



Inver Grove Heights Planning Commission
Tuesday, September 17, 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, September 17, 2024, will be provided to the Commission at or before the September 17, 2024 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the September 4, 2024, Planning Commission Meeting.
4. **Public Hearing**
 - A. Vacation of a portion of Temporary Drainage and Utility Easement; and Conditional Use Permit for the use of a Daycare Facility Located at *7761 Amana Trail*. (InSite Development - Case No. 24-35VAC)
 - B. Major Site Plan Review for an Essential Service Building Expansion; and Variances from the Maximum Fence Height Requirement Located at *11548 Clark Road*. (Xcel Energy - Case No. 24-34SPV)
 - C. Rezoning from A, Agricultural to R-3A, Multiple-Family Residential Located at *1401 70th Street East*. (National Land Holdings, LLC - Case No. 24-22PAZ)
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

Wednesday, September 4, 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*)
Trisha Presley (*Secretary*)
Jason Teiken
Lance Twedt
Robert Heidenreich
Dennis Wippermann

Commissioners Absent: Amy Hunting - excused
Aida Schaefer - excused

Staff Present: Jason Ziemer, Community Development Director
Heather Botten, Associate Planner
Stacy Bodsberg, Community Development Support Specialist

3. CONSENT AGENDA

A. Minutes of the August 7, 2024, Planning Commission Meeting.

B. Minutes of the August 20, 2024, Planning Commission Meeting.

Motion by Wippermann, Second by Heidenreich, to approve the minutes as submitted.

Ayes: 7

Nays: 0 Motion Carried.

4. PUBLIC HEARING

A. Conditional Use Permit to construct an essential service building and Variances from setback requirements, and the maximum fence height around the perimeter of the property identified as PID No. 20-02910-76-021. (Xcel Energy - Case No. 24-32CV)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Associate Planner Botten presented a summary of the staff report.

Planning Commission Discussion

Commissioner Clancy inquired if there have been prior approvals for the property. Botten confirmed that there has not been.

Opening of Public Hearing

Brian Sullivan, 414 Nicollet Mall, Minneapolis, Xcel Energy, Applicant, stated that he has read and understood the staff report. What drove this specific project is that the site is a regulator station that reduces the pressure in the gas system for the surrounding neighborhood. Although

Planning Commission Meeting Minutes

Wednesday, September 4, 2024

there is nothing wrong with the current system, it's nearing its end-of-life term and there is a lot of new technology that can be added. The current building is older, and has valves located outside, the newly proposed building will bring all those valves inside and clean up the site from anyone passing by.

Chair Weber closed the Public Hearing.

Planning Commission Recommendation

Motion by Heidenreich, Second by Presley, to approve a Conditional Use Permit for an Essential Service Structure to allow expansion of the existing electrical power substation subject to the two conditions listed in the staff report; a Variance to allow a fence ten feet tall whereas seven feet is the maximum height allowed by City Code subject to the one condition listed in the staff report; and Variance to allow a 576 square foot structure to encroach within the required 50-foot setback subject to the one condition listed in the staff report.

Ayes: 7

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on September 23, 2024.

5. REGULAR BUSINESS

Associate Planner Botten stated that the next regular Planning Commission meeting will be on Tuesday, September 17, 2024.

6. ADJOURN

Motion to adjourn the meeting at 7:09 p.m.

Respectfully submitted by Stacy Bodsberg, Community Development Support Specialist.



Planning Commission Report

MEETING DATE:	September 17, 2024
CASE NO:	24-35VAC
APPLICANT:	InSite Development Services, LLC
PROPERTY OWNER:	Graceland IGH Holdings, LLC
REQUEST:	Easement Vacation and Conditional Use Permit
LOCATION:	7761 Almana Trail
COMPREHENSIVE PLAN:	RC, Regional Commercial
ZONING:	B-4/PUD, Shopping Center/Planned Unit Development
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The applicant is requesting the following:

- Vacation of a portion of a Temporary Drainage and Utility Easement.
- Conditional Use Permit for a daycare facility on Lot 3, Block 2, Argenta Hills.

BACKGROUND

The applicant is proposing to develop a vacant commercial lot in the Argenta Hills development with a daycare facility. A PUD development plan was approved for the daycare in June 2024. A daycare facility is a conditional use in the commercial zoning districts. The Northwest Area Ordinance states that all permitted, conditional, and accessory uses, as defined, regulated and administered for the underlying zoning districts, shall continue and remain in effect within the Northwest Area Overlay District. The property is zoned B-4, Shopping Center Planned Unit Development, as part of the Northwest Area Overlay District. A daycare facility is a conditional use in the B-4 zoning district. When the PUD was approved for the daycare, the processing of the CUP was inadvertently forgotten.

Additionally, there is a temporary easement that currently extends across the existing perimeter access drive and over the proposed parking area. The request is to vacate the portion of the easement that extends over pavement, while retaining the portion of the easement that covers the existing rain garden/ponding area.

The project would consist of constructing a 12,000 square foot child daycare facility with an outdoor playground area on the south side of the site and reconfiguring the parking lot.

EVALUATION OF REQUEST

EASEMENT VACATION

The original plat of Argenta Hills provided a temporary ponding easement for the purpose of stormwater management while development occurred on the property. With the development of the

daycare facility, a portion of the temporary easement that is located over hard surface is proposed to be vacated. Engineering has reviewed the request and is agreeable to the vacation of a portion of the easement as proposed.

SITE PLAN REVIEW

Setbacks. The proposed building setback along the main street access drive is consistent with the original approval. There are no required internal setbacks for a PUD.

Parking. Based on parking standards identified in the City Code and in the Northwest Area, the minimum parking spaces required for staff and students would be 35 spaces. The site plan shows a total of 38 spaces. The proposed site plan complies with parking requirements.

Parking on the west side is intended for employee parking, and the drop-off/parent parking would be located on the north side, in the front of the building.

Access. The access to the property continues to utilize the internal drive area, so there is one access to the southerly ring road and an additional access point to the internal driveway that connects to the main street access.

Exterior. The applicant is proposing to comply with the exterior building material requirements for the building's exterior.

Landscaping. The redevelopment of the site will remove all existing vegetation in the existing parking lot and perimeter areas. The proposed landscape plan identifies 12 overstory trees plus 4 additional to meet the parking lot ratio. Trees and shrubs are planted along the front and west sides of the building, along the internal access drive and in the northwest corner of the site. The plan complies with landscape standards.

Rooftop Equipment. The plans identify the approximate location of rooftop equipment but show it may extend beyond the top line of the building parapet. City Code requires the equipment be substantially screened from view from a reasonable viewing perspective.

GENERAL CONDITIONAL USE PERMIT (CUP) REVIEW

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 Comprehensive Plan. The future land use of this parcel is Regional Commercial and a daycare is consistent with the uses envisioned in this district.

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.

The property is zoned commercial PUD. The land use of a daycare is consistent with the intent of the underlying B-4, zoning district.

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

The proposed addition would not have a detrimental effect on public improvements in the vicinity of the property.

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 improvements do not appear to have any negative effects on City facilities or services. Fire, and Inspections would all review and approve plans for code compliance prior to the issuance of any building permits.

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

i. *Aesthetics/exterior appearance*

The proposed building would be constructed with similar materials as the other buildings in the development, complying with code requirements.

ii. *Noise*

The proposed building would not generate noises that are inconsistent with use allowed in the B-4 zoning district.

iii. *Fencing, landscaping and buffering*

No fencing is proposed, and landscaping would meet the City's requirements.

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.*

Fire and Inspections would review and approve plans for code compliance prior to the issuance of any building permits.

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

This use does not appear to have any negative effects on the public health, safety or welfare.

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

The proposed property improvements will comply with the City's stormwater treatment requirements.

ALTERNATIVES

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

- Approval of the **Conditional Use Permit** to allow a daycare facility on Lot 3, Block 2, Argenta Hills subject to the following:

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

Civil Plan Set Dated: 08-06-24

Landscape Plan Dated: 08-06-24

2. Plans and approvals are subject to review and approval by the City Engineer.

3. Sign permits are required for all signs.

4. Any rooftop or ground mounted equipment shall be substantially screened from view as seen from a reasonable viewing perspective.

- Approval of a **Vacation** of a portion of a Temporary Easement as depicted on the plan labeled Vacation Depiction.

B. Denial. Should the proposed request be found not acceptable, the request described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

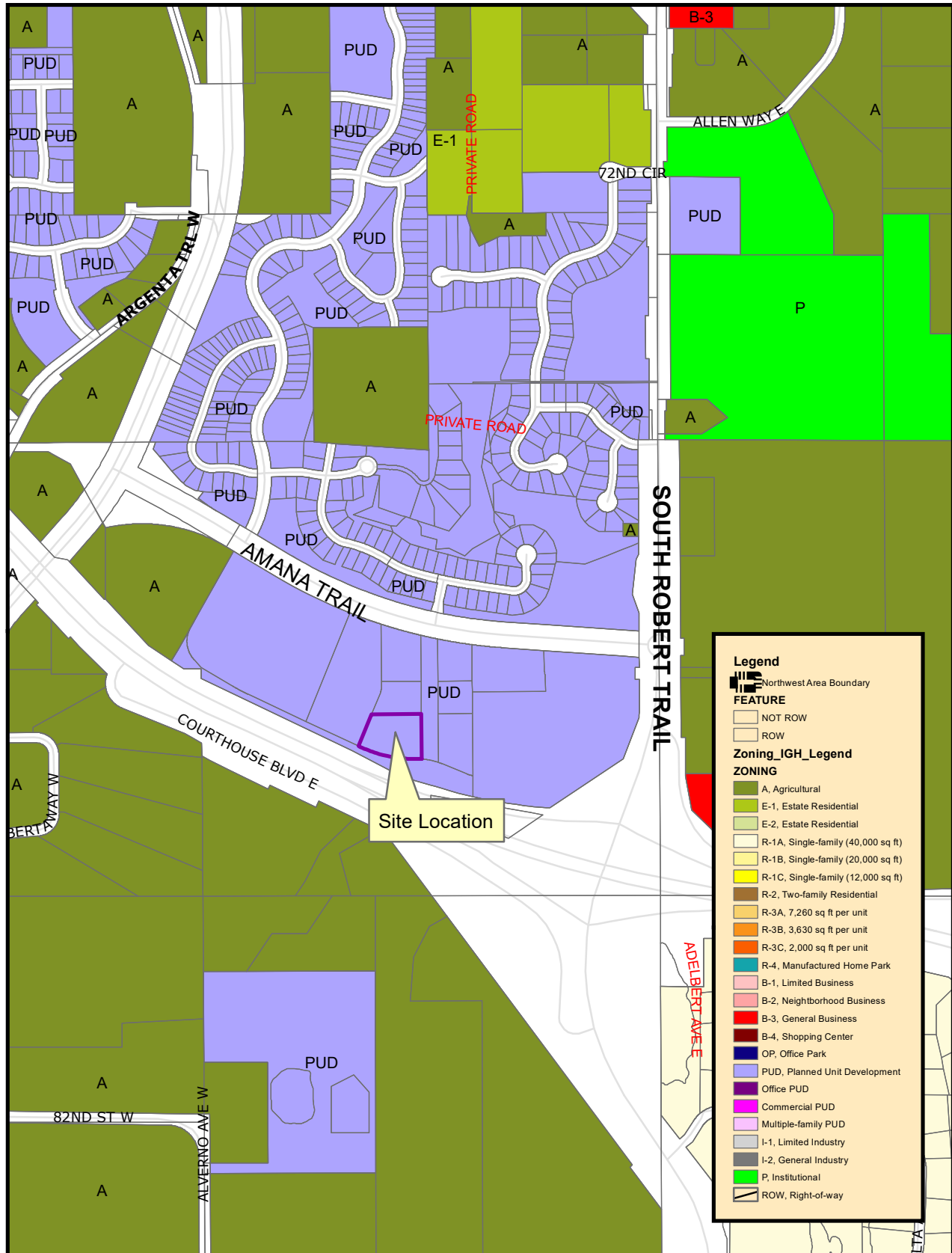
Planning staff recommends Approval of the Conditional Use Permit for the daycare facility with the conditions listed and the Vacation of a portion of the Temporary Easement.

ATTACHMENTS

1. Zoning and Location Map
2. Narrative
3. Site Plan
4. Grading Plan
5. Landscape Plan
6. Vacation Depiction



7761 Amana Trail Case No. 24-35VAC



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.
Copyright© City of Inver Grove Heights 2020



Exhibit A
Zoning and Location Map

Map not to scale



InSite Real Estate, LLC
1400 16th Street, Suite 300 | Oak Brook, IL 60523-8854
Phone: 630-617-9100 | Fax: 630-617-9120 | www.insiterealestate.com

August 30th, 2024

Heather Botten, Associate Planner
City of Inver Grove Heights, MN
8150 Barbara Avenue
Inver Grove Heights, MN 55077

**RE: Temporary Ponding Easement Vacation & Conditional Use Permit
7761 Amana Trail, Inver Grove Heights, MN**

Dear Heather,

As you are aware, InSite is currently underway on design for a new daycare development at 7761 Amana Trail in the Argenta Hills Shopping Center. As part of this development, we are requesting the partial vacation of an existing Temporary Ponding Easement, previously recorded in 2008 (Document #2602712).

This easement currently extends across the existing perimeter access drive and over InSite's proposed parking area. We are proposing to vacate the portion of the easement that extends over pavement, while retaining the portion of the easement that covers the existing rain garden/ponding area.

InSite is also requesting a Conditional Use Permit, as it is acknowledged that a 'daycare' use is a conditional use in this zoning district. It is anticipated that the licensing capacity for the proposed daycare will be 154 children and approximately 22 staff. Please note, average KinderCare enrollment is typically 70% - 80% of licensing capacity, so the actual child enrollment count will be less than the licensed value. The typical hours of operation are Monday – Friday, 6 AM to 6 PM.

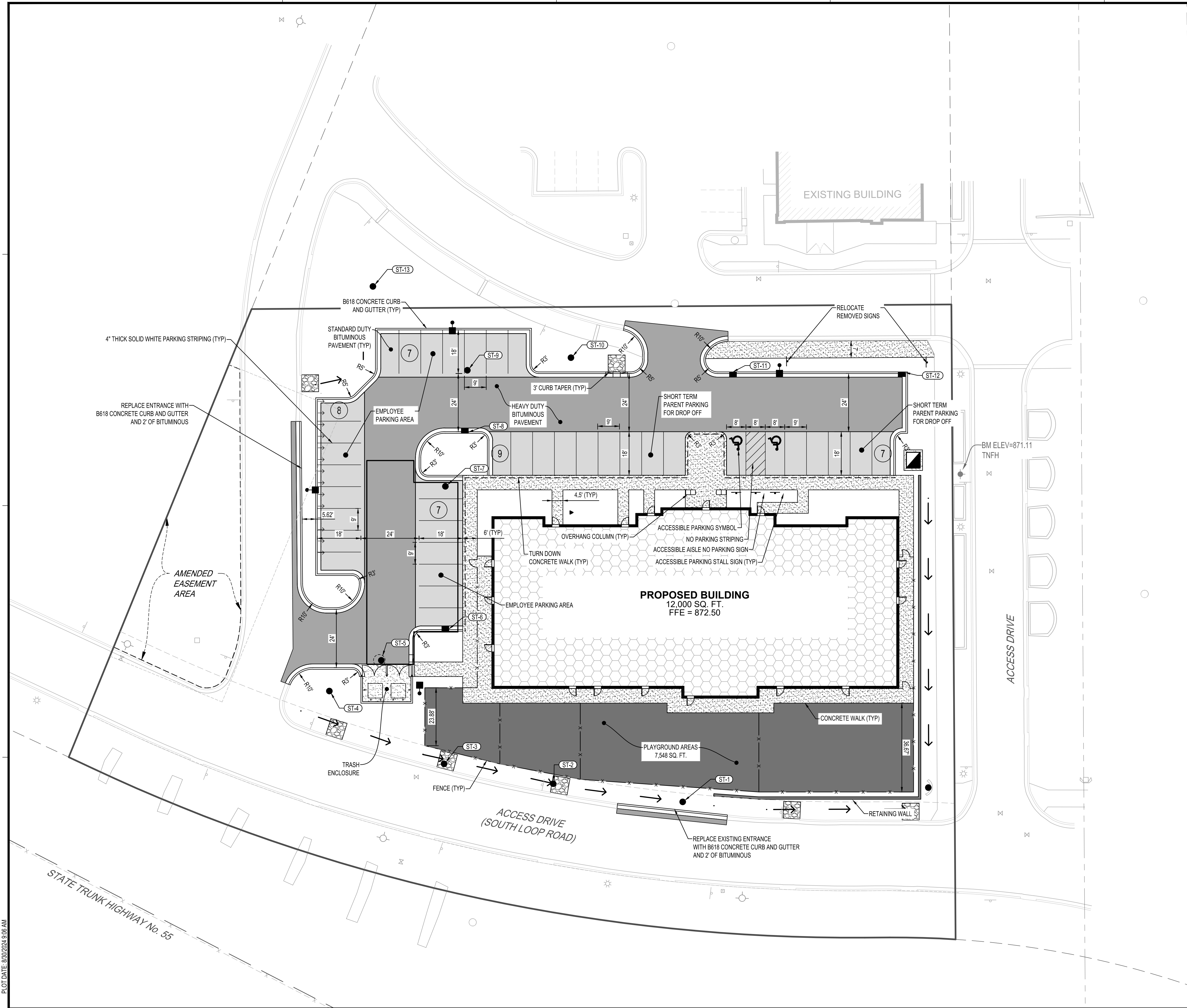
There is sufficient parking onsite to accommodate the full-time staff and parents during drop off hours. It is anticipated that staff will park in the 23 spaces located along the perimeter of the site and along the west side of the proposed building. Parents will park along the north side of the building, walk their child into the daycare, and check them in at the front desk. The average time of child drop off is 3 – 5 minutes.

Please let me know if you have any questions or need any more information to forward this application for Planning Commission review.

Thank you,

Sean Graham, P.E.
Project Manager
D: (630) 592 – 3203
E: sgraham@insiterealestate.com

PLOT DATE: 8/30/2024 9:18 AM



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	STANDARD DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE WALK
	TURN DOWN CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER
	PLAYGROUND AREA



InSite
INSITE DEVELOPMENT SERVICES, L.L.C.

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

RYAN ANDERSON

Ryan Anderson

DATE: 08/06/2024 LIC. NO. 55938

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

**NEW CHILDCARE
FACILITY
INVER GROVE
HEIGHTS**

INVER GROVE HEIGHTS MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/06/24	CITY SUBMITTAL #1	MJE
06/07/24	STORMWATER SUBMITTAL #2	MJE
08/06/24	TEMP PONDING EASEMENT	MJE

PROJECT NO. 24-30962

FILE NAME 30962-C3-SITE

DRAWN BY AAQ

DESIGNED BY AAQ/MJE

REVIEWED BY ARA/RJA

ORIGINAL ISSUE DATE 08/06/24

CLIENT PROJECT NO. -

TITLE

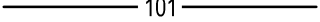
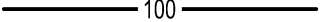
SITE PLAN

SHEET

C3-10

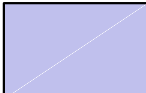
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION
	PROPOSED TOP OF RETAINING WALL (T/W) AND BOTTOM OF RETAINING WALL (B/W)
	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

ADA ACCESSIBILITY LEGEND	
	ACCESSIBLE PARKING / LANDING AREA (MAXIMUM 2.00% SLOPE IN ALL DIRECTIONS)
	ACCESSIBLE RAMP (SLOPE GREATER THAN 5.00%, LESS THAN 8.33%)
	0" HEIGHT CURB / WALK (FLUSH WITH PAVEMENT)



InSite
INSITE DEVELOPMENT SERVICES, L.L.C.

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

RYAN ANDERSON
Ryan Anderson
DATE 08/06/2024 LIC. NO. 55938

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

**NEW CHILDCARE
FACILITY**

**INVER GROVE
HEIGHTS**

INVER GROVE HEIGHTS MINNESOTA

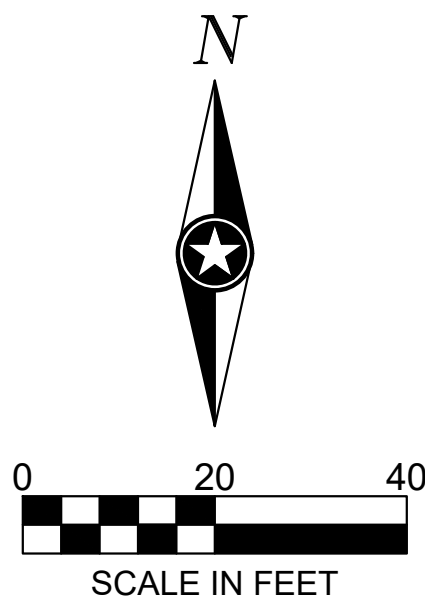
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
05/06/24	CITY SUBMITTAL #1	MJE
06/07/24	STORMWATER SUBMITTAL #2	MJE
08/06/24	TEMP PONDING EASEMENT	MJE

PROJECT NO.	24-30962
FILE NAME	30962-C4-GRADE
DRAWN BY	AAQ
DESIGNED BY	AAQ/MJE
REVIEWED BY	ARA/RJA
ORIGINAL ISSUE DATE	08/06/24
CLIENT PROJECT NO.	-

GRADING PLAN

SHEET

C4-10





ZONING LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS			
AS REQUIRED IN INNER GROVE HEIGHTS, MN ZONING CODE (ZONE PUD)			
LOCATION	QUANTITY	REQUIRED	PROVIDED
SITE PERIMETER	1200 LF	12	12
PARKING LOT	38 STALL	4	4



THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

NEW CHILDCARE FACILITY INVER GROVE HEIGHTS

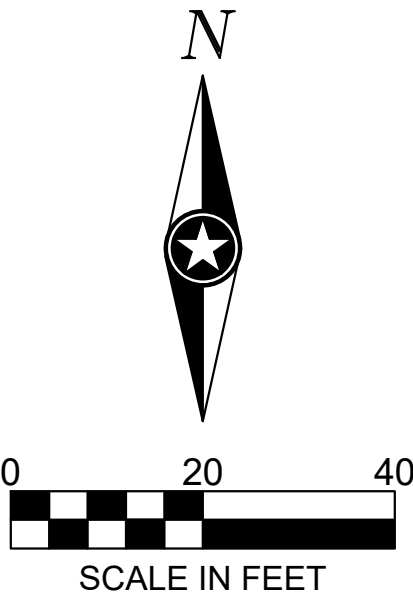
MINNEAPOLIS, MINNESOTA

TITLE

PLANTING PLAN

SHEET

C5-20



VACATION DEPICTION

EASEMENT EXHIBIT FOR:
INSITE REAL ESTATE INVESTMENT
PROPERTIES, L.L.C.

SHOWING THE LOCATION OF THE PORTION OF
EASEMENT TO BE VACATED

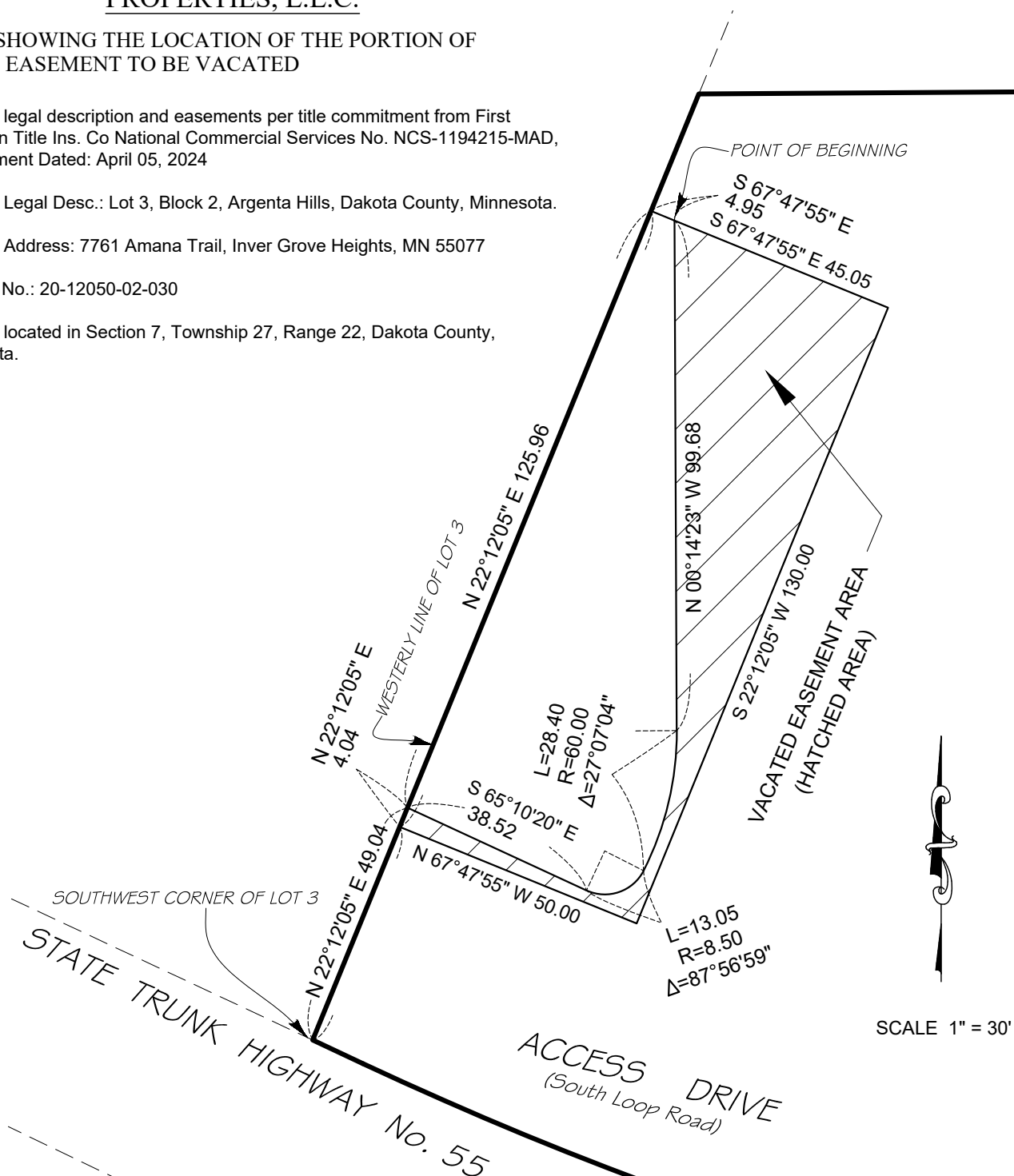
Property legal description and easements per title commitment from First American Title Ins. Co National Commercial Services No. NCS-1194215-MAD, Commitment Dated: April 05, 2024

Property Legal Desc.: Lot 3, Block 2, Argenta Hills, Dakota County, Minnesota.

Property Address: 7761 Amana Trail, Inver Grove Heights, MN 55077

Tax PID No.: 20-12050-02-030

Property located in Section 7, Township 27, Range 22, Dakota County, Minnesota.



F.B. No. 1132-65 Proj. No. 90646

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 DemarcInc.com



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

Surveyed this 24th day of June 2024.

Signed
Gregory R. Prasch, Minn. Reg. No. 24992

Sheet 2 of 4 Sheets

VACATION DESCRIPTION

All that part of Lot 3, Block 2, ARGENTA HILLS, according to the recorded plat thereof, Dakota County, Minnesota. Commencing at the southwest corner of said Lot 3; thence on an assumed bearing of North 22 degrees 12 minutes 05 seconds East, along the westerly line of said Lot 3, for 49.04 feet; thence continue North 22 degrees 12 minutes 05 seconds East, along said westerly line, for 125.96 feet; thence South 67 degrees 47 minutes 55 seconds East for 4.95 feet to the point of beginning; thence South 67 degrees 47 minutes 55 seconds East 45.05 feet; thence South 22 degrees 12 minutes 05 seconds West for 130.00 feet; thence North 67 degrees 47 minutes 55 seconds West for 50.00 feet; thence North 22 degrees 12 minutes 05 seconds East 4.04 feet; thence South 65 degrees 10 minutes 20 seconds East 38.52 feet; thence Northeasterly 13.05 feet along a tangential curve concave to the Northwest having a radius of 8.50 feet and a central angle of 87 degrees 56 minutes 59 seconds; thence Northerly 28.40 feet along a tangential curve concave to the West having a radius of 60.00 feet and a central angle of 27 degrees 07 minutes 04 seconds; thence North 00 degrees 14 minutes 23 seconds West 99.68 feet to the point of beginning and there terminating.



Planning Commission Report

MEETING DATE:	September 17, 2024
CASE NO:	24-34SPV
APPLICANT:	Northern States Power Company (Xcel Energy)
PROPERTY OWNER:	Northern States Power Company
REQUEST:	Major Site Plan Review and Variance
LOCATION:	11548 Clark Road
COMPREHENSIVE PLAN:	GI, General Industrial
ZONING:	I-2, General Industry
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The applicant is requesting the following:

- Major Site Plan Review for an Essential Service Structure to allow an expansion of the existing electric power substation.
- Variance from Fence Ordinance Title 10, Chapter 15, Section 12 to allow a ten (10) foot tall chain link fence whereas seven (7) feet is the maximum height allowed.

BACKGROUND

Xcel Energy owns a 49-acre tax parcel that is located on the east and west sides of Clark Road. Even though it is one parcel, because of Clark Road, Xcel Energy identifies the substations as two different substations with two different names. Xcel Energy will be expanding the Rich Valley Substation located on the east side of Clark Road to provide increased capacity and improve reliability for the surrounding community. The expansion project will include adding additional electrical equipment and rerouting the transmission lines that feed the substation.

Xcel Energy is also requesting a Variance from the fence height requirements to construct a 10-foot-tall chain link security fence around the perimeter of the equipment area on the lot. The fence would be located around the Rich Valley Substation on the east side of Clark Road and also around the Inver Hills Substation on the west side of Clark Road. The maximum fence height allowed by City Code is seven feet. The additional three feet of fence height is being requested to maintain consistency with the Federal Energy Regulation Commission which mandates owners of bulk-power systems to enhance physical security measures to lessen overall vulnerability against physical attacks.

EVALUATION OF REQUEST

SURROUNDING USES

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

North, South, East, & West	Industrial Uses	Zoned: I-2, General Industry	Guided: GI, General Industrial
-------------------------------	-----------------	---------------------------------	-----------------------------------

SITE PLAN REVIEW

Setbacks. The new equipment would be an expansion of the Rich Valley Substation on the east side of Clark Road. The City Code requires a 50-foot setback for essential service structures from any property zoned Residential or Estate. In this case, all the surrounding properties are zoned I-2, General Industrial, so no specific setbacks are required.

Access. Access to the essential service use is not changing, access to both sites is from Clark Road.

Engineering. Stormwater Retention Ponds are proposed to the south and north of the Rich Valley Substation and will be designed per City standards. A Stormwater Facilities Maintenance Agreement will be required between the property owner and the City.

Public Safety. The proposed request does not appear to have any negative effects on City facilities or services. The site has operated without any issues and no new issues are expected to arise with the expansion.

VARIANCE REVIEW

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variance, the 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 area of the lot that contains equipment is currently protected by a chain link fence. New Federal regulations require additional security measures. A taller fence with one inch chain link openings provides a deterrent fence for security reasons.

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

The essential service use on the property has an existing chain link fence that is subject to security risks due to its height and size of the grid openings, which allows for easier scaling of the fence. The security upgrades include installing a new fence around the facility that will discourage unauthorized access; improve safety; and prevent damage to the equipment inside. There is no barbed wire proposed, only a 10-foot-tall fence with a smaller opening chain link.

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

The need for additional height is based on Federal Regulations to provide enhanced physical security measures for critical facilities to lessen the overall vulnerability of the power system against physical attacks.

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

One of the functions of height requirements is the aesthetic qualities of the street and neighboring views. The proposed fence would be located in the same location

as the existing fence, in an industrial area. The Variance request does not appear to alter the character of the neighborhood.

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

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

ALTERNATIVES

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

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

- Approval of the **Major Site Plan Review** for an Essential Service Structure expansion of the existing electrical power substation subject to the following conditions:
 1. The site shall be developed in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.
 2. The grading plan and stormwater management shall be approved by the City Engineer and subject to all conditions noted by the City Engineer.
 3. A stormwater agreement shall be required to be executed between the City and the developer. The contract will address specific site improvements and parties responsible for improvements that may be necessary.
- Approval of the **Variance** to allow a fence ten feet tall whereas seven feet is the maximum allowed by City Code subject to the following condition:
 1. The fencing shall be consistent with the site plan on file with the Planning Department.

Practical Difficulty: The proposed ten-foot chain link fence does not appear to have an adverse impact on the neighborhood or affect visibility along Clark Road. The property's use is an essential service. The additional fence height is based on Federal Regulations to provide enhanced physical security measures for critical facilities to lessen the overall vulnerability of the power system against physical attacks and protect the community.

B. Denial. If the Planning Commission does not support the requests, 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

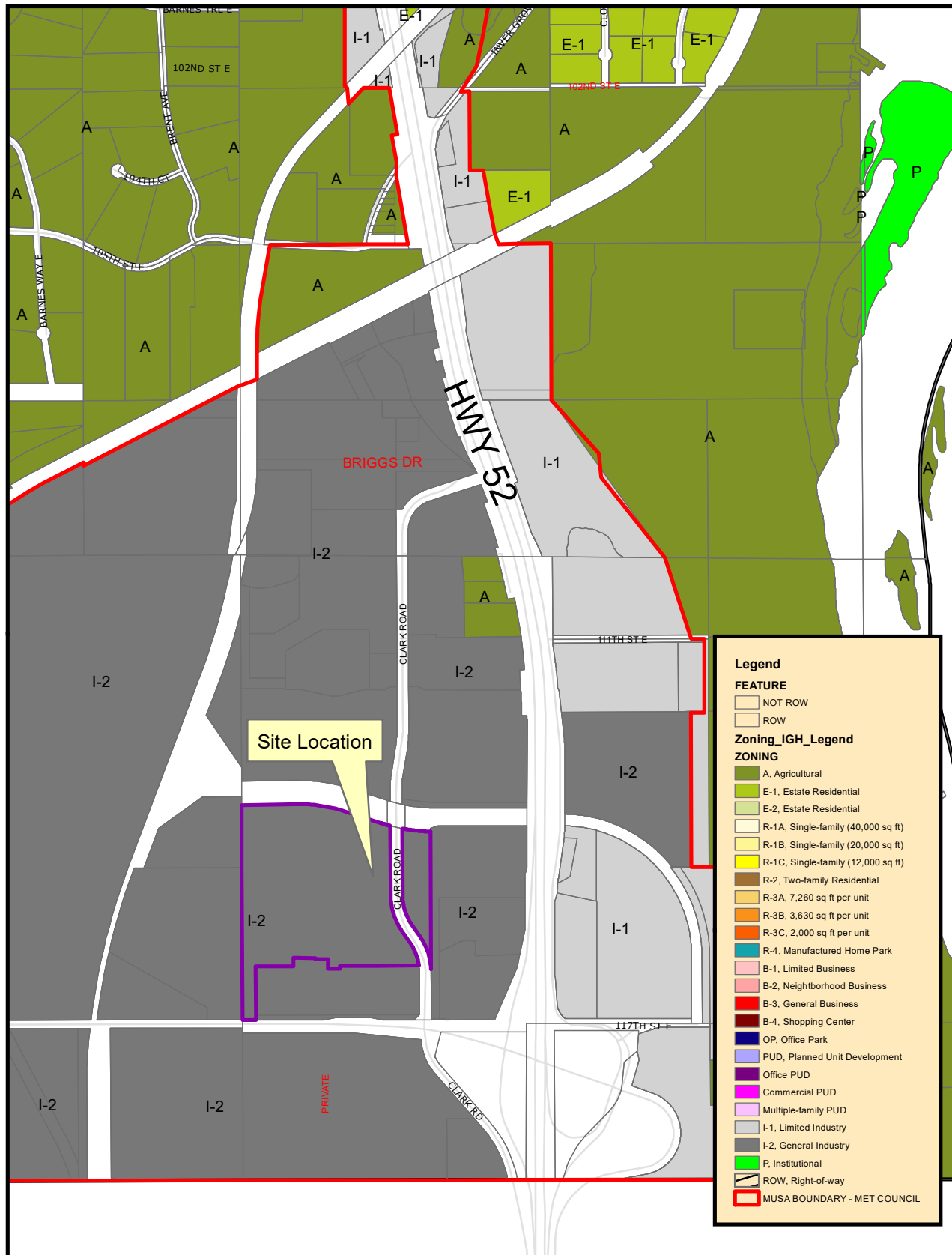
Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending Approval of the Major Site Plan Review and Variance as presented.

ATTACHMENTS

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



11548 Clark Road Case No. 24-34SPV



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION 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

Map not to scale

September 6, 2024

Planning Commission

City of Inver Grove Heights – Community Development
8150 Barbara Avenue
Inver Grove Heights, MN 55077
Allan Hunting and Planning Commission Members

- Variance Request – Fence Height & Major Site Plan Review – Site Expansion, Rich Valley Substation
- Variance Request – Fence Height, Inver Hills Substation

Address: 11548 Clark Rd., Inver Grove Heights, MN 55077
PID: 200340050012

Dear Mr. Hunting,

Ensuring the energy grid is secure from cyber and physical threats and providing reliable services is a top priority for Xcel Energy and our partners across the electric industry. It is of utmost importance that as energy needs grow, we do too. We strive to grow in a way that works best for customer needs and satisfaction, and the communities we are a part of. As Advanced Grid technology is deployed, this responsibility grows. The Advanced Grid uses several devices that are interconnected on the energy grid, and it is critical that we not only keep the devices secured, but also safeguard the connection and all the information being transmitted. Various security measures developed and implemented by Xcel Energy deliver reliable and safe electricity to our customers and maintain our commitment to operational excellence.

To protect employees, the general public, and company property and equipment, Xcel Energy has adopted measures for the safe operation of our facilities. The National Electric Safety Code in Part I Section II, states in part that spaces in which electrical supply conductors or equipment are installed will be so arranged with fences, screens, partitions, or walls; to minimize the entrance, tampering, or destruction of Xcel Energy equipment by unauthorized persons. The electric transmission line, structures and devices that support the lines are a vital part to the delivery of electricity to our customers. Risk of injury and interrupted service is high with unauthorized access to our equipment. Only specially trained and equipped personnel may enter these areas.

The Federal Energy Regulatory Commission (FERC) issued Order No. 802 – CIP-014-1 Physical Security which mandates owners of bulk-power systems to enhance physical security measures for critical facilities to lower the overall vulnerability of the power system against physical attacks.

Requests Description

The Rich Valley substation is an integral connection point between the electric grid and the community of Inver Grove Heights, and its security is necessary to ensure the delivery of reliable electricity. To comply with the federal mandate, Xcel Energy is proposing to construct a 10-foot-tall metal chain link fence to replace the existing 7-foot fence constructed around the substation facilities on the property. The fence would reduce the possibility of unauthorized access to the property and on-site equipment. Additionally, Xcel Energy will also be expanding the Rich Valley substation to improve capacity and reliability for the

surrounding community. Currently, the substation requires additional equipment to meet growing demand in the area and improve resilience and reliability of the electric system. The projects will include adding additional electrical equipment and rerouting the transmission lines that feed the substation.

The property is owned by Northern States Power Company doing business as Xcel Energy signed and established April 1st of 2001. The property is approximately 49.21 acres. The land is bounded by the Union Pacific Railroad tracks to the north, Pine Bend Landfill to the west, Natural gas storage facility to the south, and industrial uses to the east. Clark Road bisects the property on a north to south axis and connects to 117th St. E to properties further north. On the north side of the railroad tracks, there is a RV, boat, and vehicle storage lot located approximately 350 feet from the nearest substation structures. Located on the property are two substations, Inver Hills, and Rich Valley. The subject property is located east of Clark Road and is called **Rich Valley**. To the west of Clark Road is the **Inver Hills** substation and we are proposing to construct a new 10' tall fence in the same locations as the existing fence. The facility is visible from surrounding businesses and traffic on Clark Rd. The presence of high voltage equipment poses a threat to unauthorized persons life and Xcel Energy treats safety as a top priority. Upgrading the current fence height from the original 7' to 10' around the newly expanded facility of Rich Valley and replace the existing one around Inver Hills will discourage unauthorized access, improve safety, and prevent damage or setbacks to operations.

Fence Height - Variance

In response to the obligation to increase security at our facilities, Xcel Energy implemented new fence standards for securing properties. The existing 7' tall chain link fence will be replaced with a new chain link fence that is 10' tall around the property's facilities on the east and west side of Clark Road. The new fence standards increase the difficulty of gaining unlawful access into the property. Analysis has shown that increasing the fence height to 10' and limiting the mesh size to openings that are less than 1" increases the difficulty of scaling the fence, deterring unauthorized access into the property. Another safety consideration is the ability to visually survey the facility prior to entering the fenced area. In the case of an emergency or unlawful trespass. First responders and Xcel Energy employees need the ability to evaluate the situation prior to entering the facility. Xcel Energy is requesting the following variance to the fence ordinance.

- **Rich Valley Substation:** Replace the fence around the substation and proposed expansion area with a 10' tall chain link fence. The proposed 10' height will deter unauthorized access into the facility.
 - **Fence Setbacks** are as follows:
 - East – at property line in same location as existing fence;
 - West – 35' from Clark Road ROW;
 - North – approximately 290';
 - and South – approximately 100' from SW corner of the new sub fence.
- **Inver Hills Substation:** Replace the existing chain link fence with a new 10' tall chain link fence. The proposed fence will enclose the existing substation. The proposed 10' height will deter unauthorized access into the facility.
 - **Fence Setbacks** are as follows:
 - East – Approximately 300' from Clark Road ROW
 - West – Approximately 400' from property line
 - North – Approximately 75' from Railroad ROW
 - South – At property line with tank farm

Site Expansion - Major Site Plan Review, Rich Valley Substation

In addition to a 10' tall fence around both substation facilities, Xcel Energy will be expanding the Rich Valley substation located on the east side of Clark Road to provide increased capacity and improve reliability for the surrounding community. The expansion project will occur within the existing property of the substation and will include adding additional electrical equipment and rerouting the transmission lines

that feed the substation. The existing fenced-in-compound will be expanded to include new equipment to support the increased energy demand.

- This expansion will provide room for added electrical equipment within the substation to improve reliability and operating capacity. The two transmission lines that currently feed the facility from the north will be rerouted along Clark Road and feed the substation from the south. The new equipment enclosure will be located 5 feet off the east property line. The setback is needed to provide adequate separation between substation equipment to allow for safe operation of the substation. The remaining proposed structures within the substation will be at least 60' from property and right of way lines.
- The current substation will be expanded to the west and south. Access will be from Clark Road on the south side of the substation. The fence will be located 35' from the Clark Road ROW (85' from the Clark Road centerline). It will also be expanded south towards the facility's current access road from Clark Rd. The fenced compound is approximately 420' by 207'.
- **Storm Water Retention Basins** are proposed to the south and north of the substation and will be designed per City standards.
- **Landscaping** will consist of restoring disturbed areas with native prairie with pollinator species. Trees and shrubs will not be installed.

The existing electrical substations on the 11548 Clark Road property is an approved use and an essential service that supplies power to the residents and business of Inver Grove Heights. To continue operating efficiently and reliably, an expansion of the Rich Valley substation is proposed within the Xcel Energy owned property. The 10 feet tall security fence upgrades will enhance the safety of the public and employees of Xcel Energy; and help provide safe and reliable power to the City of Inver Grove Heights. Attached for your review and approval is the Variance and Major Site Plan Review application, site plans for expansion and fencing of both substations, photos of the property, and legal description. Xcel Energy respectfully requests your approval of our variance request and major site plan.

Regards,



Brian Sullivan

Principal, Siting and Land Rights

Xcel Energy | Responsible by Nature

P: 612.216.8083 C: 612.366.0234

Variance Findings

Variance Request – Fence Height to allow extend to 10' feet tall.

Xcel Energy Rich Valley & Inver Hills Electrical Substations

Address: 11548 Clark Rd., Inver Grove Heights, MN

Plan

The site is zoned I-2 General Industry. The property does not exist in any other zoning nor share property lines with a zone outside of General Industry. It is also located within the Metropolitan Urban Service Area (MUSA).

1. The Variance must be in harmony with the general purposes and intent of the Zoning Ordinance.

As stated by the city for the General Industry (1-2) zone Ord. 1098, 11-8-2004, "The purpose of the I-2 general industry district is to provide for areas which, because of the availability to thoroughfares and railroads, suitable topography, and isolation from residential areas, are appropriate for industrial uses which are of a more intense nature. The I-2 district also allows certain business uses necessary to complement general industrial uses". The facility is in compliance and operating with the purpose of the zone ordinance and essential services. To ensure Xcel Energy's facilities safely operate, addressing safety issues such as unauthorized access to facility equipment and structures is a necessity. Updating safety precautions to comply with the Federal Energy Regulatory Commission (FERC) mandates for physical and cyber threats allows essential services to reliably operate. The chain link fence provides visibility not obstructing any view or further violating the city ordinance 10-15-12 with construction.

2. The Variance must be consistent with the Comprehensive Plan.

Aligning with the city's comprehensive plan, the variance does not diminish the future or present growth and quality of the area. As stated in the vision statement of the comprehensive plan, "Inver Grove Heights will be a vital, attractive, safe community with a healthy environment that evokes strong community pride and supports a healthy and prosperous life for those who choose to make Inver Grove Heights their home." The following vision is supported by the increased security to essential service facilities. The safety and reliability of operations is better ensured, supporting "a healthy and prosperous life." There is increased protection to both the public and natural environment. Safety and living standards can better remain up to standard and support future growth with reliable services.

3. The applicant must show that there are "practical difficulties" in complying with the Zoning Ordinance:
 - a. Property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.
 - b. The plight of the landowner is due to circumstances unique to the property not created by the owner.
 - c. The Variance will not alter the essential character of the locality.
 - d. Economic considerations alone do not constitute practical difficulties.

Stated within Inver Grove Heights city Ord. CHAPTER 6 Land Use Matrices, 10-6-2: LAND USES IN ALL NONRESIDENTIAL DISTRICTS, Essential Services are a permitted use. The building of an electric substation is in compliance with the zoned district of the property for the substation expansion and necessary for the needs and service of the city. According to current city Ord. 10-15-12 section B, "All fences constructed in other areas than the front yard and corner lot side yard clearance areas may be no more than seven feet (7') in height.". The current fences on the property are 7' but are seeking a variance to be replaced by 10' tall fences of metal chain link to provide better security and safety in operations. Construction of fence shall comply with all required ordinance alternative to the fence height variance requested not altering character of the locality. Xcel Energy prioritizes the safety of employees, contractors, the general public, and company property and equipment. Mandates from FERC issued Order No. 802 – CIP-014-1 Physical Security which mandates owners of bulk-power systems to enhance physical security measures for critical facilities to lower the overall vulnerability of the power system against physical attacks. Such orders are taken very seriously and implemented to services. 10' tall fences with a 1-inch grid would better comply with the mandate and ensure safety and reliability of operations as responsible by Xcel Energy.

Legal Description

WHEREAS, NSP is the Owner of certain real property located in Inver Grove Heights, Dakota County, Minnesota legally described as follows:

The West 1600 feet of the North Half of the Southwest Quarter of Section 34, Township 27, Range 22, Dakota County Minnesota.

Together with;

That part of the West 1600 feet of the South Half of the Northwest Quarter of said Section 34, lying South of the Chicago and Northwestern Railway (now the Great Northern Oil Branch Railroad) spur track right-of-way,

Site Photos

Property Overview



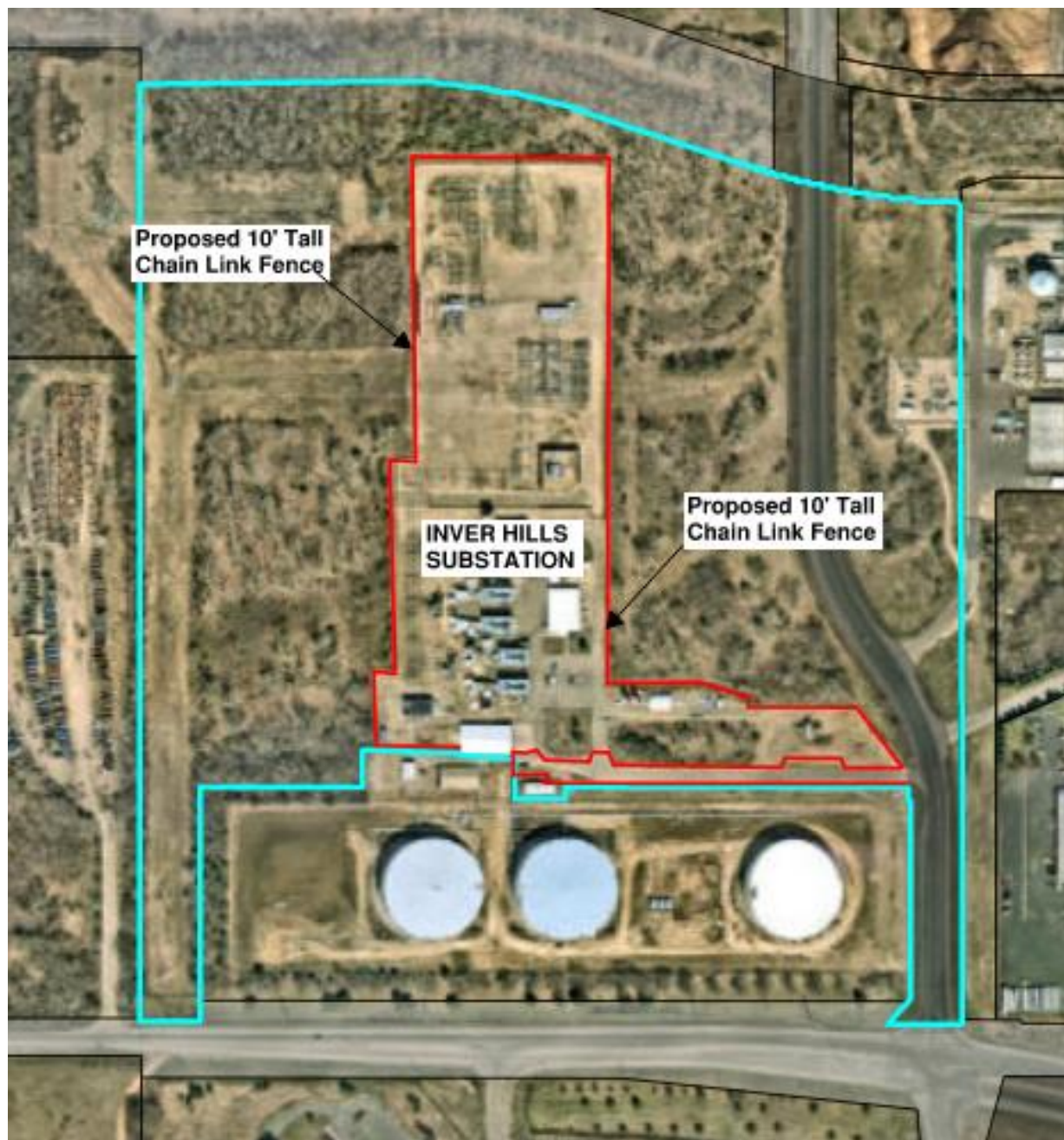
Current Rich Valley and Inver Hills Substation



Rich Valley Substation – Expansion



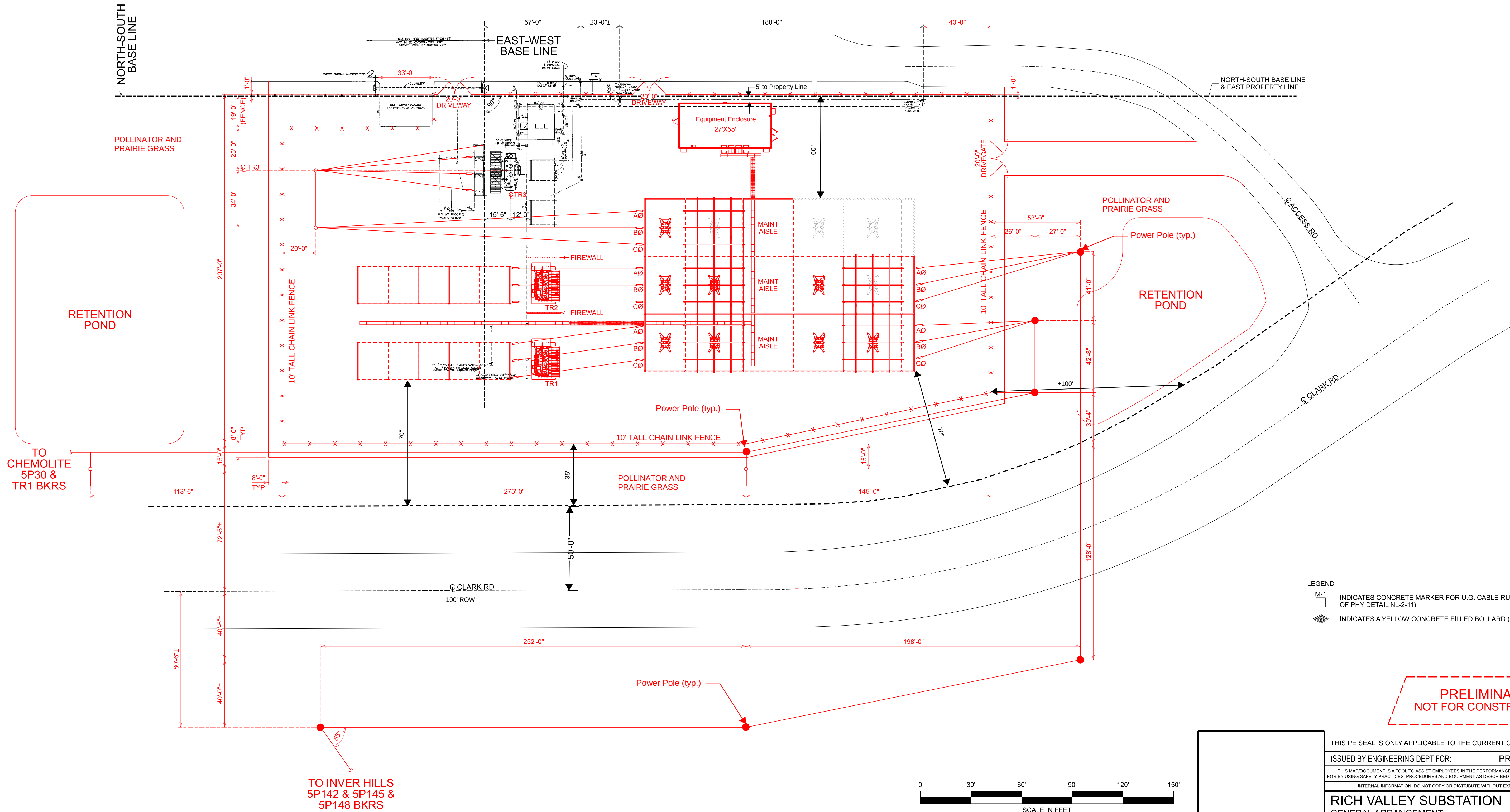
Inver Hills Substation Fence Locations





PRE-EXCAVATION PROCEDURE

- CAUTION: THERE MAY BE UNDERGROUND UTILITIES/OBSTRUCTIONS IN THIS AREA. THE UNDERGROUND UTILITIES SHOWN ON THE PROVIDED ELECTRICAL REFERENCE DRAWINGS SHALL NOT BE ASSUMED COMPLETE OR ACCURATE. CONSTRUCTION SHALL LOCATE AND CLEARLY MARK THE LOCATION PRIOR TO ANY EXCAVATION ACTIVITY. 811 SHALL BE CALLED FOR EVERY EXCAVATION PROJECT AT LEAST THREE (3) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
- FOR UNDERGROUND UTILITY LOCATES INSIDE THE SUBSTATION FENCE, REQUEST LOCATES FROM (CHRIS COTTON - SUPERVISOR FIELD OPS) AT LEAST TEN (10) BUSINESS DAYS PRIOR TO EXCAVATION WORK.
- SEE REFERENCE DRAWINGS (list applicable reference drawing numbers here) FOR KNOWN UNDERGROUND UTILITIES.
- REFER TO CONSTRUCTION SPECIFICATION (NSP-STD-CIVIL AND PHYSICAL SUBSTATION CONSTRUCTION SPECIFICATIONS) FOR ADDITIONAL LOCATE INFORMATION.
- DRAWINGS SHALL NOT BE RELIED ON AS THE SOLE SOURCE OF INFORMATION REGARDING UNDERGROUND UTILITIES.



REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION
				0A	10/20/2022	A.0005521.093.001.016	IFR - SFE - LINDE - REPLACE PERIMETER FENCE	1A	~1/2024	TBD	TBD
								1B	~1/2024	TBD	TBD

THIS PE SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION

ISSUED BY ENGINEERING DEPT FOR:	PRELIMINARY
THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS. YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.	
INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY	
RICH VALLEY SUBSTATION	
GENERAL ARRANGEMENT	
SUBSTATION ADDRESS: 3201 EAST 117TH ST	
Xcel Energy®	NH-286300
SCALE	REV
1"=30'-0"	1

NH-286300.DWG 5/29/2021 10:54:45 AM



Planning Commission Report

MEETING DATE:	September 17, 2024
CASE NO:	24-22PAZ
APPLICANT:	National Land Holdings, LLC
PROPERTY OWNER:	M&E Investments LLC
REQUEST:	Rezoning
LOCATION:	1401 70th Street
COMPREHENSIVE PLAN:	LMDR, Low-Medium Density Residential
ZONING:	A, Agricultural District
STAFF CONTACT:	Heather Botten, 651.450.2569

ACTION REQUESTED

The specific request includes the following:

- Rezoning of the property from A, Agricultural to R-3A, Multiple-Family Residential District.

BACKGROUND

The applicant is proposing to rezone the parcel from A, Agricultural to R-3A, Multi-Family Residential. The R-3A zoning is consistent with the current Comprehensive Plan designation of LMDR, Low-Medium Density Residential (4-8 units an acre). The property is roughly 77 acres in size.

The proposed change to the zoning on the parcel is based on a concept plan consisting of 190 townhome units and 62 single family lots. The overall density of the proposed parcel is just over 4 units per acre. The R-3A zoning and the overall density proposed by the concept plan both conform to and satisfy the existing land use designation.

Back on August 7, 2024, the Planning Commission reviewed a request for this parcel and the 30-acre parcel located northwest of this property. The Planning Commission recommended approval of the Comprehensive Plan and Rezoning change of the 30-acre parcel to HDR, High Density Residential and R-3C, High Density Residential, but recommended denial of the Comprehensive Plan and Rezoning changes to the proposed parcel. As a result of the Planning Commission's recommendation on the 77- acre parcel, the developer withdrew their request for the land use changes of the parcel and requested their application be paused for the smaller, 30-acre parcel while they adjusted their plans. The amended plans for the proposed 77-acre parcel require only a Rezoning to R-3A, which is consistent with the LMDR, Low-Medium Density Residential land use guiding.

If the rezoning request is successful, an application for platting and planned unit development (PUD) for the project would be required before development can occur. This subsequent process provides for public review and comment on the actual proposed site plan.

SURROUNDING USES

The subject property is surrounded by:

North	Large Lot Residential	Zoned: E-2, Estate Residential (lot size of 1.75 acres)	Guided: LDR, Low Density Residential
East	Large Lot Residential	Zoned: E-1, Estate Residential (lot size of 2.5 acres)	Guided: LDR, Low Density Residential
West	Residential	Zoned: A, Agricultural and PUD, Planned Unit Development	Guided: LDR, Low Density Residential and LMDR, Low-Medium Density Residential
South	Single-Family Residential	Zoned: A, Agricultural	Guided: LDR, Low Density Residential

EVALUATION OF REQUEST

REZONING

The applicant is proposing to rezone the land to R-3A, Multiple-Family Residential to be consistent with the 2040 Comprehensive Plan. Types of residential uses permitted in R-3A include: Single-family homes, Two-family dwellings, and Townhomes.

The north central part of the lot is proposed for townhomes and the eastern boundary is proposed for detached single family homes. Therefore, the uses are permitted by zoning, as noted.

The City Code, Title 10-3-5 states that a rezoning request must be “in the best interest of the physical development of the City” in order to be approved. This suggests that the request should be reviewed against such factors as infrastructure availability; compatibility with existing land uses in the neighborhood; and consistency with the Comprehensive Plan.

- Sewer and water are available to the site from Allen Way. Further extension and water looping would be required as the parcel develops.
- The site is designed to provide a transition of density and open space from lowest density with border open space abutting the existing large lot residential on the east to townhouses and then apartments on the 30 acre parcel on the west side closest to the busiest roads (Highway 3) and across the street from future guided medium density and higher density development.
- The proposed rezoning would be consistent with the 2040 Comprehensive Plan land use designation.

The subject parcel is guided LMDR, Low-Medium Density Residential.

Low-Medium Density Residential is defined in the 2040 Comprehensive Plan as:

“The low-medium density residential category includes a combination single family attached and single family detached housing that is generally at a greater density than traditional single family housing in Inver Grove Heights. Density of the LMDR category ranges from 4 to 8 units per net

acre. This land use category is principally isolated to the Northwest Area.”

The proposed lot is located in the Northwest Area of the City and is planned for future development. Some of the policies listed in the Future Development Areas in the 2040 Comprehensive Plan that appear relevant to this proposal include:

- Create a quality living environment that is adapted to the natural environment.
- Establish a collector road system that deters the use of local streets for non-local vehicular trips.
- Establish a local street system that deters the use of collector and arterial streets for local vehicular trips.
- Require that future street alignments fit the contours of the natural landscape.
- Encourage diverse housing styles consistent with the inherent characteristics of the site.
- Encourage development that incorporate natural features as integral elements of the residential environment.
- Encourage cluster development practices that preserve significant natural resources by concentrating on building locations.

ENVIRONMENTAL

At the August 7, 2024, public hearing regarding this property, environmental concerns were brought up regarding, specifically, the need for an Environmental Impact Statement (EIS). The City has an active Alternative Urban Areawide Review (AUAR) that evaluated development and related environmental impacts within the Northwest Area. Staff is continuing to evaluate the concept development in relation to the outcomes assumed by the AUAR. That report will be given to the City Council upon completion and in conjunction with this and the previous Planning Commission recommendation regarding the land use and re-zoning requests. However, for this specific request, the proposed rezoning would not trigger any additional environmental review as the zoning would be consistent with the proposed Comprehensive Plan designation.

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 recommendations:

- Approval of **Rezoning** from A, Agricultural to R-3A, Multiple Family Residential.

B. Denial. If the Planning Commission does not favor rezoning, 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

Staff feels this proposal takes into account the surrounding and existing land uses, street networks, providing public park space and working around the existing features of the site plus providing a buffer/unit type transition to the rural subdivision to the east. Planning Staff supports the Rezoning application as proposed.

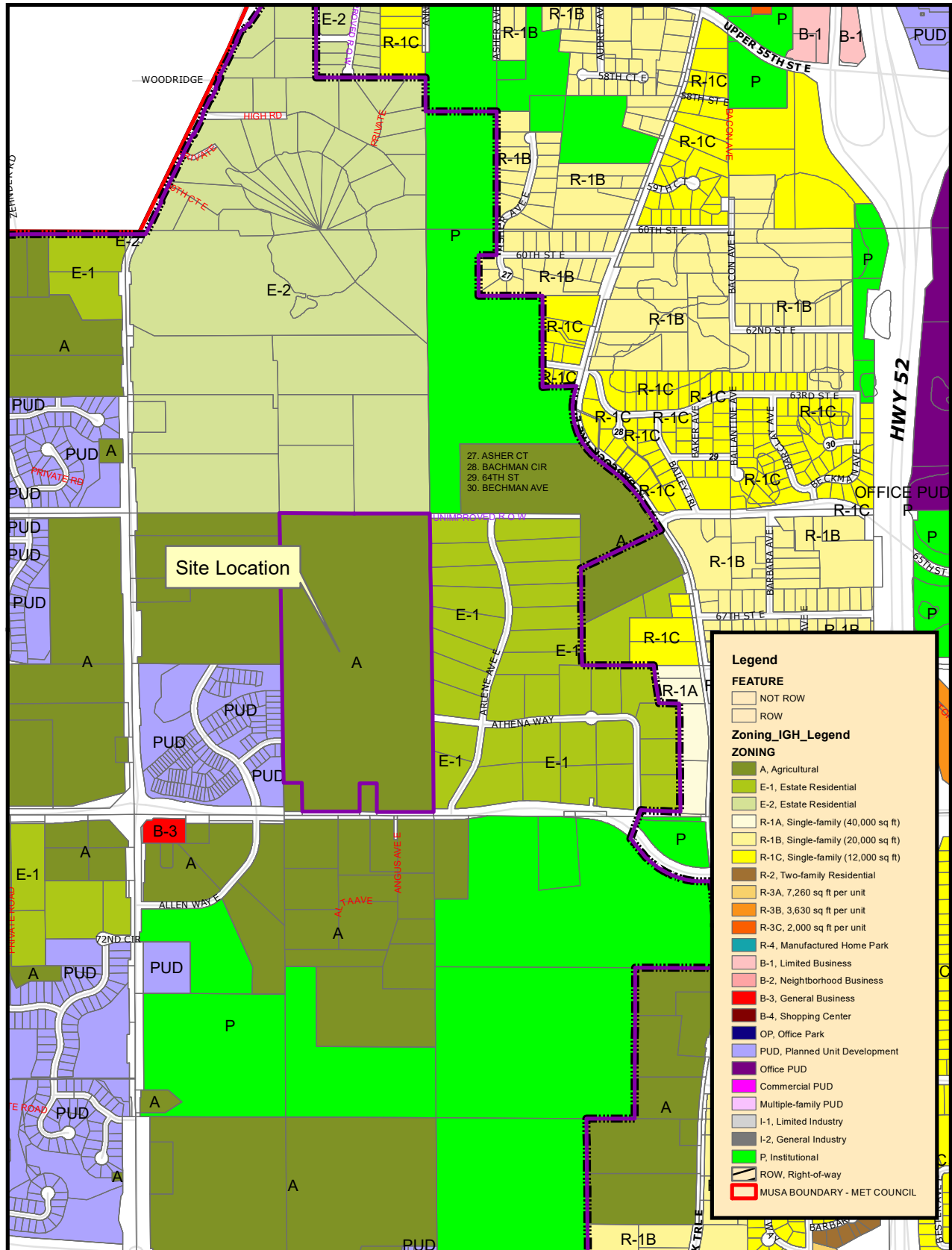
ATTACHMENTS

1. Zoning and Location Map

2. Proposed Rezoning Map
3. Existing Comprehensive Plan Map
4. Concept Plan



1401 70th Street Case No. 24-22PAZ



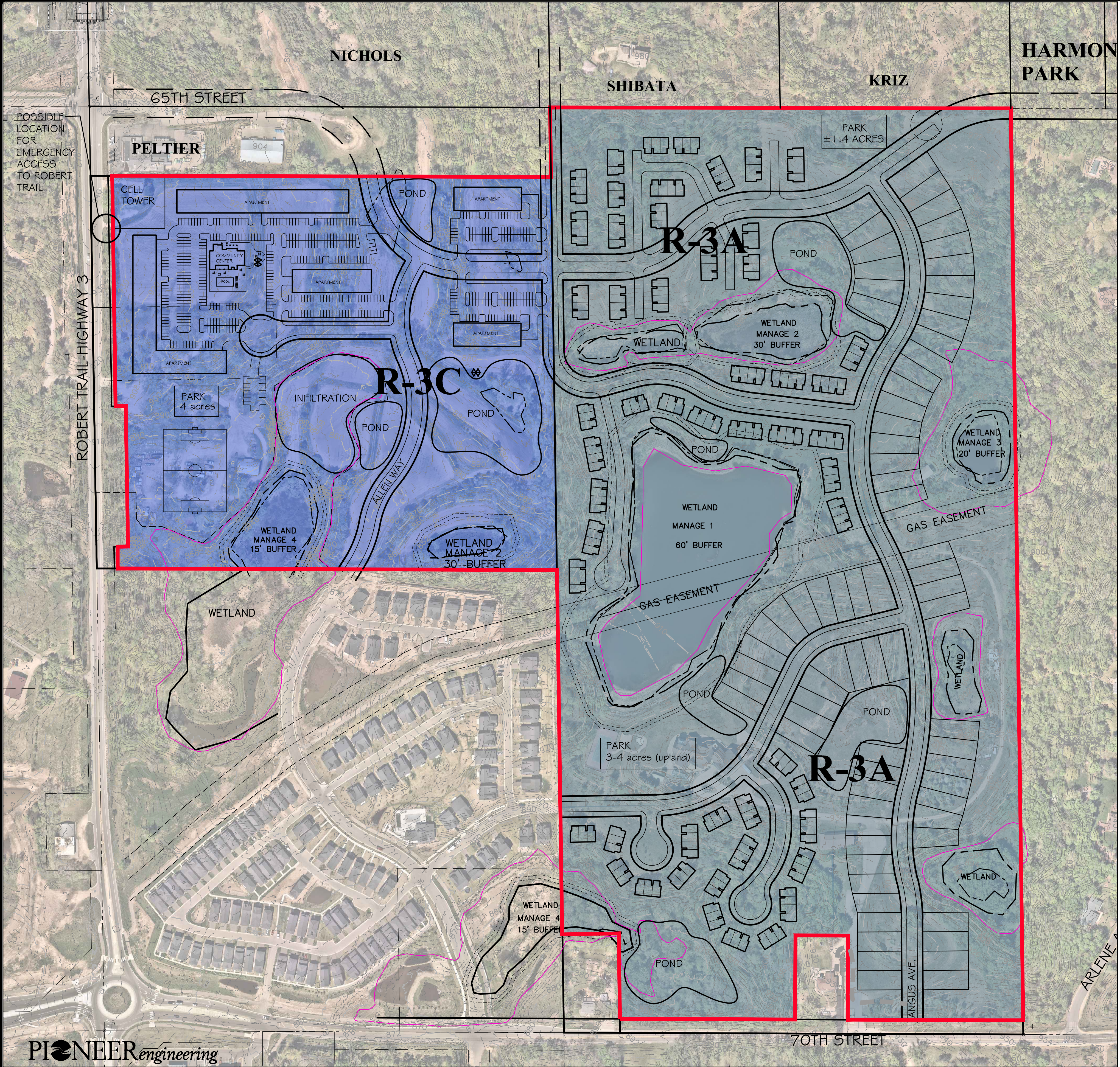
THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED RECORD. INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS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

Map produced by the City of Inver Grove Heights GIS Dept.
Copyright© City of Inver Grove Heights 2020



Exhibit A
Zoning and Location Map

Map not to scale



SITE DATA:

PROJECT AREA: ±108 ACRES GROSS (±77 ACRES ME, ±31 ACRES LUND)
WETLAND: 11 ACES
CELL TOWER AREA: ±0.5 ACRE
DEDICATED PARK: ±8 ACRES (UPLAND ONLY, WETLANDS AND BASINS EXCLUDED)

NET DEVELOPABLE AREA: ±88.5 ACRES

CURRENT ZONING: AG
2040 GUIDE PLAN: LOW DENSITY (1-4 UNITS/ACRE) LUND AND LOW-MEDIUM DENSITY (4-8 UNITS/ACRE) ME PROPERTY AND SOUTHEAST CORNER OF LUND PROPERTY

PROPOSED ZONING: PUD NORTHWEST AREA (R-3A, R-3C)

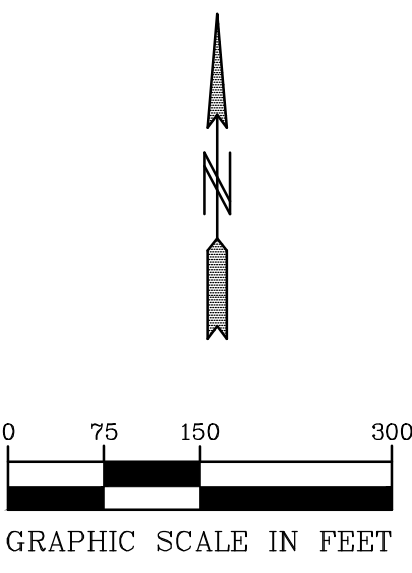
PROPOSED UNITS: 752
APARTMENTS LUND PROPERTY: ±500
TOWNHOME UNITS: ±190
50' WIDE SINGLE FAMILY: ±62

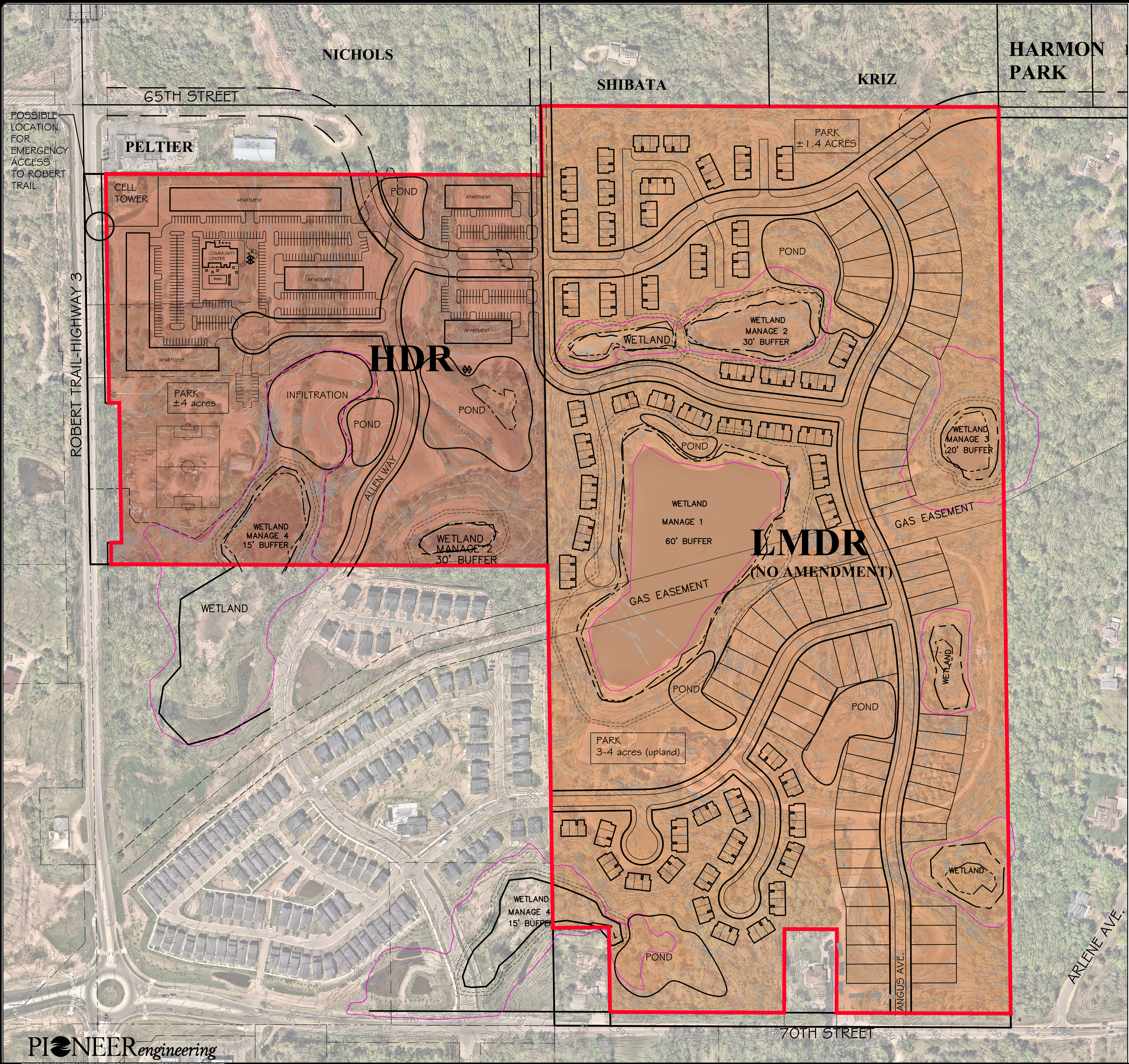
ZONING WITHIN EACH PRODUCT AREA (NET AREAS EXCLUDE WETLANDS AND DEDICATED PARK)

- R-3C (PUD NW AREA)
 - LUND APARTMENTS
 - NET AREA: ±25.8 ACRES
 - UNITS: ±500
- R-3A (PUD NW AREA)
 - TOWNHOMES AND DETACHED SINGLE FAMILY
 - NET AREA: ±62.7 ACRES
 - UNITS: ±252

CONCEPT PLAN FOR ILLUSTRATION PURPOSES ONLY
CONCEPT PLAN SUBJECT TO CHANGE WITHOUT NOTICE

- PROJECT AREA
- REGIONAL BASIN
- ESTIMATED WETLAND





SITE DATA:

PROJECT AREA: ±108 ACRES GROSS (±77 ACRES ME, ±31 ACRES LUND)
WETLAND: 11 ACES
CELL TOWER AREA: ±0.5 ACRE
DEDICATED PARK: ±8 ACRES (UPLAND ONLY, WETLANDS AND BASINS EXCLUDED)

NET DEVELOPABLE AREA: ±88.5 ACRES

CURRENT ZONING: AG
2040 GUIDE PLAN: LOW DENSITY (1-4 UNITS/ACRE) LUND AND LOW-MEDIUM DENSITY (4-8 UNITS/ACRE) ME PROPERTY AND SOUTHEAST CORNER OF LUND PROPERTY

PROPOSED ZONING: PUD NORTHWEST AREA (R-3A, R-3C)

PROPOSED UNITS: 752
APARTMENTS LUND PROPERTY: ±500
TOWNHOME UNITS: ±190
50' WIDE SINGLE FAMILY: ±62

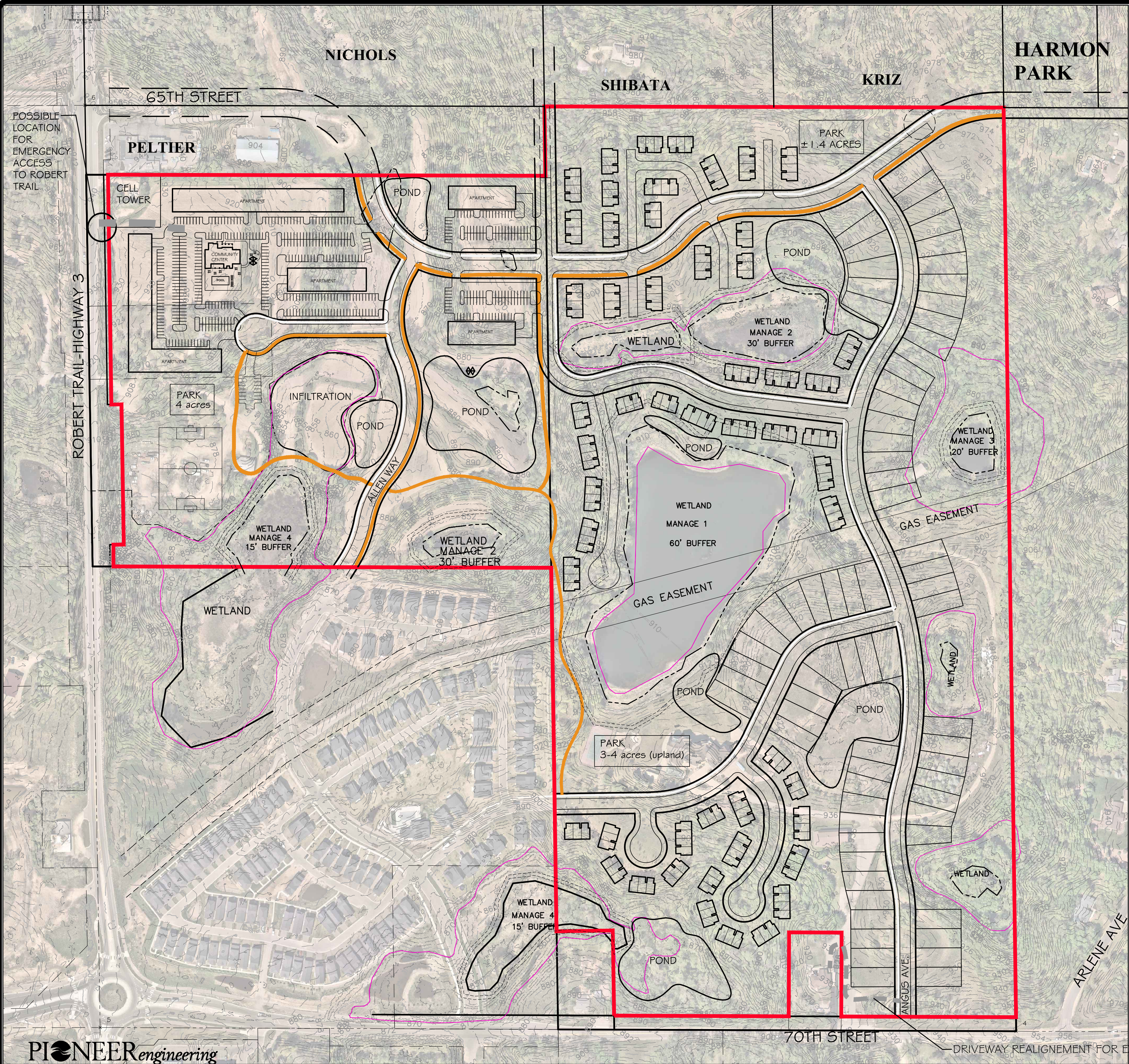
LAND USE WITHIN EACH PROPERTY (NET AREAS EXCLUDE WETLANDS AND DEDICATED PARK)

HIGH DENSITY RESIDENTIAL (12+ UNITS/ACRE)
CURRENT LAND USE: LDR, LMDR
LUND APARTMENTS
NET AREA: ±25.8 ACRES
UNITS: ±500
NET DENSITY: ±19.4 UNITS/ACRE

LOW-MEDIUM DENSITY RESIDENTIAL (4-8 UNITS/ACRE)
CURRENT LAND USE: LMDR NO AMENDMENT IN THIS AREA
SINGLE FAMILY AND ROW TOWNHOMES
NET AREA: ±62.7 ACRES
UNITS: ±252
NET DENSITY: ±4.1 UNITS/ACRE

CONCEPT PLAN FOR ILLUSTRATION PURPOSES ONLY
CONCEPT PLAN SUBJECT TO CHANGE WITHOUT NOTICE

- PROJECT AREA
- REGIONAL BASIN
- ESTIMATED WETLAND



SITE DATA:

PROJECT AREA: ±108 ACRES GROSS (±77 ACRES ME, ±31 ACRES LUND)
WETLAND: 11 ACES
CELL TOWER AREA: ±0.5 ACRE
DEDICATED PARK: ±8 ACRES (UPLAND ONLY, WETLANDS AND BASINS EXCLUDED)

NET DEVELOPABLE AREA: ±88.5 ACRES

CURRENT ZONING: AG
2040 GUIDE PLAN: LOW DENSITY (1-4 UNITS/ACRE) LUND AND LOW-MEDIUM DENSITY (4-8 UNITS/ACRE) ME PROPERTY AND SOUTHEAST CORNER OF LUND PROPERTY

PROPOSED ZONING: PUD NORTHWEST AREA (R-3A, R-3C)
PROPOSED LAND USE: HDR (12+ UNITS/ACRE) AND LMDR (4-8 UNITS/ACRE)

PROPOSED UNITS: 752
APARTMENTS LUND PROPERTY: ±500
TOWNHOME UNITS: ±190
50' WIDE SINGLE FAMILY: ±62

LAND USE AND ZONING WITHIN EACH PRODUCT AREA (NET AREAS EXCLUDE WETLANDS AND DEDICATED PARK)

LUND APARTMENTS
NET AREA: ±25.8 ACRES
UNITS: 500
NET DENSITY: ±19.4 UNITS/ACRE
PROPOSED LAND USE: HIGH DENSITY RESIDENTIAL (12+ UNITS/ACRE)
PROPOSED ZONING: R-3C

M AND E ROW TOWNHOMES AND SINGLE FAMILY
NET AREA: 62.7 ACRES
UNITS: 252 (190 TOWNHOMES, 62 SINGLE FAMILY)
NET DENSITY: 4.1 UNITS/ACRE
PROPOSED LAND USE: LOW-MEDIUM DENSITY RESIDENTIAL (4-8 UNITS/ACRE)
PROPOSED ZONING: R-3A

PROPOSED ROW:
PUBLIC:
65TH STREET (74' WIDE): 2,000 LF
60' ROW: 7,000 LF
PRIVATE (WITHIN TOWNHOME AREA): 1,900 LF

CONCEPT FOR ILLUSTRATION PURPOSES ONLY
CONCEPT SUBJECT TO CHANGE WITHOUT NOTICE

