



Inver Grove Heights Planning Commission
Wednesday, March 6, 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 Wednesday, March 6, 2024, will be provided to the Council at or before the March 6, 2024 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the February 20, 2024, Planning Commission Meeting.
4. **Public Hearing**
 - A. Variance request to construct an additional accessory structure on property at 3834 64th Street East and identified as PID No. 20-81500-01-040. (Michael & Diane Christensen - Case No. 24-03V)
 - B. Rezoning request to change from the current B-4/PUD, Commercial Planned Unit Development to R-3C/PUD, Multiple Family Planned Unit Development on the westerly 10 acres of PID No. 20-12050-00-040. (Rise Capital - Case No. 24-06RZ)
 - C. Zoning Code Amendment request for a Recreational Center to be a conditional use in the IOP, Industrial Office Park Zoning District and a Conditional Use Permit request to allow a Recreational Center use in 24,000 square feet of the existing building for a soccer club at 8360 Courthouse Boulevard, Suite 100. (Wave Soccer Club, Inc. - Case No. 24-05ZA)
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.

March 6, 2024 - Planning Commission Agenda

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 20, 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*)
Scott Clancy (*Vice-Chair*)
Jason Teiken
Robert Heidenreich
Aida Schaefer
Lance Twedt
VACANT SEAT

Commissioners Absent: Trisha Presley (*Secretary*) - excused
Dennis Wippermann - excused

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

3. CONSENT AGENDA

A. Minutes of the February 6, 2024, Planning Commission Meeting.

Minutes were approved as submitted.

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).

Reading of Public Notice

Vice-Chair Clancy read the Public Hearing Notice. Notices were mailed to 22 property owners on February 2, 2024.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Planning Commission Discussion

Commissioner Clancy inquired what the maximum building height is under the HDR, High Density Residential designation. Botten stated that under the R-3C designation it would be 35 feet but is allowed to go higher with a Conditional Use Permit.

Commissioner Schaefer inquired whether individual renters received the public hearing notice. Botten stated that the notice would have been sent to the property owner.

Commissioner Teiken questioned if there are any other distinctions, besides units per acre, between MDR and HDR that might be relevant to this item. Botten stated that usually HDR has more apartment building uses and MDR is usually more townhome uses.

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Opening of Public Hearing

Aaron Diederich, 1801 County Road B West, Suite 201, Roseville, Lupe Development Partners, LLC, Applicant, stated he has read and understands the report. Local developers develop a lot of affordable housing, but Lupe prides themselves on their developments not looking or feeling affordable.

Commissioner Clancy questioned if affordable housing would include subsidized housing and government assistance. Mr. Diederich stated that the project would not be subsidized or section 8 housing, it is all independent, affordable living.

Alexis Reis, inquired about the design of the apartment buildings and process of the developer's application process with the city.

Dustin Haberland, 5982 Cahill Ave, stated that he owns property nearby and is in favor of the proposal and will eventually like the same change on their property as well.

Commissioner Heidenreich stated that on the submitted proposal the applicant labeled building one as workforce/affordable housing and inquired if that is the same definition used by Dakota County Community Development. Mr. Diederich stated that they don't use the Dakota County definition, the rents and income levels are determined by HUD and based by County.

Commissioner Schaefer questioned why the property couldn't stay at MDR, Medium Density Residential. Mr. Diederich stated that at 8-12 units per acre they wouldn't be able to move the development forward with the current land price. They are under contract with the sellers, the per unit cost for the land wouldn't work.

Chair Weber closed the public hearing.

Planning Commission Discussion

Commissioner Schaefer questioned if there are other similarly sized lots within the city that are zoned HDR, High Density Residential. City Planner Hunting stated that the only properties that are guided for that zoning density are in the Northwest Area and scattered in a couple other areas. Schaefer inquired if a change to high density would help if we're in a situation where there is a need for more. Hunting stated that there have not been situations that have lowered the density. Schaefer questioned how the city would benefit from making this change. Hunting stated that the change would provide affordable housing goals.

Chair Weber stated that when reviewing the 2040 Comprehensive Plan for the Cahill Avenue area it was reviewed that bringing in the density would be beneficial for the businesses in the area.

Commissioner Clancy stated that as the city grows and utilizes this area of Cahill Ave this is a smart choice and supports the high density in this area, on this lot.

Commissioner Teiken stated that the definition of affordable housing and what it is and how necessary it is. We can address it by the housing supply and having more affordable housing available. Likes that the proposed development includes apartments and senior housing. Supportive of the change as well.

Commissioner Schaefer stated that she supports the change but is concerned about where the additional kids will play outside.

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Commissioner Twedt stated that the proposed change makes sense and is in support.

Planning Commission Recommendation

Motion by Clancy, Second by Teiken, to Approve the Comprehensive Plan Amendment from MDR, Medium Density Residential to HDR, High Density Residential subject to the condition's listed in the staff report.

Ayes: 6

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on March 11, 2024.

5. REGULAR BUSINESS

A. 65th Street Small Area Plan: Overview Presentation of the 65th Street Small Area Plan.

Presentation of Request

City Planner Hunting introduced Samantha McKinney with TKDA that will be presenting the work that has gone into this effort to date.

The consultant ran through a slideshow presentation providing background on what a small area plan is, what the scope of the 65th Street Small Area Plan entails, and the work done to date.

The next round of public input will be at Open House #2 on February 29, 2024, at the Community Center. A final document will be reviewed by the City Council in either March or April.

6. ADJOURN

Motion to adjourn the meeting at 8:02 p.m.

Respectfully submitted by Stacy Bodsberg, Community Development Support Specialist.



Planning Commission Report

MEETING DATE:	March 6, 2024
CASE NO:	24-03V
APPLICANT:	Michael & Diane Christensen
PROPERTY OWNER:	Same as Applicant
REQUEST:	Variance to allow more than one detached accessory structure on a residential property.
LOCATION:	3834 64th Street East
COMPREHENSIVE PLAN:	LDR, Low Density Residential
ZONING:	R-1C, Single-Family Residential
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The request consists of the following:

- Variance to allow two accessory structures on an R-1C zoned property.

BACKGROUND

The applicant is proposing a 624 square foot detached accessory building on a 14,850 square foot residential property, zoned R-1C, Single-Family Residential. The property has a 10-foot drainage and utility easement that runs along the west side of the property. The proposed structure would be located eight feet from the rear property line and five feet from the side property line. The lot contains a single-family home, with an attached garage and a 256 square foot detached three season porch.

Residential lots zoned R-1C are allowed one detached accessory structure with a maximum size of 1,000 gross square feet. The applicants are requesting to keep the existing 256 square foot three season porch located behind the home. The applicant has stated the existing structure is used as a porch when weather permits and storage for patio furniture during the winter months.

The proposed 624 square foot structure would be in compliance with the exterior building material and impervious surface requirements.

EVALUATION OF REQUEST

SURROUNDING USES.

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

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

ENGINEERING.

Engineering has reviewed the request and takes no exception to the Variance or the proposed location of the structure, encroaching two feet into the easement.

VARIANCE.

City Code Title 10, Chapter 3. Variance, 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 Variance, 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 City Council has reviewed and modified the allowed size and number of accessory structures over the years, increasing the size on larger lots, but has held the size and number in the urban areas to control the massing and bulk of structures on a lot. Staff does not believe the Variance to allow more than one accessory structure is consistent or in harmony with the Zoning Ordinance and Comprehensive Plan.

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

The size of the two accessory buildings combined on the applicant's property would be less than 1,000 gross square feet, complying with the maximum size allowed.

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

Based on lot size and zoning, the property is allowed one detached accessory building up to 1,000 gross square feet in size. The request for an additional building may be considered a convenience to the applicant, not a practical difficulty.

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

The developed urban neighborhood contains a variety of structure sizes. The existing detached structure is tucked behind the home and not visible from the street. The applicants lot provides perimeter screening from the airport to the west. Due to screening on the property and location of the existing structure, the proposed structure does not appear to alter the character of the neighborhood as only one structure would be visible from the street.

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

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

ALTERNATIVES

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

A. Approval. If the Planning Commission finds the request to be acceptable, the Commission should recommend approval.

- Approval of a Variance to allow two accessory structures, whereas one is the maximum allowed on a lot zoned R-1C, Single-Family Residential, 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) The accessory structures shall not be used for commercial uses, storage related to a commercial use, or home occupations.
 - 3) A grading/erosion control plan shall be required at the time of the building permit application.
 - 4) If a driveway extension or other impervious surface is added to the property in addition to the proposed accessory structure, a stormwater facilities maintenance agreement would be required to be approved by the City and the property owner.

Practical Difficulty: To be stated by Planning Commission if supported.

B. Denial. If the Planning Commission does not favor the proposed Variance request, it should be recommended for denial, which could be based on the following rationale:

1. Denying the Variance request does not preclude the applicant from reasonable use of the property as there is an attached garage and an existing accessory structure on the property.
2. Approval of the Variance could set a precedent for the number of accessory buildings allowed on a property zoned R-1C.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a Variance. Allowing more than one detached accessory structure appears to be a convenience to the landowner and not dictated by unique circumstances of the property.

RECOMMENDATION

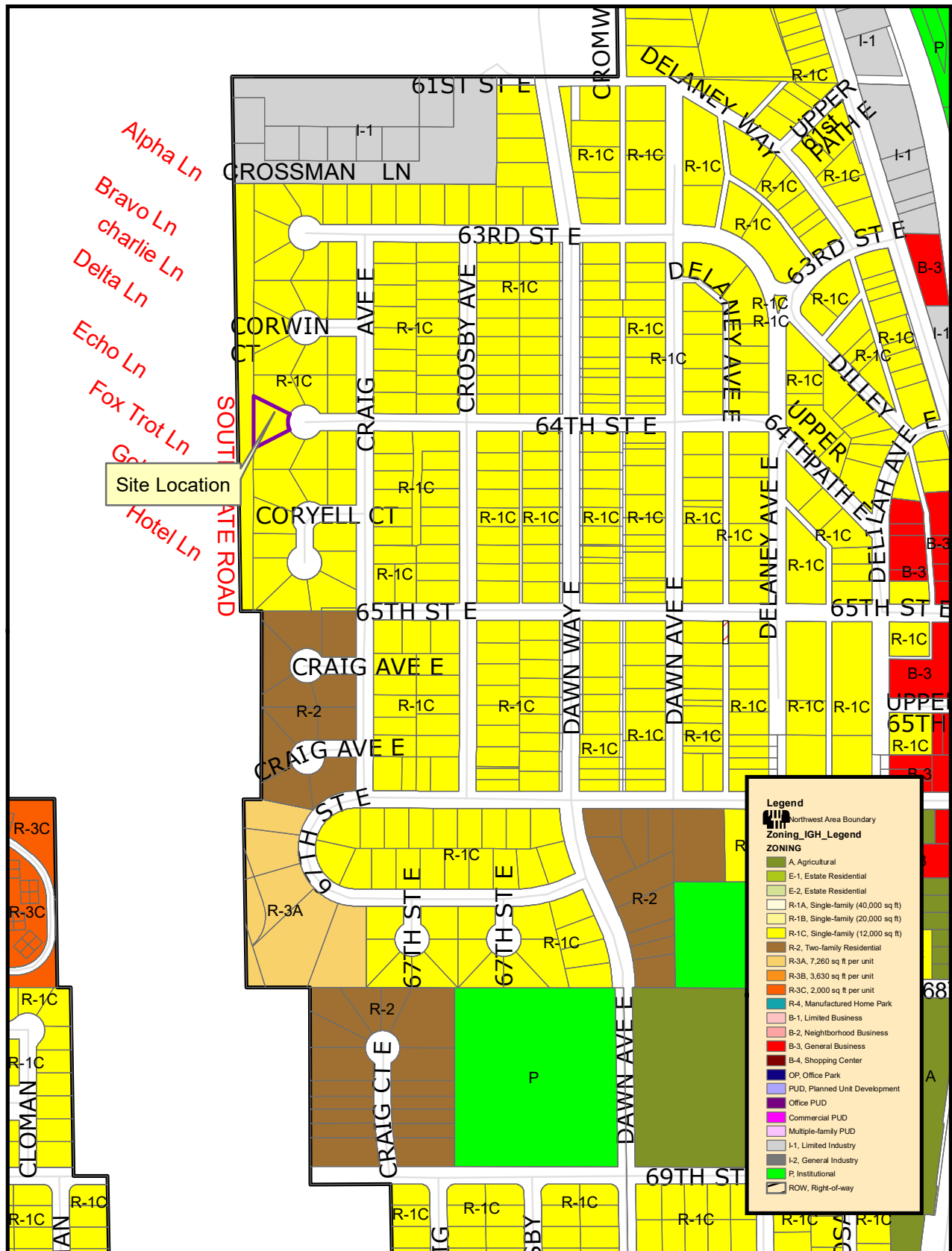
Staff considers the direction for the City to limit size and number of accessory structures on R-1C lots to control the massing, bulk and development of lots with accessory buildings. Based on the information in the preceding report and the reasons listed in Alternative B, staff does not believe there is sufficient rationale to support the Variance criteria and therefore recommends Denial of the Variance to allow more than one accessory building on the property.

ATTACHMENTS

1. Zoning and Location Map
2. Applicant Narrative
3. Site Plan



Christensen Case No. 24-03V



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

Jan 29 2024

Inver Grove Heights – Permits

Stacy Bodsberg, Heather Botten and Luke Steenberg,

Subject: variance for construction of a SECOND GARAGE/SHOP (Christensen)

I am requesting consideration for a third “out”building variance for construction of a SECOND GARAGE/SHOP on the backyard of my property (pie shaped court lot/abutting SSP airport w fence). I currently have a detached patio screen house for summertime leisure as a second “outbuilding”. Wintertime it is used to store patio furniture.

There is adequate space for the building and my neighbor (adjacent fence line) already has a second garage built (similar location). The airport property is hangars and frontage road.

5 foot setback at south neighbor (w garage) and 10 foot at the west side airport fence (I would request reducing this to 8 feet?).

The building would be a Menards build plan, 24w x 26d standard concrete slabbed double garage per permit standards.

The access would be through fence gate w grass/lawn approach (no gravel/asphalt/concrete).

The underground 100 amp electric run would be approximately 60 ft from side of attached garage near driveway.

Double garage, concrete slab, underground electricity w sub panel.

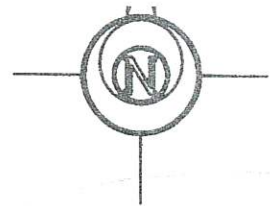
I have provided images/drawings of my lot and location of new building.

After our discussion and review I measured the impervious surfaces and came up with **4402 sq ft, Heather said the allowance was 4455.** (my numbers included overhangs which doesn't make sense to me because that ground takes water like the rest of the lawn)

Thanks for your time,

Mike Christensen

according to the recorded plat thereof.
DAKOTA COUNTY, MINNESOTA



BLOCK 1

LOT 3

hub elevation =

SCALE : 1" = 30'

hub elevation =

64TH STREET EAST

BITUMINOUS SURFACE

54°06'41"

56°06'41"

60°00'

DRIVE

N 62°32'50" E 142.24'

32.00'

PROPOSED HOUSE

LOT 4

DRAINAGE & UTILITY EASEMENT PER PLAT

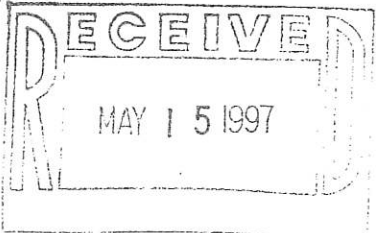
hub elevation =

LOT 5

hub elevation =

S 63°20'06" E 142.01'

BENCHMARK:



NOTE: VERIFY ELEVATIONS & DIMENSIONS PRIOR TO CONSTRUCTION

- o Denotes iron monument
- 983.5 x Denotes existing elev.
- (987.0) Denotes proposed elev.
- Denotes Off-Set hub
- (819.36) = Top of block elev.
- (819.70) = Top of fin. garage floor
- (811.40) = Top of basement floor elev.
- Indicates direction of surface drainage

Westergren & Associates, Inc.

ENGINEERS & LAND SURVEYORS

8500 210TH STREET WEST LAKEVILLE, MINNESOTA 55044

PHONE : (612) 469-1899 FAX: (612) 469-1899

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT RECOMMENDED PROCEDURES FOR THE PRACTICE OF LAND SURVEYING ADOPTED BY THE MINNESOTA SOCIETY OF PROFESSIONAL SURVEYORS, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. THIS CERTIFICATE SHOWS THE LOCATION OF ALL BUILDINGS ATTACHED TO THIS LAND, AND THE LOCATION OF ALL VISIBLE ENCUMBRANCES, IF ANY, FROM OR ON THIS LAND. NO LIABILITY IS ASSUMED EXCEPT TO THE CLIENT FOR WHOM THIS SURVEY WAS PREPARED, FOR NEGLIGENCE, MISFEASANCE, AND SUCH LIABILITY IS ASSUMED ONLY FOR THE ACTUAL COST OF THIS SURVEY.

DATED THIS 15TH DAY OF MAY, 1997.

How to recall and purchase your design at home:



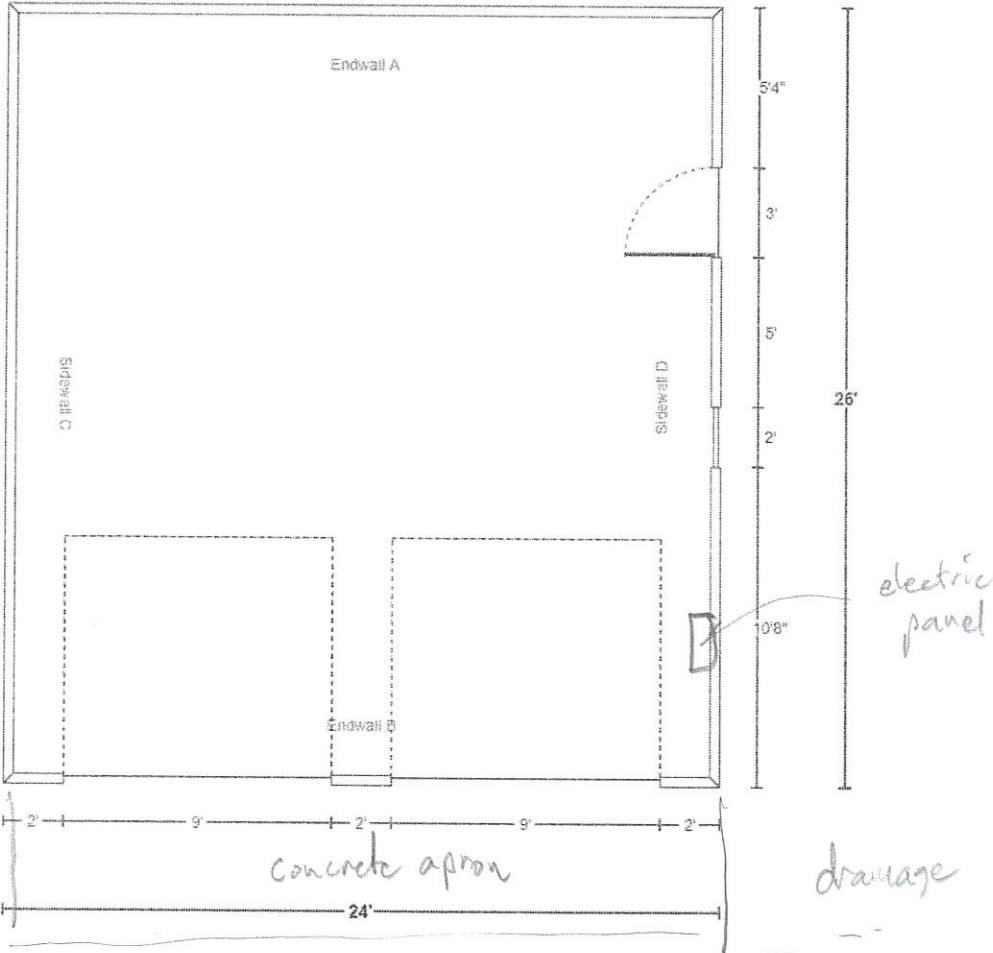
OR

- 1. On Menards.com, enter "Design & Buy" in the search bar
- 2. Select the Garage Designer
- 3. Recall your design by entering Design ID: 301751004188
- 4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

- 1. Enter Design ID: 301751004188 at the Design-It Center Kiosk in the Building Materials Department
- 2. Follow the on-screen purchasing instructions

Garage Image





Planning Commission Report

MEETING DATE:	March 6, 2024
CASE NO:	24-06RZ
APPLICANT:	Rise Capital
PROPERTY OWNER:	Graceland IGH Holdings, LLC
REQUEST:	Rezoning
LOCATION:	South Side of Amana Trail between Argenta Trail & Highway 3
COMPREHENSIVE PLAN:	RC, Regional Commercial (HDR, High Density Residential - pending)
ZONING:	B-4/PUD, Commercial/Planned Unit Development
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

The request consists of the following:

- Rezoning of a legally described 10 acre area from B-4/PUD, Commercial/Planned Unit Development to R-3C/PUD, Multiple Family Residential/Planned Unit Development.

BACKGROUND

The applicant has submitted an application requesting the rezoning of a 10 acre area to R-3C/PUD, Multiple Family Residential/Planned Unit Development, so the zoning would be consistent with the current conditional comprehensive guiding of the property. In 2018, the City Council conditionally approved a Comprehensive Plan Amendment for the westerly 10 acres of Outlot D to High Density Residential. This request would rezone the same 10 acre area of Outlot D.

A Concept Plan was submitted that contains one 200 unit apartment building and 24 townhome units. The subject area is the vacant land west of Target. The vacant parcel (Outlot C) to the west of the small commercial buildings is not part of this request.

HISTORY.

In 2007, City Council approved the Argenta Hills Planned Unit Development, which consisted of 154 residential units and 410,000 square feet of commercial space. There have been a number of amendments to the PUD since that time. In 2010, the developer requested and received an amendment to the first phase of residential development in the northeast corner of the site. The proposed change reduced the number of single-family lots in that neighborhood from 60 to 45. In 2012, the developer requested and received an amendment to change the townhouse phase of the project to single-family detached housing. In 2014, the final amendment in the residential area of the PUD was approved, reducing the farthest west neighborhood on the west side of Alverno Avenue from the original plan by 8 units.

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

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

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

In 2023, Rise Capital applied for a Comprehensive Plan Amendment to change the balance of Outlot D (2.37 acres) from RC, Regional Commercial to HDR, High Density Residential. The City Council denied that request as they did not want to expand the HDR land use designation to include the balance of Outlot D.

EVALUATION OF REQUEST

COMPREHENSIVE PLAN AMENDMENT.

As stated earlier, the 10 acre area coinciding with the request was conditionally re-guided to High Density Residential in 2018. The approval was subject to the City Council approving the Rezoning and PUD Development Plan for the property.

REZONING.

The zoning request to R-3C, Multiple Family Residential would be consistent with the Comprehensive Plan guiding. The HDR category allows for multiple family projects in apartments and townhomes with densities of 12-35 units per acre. The concept plan shows 224 units for a density of 22.4 units per acre.

The applicant has prepared a survey and legal description defining the area subject to the rezoning. The area is the westerly 10 acres of Outlot D, which would be consistent with the intent of the Comprehensive Plan Amendment of 2018.

ALTERNATIVES

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

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

- Approval of the Rezoning of 10 acres to R-3C/PUD, Multiple Family Residential/Planned Unit Development subject to the following conditions:
 - 1) The rezoning shall not become effective until the conditions of the 2018 Comprehensive Plan Amendment, Resolution No. 18-128 have been satisfied.
 - 2) The 2018 Comprehensive Plan land use change shall not become effective until approved by the Metropolitan Council and development plans have been approved by the City Council.

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

RECOMMENDATION

In 2018, the City Council conditionally approved a Comprehensive Plan Amendment to High Density Residential for the requested westerly 10 acres of Outlot D subject to approval of a PUD plan approval. Up until now, no subsequent application for rezoning and PUD approval was ever filed, and therefore the Comprehensive Plan Amendment has not been put into effect.

The rezoning with a legally described area helps answer the question, what did the “westerly 10 acres” encompass? A boundary is proposed which staff believes is consistent with what was intended with the previous Comprehensive Plan Amendment.

Based on this analysis, staff would recommend Approval of the Rezoning as it is consistent with the Comprehensive Plan Amendment. Since the Comprehensive Plan Amendment was contingent upon both a rezoning and PUD plan approval, everything would not be met with this action. The Comprehensive Plan Amendment would still need a PUD plan approval by City Council before the action would be complete.

ATTACHMENTS

1. Location & Zoning Map
2. Survey Depiction of Zoning Area
3. Narrative
4. Concept Plan



Location Map

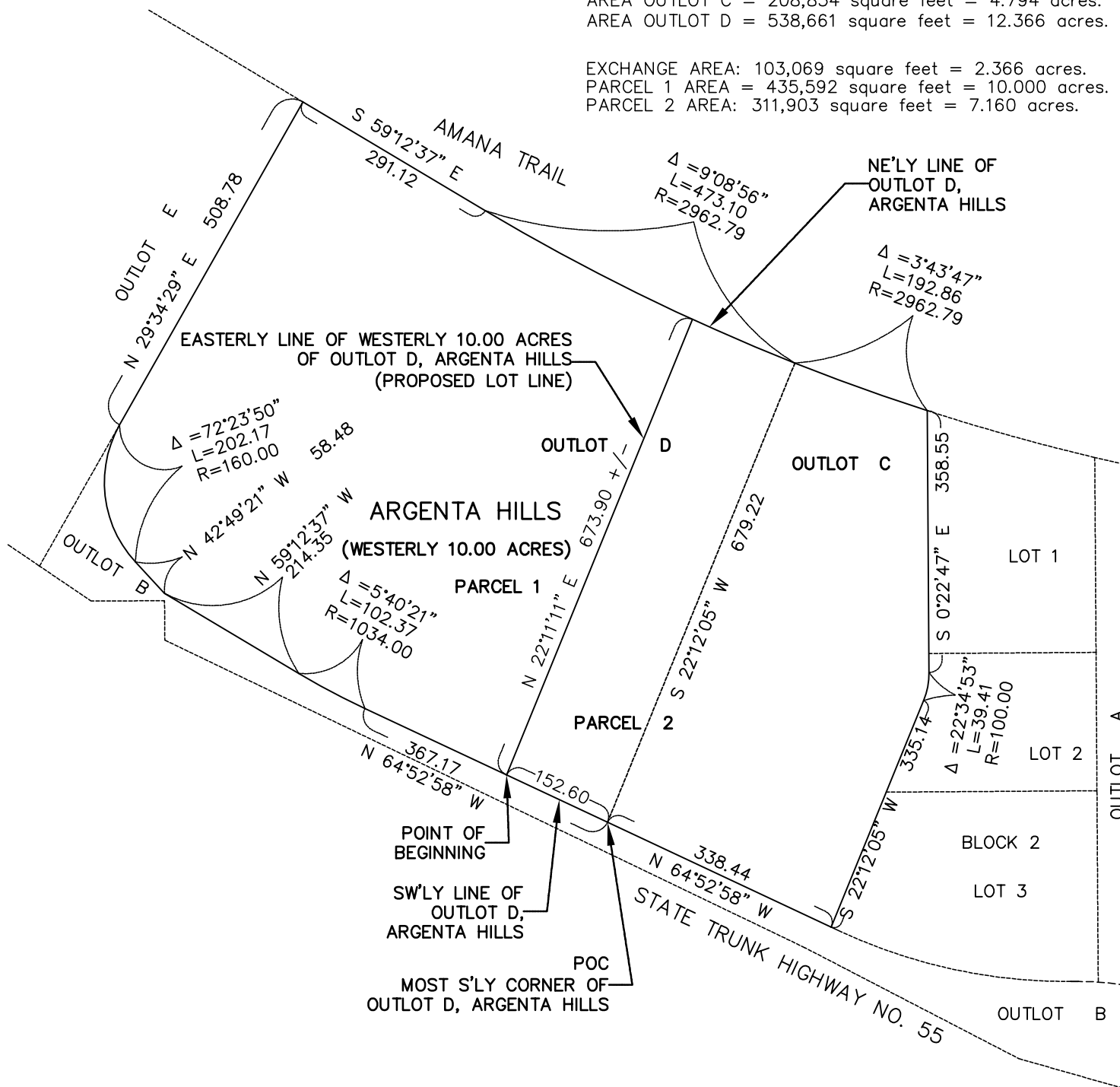
Case No. 24-06RZ



AREAS:

AREA OUTLOT C = 208,834 square feet = 4.794 acres.
AREA OUTLOT D = 538,661 square feet = 12.366 acres.

EXCHANGE AREA: 103,069 square feet = 2.366 acres.
PARCEL 1 AREA = 435,592 square feet = 10.000 acres.
PARCEL 2 AREA: 311,903 square feet = 7.160 acres.



General Notes:

1. Bearings shown based on the plat of ARGENTA HILLS, Dakota County, Minnesota.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Date: December 12, 2023

Thomas E. Hodorff
Thomas E. Hodorff, L.S. MN Reg. No. 23677



SCALE: 1" = 200'
SHEET 2 OF SHEET 2

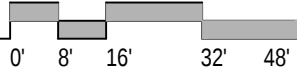
HSJ WO: 2023344.DWG

E:\2023\23-023 Inver Grove Heights Apartments\Working Files\CAD\Drawing Sheets\Yr4's\IGH Multi-Family site layout 06-13-2023 Monday, December 18, 2023 8:27:46 AM Wade Goodenberger



1

SITE PLAN
ORIGINAL SCALE: 1/32"=1'-0"



SITE SUMMARY

SITE AREA: 435,600 SF (10 ACRES)

BUILDING SUMMARY

4 STORIES + UNDERGROUND PARKING
233,329 GROSS BUILDING SF

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

200 TOTAL DWELLING UNITS:
•• 24 - STUDIO
•• 44 - 1BR SMALL
•• 76 - 1BR LARGE
•• 5 - 1BR + DEN
•• 41 - 2BR
•• 10 - 2 BR CORNER

TOWNHOMES SUMMARY

24 TOTAL TOWNHOMES
•• 12 - 2BR 2BA
•• 12 - 3BR 2BA

INVER GROVE HEIGHTS APARTMENTS INVER GROVE HEIGHTS, MN

PROJECT NUMBER	23-023
DATE	12-15-2023
DRAWN BY	WTG
CHECKED BY	WTG
ISSUE / REVISION HISTORY	

SITE AND MAIN
LEVEL PLAN

SHEET NUMBER

A1

Rezoning Narrative

For:

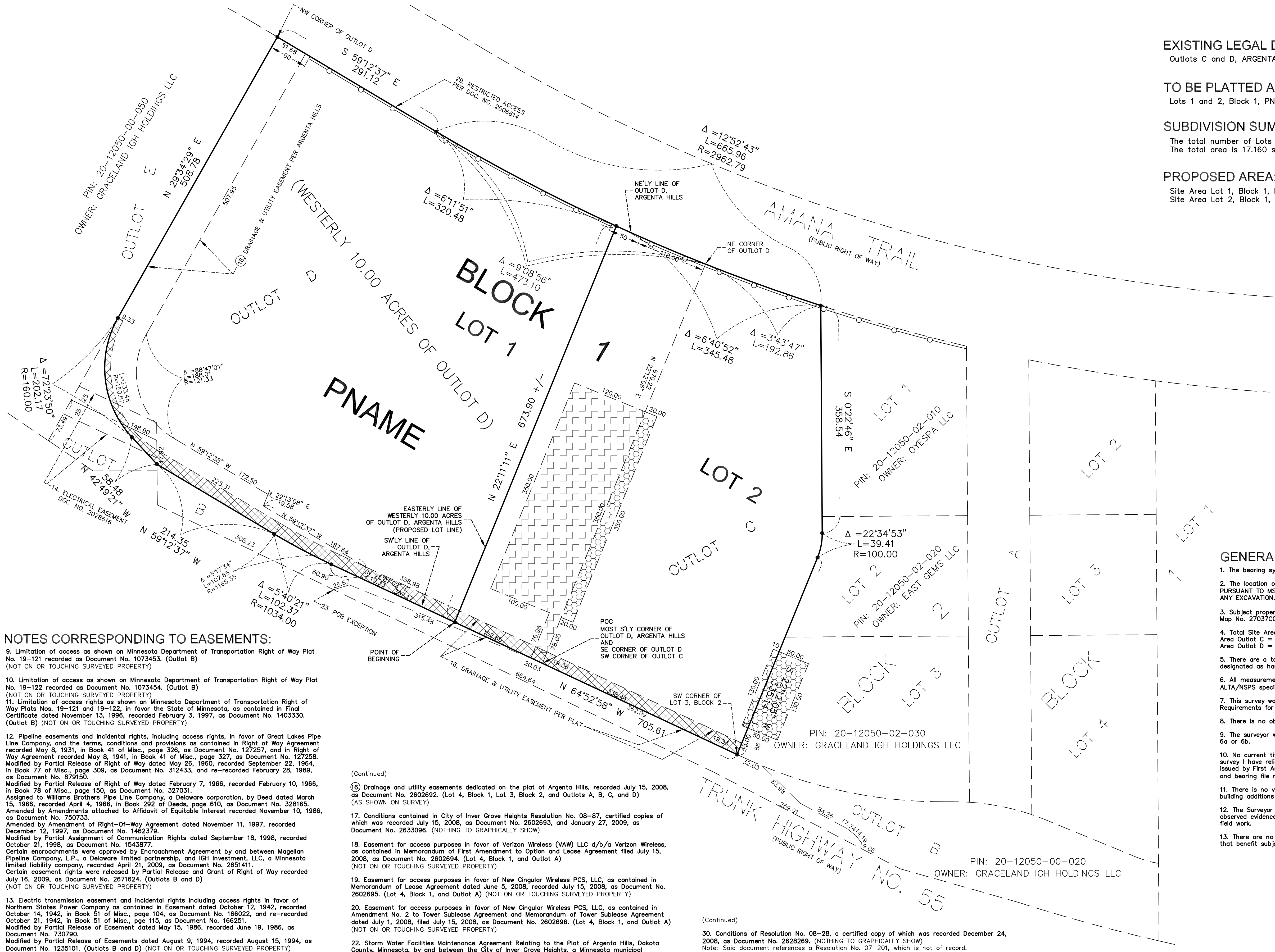
Graceland IGH Holdings, LLC

City of Inver Grove Heights, MN

2/5/24

We hereby request a rezoning of the Westerly 10 acres of Outlot D, Argenta Hills, Dakota County, MN, from Commercial to High Density Residential to be consistent with the Comprehensive Plan currently in place for that portion of Outlot D. As a result, this will eliminate the two different zoning guidances in the Comprehensive Plan for the current 12.37 acre parcel, and allow a multi-family project to move forward.

Upon approval of the requested zoning change, the land owner plans to proceed with platting the 10 acres consistent with the proposed legal description and lot layout included in this application. The remaining 2.37 acres from Outlot D, will be added to Outlot C through the platting process, and is also currently zoned Commercial.



NOTES CORRESPONDING TO EASEMENTS:

9. Limitation of access as shown on Minnesota Department of Transportation Right of Way Plat No. 19-121 recorded as Document No. 1073453. (Outlot B) (NOT ON OR TOUCHING SURVEYED PROPERTY)
10. Limitation of access as shown on Minnesota Department of Transportation Right of Way Plat No. 19-122 recorded as Document No. 1073454. (Outlot B) (NOT ON OR TOUCHING SURVEYED PROPERTY)
11. Limitation of access rights as shown on Minnesota Department of Transportation Right of Way Plats Nos. 19-121 and 19-122, in favor the State of Minnesota, as contained in Final Certificate dated November 13, 1996, recorded February 3, 1997, as Document No. 1403330. (Outlot B) (NOT ON OR TOUCHING SURVEYED PROPERTY)
12. Pipeline easements and incidental rights, including access rights, in favor of Great Lakes Pipe Line Company, and the terms, conditions and provisions as contained in Right of Way Agreement recorded May 8, 1931, in Book 41 of Misc., page 326, as Document No. 127257, and in Right of Way Agreement recorded May 8, 1941, in Book 41 of Misc., page 327, as Document No. 127258. Modified by Partial Release of Right of Way dated May 26, 1960, recorded September 22, 1964, in Book 77 of Misc., page 309, as Document No. 312433, and re-recorded February 28, 1989, as Document No. 879150. Modified by Partial Release of Right of Way dated February 7, 1966, recorded February 10, 1966, in Book 78 of Misc., page 150, as Document No. 327031. Assigned to Williams Brothers Pipe Line Company, a Delaware corporation, by Deed dated March 15, 1966, recorded April 4, 1966, in Book 292 of Deeds, page 610, as Document No. 328165. Amended by Amendments attached to Affidavit of Equitable Interest recorded November 10, 1986, as Document No. 750733. Amended by Amendment of Right-Of-Way Agreement dated November 11, 1997, recorded December 12, 1997, as Document No. 1462379. Modified by Partial Assignment of Communication Rights dated September 18, 1998, recorded October 21, 1998, as Document No. 1543877. Certain encroachments were approved by Encroachment Agreement by and between Magellan Pipeline Company, L.P., a Delaware limited partnership, and IGH Investment, LLC, a Minnesota limited liability company, recorded April 21, 2009, as Document No. 2651411. Certain easement rights were released by Partial Release and Grant of Right of Way recorded July 16, 2009, as Document No. 2671624. (Outlots B and D) (NOT ON OR TOUCHING SURVEYED PROPERTY)
13. Electric transmission easement and incidental rights including access rights in favor of Northern States Power Company as contained in Easement dated October 12, 1942, recorded October 14, 1942, in Book 51 of Misc., page 104, as Document No. 186022, and re-recorded October 21, 1942, in Book 51 of Misc., page 115, as Document No. 166251. Modified by Partial Release of Easement dated May 15, 1986, recorded June 19, 1986, as Document No. 730790. Modified by Partial Release of Easements dated August 9, 1994, recorded August 15, 1994, as Document No. 1235101. (Outlots B and D) (NOT ON OR TOUCHING SURVEYED PROPERTY)
14. Electric transmission easement and incidental rights in favor of Northern States Power Company, a Minnesota corporation, and the terms, conditions and provisions as contained in Final Certificate dated December 17, 2002, recorded April 10, 2003, as Document No. 2028616. (Outlots B and D) (AS SHOWN ON SURVEY)
15. Easement for private road and the terms, conditions, provisions, rights and obligations as contained in Agreement dated June 10, 1947, recorded November 24, 1965, in Book 67 of Misc., page 590, as Document No. 324512. Amended by Agreement Amending Easement dated November 6, 1972, recorded November 30, 1972, as Document No. 408760. (NOT ON OR TOUCHING SURVEYED PROPERTY)

(Continued)

(Continued)

16. Drainage and utility easements dedicated on the plot of Argenta Hills, recorded July 15, 2008, as Document No. 2602692. (Lot 4, Block 1, Lot 3, Block 2, and Outlots A, B, C, and D) (AS SHOWN ON SURVEY)
17. Conditions contained in City of Inver Grove Heights Resolution No. 08-87, certified copies of which was recorded July 15, 2008, as Document No. 2602693, and January 27, 2009, as Document No. 2633096. (NOTHING TO GRAPHICALLY SHOW)
18. Easement for access purposes in favor of Verizon Wireless (VAW) LLC d/b/a Verizon Wireless, as contained in Memorandum of First Amendment to Option and Lease Agreement filed July 15, 2008, as Document No. 2602694. (Lot 4, Block 1, and Outlot A) (NOT ON OR TOUCHING SURVEYED PROPERTY)
19. Easement for access purposes in favor of New Cingular Wireless PCS, LLC, as contained in Memorandum of Lease Agreement dated June 5, 2008, recorded July 15, 2008, as Document No. 2602695. (Lot 4, Block 1, and Outlot A) (NOT ON OR TOUCHING SURVEYED PROPERTY)
20. Easement for access purposes in favor of New Cingular Wireless PCS, LLC, as contained in Amendment No. 2 to Tower Sublease Agreement and Memorandum of Tower Sublease Agreement dated July 1, 2008, filed July 15, 2008, as Document No. 2602702. (Lot 4, Block 1, Lot 3, Block 2, and Outlot A) (NOT ON OR TOUCHING SURVEYED PROPERTY)
22. Storm Water Facilities Maintenance Agreement Relating to the Plat of Argenta Hills, Dakota County, Minnesota, by and between the City of Inver Grove Heights, a Minnesota municipal corporation, and IGH Investment, LLC, a Minnesota limited liability company, dated May 30, 2008, recorded July 15, 2008, as Document No. 2602701. (NOTHING TO GRAPHICALLY SHOW)
23. Natural Area/Open Space and Undisturbed Natural Area/Open Space Easement Agreement for Plat of Argenta Hills, by and between IGH Investment, LLC, a Minnesota limited liability company, and the City of Inver Grove Heights, a Minnesota municipal corporation, dated May 30, 2008, recorded July 15, 2008, as Document No. 2602702. (Lot 4, Block 1, Lot 3, Block 2, and Outlots A, B, C, and D) (AS SHOWN ON SURVEY, HATCHED AREA - SEE LEGEND)
26. PUD Zoning Acknowledgment Agreement for the Plat of Argenta Hills by and between the City of Inver Grove Heights, a Minnesota municipal corporation, and IGH Investment, LLC, a Minnesota limited liability company, dated May 30, 2008, recorded July 15, 2008, as Document No. 2602706. (NOTHING TO GRAPHICALLY SHOW)
27. Temporary easement for storm water ponding and drainage purposes in favor of the City of Inver Grove Heights as contained in Temporary Ponding Easement Agreement dated May 30, 2008, recorded July 15, 2008, as Document No. 2602712. (Lot 3, Block 2, and Outlots C and D) (AS SHOWN ON SURVEY, HATCHED AREA - SEE LEGEND)
28. Terms and conditions of Easement Agreement by and between Target Corporation, a Minnesota corporation, and IGH Investment, LLC, a Minnesota limited liability company, dated June 3, 2008, recorded July 15, 2008, as Document No. 2602717. (Lot 3, Block 1, and Outlot A) (NOT ON OR TOUCHING SURVEYED PROPERTY)
29. Limitation of access to Amana Trail, as conveyed to the City of Inver Grove Heights in Quitclaim Deed dated July 17, 2008, recorded August 5, 2008, as Document No. 2606614. (Outlots A, C, and D) (AS SHOWN ON SURVEY)

(Continued)

EXISTING LEGAL DESCRIPTION:

Outlots C and D, ARGENTA HILLS, Dakota County, Minnesota.

TO BE PLATTED AS:

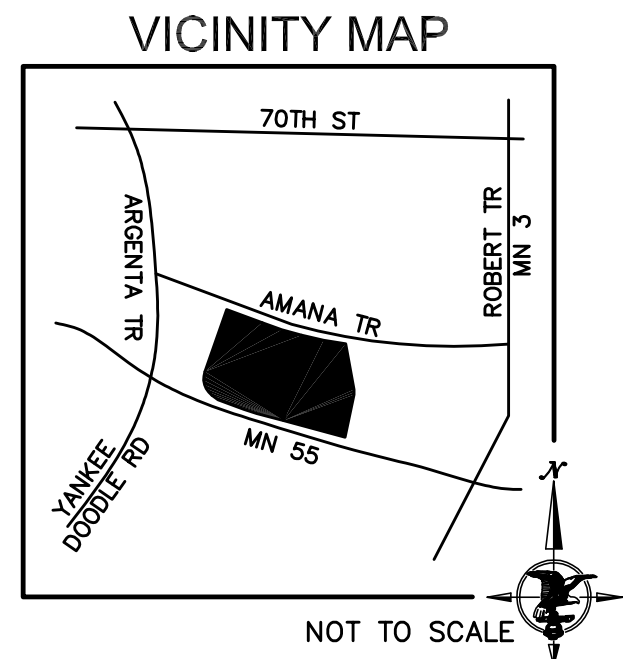
Lots 1 and 2, Block 1, PNAME, Dakota County, Minnesota.

SUBDIVISION SUMMARY:

The total number of Lots is equal to 2.
The total area is 17.160 square feet.

PROPOSED AREA:

Site Area Lot 1, Block 1, PNAME equals 435,592 square feet = 10.000 acres.
Site Area Lot 2, Block 1, PNAME equals 311,903 square feet = 7.160 acres.

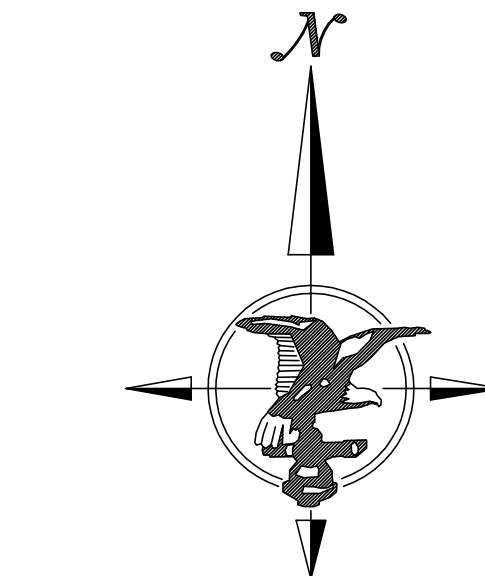
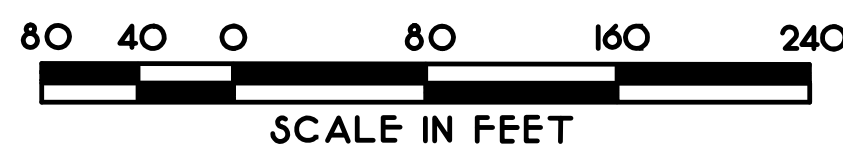


GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27037C0105E, effective date December 2, 2011.
- Total Site Area = 747,495 square feet = 17.160 acres.
Area Outlot C = 208,834 square feet = 4.794 acres.
Area Outlot D = 538,661 square feet = 12.366 acres.
- There are a total of 0 striped parking stalls on said property, of which there are 0 designated as handicap.
- All measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.
- This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and NSPS.
- There is no observable evidence of cemeteries in the field or of record.
- The surveyor was not provided zoning information by the client pursuant to Table A Items 6a or 6b.
- No current title work was furnished for the preparation of this survey. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by First American Title Insurance Company, having an effective date of March 17, 2022 and bearing file number NCS-1118030-MPLS. (INCLUDES OTHER PROPERTY)
- There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
- The Surveyor is unaware of any proposed changes to street right of ways. There was no observed evidence of recent street or sidewalk construction or repairs while conducting the field work.
- There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 18 except as shown.

LEGEND

- Property Corner
- 23 UNDISTURBED NATURAL AREA
EASEMENT DOC. NO. 2602702
- 27 TEMP. PONDING
EASEMENT DOC. NO. 2602712
- 27 TEMP. PONDING & DRAINAGE
EASEMENT DOC. NO. 2602712



SCALE: 1 INCH = 80 FEET

REVISIONS

Date:	

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorff, L.S.
Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677

Date: December 19, 2023

ALTA/NSPS
LAND TITLE SURVEY

For:

BJ BAAS

SITE:
ARGENTA HILLS

UNASSIGNED ADDRESS
INVER GROVE HEIGHTS, MINNESOTA

DAKOTA COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344
www.hsjsurveyors.com

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CAD Technician CT	
Sheet No.	1 OF 4

PRELIMINARY PLAT OF: PNAME

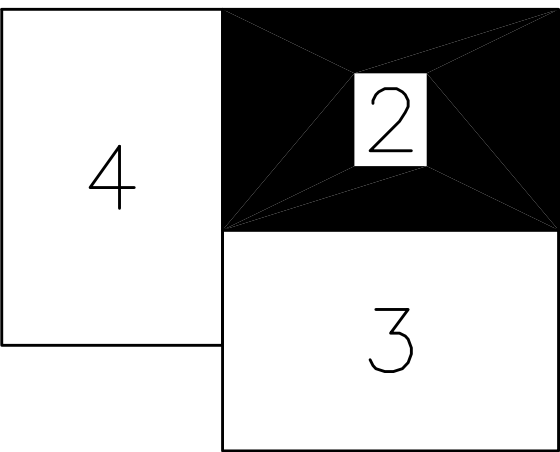
LEGAL DESCRIPTION

Outlots C and D, ARGENTA HILLS, Dakota County, Minnesota.

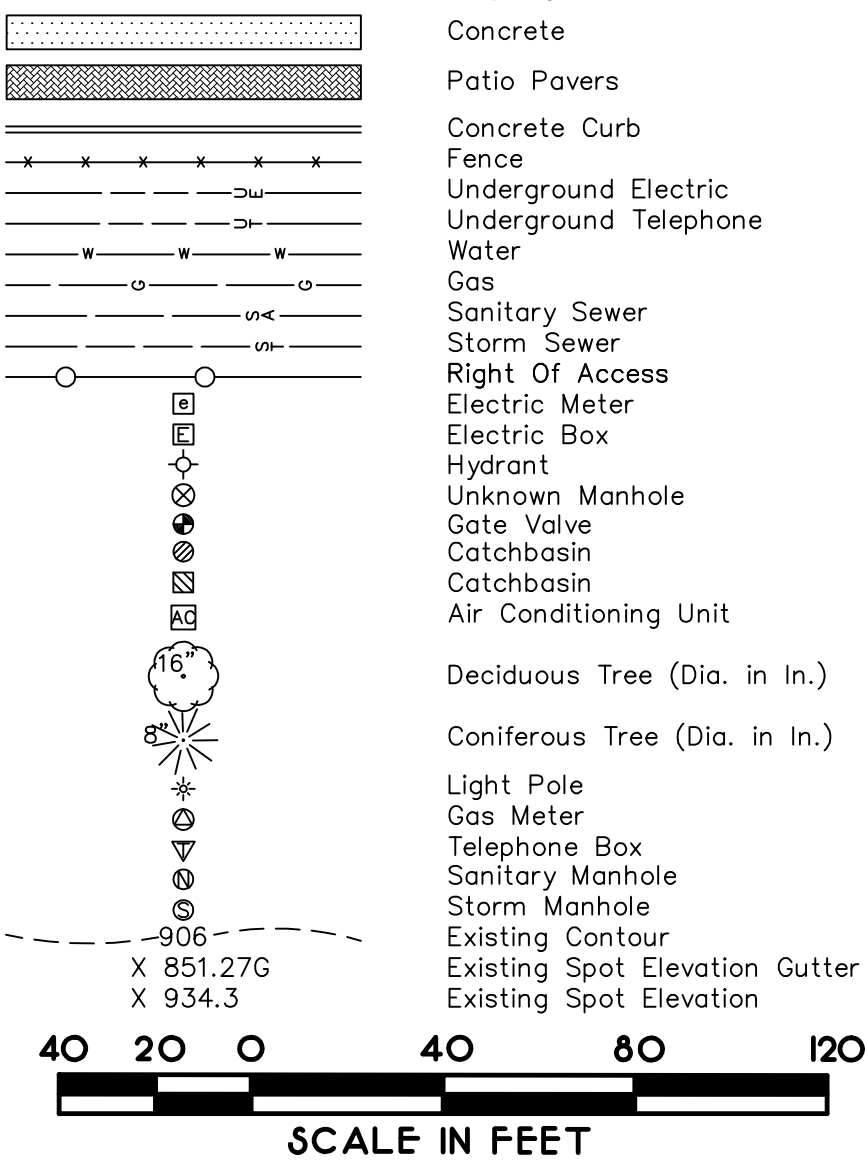
(Abstract Property)

Per Commitment for Title Insurance issued by First American Title Insurance Company, having an effective date of March 17, 2022 and bearing file number NCS-1118030-MPLS. (INCLUDES OTHER PROPERTY)

DRAWING INDEX



LEGEND



EXISTING LEGAL DESCRIPTION:

Outlots C and D, ARGENTA HILLS, Dakota County, Minnesota.

TO BE PLATTED AS:

Lots 1 and 2, Block 1, PNAME ???, Dakota County, Minnesota.

SUBDIVISION SUMMARY:

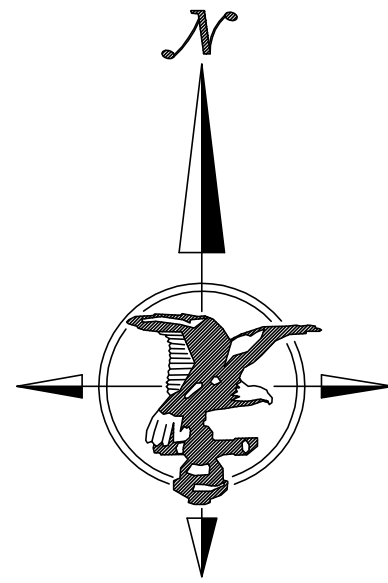
The total number of Lots is equal to 2.
The total area is 17.160 square feet.

PROPOSED AREA:

Site Area Lot 1, Block 1, PNAME equals 435,592 square feet = 10.000 acres.
Site Area Lot 2, Block 1, PNAME equals 311,903 square feet = 7.160 acres.

GENERAL NOTES:

- The bearing system used is based on ARGENTA HILLS.
- Utility Notes:
 - The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION. Gopher State One Call locate requests from surveyors for design may be ignored or result in an incomplete or untimely response. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
 - Other underground utilities of which we are unaware may exist. Note: Verify all utilities critical to construction or design.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27037C0105E, effective date December 2, 2011.
- Total Site Area = 747,495 square feet = 17.160 acres.
Area Outlot C = 208,834 square feet = 4.794 acres.
Area Outlot D = 538,661 square feet = 12.366 acres.
- There are a total of 0 striped parking stalls on said property, of which there are 0 designated as handicap.
- This survey was made on the ground.
- No current title work was furnished for the preparation of this survey. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by First American Title Insurance Company, having an effective date of March 17, 2022 and bearing file number NCS-1118030-MPLS. (INCLUDES OTHER PROPERTY)
- Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top of Nail (AS SHOWN ON SURVEY)
Elevation = 887.00



SCALE: 1 INCH = 40 FEET

REVISIONS

Date:	

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hodorff
Thomas E. Hodorff, L.S.
Minnesota Reg. No. 23677
December 19, 2023

Date: _____

PRELIMINARY PLAT
FOR
PNAME

For:

BJ BAAS

SITE:
ARGENTA HILLS

UNASSIGNED ADDRESS
INVER GROVE HEIGHTS, MINNESOTA

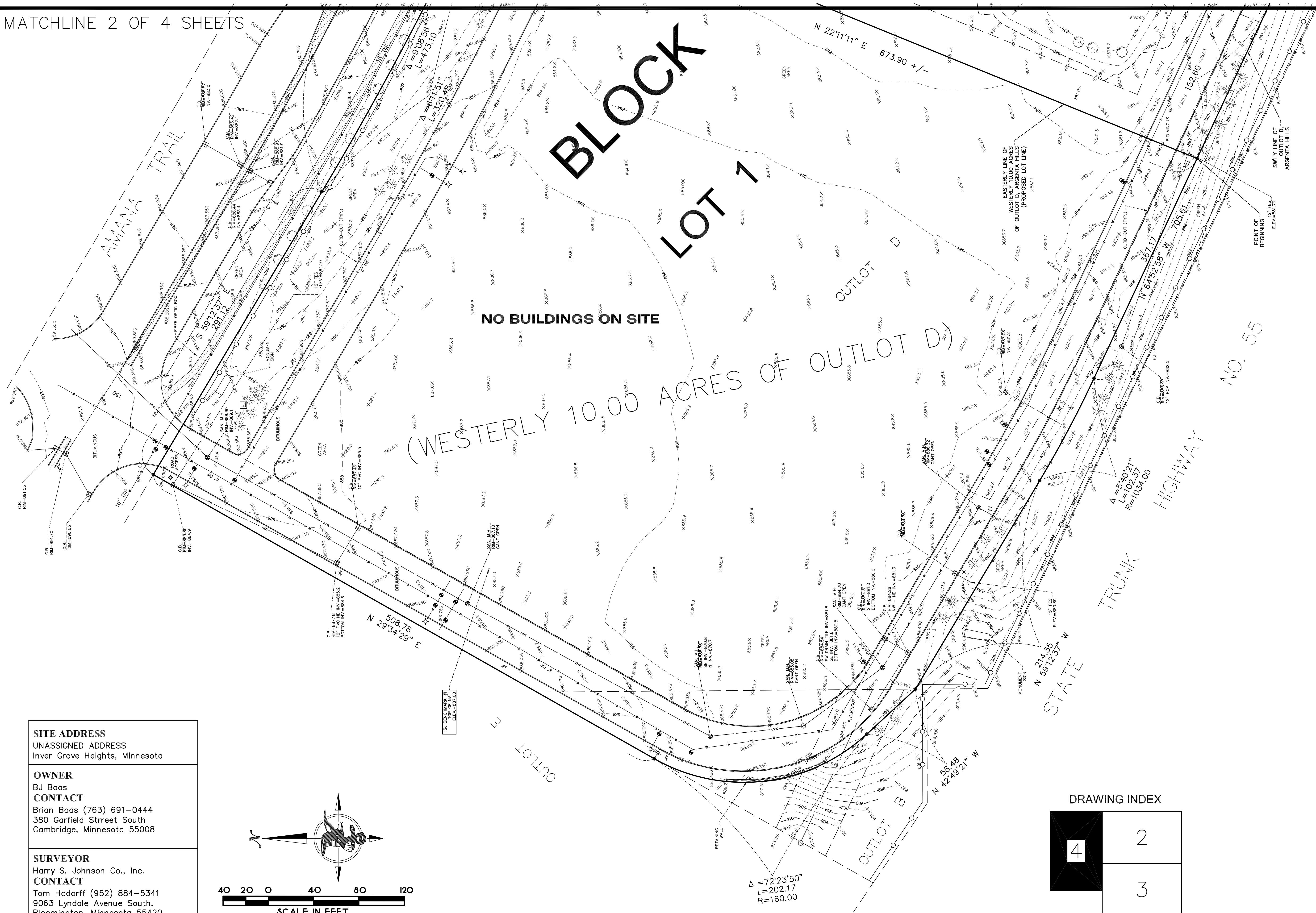
DAKOTA COUNTY

SITE ADDRESS
UNASSIGNED ADDRESS
Inver Grove Heights, Minnesota

OWNER
BJ Baas
CONTACT
Brian Baas (763) 691-0444
380 Garfield Street South
Cambridge, Minnesota 55008

SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South.
Bloomington, Minnesota 55420

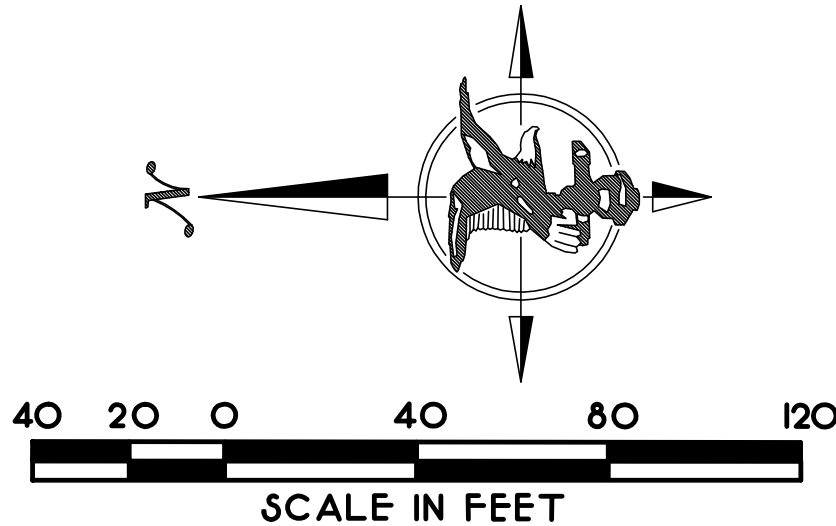
MATCHLINE 3 OF 4 SHEETS



SITE ADDRESS
UNASSIGNED ADDRESS
Inver Grove Heights, Minnesota

OWNER
BJ Baas
CONTACT
Brian Baas (763) 691-0444
380 Garfield Street South
Cambridge, Minnesota 55008

SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South.
Bloomington, Minnesota 55420



PRELIMINARY PLAT OF: PNAME

- LEGEND**
- Property Corner
 - Concrete
 - Patio Pavers
 - Concrete Curb
 - Fence
 - Underground Electric
 - Underground Telephone
 - Water
 - Sanitary Sewer
 - Storm Sewer
 - Right Of Access
 - Electric Meter
 - Electric Box
 - Hydrant
 - Unknown Manhole
 - Gate Valve
 - Catchbasin
 - Air Conditioning Unit
 - Deciduous Tree (Dia. in In.)
 - Coniferous Tree (Dia. in In.)
 - Light Pole
 - Gas Meter
 - Telephone Box
 - Sanitary Manhole
 - Storm Manhole
 - Existing Contour
 - Existing Spot Elevation
 - Gutter

DRAWING INDEX	
4	2
	3

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered land surveyor under the laws of the State of Minnesota.

THOMAS E. HODORFF, L.S.

Date: December 19, 2023 Registration No. 23677

Date:	REVISIONS

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344

PRELIMINARY PLAT

For: BJ BAAS

SITE:
ARGENTA HILLS

UNASSIGNED ADDRESS
INVER GROVE HEIGHTS, MINNESOTA

DAKOTA COUNTY

SHEET	
4 OF 4	
Book 667	File No. 2023-344
Page 64	W.O. Number 2023344
CAD Technician CT	



Planning Commission Report

MEETING DATE:	March 6, 2024
CASE NO:	24-05ZA
APPLICANT:	Wave Soccer Club, Inc.
PROPERTY OWNER:	Inverpoint 2 Industrial Owner, LLC
REQUEST:	Zoning Code Amendment & Conditional Use Permit
LOCATION:	8360 Courthouse Boulevard
COMPREHENSIVE PLAN:	IOP, Industrial Office Park
ZONING:	IOP/PUD, Planned Unit Development
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The request consists of the following:

- Zoning Code Amendment to allow a Recreation Center as a Conditional Use in the IOP, Industrial Office Park zoning district.
- Conditional Use Permit to allow a Recreation Center to be operated out of an existing building in an IOP, Industrial Office Park zoning district.

BACKGROUND

The applicant is requesting to operate Wave Soccer Club out of a portion of an existing building located in Inverpoint Business Park. Staff believes this type of use fits closest with the land use Recreation Center.

A Recreation Center is defined in City Code as: A facility open to the public for leisure, amusement, and recreation activities, including but not limited to anyone or a combination of the following: bowling alley, skating rinks, gymnasiums, swimming pools, fitness centers and entertainment facilities for the purpose of providing recreation and entertainment.

A Recreation Center is a conditional use in the B-3, General Business district and a permitted use in the P, Institutional District. The applicant is requesting to amend the Zoning Code to allow a Recreation Center use to be conditionally allowed within the IOP, Industrial Office Park zoning district.

The property is approximately 6.41 acres in size and is connected to city utilities. The current tenants include more typical industrial uses. The soccer club would occupy roughly 24,000 square feet of the 96,000 square foot building. The space would include an indoor turf area, a gym training area,

offices, and a conference room. The proposed use would have peak operation times that would not conflict with the everyday uses of the existing tenants. The applicant has stated their peak hours would be in the evenings and weekends. The applicant estimates that around 600 kids would use the facility weekly, typically with parents dropping off and not staying or parking their vehicle.

EVALUATION OF REQUEST

SURROUNDING USES.

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

North:	Industrial Uses	Zoned: PUD, Planned Unit Development	Guided: IOP, Industrial Office Park
West:	Industrial Uses	Zoned: PUD, Planned Unit Development	Guided: IOP, Industrial Office Park
East:	Industrial Uses	Zoned: PUD, Planned Unit Development	Guided: IOP, Industrial Office Park
South:	Residential	Zoned: E-1, Estate Residential	Guided: RDR, Rural Density Residential

SITE PLAN REVIEW.

Setbacks: There are no proposed building additions or changes to the exterior at this time.

Parking Lot: Parking requirements for the proposed use could be calculated by using the Private Club requirements of 10 spaces, plus 1 space for each 300 square feet of floor area in excess of 2,000 square feet of floor area in the principal structure. Using this formula, 83 parking spaces would be required. Based on the applicant's information that most parents drop off and then pick up their child, and that peak times for the club would be nights and weekends, staff believes the existing parking is sufficient for the proposed use.

Access: Access to the site is not changing; there is access off Courthouse Boulevard. There is roughly 200 feet between the parking lot and Courthouse Boulevard, providing stacking room for traffic to move safely on and off Courthouse Boulevard.

Lighting: There are no changes proposed to the existing site lighting.

Signage: Signage is not approved as part of the Conditional Use Permit request. Signage on the property shall follow Section 10-15E of the City Code. A building permit is required for any new signs or changes to the existing signs.

Fire Marshal Review: All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes at the time of building.

Engineering Review: Engineering has reviewed the plans. There is no additional impervious surface being added and no changes being made to the existing parking lot. Engineering takes no exception to the request.

PROPOSED ORDINANCE LANGUAGE

10-6-2 Land Uses in all Nonresidential Districts

Use	Zoning District											
	B-1	B-2	B-3	B-4	OP	I-1	IOP	I-2	P	MU-PUD	COMM-PUD	OFFICE-PUD
Recreation center			C				C		P			

CONDITIONAL USE PERMIT (CUP)

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies, and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The use is consistent with the goals, policies, and plans of the 2040 Comprehensive Plan.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

This standard would be met. The proposed use fits within a warehouse type setting along with the club's offices.

3. *The use would not be materially injurious to existing or planned properties or improvements in the vicinity.*

This standard would be met. The proposed use will not create any adverse physical impacts upon the neighborhood. There will not be any changes to the existing or surrounding properties.

4. *The use does not have an undue adverse impact on existing or planned City facilities and services, including streets, utilities, parks, police and fire, and the reasonable ability of the City to provide such services in an orderly, timely manner.*

The proposed request does not appear to have any negative effects on City facilities or services. The City Fire Marshal and Building Official would review and approve plans for City Code compliance prior to any occupancy permits for the use.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*

a) *Aesthetics/Exterior Appearance*

There are no exterior changes proposed to the site.

b) *Noise*

The proposed use would not generate noises that are inconsistent with the IOP district.

c) *Traffic*

The peak hours for the soccer club would be during the weekday evening hours, and on weekends. The proposed use will likely not create a traffic problem.

d) *Drainage*

No additional impervious surface is proposed; this condition is met.

e) *Fencing, landscaping and buffering*

No additional fencing or landscaping would be required for the proposed use.

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The applicant would be utilizing an existing building. No additions are proposed at this time. The Fire Marshal and Building Official would be reviewing the site to be in compliance with fire and building codes.

7. *The use does not have an undue adverse impact on public health, safety or welfare.*

Staff is not aware of any public health, safety or welfare issues associated with the proposal. This standard has been met.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater, and air quality.*

No additional hard surface is being added to the site. This standard has been met.

ALTERNATIVES

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

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

- Approval of the Zoning Code Amendment to amend the land use table to allow Recreation Centers as a conditional use in the IOP district.
- Approval of the Conditional Use Permit to allow a Recreation Center within an existing building located in the IOP zoning district subject to the following conditions:
 - 1) All parking/drive aisles areas shall be properly marked and follow all fire and building code requirements.
 - 2) The applicant must apply for and obtain a building permit for any signage or building improvements.
 - 3) Operation of a new business may not commence until an Occupancy permit is obtained from the City Inspections Department.
 - 4) The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.

B. Denial. If the Planning Commission does not find it necessary to amend the land use table or does not support the Conditional Use Permit application, the Commission could recommend denial of the proposed requests. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

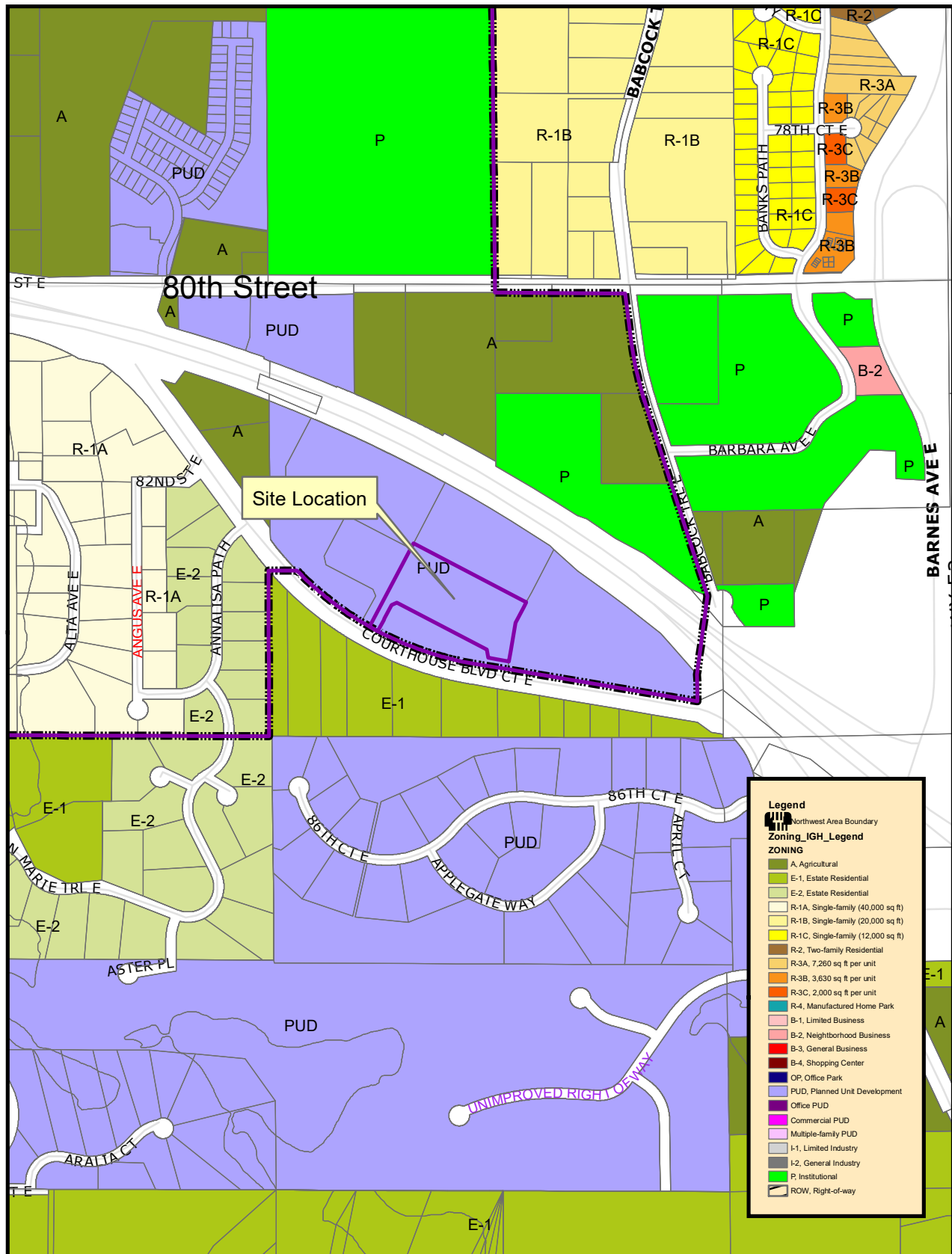
Based on the information in the preceding report and the conditions listed in Alternative A, Staff is recommending Approval of the Zoning Code Amendment and Conditional Use Permit as presented.

ATTACHMENTS

1. Zoning & Location Map
2. Narrative
3. Site Plan



Wave Soccer Club Case No. 24-05ZA



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.
Copyright© City of Inver Grove Heights 2020



Exhibit A
Zoning and Location Map

To whom it may concern,

Wave Soccer Club, Inc. is a 501c3 nonprofit youth soccer club that operates in the southeast metro and are looking to add an indoor training center. We have come to the point where our club needs better indoor training space and are planning on moving into a space at 8360 Courthouse Boulevard Suite 100 in IGH. This 24000 square foot space will be broken up into 3 major areas.

The back 110 foot by 150 foot area will be indoor turf space to allow for small practice areas. The front will be comprised of two areas one being office space with bathrooms and a conference room and the other 100 foot by 50 foot area will be hard surface for Futsal and gym training.

This new space will allow our club to grow and have training space that fits the needs of our teams and their families. Wave Soccer currently rents space in 3 different domes forcing our families to drive all over the metro for practices during the fall, winter, and spring months. The space will be our “home” and allow us to grow and keep a community feel.

The current building is occupied by businesses during the day and our operations will typically happen from 5PM to 10 PM Monday thru Friday and various times on the weekends.

The parking needs for the space are minimal as parents drop kids off and then pick up an hour later. We will create a traffic flow to come in on the east side of the property and leave out the center exit. At most during anytime about 15 spaces will be used.

Below is the building layout as Exhibit A and our layout is Exhibit B.

Thank you,
Jonathan Weber
President
Wave Soccer Club, Inc

EXHIBIT A

Premises and Building

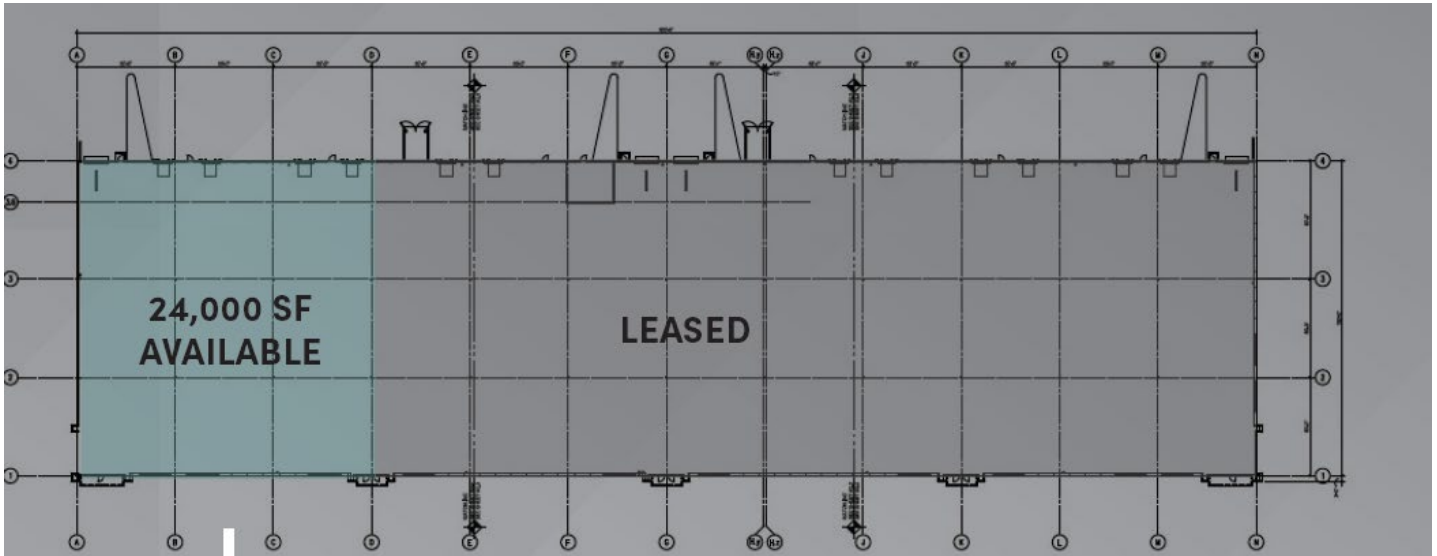


Exhibit B

24000 sqft space layout. Office and meeting rooms in lower left. Green area is all turf.

