of Outlot D (2.37 acres), Argenta Hills, from RC, Regional Commercial to HDR, High Density Residential.

BACKGROUND

The applicant has submitted an application requesting a Comprehensive Plan Amendment to allow for a change in land use from Commercial to High Density Residential. The request is to change the land use on the balance of Outlot D, Argenta Hills from RC, Regional Commercial to HDR, High Density Residential. In 2018, the City Council conditionally approved a Comprehensive Plan Amendment for the westerly 10 acres of Outlot D to High Density Residential. The applicant is requesting that the remaining 2.37 acres of Outlot D also be guided to HDR, High Density Residential.

The concept plan that was submitted contains one 200 unit apartment building and 30 townhome units. The subject area is the vacant land west of Target. The vacant parcel (Outlot C) to the west of the small commercial buildings is not part of this request.

HISTORY

In 2007, City Council approved the Argenta Hills Planned Unit Development, which consisted of 154 residential units and 410,000 square feet of commercial. There have been a number of amendments to the PUD since that time. In 2010, the developer requested and received an amendment to the first phase of residential development in the northeast corner of the site. The proposed change reduced the number of single family lots in that neighborhood from 60 to 45. In 2012, the developer requested and received an amendment to change the townhouse phase of the project to single-family detached housing. In 2014, the final amendment in the residential area of the PUD was approved, reducing the

farthest west neighborhood on the west side of Alverno Avenue from the original plan by 8 units.

In 2017, an application was submitted proposing a 400 unit development on the two outlets (C and D). The City Council did not support the request and denied all parts of the application on January 8, 2017. On February 12, 2017, the City Council approved finds of fact for denial of the Comprehensive Plan Amendment and reconsidered action on the Rezoning, Plat and PUD Plan requests. Ultimately, the applicant withdrew the remaining requests.

In 2018, IGH Investments applied for a Comprehensive Plan Amendment to change the westerly 10 acres of Outlot D for a 220 high-end apartment building. Outlot C was to remain as Regional Commercial. The City Council conditionally approved the Comprehensive Plan Amendment to High Density for the requested west 10 acres of Outlot D subject to approval of a PUD plan approval. No subsequent applicant for PUD approval was ever filed and therefore the Comprehensive Plan Amendment still stands but has not been put into effect.

In 2021, Lennar Multi-Family Communities applied for a Comprehensive Plan Amendment to change both Outlot C and D to High Density Residential. The proposed project consisted of 312 apartment-style townhome units in a 13 building development. During the City Council discussion, it was brought up many times that preserving some or all of this land for retail is still an important need for the community. The City Council ultimately denied the request to change both Outlots to High Density Residential.

EVALUATION OF REQUEST

COMPREHENSIVE PLAN AMENDMENT

In the original 2007 PUD plan, this area was approved for a 132,500 square foot retail store and a junior anchor building planned for two uses; 30,000 square feet and 20,000 square feet. The proposed use of the property requires a change to the Comprehensive Plan land use designation from Regional Commercial to High Density Residential.

The following lists the definition of the proposed and existing land use designations and lists policies that appear to be most relevant to the project for each category in the 2040 Comprehensive Plan.

High Density Residential (HDR): Areas designated as high density residential are intended to accommodate multi-family housing at densities exceeding 12 units per acre. Uses in this category will be principally limited to higher density apartment or condominium buildings for either general occupancy or for specific segments of the population such as senior housing.

Future Development Area Policies:

- "Create planned neighborhoods with common facilities and amenities that establish a sense of identity and that helps promote long-term maintenance and value stability."
- "Establish a collector road system that deters the use of local streets for non-local vehicular trips."
- "Encourage diverse housing styles consistent with the inherent characteristics of the site."
- "Encourage cluster development practices that preserve significant natural resources by concentrating building locations."
- "Provide commercial areas that are convenient to residential neighborhoods."
- "Encourage creative land planning to create neighborhood areas that have a unique personality reflecting the natural beauty of the area as well as the overall context of the community."

- *Amending the plan would allow the city to bring the density of the overall Northwest Area back to levels that were anticipated when planning began for the area. There have been a number of projects approved or amendments approved that have reduced the approved unit count below assumed densities.*
- *Approving an apartment project would be consistent with the goals of providing for different housing types and densities.*

From Housing Chapter:

Housing Policies:

- "Maintain a balanced housing supply with housing available for people at all income levels and unit types that meet the varying life cycle needs of Inver Grove Heights residents."
- "Continue to utilize City Ordinances that allow planned developments that provide a mix of housing types."
- "Promote the development of multi-family housing in areas that are physically suited to higher densities."
- "Promote higher density housing in the mixed-use area of the City."

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

Regional Commercial Area Policies:

- "Provide Regional Commercial areas to supply goods and services that appeal to a broad base of customers."
- "Ensure a design pattern that facilitates pedestrian circulation between uses within the district and establishes a level of amenities that enhances the sustainability of the center."
- "Encourage public and private improvements that create attractive environments for regional commercial developments."
- "Require high quality building materials for structures in regional commercial areas."
- "Provide arterial and community collector roadways necessary to support regional commercial developments."
 - *Retaining the commercial designation would provide land and building potential to supply goods and services for the City.*
 - *The location is along major roads for ease of access to and from the site and the road system would be able to accommodate vehicle volumes associated with commercial retail uses.*
 - *The original approved PUD was a mixed-use type of project to accommodate retail and commercial in the same general area.*

ALTERNATIVES

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

A. Approval. If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of the Comprehensive Plan Amendment to change the land use designation of the balance of Outlot D (2.37 acres), Argenta Hills from RC, Regional Commercial to HDR, High Density Residential (12-35 units/acre) subject to the following conditions:
 1. The Comprehensive Plan land use change shall not become effective until approved by the Metropolitan Council and Rezoning and Development Plans have been approved by the City Council.
 2. The Metropolitan Council shall not require any significant modifications to the Comprehensive Plan Amendment.
 3. The Metropolitan Council shall not make a finding that the Comprehensive Plan Amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.

B. Denial. If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

In 2018, the City Council conditionally approved a Comprehensive Plan Amendment to High Density for the requested west 10 acres of Outlot D subject to approval of a PUD plan approval. No subsequent applicant for PUD approval was ever filed and therefore the Comprehensive Plan Amendment has not been put into effect.

During the last request in 2021 to change both outlets to residential, the City Council had considerable discussion about the need to retain commercial opportunities, especially in this area. It appears the opinion of the City Council was that any future requests for high density residential in this area need to also include a commercial component. The information provided with this request does not propose nor suggest a commercial component with this project nor any future use for Outlot C.

In the previous requests, the Planning Department felt that a residential project was a positive for the area. Some of the factors include:

- In many markets, commercial development remains slower due to many factors. Internet retail has changed the way retailers do business and fewer brick and mortar stores are being constructed.
- The addition of more residential in the area should create shopping demand to help fill the vacant store fronts.
- The project would add a different housing mix and density that is anticipated in the Northwest Area.
- In general, a multiple family development would have a higher building valuation and thus generate more taxes than a commercial building.
- The connection fee structure in the Northwest Area for multiple family is generally higher than commercial.

The Planning Commission is asked to make a recommendation to the City Council on this land use change request.

ATTACHMENTS

1. Location Map
2. Comprehensive Plan Map
3. Project Narrative
4. Concept Plan
5. 2017 Concept Plan
6. 2018 Concept Plan
7. 2021 Concept Plan
8. 2018 Comp Plan Map
9. Resident E-mails

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 = 600 feet
7/26/2023



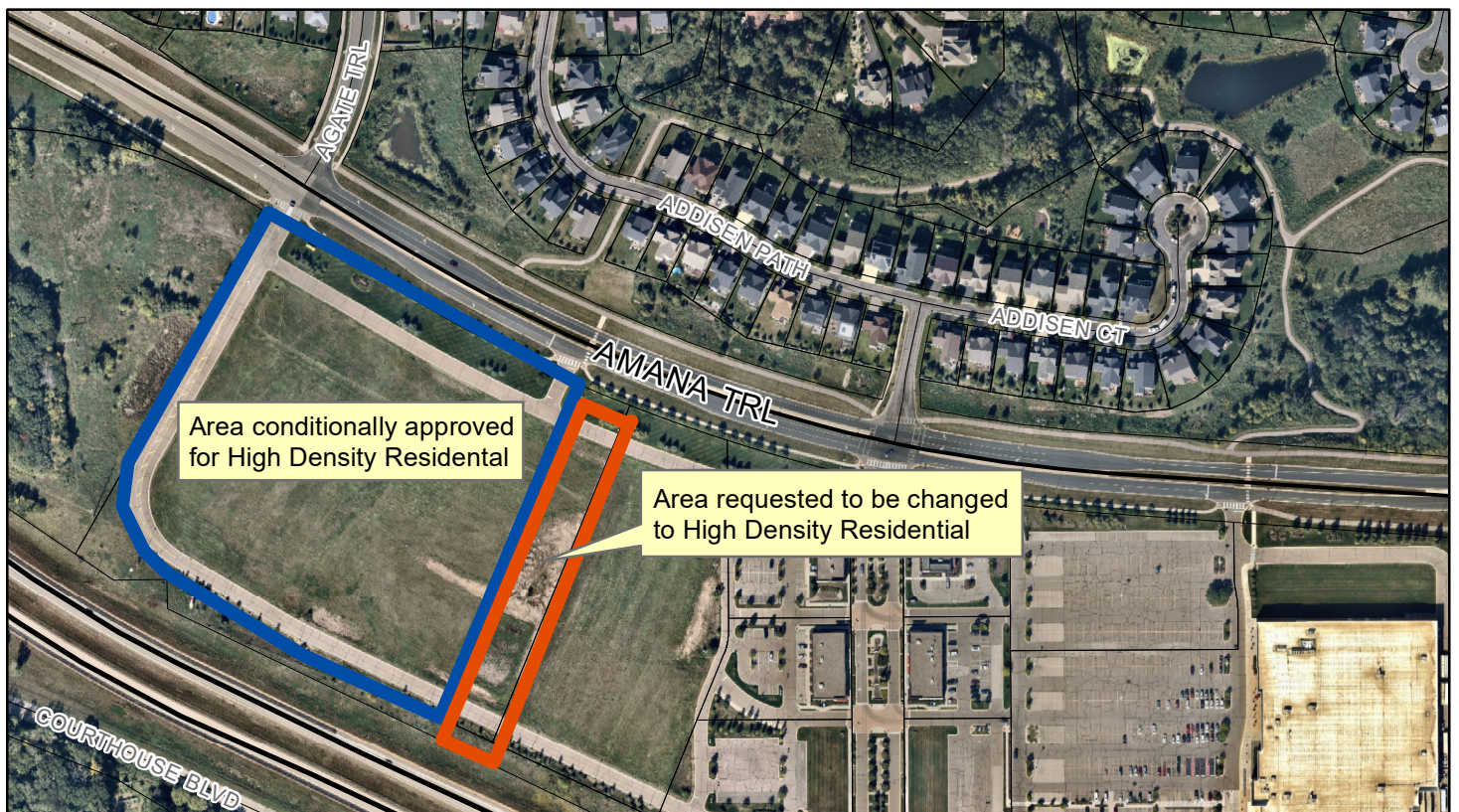
Comp Plan Map Case No. 23-30CPA



Existing Comp Plan



Proposed Comp Plan



Comprehensive Plan Amendment Request

City of Inver Grove Heights, MN

June 20, 2023

Legal Description: ***Outlot D, Argenta Hills, Dakota County, MN***

Request Narrative:

Throughout the process of planning a multi-family construction project on the referenced site, we became aware that only the Westerly 10 acres of the total 12.37 acre site was designated as High Density Residential (HDR), while the Easterly 2.37 acres remained designated as Regional Commercial. Considering this is one legal parcel of 12.37 acres, our request is for the entire parcel to be designated at HDR, and not just the westerly 10 acres as previously approved.

Although we do not understand the reasoning for only a portion of this lot being designated as HDR, this creates potential title issues, and complications for development. Additionally, there is not a legal description of the 10 acres designated as such, so the dividing line location and orientation is unknown. The attached sketch shows one conceptual change in designation location and the approximate split of 10 acres from the remaining 2.37 acres. Our planned townhome (30 units) and apartment (200 units) project does not entirely fit on 10 acres alone. See attached site plan layout.

At the request of the City, and Neighborhood Meeting was held on Thursday June 15th at 6:00p.m. at 7781 Amana Trail Suite #205. Approximately 14 neighborhood households were represented. Questions were asked about aesthetics of the project, density of the development, overall structure heights, and plans for commercial growth in the adjacent areas. Concept drawings and details were provided to give context to the development plans, and overall, the response from the neighbors was very positive.

It is for the named reasons above that we are respectfully requesting consideration of changing the Comprehensive Plan designation of the remaining (Eastern) 2.37 acres of Outlot D, Argenta Hills, from Regional Commercial to High Density Residential.



W.O. Number	
CAD Technician	2022163
ONI	

Sheet No. **1 OF 4**



- DWELLING UNITS
- AT-GRADE ENCLOSED PARKING
- BUILDING COMMON AREA

BUILDING SUMMARY

FOUR STORIES + UNDERGROUND PARKING

- 233,329 GROSS BUILDING SF

PARKING:

- 400 TOTAL PARKING SPACES
- 200 COVERED
- 200 SURFACE (INCLUDES 119 PROOF OF PARKING)

200 TOTAL DWELLING UNITS

- 24 - STUDIO
- 44 - 1BR SMALL
- 76 - 1BR LARGE
- 5 - 1BR+DEN
- 41 - 2BR
- 10 - 2BR CORNER

TOWNHOMES SUMMARY

30 TOTAL TOWNHOMES

- 12 - 2BR 2BA
- 18 - 3BR 2BA



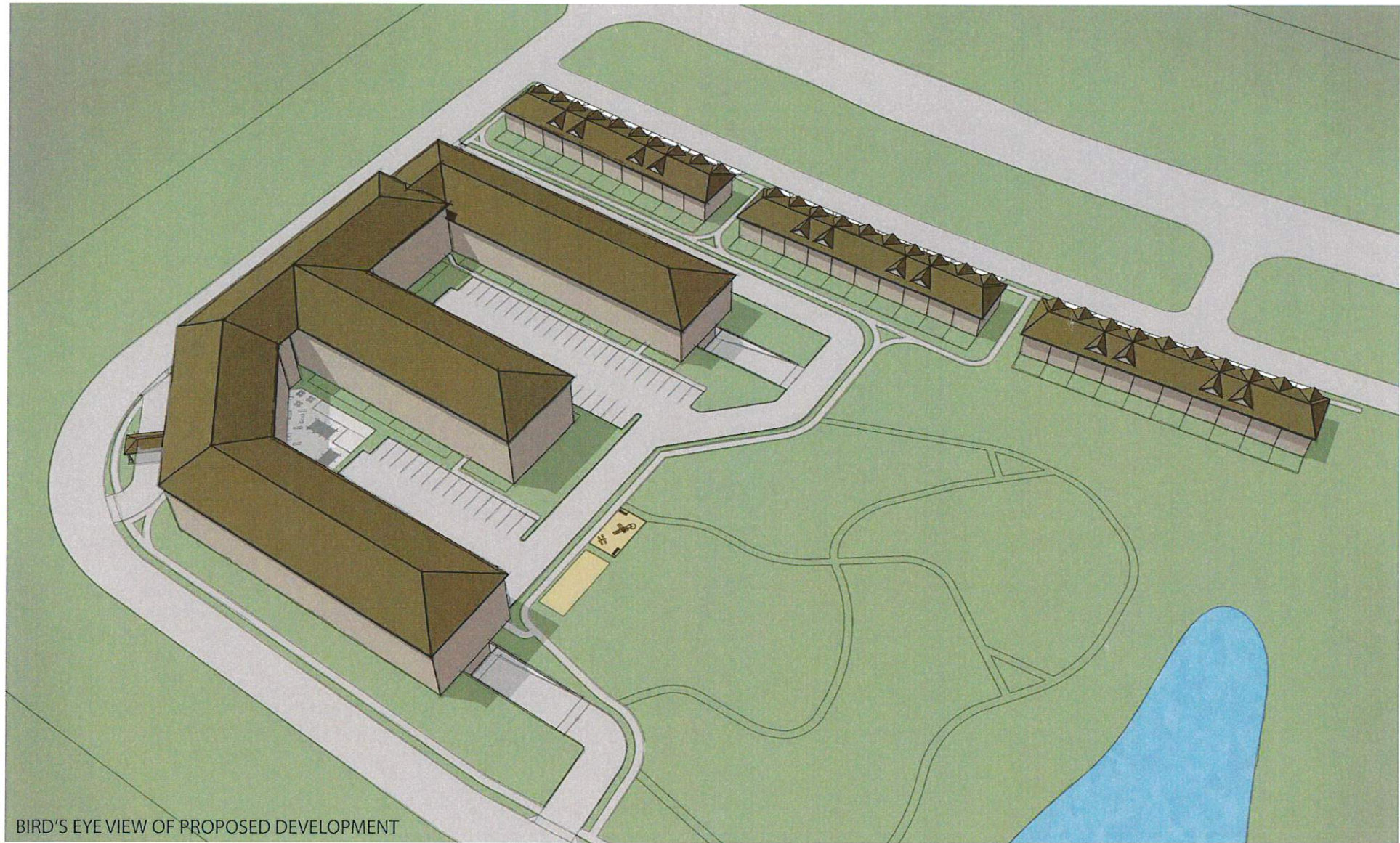
INVER GROVE HEIGHTS APARTMENTS

MULTI-FAMILY HOUSING

SITE PLAN

06.14.2023





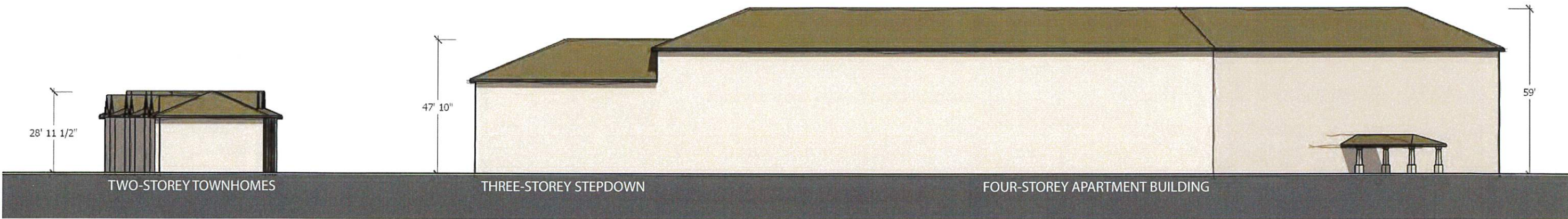
BIRD'S EYE VIEW OF PROPOSED DEVELOPMENT



EXISTING SITE PHOTO



PROPOSED DEVELOPMENT



INVER GROVE HEIGHTS APARTMENTS

MULTI-FAMILY HOUSING

MASSING GRAPHICS

06.14.2023



INVER GROVE HEIGHTS
APARTMENTS

INVER GROVE HEIGHTS, MN

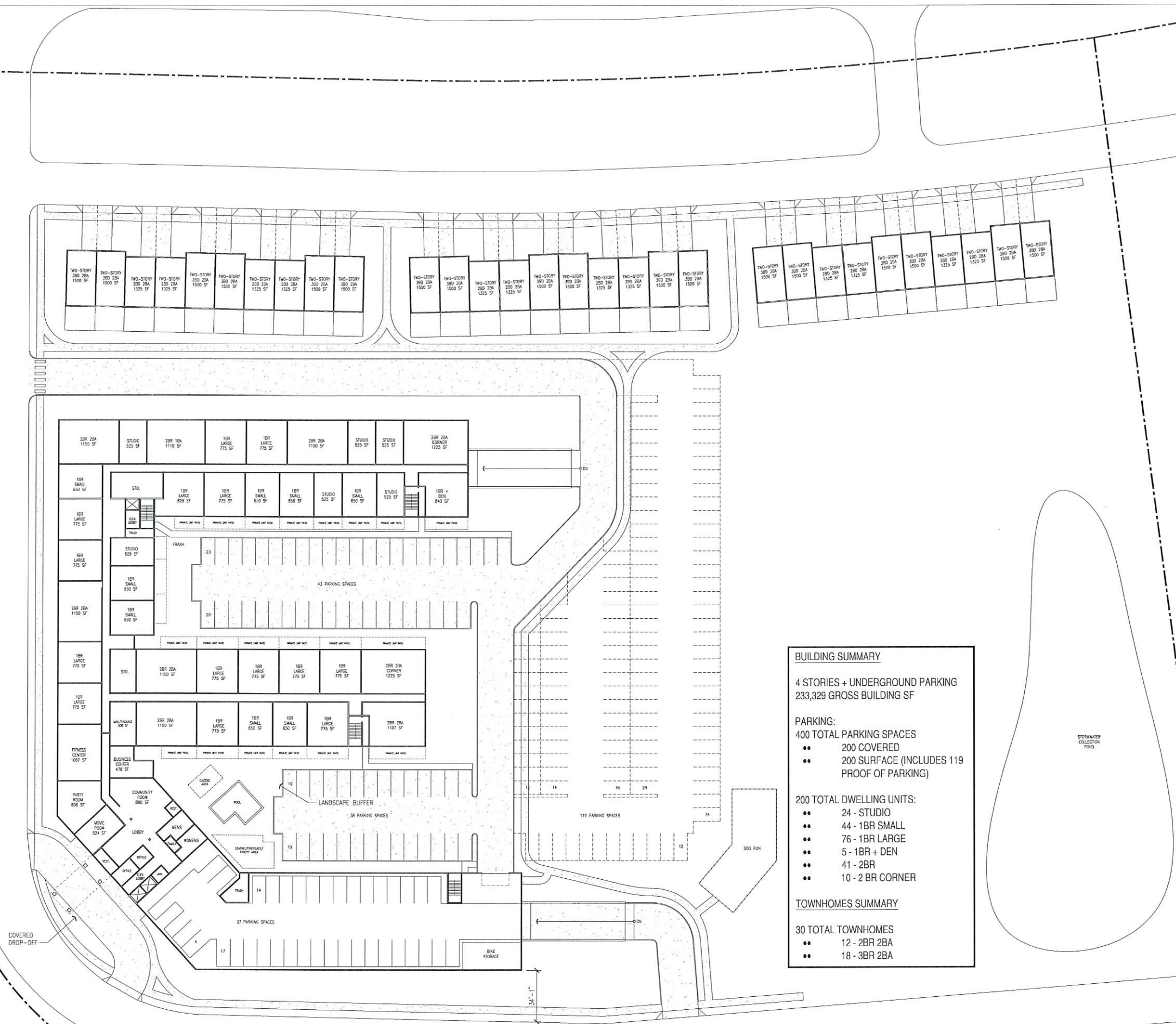
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SITE AND MAIN LEVEL PLAN

SHEET NUMBER

A1

OF 2 SHEETS



BUILDING SUMMARY

4 STORIES + UNDERGROUND PARKING
233,329 GROSS BUILDING SF

PARKING:

400 TOTAL PARKING SPACES

- 200 COVERED
- 200 SURFACE (INCLUDES 119 PROOF OF PARKING)

200 TOTAL DWELLING UNITS:

- 24 - STUDIO
- 44 - 1BR SMALL
- 76 - 1BR LARGE
- 5 - 1BR + DEN
- 41 - 2BR
- 10 - 2 BR CORNER

TOWNHOMES SUMMARY

30 TOTAL TOWNHOMES

- 12 - 2BR 2BA
- 18 - 3BR 2BA

INVER GROVE HEIGHTS
APARTMENTS

INVER GROVE HEIGHTS, MN

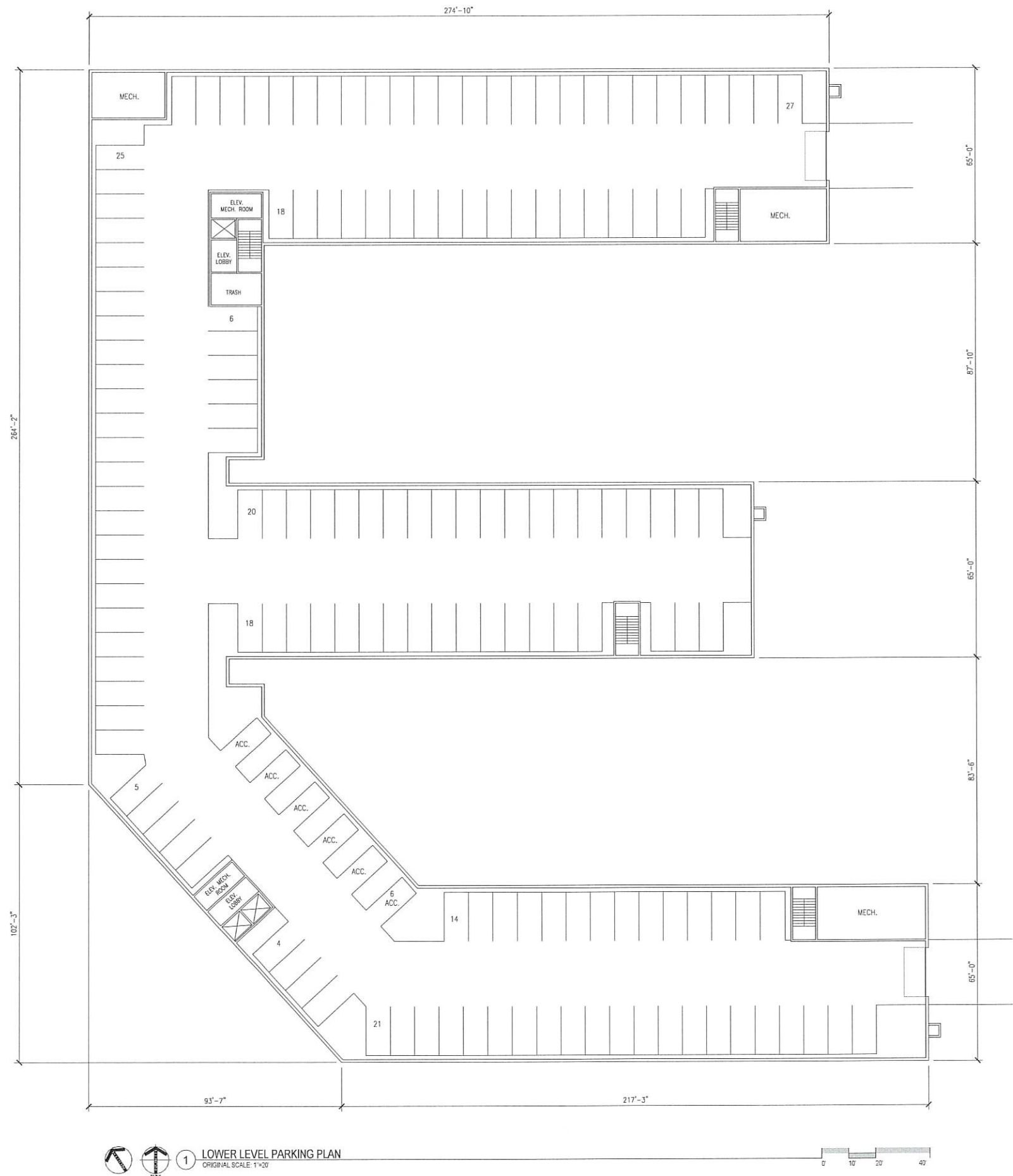
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LOWER LEVEL, 2ND,
3RD, AND 4TH LEVEL
FLOOR PLANS

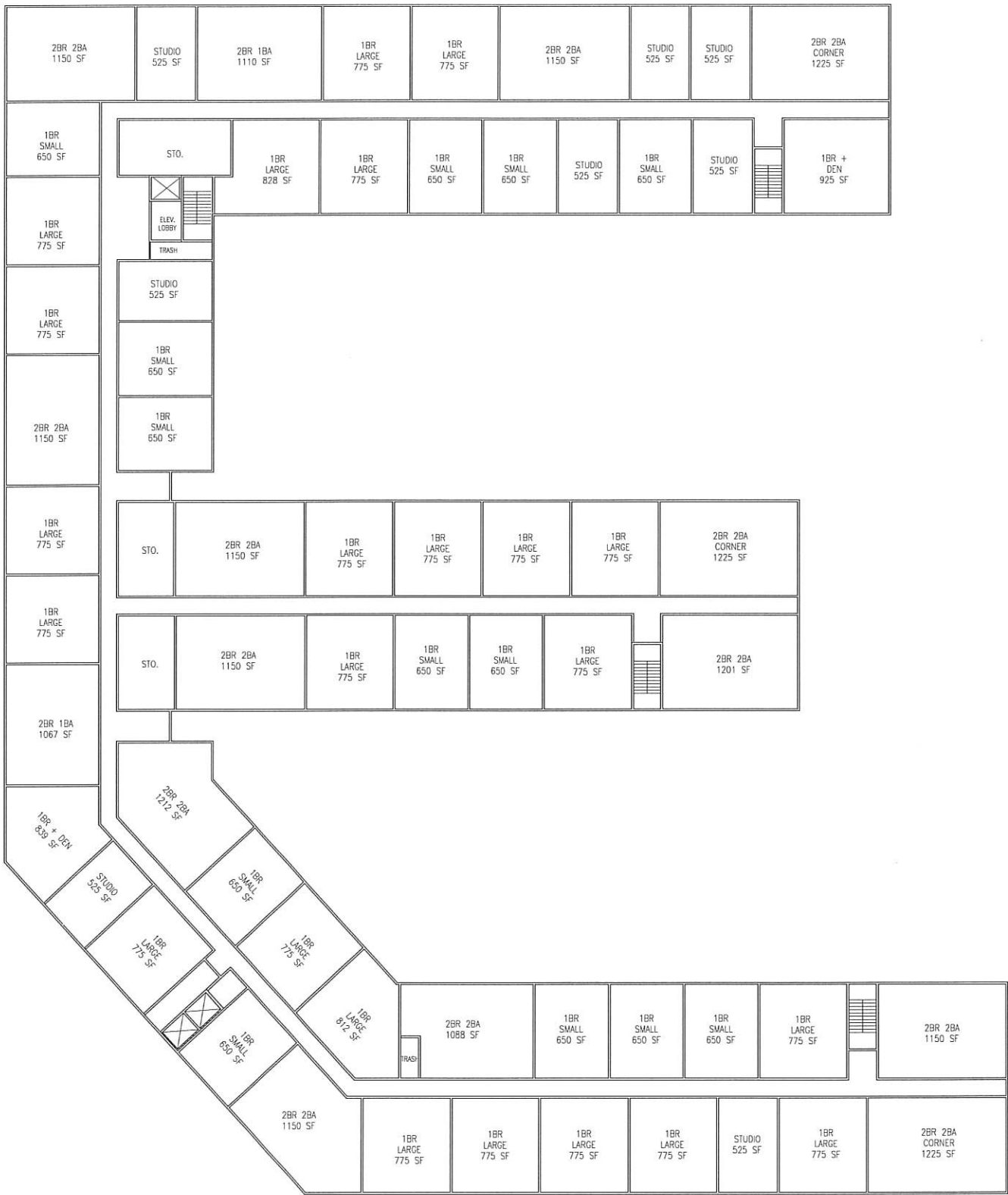
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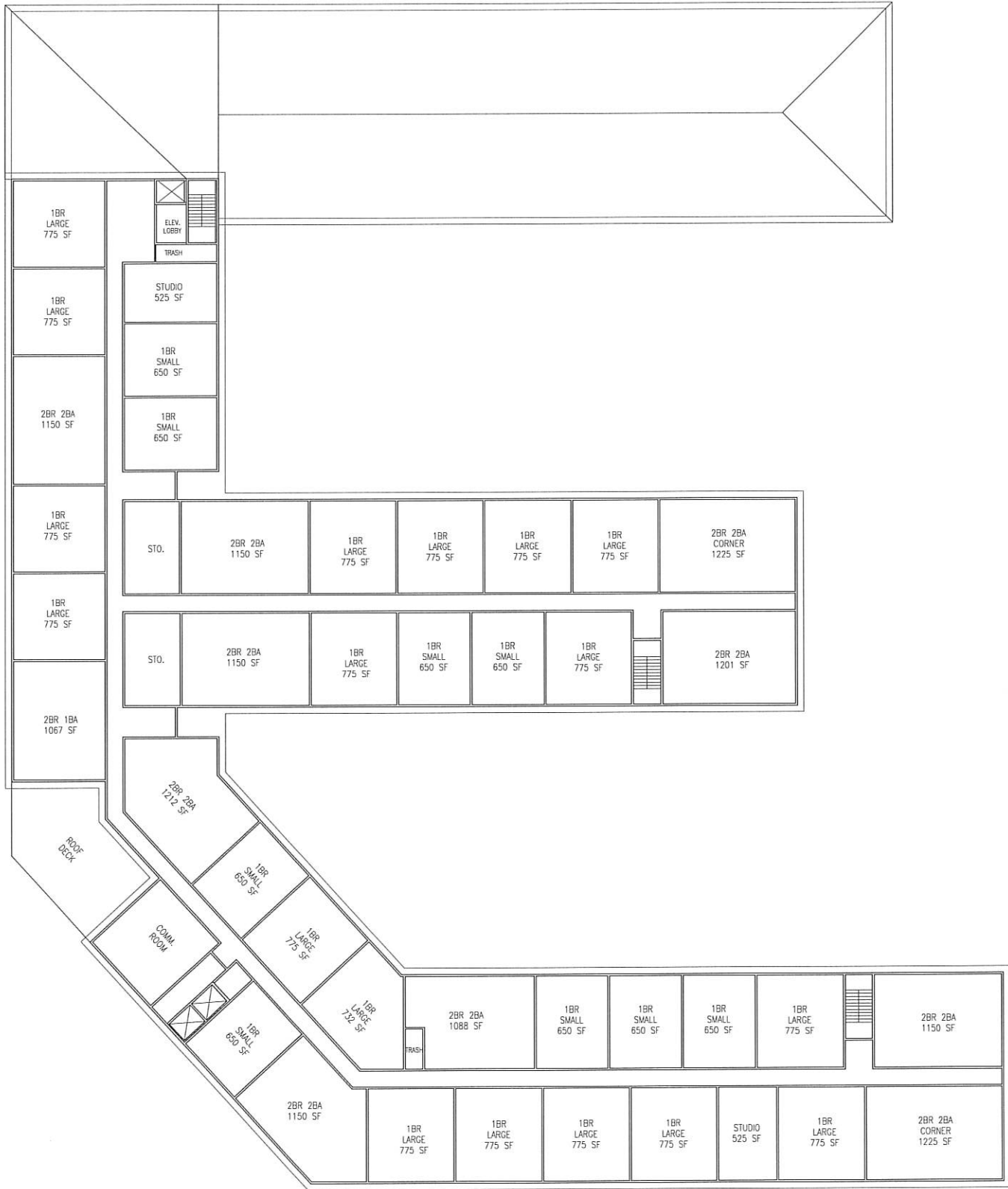
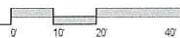
OF SHEET



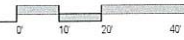
Wade Gonsenberg P:\2023\23-023 Inver Grove Heights Apartments\Working Files\CAD\Drawing Sheets\Inver\GH Multi-Family Site Layout Monday, June 5, 2023 4:28:47 PM



1 SECOND AND THIRD LEVEL FLOOR PLAN
ORIGINAL SCALE: 1"=20'



2 FOURTH LEVEL FLOOR PLAN
ORIGINAL SCALE: 1"=20'



INVER GROVE HEIGHTS APARTMENTS INVER GROVE HEIGHTS, MN

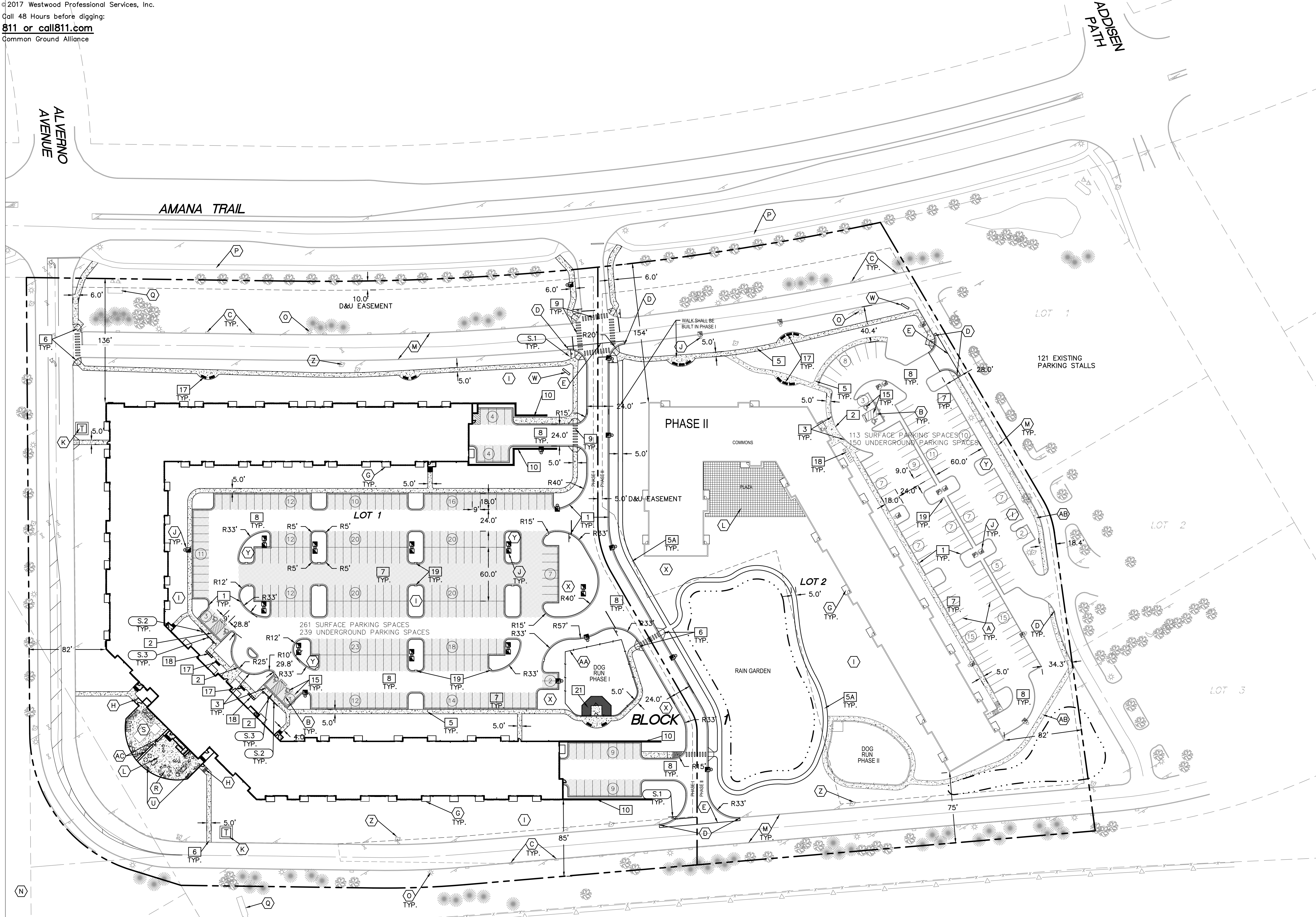
PROJECT NUMBER	23-023
DATE	05-17-2023
DRAWN BY	WTG
CHECKED BY	WTG
ISSUE / REVISION HISTORY	

2ND, 3RD, AND 4TH
LEVEL FLOOR PLANS
SHEET NUMBER

A3

CRW
architecture
+ design group

211 eleventh avenue nw
rochester, mn 55901
p. 507.206.6201
f. 507.206.4621
www.crwarchitecture.com



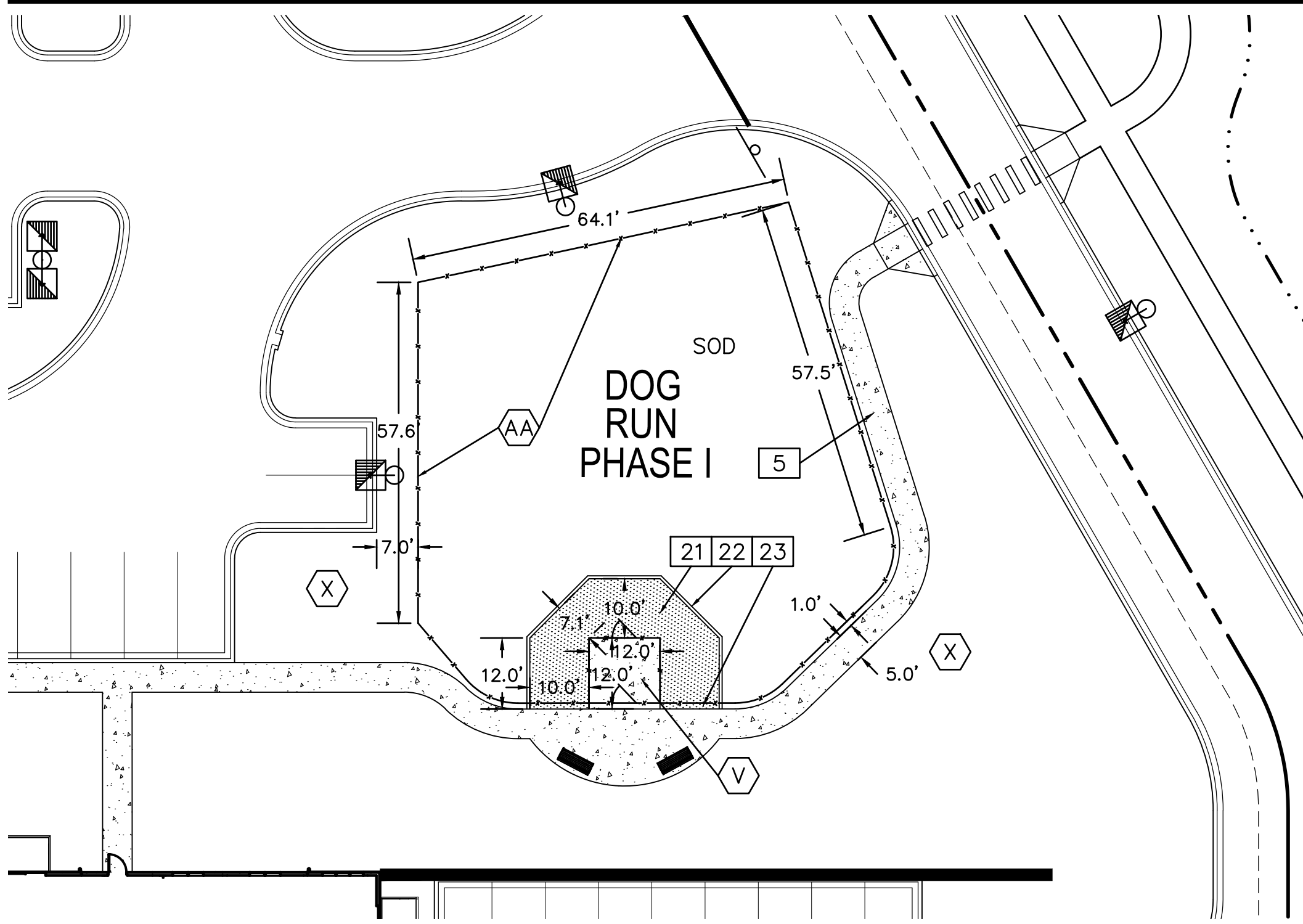
Site Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	SAW CUT LINES
---	---	RETAINING WALL
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	STANDARD DUTY BITUMINOUS PAVEMENT
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	POWER POLE
---	---	BOLLARD / POST

Site Details 1

- B612 CURB & GUTTER
- FLUSH CONCRETE SIDEWALK, CURB & PAVEMENT
- 10' TRANSITION FROM FLUSH TO B612 CURB & GUTTER
- CONCRETE SIDEWALK
- BITUMINOUS WALK
- ACCESSIBLE PEDESTRIAN CURB RAMP
- STANDARD-DUTY BITUMINOUS PAVEMENT (PARKING AREAS)
- HEAVY-DUTY BITUMINOUS PAVEMENT (DRIVE AISLES)
- CROSS WALK STRIPING (PAINTED WHITE W/ SILICA)
- SEGMENTED RETAINING WALL WITH FENCE (KEYSTONE OR EQUAL)
- HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
- BENCH
- BIKE RACK
- CURB CUT
- PEA-GRAVEL AREA
- CONCRETE CURB
- FENCE AND CONCRETE CURB

Dog Run Enlargement



Site Development Summary

EXISTING ZONING:	B-4/PUD, COMMERCIAL SHOPPING DISTRICT	
PROPOSED ZONING:	R-3C/PUD, MULTIPLE FAMILY DISTRICT	
PARCEL LEGAL DESCRIPTION:	BLOCK 1, LOT 1 & LOT 2 OF ARGENTA HILLS 11TH ADDITION	
PROPERTY AREA:	747,496 SF (17.16 AC)	
LOT 1 (PHASE 1):	451,272 SF (10.36 AC)	
LOT 2 (PHASE 2):	296,224 SF (6.80 AC)	
PERVIOUS & IMPERVIOUS RATIO	(60.6% IMPERVIOUS)	
LOT 1 (PHASE 1) PERVIOUS SURFACE:	177,669 SF	
LOT 1 (PHASE 1) IMPERVIOUS SURFACE:	273,604 SF	
LOT 2 (PHASE 2) PERVIOUS SURFACE:	157,405 SF	
LOT 2 (PHASE 2) IMPERVIOUS SURFACE:	138,818 SF	
GROSS BUILDING SIZE	73,983 SF (16.4%)	
BUILDING 1 (PHASE 1):	43,513 SF (14.7%)	
BUILDING 2 (PHASE 2):		
TOTAL UNITS:	400 UNITS	
LOT 1 (PHASE 1):	253 UNITS	
LOT 2 (PHASE 2):	147 UNITS	
BUILDING SETBACKS:		
LOT 1 (PHASE 1)	136' = FRONT TO ROW	
	82' = SIDE	
	85' = REAR	
	154' = FRONT TO ROW	
	82' = SIDE	
	75' = REAR	
LOT 1 (PHASE 2)		
PARKING SETBACKS:		
LOT 1 (PHASE 1)	N/A = ALL INTERNAL	
LOT 2 (PHASE 2)	40' = FRONT AND ROW	
	15' = SIDE AND REAR	
PARKING SPACE/DRIVE AISLE:	9' WIDE X 18' LONG, 24' AISLE	
PARKING PROVIDED:		
LOT 1 (PHASE 1):	502	
SURFACE PARKING:	251	
UNDERGROUND PARKING:	241	
LOT 2 (PHASE 2):	263	
SURFACE PARKING:	113	
UNDERGROUND PARKING:	150	
TOTAL STALLS ON SITE	765	

2017 Concept plan

General Site Notes

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES EDEN PRAIRIE, MN, 12/30/2016.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND AIR INTAKES.
- ALL CURB RADII SHALL BE 5.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

Signage and Striping Notes

- ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE STANDARDS OF THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PARKING LOT STRIPING SHALL BE 4" WIDE COLOR WHITE, TWO COATS OF PAINT. CONTRACTOR SHALL PAINT ANY/ALL DIRECTIONAL TRAFFIC ARROWS AS SHOWN IN WHITE (TWO COATS).
- ACCESSIBLE PARKING PROVIDED PER ADA CODE. CONTRACTOR SHALL PAINT THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN EACH DESIGNATED ACCESSIBLE STALL IN BLUE BACKGROUND WITH WHITE BORDER (TWO COATS OF PAINT). CONTRACTOR SHALL PAINT THE WORDS "NO PARKING" IN EACH ACCESSIBLE ISLE ADJACENT TO AN ACCESSIBLE SPACE IN WHITE LETTERS MINIMUM 12" IN HEIGHT.
- ALL SIGNS SHALL INCLUDE POST, CONCRETE FOOTING AND CASING WHERE REQUIRED. CONCRETE CASING REQUIRED IN LOCATIONS WHERE POST IS NOT PROTECTED BY CURB.
- ALL STOP SIGNS SHALL INCLUDE A 24" WIDE PAINTED STOP BAR IN WHITE PAINT (TWO COATS) PLACED AT THE STOP SIGN LOCATION, A MINIMUM OF 4' FROM CROSSWALK. ALL STOP BARS SHALL EXTEND FROM DIRECTIONAL TRANSITION BETWEEN LANES TO THE CURB.
- ALL SIGNS SHALL BE PLACED 18" BEHIND THE BACK OF CURB UNLESS OTHERWISE NOTED.

Sign Legend S10

REFERENCE	SIZE	MNDOT DESIGNATION
S.1 STOP SIGN	30" X 30"	R1-1
S.2 HANDICAP ACCESSIBLE	12" X 18"	R7-8M
S.3 NO PARKING	12" X 12"	R8-38

Site Notes A

- A 4" WHITE PARKING STRIPE (TYP.)
- B 4" WHITE DIAGONAL PARKING STRIPE (TYP.)
- C EXISTING CURB CUT
- D MATCH EXISTING CURB & GUTTER
- E MATCH EXISTING BITUMINOUS PAVEMENT AT PROPOSED DRIVEWAY ENTRANCE
- F MATCH EXISTING CONCRETE (WALK OR DRIVE)
- G DECK (SEE ARCH. PLANS)
- H STEPS AND HANDRAIL (SEE ARCH. PLANS)
- I PLANTED AREA
- J LIGHT LOCATION
- K TRANSFORMER PAD
- L PATIO (SEE ARCH. PLANS)
- M EXISTING CONCRETE CURB
- N EXISTING OVERHEAD TRANSMISSION LINES
- O EXISTING LIGHT
- P EXISTING SIDEWALK
- Q EXISTING MONUMENT SIGN
- R FIRE PIT (SEE ARCH. PLANS)
- S SWIMMING POOL (SEE ARCH. PLANS)
- T BOCCIE BALL AREA (SEE ARCH. PLANS)
- U GRILLING STATION (SEE ARCH. PLANS)
- V 12'X12' CONCRETE PAD FOR DOUBLE GATED ACCESS
- W PROPOSED MONUMENT SIGN (SEE ARCH. PLANS)
- X SNOW STORAGE AREA
- Y INFILTRATION BASIN
- Z EXISTING HYDRANT
- AA FENCE
- AB FUTURE 5' SIDEWALK
- AC PATIO PLANTER (SEE ARCH. PLANS)

Westwood

Westwood Professional Services, Inc.
7699 Anagram Drive
Eden Prairie, MN 55344
PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-888-937-5150
www.westwoodps.com

Designed: RMB/NTM
Checked: RMB/NTM
Drawn: NTM
Record Drawing by/date:

Revisions:
02/07/17 - CITY COMMENTS
09/02/17 - CITY SUBMITTAL
11/15/17 - UPDATED SITE DATA

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.
Ryan Blahnik PE

Date: 11/15/17 License No. 41257

Prepared for:

KaasWilson
Architects

1301 American Boulevard East, Suite 100
Bloomington, Minnesota 55425

Inver Grove
Luxury
Apartments
Inver Grove Heights, Minnesota

CIVIL SITE PLAN

Date: 02/06/17
Sheet: C3 OF 14

2018 Concept Plan



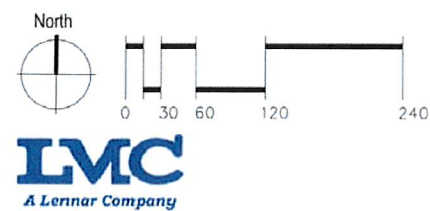
Unit Mix					
Unit	Description	NRSF	Total	Percent	Total NRSF
Studio Units					
S1	1 Bed / 1 Bath	646	0	0.00%	0
One Bedroom Units					
A1	1 Bed / 1 Bath	735	78	25.00%	57,564
A2	1 Bed / 1 Bath	1,774	78	25.00%	60,372
Two Bedroom Units					
B1	2 Bed / 2 Bath	1,899	78	25.00%	85,722
B2	2 Bed / 2 Bath	1,194	78	25.00%	92,132
Three Bedroom Units					
C1	3 Bed / 2 Bath	1,436	0	0.00%	0
C2	3 Bed / 2 Bath	0	0	0.00%	0
Totals					
			312	100.00%	218,750

Average Unit Areas

SITE DATA-

Total MF Site Bedroom Count	UNITS	Total Unit %
Studio	0	0.0%
1 BR	156	50.0%
2 BR	156	50.0%
3 BR	0	0.0%
Tot. Rental Units	312	100.0%
Site Area	17.2 Ac.	
Density	18.2 Du/Ac.	

PARKING (MF)	TOTAL
Garages	35
Surface	503
Parking Subtotal	538 (1.72:1 Ratio)



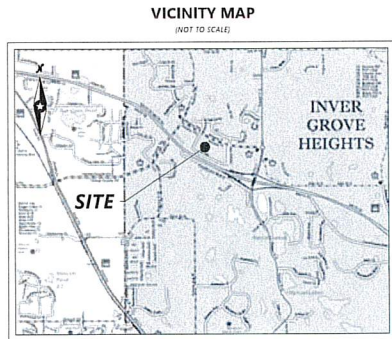
2021 Concept Plan

CONCEPT SITE PLAN
EMBLEM AT INVER GROVE HEIGHTS
Inver Grove Heights, MN



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

Date: March 30, 2021



Outlots C and D, Argenta Hills, according to the recorded plat thereof, Dakota County, Minnesota

1. This survey was prepared for Fremont Title Insurance Company, File Commitment Number: 1100471 at 07:03PM New York on effective date of February 29, 2017 at 8:00 am
2. The address of the surveyed property is located: (Table A Item 2)
3. Subject property appears to be classified as Zoned X and no minimal flooding when scaled from Flood Insurance Rate Map Community Parcel Number: SU0007010101 section SU000701. (Table A Item 3)
4. Subject property contains 747,456 sq ft or 17.1M Acres. (Table A Item 3)
5. No zoning information provided by the client. (Table A Item 6 [a])
6. Subject property contains C regular parking stalls, O handicapped stalls and M motorcycle stalls. (Table A Item 6)
7. The underground utilities shown have been located from existing records and existing drawings. The Surveyor makes no guarantee that the underground utilities shown are all such utilities in the area, whether or service is abandoned. The Surveyor further does not warrant that the underground utilities shown or in the exact location indicated although it does only certify that they are located as accurately as possible from information available. The user hereby has acknowledged the location of the underground utilities. (Note One Civil Town Ordinance (Table A Item 1))
8. Adjacent sewerage information shown per Dakota County GIS Website (Table A Item 1)
9. Subject property shows "nearest intersecting streets of Amesbury Trail and Alverno Avenue". (Table A Item 14)
10. As of the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions. (Table A Item 16)
11. As of the date the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs. (Table A Item 17)
12. As of the date the field work was completed for this survey, there was no observable evidence of delinquent wetland material. The Surveyor is unaware if wetlands exist on subject property. (Table A Item 18)
13. Based on the information contained within file commitment listed above and a physical inspection of the surveyed property, the Surveyor is not aware of any off site assessments or considerations other than those stated. (Table A Item 19)
12. Bearings based on the Dakota County coordinate system. (NAD 83 1986 Adjustment).

Bearings: HEAVY Metal Road (each removable) Dn.: In over Grassy 2.5 mile south along Truck Highway 3 from the junction of Truck Highway 4 and Truck Highway 15; In over Grassy Rd., Truck Highway 3; 1 segment 464', 119.9 feet east of Truck Highway 3, 33.7 feet north of Courthouse Boulevard; 1.5 feet east of a access post, In over Grass Hill 38'. (NAD 83)

[illegible]

To: Lennar Multifamily Communities, LLC, IGH Investment, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5(b), 8, 9, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on March 23, 2021.

Date of Plot or Map: 03/31/21

Matthew J. Welinski, PLS
Minnesota license No. 53596
matt.welinski@westwoodpl.com



SHEET NUMBER

1 OF 1

0031116V-ALT01.dwg DATE 03/31/2021

\\116001\DWG\SURVEY\0031116V-AL TO 1.DWG

CHECKED	NHC
DRAWN	B/Y
FIELD CREW	IAR

REVISIONS

ADDED ACCESS LABEL

PREPARED FOR:

LMC
Chicago, IL

Amana Trail Multi-Family

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 www.westwoodps.com

Westwood Professional Services, Inc.

ALTA/NSPS
Land Title Survey

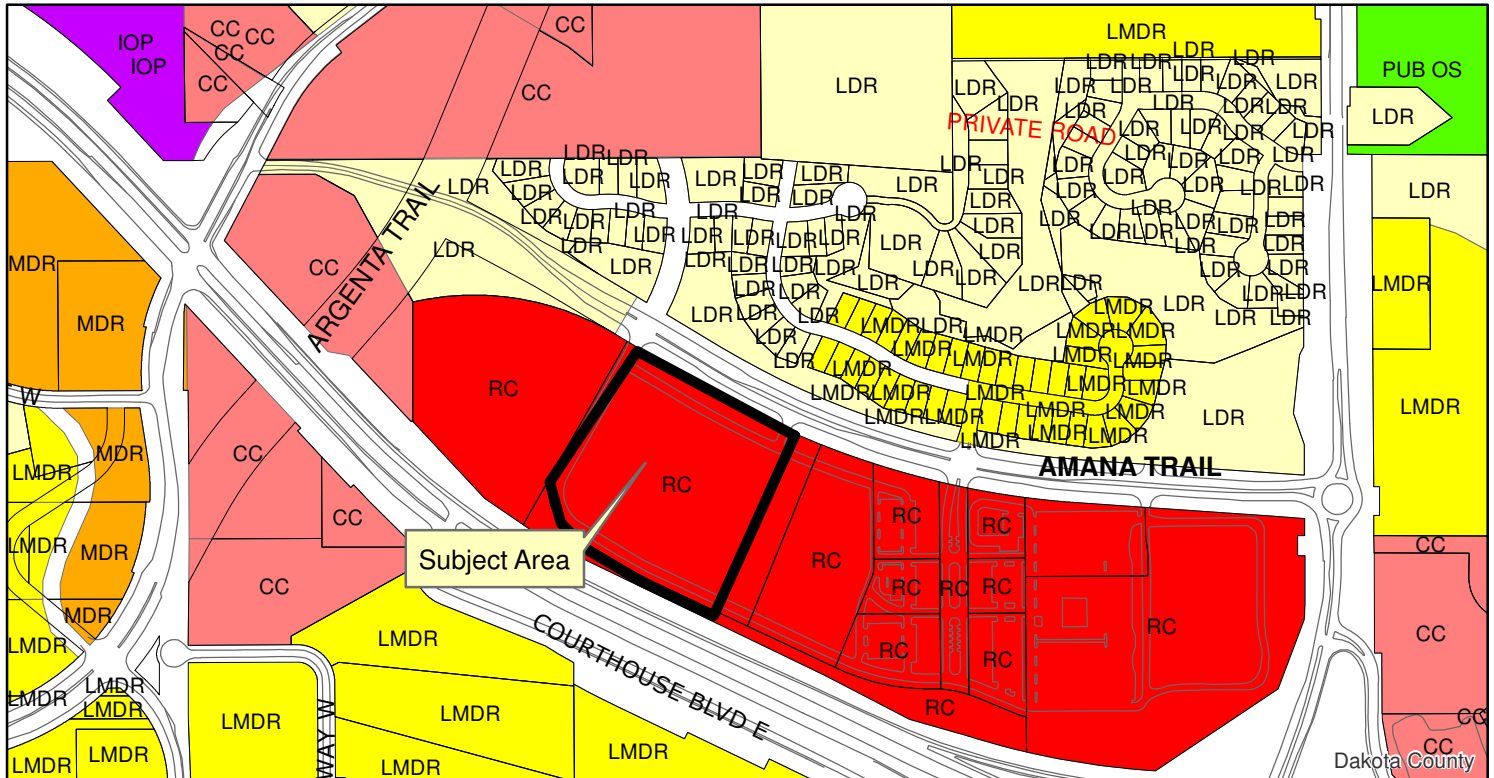


Location Map

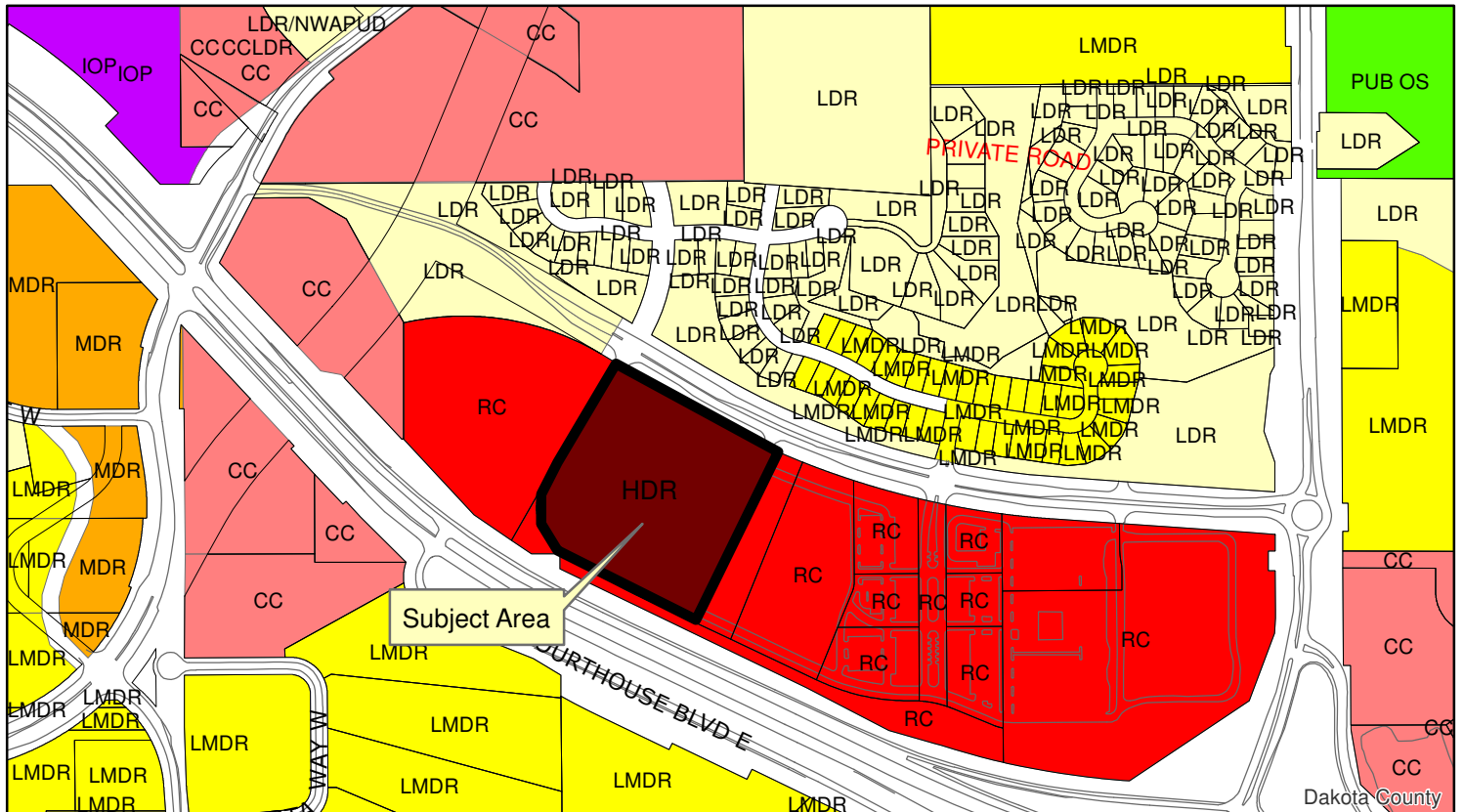
Case No. 18-24PUD



Existing Comp Plan



Proposed Comp Plan



From: [peter.klucas](#)
To: [Stacy.Bodsberg](#)
Subject: Case 23-30CPA
Date: Monday, July 31, 2023 5:40:53 PM

Hi Stacy,

How many times are we supposed to go down the same route of arguing against residential condos or apartments? Instead of the original intended idea of commercial or even mixed usage?

We need more shopping in Inver Grove. We need a downtown. We don't need more housing. We need to keep the money for consumer goods locally instead of everything going to Eagan.

All of the local residential construction hasn't even begun to taken fold and we are going to use some of the last commercial prime space on apartments.

The new owner should have known, just like McGough, that this space is for the future success of commercial retail in the area and not just a quick flip.

Just my two cents.

Thanks

Peter

Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Carissa Dean](#)
To: [Stacy Bodsberg](#); [Sue Gliva](#); [John Murphy](#); [Mary T"Kach](#); [Tony Scales](#); [Brenda Dietrich](#)
Subject: Proposed rezone, please stop
Date: Wednesday, August 9, 2023 7:15:39 PM

Hello,

I'm frustrated to be revisiting this again, it seems like a broken record, but I am asking you to deny the proposed zoning change. (BJ Baas Builders-Case No. 23-30CPA). This suggested change to HDR does not fit with the neighborhood or the Comprehensive Plan. There will be no retail or commercial areas left in the NW quadrant if we continue to use every acre for residential development, no good park paths, and green space for this high volume of people to use. And don't think they can use inaccessible pines park, it's a death trap crossing that road at any point. It's frankly not smart city planning and Commissioners Schaefer, Wipperman, Twedt and Weber all are not sold on this, please take note of their logical commentary.

Also, why is the developer only having to request for a portion to be rezoned. In January 2018 the City Council denied the then owner and developer MCGOUGH, and their request for a change to HDR. In June of that year a smaller portion was conditionally changed with conditions that have not been met. We were told that unless those conditions were met the change was not finalized. Now, here we are over 5 years later...new owner of the land, new developer, several new planning commission members and new City Council. This deserves to be relooked at in its entirety. In 2021 another developer (Lennar) attempted a rezone of this lot and had to apply for the lot in its entirety as the June 2018 conditional comp plan change was deemed NOT in effect.

Lastly, I would encourage a reading of the minutes of past Planning and Council meetings in 2017/2018/2021 when this same re-zone was proposed, the points remain valid.

Thank you for your time.

Carissa

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From: [Jackie Doyle](#)
To: [Stacy Bodsberg](#); [Brenda Dietrich](#); [Sue Gliva](#); [John Murphy](#); [Mary T"Kach](#); [Tony Scales](#)
Subject: Argenta Outlots; Request to Deny Proposed Change
Date: Wednesday, August 9, 2023 12:53:44 PM

Hello,

I am asking you to deny the proposed zoning change. (BJ Baas Builders-Case No. 23-30CPA). This suggested change to HDR does not fit with the neighborhood or the Comprehensive Plan. There will be no retail or commercial areas left in the NW quadrant if we continue to use every acre for residential development. The City and the residents that bought within this area had a vision and purpose for this land, and it is not high density.

Only a few short weeks ago the Planning Commission denied a very similar project for a rezone to high density residential. (7950 Blaine Avenue from P, Public Institutional to HDR, High Density Residential (Stelter Enterprises-Case No. 23-26CPA).

Reasons why the Planning Commission stated for denial, MOST of which fit this proposed change as well:

For example:

**There are still 55 vacant acres guided HDR and the 60 vacant acres guided Mixed Use are available property located within the city.*

**The surrounding areas are primarily single family residential. No buffer zone.*

**Would not be consistent with the policy of allowing infill development that protects the character of the neighborhood. The project would be a departure from single family development and density, which is the primary land use in the area. Could be considered out of character for the neighborhood.*

**The project would not appear to be compatible in size and scale with the existing, adjacent neighborhood. This would be the only apartment building in this area of the city and a multi-story building would appear out of character in terms of size and bulk.*

• Could be considered an abrupt change in density that provides a different housing type not found in the area.

**Commissioner Schaefer stated that making a change to residential could make sense but the change to High Density Residential is too far and would change the characteristics of the existing neighborhood, there would be no buffer. Would be too big of a change for the area.*

**Commissioner Wippermann stated that the change would be too significant to the character of the neighborhood. Is not in favor of the proposed change.*

**Commissioner Twedt stated that he does not support the change. Seems too drastic, there isn't a buffer.*

**Commissioner Weber stated that if the demands were so high for this sort of housing, the developers would be getting the buildings up. There are projects that have been approved that have yet to break ground.*

In addition, the residents are very confused on why the developer is only having to request for a portion to be rezoned. In January 2018 the City Council denied the then owner and developer McGough, and their request for a change to HDR. In June of that year a smaller portion was conditionally changed with conditions that have not been met. We were told that unless those conditions were met the change was not finalized. Now, here we are over 5 years later...new owner of the land, new developer, several new planning commission members and

new City Council. This deserves to be relooked at in its entirety.

In 2021 another developer (Lennar) attempted a rezone of this lot and had to apply for the lot in its entirety as the June 2018 conditional comp plan change was deemed NOT in effect.

From the 2021 minutes:

"In 2018, IGH Investments applied for a comprehensive plan amendment to change the westerly 10 acres of Outlot D for a 220 high-end apartment building. Outlot C was to remain as Regional Commercial. The City Council conditionally approved the comprehensive plan amendment to High Density for the requested west 10 acres of Outlot D subject to approval of a PUD plan approval. No subsequent applicant for PUD approval was ever filed and therefore the comp plan amendment has not been put into effect."

See notes from the 2018 Council meeting minutes:

"Mayor Tourville stated that there would be no change in zoning if the Metro Council and/or the City does not accept the proposal. Planner Hunting responded that was true. He stated that if the City Council were to take positive action tonight, this would not go into effect until you have approved the rezoning and site plan. If that is not approved, the land use guiding stays as Regional Commercial and the Council's action tonight does not automatically change the category to High Density."

"Mayor Tourville responded that there is not a plan yet, but that the difficulty was that if they get the rezoning and develop a plan, if the plan isn't accepted, then they do not get the rezoning. He stated that the Met Council has to approve the change in the Comp Plan and then it comes before the City Council.

The neighborhood will also get an opportunity to look at it."

"Councilmember Hark reiterated that this is just the Comprehensive Plan Amendment. He stated that the developer will have to come in with a site plan and rezoning application and the City Council will have to approve of them. If that isn't approved then the site plan is null and void. He stated that he hopes that the developer will continue to work with the neighborhood as they firm up the plans."

Lastly, I would encourage a reading of the minutes of past Planning and Council meetings in 2017/2018/2021 when this same re-zone was proposed. Many of the neighborhood's thoughts are the same and the points remain valid.

Thank you for your attention to this matter. I appreciate you keeping in mind IGH's original plans for the area.

Jackie Doyle

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Samantha Fitzgerald](#)
To: [Stacy Bodsberg](#)
Subject: Re: Argenta Outlots; Request to Deny Proposed Change
Date: Wednesday, August 9, 2023 8:13:41 AM

Please forward to Planning Commission Members, thank you!

Hello,

I am asking you to deny the proposed zoning change. (BJ Baas Builders-Case No. 23-30CPA). This suggested change to HDR does not fit with the neighborhood or the Comprehensive Plan. There will be no retail or commercial areas left in the NW quadrant if we continue to use every acre for residential development. The City and the residents that bought within this area had a vision and purpose for this land, and it is not high density.

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"In 2018, IGH Investments applied for a comprehensive plan amendment to change the westerly 10 acres of Outlot D for a 220 high-end apartment building. Outlot C was to remain as Regional Commercial. The City Council conditionally approved the comprehensive plan amendment to High Density for the requested west 10 acres of Outlot D subject to approval of a PUD plan approval. No subsequent applicant for PUD approval was ever filed and therefore the comp plan amendment has not been put into effect."

See notes from the 2018 Council meeting minutes:

"Mayor Tourville stated that there would be no change in zoning if the Metro Council and/or the City does not accept the proposal. Planner Hunting responded that was true. He stated that if the City Council were to take positive action tonight, this would not go into effect until you have approved the rezoning and site plan. If that is not approved, the land use guiding stays as Regional Commercial and the Council's action tonight does not automatically change the category to High Density."

"Mayor Tourville responded that there is not a plan yet, but that the difficulty was that if they get the rezoning and develop a plan, if the plan isn't accepted, then they do not get the rezoning. He stated that the Met Council has to approve the change in the Comp Plan and then it comes before the City Council.

The neighborhood will also get an opportunity to look at it."

"Councilmember Hark reiterated that this is just the Comprehensive Plan Amendment. He stated that the developer will have to come in with a site plan and rezoning application and the City Council will have to approve of them. If that isn't approved then the site plan is null and void. He stated that he hopes that the developer will continue to work with the neighborhood as they firm up the plans."

Lastly, I would encourage a reading of the minutes of past Planning and Council meetings in 2017/2018/2021 when this same re-zone was proposed. Many of the neighborhood's thoughts are the same and the points remain valid.

Thank you for your attention to this matter. I would be happy to discuss further if any questions arise.

Samantha Fitzgerald

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From: [Grete Stevens](#)
To: [Stacy Bodsberg](#); [Brenda Dietrich](#); [Sue Gliva](#); [John Murphy](#); [Mary T"Kach](#); [Tony Scales](#)
Subject: Argenta development proposal
Date: Thursday, August 10, 2023 9:37:14 PM

Hello,

I'm writing to ask you to vote against the proposed zoning change. (BJ Baas Builders-Case No. 23-30CPA). As Inver Grove Heights residents, we made the decision to live here with the future vision that was originally laid out. Having Target is great, but we are tired of having to drive to Eagan for anything retail-related beyond that. Turning over the last remaining land that was zoned for retail to instead build high-density housing is a poor choice, especially with how much housing development is happening in the NW quadrant and throughout Inver Grove Heights. There will be no retail or commercial areas left in the NW quadrant if we continue to use every acre for residential development.

The planning commission recently denied a very similar project for a rezone to high density residential. (7950 Blaine Avenue from P, Public Institutional to HDR, High Density Residential (Stelter Enterprises-Case No. 23-26CPA). Some of the still-relevant reasons include: *"There are still 55 vacant acres guided HDR and the 60 vacant acres guided Mixed Use are available property located within the city."*; *"Would not be consistent with the policy of allowing infill development that protects the character of the neighborhood. The project would be a departure from single family development and density, which is the primary land use in the area. Could be considered out of character for the neighborhood."*; *"Commissioner Schaefer stated that making a change to residential could make sense but the change to High Density Residential is too far and would change the characteristics of the existing neighborhood, there would be no buffer. Would be too big of a change for the area."*

Lastly, I would encourage a reading of the minutes of past Planning and Council meetings in 2017/2018/2021 when this same re-zone was proposed. Many of the neighborhood's thoughts are the same and the points remain valid.

Thank you for your consideration.
Grete Tiemeier

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Memo



To: Planning Commission

From: Allan Hunting

Date: August 11, 2023

Re: Proposed Multiple Family Ordinance Revisions – Presentation by Kim Lindquist

Planning Staff is in the process of updating the Zoning Ordinance addressing specific sections over a period of time. The first topic to review is updating the Multiple Family sections of the ordinance. They need to be brought up to date so they are consistent with the Comprehensive Plan and staff has found that there are a few discrepancies in performance standards in different sections of the ordinance.

The City has hired the firm WSB to help us with this ordinance research. Kim Lindquist from WSB will provide a summary of the work that has been done so far. The Planning Commission is asked to comment and make any suggestions on some of the ordinance changes we are thinking about.

A draft ordinance will eventually be prepared and a public hearing will be scheduled for Planning Commission to review in the next month or two.

Memorandum

To: Inver Grove Heights Planning Commission

From: Kim Lindquist, WSB Community Planning and Economic Development Director

Date: August 9, 2023

Re: Proposed Multiple Family Ordinance Revisions

Action Requested:

Provide feedback on proposed ordinance changes relating to Multiple Family ordinance regulations, specifically R-3A, R-3B, & R-3C and modified definitions and performance standards. The Planning staff have discussed these changes with the consultant, and it is an appropriate time to gain additional feedback prior to bringing the item through the formal review and approval process.

Ordinance Recommendations:

WSB was hired to review several sections of the multiple family ordinances and propose potential changes based upon research and best practices. The following will walk the Commission through recommended changes and provide background when appropriate.

The most significant task was to review multiple family residential zoning districts, R-3A, R-3B and R-3C addressing consistency with Comprehensive Plan and reviewing/modifying performance standards. There was also the question as to whether to maintain Chapter 15 Articles B & C as separate sections or assess whether they could be folded into the zoning districts; resulting in all performance standards being in one location.

After review and discussion, the multi-family sections have structurally been combined with the specific performance standards initially in Articles B & C so that specific multiple family regulations are housed in one location. This allows easier access and clarity to future users. Specific performance standards that transcend several zoning districts, like exterior material, trash screening or landscaping remain in other sections of the zoning code and were removed out of the multiple family sections. The specific sections in the ordinance are noted so readers can easily find the specific regulations. The districts have also been modified to reflect the densities found in the adopted Plan.

Proposed Density:

The multiple family ordinances have been modified to be consistent with the development pattern anticipated in the Comprehensive Plan. In other words, the densities for development in the Plan are now reflected in the different zoning districts, so there is alignment with Plan land uses and their counterpart zoning district. Additionally, there is less emphasis on the type of structure proposed; meaning the structure doesn't have to be built as a townhouse, or there isn't a limit on the number of units per structure so long as the overall density of the development and appropriate performance standards are all met. The one exception is in the R-3A which limits the total number of units in a building to 4. The proposed densities are as follows:

R-3A 4 to 8 units per acre
R-3B 8 to 12 units per acre
R-3C 12 to 35 units per acre

Permitted versus Conditional Use:

One of the other major changes recommended is allowing multiple family housing as a permitted, rather than conditional use. In reviewing other peer communities, Woodbury, Eagan, Lakeville, Cottage Grove, Rosemount, and Plymouth, most communities do not require conditional use permits for multi-family housing. Woodbury is the exception for multi-family, including senior housing that requires a CUP. The City should ensure they are comfortable with the performance standards found within the ordinance to ensure the project will meet design and site plan expectations. With rigorous but fair standards, the resulting project will meet the community standards without the need for a longer approval process that ultimately ends up with the same resulting project.

Other:

Zoning regulations relating to specific performance standards were also reviewed. Staff wanted information about building height and what other communities' regulations were. Parking standards were also reviewed.

Building Height: In reviewing the other six communities, Inver Grove Heights building height of 35' is at the lower end of the building height standards. In several cases, primarily apartments, communities had higher height restrictions so that a 4-story building would be permitted. On the other hand, many of the communities had a 35' height for townhomes. Inver Grove Heights allows a variation from the 35' height standard by CUP and at this time it is recommended that the ordinance regulations stay as is. Should additional residential development occur along I-494, the City may want to explore taller buildings within that interstate corridor or along the future Argenta/I-494 interchange.

Multiple Family Parking: The current standard for multiple family housing is 2.5 parking stalls per unit. Two enclosed stalls are required for townhomes with the remaining .5 available on the driveway or within the project for visitor parking. Other Inver Grove Heights multi-family projects also require 2.5 parking stalls, or the project can provide 2 spaces per unit with a designated expansion area to include another .5 stalls. The parking standards for multiple family projects from other communities are varied. Many require 2 parking stalls, although Woodbury does require 2.5 stalls; 2 spaces per unit if one indoor space per unit is provided underground. Many of the communities do require one of the parking stalls to be enclosed, Inver Grove Heights does not have that standard.

WSB is recommending for all multiple family projects to require 2 parking stalls per unit; reducing the ordinance requirement by .5/unit. It is also recommended that one of the two stalls be enclosed, which is a change from the current condition. The ordinance will also add a one-stall per 6 units, for visitor parking. The visitor parking standard would be for any multiple dwelling project.

Definitions:

WSB recommended some fine tuning of existing definitions relating to dwelling units and three types of dwelling units: single-family detached, single-family attached, and multiple family. Each type of unit is then broken into the potential uses; for example, under single-family attached, duplexes and townhouse are listed, rather than as separate definitions. For the most part this recommendation is structural and does not significantly change the meaning or the text of the differing residential products. The goal is to bring all the dwelling unit types under one definition making it easier to find for ordinance users.

Dwelling Unit: *A residential building or portion thereof intended for occupancy by a single family but not including hotels, motels or the like. A one-family detached dwelling shall include a manufactured home, as defined in this section, provided the manufactured home has received HUD certification and meets the construction and*

safety standards promulgated by the United States department of housing and urban development (HUD) in effect at the time application is made for a building permit. All one-family, detached dwellings, including manufactured homes that meet the definition of dwelling, shall comply with the following:

- 1. A permanent, full perimeter foundation system that complies with the Minnesota state building code.*
- 2. Sheet metal siding is not permitted.*
- 3. Siding shall be at least six inches (6") above finished grade.*
- 4. A minimum width of twenty-four feet (24').*
- 5. A minimum of one thousand (1,000) square feet of usable floor area for human habitation, excluding garage space.*

B. Subsection A2 of this definition shall not apply to approved earth sheltered homes. Dwellings other than manufactured homes shall comply with the Minnesota state building code. Manufactured homes shall comply with the HUD standards in effect at the time application is made for building permit and with the Minnesota state building code insofar as the foundation is concerned.

There are three principal types:

(1) Single-family detached: A free-standing residence structure designed for or occupied by one family only.

(2) Single-family attached: A residential building containing two or more dwelling units with at least one common wall.

a. Duplex: A residence designed for or occupied by two families only, with separate housekeeping and cooking facilities for each.

b. Townhouse: A residential building containing three or more horizontally attached dwelling units with at least one common wall, each unit so oriented as to have all exits open to the outside.

(3) Multiple-family: A residence designed for or occupied by three or more families, either wholly (attached) or partially as part of a large structure (detached), with separate housekeeping and cooking facilities for each.

a. Apartment: A room or suite of rooms, available for rent which is occupied as a residence by a single family, or a group of individuals living together as a single-family unit.

b. Condominium: A form of individual ownership within a multi-family building with joint responsibility for maintenance and repairs of the land or other common property.

c. Cooperative: A multi-unit development operated for and owned by its occupants. Individual occupants do not own their specific housing unit outright as in a condominium, but they own shares in the enterprise.

Additional review of two more definitions, assisted living and nursing homes was conducted. After review of the peer community definitions, it is recommended that the assisted living definition remain the same as the current condition. The nursing home definition is being recommended for a slight revision, with the recommendation depicted below. There is no recommendation for independent living senior housing as that would fall under the apartment definition and no changes to performance standards are proposed for this type of use.

Along with the definitions, it was requested that parking standards be reviewed to ensure they recognize that these uses are more about the number of employees and less about the number of residents. Both parking standards reflect the number of units and the number of employees, which is reasonable since there will be less drivers in these facilities but more employees as the level of care increases. There are no changes recommended.

Assisted Living: Any facility licensed by the state department of human services, public or private, which, for gain or otherwise, regularly provides one or more persons with twenty-four (24) hours per day substantive care, food, lodging, training, education, supervision, habilitation, rehabilitation, and treatment they need, but which, for any reason, cannot be furnished in the person's own home.

Nursing Home: A state licensed building or that part of a facility which provides nursing care to five or more persons. A nursing home does not include a facility or part of a facility that is a hospital, clinic, doctor's office, diagnostic or treatment center or a residential program licensed by the State of Minnesota.

Parking standard for Assisted Living: ½ space per unit, plus 1 space for each employee on peak shift

Parking standard for Nursing homes: 1 space for each 6 beds, plus 1 for each employee on the largest shift