



Inver Grove Heights Planning Commission
Tuesday, December 5, 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, December 5, 2023, will be provided to the Council at or before the December 5, 2023 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the November 21, 2023, Planning Commission Meeting.
4. **Public Hearing**
 - A. Request for a Variance to construct a new cantilever and entrance that encroaches on the front setback on property located at 6940 Craig Avenue. (Randy Boyden - Case No. 23-48V)
 - B. Request for a Preliminary Plat for a three lot, two outlot plat; and Vacation of an existing drainage and utility easement; and a Preliminary Planned Unit Development to develop a 157-unit townhouse, 2 building retail project; and Rezoning from A, Agricultural to R-3C/PUD, Multiple Family Residential Planned Unit Development District and B-3/PUD, General Business Planned Unit Development District. (Stuart Development Corporation - Case No. 23-46PDZ)
5. **Regular Business**
6. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or sbodsberg@ighmn.gov.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, November 21, 2023 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present: Elizabeth Niemioja (Chair)
Jonathan Weber (Secretary)
Dennis Wippermann
Lance Twedt
Trisha Presley
Robert Heidenreich
Aida Schaefer

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

Commissioners Absent: Scott Clancy (Vice Chair) (Excused)
Jason Teiken (Excused)

3. CONSENT AGENDA

A. Minutes of the November 7, 2023, Planning Commission Meeting

The minutes from the November 7, 2023, meeting was approved as presented.

4. PUBLIC HEARING

A. Request for a Variance to construct a garage that encroaches on the side setback on property located at 2694 96th Street East. (Jim Norton - Case No. 23-45V).

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice. Notices were mailed to 4 property owners on November 2, 2023.

Presentation of Request

City Planner Allan Hunting discussed the request for construction of a detached garage behind the existing house. The existing driveway would be utilized for access. The proposed structure requires a 50-foot setback due to the size being over 1,000 square feet. The applicant proposes at least 10 feet from the side property line. The applicant stated they have spoken with their neighbor to the east regarding this; the neighbor has no issues with the request. Staff mentioned that the lot has significant topographical challenges to allow the structure to be placed in a reasonable and logical location and supports the request as presented.

Opening of Public Hearing

Jim Norton, 2694 96th Street East, Applicant, stated that he has read and understands the report.

Chair Niemioja closed the Public Hearing.

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Planning Commission Recommendation

Motion by Weber, Second by Heidenreich, to Approve a Variance to construct a detached accessory structure within the side setbacks subject to the three (3) conditions listed, using the rationale given in the staff report for property located at 2694 96th Street East.

Ayes: 7

Nays: 0 Motion carried.

This item tentatively goes before the City Council on December 11, 2023.

B. Request for a Conditional Use Permit to operate a contractor's yard, outside but enclosed with a fence located at 6840 Dixie Avenue. (Ivan's Tree Service - Case No. 23-47CUP)

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice. Notices were mailed to 21 property owners on November 2, 2023.

Presentation of Request

City Planner Allan Hunting discussed property located between Concord and Dickman Trail at 68th Street. The area is zoned I-1. A contractor's yard with outdoor storage is a conditional use permit in this zone. The operation is a tree cutting and removal service. The applicant would utilize the site as it exists. The current building needs improvements to be up to date with the building code. They would store equipment and company trucks as previously used. This would be the base location with approximately 15 employees. Operations would take place from approximately 7:00 a.m. to 7:00 p.m. There is an additional condition. The existing fencing along Dickman Trail with portions in disrepair and should be replaced. The end of June 2024 is the date that has been selected for repair of the fence sections as required by City Code. Staff does not see any issues with the request and recommends approval with the conditions listed in the staff report.

Chair Niemioja asked if the users would be brand new to the property.

City Planner Hunting replied they are new, they do not have anything on the property at this time. The trucks currently there would be gone if this property changed hands.

Chair Niemioja referenced the long-term plan for the Concord Boulevard area and questioned if this fits in with that plan.

City Planner Hunting responded it fits in the sense that the industrial zones are there. At some point the city may look to do an updated plan. There are no current plans to change anything.

Commissioner Twedt asked if the existing Conditional Use Permit for welding would go with the new permit or if it would sunset.

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City Planner Hunting replied that a Conditional Use Permit runs with the land. If it is not used for that purpose for more than one year the existing CUP goes away. He said it was likely gone at this point due to the existing truck operation.

Opening of Public Hearing

Keyly Hernandez, 10651 Grey Cloud Trail South, Cottage Grove, Ivan's Tree Service, Applicant, stated she has read and understands the report.

Chair Niemioja closed the Public Hearing.

Planning Commission Recommendation

Motion by Weber, Second by Presley, to Approve the Conditional Use Permit for the contractor's yard with outdoor storage subject to the four conditions listed for property located at 6840 Dixie Avenue.

Ayes: 7

Nays: 0 Motion carried.

This item tentatively goes before the City Council on December 11, 2023.

5. REGULAR BUSINESS None.

6. ADJOURN

Motion to adjourn the meeting at 7:14 p.m.

Respectfully submitted by Sheri Yourczek, Recording Secretary



Planning Commission Report

MEETING DATE:	December 5, 2023
CASE NO:	23-48V
APPLICANT:	Randy Boyden
PROPERTY OWNER:	Same as Applicant
REQUEST:	Variance to allow a covered entrance and cantilever to encroach within the front yard setback
LOCATION:	6940 Craig Avenue
COMPREHENSIVE PLAN:	LDR, Low Density Residential
ZONING:	R-1C, Single Family Residential
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The applicant is requesting the following:

- A Variance to allow a covered front entrance and cantilever to encroach into the front setback requirement.

BACKGROUND

The property had a house fire which requires the original single-family home to be rebuilt. The homeowners can use the original foundation from the home built in 1964 but are also taking this opportunity to increase the size of the home by adding a second story along with a garage addition. Additionally, the owners are proposing to add a covered entrance and a cantilever that would encroach into the front setback.

The covered front entrance would be located about 27 feet from the property line and the two-foot cantilever would be about 28 feet from the front property line, whereas a 30-foot setback is required for both design features. The neighborhood is developed with single-family homes surrounding the property. The addition would be in compliance with other City Code requirements such as side setbacks, exterior building materials and impervious surfaces.

EVALUATION OF REQUEST

The following land uses, zoning districts and comprehensive plan designations surround the subject property:

North, South, East & West:	Single-Family	Zoned: R-1C, Single-Family Residential	Guided: LDR, Low Density Residential
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Engineering.

Engineering has reviewed the request and takes no exception to the Variance.

VARIANCE

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 criteria 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 planned residential use of the property or area as defined in the Comprehensive Plan. Staff believes the intent of the City Code is met with the proposed request as the two-foot cantilever takes up airspace and does not go any closer to the property line than a typical roof overhang and the covered entrance is proposed at the minimum code requirements for a landing.

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

Granting the setback Variance for a covered entrance and cantilever allows reasonable use of a property that is currently restricted due to the location of the existing foundation. The City Code is specific on the type of encroachments allowed within the front, side and rear setbacks of a property. The proposed covered entrance and cantilever are both reasonable improvements that would have minimal impact to the property.

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

The site is unique in that the property had a house fire and the rebuilding of the home is limited to the location of the original foundation, which complies with the 30-foot front setback. The applicant would like to make the property more aesthetically pleasing by adding a covered entrance and a cantilever, encroaching into the setback.

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

The cantilever bumps out two feet from the foundation of the home and the covered entrance projects out the minimum requirement for a landing of about three feet. The boulevard is about 15 feet in this area so the distance the encroachments would be from the road is over 40 feet. Staff does not believe the proposed 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 or a sole basis for this request.

ALTERNATIVES

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

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

- Approval of the Variance to allow a cantilever and a covered front entrance to encroach into the front setback subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. All requirements of a building permit review shall be met.

Rationale: The request is not out of character for the neighborhood and is consistent with the Comprehensive Plan. The encroachments of a cantilever and a covered front entrance do not appear to have an adverse impact on the neighborhood. The property is unique in that the home was damaged by a fire and the existing foundation is being used to establish the location of the home.

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

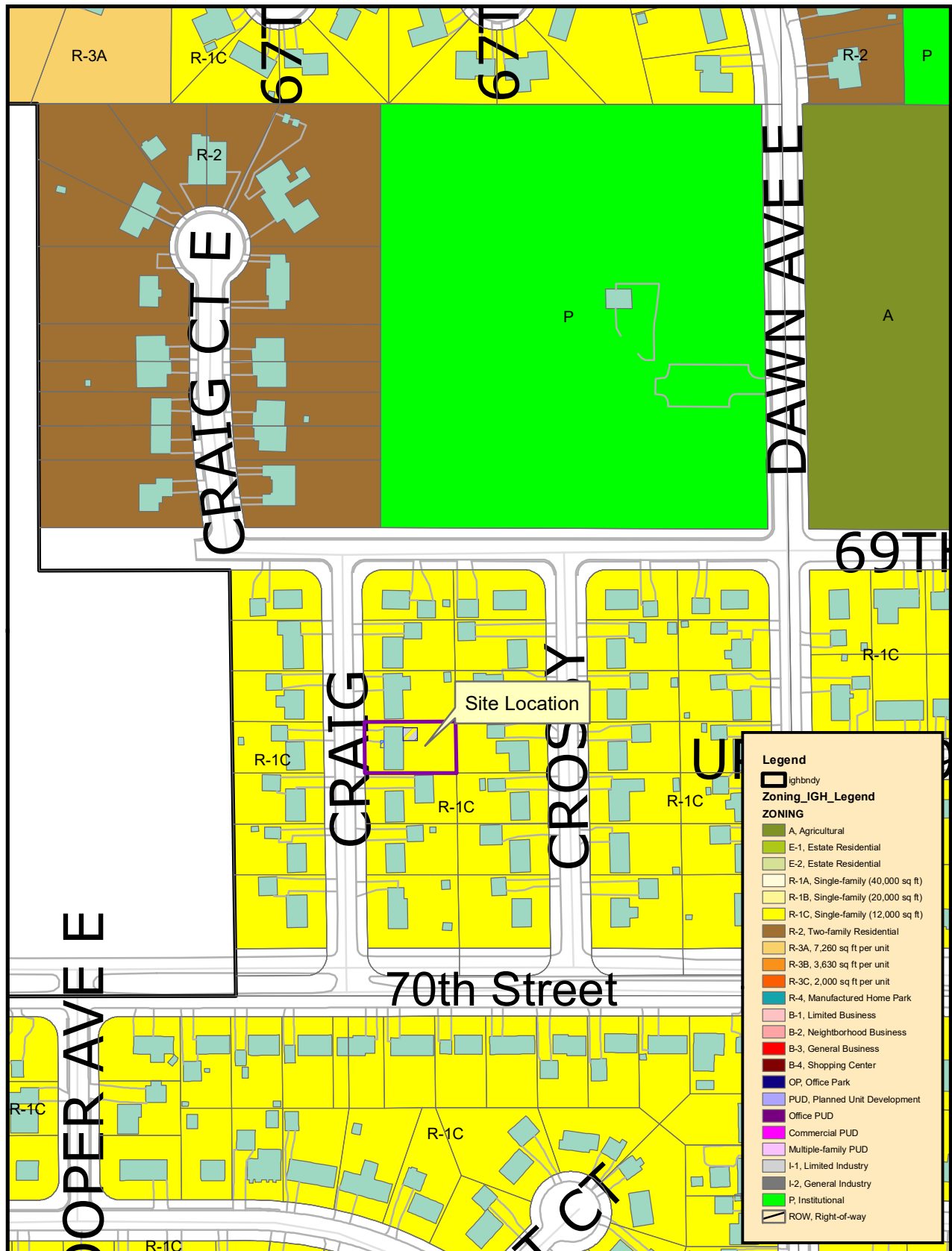
Based on the information in the preceding report and the conditions listed in Alternative A, staff believes there is rationale to support a front setback Variance for the proposed cantilever and covered front entrance.

ATTACHMENTS

1. Location Map
2. Aerial Photo
3. Applicant Narrative
4. Elevations & House Plans



6940 Craig Avenue Case No. 23-47V



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 OF 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



6940 Craig Avenue
Case No. 23-47V



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Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit B
Aerial photo of the site

Map not to scale

Randy Boyden & Kayla Burbank

6940 Craig Ave E, Inver Grove Heights, MN 55076

651.329.8899

November 7th, 2023

RE: Variance Application addendum – Covered Entry and Second Floor Cantilever

We, the homeowners, wish to provide an update and clarify our intentions regarding the addition of a small covered entry area over the front door entryway and the two-foot second-story cantilever to our new home. After extensive research and visits to new homes in Inver Grove Heights following our family's house fire earlier this year, we have decided to include these architectural features as a means to improve the aesthetics and functionality of our home.

The small covered entry area is designed to be approximately three feet from the house, with the wooden beams resting on the top landing of the stairs. The architectural style of this addition is carefully chosen to match the existing elements of the house. We aim to create a protected and welcoming entryway into our home, aligning with the overall design, particularly by incorporating wooden beam designs that mirror those found over the garage and on the second-level dormer.

Our primary objective with this addition is not to change the character of the neighborhood but to enhance the property. We are committed to preserving the current foundation, which was originally constructed in 1964, and have meticulously planned the covered entry addition and second story cantilever to respect the existing architectural integrity of the house.

We understand the importance of striking a balance between creating a modern and comfortable living space while preserving the history and character of the property and neighborhood. Our intent is to rebuild a home that we can take pride in, as we continue to recover from the loss of our old home. We remain dedicated to this process, respecting the neighborhood's heritage while striving for a new home that is both functional and beautiful.

Additionally, we would like to highlight that we have spoken with and obtained signed paperwork from surrounding neighbors who are in full support of our building plans and endorse the variance necessary for our rebuild. Their support underscores our commitment to being considerate of our community and its residents.

In conclusion, we want to emphasize that we have taken every possible step to ensure that our plans for the porch and second-story cantilever align with the wishes of our neighbors and contribute positively to the neighborhood's atmosphere. We believe these additions will not only benefit our family but also enhance the overall aesthetic and functionality of our home, while positively contributing to the area.

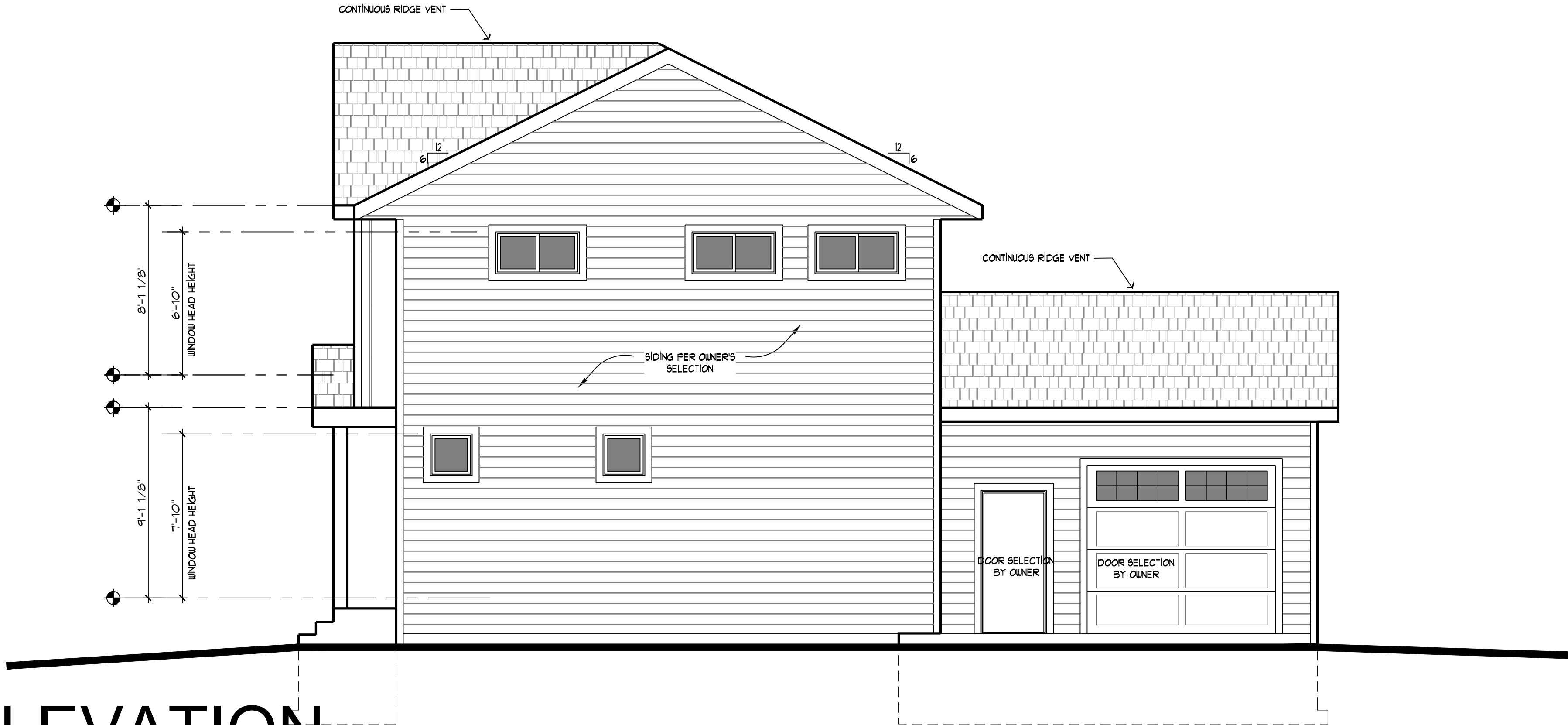
Sincerely,

Randy Boyden & Kayla Burbank



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

WINDOW AND FALL PROTECTION

ALL OPERABLE WINDOWS ABOVE FINISH GRADE AND LESS THAN 36" ABOVE ABOVE FINISH FLOOR SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" SPHERE.

ALL OPERABLE WINDOWS THAT ARE 72" ABOVE FINISHED GRADE AND LESS THAN 36" ABOVE FINISH FLOOR MUST HAVE WINDOW FALL PROTECTION DEVICES PER CODE

NOTE:
ALL CHASES AND PENETRATIONS NEED FIRE BLOCKING AT MAXIMUM 10'-0" O.C.

NOTE:
ALL WINDOW AND DOOR HEADERS TO BE (2) 2X10 UNLESS NOTED OTHERWISE

ALL HEADERS UP TO 4'-11" SINGLE TRIMMER

ALL HEADERS OVER 5'-0" DOUBLE TRIMMER UNLESS NOTED OTHERWISE.

NOTE:
ALL HEADER SIZES TO BE VERIFIED BY BUILDER / LUMBER SUPPLIER BEFORE CONSTRUCTION.

WINDOW / DOOR CALL OUT NUMBERS

W.	H.
FEET	INCH
5	0
4	0

WALL BRACE NOTE

NOTE:

LINE INDICATES CS-WSP
WALL BRACING PER CODE
SEE PLAN FOR LOCATIONS

LINE INDICATES GF METHOD
WALL BRACING PER CODE
SEE PLAN FOR LOCATIONS

66021062 METHOD PFH
LINE INDICATES PFH METHOD
WALL BRACING PER CODE
SEE PLAN FOR LOCATIONS

66021061 METHOD ABW
LINE INDICATES ABW METHOD
WALL BRACING PER CODE
SEE PLAN FOR LOCATIONS

NOTE:

ENTIRE HOUSE TO USE 2X6
SPF STUD GRADE # 16" O.C.
W/ 1/2" OSB FASTENED TO INTERMEDIATE SUPPORTS 6"
ALL EDGES 12" IN THE FIELD

GENERAL NOTES:

- SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND CENTRALLY LOCATED IN THE HALLWAY, GIVING ACCESS TO EACH SLEEPING AREA EACH STORY OF THE DWELLING AND THE BASEMENT MUST HAVE A SMOKE DETECTOR
- ALL WINDOWS LOCATED IN HAZARDOUS LOCATIONS (IE: MASTER BATH, LESS THAN 18" ABOVE FINISHED FLOOR OR WITHIN 18" OF A DOOR) ARE TO BE TEMPERED GLASS
- STRUCTURAL INFORMATION:
ALL STRUCTURAL INFORMATION SUCH AS HEADER/BEAM TYPE, LOCATIONS, SIZES, AND LOADINGS ARE TO BE PROVIDED BY THEIR RESPECTIVE SUPPLIERS
- TRUSSES:
TRUSS SUPPLIER IS TO PROVIDE TRUSS DRAWINGS THAT HAVE BEEN CERTIFIED BY A REGISTERED ENGINEER IN THE STATE OF THE PROJECTS LOCATION PRIOR TO INSTALLATION
- VERIFY FLOOR FINISHES W/ OWNER
- VERIFY ACTUAL GRADE CONDITIONS ON-SITE. STEP FOOTINGS AS REQUIRED TO MAINTAIN MINIMUM FROST DEPTH PER CODE
- WINDOWS SPECIFIED ON PLANS VERIFY STYLE, TYPE AND BRAND OF WINDOW W/ OWNER
- ALL OPENINGS TO EXTERIOR TO BE CAULKED AND FLASHED. FLASHING IS REQUIRED WHERE ALL ROOF AND VERTICAL SURFACES MEET, OR WHERE SIDING MATERIAL CHANGES.
- PROVIDE DRIP FLASHING AT ALL TRIM AND SIDING CHANGES AS REQUIRED
- PROVIDE ATTIC VENTILATION NET FREE AREA TO BE EQUAL TO 1/60TH OF ATTIC AREA OR 1/300TH OF ATTIC AREA PROVIDED AT LEAST 50% IS IN UPPER PORTION OF ROOF WITH BALANCE IN SOFFIT.
- ICE DAM PROTECTION TO BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL WITH ALL LAPs CEMENTED TOGETHER
- INSTALL 1/2" OSB SHEATHING BEHIND ALL SHAKE AND STONE LOCATIONS (VERIFY)

REV. # DATE DESCRIPTION

1 00-00-23

KJ
Design

Custom Home
Design

Minnesota 651-243-5229
Wisconsin 715-671-0202
kenjohnsondesign.com

GENERAL NOTE:
EVERY EFFORT HAS BEEN MADE TO ENSURE THESE PLANS ARE ACCURATE AND COMPLETE HOWEVER, THEY HAVE NOT BEEN REVIEWED BY A REGISTERED ARCHITECT OR ENGINEER AND NO WARRANTIES ARE EXPRESSED OR IMPLIED. THEY ARE INTENDED AS A GUIDE FOR PERSONS WHO ARE KNOWLEDGEABLE ABOUT CONSTRUCTION PRACTICES. IT IS THE RESPONSIBILITY OF THE BUILDER/OWNER OR USER OF THESE PLANS TO VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, AND SPECIFICATIONS AND ARE RESPONSIBLE FOR THE SAME. ALL APPLICABLE CODES, FRAMING AND BUILDING PRACTICES APPLY.

BOYDEN / BURBANK

PLAN NUMBER:

23-1-158

SQUARE FOOT

LOWER: XXX SF

MAIN: 988 SF

UPPER: 988 SF

BONUS: XXX SF

FINISHED: 1376 SF

OWNER:

KATLA & RANDY

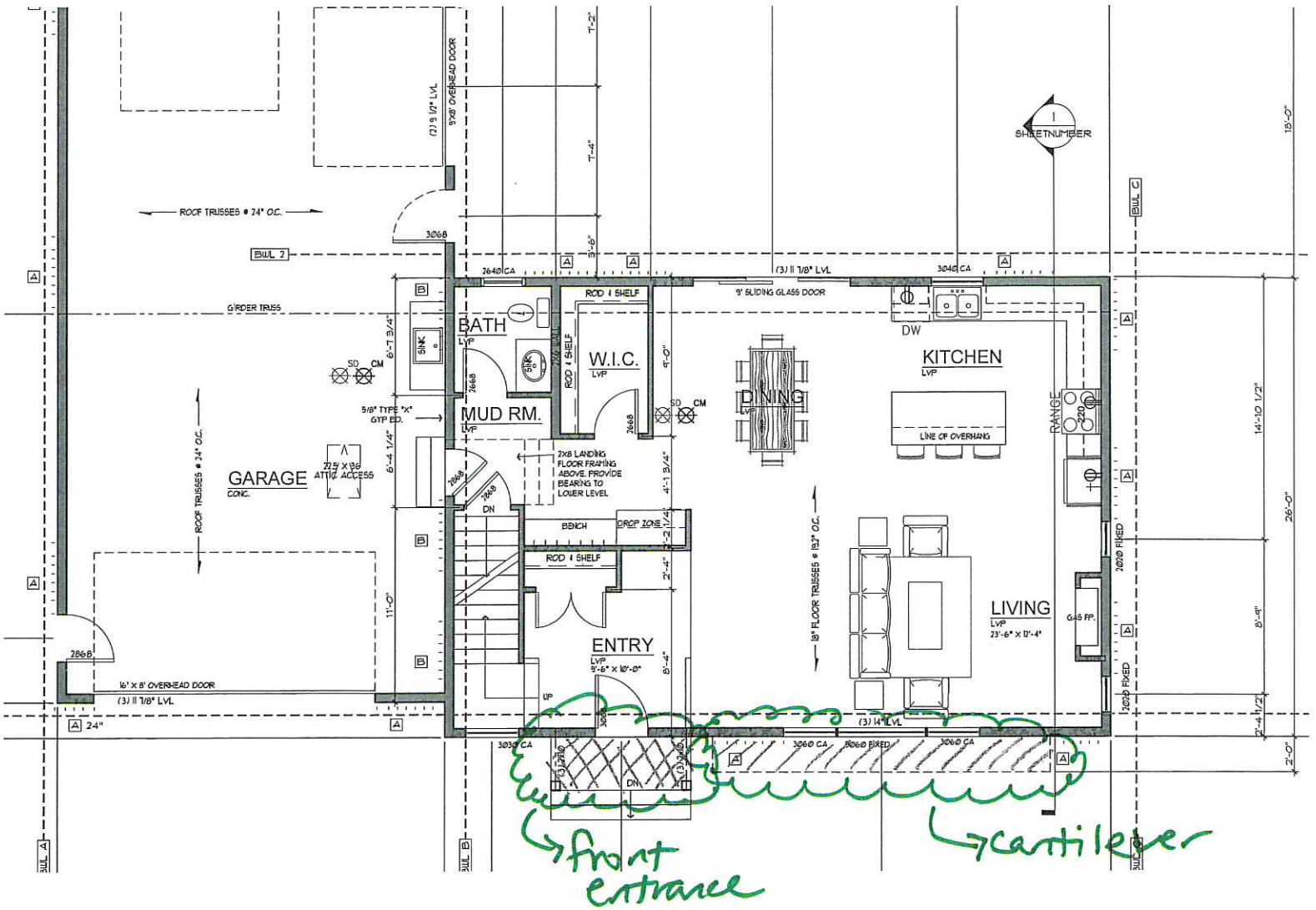
DATE:

10/09/2023

REV.

SHEET NO.

A1





Planning Commission Report

MEETING DATE:	December 5, 2023
CASE NO:	23-46PDZ
APPLICANT:	Stuart Development Corporation
PROPERTY OWNER:	GlenLin Properties, LLC
REQUEST:	Rezoning, Preliminary Plat, Easement Vacation, and Preliminary PUD Development Plan
LOCATION:	7101 Argenta Trail
COMPREHENSIVE PLAN:	Mixed Use
ZONING:	A, Agricultural
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

The specific requests for the development project include the following:

1. Rezoning of the property to B-3/PUD, General Retail District and R-3C/PUD, Multiple Family Residential District.
2. Preliminary Plat of Archer Trail, consisting of three lots, two outlot, and right-of-way dedication for a public street system.
3. Preliminary PUD Development Plan approval for a 157-unit townhome development with clubhouse and approximately 15,000 square feet of commercial space.
4. Vacation of an existing Drainage and Utility Easement containing existing sewer and water utilities and then rededicating a new Drainage and Utility Easement on the plat of Archer Trail.

BACKGROUND

The applicant is proposing a commercial/residential development consisting of 157 total units containing a mix of 3-story buildings in 6-unit structures and 2-story buildings in 3, 4, 5, 6 unit structures. Commercial consists of approximately 15,000 square feet of future commercial/retail space in two buildings. There is also a proposed clubhouse with a pool area for the residents.

The project would be constructed in phases with the residential portion being developed first in one phase and the retail would follow in a future phase.

EVALUATION OF REQUEST

SURROUNDING USES

The subject property is surrounded by:

North:	70th Street, Large Lot Residential	Zoned: R-1B, Low Density Residential	Guided: LDR, Low Density Residential
East:	Argenta Trail, Vacant	Zoned: A, Agricultural	Guided: Mixed Use
West:	Single-Family Homes	Zoned: R-1C/PUD, Low Density Residential/PUD	Guided: LMDR, Low-Medium Density Residential
South:	Single-Family Homes	Zoned: R-1C/PUD, Low Density Residential/PUD	Guided: LDR, Low Density Residential

COMPREHENSIVE PLAN

The subject property is guided Mixed Use, which anticipates a mix of approximately 70% residential and 30% commercial. Residential density range is 12-35 units/acre. The net area for the residential portion of the site is 12.9 (approximately 30%) acres and with 157 new buildable lots, the project density is 12 units per acre.

REZONING

The proposed zoning for the site would be R-3C/PUD, Multiple Family Residential and B-3/PUD, General Business. The project meets the zoning standard and is consistent with the Comprehensive Plan.

NET DEVELOPABLE AREA

Note: the numbers that are referenced within this staff report are approximate and based on preliminary plan submittals. They will likely change slightly between the preliminary and final plat. The numbers provided are sufficient for preliminary plat review.

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterial roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be dedicated for public park needs. Based on this definition, the following provides the breakdown of net developable area.

General Project Data	Acres
Gross Project Area	19.85
Delineated Wetlands	0.00
Public Water Bodies (PWI)	0.00
Bluffs in Shoreland Area	0.00
Planned "Arterial" Road Right-of-Way	1.63
Public Parkland Dedication	0.00
Total Net Developable Area	18.22

NATURAL AREA/OPEN SPACE

Section 10-13J-5.D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area, the project contains the following:

	Required Acres	Proposed Acres
<i>Total Net Developable Area</i>	<i>18.22</i>	<i>NA</i>
Minimum Open Space Required = 20% of net area	3.64	7.90 (43%)
Required Contiguous Area = 75% of required open space with a minimum 100-foot corridor width	2.70	2.90
Area to be Undisturbed = 50% of required open space	1.82	1.82

The site design has prioritized the open space areas around the perimeter of the site to provide some buffer from the single family residents to the west and south and the stormwater ponding area in the northeast corner of the site.

The open space proposed meets all the minimum requirements.

The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. The final PUD plans must show the location of the marker posts.

DEVELOPMENT CAPACITY PLAN

Section 10-13J-5.E. of the Northwest Area Overlay Ordinance outlines a process by which a site's development capacity is determined as a means to allocate development across a site. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

Base Zoning District	Net Acres*	Minimum Density (units per acre)	Maximum Density (based on lot size per zoning code)	Minimum Units	Maximum Units
R-3C	12.9	12	2000	155	281

The proposed net density for the R-3C district would be 12 units/acre, which is consistent with the Comprehensive Plan and Development Capacity Plan.

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS

Building Setbacks and Separation.

The proposed setbacks for the project are listed on the Preliminary Site Plan. The applicant is requesting flexibility from some of the setback requirements which are covered later in this report.

Building/Impervious Surface Coverage.

Impervious surface coverage standards are applied to give the city the authority to ensure sufficient areas for infiltration. Maximum impervious surface for the R-3C district is 65%. The applicant has provided impervious surface coverage for the multiple family section to be 43%. The commercial portion is allowed impervious surface coverage of 70%. The proposed plan shows a coverage of 28%.

Maximum building coverage in the R-3C district is 20%. The proposed plans show coverage of 28%. The plan was designed to provide two-story buildings on the western half of the site, as to maintain the standard height of the single family properties to the west. The lower level buildings thus create larger footprints, resulting in more building coverage.

PRELIMINARY PLAT/STREETS

The Preliminary Plat consists of three lots, two outlots and a right-of-way dedication for the public street system serving the plat. The plat would provide for the northly extension of Archer Trail which ultimately connects and extends 71st Street. There would also be an extension of 73rd Street into the plat. The property would access 70th Street from new Archer Trail.

The three lots would contain the townhouse units and clubhouse. Outlot B would be a future phase of the development consisting of the commercial portion. Outlot A is remanent land between the west boundary of the plat and the new Archer Trail. Ownership of Outlot A would be retained by the developer.

All necessary right-of-way for 70th Street (County Road 26) and Argenta Trail (County Road 63) have already been acquired by Dakota County. No further right-of-way is needed for the county roads.

EASEMENT VACATION

There currently exists a Drainage and Utility Easement that runs east-west through the property following the 71st Street alignment that contains city sewer and water. The Easement is 60 feet wide as it was assumed 71st Street would extend all the way to the new Argenta Trail when it was dedicated. Based on County spacing standards, this will not happen. The design of the project would require that approximately half of this Easement would need to be vacated. Engineering has reviewed and supports the proposed Easement Vacation.

FLEXIBILITY REQUESTS

Previous sections of the report have covered some of the flexibility requests. This section provides a summary of all the flexibility requested:

1. SETBACKS

1. Building setbacks from right-of-way. Requires 30 feet. Request 10 feet along the side of building along Archer Trail and 15 feet from rear of building along 71st Street.
2. Building front setback from right-of-way. Requires 20 feet. Request 15 feet along 73rd Street.
3. Clubhouse setback along 72nd Street. Requiries 30 feet. Request 20 feet.

The Council has approved flexibility from street setbacks in several developments. With proposed 60 foot wide rights-of-way, there is still sufficient setback between building and street surface. Buildings would be approximately 25 feet from Archer Trail and 45 feet from 71st Street. There is an extra wide right-of-way between the property and 72nd Street, so the clubhouse building would be

approximately 45 feet from the street surface. Staff supports these flexibility requests.

2. BUILDING COVERAGE

1. Building coverage. Maximum allowed 20%. Proposed 28%.

As stated earlier, the developer is choosing to construct two-story units closest to the single family homes, thus creating larger footprints for those buildings in order to provide the same living space as the three-story buildings. Staff supports this flexibility request.

LANDSCAPING/TREE PRESERVATION

Tree Preservation / Landscape Plan:

The developer has provided a tree inventory of the site. The City Code allows tree removal of 40% for multiple family. The code allows removal beyond the threshold but requires replacement for those trees over the limit.

Grading for the building pads and stormwater basin will remove all the existing trees. There are 1,208 caliper inches of trees on site. A total of 835 caliper inches would be required to be replaced. The applicant is proposing to replace 835 caliper inches over both phases. The residential first phase has a tree replacement of 103 trees.

The landscape plan provides for street trees and landscaping throughout. Landscaping is also concentrated along the west and south boundaries of the site. A total of 157 overstory trees are required as part of the landscaping obligation for the townhomes in the code. The total tree planting for the residential portion would be 260 trees, which complies with this requirement.

WETLANDS

A wetland report has been done for the site. During the Wetland Conservation Act (WCA) review process, it was noted that there is an area of possible wetland that was not depicted on the delineation report prepared by the applicant's consultant. Wetland determinations cant be made after October 15 because of weather and vegetation conditions. A wetland determination cant be made until at least April 2024. Preliminary plans can still be reviewed, but final plans cannot be approved by the City until a wetland delineation has been approved through the WCA process. A condition is part of this report to address this situation.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

Engineering has reviewed the plans and was also sent to other city consultants for review.

Engineering review is ongoing at this point and any needed conditions should be part of the approval.

FIRE MARSHAL REVIEW

The Fire Marshal has reviewed the plans and made notes on the width of streets and parking/no parking. Streets less than 28 feet must be posted with "No Parking" signs on both sides. Streets 28 feet to 36 feet must be posted with "No Parking" signs on at least one side. Streets 36 feet and greater may have parking on both sides.

PARKING

Based on the parking requirements in the Northwest Area, 2.0 parking spaces are required per townhome unit. The plans provide for a total of 600 parking spaces, including garages and driveways. There are 14 spaces provided in front of the clubhouse. Guest parking would also be allowed on one side of the public streets. Parking standards have been met.

Parking for the commercial area is based on the plan showing 15,000 square feet of retail. Based on a general retail parking standard, 56 parking stalls would be required. The plans identify room for 91

parking spaces.

DEVELOPMENT CONTRACT

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All the agreements will be approved by the City Council as part of the Final PUD review.

ALTERNATIVES

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

A. Approval. If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:

- Approval of the Preliminary Plat, Preliminary PUD, Rezoning and Vacation of Easement per document number 3127042 subject to the following conditions:

1. The Final Plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat	dated 10/25/23
Site Plan	dated 11/20/23
Open Space Plan	dated 11/20/23
Grading Plan	dated 11/20/23
Utility Plan	dated 11/20/23
Landscape Plan (3 sheets)	dated 11/20/23
Tree Preservation Plans	dated 11/20/23

***The final list of approved plans and date of plans shall be identified in the Development Contract.**

2. Prior to Final Plat and plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.

3. The PUD shall be approved with the following specific standards:

- a) Building setbacks from right-of-way. Ten feet along side of the building along Archer Trail and 15 feet from rear of the building along 71st Street.
- b) Building front setback from right-of-way. Fifteen (15) feet along 73rd Street.
- c) Clubhouse setback along 72nd Street. Requires 30 feet. Requesting 20 feet.
- d) Multiple family building coverage. Allowed 28%.

4. Drainage and Utility Easements shall be provided on the Final Plat as required by the City Engineer.

5. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.

6. Park dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission.
7. The final plan set shall be subject to the review of the City Fire Marshal.
8. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
9. The developer shall be responsible to ensure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading.
10. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City Utility Plat Connection Fees consisting of a Water Utility Fee, Sanitary Sewer Utility Fee and Stormwater Sewer Utility Fee according to the formulas adopted by City Ordinance.
11. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Driveways & Private Roads	Planning Department
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement & Open Space	City Council

12. The Developer and Owner shall execute an Acknowledgment 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 the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgment shall be recorded when the plat is recorded.
13. The Developer and Owner shall enter into a Development Contract with the City.
14. Northwest Area plat connection fees are due at the time of final plat release for each phase. The connection fees will be listed in the Development Contract. The Northwest Area building permit connection fees are due with the building permit for each unit.
15. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.

16. Prior to City Council approval of final plans, a Wetland Delineation must be approved through the WCA process and if any mitigation is necessary, wetland mitigation plans must be submitted, reviewed and approved through the WCA approval process.

17. A new Drainage and Utility Easement shall be dedicated on the final plat replacing the existing easement document number 3127042 that contains sewer and water along the 71st Street alignment.

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

The project complies with all performance standards of the Northwest Area except for the flexibility requested.

Staff is supportive of the flexibility requests and would recommend Approval of the requests as presented with the conditions listed.

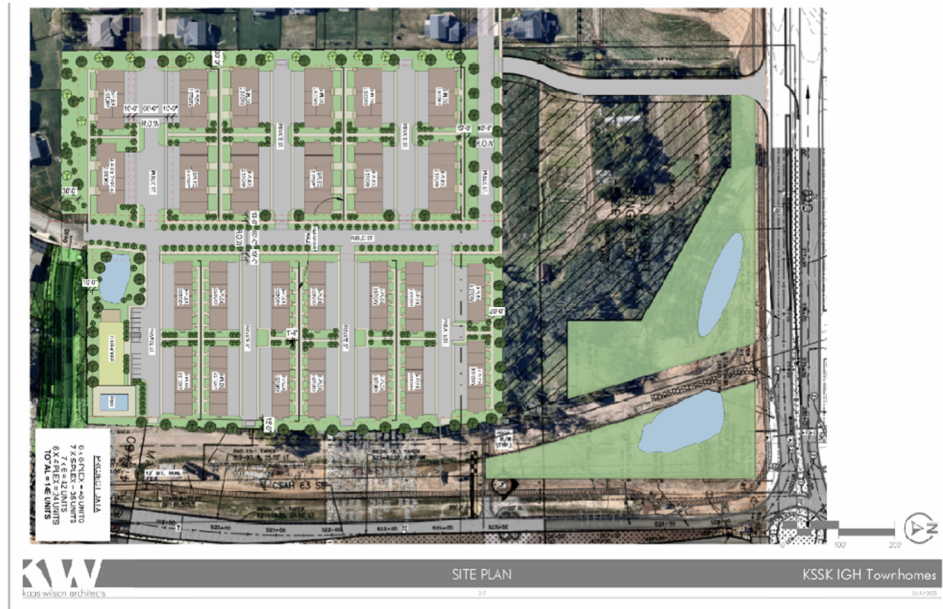
ATTACHMENTS

1. Location Map
2. Applicant Narrative
3. Preliminary Plat
4. Preliminary Plan Set
5. Traffic Support Letter
6. Neighborhood Meeting Minutes



Inver Grove Heights – Townhome Development 2024

Project Narrative 11-17-23



This Preliminary Plat / PUD application is being submitted by Stuart Development Corporation for a site plan review of their proposed market rate rental development at the Southwest corner of 70th St W and Argenta Trail (parcel number 200070005018)

The proposed development property is part of an overall 33.55 acre existing parcel to be split into two parcels. The proposed development property will be the western of these two parcels parcel consisting of 19.85+/- acres of under-developed / un-platted land. After re-platting, and removing the existing arterial roadway easements the “Net developable area” of the proposed project property is 18.22 Acres. The property sits within the Inver Grove Heights, Northwest Area Overlay Boundary (NWA) as well as the Metropolitan Urban Service Area (MUSA). Part of the northeast side of the property has been dedicated into an easement with the County for future road improvements as well as stormwater runoff. This Preliminary Plat / PUD proposes a re-configuration of the Property, re-platting it into lots as generally described below.

- Medium-Density Residential Lots of approximately 12+/- acres and comprises of 157+/- townhomes units (Lot 1, Block 1, Lot 1 Block 2, Lot 1, Block 3)
- Retail lot of approximately 2 pads/buildings, comprising of approximately 15,000+/- SF of retail space and stormwater management space (Outlot A, Outlot B). Pond and Roadway connection shall be built with phase 1, retail site development shall be phase 2.

Therefore, the proposed development, once complete, will meet the city’s future zoning plan (Mixed Use) with the density of 12-35 residential units per acre with retail planned for this area. We believe the proposed plan is compliant with the City of Inver Grove Heights 2040 Comprehensive Plan and the Mixed Use zoning guiding this proposal.

Land Use & Zoning

As the property is guided by **Mixed-Use (MU-PUD)** zoning, we have included language from the City of Inver Grove Heights, City Code **Article E: Section 10-10E-1** about the purpose of the zoning district:

“The MU-PUD mixed use planned unit development district is intended to provide a range of retail

and service commercial, office, institutional, public, open space, and high density residential uses that are organized and planned in a manner that is pedestrian friendly. The mixed use concept embodies traditional town planning concepts to create an urban environment allowing arrangements of residential and commercial uses not found in other areas of the city. High density residential uses comprise the majority of the district with a lesser degree provided for retail and service commercial, office, and public and institutional uses."

This proposed development Preliminary Plat / PUD Plan is wholly in-line with the essence of Mixed-Use zoning and NWA Overlay District purposes. It offers a mixture of high-density residential rental housing on the south side and retail on the north side. Additionally, green spaces, a community clubhouse and pedestrian-friendly environments are being included into the overall development design. In addition, recent significant Right-Of-Way work as completed by Dakota County has further enhanced traffic and pedestrian connectivity.

The property is currently zoned A-Agriculture District which currently acts as a holding zone until infrastructure is available and development is proposed. The overall "net developable" property size is **18.22+/- acres**. The buildable area is to be re-platted per the attached preliminary plat with the proposed townhomes occupying the south and retail on the north. This development will also provide continuity and connection between the single family residential homes on the west of the property and 70th St along the north end of the site. Two (2) public streets are being introduced into the site as part of that continuity, with a 60' R.O.W proposed.

As guided by City of Inver Grove Heights Staff, we plan on designating the commercial lot as B-3, General Business and the residential lots as R-3C, Multiple-Family Residential District. With this approach we would be in closer alignment with the linear block design which is separated by roads and in turn the commercial is separated from the residential.

Given that the property is also in Northwest Area Overlay Boundary (NWA) District and will require a Planned Unit Development (PUD) zoning per city development guidelines in **Article J: Section 10-13J-5**. Subsequent planning application requests will reflect these zoning categories and the related performance standards in more detail.

Public Utilities

Septic Systems: Any/all existing septic systems and private wells on the property will be removed and abandoned in accordance with applicable rules and regulations. Future plans will depict the removal/abandonment of these systems and future connections to utilities.

Easements: A drainage and utility easement will be required over any public utilities.

Setback & Height Requirements

Setback requirements are being proposed as part of the PUD and will meet the bulk standards determined here forth. Additionally, the minimum density of 12 Units per acre is being met considering the buildable area of 12 acres with the remainder being dedicated for retail, stormwater pond, contiguous green space as well as easements. The buildings themselves would meet the height requirement of 40' maximum as stated in **Article E: Section 10-10E-2** and all exterior materials and building features would be designed to meet the MU-PUD design intent.

In response to comments as received during the neighborhood meeting, the development has provided 5 feet of additional setback for most of the buildings along the existing single family neighborhood.

PUD Flexibility

The development is asking for PUD flexibility for the following items. (See civil plans)

1. Residential Front Setback from right of way (Internal to site) required 30 feet, proposed 15 feet
2. Residential Rear Setback from private property (Internal to site) required 30 feet, proposed 15 feet
3. Residential Side Setback from right of way line (Internal to site) required 30 feet, proposed 10 feet and 10 feet between internal buildings instead of required 20 feet.
4. Local street setback (internal), 40 feet required, 10 feet proposed.

5. **Please note, Undisturbed Open space flexibility is n longer being requested, 50% of required open space, required 1.8 Acres, provided, 1.8 acres.**
6. **Please note, NO setback flexibility is being requested for setbacks from existing residential homes. All flexibility is related to setbacks that are internal to the proposed development.**
7. Zoning flexibility with R-3C, the designation applies to “multi-family dwelling with more than (7) units per building” – our proposed building types are 4, 5, and 6-plexes as the largest building type.
8. Building Coverage flexibility with R-3C designation: we are allowed 20% for the R-3C designation, we are currently at **28.7%**. We intentionally switched to a 2 story TH style building type on the West parcel so as to better fit in the neighborhood context of single-family homes to our West and South. If we were to utilize three -story 6-plex buildings (as on our East parcel) throughout the site, we could maintain the 20% requirement. We want to be good neighbors.

Street system

We have designed a functional street system that interconnects the two Lots/land uses within the development as well as immediate access to 70th St & Argenta Trail. We believe our street system is consistent with the Inver Grove Heights & Dakota County’s transportation plans.

The street system will provide connections to transportation corridors and adjacent uses while providing safe pedestrian circulation within the development and neighboring sites. Landscaping, signage, and architectural details shall be used to unify the entire development.

The primary access road to the Property is proposed to begin at 70th St from the North, through the proposed parcel and retail development. Additionally, site access will also be available through the east portion of the property from Argenta Trail.

This street/roadway will be a public roadway. Ownership of the roadway must be discussed and confirmed. The roadway construction from 70th St as well as Argenta Trail to the property line of the site will be designed and constructed to city urban roadway standards. Private streets branching out of the public road running North-South through the site will provide access to individual townhomes. All while maintaining the city’s road standards as guided by the PUD requirements under the NWA District Guidelines, in, **Article J: Section 10-13J-7**.

Access

Several meetings have been conducted with Dakota County and the access points as depicted and reflected within this application have been reviewed and conceptually approved by Dakota County, confirming to comply with road design standards.

In addition to vehicular site access, our street system will sufficiently function for fire department access on the exterior of the buildings. A discussion with the city Fire Chief will be held upon this application and plan developed to assure the entire development meets the standards required for fire-safety.

County Review of Preliminary Plat was Conducted on 11/8/2023. The county comments can be provided upon request.

Parking

Townhomes

For townhomes, the parking code (**Article B: Section 10-15B-7**) requires two and half spaces per dwelling unit with 2 stalls covered, and remaining stalls shall be available for all of the development to use.

TOTAL TOWNHOME PARKING REQUIRED: **392 stalls** (314 Covered) + **78 Stalls** (Visitor/Driveway).
See plans for detailed parking data & location that complies with the above-mentioned city code section.

Retail

The surface parking areas of the retail parcel. will feature vegetative screens which will be a site buffer between the proposed retail and existing single family residential homes as well as the proposed townhomes. Additionally, the natural grades of the site will assist in the transition between the uses.

Details of Residential and Retail sites:

Residential- Consists of multiple complexes of 2-3 story* rentable market rate townhome buildings including accessible units. Total residential units are estimated 157 dwelling units and comprise approximately of 15% one-bedroom dwellings, 60% two-bedroom, and 25% three-bedroom dwellings. The unit density of the overall development based on 18.22 net developable acreage is 8.61 units per acre. The density on the residential lots plus right of way in the residential area (11.95 acres) is 13.13 units per acre. Dwelling sizes range from 980sf – 2,035sf. Please note, the maximum allowable density for this site is 35 units per acre which could result in up to 418 units in the residential portion of the site.

Architecture and Site Design

All buildings are being designed to maximize the residents' exposure to the natural environment from their units and when on the common property. As a whole, the development is being designed as an amenitized, lifestyle rental community for families/individuals with household incomes similar to the average median income of the Project area. As a result, the architectural design and quality of finishes throughout all of development will be of standards and quality comparable to adjacent single-family homes and similar townhome development in the vicinity.

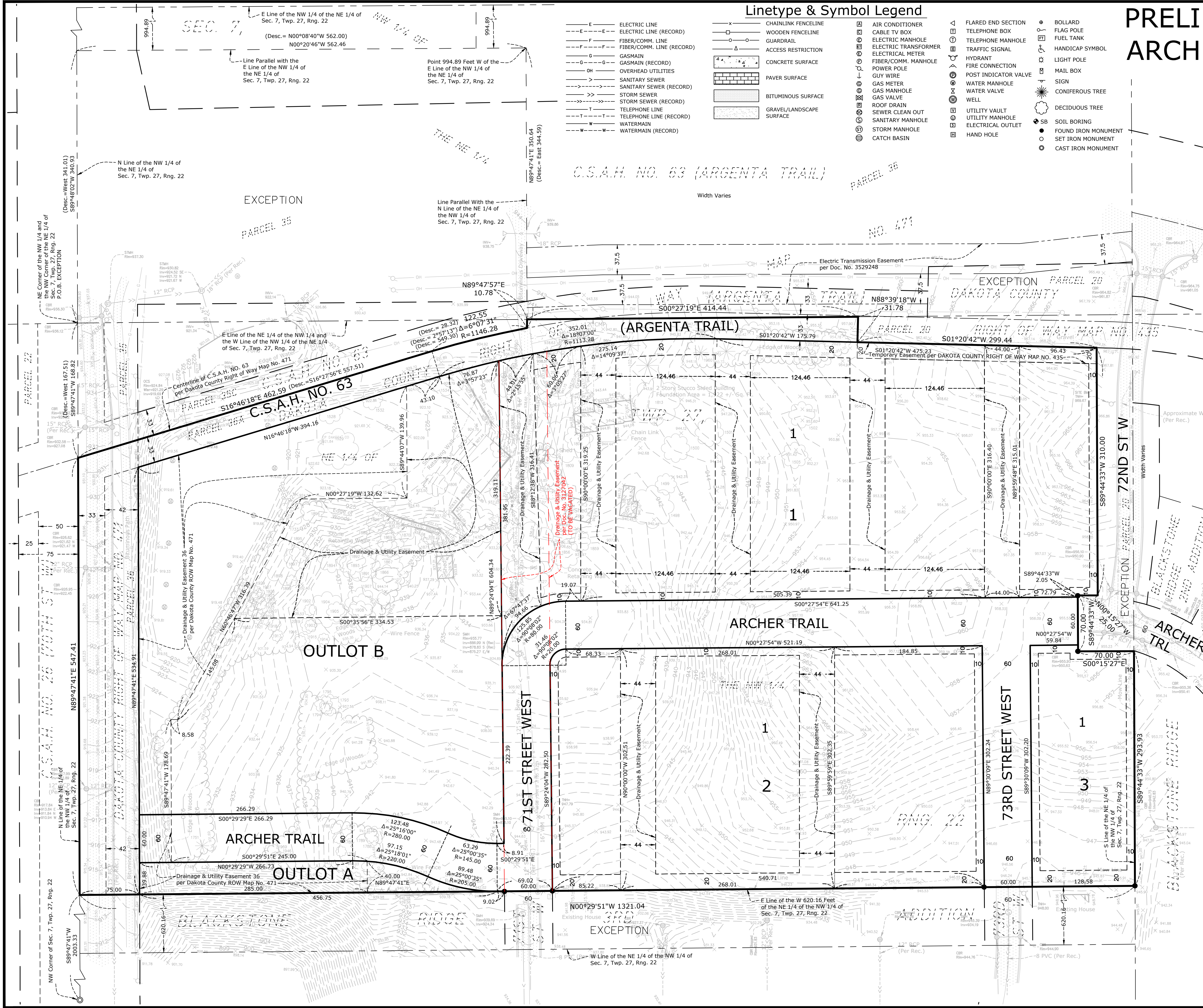
Exteriors: All exterior materials and building features will be designed to meet the MU-PUD standards for acceptable architectural elements, articulation and material transitions. Conceptual images are represented below.

Project Examples:



Preliminary Development Schedule:

Preliminary Plat approval will be sought by December 2023. Final Plat approval and building permits will be sought in 2024, in time to allow for site improvements of the single family area to be made in 2024. Construction will begin at the end of 2024. Construction of the estimated 157 units and the amenity clubhouse on the residential lots will be completed in 18-21 months. The intent is to deliver the clubhouse and townhomes in late 2025, early 2026.



PRELIMINARY PLAT: ARCHER TRAIL

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:
The Northeast 1/4 of the Northwest 1/4 of Section 7, Township 27 North, Range 22 West, EXCEPT the West 620.12 feet thereof
FURTHER EXCEPTING from the above described property:
That part of the NE 1/4 of the NW 1/4 of Section 7, Township 27 North, Range 22 West, Dakota County, Minnesota described as follows:
Beginning at the northeast corner of said NE 1/4 of the NW 1/4; thence West (assumed bearing) along the north line thereof a distance of 167.51 feet to the centerline of S.A.H. No. 63; thence South 16 degrees 27 minutes 56 seconds East along said centerline a distance of 557.51 feet; thence southeasterly along said centerline along a tangential curve concave to the west radius of 549.30 feet and a central angle of 2 degrees 57 minutes 13 seconds a distance of 28.32 feet; thence East, parallel with said north line, not tangent to last described curve a distance of 344.59 feet, more or less, to a point 994.89 feet west of the east line of the NW 1/4 of the NE 1/4 of said Section 7; thence North 00 degrees 08 minutes 40 seconds West parallel with said east line a distance of 562.00 feet to the north line of said NW 1/4 of the NE 1/4; thence West along said north line a distance of 341.01 feet, more or less, to the point of beginning.
AND EXCEPTING Parcel 20, Dakota County Road Right of Way Map No. 435.

Please note that this Preliminary Plat was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-1180810-MPLS, dated May 31, 2023. The description provided in this Commitment contains other land not included in this Preliminary Plat. The description listed above and the boundary shown hereon assumes a lot split will take place on the existing land before platting.

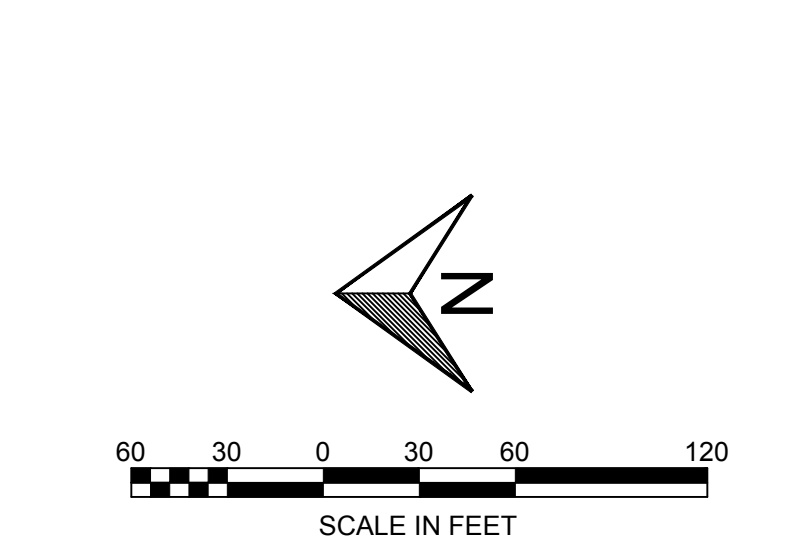
DATE OF PREPARATION:
10-19-2023
Background survey information per a survey performed by Civil Site Group dated October, 2023.

APPLICANT:
Stuart Development Corporation
1000 West 80th Street
Minneapolis, MN 55420
Ryan C. Dunlay
952-948-9546

AREAS:
Proposed Lot 1, Block 1 = 240,255 Sq. Ft. or 5.516 Acres
Proposed Lot 1, Block 2 = 163,499 Sq. Ft. or 3.753 Acres
Proposed Lot 1, Block 3 = 38,478 Sq. Ft. or 0.883 Acres
Proposed Outlot A = 14,305 Sq. Ft. or 0.328 Acres
Proposed Outlot B = 231,177 Sq. Ft. or 5.307 Acres
Proposed Dedicated Right of Way (CSAH No. 26 & CASH No. 63) = 71,093 Sq. Ft. or 1.632 Acres
Proposed Dedicated Right of Way (Archer Trl, 71st St W & 73rd St W) = 105,999 Sq. Ft. or 2.434 Acres
Total Property Area = 864,806 Sq. Ft. or 19.853 Acres

FLOOD ZONE:
This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27037C0105E (Not Printed), effective date of December 2, 2011.

Q/A/QC
FIELD CREW DO
DRAWN BY CJ
REVIEWED BY RJ
UPDATED BY
Rory L. Synsteliën
rory@civilsitegroup.com
Minnesota License No. 44565



CivilSite
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

7101 Argenta Trail
Inver Grove Heights, Dakota County, Minnesota 55077

Stuart Development Corporation
1000 West 80th Street, Minneapolis, MN 55420

PROJECT

CLIENT

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYNSTELIËN
DATE 10-19-2023 LICENSE NO. 44565

Q/A/QC	
FIELD CREW	DO
DRAWN BY	CJ
REVIEWED BY	RJ
UPDATED BY	

VICINITY MAP

REVISION SUMMARY

DATE	DESCRIPTION
10-25-23	Background Survey Update

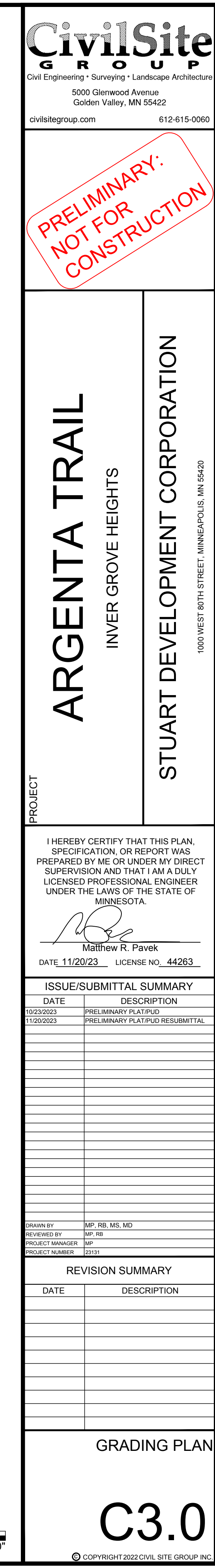
PROJECT NO. 23131

PRELIMINARY PLAT

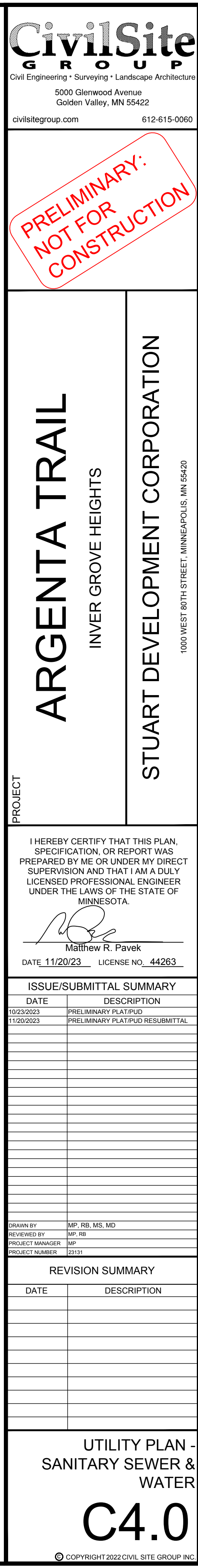
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1. RESERVED FOR CITY SPECIFIC UTILITY NOTES

	CATCH BASIN
	MANHOLE
	GATE VALVE AND VALVE BOX
	PROPOSED FIRE HYDRANT
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	FES AND RIP RAP
	CONSTRUCTION LIMITS

 Know what's **below**.
Call before you dig.

 **N**

 1" = 50'-0"

 25'-0" 0 50'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavak
DATE 11/20/23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
02/23	PRELIMINARY PLAT/PUD
02/23	PRELIMINARY PLAT/PUD RESUBMITTAL

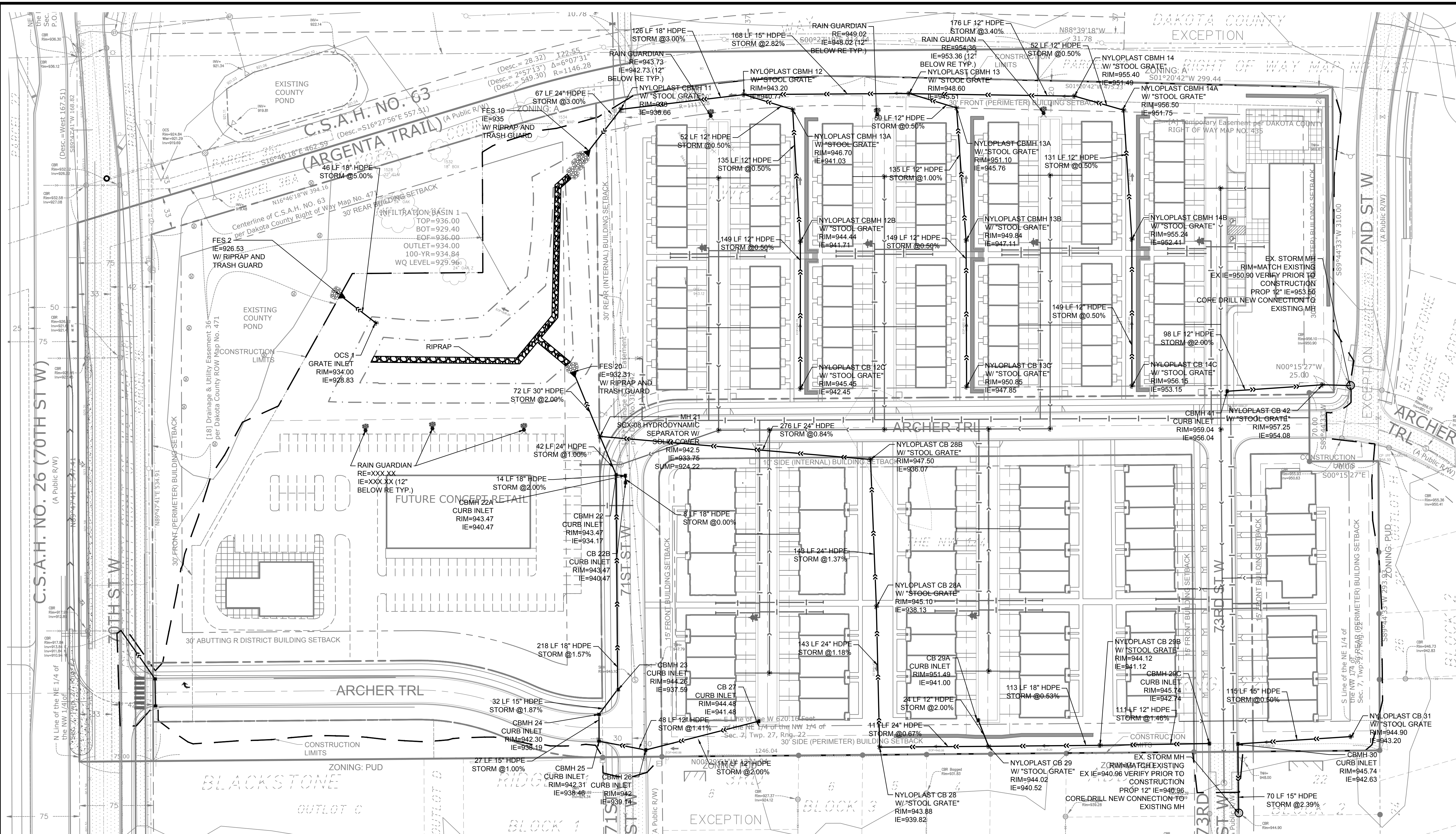
REVISION SUMMARY

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UTILITY PLAN -
SANITARY SEWER &
WATER

C4.0

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CITY OF INVER GROVE HEIGHTS UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

- UTILITY LEGEND:**
- CATCH BASIN
 - MANHOLE
 - GATE VALVE AND VALVE BOX
 - PROPOSED FIRE HYDRANT
 - WATER MAIN
 - SANITARY SEWER
 - STORM SEWER
 - FES AND RIP RAP
 - CONSTRUCTION LIMITS

SEE SHEET C0.1 FOR GENERAL UTILITY NOTES

811
Know what's below.
Call before you dig.

1" = 50'-0"
25'-0" 0 50'-0"

CivilSite
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

**PRELIMINARY:
NOT FOR CONSTRUCTION**

ARGENTA TRAIL
INVER GROVE HEIGHTS

STUART DEVELOPMENT CORPORATION
1000 WEST 80TH STREET, MINNEAPOLIS, MN 55420

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

Matthew R. Pavlek
DATE 11/20/23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
10/23/2023	PRELIMINARY PLAT/PUD
11/20/2023	PRELIMINARY PLAT/PUD RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

UTILITY PLAN - STORM SEWER

C4.1
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**PRELIMINARY:
NOT FOR
CONSTRUCTION**

INVER GROVE HEIGHTS

STUART DEVELOPMENT CORPORATION

1000 WEST 80TH STREET, MINNEAPOLIS, MN 55420

PROJECT

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY
LICENSED LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MINNESOTA.


Robert L. Binder
DATE 11/20/23 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
1/23/2023	PRELIMINARY PLAT/PUD
1/20/2023	PRELIMINARY PLAT/PUD RESUBMITTAL

DRAWN BY	MP, RB, MS, MD
CHECKED BY	MP, RB
PROJECT MANAGER	MP
PROJECT NUMBER	23131

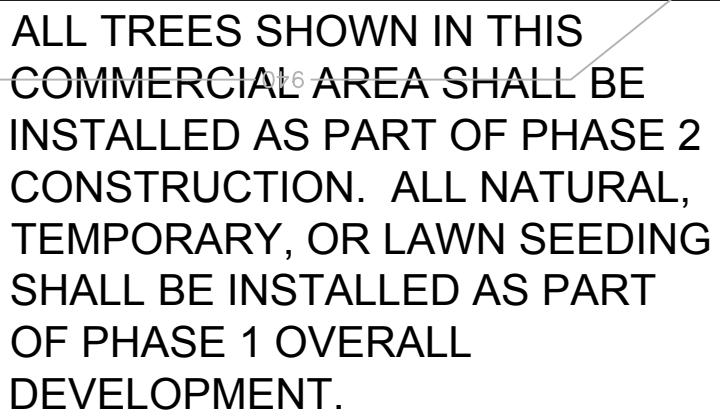
REVISION SUMMARY

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LANDSCAPE PLAN

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REQUIRED LANDSCAPE			
B & I SECTION OF THE LOT			
GREATER OF THE 2:		SF /LF	TREES REQ.
1 TREE PER 1000 SF GROSS BLDG.		14,850	15
OR			
1 TREE PER 50 LF SITE PERIMETER		1,972	40 USED IN CALC.
REPLACEMENT TREE OBLIGATION			232 AT 2.5" CAL
SUBTOTAL			272
R SECTION OF THE SITE			
1 TREE PER DWELLING UNIT			157
REPLACEMENT TREE OBLIGATION			103 AT 2.5" CAL
SUBTOTAL			260
TOTAL			532
DESIGN TREES R SECTION OF SITE		MIN	MAX
TREES		78.5	157
ORNAMENTAL TREES		0	157
SHRUBS		0	471
PROPOSED LANDSCAPE SUMMARY			
COMMERCIAL/BUSINESS TREES (OR EQUIV.)			133
RESIDENTIAL TREES (OR EQUIV.)			386
TOTAL			519

LEGEND

PLANT SCHEDULE NORTH PH 2				
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS				
	SSNV	17,114 sf	Lower Basin Native Seed Mix	Seed Mix
	SSNV2	57,465 sf	Shooting Star Dry Short Prairie Mix / Dry Short Prairie Seed Mix	Seed Mix
	SSNV3	83,400 sf	NATIVE TEMP. SEED MIX / Dry Short Prairie Seed Mix	Seed Mix

PLANT SCHEDULE SOUTH

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS				
*****	SSSL	203.250 sf	Shooting Star Sunny Lawn Mix / Turf	Seed Mix

PHASE 2 TREE PLANTING AREA.
ALL TREES SHOWN IN THIS COMMERCIAL AREA
SHALL BE INSTALLED AS PART OF PHASE 2
CONSTRUCTION. ALL NATURAL, TEMPORARY, OR
LAWN SEEDING SHALL BE INSTALLED AS PART OF
PHASE 1 OVERALL DEVELOPMENT.

PROPOSED CANOPY TREE
SYMBOLS - SEE PLANT
SCHEDULE AND PLAN FOR
SPECIES AND PLANTING
SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE
PLANT SCHEDULE AND PLAN FOR SPECIES AND
PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE
PLANT SCHEDULE AND PLAN FOR SPECIES AND
PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN
SHRUB SYMBOLS - SEE PLANT SCHEDULE AND
PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT
SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

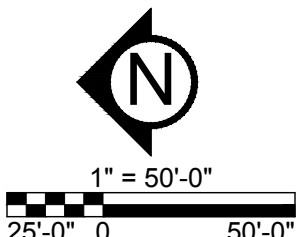
EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUCTIONS.
DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

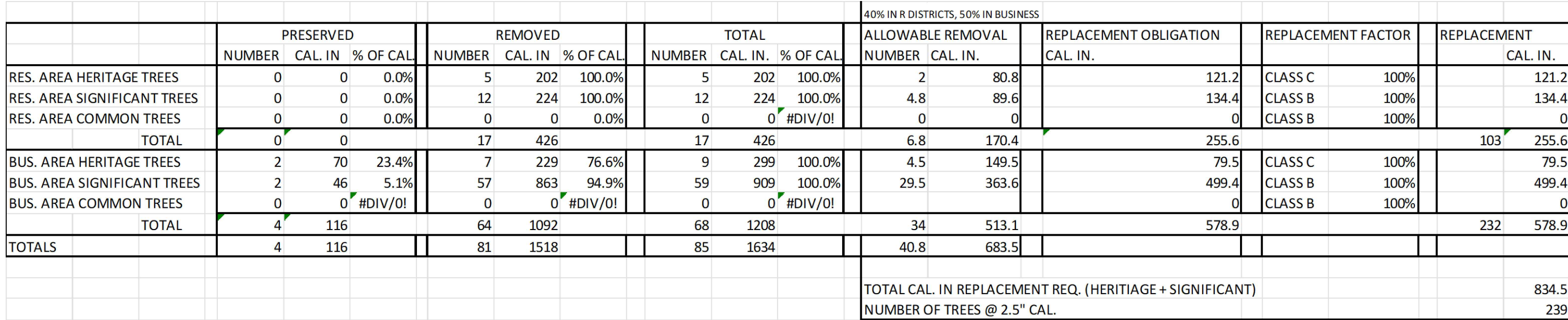
CONSTRUCTION LIMITS

SEE SHEET L1.1 FOR
GENERAL LANDSCAPE
& IRRIGATION NOTES



Know what's below.
Call before you dig





EXIST. TREE STOCK CLASS BREAKDOWN			
CLASS	CAL. IN.	% OF TOTAL	
A	28	31.1%	
B	48	53.3%	
C	14	15.6%	

CivilSite
GROUP
Civil Engineering • Surveying • Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

ARGENTA TRAIL

INVER GROVE HEIGHTS

STUART DEVELOPMENT CORPORATION

1000 WEST 80TH STREET. MINNEAPOLIS. MN 55420

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT 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.


Matthew R. Pavak
DATE 11/20/23 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
10/23/2023	PRELIMINARY PLAT/PUD
11/20/2023	PRELIMINARY PLAT/PUD RESUBMITTAL

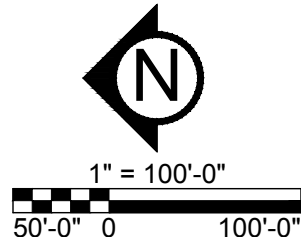
[illegible][illegible]

TREE PRESERVATION PLAN

C1.1



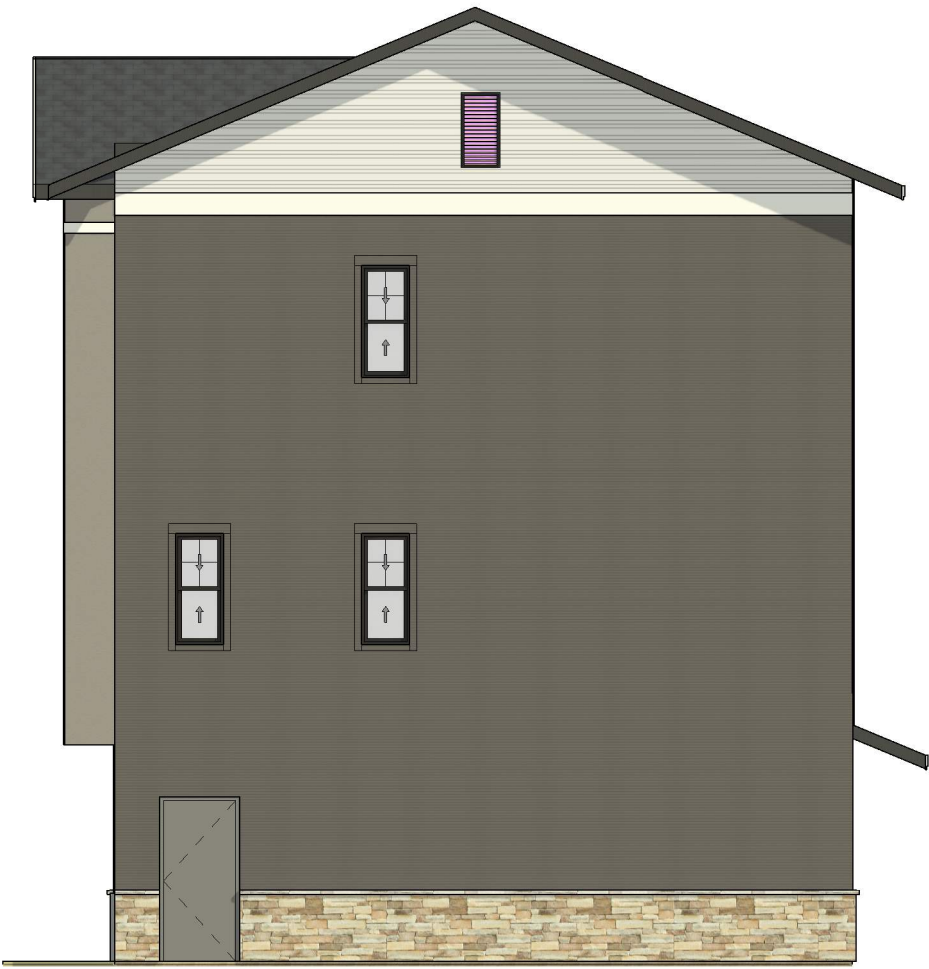
Know what's below.
Call before you dig.



EXTERIOR MATERIALS			
Material Mark	Description	Percentage	Image
4.1	ADHERED CONCRETE MASONRY VENEER	4%	
7.1	VERTICAL CFB BOARD AND BATTEN PANEL SIDING	1%	
7.2	HORIZONTAL CFB 5" LAP SIDING - WHITE	13%	
7.3	CFB PANEL SIDING	14%	
7.4	HORIZONTAL CFB 8" LAP SIDING - DARK GRAY	29%	
8.1	WINDOW GLAZING - BLACK FRAMES	38%	



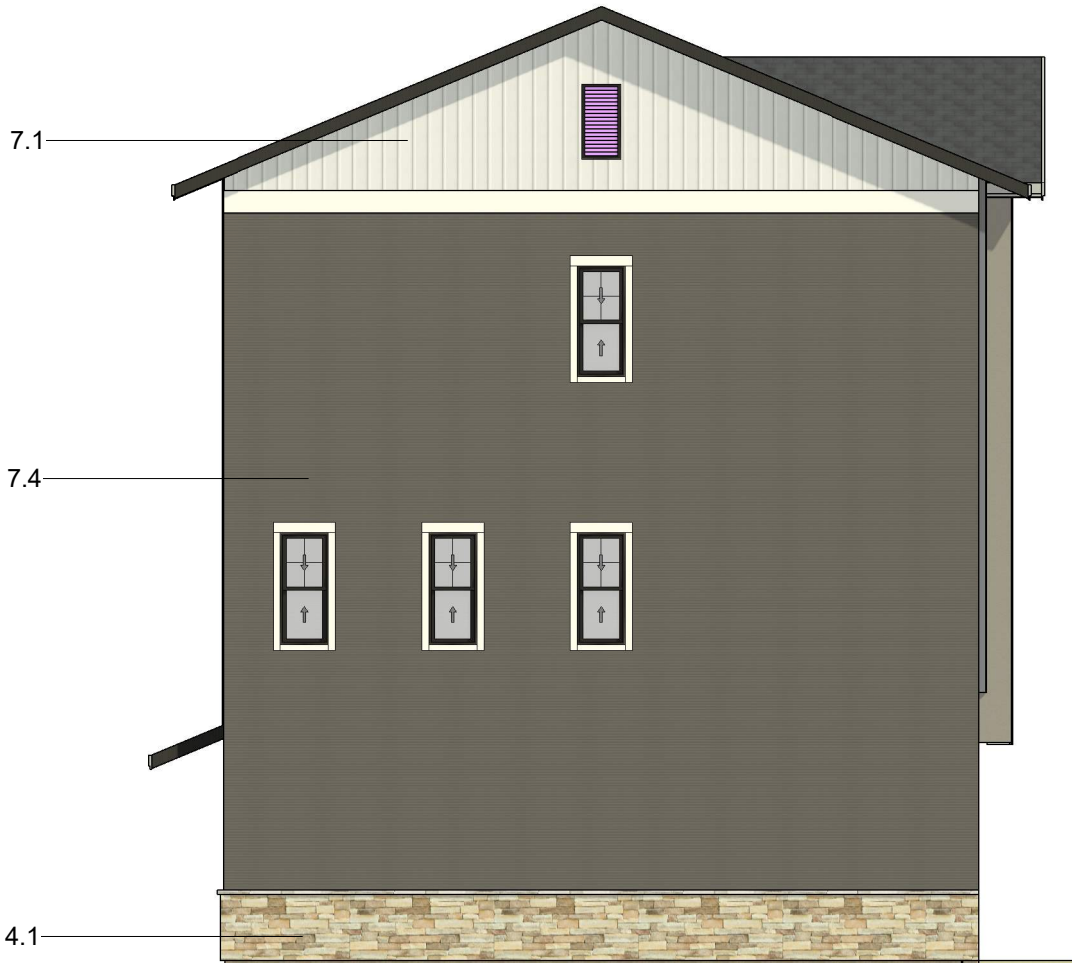
① BUILDING A - NORTH
1/8" = 1'-0"



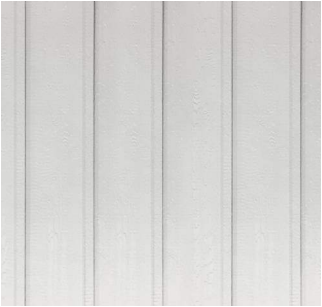
④ BUILDING A - WEST
1/8" = 1'-0"



② BUILDING A - SOUTH
1/8" = 1'-0"

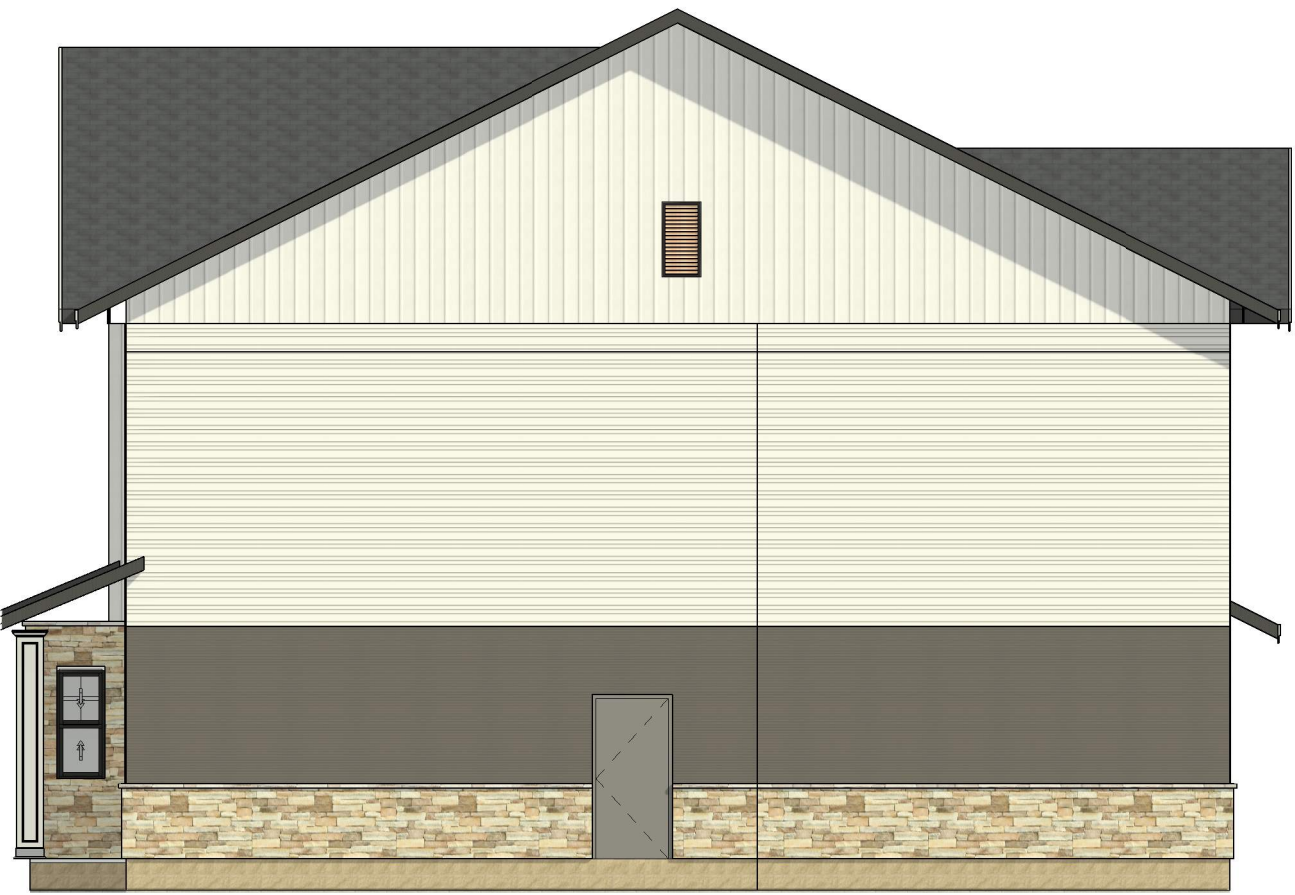


③ BUILDING A - EAST
1/8" = 1'-0"

EXTERIOR MATERIALS			
Material Mark	Description	Percentage	Image
4.1	ADHERED MASONRY STONE VENEER	10%	
7.1	VERTICAL CFB BOARD AND BATTEN PANEL SIDING	24%	
7.2	HORIZONTAL CFB 5" LAP SIDING - WHITE	26%	
7.4	HORIZONTAL CFB 8" LAP SIDING - DARK GRAY	10%	



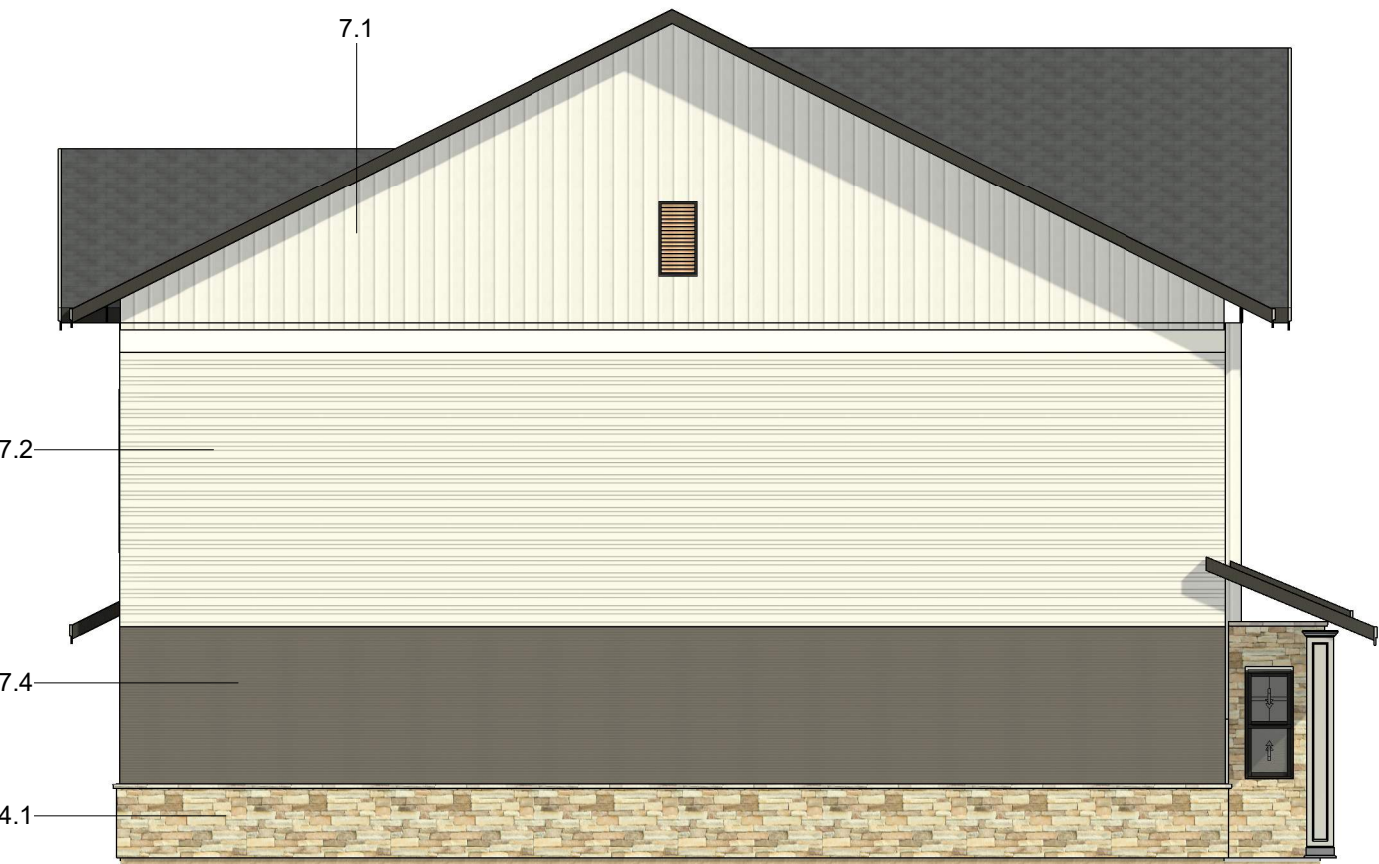
① BUILDING D - NORTH
1/8" = 1'-0"



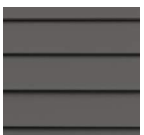
④ BUILDING D - WEST
1/8" = 1'-0"



② BUILDING D - SOUTH
1/8" = 1'-0"



③ BUILDING D - EAST
1/8" = 1'-0"

EXTERIOR MATERIALS			
Material Mark	Description	Percentage	Image
4.1	ADHERED MASONRY STONE VENEER	11%	
7.1	VERTICAL CFB BOARD AND BATTEN PANEL SIDING	19%	
7.2	HORIZONTAL CFB 5" LAP SIDING - WHITE	28%	
7.4	HORIZONTAL CFB 8" LAP SIDING - DARK GRAY	11%	



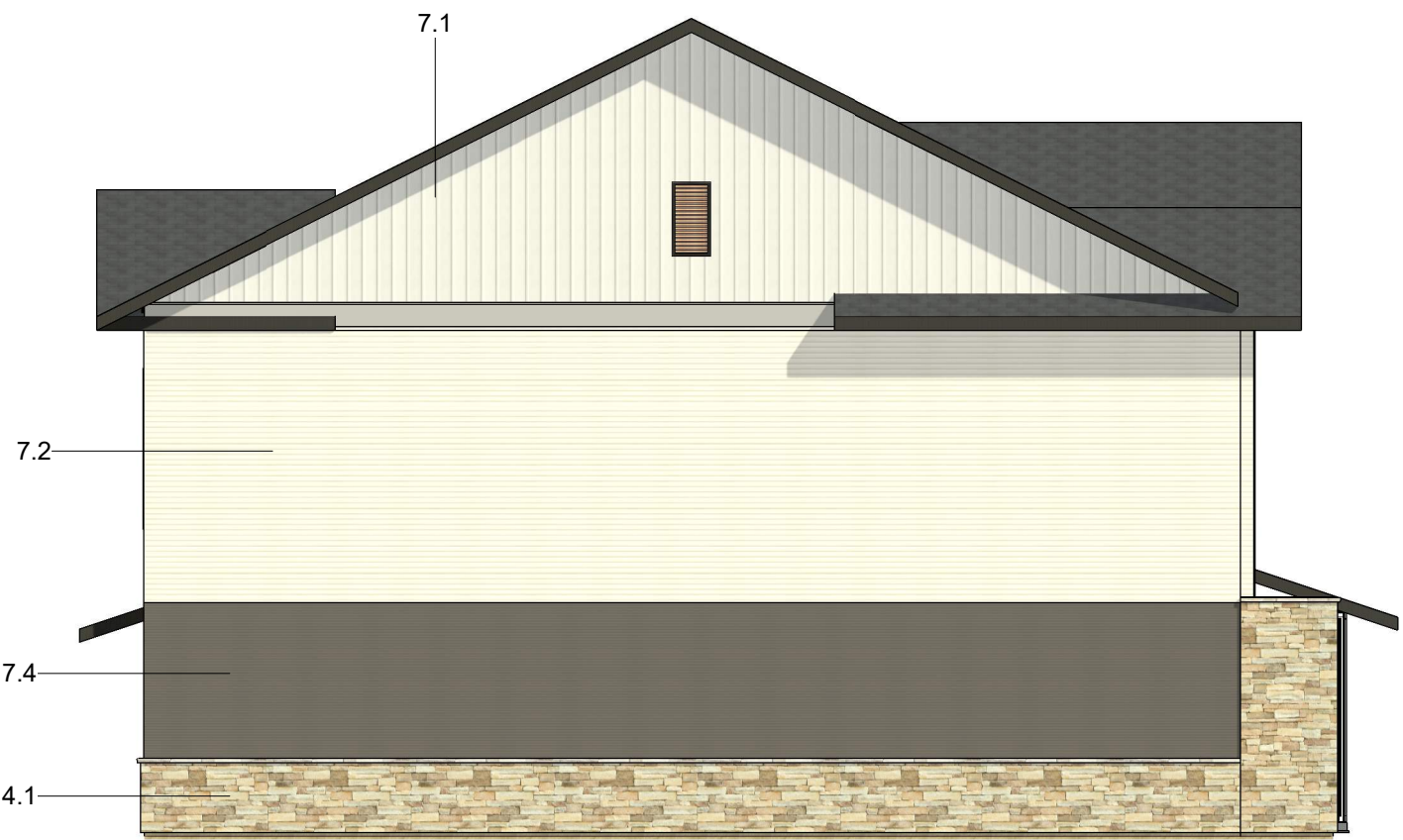
① BUILDING E - NORTH
1/8" = 1'-0"



④ BUILDING E - WEST
1/8" = 1'-0"



② BUILDING E - SOUTH
1/8" = 1'-0"



③ BUILDING E - EAST
1/8" = 1'-0"

EXTERIOR MATERIALS			
Material Mark	Description	Percentage	Image
4.1	ADHERED MASONRY STONE VENEER	9%	
7.1	VERTICAL CFB BOARD AND BATTEN PANEL SIDING	17%	
7.2	HORIZONTAL CFB 5" LAP SIDING - WHITE	8%	
7.4	HORIZONTAL CFB 8" LAP SIDING - DARK GRAY	23%	
8.1	WINDOW GLAZING - BLACK FRAMES	43%	



① BUILDING F - NORTH
1/8" = 1'-0"



④ BUILDING F - WEST
1/8" = 1'-0"



② BUILDING F - SOUTH
1/8" = 1'-0"



③ BUILDING F - EAST
1/8" = 1'-0"

EXTERIOR MATERIALS			
Material Mark	Description	Percentage	Image
4.1	ADHERED CONCRETE MASONRY VENEER	22%	
7.1	VERTICAL CFB BOARD AND BATTEN PANEL SIDING	26%	
7.3	HORIZONTAL CFB 8" LAP SIDING - DARK GRAY	13%	
8.1	WINDOW GLAZING - BLACK FRAMES	39%	



① BUILDING G - NORTH
1/8" = 1'-0"



③ BUILDING G - WEST
1/8" = 1'-0"



② BUILDING G - SOUTH
1/8" = 1'-0"



④ BUILDING G - EAST
1/8" = 1'-0"

To: Ryan Dunlay, President
Stuart Development Corporation

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

Date: November 17, 2023

Subject: Argenta Trail Development Traffic Review

INTRODUCTION

TC2 was asked to conduct a traffic review of the proposed Argenta Trail Development in the southwest quadrant of the 70th Street (CR 26) and Argenta Trail (CR 63) intersection in the City of Inver Grove Heights. The proposed mixed-use development, which encompasses a total of about 18 acres, includes approximately 157 townhomes and future retail. The objectives of the review are to quantify existing and planned area infrastructure, estimate the trip generation of the proposed development and other potential land uses, and determine the overall impact to adjacent roadways with respect to capacity, access, and circulation. Based on a review of the proposed development and associated transportation system, the following findings are offered for consideration.

Transportation Infrastructure

- The proposed development is adjacent to 70th Street (CR 26) and Argenta Trail (CR 63), which were both reconstructed within the last year or two; these projects were designed to accommodate long-term growth within the area and region, including the proposed development.
- Access to the proposed development is planned to 70th Street (CR 26) via Archer Trail and Argenta Trail (CR 63) via 72nd Street; the 70th Street (CR 26) and Archer Trail intersection is a right-in/right-out access, while the Argenta Trail (CR 63) and 72nd Street intersection is a three-quarter access.
 - The proposed access is consistent with *Dakota County Access Spacing Guidelines*, which indicates that for a divided highway with less than 35,000 vehicles per day, full-access is allowed every ¼-mile and partial access (i.e., three-quarter or right-in/right-out) every 1/8-mile.
 - The proposed development desires for the 70th Street (CR 26) and new Archer Trail intersection to be a three-quarter access, which would be consistent with current access spacing guidance.
- The proposed internal roadways will connect to the adjacent city street network and residential neighborhoods via 71st Street and 73rd Street, improving overall roadway connectivity and circulation options for area residents.

Trip Generation

- A trip generation estimate for the proposed development, shown in [Table 1](#), was created using the *ITE Trip Generation Manual, 11th Edition*.
- The proposed townhouse development is expected to generate on average 63 a.m. peak hour, 80 p.m. peak hour, and 1,058 daily trips; the a.m. and p.m. peak hours typically represent 7:30 to 8:30 a.m. and 4:30 to 5:30 p.m.

- The maximum allowable residential density for the site based on the current zoning guidance is 35 dwelling units per acre, which equates to a residential develop of approximately 420 units.
- For comparison purposes, the trip generation for the maximum allowable residential development would be about two times the amount of peak hour and daily trips as compared to the residential portion of the proposed development.

Table 1 Trip Generation Summary

Land Use Type (ITE Code)	Dev. Size	AM Pk Hour		PM Pk Hour		Daily
		In	Out	In	Out	
Proposed Development						
Multi-Family Housing (220)	157-units	15	48	50	30	1,058
Future Retail (822)	14,000 SF*	20	13	46	46	762
Total		35	61	96	76	1,820
Maximum Allowable Residential Density						
Multi-Family Housing (221)	420-units	36	119	100	64	1,908

* Estimated potential future retail space based on the remaining parcel size.

Traffic Impacts / Circulation

- Most traffic from the proposed development would be expected to utilize 70th Street (CR 26) via the new Archer Trail access or Argenta Trail (CR 63) via 72nd Street.
- The adjacent roadway network has sufficient capacity to accommodate the proposed development and the projected traffic volumes on the local street system (i.e., Archer Trail, 72nd Street, etc.) are within reasonable levels given the overall residential context of these roadways.

SUMMARY

Based on this traffic review, the proposed development is consistent with land use guidance and expected growth within the area. The adjacent roadway network, which includes 70th Street (CR 26) and Argenta Trail (CR 63), were recently reconstructed and designed to accommodate long-term growth within the area and region, including the proposed development. Therefore, no significant operational or safety issues are expected as a result of the proposed development.

MEETING MINUTES



Project: KSSK - Inver Grove Heights TH
Event: Neighborhood Meeting
Date: October 12, 2023
Neighbors Sign-In Sheet Attached
Mayor Dietrich
Scott Peterson, KSSK
Present: Ryan Dunlay, Stuart Companies
Petro Megits, KWA
Malini Foobalan, KWA
Matt Pavsek, CSG
Mike Sheehan, CSG
Copy To: City of Inver Grove Heights
Next Meeting: N/A

A neighborhood meeting was held specifically with neighboring residents (list as provided by city) to present proposed development plans on property address **7101 Argenta Trail (PIN: 20-00700-05-018)**.

The 15-minute presentation included introduction of development team and their history with rental properties; proposed townhome design and intent, as well as a description of planned site access.

Following the presentation, a question-and-answer session was conducted and the meeting ended with an informal open floor discussion between neighbors and the development team for any further clarifications and questions.

Below is a summary of topics that had been discussed during the meeting:

- 1) Q: Timing of information/ contact with neighbors seem late given the city and ownership have been engaged for about 3-4 months.

A: Initial contact and engagement with city were to discuss viability of proposal on a high-level. The development team is just now engaging in a formal process with the city. Neighborhood meeting falls within the formal application timeline as dictated by the city ordinance and planning.

- 2) Q: Site zoning and inclusion of retail

A: Site is guided by Mixed-Use zoning per IGH's 2040 Comprehensive Plan for the NWA. Access through site is grandfathered through county development plans & on-going efforts. Curb cuts at 71st & 73rd ST. correspond with city's vision to be thru streets. Density allowed for guiding zoning is between 12min.-30max units/acres.

Retail inclusion is a requirement per mixed-use zoning and is intended to be in phase II of development.

3) Q: Site zoning and inclusion of retail

A: Site is guided by Mixed-Use zoning per IGH's 2040 Comprehensive Plan for the NWA. Access through site is grandfathered through county development plans & on-going efforts. Curb cuts at 71st & 73rd ST. correspond with city's vision to be thru streets.

4) Q: Rental vs For-Sale

A: Proposed market-rate rental townhomes

5) Q: Range of housing type & appropriate buffer between R1/R3

A: Site is guided by Mixed-Use zoning per IGH's 2040 Comprehensive Plan for the NWA and will fall under PUD guidelines. Buffer currently proposed (31'-5") is within city's setback guidelines and limits for proposed zoning adjacencies.

6) Q: Parking requirements and concerns for increased traffic through adjacent neighborhood

A: Proposal currently shows 2:1 covered parking for all units except for 1-bedroom types. Additionally each unit will have 2 driveway guest parking. Developers also explained new access thru site to the north and southeast will provide traffic relief through existing neighborhoods.

7) Q: Can buildings be more clustered to increase open green space?

A: To achieve more cluster in pod, buildings will have to increase in height and will run into height limitations of city code. Current design is intended to keep to a neighborhood scale. Proposed design intentionally planned for 2 story types to be adjacent to existing single family homes and 3 story types to be adjacent to Argenta Trail.

8) Q: Timing & Schedule of Development

A: Early Quarter 1 of 2024 to be reviewed at city council. 18-24 months of construction.

Other general comments during open floor discussion include the following:

- a) Energy efficient/green building ; electric vs gas appliance
- b) Traffic impact study
- c) Overall massing study of development
- d) Grades and FF elevations between the TH and existing homes since the building heights are the same, are the elevations the same?
- e) Type of buffer provided between existing homes and current development

Project Number

By



Project Name

Date 10.12.2023

Location

Sheet _ of _

KSSK - IGH TOWNHOME

SIGN - IN SHEET

Scott Ferriss

Jessica Schmalz

Katie Ravekamp

Amanda Smoot

Amanda Dreyer

Joanne Arao

Pao Thao

Vijaya Kumar

Brenda & Jonathan Dietrich

Pat Simon & Mike

Ben Walsh

Anoop Titumay

Joyal Varghese

Mary T'Kach

Andy Mueller

Project Number

By



Project Name

Date 10.12.2023

Location

Sheet _ of _

KSSK - IGH TOWNHOME

SIGN-IN SHEET

Tom Henchal