



Inver Grove Heights Planning Commission
Tuesday, December 19, 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 19, 2023, will be provided to the Council at or before the December 19, 2023 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the December 5, 2023, Planning Commission Meeting
4. **Public Hearing**
 - A. Request for an Amendment to the Bishop Heights Ordinance to allow a fast-food restaurant within the existing multi-tenant building and adjusting trip generation for the parcel located at 5751 Blaine Avenue (Tono Pizzeria - Case No. 23-50ZCA).
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, December 5, 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)
Scott Clancy (Vice Chair)
Jonathan Weber (Secretary)
Dennis Wippermann
Robert Heidenreich
Jason Teiken
Trisha Presley
Aida Schaefer

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

Commissioners Absent: Lance Twedt (Excused)

3. CONSENT AGENDA

A. Minutes of the November 21, 2023, Planning Commission Meeting

The minutes from the November 21, 2023, meeting were approved as presented.

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)

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice. Notices were mailed to 9 property owners on November 16, 2023.

Presentation of Request

Associate Planner Heather Botten presented the request for property located north of 70th Street and east of Craig Avenue. The property is zoned R-1C, single family residential district. The property had a house fire which requires rebuilding the original home. The homeowners can use the original foundation of the home, built in 1964. They are looking to increase the size of the home by adding a second story and a garage addition behind the existing garage. Both additions comply with setback requirements. The owners want to add a covered entranceway and a cantilever that would encroach into the front setback. The front entrance would be about 27 feet from the property line, the cantilever would be about 28 feet from the front property line whereas 30 feet is the required setback for both features. The additions would be in compliance with other zoning code requirements such as side setbacks, exterior building materials, and

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impervious surface. The encroachments of the cantilever and front entrance does not appear to have a negative impact on the neighborhood. The site is unique as they are able to rebuild using the existing foundation and the existing setbacks. The boulevard in the area is 15 feet in width, the cantilever and the front porch would both be 40 feet from the actual road. Staff recommends approval of the request with the two conditions listed in the staff report. Staff has not heard from any of the surrounding property owners. The applicant has said they have spoken with the surrounding property owners who have stated they are in support.

Commissioner Weber asked if the setbacks were the same on both sides of the street and if it was measured from the center line or curb edge.

Associate Planner Botten replied the setbacks were the same. It is measured from the property line, which is the edge of the boulevard.

Commissioner Weber asked if the property lines were identical on both sides of the street.

Associate Planner Botten replied in the affirmative.

Commissioner Heidenreich asked if there was a survey. He said it appears the property lines were offset 10 feet on one side of the street and 20 feet on the other.

Associate Planner Botten replied a survey has not been done and is not required for the proposed improvements. Setbacks were taken from the property line, not from anything dealing with the edge of the road. The boulevard on their side of the road is about 15 feet in width from the edge of the curb to where their property line is. She was unsure if the dimensions were the same across the street.

Commissioner Weber stated that a plat would show both sides of the street.

Associate Planner Botten replied a survey is lot specific. A plat shows right-of-way width, not where the road is in placement with the right-of-way.

Opening of Public Hearing

Randy Boyden, 6940 Craig Avenue, Applicant, stated he has read and understands the report. He was hopeful the Commission would be supportive of the request. They are trying to improve the property.

Chair Niemioja closed the Public Hearing.

Planning Commission Discussion

Commissioner Wippermann stated this situation is similar to one that was discussed at a previous meeting. That request was supported, and he would support this request.

Planning Commission Recommendation

Motion by Wippermann, Second by Schaefer, to Approve the Variance with the two conditions and rationale listed in the staff report for property located at 6940 Craig Avenue.

Ayes: 8

Nays: 0 Motion carried.

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

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)

Reading of Public Notice

Commissioner Weber read the Public Hearing Notice. Notices were mailed to 86 property owners on November 16, 2023.

Commissioner Twedt arrived to the meeting at 7:09 pm

Presentation of Request

City Planner Allan Hunting presented the requests for property located on the west side of Argenta Trail, south of 70th Street. This is a four (4) part application:

1. Rezoning: The Comprehensive Plan for the property is mixed use; intended for high density residential and part commercial. The comprehensive plan recommends a 70/30 mix with 70 being residential and 30 being commercial. 157 units comes in at 12 units per acre. Zoning would be R-3C for multiple family and B-3 for general business and is consistent with the Comprehensive Plan. The subdivision plat consists of 3 lots and 2 outlots separated by the public street dedication. The townhomes and clubhouse are being platted on the southern half of the site in the 3 lots. Outlot B would be future retail, Outlot A is a remnant piece between the development and the public street.
2. Vacation: The City created/dedicated a 60 foot wide Easement. A connection to Argenta Trail would no longer be allowed. The area includes public utilities. The applicant is requesting to reduce the width of the Easement, vacate it in its entirety, and to rededicate the northern half to allow for more space for some of the units. Engineering reviewed and is comfortable with the width proposed.
3. PUD/Site Plan: The project includes the townhome units on the southern half, future phase of retail on the west side, and stormwater ponding on the east side. The townhomes consist of a mix of 2 story (west half) and 3 story (east half) units and a mix of 3, 4, 5, and 6 unit buildings. The project conforms to all standards in the northwest area. There are flexibilities being requested.
4. Setbacks: From the property lines/right of way along public street. Requesting the side walls on both sides to be 10 feet from the right of way of Archer Trail, 30 feet is required.

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There is a reduction in the rear yard setback along 71st where 30 feet is required, the request is for 15 feet. Setback from the right of way for the clubhouse is less. When taking into account the extra wide right of way, it is a significant distance from the street. The Council has approved setback flexibilities for other projects in the past. Staff has not noted an issue with those, they are similar with what has been approved before. Setback for the townhome building coverage is because they are proposing 2 story buildings and need larger footprints. The coverage would be 28% where 20% is the maximum by code. Reducing the height of the structures requires a wider footprint. Staff reviewed and found that it meets all standards with exception to those addressed. Staff recommends approval of the request with the conditions listed in the report.

Vice Chair Clancy requested confirmation that the request reaches the bottom end of the units per acre usage for this land with 12.9. He asked if the applicant provided what the units per acre would be if switching to a vertical build but still met the setback requirements.

City Planner Hunting replied that no alternatives were given.

Vice Chair Clancy asked if there were setback requests along Argenta Trail or 70th Street.

City Planner Hunting responded no, those far exceed the requirements.

Commissioner Weber referenced an area and asked how close they were to the drainage and utility easement.

City Planner Hunting responded it would be outside of that with the revised drainage and utility easement, but close. There is no required setback from those easements. Engineering checked to make sure if any work needed to be done, it would be sufficient from where the pipes are. This has been addressed and fixed since the first set of plans were submitted.

Motion by Weber, Second by Heidenreich, to Accept the communications received from residents into the record.

Ayes: 9

Nays: 0 Motion carried.

Opening of Public Hearing

Ryan Dunlay, 1000 West 80th, Bloomington, Stuart Development Corporation, Applicant, stated they are a local development company that owns and manages apartments in the Twin Cities and Wisconsin. They have been doing this since 1970 and still own the first building they built in 1970. He stated he has read and understands the report. He mentioned with the density on this project, a vertical project could hold up to 420 units with 35 per acre. After receiving comments from the neighbors they felt that townhomes were a good transition from the neighborhood.

Chair Niemioja asked when the 2nd Phase of commercial would begin.

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Mr. Dunlay responded that they met with the city's Retail Consultant and asked what was recommended for the location. They are unsure today what would go there. As development and people come to the area, they will market the area accordingly.

Commissioner Schaefer referenced the report where there were questions about the delineation of wetlands and that it could not be determined until next year. She asked how that would affect the net developable area and what it could do for the number of units. Mr. Dunlay replied a report was done, he did not believe there was an issue.

Commissioner Schaefer questioned what the impact would be if there was an issue.

Mr. Dunlay responded that he did not know the impact because they do not know that there is one. If something needed to be done they would have to work around it.

City Planner Hunting stated the developer did a wetland delineation report which was submitted through the Wetland Conservation Act process with Dakota County Soil and Water. They did a site walk of the area and thought there may be some vegetation approximately 900 square feet in size. This would not have any impact on the development or on the net developable area due to the small size. Due to the lateness of the season this would have to be re-evaluated in the spring for Soil and Water to determine if it is a wetland area. The area he believes they are referencing may be a part of the ponding area, not the developable area.

Commissioner Schaefer requested more information about the trees. Her understanding was that all of the trees would be removed and the excess over the 40% would be replanted, but not right away. She asked where there would be trees.

Robert Binder, Landscape Architect, Civil Site Group, replied they are not removing all of the trees. There is an area with heritage trees that they would not remove. They are replacing and developing the southern half first. They would hold off on the trees in the north area until they are almost done with the area.

Commissioner Schaefer asked where the trees would go in the residential section.

Mr. Binder responded that there are a couple different types of trees they are required to have. Street trees would be placed in a regular pattern. There are residential/street trees between the different sets of buildings. They consist of ornamental and deciduous type. The heaviest amount of trees they are doing are along the east and west side consisting of evergreens for screening. The north side would be last. Adjustments would be made depending on what is in the commercial area. They will be enhancing the trees in the pond area.

Commissioner Schaefer asked about trees on the west side as buffer for the existing neighborhood and the timing of them.

Mr. Binder replied the trees would go in later in the process because grading has to be done. Areas that need to be done sooner can be selected.

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Chair Niemioja mentioned based off neighborhood meetings, it sounded like the density was taken down to make things easier.

Mr. Dunlay replied there was concern. In terms of what could be placed there with density and zoning, he felt it boded well with them by trying to be neighborly. The rooftops on the west side tie in with the rooftops of the homes. They were also able to move it 5 feet further away from the property line bringing the total to 35 feet.

Amanda Smoot, 7287 Archer Trail, stated that she thought the minimum setbacks were 30 feet, but the applicant was going to do 50 feet. She asked if that was correct. The buffer area is her main concern. She was not opposed to the development, her concern was that it was too close to their neighborhood without an adequate buffer. She referenced the Blackstone Pond townhomes across from their single family homes stating it is a nice little community with a wonderful buffer. This area is a cornfield, there are no trees or berm, those would come at an added expense to the developer. She said it feels like this is in their development. She asked if there could be more buffer and to move it over more to the north.

Chair Niemioja asked Ms. Smoot if she was thinking of more trees and a potential land berm.

Ms. Smoot replied yes. She referenced a development behind Walmart by the school stating the berm was probably already there, the building seemed to be similar but cannot be seen from the single family development. She did not feel this request was in line with other things that have been approved in recent years. She said it felt like this high density development is in their development without the adequate buffer. She requested more buffer and to move it over. She is not opposed to the development. The commercial area would be right up against their development.

Chair Niemioja asked if there was discussion about a 50 foot setback and if it could work out.

Mr. Dunlay replied their building to the single family building is 55 feet. They moved the building setback an 5 additional feet since that meeting. Some of the properties, building to building, would be much bigger such as 110. At the closest it was 55.

Chair Niemioja asked if additional trees and a land berm could be a possibility.

Mr. Binder replied there is a retaining wall. A berm takes a lot of space to do. They did not feel there was enough space to be able to do it. He said it was something that may be able to be fine-tuned over time. He did not believe a berm would fit in that type of space.

Commissioner Weber asked what the height of the retaining wall was.

Mr. Binder replied it was less than 6 feet tall and tapers out at the end.

Commissioner Weber asked if it had to have fencing on top. He thought anything over 36 required fencing.

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City Planner Hunting replied it might. It would be reviewed in more detail at the final plan set.

Mr. Binder mentioned it was at the end of a driveway. They would likely have something there to be safe.

Anitha Radhakrishnan, 1626 73rd Street, asked what type of commercial establishment they were thinking of.

Mr. Dunlay responded the market would determine that. He could not answer the question precisely at this time. It could be some neighborhood type retail such as a small daycare.

Chair Niemioja asked what the height restriction was for commercial in that area.

City Planner Hunting replied it is 35 feet.

Abe Joseph, 1651 71st Street, stated Blackstone Ponds is nearby with 100 unit townhomes. This request is for 150 units. He asked if there was any rationale towards that.

City Planner Hunting replied it may have been what they could fit in that area. The comprehensive plan could have been different there, being medium density residential. With this location there is a higher density, mixed use. This developer is working on the minimum side of the current comprehensive plan for the number they are proposing.

Mr. Joseph did not feel there was enough room to accommodate 150+ units. He said they moved to Inver Grove Heights to be in a calm and quiet area. He was unsure why they wanted to make the area congested. He said there is no idea who would come in business wise. He asked how they can ensure nothing else is coming in there.

Chair Niemioja replied some of the questions regarding designation of the land was dealt with years ago, now it is being addressed. There is a need to meet certain housing requirements in the city. This developer could put in significantly higher density than what they are asking to do. They are trying to fit in better. Instead of putting in, for example, 400 units the developer is trying to make it fit with 157, create more housing, respecting the neighbors, and making more of a transition. She said with commercial there would be code restrictions as far as what type of business can go in there. It could not be a school like District 196 or 199. When the final plat comes forward there would be parameters.

City Planner Hunting replied the zoning will establish a list of allowed uses. Something could develop and be a permitted or conditional use, over time it could change and become a different kind of use. It's not critical to know the use as this time because over time it could change.

Chair Niemioja closed the Public Hearing.

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Planning Commission Discussion

Commissioner Weber asked if storage was taken out of B-3 zoning district. City Planner Hunting replied that was correct.

Vice Chair Clancy said the applicant has provided a good response to some of the setbacks they have requested variances on. He agrees with staff's recommendation of accepting the setbacks. It is fair use of the land given the topography.

Chair Niemioja appreciated the discussion about the buffer. She would like to put in a recommendation that it continues to be examined. If there were better trees or a better option, she would like this to be an open discussion.

Commissioner Teiken stated this discussion reminds him of the other potential development in the empty lot across from Target. One of the reasons why they felt good in doing that is because it was a lower density than it could have been and was situated in a way where it was a little set back from the other single family homes and developments. He said this seems to fit with some of things the city is looking for. He said he is for a variety of housing. This is an applicant that is receptive to the neighborhoods comments on the buffer and setbacks. This request is in the northwest area where they want to see this kind of development happen.

Commissioner Schaefer said this will create a new neighborhood of approximately 350 people and 100 children. Something to think about would be where those children would play. There is a new pocket park in the area that is small for the existing neighborhood but well used. She questioned if there was the infrastructure to handle more kids into the school district. She was aware there is a clubhouse with pool, but was concerned about where to play with the kids.

Chair Niemioja thought that was a School District 196 development. She asked if the new Parks Director would be coming before the Commission to provide an update.

City Planner Hunting replied there is nothing scheduled. The Parks and Recreation Advisory Commission recommended cash contribution for this development probably because there is a park south of this location called Vista Pines.

Planning Commission Recommendation

Motion by Weber, Second by Clancy, to Approve the Preliminary Plat, Preliminary PUD, Rezoning, and Vacation of the Easement per document 3127042 subject to the 17 conditions listed and to include the comments that were discussed for property located at 7101 Argenta Trail.

Ayes: 9

Nays: 0 Motion carried.

This item tentatively goes before the City Council on January 8, 2024.

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5. REGULAR BUSINESS None.

6. ADJOURN

Motion to adjourn the meeting at 7:56 p.m.

Respectfully submitted by Recording Secretary Sheri Yourczek

DRAFT



Planning Commission Report

MEETING DATE:	December 19, 2023
CASE NO:	23-50ZCA
APPLICANT:	Tono Pizzeria
PROPERTY OWNER:	Inver Grove Market II, LLLP
REQUEST:	Southeast Quadrant Ordinance Amendment (Bishop Heights)
LOCATION:	5751 Blaine Ave / PID #20-14153-01-030
COMPREHENSIVE PLAN:	RC, Regional Commercial
ZONING:	PUD (Southeast Quadrant)
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

In order to utilize the property as proposed, the applicant has requested the following specific action:

1. Add an additional 2,800 square feet of restaurant use to the list of uses on Lot 3, Block 1, Bishop Heights 4th Addition.

BACKGROUND

The applicant is requesting an Amendment to the Bishop Heights Planned Unit Development (PUD) Ordinance to allow for a fast casual restaurant to be located within an existing building located on the northwest corner of Blaine Avenue and Upper 55th Street. There are 4 current tenants in the 5 bay building. The proposed restaurant would utilize the vacant space plus half of an existing tenant space.

The Bishop Heights PUD was set up with its own ordinance with all uses approved individually and listed in the ordinance. The original approval for this building was 9,100 square feet of general retail. This was amended when Caribou Coffee went in and added a restaurant with a drive-through at one end and a veterinary clinic is located on the other end. The proposed use expands the restaurant use in the building. Therefore, the ordinance needs to be amended to reflect the proposed use.

EVALUATION OF REQUEST

Surrounding Uses.

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

North	Restaurant	Zoned: Planned Unit Development	Guided: RC, Regional Commercial
East	Greenhouse	Zoned: Commercial	Guided: RC, Regional Commercial
West	Gas Station	Zoned: Planned Unit Development	Guided: RC, Regional Commercial
South	Restaurant	Zoned: Planned Unit Development	Guided: RC, Regional Commercial

ANALYSIS

The **current** SE Quadrant PUD approval for this lot is:

21	Lot 3, Block 1, Bishop Heights 4th Addition	9,100 square foot building retail/restaurant with drive-through/feline veterinary clinic.
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The **requested** use change for the lot is proposed as follows:

21	Lot 3, Block 1, Bishop Heights 4th Addition	9,100 square foot building retail/restaurant with drive-through/veterinary clinic/ sit-down restaurant.
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The applicant has provided information on the existing users and square footage space for those tenants. A review of parking requirements for all the existing uses plus the proposed restaurant has been calculated and compared to the amount of parking on the site.

The existing site has 42 parking spaces. Based on my calculations of the parking requirement per the City Code for the existing uses, the requirement for all would be 44 spaces. The applicant has provided information on how the pizza restaurant sales break down and their peak times. Delivery and in-store pick-up account for 80% of their sales, with sit down being 20%. Peak times are between 12-1 pm and 5-7 pm with the majority of sales being at night. This peak demand would occur when some of the other businesses are closed for the day.

Based on this information, staff is confident that the existing parking is sufficient to address the new restaurant's use.

When the Bishop Heights PUD was put in place in the mid 1990s, it was important to track traffic generation for all the new development to come to make sure traffic generation at the Upper 55th Street and Highway 52 intersection remain below capacity. All the lots in the Bishop Heights PUD are approved with a PM peak traffic generation number. As the area has now developed and matured, traffic has not exceeded traffic capacity along Upper 55th and at the intersection. For the proposed

restaurant, it is assumed the use would generate approximately 28 vehicle trips during the PM peak period. The ordinance will also be updated with the new trip generation assumed for this lot in the PUD.

ALTERNATIVES

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

- Approval of an **Amendment to the Southeast Quadrant PUD Ordinance** to allow the uses approved for Lot 3, Block 1, Bishop Heights 4th Addition to be a retail/restaurant with drive-through/veterinary clinic/sit-down restaurant and to amend the trip generation table to include the trips assumed for the new restaurant.

B. Denial. If the Planning Commission does not support the request, a recommendation of denial should be forwarded to the City Council. With a recommendation of Denial, the basis of the recommendation should be given.

RECOMMENDATION

Based on the information in the preceding report, staff is recommending approval of the request as presented.

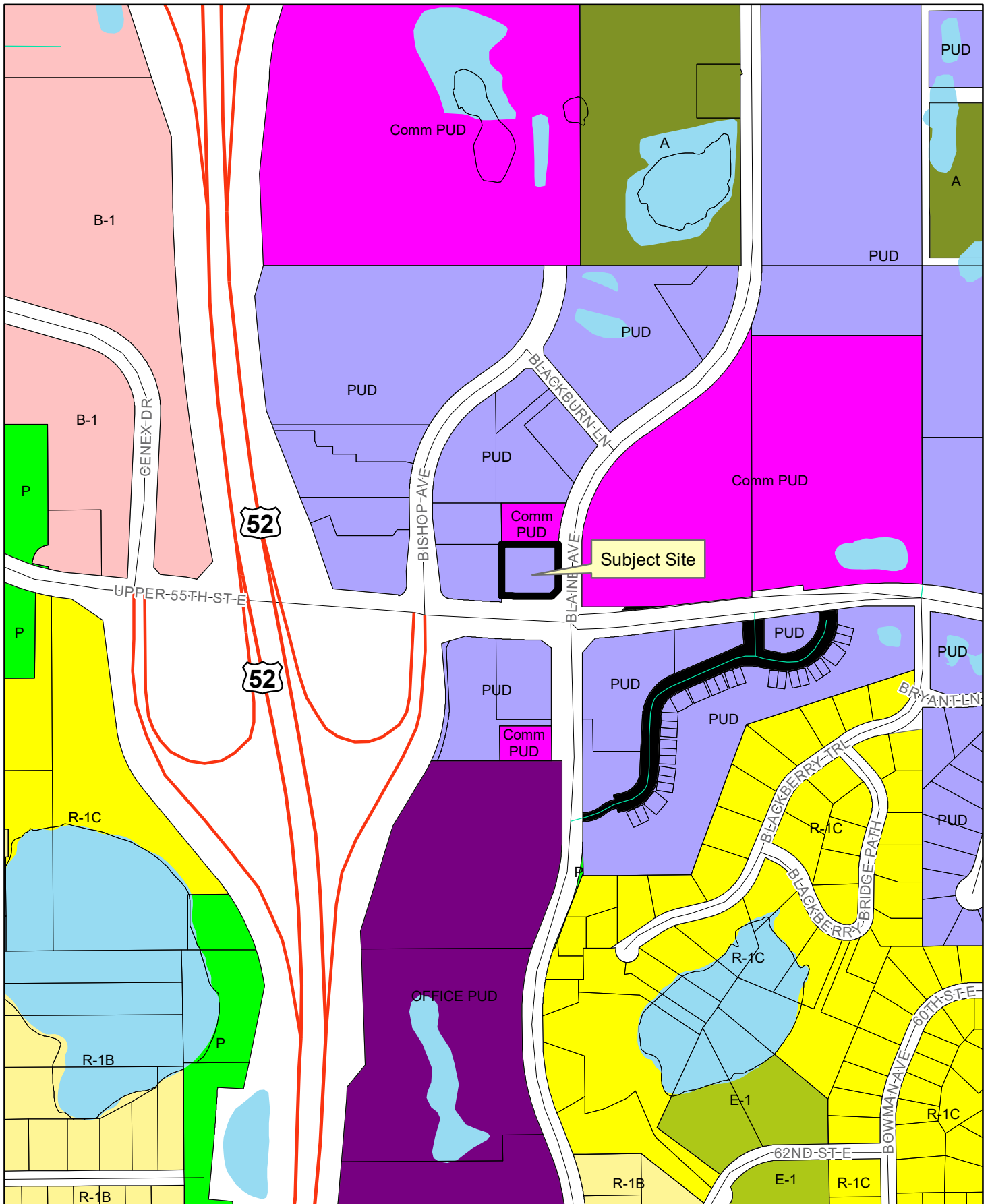
ATTACHMENTS

1. Location Map
2. Applicant Narrative
3. Site Plan
4. Proposed Ordinance
5. Letter of Support



Location Map

Case No. 23-50ZCA



To whom it may concern,

We are applying for the ordinance amendment for the restaurant use in the building located at 5473 Blaine Ave, Suite #5751 Inver Grove Heights, MN.

The restaurant that we would like to put in the space is Tono Pizzeria + Cheesesteaks, currently we have 5 locations around the metro. The restaurant offers a quick service/take out; the amount of ideal seating would be between 25-30 seats. The square footage is 2500sf to 2900 sf for the space.

For further information please check out our website www.tonomn.com and our background information pager below as well as an example of our location blueprint.



THE DUAL CONCEPT

Shaz Khan, CFO and Co-Owner
Tono Pizzeria + Cheesesteaks, Maplewood, MN
 (two locations)

We're a fast-casual brick-oven pizzeria with cheesesteaks, and we keep two things at the forefront: customer visibility and flow of materials/staff in the kitchen. With limited real estate, there are two ways to approach design-from-scratch: One is to design form around function, and the other—which we do—is to design function around form. Each has its own tangible benefits.

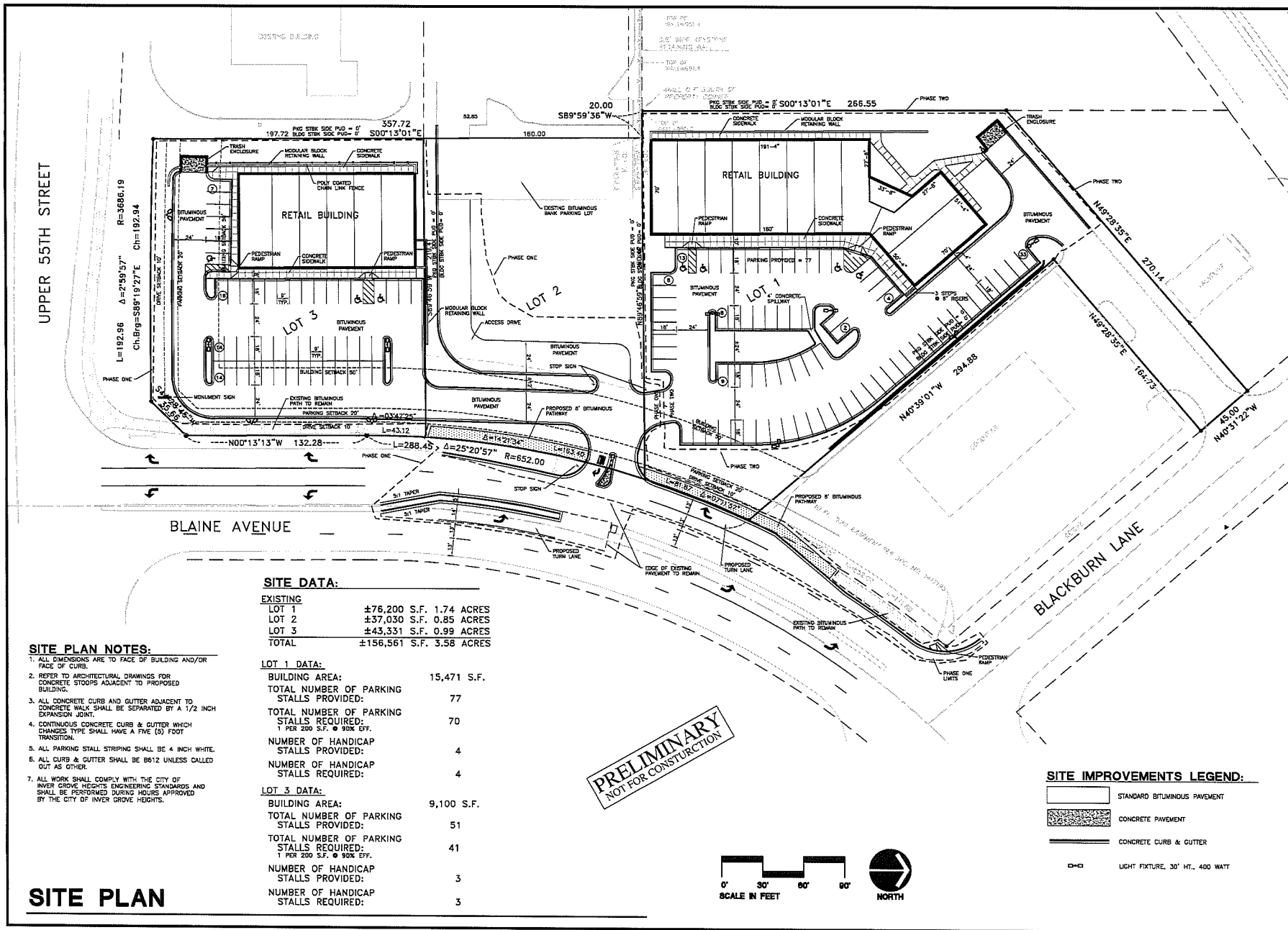
Beautiful spaces create a more pleasant environment. At the heart of our kitchen is a hand-built brick oven that's constructed in-store. We want this to be the centerpiece that grabs the customer's attention. Everything else revolves around this piece. Determine what your centerpiece is—and if such a feature doesn't exist, place the focus on branding and staff.

Customers really love seeing their food being made; it offers transparency into the process, validates safety and health processes, and builds trust between the consumer and the brand. Use glass displays between

pizza makers and the customer, with a lot of open space. Lighting is also a huge factor, as the proper temperature and placement of lighting can amplify ambience and help direct customers' eyes to the elements you desire.

Finally, consider flow of product in the kitchen. How do the raw ingredients (and the staff carrying them) move around the kitchen in a fashion that is fluid? We make sure that the dough prep is done in one area, the visually stunning dough stretching and tossing is happening in the line of sight of customers (as are the topping additions), and there's an island where our 12" completed pies can land after exiting the visible flames of our brick oven.

To accomplish all of this, we work with our equipment supplier to lay out all the equipment and then mock up our movement in the space by taping off areas, simulating the equipment before it's installed, while we are under construction. In the pandemic era, this is even more necessary—to ensure we are complying with social distancing, without creating a disconnection between our brand and our customers.



SITE PLAN

- SITE PLAN NOTES:**
- ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
 - REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOODS ADJACENT TO PROPOSED BUILDING.
 - ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK SHALL BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
 - CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE (5) FOOT TRANSITION.
 - ALL PARKING STALL STRIPING SHALL BE 4 INCH WHITE.
 - ALL CURB & GUTTER SHALL BE B612 UNLESS CALLED OUT AS OTHER.
 - ALL WORK SHALL COMPLY WITH THE CITY OF INVER GROVE HEIGHTS ENGINEERING STANDARDS AND SHALL BE PERFORMED DURING HOURS APPROVED BY THE CITY OF INVER GROVE HEIGHTS.

SITE DATA:

EXISTING

LOT 1	±76,200 S.F.	1.74 ACRES
LOT 2	±37,030 S.F.	0.85 ACRES
LOT 3	±43,331 S.F.	0.99 ACRES
TOTAL	±156,561 S.F.	3.58 ACRES

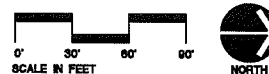
LOT 1 DATA:

BUILDING AREA:	15,471 S.F.
TOTAL NUMBER OF PARKING STALLS PROVIDED:	77
TOTAL NUMBER OF PARKING STALLS REQUIRED:	70
NUMBER OF HANDICAP STALLS PROVIDED:	4
NUMBER OF HANDICAP STALLS REQUIRED:	4

LOT 3 DATA:

BUILDING AREA:	9,100 S.F.
TOTAL NUMBER OF PARKING STALLS PROVIDED:	51
TOTAL NUMBER OF PARKING STALLS REQUIRED:	41
NUMBER OF HANDICAP STALLS PROVIDED:	3
NUMBER OF HANDICAP STALLS REQUIRED:	3

PRELIMINARY
NOT FOR CONSTRUCTION



reprise
DESIGN

15200 Portland Avenue South
Suite 100
Inver Grove Heights, MN 55067
Tel: 612-895-1234
Fax: 612-895-1235

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that under the laws of the State of

Signature _____
Date _____
Registration Number _____

RETAIL CENTER BUILDING
INVER GROVE HEIGHTS, MINNESOTA
UPPER 55TH STREET AND BLAINE AVENUE
INVER GROVE HEIGHTS, MINNESOTA

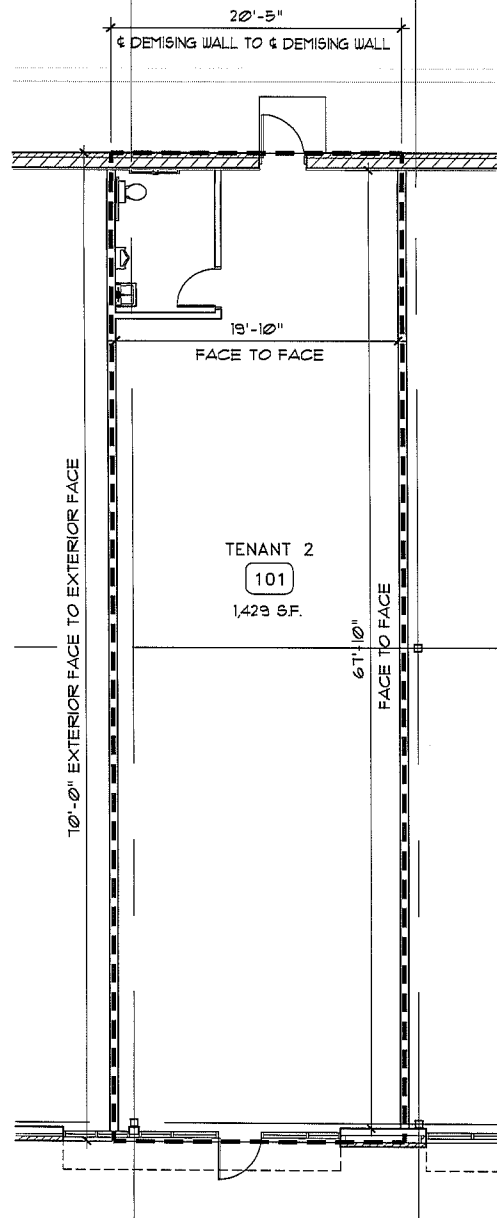
SITE PLAN

REVISIONS

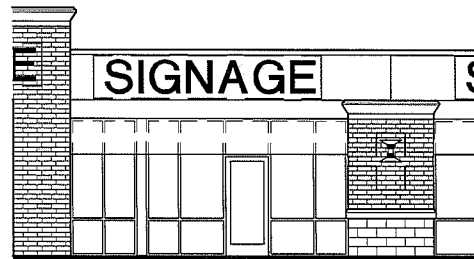
DRAWN BY: MK
CHECKED BY: BRJ
DATE ISSUED: 2-7-04
SCALE: 1" = 30'
JOB NO.: 04015

C-1

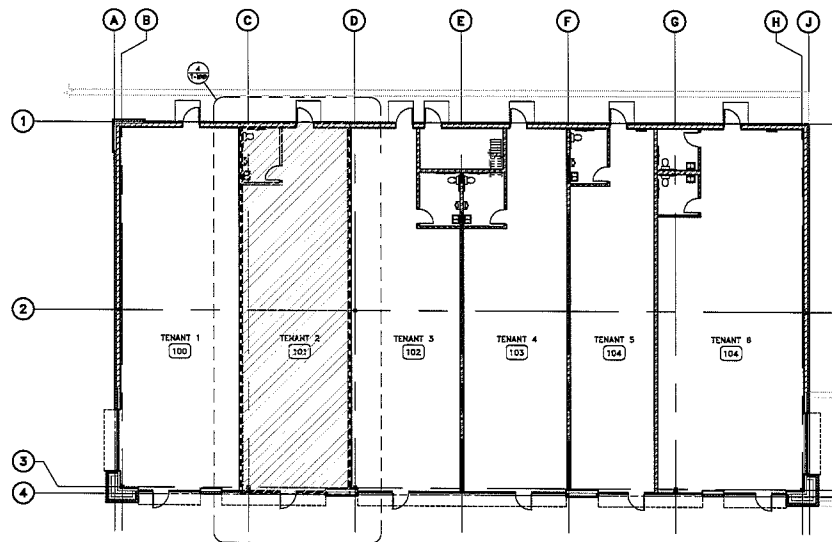
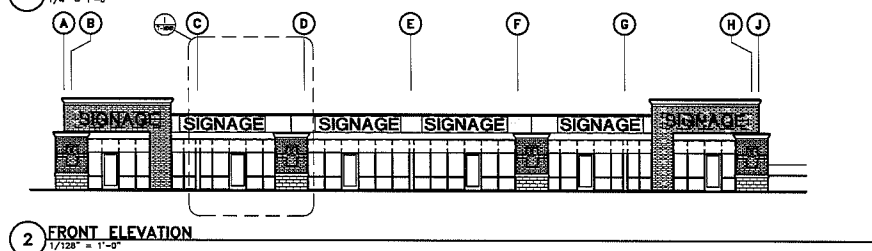
SHEET 07



4 FLOOR PLAN
1/4" = 1'-0"



1 ENLARGED STOREFRONT ELEVATION
1/4" = 1'-0"



3 KEY PLAN
1/128" = 1'-0"



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

Ordinance No. _____

**AN ORDINANCE AMENDING TITLE 10 OF THE CITY CODE
RELATED TO THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT
IN THE SOUTHEAST QUADRANT OF HIGHWAYS 52 AND 494**

**THE CITY OF INVER GROVE HEIGHTS ORDAINS THAT ORDINANCE NUMBER 1448 IS
HEREBY AMENDED TO READ AS FOLLOWS:**

**Section One. Amendment. Section V of Ordinance 1448 is hereby amended to
restate and add the following:**

SECTION V. Land Use Regulations. For the above referenced property contained
within the Commercial Planned Unit Development District No. 2011-01, the following land
use regulations shall apply:

B. USES

All development shall be restricted to the following uses:

Parcel No.	Legal Description*	Specific Use
1	Lot 1, Block 1, Bishop Heights	65,000 square foot, 16-screen theater
2	Lot 2/3, Block 1, Bishop Heights	7,400 square foot sit down restaurant
3	Lot 2/3, Block 1, Bishop Heights	36,371 square foot, 89 room motel
4	Lot 4, Block 1, Bishop Heights	25,292 square foot, 63 room motel
5	Lot 5 and part of Lot 4, Bishop Heights	6,163 square foot sit down restaurant
6	Lot 2, Block 2, Bishop Heights	6,500 square foot bank and office building
7	Lot 3, Block 2, Bishop Heights	4,271 square foot gas station convenience store
8	Lot 1, Block 1, Krech's Addition	15,120 square foot drug store
9	Tracts A-D, F and G	42,000 square foot lawn, garden, floral & nursery retail center (two buildings: 29,400 sf in one, 12,400 sf in other); 605,000 square feet of greenhouses and nursery buildings; 2,150 sf accessory structures (2 barns) for storage of materials and equipment; nursery fields and nursery field caretaker's residence; outside storage/display of nursery and landscaping stock and materials; nursery and landscaping services, 5.7 acres of growing fields and one house for use by employees**

10	Lot 1, Block 1, Bishop Heights 2 nd Addition	1,710 sf quick service oil change store
11	Lot 1, Block 1, Bishop Heights 3 rd Addition	6,832 sf auto service center store
12	Lots 1-31, Block 1, Blackberry Town Office Park	65,415 net sf town office space, 31 units
13	Lot 1, Block 1, Blackberry Town Office Park Second Addition	4,950 gross sf veterinary clinic
14	Lot 1, Block 1, Inver Grove Market	10,200 square feet of general retail, 3,809 square feet of recreation center, 5,680 square feet of sit-down restaurant, and 1,516 square feet of fast-food restaurant (without a drive through window)
15	Lots 6-10, Block 7, Warren and McDowell's Acre Lots No. 2	Rock and Block Yard for Gerten's Greenhouses
16	Lots 1-88, Brentwood Village	80 townhome units
17	Lot 1, Bk 2, Bishop Heights	7,200 sf sit down restaurant
18	Lots 1 & 2, Block 1, Outlot A Brentwood Village Apts.	219 apartment units
19	Outlot B, Bishop Heights	43,400 square foot medical/office building
20	Lot 2, Block 1, Inver Grove Market	5,200 square foot bank building
21	Lot 3, Block 1, Bishop Heights 4 th Addition	9,100 square feet of general retail, restaurant with a drive-through, feline veterinary clinic, and massage therapy sit down restaurant
22***	Lot 1, Block 1, Bishop Heights 4 th Addition	15,400 square foot office/retail/ sit-down restaurant
23	Lot 1, Block 1, Scenic Heights Addition	16,000 square foot office condominium
24	Outlot A, Brentwood Hills Apartments	24 multiple family townhome units
25	Lot 2, Block 1, Inver Grove Professional Addition	13,318 square foot office building
<u>26</u>	<u>Lot 2, Block 1, Bishop Heights 4th Addition</u>	<u>2,370 square foot sit-down restaurant with pick up only drive through window</u>

* More detailed legal descriptions available in Exhibit A

** Uses on Tracts A-D, F & G shall be governed not only by this ordinance, but also by the conditions found in Resolution No 98-210, Resolution 11-28 and Resolution 16-82.

***Parcel 22 shall be subject to the following conditions:

1. A Joint Parking Agreement affecting the restaurant in Lot 1, Block 1 Bishop Heights 4th Addition between Outlot B, Bishop Heights and Lot 3, Block 1, Bishop Heights 4th Addition. This document must be drafted by the City attorney's office, signed by the land owners, and recorded with the County.

2. If restaurant parking becomes a problem restaurant employees shall park off site at any of the locations listed in the Joint Parking Agreement.

D. GENERAL PROVISIONS

8. Traffic:

The forecasted p.m. peak hour traffic generated by the developments shall not exceed:

Lot	Parcel #	Trips
Lot 1, Block 1, Bishop Heights	1	177
Parcel A, Bishop Heights (Described in Exhibit A)	2	72
Parcel B, Bishop Heights (Described in Exhibit A)	3	83
That part of Lot 4, Block 1, Bishop Heights described in Exhibit A.	4	38
Lot 5, Block 1, Bishop Heights and that portion of Lot 4 described in Exhibit A.	5	78
Lot 2, Block 2, Bishop Heights	6	120
Lot 3, Block 2, Bishop Heights	7	180
Lot 1, Block 1, Krech's Addition	8	116
Tracts A-D, F and G as described in Exhibit A	9	208
Lot 1, Block 1, Bishop Heights 2 nd Addition	10	18
Lot 1, Block 1, Bishop Heights 3 rd Addition	11	28
Lots 1-31, Block 1, Blackberry Town Office Park	12	141
Lot 1, Block 1, Blackberry Town Office Park Second Addition	13	20
Lot 1, Inver Grove Market	14	148
Lots 6-10, Block 7, Warren and McDowell's Acre Lots No. 2	15	40
Lots 1-88, Brentwood Village	16	43
Lot 1, Bk 1, Bishop Heights	17	78
Lots 1 & 2, Bk 1, Brentwood Village Apartments	18	136
Outlot B, Bishop Heights	19	146

Lot	Parcel #	Trips
Lot 2, Inver Grove Market	20	205
Lot 3, Block 1, Bishop Heights 4 th Addition	21	34 62
Lot 1, Block 1, Bishop Heights 4 th Addition	22	126
Lot 1, Block 1, Scenic Heights Addition	23	23
Outlot A, Brentwood Hills Apartments	24	19
Lot 2, Block 1, Inver Grove Professional Addition	25	20
<u>Lot 2, Block 1, Bishop Heights 4th Addition</u>	<u>26</u>	<u>178</u>

The trips have been determined by the City using national or state traffic generation studies or reports prepared by engineering professionals, including the Trip Generation Report, prepared by the Institute of Transportation Engineers. This determination is being made by the City at the time of final development plan approval. Any change which effects the site plan or uses, as approved in Section V, A and B, including an increase in building size, shall require a redetermination by the City of forecasted p.m. peak hour trips, and shall not exceed the number of trips, as hereby approved.

Section Two. Effective Date. This Ordinance shall be in full force and effect upon its publication as provided by law.

Passed in regular session of the City Council on the ____ day of _____, 2024.

CITY OF INVER GROVE HEIGHTS

By: _____
Brenda Dietrich, Mayor

Ordinance No. ____

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ATTEST:

Rebecca Kiernan, City Clerk

IGH Retail Center LLC

11985 Technology Drive, Suite 110

Eden Prairie, MN 55344

Phone (612) 578-3615

Email: cytucci1@gmail.com

December 11, 2023

Mr. Allan Hunting, City Planner
City of Inver Grove Heights
8150 Barbara Ave.
Inver Grove Heights, MN 55077

RE: Tono Pizzeria – Case # 23-50ZCA

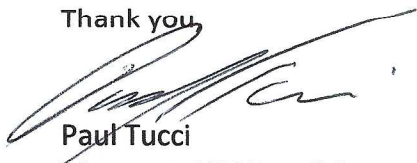
Allan:

This letter shall serve as a letter of support from IGH Retail Center LLC, the neighboring property to the north of the proposed location, for the inclusion of the fast food restaurant within the existing building located at 5751 Bishop Avenue.

We believe the synergy with what is already in place and the new Chipotle scheduled to open in December will make this corner more vibrant for all users, not just the new tenant proposed. More selection for area businesses and their workers, as well as for the community in general at this corner will only help the current tenants survive and thrive in a difficult retail environment.

As owners of the neighboring property, we welcome the idea of a new Tono Pizzeria or any new offering which will make this corner more vibrant for all who are there.

Thank you



Paul Tucci
Manager, IGH Retail Center LLC