



Inver Grove Heights Planning Commission
Tuesday, February 20, 2024 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, February 20, 2024, will be provided to the Commission at or before the February 20, 2024 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the February 6, 2024, Planning Commission Meeting.
4. **Public Hearing**
 - A. Comprehensive Plan Amendment request to change the land use designation from the current MDR, Medium Density Residential to HDR, High Density Residential on property at 6050 Cahill Ave (Lupe Development Partners, LLC - Case No. 24-02CPA).
5. **Regular Business**
 - A. 65th Street Small Area Plan: Overview Presentation of the 65th Street Small Area Plan.
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, February 6, 2024 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Chair Weber called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2. ROLL CALL

Commissioners Present: Jonathan Weber (*Chair*)
Trisha Presley (*Secretary*)
Jason Teiken
Robert Heidenreich
Aida Schaefer
Lance Twedt
VACANT SEAT

Commissioners Absent: Scott Clancy (*Vice-Chair*) (excused)
Dennis Wippermann (excused)

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

3. CONSENT AGENDA

A. Minutes of the January 16, 2024, Planning Commission Meeting.

Motion by Twedt, Second by Tiekken, to Approve the minutes as submitted with the correction of Commissioner Schaefer's spelling.

Ayes: 6

Nays: 0 Motion Carried.

5. PUBLIC HEARING

A. Variance request to install a six-foot privacy fence that encroaches into the front setbacks of the property at 6974 Bovey Trail (Kevin Jendra - Case No. 24-01V).

Reading of Public Notice

Secretary Presley read the Public Hearing Notice. Notices were mailed to 5 property owners on January 18, 2024.

Presentation of Request

City Planner Hunting presented a summary of the staff report.

Opening of Public Hearing

Kevin Jendra, 6974 Bovey Trail, Applicant, stated he has read and understands the report.

Chair Weber closed the public hearing.

Planning Commission Recommendation

Motion by Heidenreich, Second by Presley, to Approve the Variance request to construct a six-foot privacy fence within the front yard setback with the condition listed in the staff report.

Ayes: 6

Nays: 0 Motion Carried.

Planning Commission Meeting Minutes

Tuesday, February 6, 2024

The item is tentatively scheduled to go to City Council on February 26, 2024.

5. REGULAR BUSINESS

Next Planning Commission meeting is scheduled for Tuesday, February 20, 2024.

6. ADJOURN

Motion to adjourn the meeting at 7:07 p.m.

Respectfully submitted by Stacy Bodsberg, Community Development Support Specialist

DRAFT



Planning Commission Report

MEETING DATE:	February 20, 2024
CASE NO:	24-02CPA
APPLICANT:	Lupe Development Partners, LLC
PROPERTY OWNER:	Richard & Patricia Stadt
REQUEST:	Comprehensive Plan Amendment to change land use from MDR, Medium Density Residential to HDR, High Density Residential.
LOCATION:	6050 Cahill Avenue
COMPREHENSIVE PLAN:	MDR, Medium Density Residential
ZONING:	R-3C, Multiple-Family Residential
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

Consider a Comprehensive Plan Amendment to change the guided land use from MDR, Medium Density Residential to HDR, High Density Residential for the property located at 6050 Cahill Avenue.

BACKGROUND

The applicant is proposing to change the land use designation of a 6.3-acre area to High Density Residential for a future apartment project consisting of approximately 220 dwelling units. The property is currently zoned R-3C, Multiple-Family Residential.

If the Comprehensive Plan Amendment is successful, an application for Platting, Conditional Use Permit and possible Variances would be required before development can occur. This subsequent process would provide for public review and comment on the proposed site plan.

The applicant has submitted a conceptual development plan for the site which demonstrates two, four-story apartment buildings with a total of approximately 220 affordable housing units. Building #1 would be workforce housing and Building #2 would be senior living. The proposed units vary from studio, one and two bedrooms, with the majority being one bedroom. Surface and below grade parking are proposed. The concept plan shows two (2) access points, one from Carmen Avenue (residential access) and the other from Cahill Avenue (emergency services and deliveries).

SURROUNDING USES

A variety of uses are adjacent to the property, including an apartment, church, townhomes, single-family home, and industrial businesses.

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

<u>North:</u>	Townhomes	<u>Zoned:</u> R-3C, Multiple-Family Residential	<u>Guided:</u> MDR, Medium Density Residential
<u>East:</u>	Townhome/Group Home/Industrial Uses	<u>Zoned:</u> R-3C, Multiple-Family Residential and I-1, Limited Industrial	<u>Guided:</u> MDR, Medium Density Residential and IOP, Industrial Office Park
<u>West:</u>	Apartment and Church	<u>Zoned:</u> R-3C, Multiple-Family Residential and P, Public Institutional	<u>Guided:</u> HDR, High Density Residential and P/I, Public Institutional
<u>South:</u>	Townhomes and Single-Family Residential	<u>Zoned:</u> R-3C, Multiple-Family Residential and R-1C, Single-Family Residential	<u>Guided:</u> MDR, Medium Density Residential and Low Density Residential

EVALUATION OF REQUEST

COMPREHENSIVE PLAN AMENDMENT

The subject parcel is currently guided MDR, Medium Density Residential (8-12 units/acre).

MDR, Medium Density Residential is defined in the 2040 Comprehensive Plan as:

"Medium Density Residential accommodates somewhat higher residential densities ranging from 8 to 12 dwelling units per net acre. Uses in this classification include higher density townhome developments and apartments, all with full public utility service."

The applicant is proposing to change the Land Use Designation to HDR, High Density Residential (12 - 35 units/acre) to fit the proposed concept plan.

High Density Residential is defined in the 2040 Comprehensive Plan as:

"Areas designated as High Density Residential are intended to accommodate multi-family housing at densities exceeding 12 units per net acre. Uses in this category will be principally limited to higher density apartments or condominium buildings for either general occupancy or for special segments of the population such as senior housing."

The area of the city that this parcel is located within is referred to in the 2040 Comprehensive Plan as the Established Development Areas. Established Development Areas represent portions of the community which are mostly built out. Policy directions focus on preservation and maintenance of existing neighborhoods. Some of the Established Development Area Policies include:

- Allow infill development in a manner that protects the character of existing residential neighborhoods.
- Provide a broad range of housing opportunities.
- Ensure that new development areas are compatible in size and scale with existing, adjacent neighborhoods.
- Provide appropriate buffers to allow density transitions and to accommodate a range of housing types.
- Conduct long-term planning to ensure existing neighborhood infrastructure is well maintained and reliable.

- Disperse affordable housing throughout the area rather than creating concentrations in specific locations.
- Continually monitor the vitality and viability of existing commercial nodes and encourage the integration of supporting residential uses where necessary.

The following provides some rationale for the Approval or Denial of the proposed Land Use change.

RATIONALE FOR THE LAND USE CHANGE

- The developed area around the proposed parcels already contains high density housing to the west and medium density to the north, east, and south. A change from medium to high density residential would be a compatible transitional use next to the existing multi-family in the area, the abutting church and industrial uses across the street.

ESTABLISHED DEVELOPMENT AREA POLICIES

- Allow infill development in a manner that protects the character of existing residential neighborhoods.
- Provide a broad range of housing opportunities.
- Provide appropriate buffers to allow density transitions and to accommodate a range of housing types.

HOUSING POLICIES

- Maintain a balanced housing supply with housing available for people at all income levels and unit types that meet the varying life cycle needs of Inver Grove Heights residents.
- Establish a housing pattern that respects the natural environment, i.e. cluster development, while striving to meet local housing needs and the community's share of metropolitan area housing growth. *There is over 50 feet of elevation change on the property. The high-density development protects the steep topography in the south-west portion of the property.*
- Partner with housing development agencies to assist with the development of affordable housing in locations of the community that have (or will have) transit options and are in close proximity to employment centers. *A metro transit bus route runs along Carmen Avenue, east of the proposed property.*

Life cycle housing is one aspect of a balanced housing supply. One of the objectives of life cycle housing is to provide housing options for all points in a person's life. One of the housing types typical to life cycle housing includes rental housing for working adults without the interest or financial capacity of homeownership. Senior living is another type of life cycle housing, often seen when the aging population wants to downsize their living arrangements or can no longer maintain the responsibilities and costs of single-family homeownership. The Concept Plan depicts the project as having both of these types of housing opportunities.

RATIONALE AGAINST THE LAND USE CHANGE

ESTABLISHED DEVELOPMENT AREA POLICIES

- Ensure that new development areas are compatible in size and scale with existing, adjacent neighborhoods. *The proposed concept plan demonstrates a development that would have the tallest buildings in the area along with the densest development.*
- Disperse affordable housing throughout the area rather than creating concentrations in specific locations. *There is currently subsidized housing to the west and affordable housing to the south of this development.*

DENSITY

The Comprehensive Plan states the High Density Residential Land Use category allows gross densities of 12–35 units per acre. The applicant's concept plan identifies construction of two, four-story apartment complexes with a total of 220 units. Based on the site area of 6.3 acres, the proposed density of 220 units equals 35 units/acre. This is consistent with the proposed High Density land use designation.

While the High Density land use category has a maximum of 35 units per acre, the proposed project's density would exceed the current R-3C density standards of the zoning code. The R-3C zone requires a minimum lot area of 2,000 square feet per unit, which would result in a maximum of approximately 137 units on 6.3 acres, or 21.78 dwelling units per acre. The City is currently reviewing the multiple-family zoning ordinance. One of the proposed changes is to amend the R-3C ordinance to be compatible with the High Density Residential land use designation. If the Comprehensive Plan Amendment is successful, and the Plat and Conditional Use Permit applications are submitted prior to the multiple-family zoning ordinance amendments being completed, a Variance would be required from the density zoning standard.

ALTERNATIVES

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

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

- Approving the Comprehensive Plan Amendment from MDR, Medium Density Residential to HDR, High Density Residential subject to the following conditions:
 1. The Metropolitan Council shall not require any significant modifications to the Comprehensive Plan Amendment.
 2. The Metropolitan Council shall not make a finding that the Comprehensive Plan Amendment has a substantial impact or contains a substantial departure from any metropolitan systems plan.
 3. Approval of this Comprehensive Plan Amendment shall not become effective until a plat and development plan have been approved by the City Council. A complete final plat application must be submitted to the City prior to one year after the adoption of this Resolution.

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

RECOMMENDATION

The primary question to answer is what the most appropriate land use for the property should be. Would a change to High Density Residential be a benefit to the city and, if so, should the land use plan be changed for the parcels from Medium Density to High Density Residential?

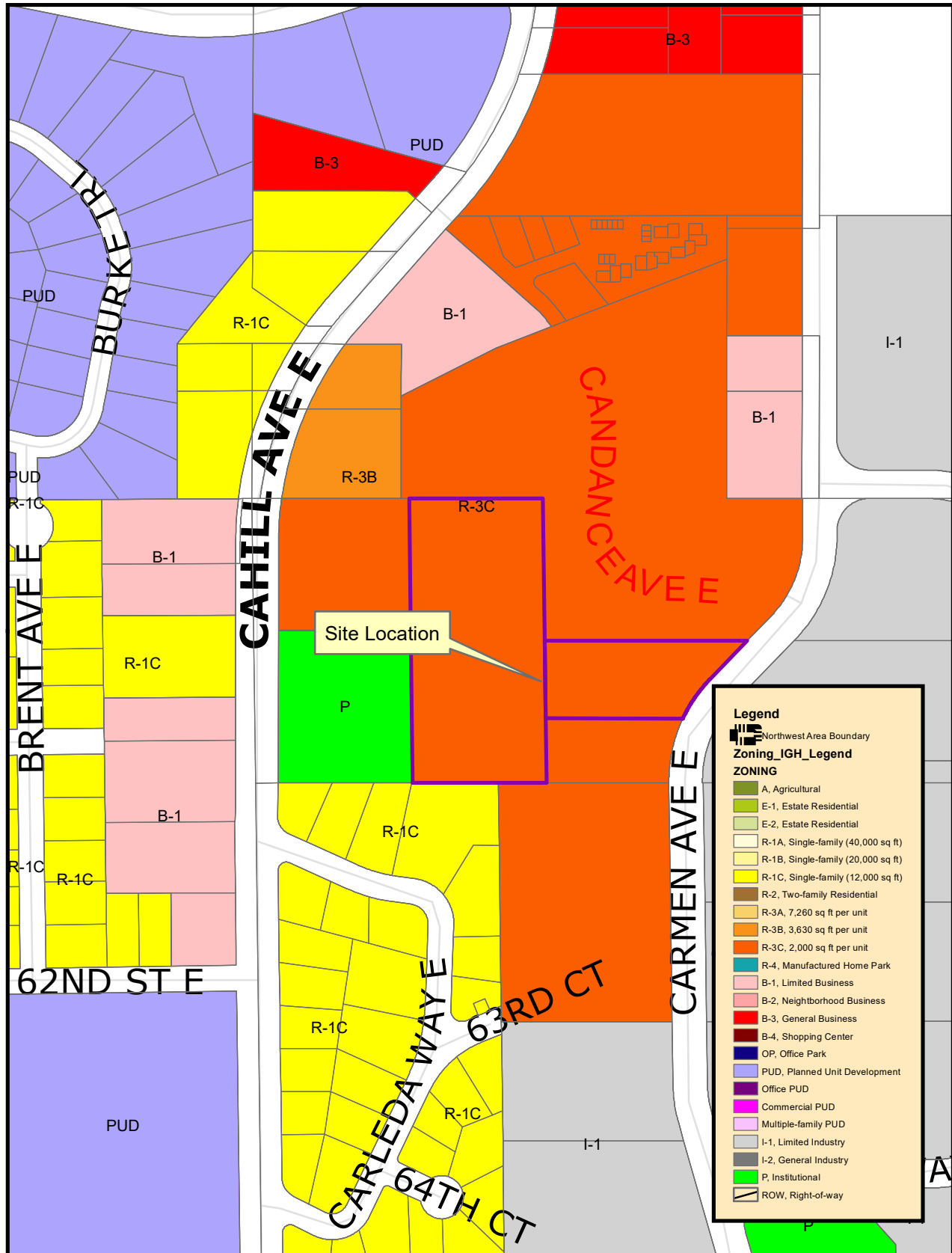
The Planning Commission is asked to make a recommendation to the City Council on this land use change request.

ATTACHMENTS

1. Zoning & Location Map
2. Existing & Proposed Land Use Map
3. Applicant Narrative
4. Concept Plan
5. Neighbor Comment



6050 Cahill Avenue Case No. 24-02CPA



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 RECORD, 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.

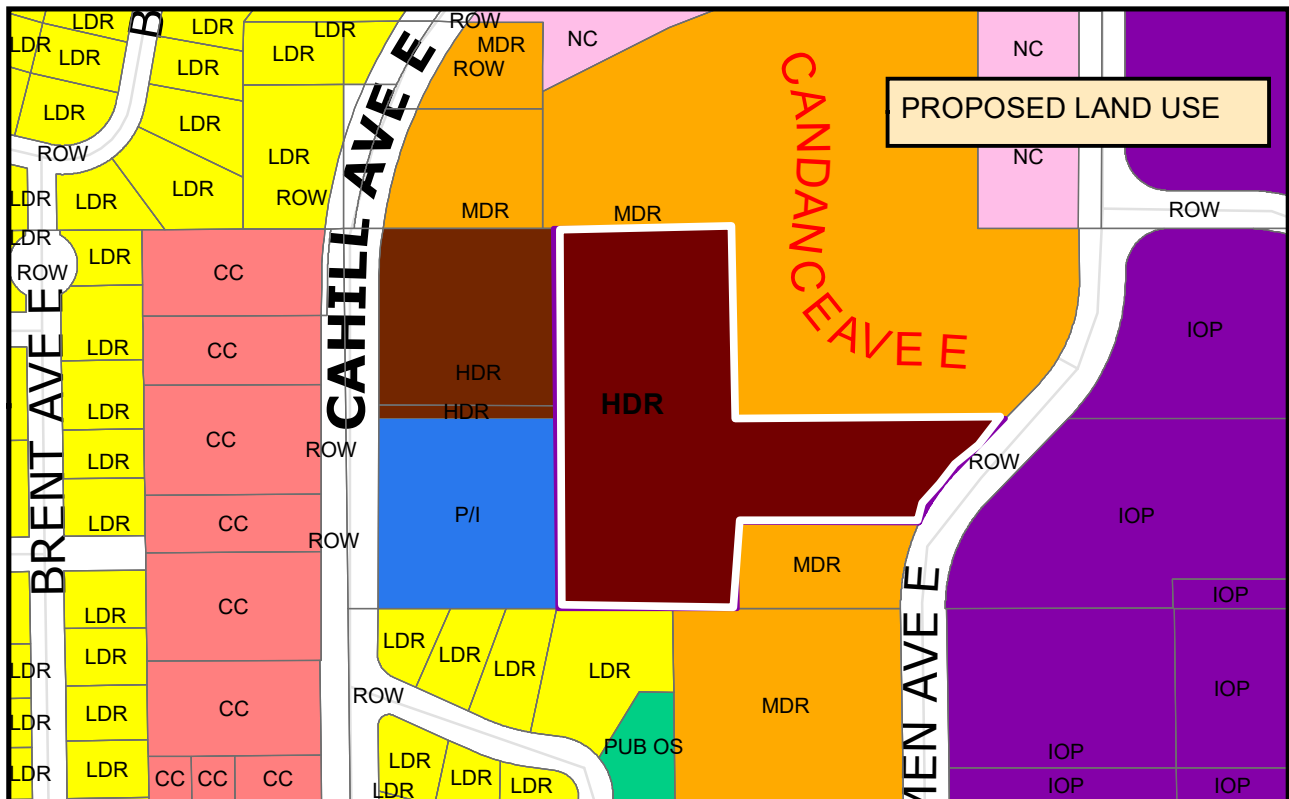
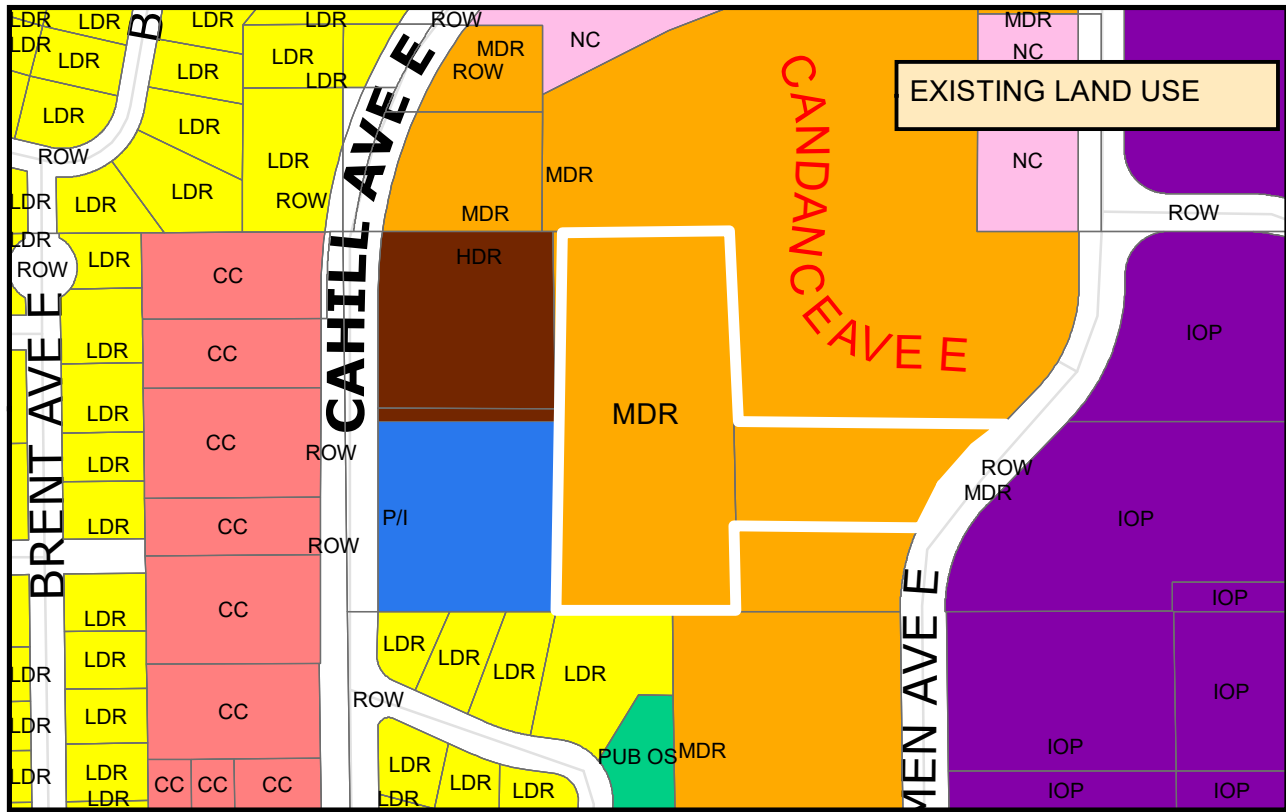
Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit A
Zoning and Location Map



6050 Cahill Avenue Case No. 24-02CPA



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Exhibit B
Existing and Proposed Land Use



January 22, 2024

**6050 Cahill Avenue
Comprehensive Plan Amendment**

Lupe Development Partners, LLC is seeking to develop the property commonly known as 6050 Cahill Avenue. The project includes two PIDs: 20-00300-26-020 & 20-71251-01-011 (legal description attached).

The properties are currently zoned R-3C and are guided as Medium Density Residential in the 2040 Comprehensive Plan. The developer is requesting a comprehensive plan amendment for the properties to be guided as High Density Residential.

Developer

Lupe Development Partners, LLC is a Roseville-based development firm with over 35 years of experience in the Twin Cities market. Lupe specializes in multi-family developments and has produced over 2,400 units of quality housing, of which 1,500 units are affordable. Lupe works with the best property management firms in the industry to ensure that the properties are well maintained and well run. Lupe is local, hands-on and is committed to every project it develops. We take pride in building affordable properties with little to no difference in construction program and quality to that of our market rate projects. www.lupedevelopment.com

Project Overview

The developer is proposing a two-building site plan consisting of approximately 220 affordable units on a 6.3-acre site. This equates to approximately 35 units per acre, which is near the maximum density allowed under High Density Residential. This 100% affordable project will transform underutilized farmland into much needed affordable housing at 50%-60% AMI, serving both general population and seniors. The project will likely be built in two phases. Building #1 is 140 units of general workforce housing and Building #2 will be 80 units of affordable senior (55+). Both structures will be 4-stories over enclosed parking below, with a mix of studios, 1-bedroom and 2-bedroom units. Amenities include; a community room, fitness center, business center, bike storage, package management systems, shared courtyard, walking trails, a pickleball court and onsite management.

The property is surrounded by other multi-family rental units and a church. There is only one single family home adjacent to the subject parcel at the southwest corner of the site. The proposed development is consistent with the other uses in the immediate area.

Sustainability Features

The project will include substantial stormwater management infrastructure. Stormwater will be addressed with a combination of Best Management Practices (BMPs) and creative Low-Impact Development (LID) components. Stormwater will be collected and managed in an underground vault system located below the surface parking. Lupe projects have a history of high-performance storm control engineering and building envelope design that far exceeds code requirements.

1801 County Road B-West Ste 201

Roseville, MN 55113

612.436.3200 Office

612.436.3201 Fax

Additional green features will include the following:

- Erosion control measures with resource recovery during construction
- Sustainable & recycled construction materials
- Low site waste due to panelized construction
- Low VOC adhesion materials and paints
- Low-E Insulated Glass
- High Efficiency HVAC system(s)
- LED fixtures with occupancy & daylighting control lighting
- Efficient, high R-value building envelope (roof & walls)
- Energy Star Rated Appliances
- WaterSense plumbing fixtures
- Drought resistant plantings to reduce irrigation demand

The construction program will incorporate the most aggressive panelizing and pre-fabrication methods available to permit faster framing and exterior assembly. The pre-fabrication methods deployed significantly reduces scrap waste and costs for disposal, landfill and site clean-up. The development team will select a disposal contractor that source separates and recycles construction tonnage rather than landfill discarding, and report tonnage diverted for recycling during construction progress.

Community Engagement

On January 18, 2024, the development team held an informational session at the Community Center. The developer and its architect presented a summary of the proposed project and the need for a comprehensive plan amendment. Furthermore, the developer answered questions and concerns from the neighbors. The team stressed our commitment to quality housing and gave an overview of the target market and tenant mix for this project.

The development team will hold additional neighborhood meetings during the entitlement process and as the project advances to the next steps. It is our goal to maintain transparency throughout the entire development process.

Community Benefits

The development will create a host of community benefits for the city and neighborhood. Some of those benefits include:

- Provide a variety of housing options at a variety of affordable price points to serve the community.
- Provides seniors an opportunity to age in place in their community.
- Creating an intergenerational campus near transit, shopping and commerce.
- Investment generating ongoing tax base and sales tax revenue.
- Transforms an underutilized parcel to meet housing needs in a growing community.
- Expands customer base to local businesses.
- Creates construction and permanent jobs.
- Safe and stable housing leads to home ownership and financial freedom.

Conclusion

There is a need for quality, affordable housing throughout the metropolitan area. Inver Grove Heights is a growing community with housing needs that mirror the metropolitan area as a whole. The applicant is requesting that the Planning Commission and City Council approve this request to amend the 2040 Comprehensive Plan in order to permit high density housing in the City of Inver Grove Heights.

Lupe Development Partners, LLC

Aaron Diederich

612-843-4070

Aaron.diederich@lupedevelopment.com

LEGAL DESCRIPTION

Parcel 1:

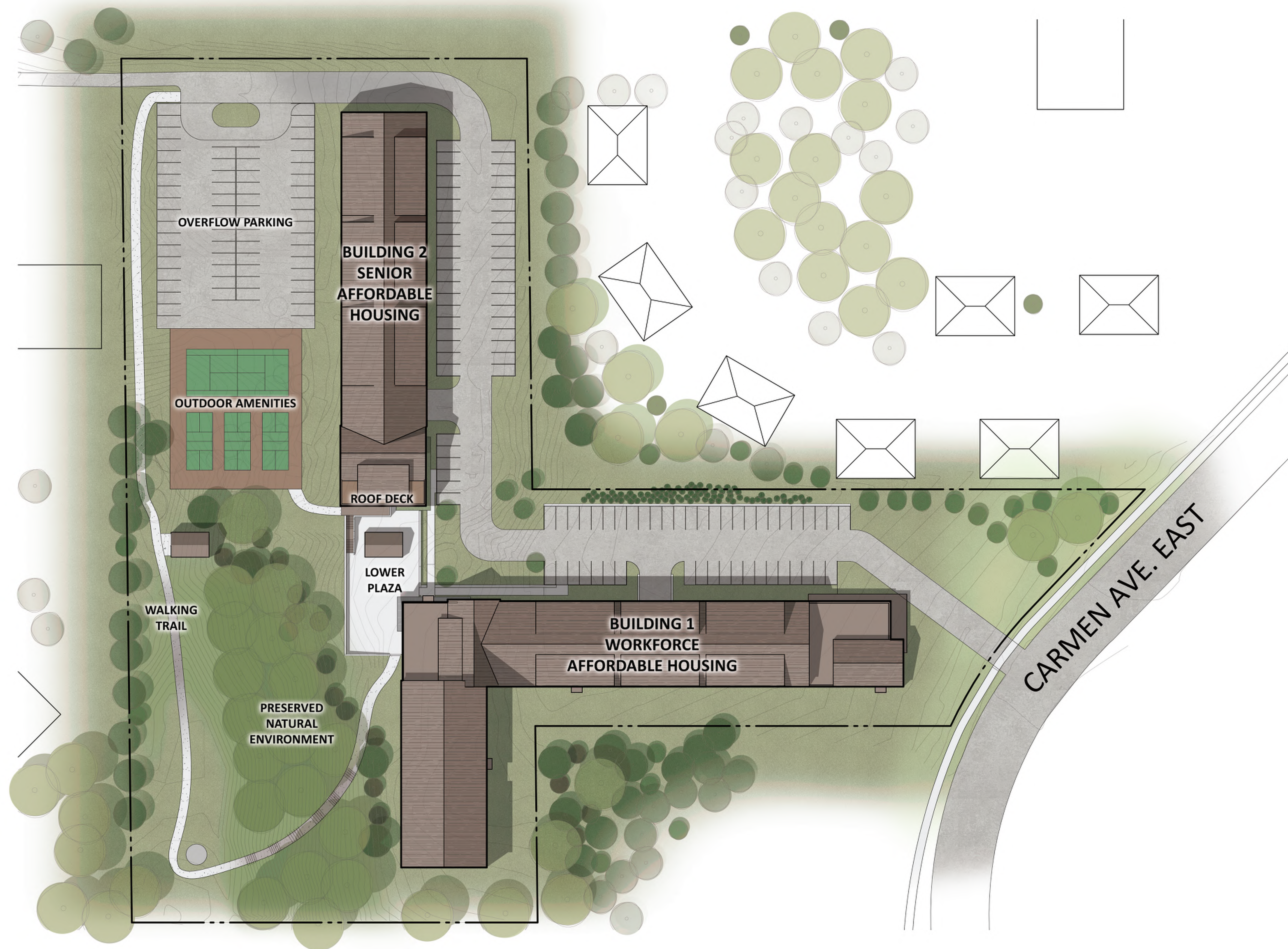
That part of NW (1/4) of Section 3, Township 27 North, Range 22 West, Dakota County, Minnesota, described as follows: Beginning at a point on the North line of said NW1/4 of said Section 3, distant 365 feet East of the Northwest Corner of said Section 3 thence South parallel to the West line of said NW1/4 of said Section 3, 660 feet more or less to the North line of the plat of [Dakota Park](#), thence Easterly 310 feet to a point on the North line extended of the plat of Dakota Park thence North, parallel to the West line of said NW1/4 of said Section 3, 660 feet more or less to the North line of said NW1/4 of said Section 3 thence Westerly along the North line of said NW1/4 of said Section 3, 310 feet to the point of beginning.

(Abstract Property)

Parcel 2:

Lot One (1), Block One (1), [Southeast Metro Industrial Park - Plat No. 2](#), except the southerly (S'ly) one hundred fifty (150) feet thereof, according to the recorded plat thereof, Dakota County, Minnesota.

(Abstract Property)



SITE PLAN
1" = 40'-0"

From: [Todd Ahrens](#)
To: [Stacy Bodsberg](#)
Subject: CASE NO 24-02CPA
Date: Monday, February 12, 2024 8:46:20 AM
Attachments: [image001.png](#)

TODD AHRENS 6160 CARLEDA WAY E I AM AGAINST CHANGING TO HDR IT IS ZONED MDR AND SHOULD STAY THAT WAY I COULD GO ON AND ON WITH REASONS BUT WILL NOT THANK U 30 YEARS LIVING THERE AND A IGH RESIDENT ALL MY LIFE

TODD AHRENS | SHIPPING & RECIEVING
Allstate Peterbilt of South St. Paul
558 Villaume Ave, South St. Paul, MN 55075



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Memo



To: Planning Commission

From: Allan Hunting

Date: February 15, 2024

Re: 65th Street Small Area Plan

Last February/March, staff presented to the City Council information and background on the history of the planning for 65th Street. 65th Street is identified as a collector running east west through the city. The street is currently constructed from Cahill Avenue westward to Babcock Trail. The western portion is constructed from South Robert Trail to old Argenta Trail near the Eagan border. The last segment unconstructed is between South Robert Trail and Babcock Trail. Over the years, numerous studies have identified routes and construction costs for this segment. The City Council has reviewed these studies but has not made a determination on what should be done. As a result of the latest discussion with Council, it was determined that a Small Area Plan should be conducted to look at possible alternative routes for 65th Street.

The City hired the firm TKDA to help with this planning effort. Samantha McKinney from TKDA will be presenting to the Planning Commission the work that has gone into this effort to date.

This is presented to the Planning Commission only as an informational and discussion item. The Planning Commission is not asked to make any recommendation. Once the Small Area Plan is presented to the City Council, they may ask the Planning Commission to make a recommendation on the final alternatives that have been formulated from the public input process.