



Inver Grove Heights Planning Commission
Tuesday, March 4, 2025 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, March 4, 2025, will be provided to the Commission at or before the March 4, 2025 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the December 3, 2024, Planning Commission Meeting.
4. **Public Hearing**
 - A. Rezoning from A, Agricultural to R-3A, High Density Residential; Easement Vacation to vacate an existing Drainage and Utility Easement; and Preliminary & Final Plat for a two-lot subdivision to be known as Orchard Heights 3rd Addition located at 1845 77th Street West. (Steve Grebin - Case No. 25-01S) Motion to Table Item until Apr 1, 2025, Planning Commission Meeting.
 - B. Major Site Plan Review to construct parking lot improvements at Pine Bend Elementary School located at 9875 Inver Grove Trail. (Bolton & Menk - Case No. 25-03SP)
 - C. Rezoning the southern 4-acres from P, Public to B-3, General Business; and a Comprehensive Plan Amendment to change the land use designation for the Southern 4-acres from Public/Institutional to Commercial located at 7950 Blaine Avenue. (SMNPT 1, LLC - Case No. 25-02ZPA)
 - D. Rezoning from A, Agricultural to R-3A, Multiple-Family Residential; and a Comprehensive Plan Amendment to Re-guide the Northern Portion of PID No. 20-006300-52-011 from MDR, Medium Density Residential to LMDR, Low-Medium Density Residential and Re-guide PID No. 20-00600-25-012 from O, Office to LMDR, Low-Medium Density Residential. (Ace Land Holdings, LLC - Case No. 25-04ZPA)
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 4, 2025 - Planning Commission Agenda

PLANNING COMMISSION MINUTES – CITY OF INVER GROVE HEIGHTS

Tuesday, December 3, 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
Aida Schaefer
Robert Heidenreich
Amy Hunting
Dennis Wippermann

Commissioners Absent: None.

Staff Present: Jason Ziemer, Community Development Director
Kris Wilson, City Administrator
Stacy Bodsberg, Community Development Support Specialist

3. CONSENT AGENDA

A. Minutes of November 19, 2024, Planning Commission Meeting.

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

Ayes: 9

Nays: 0 Motion Carried.

4. PUBLIC HEARING

Chair Weber stated that item 4.A. will be switched to the end and items 4.B. & 4.C. will go first.

B. Vacation of a current Drainage and Utility Easement and the Dedication of a Drainage and Utility Easement in a new location on the property located at 17 High Road. (Susan McNeely – Case No. 24-41VAC)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Community Development Director Ziemer presented the staff report.

The property at 17 High Road is currently zoned LDR (Low Density Residential) and E-2 (Estate District).

The applicant is seeking to vacate the current DUE (Drainage & Utility Easement) and dedicate a new DUE in a new location that would be provided by agreement.

In the 1970s, Lot 12 was replatted, creating the subject property. The easement was created in 1983 as part of the Mac Gregor Acres Subdivision.

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The home currently encroaches slightly into the Drainage & Utility Easement, and the applicant desires to add onto the home.

Staff analyzed whether a public need for the current easement still exists and found that as there are no utilities in the area, it is no longer necessary and could be vacated.

The applicant has agreed to provide a new perimeter Drainage & Utility Easement that would meet the typical 10-foot easement along the western boundary.

Staff recommends approval of the vacation of the Drainage & Utility Easement located on Lot 1, Block 1, Mac Gregor Acres Rearrangement.

Motion by Twedt, Second by Schaefer to add one email in favor of the Vacation of the DUE into the record.

Ayes: 9

Nays: 0 Motion Carried.

Opening of Public Hearing

Harry McNeely, 17 High Road, Applicant, said he had read and understood the report.

Chair Weber closed the public hearing.

Motion by Heidenreich, Second by Presley, to Approve the Vacation of the DUE located on Lot 1, Block 1, Mac Gregor Acres Rearrangement as listed.

Ayes: 9

Nays: 0 Motion Carried.

This item will go before the City Council on January 6, 2025.

C. Rezoning from A, Agricultural to E-1, Estate District located at property 9120 Rich Valley Boulevard. (Ky Fang – Case No. 24-24-40Z)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice.

Presentation of Request

Community Development Director Ziemer presented the staff report.

The applicant is seeking rezoning the 5.53-acre lot at 9120 Rich Valley Boulevard to Estate Residential. The current land use is RDR (Rural Density Residential) and the current zoning is Agricultural.

The current front yard setback width is about 320 feet.

The adjacent lots lack consistency in size and configuration, but they are all zoned Agricultural.

There are different uses in the area, but rezoning would be spot zoning; in addition, the lot is over 5 acres in size, which is more consistent with Agriculture.

Staff considered rezoning the larger area, which would allow the City to ensure that zoning matched the land use. However, it is not an immediate priority, from the City's perspective.

The purpose of rezoning would be to create a second lot to construct a new home. This would require a replat of the property. However, the split of the lot would result in nonconforming lots, and

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two variances would need to be considered (a zoning variance for practical difficulty and a subdivision variance for undue hardship).

Staff recommends denial of the request to rezone 9120 Rich Valley Boulevard to avoid spot zoning.

Commissioner Clancy pointed out some mismatch of zoning types in the area. He asked about a definition or metric for spot zoning.

Community Development Director Ziemer said it is based on adjacent properties. If everything else around the subject property has consistent standards and lot sizes, changing the zoning for that property would constitute spot zoning. If other lots in the area were smaller, there could be an argument saying that the other lots in the area conform to E-1 standards. However, the lots adjacent to this property conform with Agricultural zoning (5+ acres, complying with minimum standards, aside from the properties to the south which are impacted by the roadway).

Chair Weber asked about the road frontage.

Community Development Director Ziemer said the property extends to Rich Valley Boulevard, so there is a 33-foot easement back from the centerline. The lot width would be roughly 320 feet. He said that if this were to be approved, the County would take needed right-of-way for a minor arterial street (100-120 feet of right-of-way; 50-60 feet back from centerline), which would shrink the overall lot area. He said, however, that those questions could not be considered yet. When meeting with the landowner about lot division, staff identified challenges in meeting the practical difficulty and undue hardship evaluations. Legal counsel advised that the property owners would find it difficult to meet one or both of those standards in the future.

Opening of Public Hearing

Ky Fang and Pa Foua Yang, 12542 Danbury Way, Rosemount, Applicant, said they had read and understood the report.

Ky Fang said they want to divide the lot into two units, taking the easement from the east to fulfill the width requirements for each lot. He said if it's not approved, they plan to build a barn and raise some poultry and pigs. He asked if, in some time, all the lots in the area are rezoned to E-1, whether their lot would be grandfathered in as Agricultural.

Community Development Director Ziemer said that if the use of keeping animals was a legal use at the time the zoning changed, it would become a legal non-conforming use, and the use could continue on.

Pa Foua Yang said that their goal when they acquired the land was to build two homes to help their kids out with housing expenses.

Kelly Fiebiger, 9185 Rich Valley Boulevard, asked whether the current house would remain in place and where the driveways would emerge if the lot were split.

Chair Weber said that that type of development plan would be considered if the rezoning was approved.

Kelly Fiebiger asked whether he would be informed about future decisions on this property as he lives nearby.

Chair Weber said that he would be notified.

Chair Weber closed the public hearing.

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Commissioner Heidenreich pointed out that there are nine properties listed as Agricultural in the area, and that four of those are less than 2 acres. He said that a split of the property would result in lots consistent in size with those smaller lot sizes. Because of the irregularity of the area's lot configuration, he is in favor of approving the rezoning to E-1 in this case.

Commissioner Teiken said that adding another residence did not seem to represent a drastic change to him. He said that this particular property did not seem like it would set a bad precedent, for similar reasons to those expressed by Commissioner Heidenreich.

Commissioner Hunting said that she disagreed and is not in favor. She noted that properties to the immediate north, south, east, and west are zoned Agricultural, so this is spot zoning.

Commissioner Twedt said that if the Planning Commission were to recommend approval, and City Council approved it, it would trigger the need for a Variance which has almost no chance of being approved (due to the applicants' inability to demonstrate practical difficulty or undue hardship). He recommended denial so that the applicants could try another path.

Chair Weber mentioned a lot five parcels to the east and two parcels to the north that were rezoned from Agriculture to E-1. He recommended that the area be reexamined.

Commissioner Heidenreich pointed out four lots in the area don't meet the requirement for Agriculture zoning (5+ acres), but they are zoned Agriculture.

Chair Weber said that City Code currently requires that Agriculture lots be 5+ acres, but he clarified that parcel sizes weren't considered the same way in the past.

Commissioner Schaefer said the house on the lot is currently deemed uninhabitable, so the applicants would need to do something. She suggested a large house with an attached "in-law" ADU (accessory dwelling unit). She said this would be spot zoning, and she opposes the rezoning request for that reason.

Commissioner Wippermann said that this would be spot zoning, and in his opinion, would set a bad precedent for other areas of the City. He is not in favor of approving the rezoning request.

Commissioner Clancy said that surrounding properties could be considered legal non-conforming for Agriculture, which could be the rationale for approving rezoning despite the spot zoning precedent. He brought up the potential difficulties if the E-1 is approved.

Chair Weber asked about the possibility of pursuing a PUD (planned unit development).

Community Development Director Ziemer said this request might not qualify for PUD zoning, as that designation is reserved for larger pieces of land with other challenges or special factors. However, he expressed willingness to work with the applicants on a different path forward.

Commissioner Schaefer asked about ADU permits in Agriculture zones.

Community Development Director Ziemer said he was not sure.

Commissioner Schaefer said she thought there was a 1,000-square-foot limit for ADUs. She suggested that as an alternative to splitting the lot.

Motion by Hunting, Second by Twedt, to Deny the Rezoning request for 9120 Rich Valley Boulevard from A, Agricultural to E-1, Estate District, due to the adjacent properties all being zoned A, Agricultural.

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Ayes: 9

Nays: 0 Motion Carried.

Item will go before the City Council January 6, 2025.

A. Zoning Code Amendment, Conditional Use Permit and Non-Conforming Use Certificate Amendment to allow the proposed vertical expansion of the Pine Bend Sanitary Landfill located at 2495 117th Street East. (BFI Waste Systems of North America, LLC – Case No. 24-21NCUC) Continued Item from November 19, 2024, Planning Commission Meeting.

Presentation of Request

Community Development Director Ziemer reviewed the background information for the request, including the Zoning Code Amendment (allowing final height of a landfill in an Integrated Resource Management Overlay District not to exceed 1,105.8 feet and capacity not to exceed 42,123,200 cubic yards), the Non-Conforming Use Certificate amendment (triggered by expansion request), and the Conditional Use Permit (approving the additional height and the increased capacity with proposed conditions).

City Administrator Wilson reviewed a few specific conditions within the existing CUP. She said Condition 11 sets out the same requirements for surface water and groundwater monitoring as the current CUP. Condition 12 sets out the same requirements for dual gas/leachate extraction systems as the current CUP, but it sets the annual report due date on March 1 to line up with State deadlines.

Commissioner Schaefer asked about runoff management to prevent surface water contamination before the final cover is placed.

City Administrator Wilson said the leachate extraction system collects the runoff before it reaches surface water. She said that most property owners in the area were connected to municipal water years ago to prevent them from needing to use private wells.

City Administrator Wilson continued by reviewing conditions 13, 14, and 15, which all address subsurface gas migration. The existing CUP required the landfill to come into compliance with MN Rule 7035.2815 and maintain compliance for 6 consecutive months. While Pine Bend Landfill has made improvements, they have not achieved compliance. The Minnesota Pollution Control Agency has advised that there is no definite path forward towards compliance. The current steps in place are an annual progress report to the City, a gas collection system, and 39 probes around the perimeter of the landfill that are monitored quarterly (or monthly if exceedances are detected). The conditions in the draft CUP extend the deadline for compliance by 2 years or to 35 million cubic yards of landfill capacity. The draft CUP also grants City Council the authority to waive this requirement if adequate progress is being made. Annual reporting will continue, with added trend analysis. Once more definite solutions are identified to the gas migration issue, the City can require implementation using the conditions in the CUP.

Commissioner Heidenreich asked about the reasoning for the 35 million cubic yard capacity limit. He said more needs to be done to address methane gas and toxic chemicals, and he suggested a lower capacity limit to ensure that the problem is fixed sooner than later.

City Administrator Wilson clarified that there are two deadlines – the gas migration compliance deadline and the landfill closure deadline. The 35 million cubic yard capacity is the former.

Commissioner Heidenreich asked about the leachate and gas migration mitigation plans in the existing CUP.

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City Administrator Wilson deferred to the applicant.

Commissioner Schaefer asked how the City plans to ensure compliance with the capacity limit and what the consequences are if the limit is exceeded.

City Administrator Wilson said land use approvals are wrapped into state permits and enforced by the State. The State and County do on-site monitoring; City staff are not involved.

Commissioner Schaefer asked what happens if the state determines the landfill has exceeded the height.

City Administrator Wilson said she did not know the answer, but she said it was unlikely that the landfill would accidentally exceed the maximum height.

Commissioner Schaefer summarized that the City doesn't foresee noncompliance and doesn't have systems in place to respond to potential noncompliance.

City Administrator Wilson said annual landfill reports are reviewed by Barr Engineering, City staff, etc.; therefore, the City will know when the limit is being approached.

Opening of Public Hearing

Aaron Janusz, 2495 117th Street East, Applicant, responded to Commissioner Schaefer's leachate question. He said berms and channels are built into the slopes to minimize erosion and slow runoff.

Commissioner Schaefer summarized that there are interim steps to mitigate the increased erosion from the higher runoff rate due to the steeper slope.

Aaron Janusz added that the final cover will be applied in stages.

Chair Weber asked for more information about the gas issue and areas of noncompliance.

Aaron Janusz said the issue is in the northeast corner due to the unlined area. 5 to 6 gas detection probes are still consistently showing exceedances (down from 20+ in the past).

Chair Weber asked for more details about the standards.

Aaron Janusz clarified that a Minnesota rule limits methane to under 25% of the lower explosive limit at the property boundary. The probes are spaced 500 feet apart around the perimeter of the landfill. The probes are perforated tubes with a vacuum and an instrument for measuring methane. There are also probes added on the east and west more recently – those are not showing exceedances.

Commissioner Heidenreich asked about the leachate plume maps.

Aaron Janusz clarified that there were groundwater issues in the past, but he said Pine Bend was removed from the Superfund list 20 years ago. He said monitoring wells are checked three times a year, and the leachate plume is shrinking.

Commissioner Heidenreich asked about the two landfills being considered one site due to the commingling plumes in one aquifer. He asked about 31 toxic chemicals and whether they will reach the Mississippi River and Pool 2.

Aaron Janusz said all that information is gathered for annual reports to MPCA.

Commissioner Heidenreich asked about what the five-year testing cycle is for.

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Aaron Janusz said that was for the EPA.

Commissioner Heidenreich asked if a plume map could be shared.

Aaron Janusz said he would be happy to share that.

Chair Weber closed the public hearing.

Chair Weber re-opened the public hearing at 8:11p.m. so that the applicant could answer Commissioner Twedt's question.

Mr. Janusz stated that Commissioner Twedt was correct in saying the landfill is following best industry practices. He said the plume is shrinking and nothing new is coming out of the lined portion.

Planning Commission Discussion

Commissioner Heidenreich stated that nothing is being done to address the leachate plume in the aquifers to the north and east of the landfill. He is concerned about pollution of Pool 2 and the Mississippi River. He said the chemicals are not being treated, and he suggested adding additional conditions for leachate and methane control.

Commissioner Twedt said it was difficult to hit a target that keeps moving. He said the Pine Bend Landfill is closely monitored by MPCA. He added that it's in the landfill's interest to stay in compliance, and he said it seems like they are doing what they can. He asked whether there's evidence that leachate is contaminating groundwater in the area.

Commissioner Heidenreich said there is information on this in the private well data.

Chair Weber mentioned that City Council can't approve the CUP until the Host Community Agreement is signed.

City Administrator Kris Wilson said that both Condition 19 and 20 tie the CUP with the Host Community Agreement.

Chair Weber asked about the number of revisions for the HCA.

City Administrator said that they are currently on the fourth revision.

Motion by Twedt, Second by Clancy, to Approve the request for Zoning Code Amendment, Conditional Use Permit, and Non-Conforming Use Certificate Amendment to allow the proposed vertical expansion of the Pine Bend Sanitary Landfill located at 2495 117th Street East with all conditions listed.

Ayes: 5

Nays: 2 (Heidenreich, Teiken)

Motion Carried.

Abstained: 2 (Schaefer, Weber)

This item will go to City Council on December 9th.

5. REGULAR BUSINESS

Community Development Director Ziemer said the second meeting in December was cancelled and that January's first meeting will be a work session.

Commissioner Schaefer asked about staffing in the Planning Division.

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Community Development Director Ziemer said there is currently a Planning Manager position posted, and a Senior Planner position will be posted soon. The department's goal is shift to a more proactive approach – addressing lingering questions/issues and helping applicants through processes in different ways.

6. ADJOURN

Motion to adjourn the meeting at 8:18 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.

DRAFT



Planning Commission Report

MEETING DATE:	March 4, 2025
CASE NO:	25-01S
APPLICANT:	Steve Grebin, 1974 77th Street West, Inver Grove Heights, MN
PROPERTY OWNER:	Steve Grebin, 1974 77th Street West, Inver Grove Heights, MN
REQUEST:	Rezoning, Vacation of Drainage & Utility Easements, and Preliminary Plat and Final Plat Approval
LOCATION:	1845 77th Street West, Inver Grove Heights, MN
COMPREHENSIVE PLAN:	LMDR, Low-Medium Density Residential
ZONING:	A, Agriculture
STAFF CONTACT:	Jason Ziemer, 651-450-2546

ACTION REQUESTED

The Planning Commission is asked to table the public hearing and consider of the request to Vacate Drainage and Utility Easements, Rezoning of the Subject Property, and approval of the Preliminary and Final Plats until the April 1, 2025, Planning Commission meeting.

BACKGROUND

Steve Grebin ("Applicant"), 1974 77th Street West, Inver Grove Heights, MN, submitted an application requesting vacation of Drainage and Utility Easements (DUEs), Rezoning of the Subject Property, and approval of the Preliminary and Final Plats for the property located at 1845 77th Street (PID: 20-70900-01-020) ("Subject Property"). The Applicant is the owner of the Subject Property.

In addition to vacating the two existing DUEs on the Subject Property, the Applicant is seeking to Rezone the property from A, Agriculture to R-3A, Multi-Family, and to subdivide the Subject Property, creating one residential lot and one outlot for future development. The zoning district corresponds to the LMDR, Low-Medium Density Residential land use classification, approved by the City Council on April 8, 2024, per Resolution 2024-066.

The Applicant submitted the requests on February 3, 2025. City staff reviewed the application and provided comments to the Applicant, requesting plat revisions and identifying certain plat items requiring clarification. Those items will require more time. Hence, the application is not ready for formal. State Statute grants cities 120 days to review and act on Preliminary Plat requests. Because action on the Preliminary Plat is delayed, the City extended the Rezoning request to match the Preliminary Plat review timeline; such extensions are also permitted by Statute.

As the notice for public hearing was mailed and published, the item is required to be placed on the Planning Commission. City staff are recommending tabling the public hearing and review of the item until the April 1, 2025, Planning Commission meeting. It is uncertain whether the application requires additional time beyond the April meeting.

EVALUATION OF REQUEST

N/A

ALTERNATIVES

N/A

RECOMMENDATION

City staff recommend tabling the three applications, as noted, until the April 1, 2025, Planning Commission meeting.

ATTACHMENTS

None



Planning Commission Report

MEETING DATE:	March 4, 2025
CASE NO:	25-03SP
APPLICANT:	Bolten & Menk, Inc.
PROPERTY OWNER:	Independent School District 199
REQUEST:	Major Site Plan Approval
LOCATION:	9875 Inver Grove Trail - Pine Bend Elementary School
COMPREHENSIVE PLAN:	P, Public/Institutional
ZONING:	P, Public/Institutional
STAFF CONTACT:	Kevin Shay, 651.450.2569

ACTION REQUESTED

The application consists of a Major Site Plan Approval to review the parking lot expansion plans.

BACKGROUND

The Inver Grove Heights School District (ISD 199) is proposing improvements to the parking lot and traffic circulation for the Pine Bend Elementary School ("School") property. The project consists of constructing a revised parking area on the south side of the School to separate bus traffic from the student/parent drop off on the north side of the School. Per the plans, buses would drop off and pick-up students from the new parking lot; students would enter the building on the south side.

EVALUATION OF REQUEST

SURROUNDING USES

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

LOCATION	ADJACENT USE	ZONING	LAND USE
North	Single-Family	R-1C, Low Density Residential	LDR, Low Density Residential
East	Single-Family	E-1, Estate District	RDR, Rural Density Residential
West	Highway 52		
South	Railroad		

MAJOR SITE PLAN REVIEW

Parking Lot Setbacks. The parking lot complies with the required setbacks.

SETBACKS	REQUIRED
Front (Street)	10 Feet
Side	5 Feet
Rear	10 Feet

Parking. The revised southern parking area reduces the vehicle parking from 61 spaces to 51 parking spaces to accommodate approximately 14 spaces for bus parking and student drop off. The northern and eastern parking areas are proposed to be revised to add parking spaces, increasing available spaces from 57 to 70. The net total parking on the site will increase by 3 spaces. There is no parking requirement listed in the code addressing bus parking. ***Parking exceeds minimum requirements.***

Access. Access would be via the two existing accesses onto Inver Grove Trail.

Landscaping. City Code requires one tree per 10 parking spaces. With 121 parking spaces, the site requires 12 overstory trees. A landscape plan has been provided showing a total of 9 new overstory trees planted within the revised parking area. A comment was included in the comment letter provided to the applicant to include a table on the landscape plan showing compliance with the required number of trees through existing and proposed landscaping. ***Landscaping satisfies minimum requirements, pending plan revisions.***

Engineering. Engineering has reviewed the plans and found only minor comments on details of the Stormwater Management Plan. Plans will be corrected and approved by Engineering before City Council approval.

Lighting. A lighting and illumination plan has been provided with the application. All lighting will use flat lens, downcast-style fixtures on the light poles. The illumination pattern identified on the photometric plan shows all lighting complies with the zoning code maximums of not exceeding 1.0-foot candles at the centerline of Inver Grove Trail. ***Lighting satisfies minimum requirements.***

ALTERNATIVES

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

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

- Recommend to the City Council Approval of a Major Site Plan for parking lot expansions subject to the following conditions:

****The final list of approved plans and date of plans shall be the set approved and signed by the City Engineer.***

- 1) Final Site, Grading, Stormwater Management, Erosion Control Plans, and Utility Plans shall be approved by the City Engineer.
- 2) The developer shall meet the conditions outlined in the review memo dated 2/21/2025 and any subsequent correspondence.

B. Denial. If the Planning Commission does not favor the proposed application, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff recommends approval of Major Site Plan subject to the conditions listed.

ATTACHMENTS

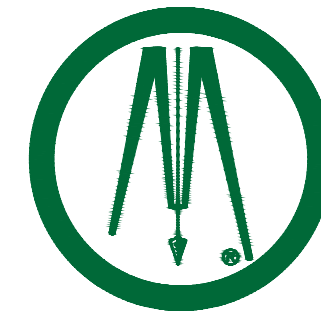
1. Site Map Pine Bend Elementary
2. Queuing & Circulation Exhibit
3. Site Survey
4. Site Plan
5. Grading & Drainage Plan
6. Utility Plan
7. Erosion Control Plan
8. Stormwater Pollution Prevention Plan (SWPPP)
9. Landscape Plans
10. Civil Details
11. Photometric Plan

Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.
This is not a legal document and should not be substituted for a title search, appraisal, survey, or
for zoning verification.

Map Scale
1 inch = 600 feet
2/20/2025



**BOLTON
& MENK**

3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MN 55447
Phone: (763) 544-7129
Email: plymouth@bolton-menk.com
www.bolton-menk.com

**PINE BEND
ELEMENTARY PARKING
IMPROVEMENTS**

9875 INVER GROVE TRAIL
INVER GROVE HEIGHTS, MN 55076

**01/31/2025 CITY
SUBMITTAL - NOT FOR
CONSTRUCTION**

PROJECT NO:
24X.134932.000

REVISIONS:

**BUS AND PARENT
DROP OFF QUEUING
AND CIRCULATION
EXHIBIT - PROPOSED
CONDITION**

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.

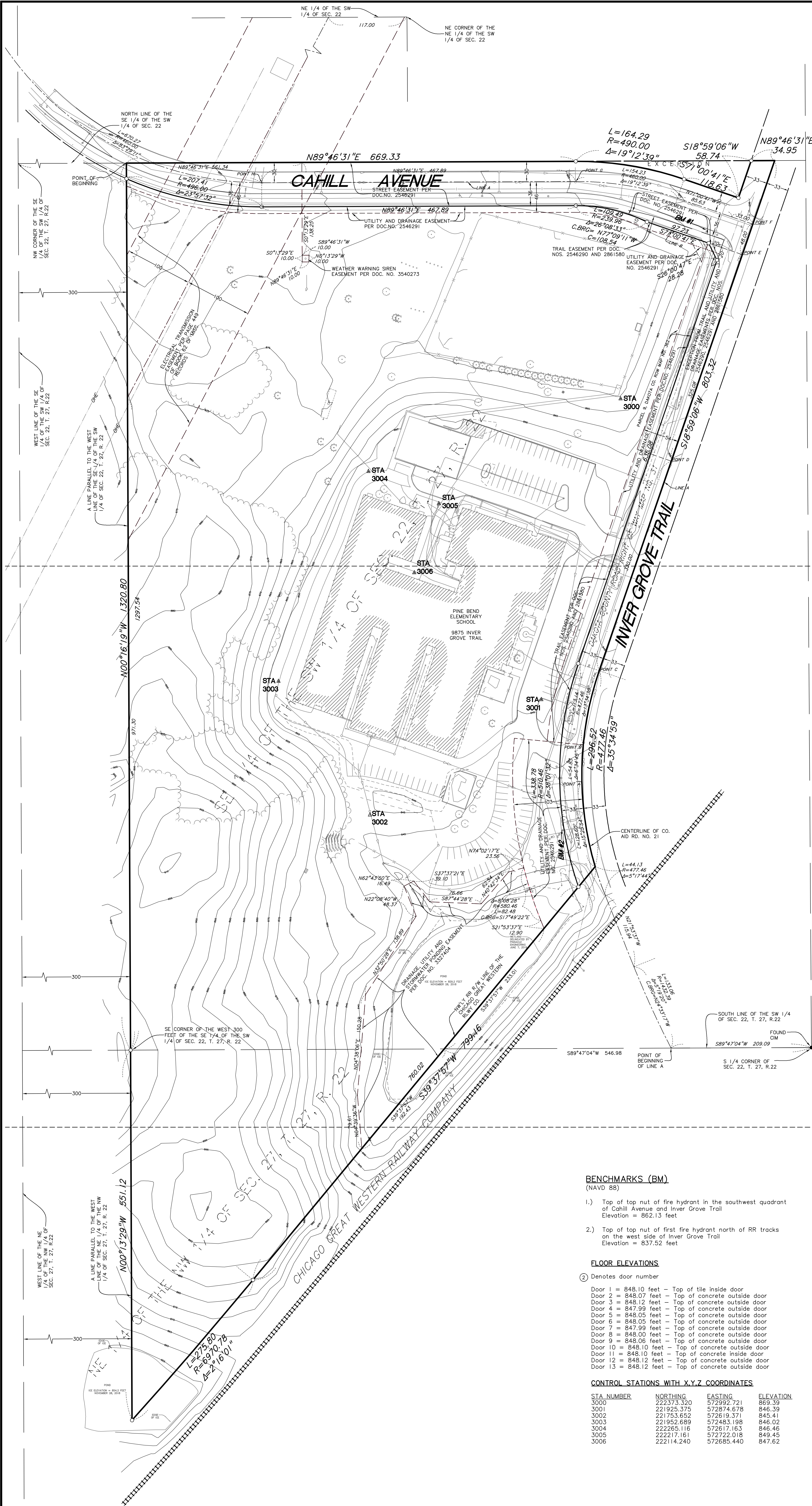
WILLIAM J. DIEDER
59532 01/31/2025
LIC. NO. DATE

DATE: 01/31/2025
DESIGNED BY: DS
DRAWN BY: TW
CHECKED BY: WJD

EXHIBIT



0 30 60
HORZ. SCALE FEET



DESCRIPTION OF PROPERTY SURVEYED

(Per Book of Deeds No. 265, Page 249)

That part of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) in Section 22, Township 27, Range 22, and that part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) in Section 27, Township 27, Range 22, described as commencing at the Northwest corner of the said Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4), thence East along the North line thereof to its intersection with a line running parallel to and 300 ft. East of the West line of the said SE 1/4 of the SW 1/4, which point of intersection is the point of beginning, thence South parallel to the West line of the said Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and parallel to the West line of the said Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) to the Northwestern railroad right-of-way line of the Chicago Great Western Railway Company, thence Northeasterly along said railroad right-of-way line to its intersection with the center line of County Aid Road No. 21, thence Northerly along the center line of County Aid Road No. 21 to the North line of the said Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4), thence West to the point of beginning, Dakota County, Minnesota, lying westerly of Inver Grove Trail and lying northerly of a line 30 feet northerly of and parallel with said Line A from Point F to Point G.

Except

(Per Quit Claim Deed Doc. No. 2546289)

All that part of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) in Section 22, Township 27, Range 22, and that part of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) in Section 27, Township 27, Range 22, described as commencing at the Northwest corner of the said Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4), thence East along the North line thereof to its intersection with a line running parallel to and 300 ft. East of the West line of the said SE 1/4 of the SW 1/4, which point of intersection is the point of beginning, thence South parallel to the West line of the said Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and parallel to the West line of the said Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) to the Northwestern railroad right-of-way line of the Chicago Great Western Railway Company, thence Northeasterly along said railroad right-of-way line to its intersection with the center line of County Aid Road No. 21, thence Northerly along the center line of County Aid Road No. 21 to the North line of the said Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4), thence West to the point of beginning, Dakota County, Minnesota, lying westerly of Inver Grove Trail and lying northerly of a line 30 feet northerly of and parallel with said Line A from Point F to Point G.

Line A: Commencing at the South Quarter Corner of Section 22, T27N, R22W; thence South 89 degrees 47 minutes 04 seconds West, along the South line of the Southwest Quarter of said Section 22, 209.09 feet to the point of beginning; thence northwesterly 133.05 feet, along a north tangential curve, concave to the northeast, having a radius of 1432.39 feet, a central angle of 5 degrees 19 minutes 20 seconds, and the chord of said curve bears North 24 degrees 33 minutes 17 seconds West; thence North 21 degrees 53 minutes 37 seconds West, tangent to last described curve, 115.94 feet; thence northerly 172.68 feet, along a tangential curve, concave to the east, having a radius of 447.46 feet, and a central angle of 20 degrees 43 minutes 20 seconds, to Point A; thence continuing northerly 54.83 feet, along the extension of last described curve, having a radius of 477.46, and a central angle of 6 degrees 34 minutes 45 seconds, to Point B; thence continuing northerly 113.14 feet, along the extension of last described curve, having a radius of 477.46, and a central angle of 13 degrees 34 minutes 38 seconds, to Point C; thence North 18 degrees 59 minutes 06 seconds East, tangent to last described curve, 330.00 feet to Point D; thence continuing North 18 degrees 59 minutes 06 seconds East, 325.08 feet to Point E; thence continuing North 18 degrees 59 minutes 06 seconds East, 48.00 feet to Point F; thence North 71 degrees 00 minutes 41 seconds West, 33.00 feet to the westerly line of Inver Grove Trail; thence continuing North 71 degrees 00 minutes 41 seconds West, 85.62 feet; thence westerly 154.23 feet, along a tangential curve, concave to the south, having a radius of 460.00 feet, and a central angle of 19 degrees 12 minutes 39 seconds, to the intersection with a line 30 feet southerly of and parallel with the north line of the SE 1/4 of the SW 1/4 of said Section 22, said intersection being Point G; thence South 89 degrees 46 minutes 31 seconds West, along said parallel line, 467.89 feet to Point H; thence northwesterly 670.27 feet, along a tangential curve, concave to the northeast, having a radius of 460.00 feet, and a central angle of 83 degrees 29 minutes 11 seconds, and said line there terminating.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

- Survey coordinate basis: Dakota County Coordinate System NAD-83 (1986 Adjustment)
- Wetlands shown hereon are per delineation markers observed in the process of conducting the fieldwork. Markers were set by Pinnacle Engineering, June 7, 2019.

Gross = 1,112,775 square feet or 25.546 acres
Net (excluding Cahill Ave and Inver Grove Trail Rights of Way) = 1,016,858 square feet or 23.344 acres

UTILITY NOTES

- Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 183231901 and 223630527.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- Private utilities are shown as marked by Hance Locating Services, Inc. on November 27, 2018 and January 6, 2023. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Gopher State One Call registered utility operator.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- AGP Denotes above ground pipe
- AIS Denotes advertisement/informational sign
- BBH Denotes basketball hoop
- BE Denotes building entrance
- BH Denotes beehive catch basin
- BTL Denotes beaver tail curb
- CB Denotes catch basin
- CBOX Denotes control box
- CBX Denotes communication box
- CDS Denotes civil defense sign
- CLRR Denotes center line of railroad tracks
- CO Denotes clean out
- DIP Denotes ductile iron pipe
- DT Denotes drain tile
- FH Denotes fire hookup
- FP Denotes flag pole
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- E Denotes edge of ice
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LA Denotes landscaping
- LP Denotes light pole
- MB Denotes mailbox
- MC Denotes metal cover
- MH Denotes manhole
- OHU Denotes overhead utility lines
- OPC Denotes outdoor power center
- (P) Denotes per plan
- PGE Denotes playground equipment
- PIV Denotes post indicator valve
- PKS Denotes parking sign
- PP Denotes power pole
- PPT Denotes power and light pole
- PPT Denotes power pole with transformer
- PPU Denotes power pole with underground utility
- PTBL Denotes picnic table
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SANC Denotes sanitary cleanout
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- STC Denotes surmountable curb
- TAD Denotes truncated domes
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TRANS Denotes transformer
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- MPL Denotes Maple tree
- PN Denotes Pine tree
- POP Denotes Poplar tree
- SHB Denotes shrub
- SPR Denotes Spruce tree
- TR Denotes deciduous tree

BENCHMARKS (BM)

(NAVD 88)

- Top of top nut of fire hydrant in the southwest quadrant of Cahill Avenue and Inver Grove Trail
Elevation = 862.13 feet
- Top of top nut of first fire hydrant north of RR tracks on the west side of Inver Grove Trail
Elevation = 837.52 feet

FLOOR ELEVATIONS

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Door 7 = 847.99 feet - Top of concrete outside door
Door 8 = 848.00 feet - Top of concrete outside door
Door 9 = 848.06 feet - Top of concrete outside door
Door 10 = 848.10 feet - Top of concrete outside door
Door 11 = 848.10 feet - Top of concrete inside door
Door 12 = 848.12 feet - Top of concrete outside door
Door 13 = 848.12 feet - Top of concrete outside door

CONTROL STATIONS WITH X,Y,Z COORDINATES

STA. NUMBER	NORTHING	EASTING	ELEVATION
3000	222373.320	572992.721	869.39
3001	221925.375	572874.678	846.39
3002	221763.652	572619.371	845.41
3003	221952.689	572483.198	846.02
3004	222265.116	572617.163	846.46
3005	222217.161	572722.018	849.45
3006	222114.240	572685.440	847.62

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

Dated this 25th day of January, 2023

SUNDE LAND SURVEYING, LLC.

By: *Arlene J. Carlson*
Arlene J. Carlson, P.L.S. Minn. Lic. No. 44900

Revision	By	Date
1	NSW	

Drawing Title:
**BOUNDARY, LOCATION, TOPOGRAPHIC
and UTILITY SURVEY FOR:
INDEPENDENT SCHOOL DISTRICT #199
PINE BEND ELEMENTARY**

SUNDE
LAND SURVEYING
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com

Project: 2018-180-1
Township: 27 Range: 22 Section: 22
File: 2018/180A001.dwg

Date:
01/25/2023
Sheet: 1 of 4



LEGEND

○	Denotes iron monument set marked with P.L.S. No. 44900	RCP	Denotes reinforced concrete pipe
AGP	Denotes above ground pipe	RD	Denotes roof drain
AIS	Denotes advertisement/informational sign	SAN	Denotes sanitary manhole
BBH	Denotes basketball hoop	SAN S	Denotes sanitary sewer
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CBOX	Denotes control box	TC	Denotes top of concrete curb
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CDS	Denotes civil defense siren	TRANS	Denotes transformer
CLRR	Denotes center line of railroad tracks	UGC	Denotes underground communication line
CO	Denotes clean out	UGE	Denotes underground electric line
DG	Denotes drain grate	V	Denotes valve
DIP	Denotes ductile iron pipe	W	Denotes water line
DT	Denotes drain tile	WMH	Denotes water manhole
FW	Denotes fire hookup	WV	Denotes water valve
FP	Denotes flag pole		
GM	Denotes gas meter	CED	Denotes Cedar tree
GP	Denotes guard post	CRAB	Denotes Crabapple tree
GW	Denotes guy wire	MPL	Denotes Maple tree
HCR	Denotes disabled ramp	PIN	Denotes Pine tree
HCS	Denotes disabled sign	POP	Denotes Poplar tree
IE	Denotes edge of ice	SHB	Denotes Shrub
HYD	Denotes fire hydrant	SPR	Denotes Spruce tree
INV	Denotes structure invert	TR	Denotes deciduous tree
LA	Denotes landscaping		
LP	Denotes light pole		
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MC	Denotes metal cover		
MH	Denotes manhole		
OHU	Denotes overhead utility lines		
OPC	Denotes outdoor power center		
(P)	Denotes per plan		
PGE	Denotes playground equipment		
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PTBL	Denotes picnic table		
PVC	Denotes polyvinylchloride pipe		

BENCHMARKS (BM) (NAVD 88)

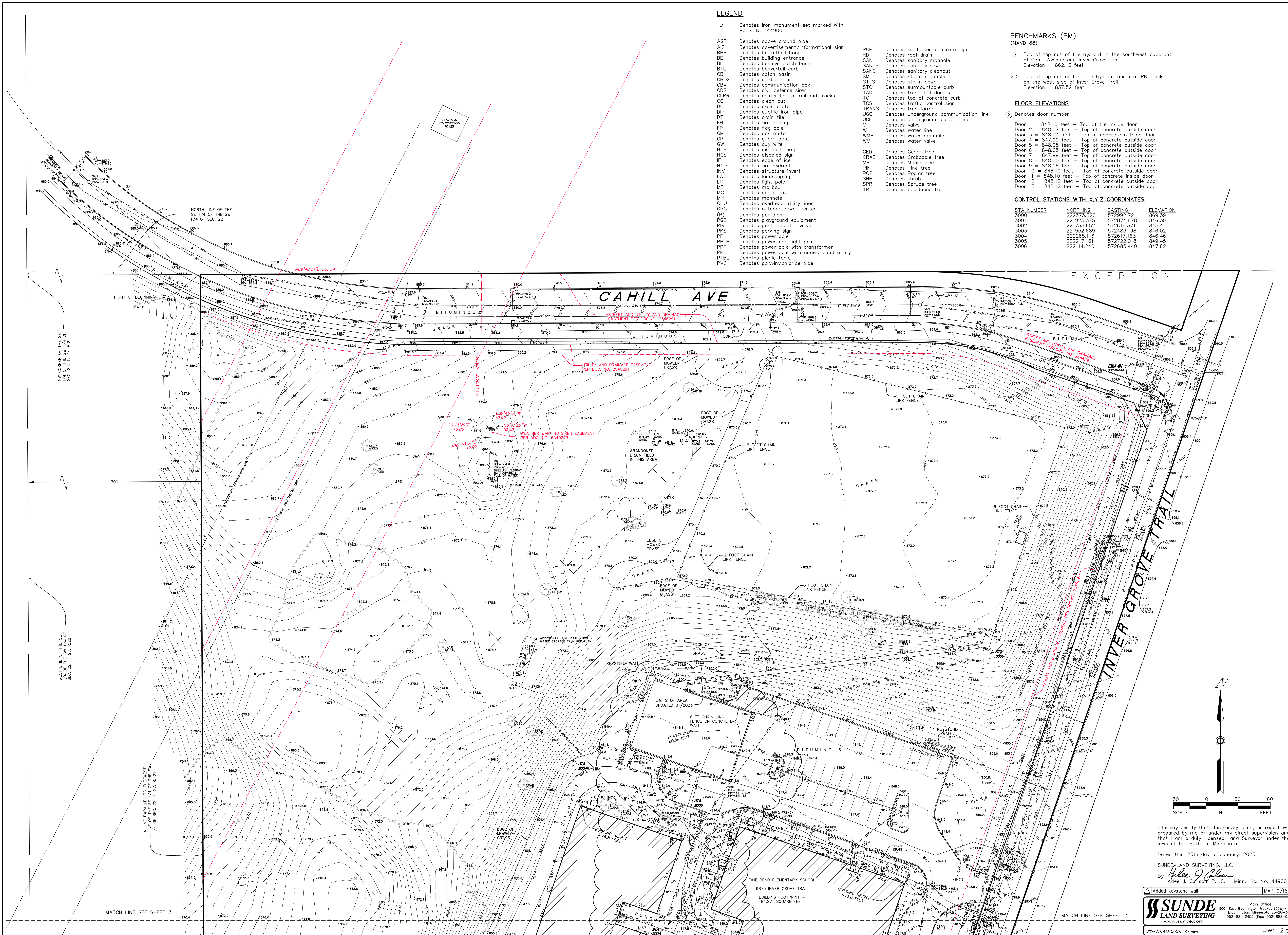
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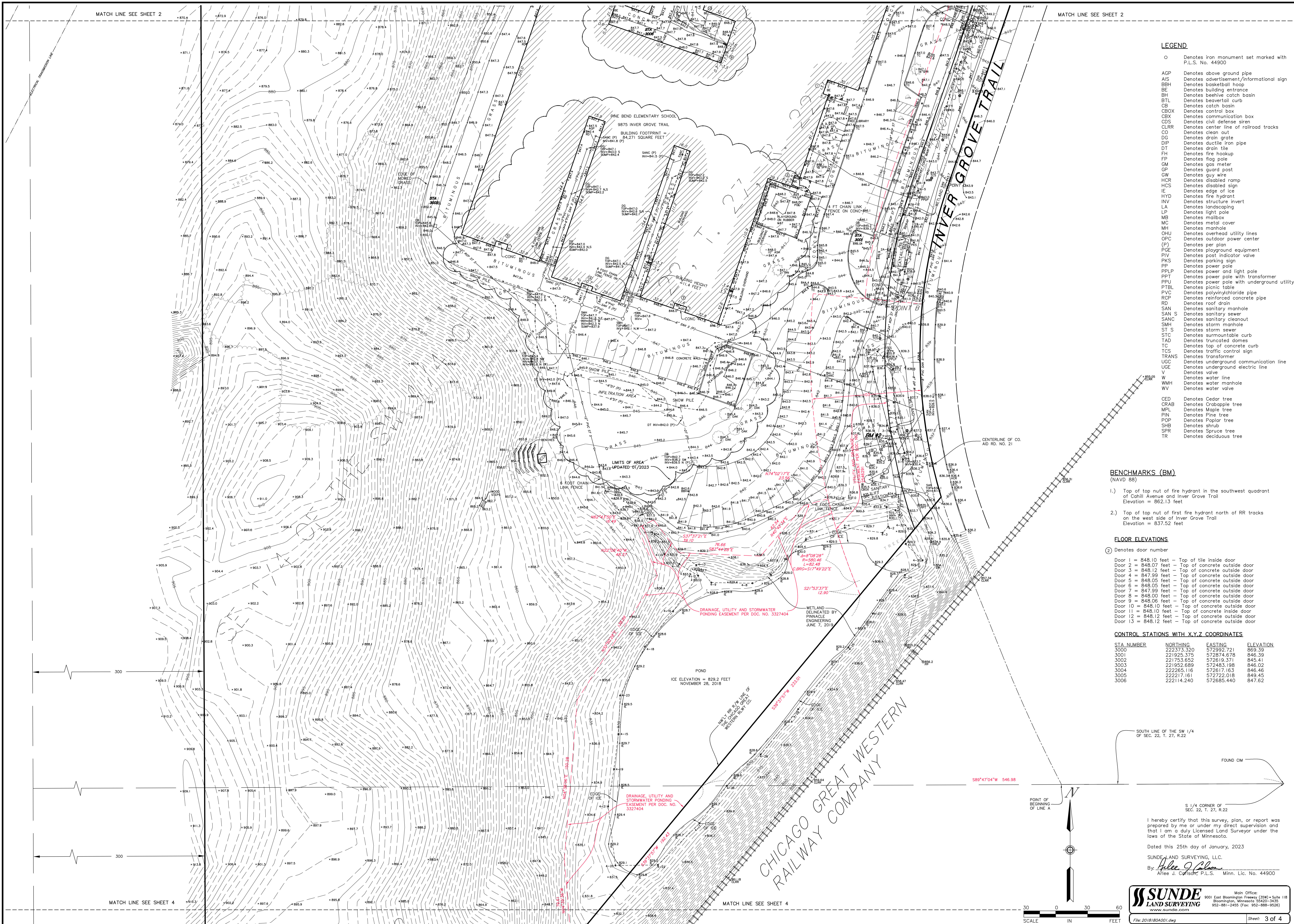
Dated this 25th day of January, 2023

SUNDE LAND SURVEYING, LLC.
By: *Alee J. Carlson*
Alee J. Carlson, P.L.S. Minn. Lic. No. 44900

Added keystone wall MAP 9/18/2024

SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (35W) - Suite 118
Bloomington, Minnesota 55420-3435
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www.sunde.com

File: 2018180A001-R1.dwg Sheet: 2 of 4



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SOUTH LINE OF THE SW 1/4 OF SEC. 22, T. 27, R. 22

S 1/4 CORNER OF SEC. 22, T. 27, R. 22

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

Dated this 25th day of January, 2023

SUNDE LAND SURVEYING, LLC.

By: *Ailee J. Carlson*
Ailee J. Carlson, P.L.S., Minn. Lic. No. 44900

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File: 2018180A001.dwg Sheet: 3 of 4





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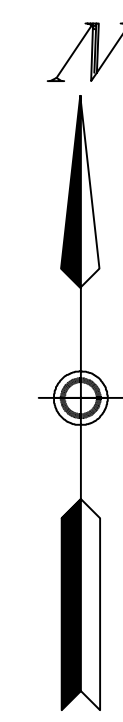
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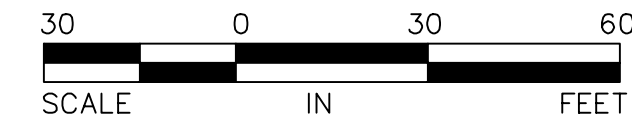


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File: 2018180A001.dwg

Sheet: 4 of 4



300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MN 55447
Phone: (763) 544-7129
Email: plymouth@bolton-menk.com
www.bolton-menk.com

PINE BEND ELEMENTARY PARKING IMPROVEMENTS

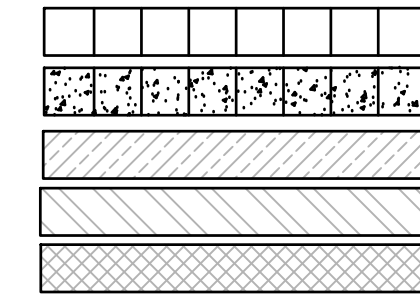
9875 INVER GROVE TRAIL
INVER GROVE HEIGHTS, MN 55076

01/31/2025 CITY
SUBMITTAL - NOT FOR
CONSTRUCTION

PROJECT NO:
24X.134932.000

REVISIONS:

LEGEND



PROPOSED CONCRETE WALK

PROPOSED CONCRETE SLAB

PROPOSED HEAVY DUTY ASPHALT PAVEMENT

PROPOSED MEDIUM DUTY ASPHALT PAVEMENT

PROPOSED HEAVY DUTY RECLAIMED ASPHALT PAVEMENT (BY ALTERNATE #1)

PROPOSED TRAFFIC SIGN

SIGNAGE KEY NOTE

PROPOSED ACCESSIBLE SYMBOL

PROPOSED MANHOLE (MH)

PROPOSED CATCH BASIN (CB)

PROPOSED FLARED END SECTION (FES)

PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS

PROPERTY LINE

NOTES

1. REFER TO SHEET C3.01, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. TRAFFIC SIGNS SHALL BE INSTALLED 18" BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVED AGULME, SHALL RECEIVE AT LEAST 5" OF TOPSOIL AND SHALL BE SODDED OR SEEDDED. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED TYPE SHALL BE DISTURBED BY CONSTRUCTION, SHALL BE RE-SEED, AND SEE NOTE 5.
5. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
6. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SOD OR RE-SEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.

EXISTING STALLS

SOUTH LOTS-61 STALLS

EAST LOT-14 STALLS

NORTH LOT-43 STALLS

TOTAL-118 STALLS

PROPOSED STALLS

SOUTH LOT-51 STALLS

EAST LOT-27 STALLS

NORTH LOT-43 STALLS

TOTAL-120 STALLS

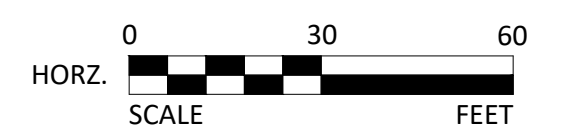
REQUIRED STALLS

PER CITY CODE - ONE PARKING SPACE
IS REQUIRED FOR EVERY EMPLOYEE
AND EVERY TWO CLASSROOMS

PER SCHOOL INFO - 83 STAFF AND 27 CLASSROOMS

$$83 + \left(\frac{27}{2}\right) = 96.5 = 97 \text{ REQUIRED STALLS}$$

SIGNAGE KEY NOTES



SITE PLAN

BY CERTIFY THAT THIS PLAN,
ICATION, OR REPORT WAS
RED BY ME OR UNDER MY DIRECT
VISION AND THAT I AM A DULY
ED PROFESSIONAL ENGINEER
THE LAWS OF THE STATE OF
SOTA.

LIAM J. DIEDE
532 01/31/2025
NO. DATE

01/31/2025

NED BY: DS

W/IN BY: TW

WJD

C2.01



1
CG 0.1

84.0

+ 840.5

840

40.5

PROPOSED GRADING LIMITS

PROPOSED SAND SUBBASE AT FROST D

APPROXIMATE SOIL BORING

PROPOSED MANHOLE (MH)

PROPOSED CATCH BASIN (CB)

PROPOSED FLARED END SECTION (FES)

PROPERTY LINE

BENCHMARKS (BM)
(NAVD 88)

- 1.) Top of top nut of fire hydrant in the southwest quadrant
of Cahill Avenue and Inver Grove Trail
Elevation = 862.13 feet
- 2.) Top of top nut of first fire hydrant north of RR tracks
on the west side of Inver Grove Trail
Elevation = 837.52 feet

1. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING / LAYOUT.
3. OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL SIGNAGE (CONSTRUCTION ZONES) NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS. ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONSTRUCTION FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. REFER TO SPECIFICATIONS FOR DEWATERING REQUIREMENTS.
8. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME (SWPPP) FIELD LAYOUT.
9. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, SHEET C5.03, FOR EROSION CONTROL REQUIREMENTS. SECTION 31.00 00 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
10. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
11. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
12. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
13. MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
14. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
15. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 40.1 OR 40 SHALL BE UNDERSTOOD TO MEAN 40.1 OR 40.0.
16. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE GUTTER GRAD, UNLESS NOTED OTHERWISE.
17. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED AND FOR AVOIDANCE OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL, AS REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
18. NO FINISHED SLOPES SHALL EXCEED A HORIZONTAL TO 1 VERTICAL (3:1), UNLESS OTHERWISE NOTED.
19. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED, SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SODDED OR SEEDED. REFER TO LANDSCAPING PLANS FOR SOD AND SEED LOCATIONS. ALL AREAS NOT DESIGNATED FOR SOD OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDED WITH SEED MIX #1.
20. WHERE NEW SOD MEETS EXISTING SOD, CUT A CLEAN, SHARP EDGE TO ALLOW FOR A CONSISTENT, UNIFORM, AND STRAIGHT JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS. JAGGED OR UNEVEN JOINTS WILL NOT BE ACCEPTED. REMOVE TOPSOIL AT THE JOINT BETWEEN NEW SOD AND EXISTING TURFGRASS, AS REQUIRED, TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING TURFGRASS SURFACE.
21. FAILURE OF TURF DEVELOPMENT, IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, RE-SEED OR RE-SOD ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT.
22. ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, DR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
23. ALL STORM SEWER PIPE CROSSING WATERMAIN, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, SHALL BE ASTM D2665, SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.
24. FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
 - a. IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
 - b. ACCEPTABLE MANUFACTURERS / PRODUCTS:
 - i. FERRO-C, "CONCRETE MANHOLE ADAPTORS" OR "LARGE-DIAMETER WATERSTOPS"
 - ii. PRESS-SEAL, WATERSTOP GROUTING RINGS"
 - iii. OR APPROVED EQUAL.
25. INSTALL MANHOLES, CATCH BASINS, STORM SEWER, DRAIN TILE, AND OTHER POTENTIAL SOURCES OF CONTAMINATION AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MN PLUMBING CODE. THIS ISOLATION DISTANCE IS MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR SIMILAR).
26. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES, BEFORE BEGINNING CONSTRUCTION.
27. MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.
28. STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF CATCH BASINS, AND MANHOLES. ADJUST GATE VALVE AND MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.



3300 FERNBROOK LANE NORTH, SUITE 300
PLYMOUTH, MN 55447
Phone: (763) 544-7129
Email: plymouth@bolton-menk.com
www.bolton-menk.com

9875 INVER GROVE TRAIL
INVER GROVE HEIGHTS, MN 55076

01/31/2025 CITY
SUBMITTAL - NOT FOR
CONSTRUCTION

PROJECT NO:
24X.134932.000

REVISIONS

GRADING AND DRAINAGE PLAN

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.

WILLIAM J. DIEDE	
59532	01/31/2025
LIC. NO.	DATE

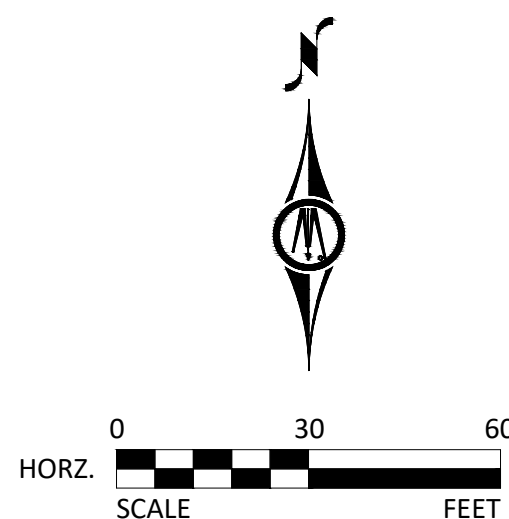
DATE: 01/31/2025

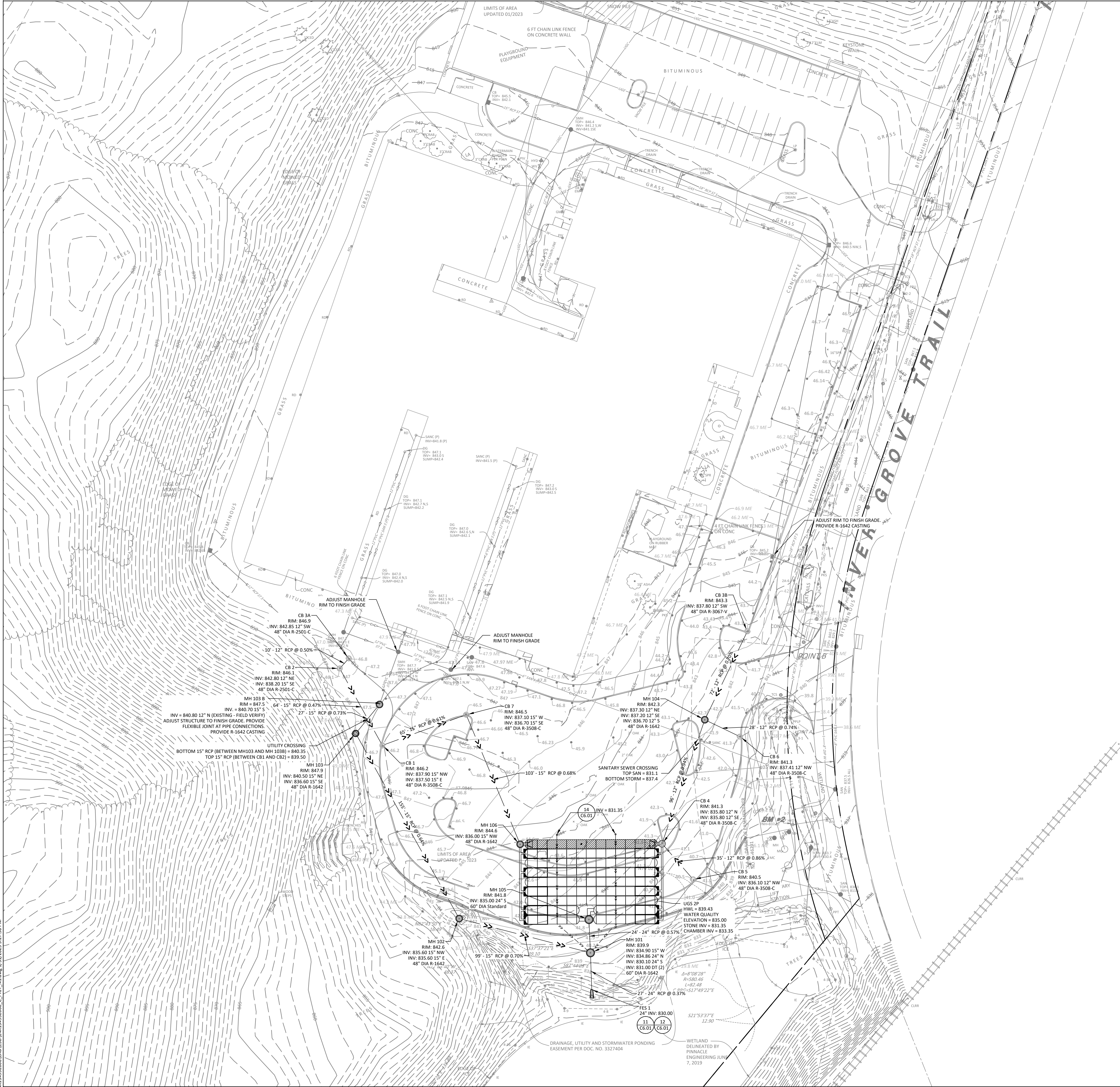
DESIGNED BY: DS

DRAWN BY: TM

CHECKED BY: MU

C3.01



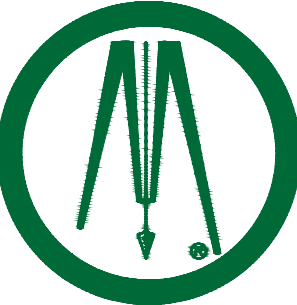


LEGEND

- 1 (C6.01) REFERENCE KEY TO SITE DETAILS
DETAIL L.D. NUMBER (TOP)
DETAIL SHEET NUMBER (BOTTOM)
- 840 EXISTING CONTOUR
- + 840.5 EXISTING SPOT ELEVATION
- 840 PROPOSED CONTOUR
- 40.5 PROPOSED SPOT ELEVATION
ME = MATCH EXISTING
TC = TOP OF CURB
- PROPOSED GRADING LIMITS
- SD PROPOSED STORM SEWER
- >> PROPOSED DRAIN TILE / SUBSURFACE DRAINS (SD)
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED FLARED END SECTION (FES)
- 1 PROVIDE MINIMUM 18" VERTICAL SEPARATION AT CROSSING - PROVIDE VERTICAL BENDS IN WATERMAIN AS REQUIRED TO ACCOMPLISH. CENTER ONE LENGTH WATERMAIN PIPE ON CROSSING.
- CONNECT DRAIN TILE TO STRUCTURE AND PROVIDE BACKWATER VALVE
- PROPERTY LINE

NOTES

- REFER TO SHEET C0.00, TITLE SHEET, FOR GENERAL NOTES.
- ALL STORM SEWER PIPE SHALL BE RCP, CLASS III (MIN.), WITH FLEXIBLE WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM C-361 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2321, UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE CROSSING WATERMAIN, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, SHALL BE ASTM D2665, SCHEDULE 40 PVC WITH SOLVENT WELD JOINTS.
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 - iii. OR APPROVED EQUAL.
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- LOCATE ALL EXISTING UTILITIES. VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES BEFORE BEGINNING CONSTRUCTION.
- PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS. COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
- MAINTAIN DRAINAGE FROM EXISTING BUILDING AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER, INCLUDING, BUT NOT LIMITED TO, CATCH BASINS, MANHOLES, PIPING, AND SIMILAR. DO NOT REMOVE EXISTING STORM SEWER UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.
- STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS, AND MANHOLES. ADJUST GATE VALVE AND MANHOLE LOCATIONS TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND GUTTER. STAKE CURB AND GUTTER ALIGNMENTS TO ALLOW CURB INLET TYPE CATCH BASINS TO PROPERLY ALIGN WITH CURB AND GUTTER.



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**PINE BEND
ELEMENTARY PARKING
IMPROVEMENTS**

9875 INVER GROVE TRAIL
INVER GROVE HEIGHTS, MN 55076

**01/31/2025 CITY
SUBMITTAL - NOT FOR
CONSTRUCTION**

PROJECT NO:
24X.134932.000

REVISIONS:

UTILITY PLAN

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT
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MINNESOTA.

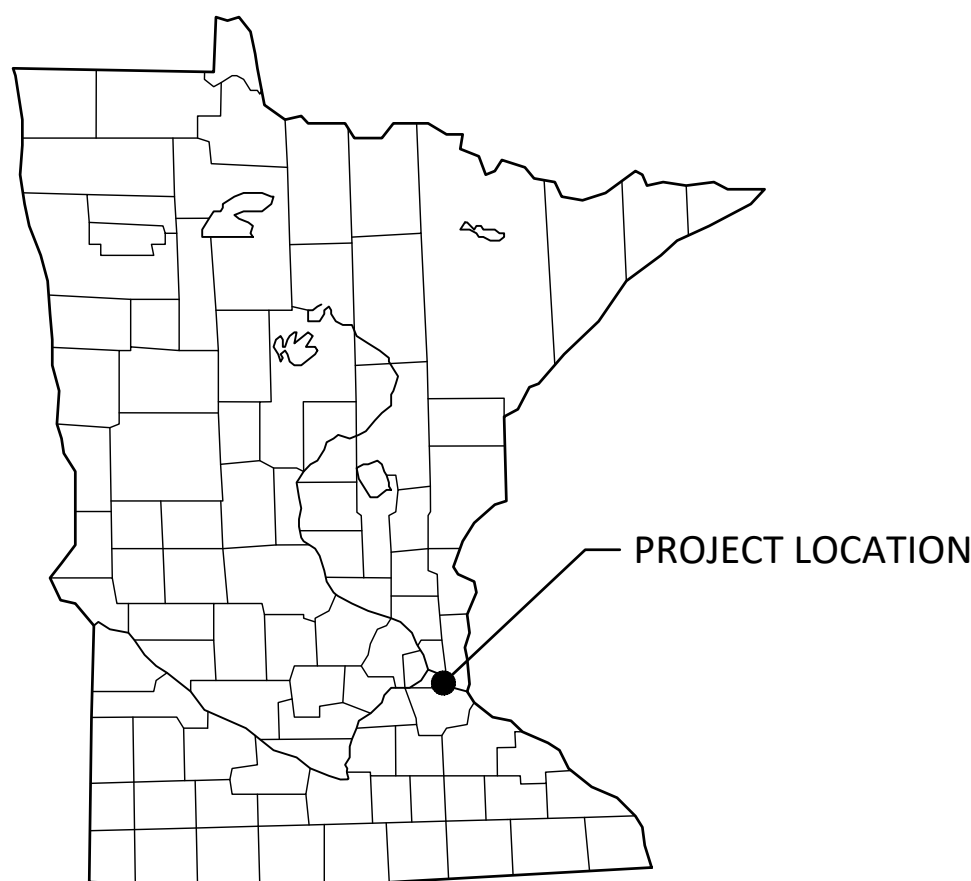
WILLIAM J. DIEDER
59532 01/31/2025
LIC. NO. DATE

DATE: 01/31/2025
DESIGNED BY: DS
DRAWN BY: TW
CHECKED BY: WJD

C4.01



**PINE BEND ELEMENTARY
IMPROVEMENTS - 2025**
CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA



The Contractor and Owner will be joint applicants under the MPCA's General Stormwater Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program.

The Contractor shall provide one or more trained Construction SWPPP Manager(s) knowledgeable and experienced in the application of erosion prevention and sediment control BMPs that will oversee the implementation of the SWPPP, and the installation, inspection and maintenance of the erosion prevention and sediment control BMPs.

	COMPANY	CONTACT PERSON	PHONE
OWNER:	ISD 199	XXXXX	XXX-XXX-XXXX
SWPPP DESIGNER:	Bolton & Menk, Inc.	Allison Smith	906-430-5533
CONTRACTOR:	TBD	TBD	TBD
CONSTRUCTION SWPPP MANAGER:	TBD	TBD	TBD
PARTY RESPONSIBLE FOR LONG TERM O&M:	ISD 199	XXXXX	XXX-XXX-XXXX

The SWPPP Designer, Construction SWPPP Manager, and BMP Installer must have appropriate training. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Training documentation for the SWPPP Designer is included on the Narrative sheet. The Contractor shall attach training documentation to this SWPPP for the Construction SWPPP Manager and BMP Installer prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

Payment for all work associated with Erosion and Sediment Control shall be as described in the Project Manual. Unless otherwise authorized by the Owner no additional payment shall be made for any work required to administer and maintain the site erosion and sediment control in compliance with the Minnesota Pollution Control Agency (MPCA) - General Stormwater Permit for Construction Activity (MN R100001) including but not limited to inspection, maintenance, and removal of BMPs or addition of BMPs to accommodate Contractor phasing.

Permittees must make the SWPPP, including all inspection reports, maintenance records, training records and other information required by this permit, available to federal, state, and local officials within three (3) days upon request for the duration of the permit and for three (3) years following the NOT.

All requirements listed in Section 5.1 of the Permit for the design of the permanent stormwater management system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity, and duration of precipitation.

2. The nature of stormwater runoff and run-on at the site
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

Permanent stormwater treatment systems for this project have been designed in accordance with the guidance in the MN Stormwater Manual in place at the time of bidding. Copies of the design information and calculations are part of this SWPPP and will be provided in digital format upon written request to the Engineer.

 1-MILE BOUNDARY
 PROJECT BOUNDARY
 IMPAIRED WATERS
 SPECIAL OR PROTECTED WATERS
 NATIONAL WETLANDS INVENTORY

Total Project Size (disturbed area) =	1.8	ACRES
Existing area of impervious surface =	0.8	ACRES
Post construction area of impervious surface =	1.3	ACRES
Total new impervious surface area created =	0.5	ACRES

Planned Construction Start Date:	<u>XX/XX/2025</u>
Estimated Construction Completion Date:	<u>XX/XX/2025</u>

Type of storm water management used if more than 1 acre of new impervious surface is created

	Wet Sedimentation Basin
X	Infiltration/Filtration
	Regional Pond
	Permanent Stormwater Management Not Required

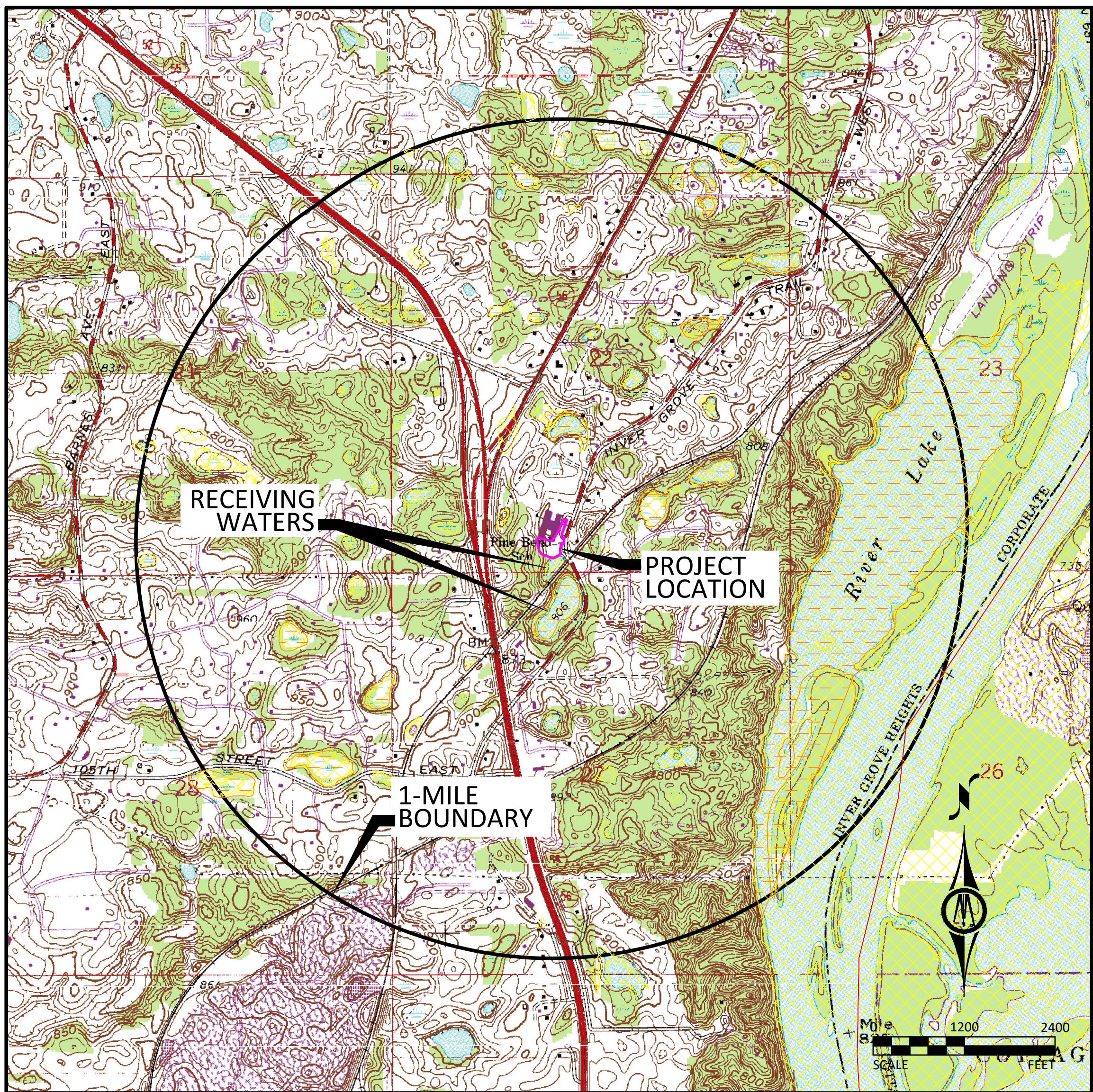
COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
DAKOTA	T27N	R22W	22	44.80587°	-93.03669°

[illegible]

Construction activities include: Site grading, storm sewer replacement, underground stormwater storage installation, parking area reconstruction, temporary erosion and sediment control, and permanent stabilization.

Stormwater currently sheet flows northeast across the site towards the school building or east towards an existing wetland. Stormwater that flows towards the school enters storm sewer and ultimately discharges into the wetland. One existing filtration BMP is located just south of the school building, which provides treatment for the parking area prior discharge into the wetland. In the event the wetland water level surpasses the rim of the basin, stormwater will flow south onto Inver Grove Trail and into Park Lake.

After construction is complete stormwater will follow the same drainage pattern. An underground stormwater filtration system will be installed under the new parking area, which will replace the existing surface filtration feature.



Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, within 1-mile of the project boundary are identified on the USGS 7.5 min quad map above. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in the permit for special, prohibited, restricted, or impaired have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Special, Prohibited, Restricted Water ¹	Flows to Impaired Water Within 1-Mile ²	USEPA Approved Construction Related TMDL ³
Wetland (On-Site)	Wetland	No	No	No
Park Lake	Lake	No	No	No

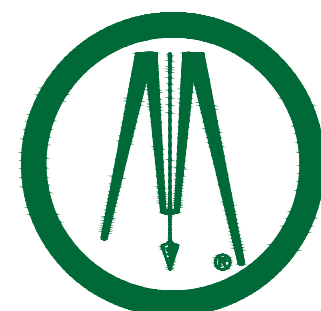
¹ Special, prohibited, and restricted waters are listed in Section 23 of the MN Construction Stormwater General Permit (MNR100001).

² Identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota

³ Construction Related TMDLs include those related to: phosphorus, turbidity, TSS, dissolved oxygen, and/or aquatic biota.

IMPLEMENTATION SCHEDULE AND PHASING: The Contractor is required to provide an updated schedule and site management plan meeting the minimum requirements of Section 1717 of the Minnesota Standard Specifications for Construction.

- 1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
- 2) Install perimeter sediment control, inlet protection, and construction exit.
- 3) Grade site
- 4) Install utilities
- 5) Install storm sewer and underground storage system
- 6) Pave parking area
- 7) Add additional temporary BMPs as necessary during construction based on inspection reports.
- 8) Ensure final stabilization measures are complete.
- 9) Provide digital copy of all Field SWPPP Documentation including Inspection Reports and SWPPP Revisions to the Owner.
- 10) Submit Notice of Termination (NOT) to MPCA. NOTE: The NOT must be submitted to MPCA before Final Stabilization is considered complete.

**BOLTON
& MENK**

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PINE BEND ELEMENTARY PARKING IMPROVEMENTS

9875 INVER GROVE TRAIL
INVER GROVE HEIGHTS, MN 55076

01/31/2025 CITY
SUBMITTAL - NOT FOR
CONSTRUCTION

PROJECT NO:
24X.134932.000

REVISIONS

SWPPP PLAN

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.

WILLIAM J. DIEDE	
59532	01/31/2025
LIC. NO.	DATE

DATE: 01/31/2025

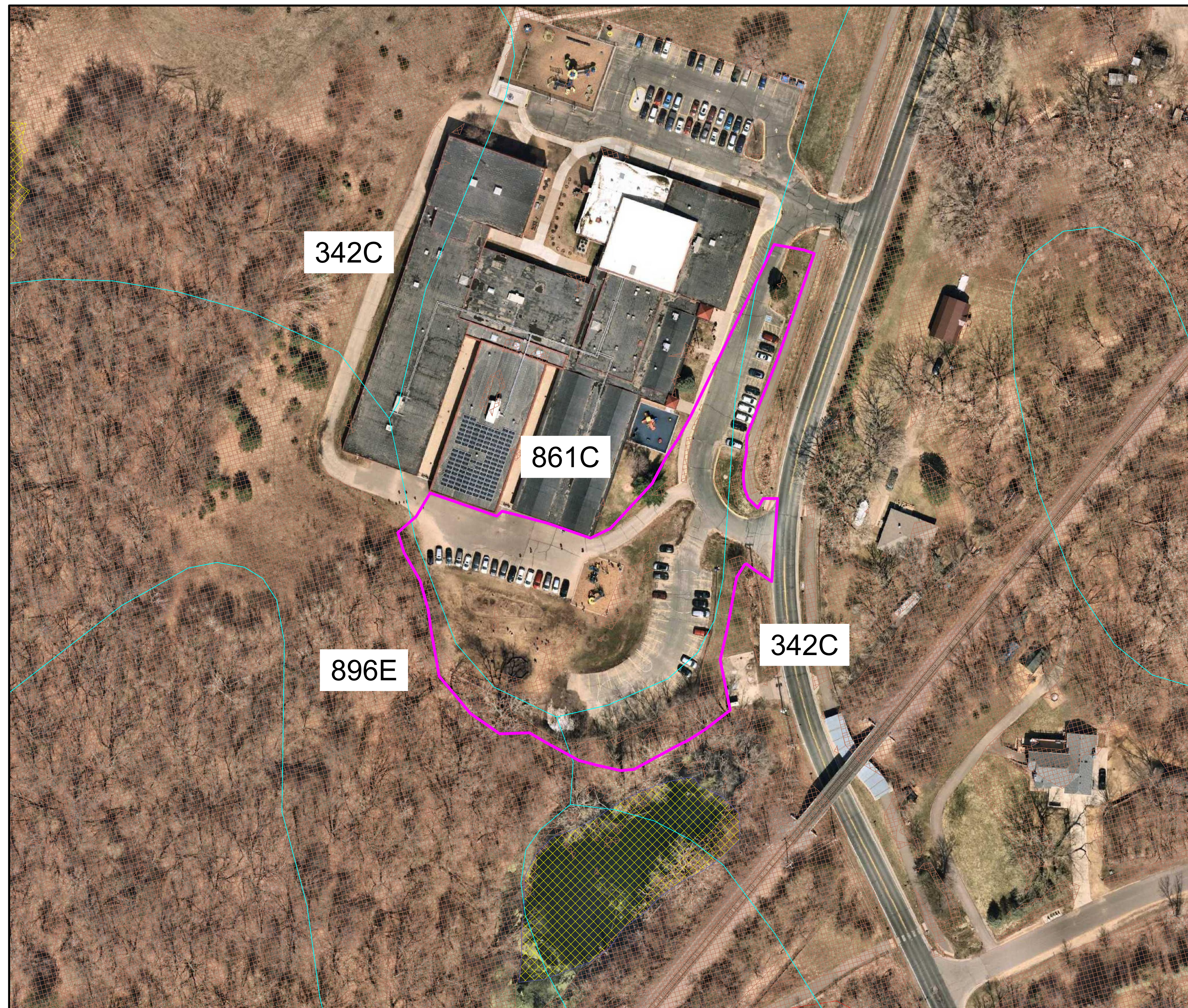
DESIGNED BY: DS

DRAWN BY: TM

CHECKED BY: WJ

C5.02

© Bolton & Menk, Inc. 2025, All Rights Reserved
H:\SD199 ED MN\24V134932000\CAD\C3D\24V134932000 SWPPP_1 PROJ INFO MAP.dwg 1/31/2025 3:28:08 PM



LEGEND

[illegible]

DESCRIPTION	SHEET NO.
SITE MAP	C2.01
DIRECTION OF FLOW	C2.XX
FINAL STABILIZATION	C2.XX
SOILS	C2.03
DRAINAGE STRUCTURES	C1.XX
DRAINAGE TABULATION	C1.XX
STORM SEWER PLAN & PROFILE SHEETS	C5.XX - C5.XX
EROSION & SEDIMENT CONTROL DETAILS	C2.04
EROSION CONTROL TABULATION	C2.XX
TURF ESTABLISHMENT TABULATION	C2.XX
NARRATIVE & NOTES	C2.01 - C2.02



PINE BEND ELEMENTARY PARKING IMPROVEMENTS

**01/31/2025 CITY
SUBMITTAL - NOT FOR
CONSTRUCTION**

REVISIONS:

SWPPP SOILS



PINE BEND ELEMENTARY PARKING IMPROVEMENTS

01/31/2025 CITY
SUBMITTAL - NOT FOR
CONSTRUCTION

REVISIONS:

**1/31/2025 CITY
MITTAL - NOT FOR
CONSTRUCTION**

REVISIONS:

**1/31/2025 CITY
MITTAL - NOT FOR
CONSTRUCTION**

REVISIONS:



SILT FENCE



TEMPORARY DIVERSION BERM



- 8 PIPE BEDDING - RCP

PIPE BEDDING - RCP



RIPRAP AT FLARED END SECTION



SECTION THROUGH PARABOLIC CORRUGATED POLYPROPYLENE CHAMBERS
FILTRATION AREA: UGS 2P



2 ROCK CONSTRUCTION ENTRANCE

C6.01



5 SAND SUBBASE / DRAIN TILE AT C6.01 DOORS & FROST FOOTED STOOPS

NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



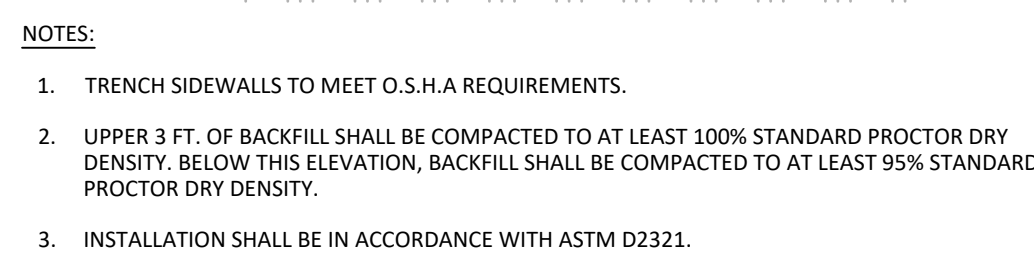
14 CLEANOUT ASSEMBLY

NOT TO SCALE

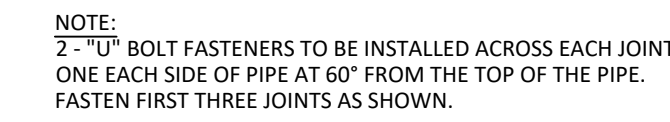


- 3 EROSION CONTROL BLANKET

NOT TO SCALE



7



11 RCP FLARED END SECTION (FES)

PIPE SIZE	"U" BOLT DIA.	WIDTH
21" & LESS	1/2"	24"
24" TO 36"	5/8"	24"
42" TO 54"	3/4"	24"
60" & GREATER	1"	24"

NOT TO SCALE



PINE BEND ELEMENTARY PARKING IMPROVEMENTS

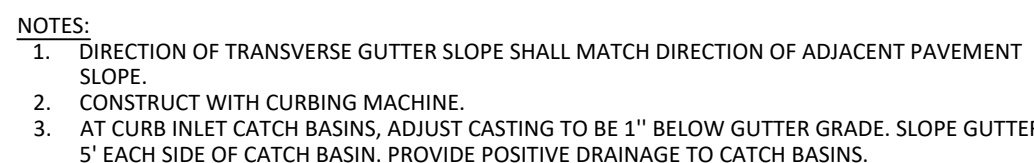
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REVISIONS

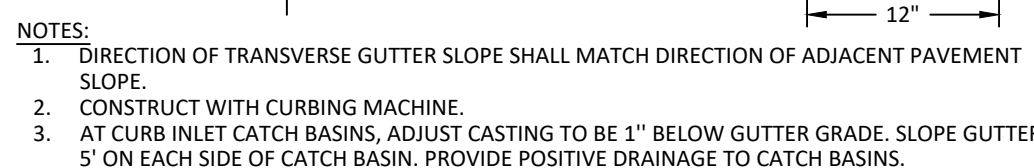
DETAILS

DATE:	01/31/2023
DESIGNED BY:	DS
DRAWN BY:	TW
CHECKED BY:	WID

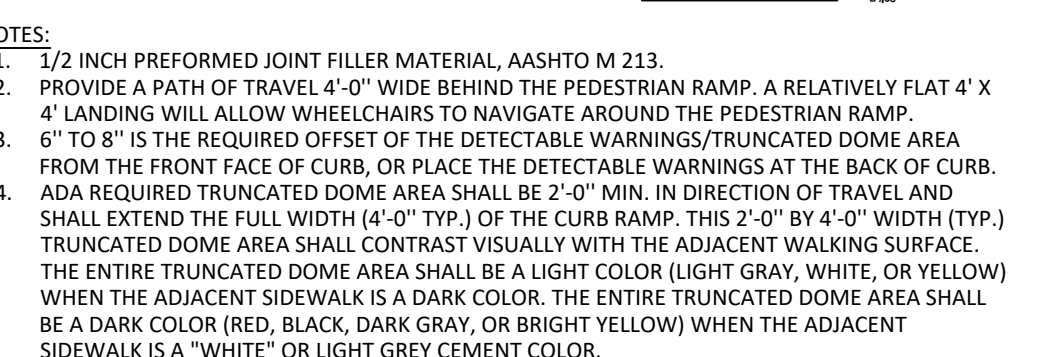
C6.02



NOT TO SCALE



NOT TO SCALE



NT TO SCALE





Introduction

The new RSX L value by provid

sign select

EPA
600/3-90/004

Length: 27.5 (74.4 cm)
(SPA mount)

Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

(SPA mount)

Items marked by a shaded bar

^aSee ordering tree for details

1000

RS&D LED

[illegible][illegible]

minisire Location Summary		Insertion Point		Z	Orient	Tilt
min	Label	X	Y			
RSK2	LKD P3 40K P3 twin	572552	221798	30	339.692	0
RSK2	LKD P3 40K P3 twin	572830	221788	30	15.642	0
RSK2	LKD P3 40K P3 twin	572743.1	221770.9	30	0.269	0
RSK2	LKD P3 40K P3	572669	221681	30	74.055	0
RSK2	LKD P3 40K P3	572796	221671	30	105.571	0



Planning Commission Report

MEETING DATE:	March 4, 2025
CASE NO:	25-02ZPA
APPLICANT:	SMNPT 1, LLC
PROPERTY OWNER:	Grace Nazarene Church
REQUEST:	Comprehensive Plan Amendment and Rezoning
LOCATION:	7950 Blaine Avenue
COMPREHENSIVE PLAN:	P, Public / Institutional
ZONING:	P, Public / Institutional
STAFF CONTACT:	Kevin Shay, 651.450.2569

ACTION REQUESTED

Conduct a Public Hearing and Consider a request from SMNPT 1, LLC for a Comprehensive Plan Amendment, amending the 2040 Land Use to change roughly four-acres of the seven-acre Subject Property from P, Public / Institutional to CC, Community Commercial, and Rezoning of the same area from P, Public / Institutional to B-3 General Business.

BACKGROUND

Grace Nazarene Church, located at 7950 Blaine Avenue ("Subject Property"), currently has land use guidance of P, Public / Institutional and zoning of P, Public / Institutional. The Applicant is working with the church on the southern four-acres of the seven-acre parcel and is proposing to change the 2040 Land Use designation of that area to CC, Community Commercial to support the conceptual development. The Applicant is also requesting a Rezoning to change for the same southern portion to B-3, General Business to match the land use amendment requested. The land use change is to allow for future commercial sites, which shows three commercial uses, including one convenience store with gas station and two retail pads with drive-throughs.

If the Comprehensive Plan Amendment and Rezoning are approved, an application for platting and Conditional Use Permits ("CUPs") will be required before development can occur. This subsequent process would provide for public review and comment on the site's development.

EVALUATION OF REQUEST

SURROUNDING USES

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

LOCATION	ADJACENT USE	ZONING	LAND USE
North	Single-Family	PUD, Planned Unit Development	LDR, Low Density Residential
East	Single-Family	R-1C, Low Density Residential	LDR, Low Density Residential
West	Highway 52	A, Agricultural	P, Public / OP, Open Space / LDR, Low Density Residential
South	Inver Hills Community College	P, Public	P, Public

COMPREHENSIVE PLAN AMENDMENT

The subject parcel is currently guided as P, Public / Institutional.

Public / Institutional is defined in the 2040 Comprehensive Plan as:

- "1. Provide needed public facilities and services for existing and future Inver Grove Heights residents.
2. Interconnect the City's most important public facilities, including schools and churches, via open-space corridors.
3. Continue to cooperate with the local school districts and Inver Hills Community College for the joint use of facilities.
4. Provide sufficient land to meet the public/institutional service needs of the community.
5. Continue to cooperate with Dakota County to provide library services in the community."

The applicant is proposing to change the land use designation to CC, Community Commercial to fit the proposed concept plan.

Community Commercial is defined in the 2040 Comprehensive Plan as:

"Community Commercial areas include lots or parcels that contain retail sales and services located along community collector and arterial roadways that serve the community (see Figure 2-5). Community commercial areas differ from neighborhood commercial areas in that they are more intensive and are designed to attract customers from a wider trade area. As such, the goods and services that are available in community commercial areas are broader in scope, such as restaurants, private recreational facilities, professional service offices, small-scale printing, etc."

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

Some of the Established Development Area Policies include:

- Allow infill development in a manner that protects the character of existing residential neighborhoods.
- Provide commercial services that are convenient to neighborhoods.
- Ensure that new development areas are compatible in size and scale with existing, adjacent neighborhoods.
- Provide appropriate buffers to allow density transitions and to accommodate a range of housing types.
- Continually monitor the vitality and viability of existing commercial nodes and encourage the integration of supporting residential uses where necessary.

STAFF ANALYSIS AND EVALUATION

City staff reviewed the request and offer the following analysis and evaluation based on existing development vision, policies and expectations for the Northwest Expansion Area. Rationale related to the request.

RATIONALE SUPPORTING THE LAND USE CHANGE

- The City Council has prioritized commercial growth by promoting and seizing commercial development growth opportunities, where possible, to expand various retail, service and restaurant options throughout the community.
- The developed area around the property contains low-density housing to the north and east, with the community college to the south and Highway 52 to the west. A change to allow community commercial for the southern portion of the site would be buffered from the single family residences to the north by the Church.
- The southern half of the site is primarily vacant. Some of the parking lot extends into this area and there is a small community garden on the west side. The current church access is on the southern half of the site. Beyond this, the southern portion is excess land owned by the church and could be used for additional development of a better use.
- Typical residential land use patterns are designed using commercial as a transition area and buffer moving geographically away from the high-volume roads. The area requested for a Comprehensive Plan change is along two higher volume roads. This corner would be a typical location for commercial.
- The lowest point of the development site is 20+ feet lower than the Church elevation, and 10 to 15 feet lower than the homes to the east. The homes to the north are approximately 20-30 feet lower than the church elevation. The general elevation of the commercial would be sitting lower than the houses to the east and the Church.

ESTABLISHED DEVELOPMENT AREA POLICIES

- Provide commercial services that are convenient to neighborhoods.
- Provide appropriate buffers to allow density transitions and to accommodate a range of housing types.

COMMUNITY COMMERCIAL GOALS

- Provide goods and services that are needed by Inver Grove Heights residents in environments that serve as identifiable community shopping nodes.

- Ensure pedestrian connectivity via trails and sidewalks within community commercial districts as well as to adjacent and nearby neighborhoods.
- Encourage private sector redevelopment efforts and rehabilitation of existing buildings.
- Encourage convenient parking in locations that are buffered with landscaping to soften their appearance from abutting roadways.
- Encourage a stronger linkage between the northern and southern Cahill community commercial areas through coordinated streetscaping efforts.
- Provide safe and convenient pedestrian access within and connecting to community commercial areas and adjacent neighborhoods.
- Carefully regulate uses that have the potential to create adverse secondary land use impacts such as adult uses, pawn shops, etc.

RATIONALE AGAINST THE LAND USE CHANGE

- The surrounding neighborhoods on the east side of Highway 52 are predominantly single-family. There is a large area of townhome development to the north and east (east side of Blaine Avenue and 78th Street).
- The Comprehensive Plan includes a policy of allowing infill development that protects the character of the neighborhood. The project would be a departure from single-family development and density, which is the primary land use in the area, and so could be considered out of character for the neighborhood.

ESTABLISHED DEVELOPMENT AREA POLICIES

- Allow infill development in a manner that protects the character of existing residential neighborhoods. *A commercial development may change, or perceive to change, the character of the existing adjacent residential neighborhood.*
- Ensure that new development areas are compatible in size and scale with existing, adjacent neighborhoods. *The proposed concept plan demonstrates a development that would be different from the existing use of the Subject Property and adjacent single-family residential and public/institutional uses.*

The question before the Planning Commission is whether the most appropriate land use for the Subject Property is as proposed. Would a change to Community Commercial be a benefit to the City? And, if so, should the land use plan be changed for the southern portion of the Subject Property from P, Public/Institutional to CC, Community Commercial?

REZONING

The rezoning from the existing P, Public/Institutional zoning designation to the B-3, General Business zoning designation would make the zoning designation consistent with the proposed land use guidance.

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:

- Approving the Comprehensive Plan Amendment from P, Public/Institutional to CC, Community Commercial and the Rezoning from A, Public/Institutional to B-3, General Business subject to the following conditions:

1) The Metropolitan Council shall review and approve the Comprehensive Plan Amendment.

B. Denial. If the Planning Commission does not favor the Comprehensive Plan Amendment and 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

City staff support approval of this land use change request for the rationale supporting the change as cited above.

ATTACHMENTS

1. Current & Proposed Zoning
2. Current & Proposed LandUse
3. Application Narrative
4. Existing Survey
5. Concept Plan

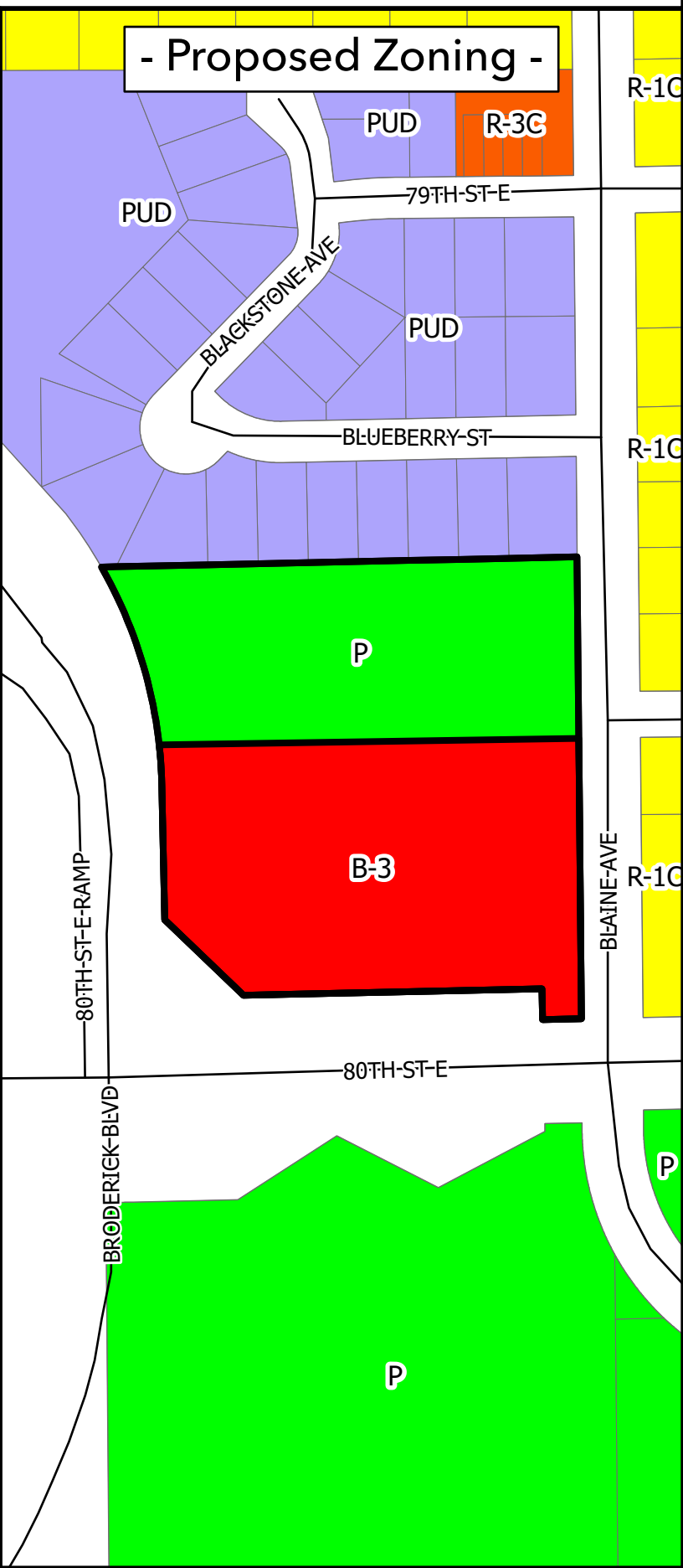
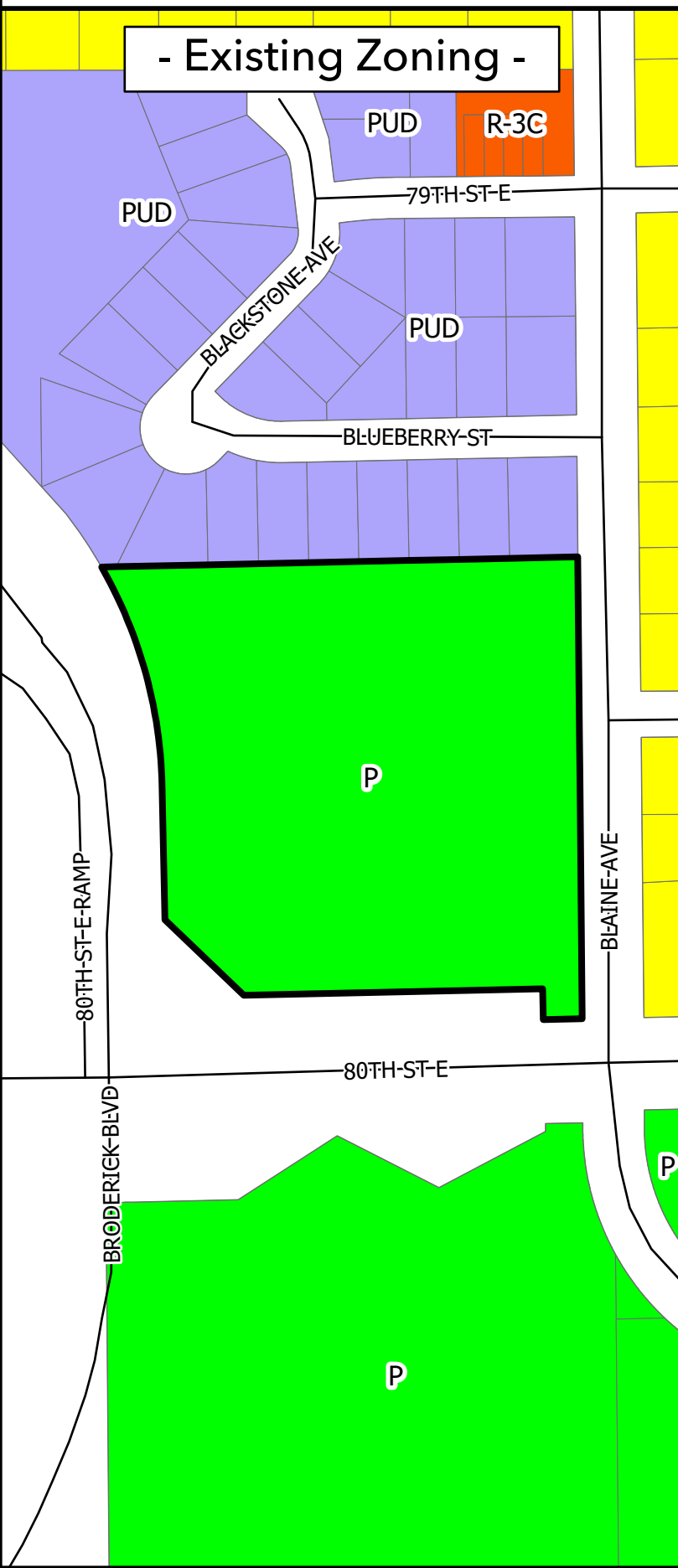


7950 Blaine Ave Rezoning



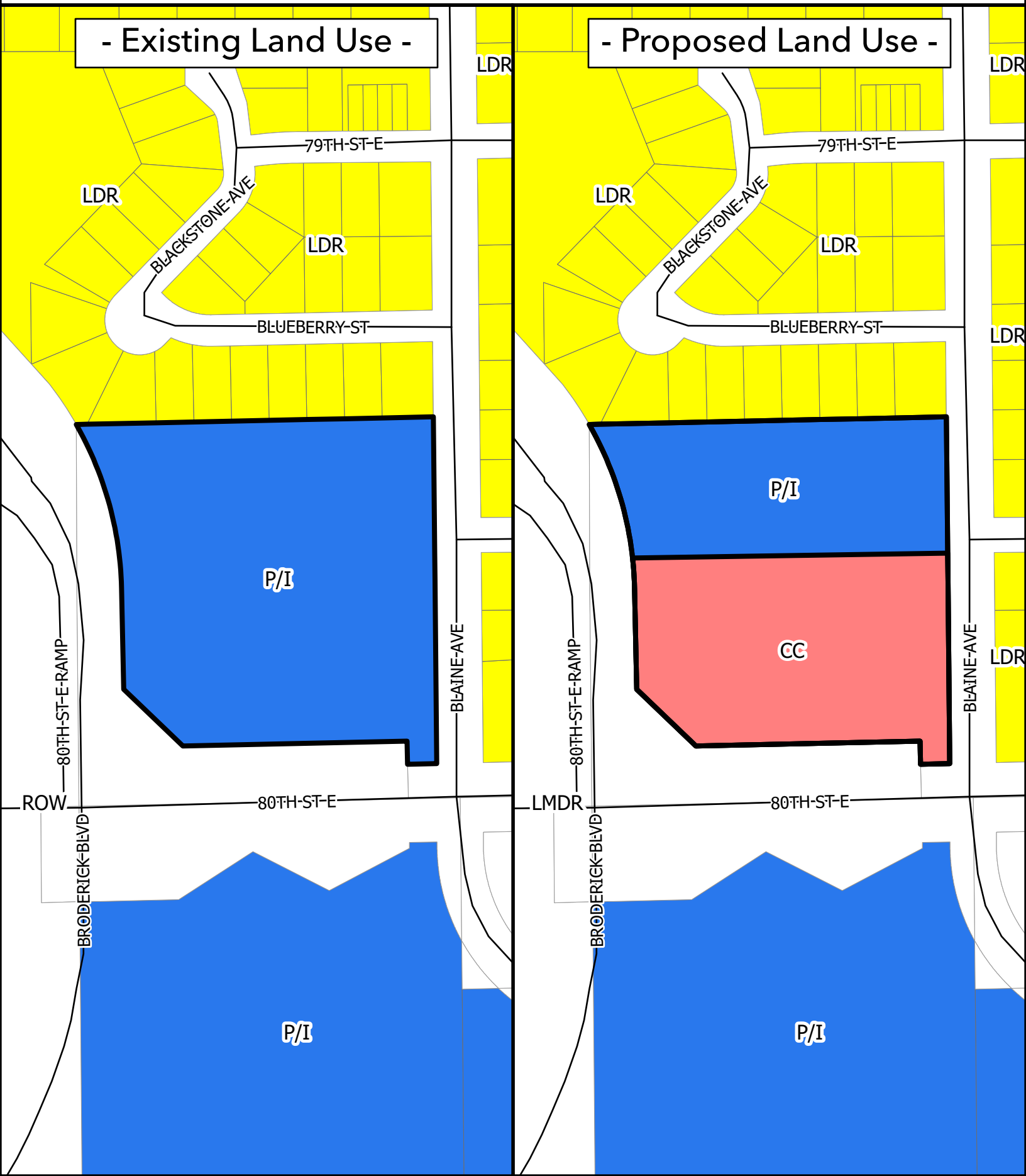
- Existing Zoning -

- Proposed Zoning -





7950 Blaine Ave Comp Plan Amendment



Stacy Bodsberg
City of Inver Grove Heights

Proposed Comprehensive Plan Amendment & Rezoning Applications

January 30, 2025

Proposed Development

The existing property is located at 7950 Blaine Avenue East, Inver Grove Heights and contains approximately 7 acres. Current zoning for the property is P – Public Institution and houses the Grace Nazarene Church, parking and the balance is greenspace.

The applications are to amend the current Comprehensive Plan to change the south 4 acres +/- to B-3 General Business designation and then formally re-zone the land to that designation. The northern 3 acres would remain P – Public Institution and the church would continue operations. The surrounding properties for the new commercial area would be the church to the north (with residential housing north of the church), Highway 52 to the west, Inver Hill College to the south and residential to the east, across Blaine Avenue.

Access to the site would be either through separate access points off of Blaine Avenue, the southern one serving the commercial portion of the site and the northern access serving the church parking and operations. The other option would be for a single access point from Blaine Avenue and an internal separation, one going north to the church parking and one continuing into the commercial portion of the site. The final access design will be part of a Site Plan Review, provided the requested zoning change is approved.

The design of the commercial portion would house 2-4 users/buildings, depending on the final users secured. We have provided a plan showing a layout with separated access points and 3 separate users on the site. In addition, adequate parking, landscaping and lighting would be part of the development. Ponding would be added on the west side of the site to accommodate stormwater for the proposed new commercial development and the revisions to the church parking.

The church parking would be moved to an area directly east of the church building for the main field of parking with a smaller portion to the south of the church building.

Final Site Plan design, traffic flow, lighting and landscaping will all be addressed in the future, provided the zoning change is completed. Everything will be designed to meet the requirements of the City of Inver Grove Heights, Dakota County and any other governmental entity that has a stake in the redevelopment of this area.

We look forward to working with the City on this application and ultimate development of the Site.



Planning Commission Report

MEETING DATE:	March 4, 2025
CASE NO:	25-04ZPA
APPLICANT:	Ace Land Holdings, LLC
PROPERTY OWNER:	Ace Land Holdings, LLC
REQUEST:	Comprehensive Plan Amendment and Rezoning
LOCATION:	Southwest Corner of Argenta Boulevard and 65th Street West (PID Numbers 20-00600-52-011 and 20-00600-25-012).
COMPREHENSIVE PLAN:	O, Office / MDR, Medium Density Residential / LMDR, Low-Medium Density Residential
ZONING:	A, Agricultural
STAFF CONTACT:	,

ACTION REQUESTED

Conduct a Public Hearing and Consider a request from Ace Land Holdings, LLC for a Comprehensive Plan Amendment, amending the 2040 Land Use from O, Office and MDR, Medium Density Residential to LMDR, Low-Medium Density Residential, and Rezoning of the same area from A, Agricultural to R-3A, Multiple-Family Residential.

BACKGROUND

The project site contains three future land use designations. The northwest parcel, PID: 20-00600-25-012, is 2.49 acres and has a 2040 Land Use guidance of O, Office. The larger southern parcel, PID: 20-00600-52-011, has a split 2040 Land Use of MDR, Medium Density Residential on the northern portion of the parcel, roughly 12.7 acres, and LMDR, Low-Medium Density Residential on the southern portion of the parcel, roughly 7.2 acres. The entire project site is 23.87 acres ("Subject Property").

The Applicant, Ace Land Holdings, LLC, is proposing to change the 2040 Land Use designations of the O, Office and MDR, Medium Density Residential to LMDR, Low-Medium Density Residential to match the southern portion of the project site. The land use change is to allow for a future rowhome/townhome project with approximately 119 units. The Subject Property is currently zoned A, Agricultural and is located within the Northwest Area Overlay District and the Shoreland Management Overlay District.

If the Comprehensive Plan Amendment and Rezoning are approved, an application for platting and a Planned Unit Development ("PUD") would be required before development can occur. This subsequent process would provide for public review and comment on the development plan.

The Applicant has submitted a conceptual development plan for the site which demonstrates approximately 119 rowhome/townhome units with a clubhouse and playground. The site is located within the Shoreland Management Overlay District, and the Applicant provided preliminary

calculations to show that the concept plan meets the shoreland density rules. As development plans are further refined, the calculations will need to be updated accordingly. The concept plan shows two access points – one from 65th Street West (northern access) and the other from Argenta Trail (western access).

As part of the PUD process, the developer will seek flexibility to allow an increase in the number of units allowed per townhome from the four units allowed by zoning to the six proposed in the concept plan. Generally, the ability to have some five- and six-unit townhomes will enable the developer to achieve minimum density standards as required by the 2040 Comprehensive Plan.

EVALUATION OF REQUEST

SURROUNDING USES

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

LOCATION	ADJACENT USE	ZONING	LAND USE
North	Vacant	A, Agricultural	O, Office & MU, Mixed Use
East	Open Space	PUD, Planned Unit Development	LDR, Low Density Residential
West	Single-Family / Vacant	A, Agricultural	P, Public & PO, Public/Open Space & LDR, Low Density Residential
South	Single-Family	R-1A, Low Density Residential	LDR, Low Density Residential

COMPREHENSIVE PLAN AMENDMENT

The Subject Property is currently guided as O, Office and MDR, Medium Density Residential (8-12 units/acre).

MDR is defined in the 2040 Comprehensive Plan as:

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

Office is defined in the 2040 Comprehensive Plan as:

“The office land use category includes lots or parcels that contain professional offices and services such as medical, law, real estate and financial businesses. In the land use plan, offices are concentrated in two principal locations: 1) along Highway 52 in the northern portion of the community and 2) in the northwest corner of the community at the intersection of Argenta Trail and Interstate 494 (See Figure 2-4).”

The Applicant is proposing to change the land use designation to LMDR, Low Medium Density Residential (4–8 units/acre), which will align land use to the concept plan.

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

“The low-medium density residential category includes a combination of 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 area of the city this parcel is located within is referred to in the 2040 Comprehensive Plan as Future Development Areas. Future areas represent portions of the community which are largely undeveloped and planned for the extension of city infrastructure. Some of the Future Development Area Policies include:

- Create planned neighborhoods with common facilities and amenities that establish a sense of identity and that help promote long-term maintenance and value stability Provide a broad range of housing opportunities.
- Encourage diverse housing styles consistent with the inherent characteristics of the site.
- Encourage developments 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.
- Encourage creative land planning to create neighborhood areas that have a unique personality reflecting the natural beauty of the area as well as the overall context of the community.

STAFF ANALYSIS AND EVALUATION

City staff reviewed the request and provide the following analysis and evaluation based on existing development vision, policies and expectations for the Northwest Expansion Area. Rationale related to the request:

- The developed area around the proposed parcels contains low-density housing to the south and east. A change from medium to low-medium density residential would be a compatible transitional use next to the existing low density in the area.
- The office land use parcel is disconnected from the larger office land use area by recent road extensions and realignments.
- Guiding the land use of the office parcel to match the land uses south of 65th Street is reasonable.

ESTABLISHED DEVELOPMENT AREA POLICIES

- Encourage diverse housing styles consistent with the inherent characteristics of the site.
- Establish a local street system that deters the use of collector and arterial streets for local vehicular trips.
- Require new growth in the future development area, such as the Northwest Area, to adequately fund sewer and water infrastructure extension based on city land use assumptions consistent with the comprehensive land use plan and financial projections based on engineering cost estimates for infrastructure development.

HOUSING POLICIES

- Maintain a balanced housing supply with housing available for people at all income levels and unit types that meet the varying life-cycle needs of Inver Grove Heights residents. *This project represents one type of housing supply needed for a balanced housing supply.*
- Establish a housing pattern that respects the natural environment, i.e. cluster development, while striving to meet local housing needs and the community's share of metropolitan area housing growth. *The project site is in the Shoreland Management Overlay District and contains a larger wetland area. The concept plan clusters the development away from these natural resources while still providing the density required.*

Certainly, a question before the Planning Commission is whether the most appropriate land use for the Subject Property is as proposed. Would a change to Low-Medium Density Residential be a benefit to the City? And, if so, should the land use plan be changed for the parcels from O, Office and MDR, Medium Density to LMDR, Low-Medium Density Residential?

DENSITY

The Comprehensive Plan states the LMDR residential land use category allows gross densities of 4 to 8 units per acre. The Applicant's concept plan identifies constructing a total of 119 units. Based on the site area (excluding wetland) of 20.52 acres, the proposed density of 119 units is 5.8 units/acre. This is consistent with the proposed LMDR.

REZONING

The rezoning from the existing A, Agricultural zoning designation to the R-3A, Multiple-Family Residential zoning designation would make the zoning designation consistent with the proposed 2040 Land Use guidance.

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:

- Recommend to the City Council Approval of the Comprehensive Plan Amendment from O, Office and MDR, Medium Density Residential to LMDR, Low-Medium Density Residential and the Rezoning from A, Agricultural to R-3A, Multiple Family Residential subject to the following condition:
 - 1) The Metropolitan Council shall review and approve the Comprehensive Plan Amendment.

B. Denial. If the Planning Commission does not favor the Comprehensive Plan Amendment and 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

City staff support approval of this land use change request.

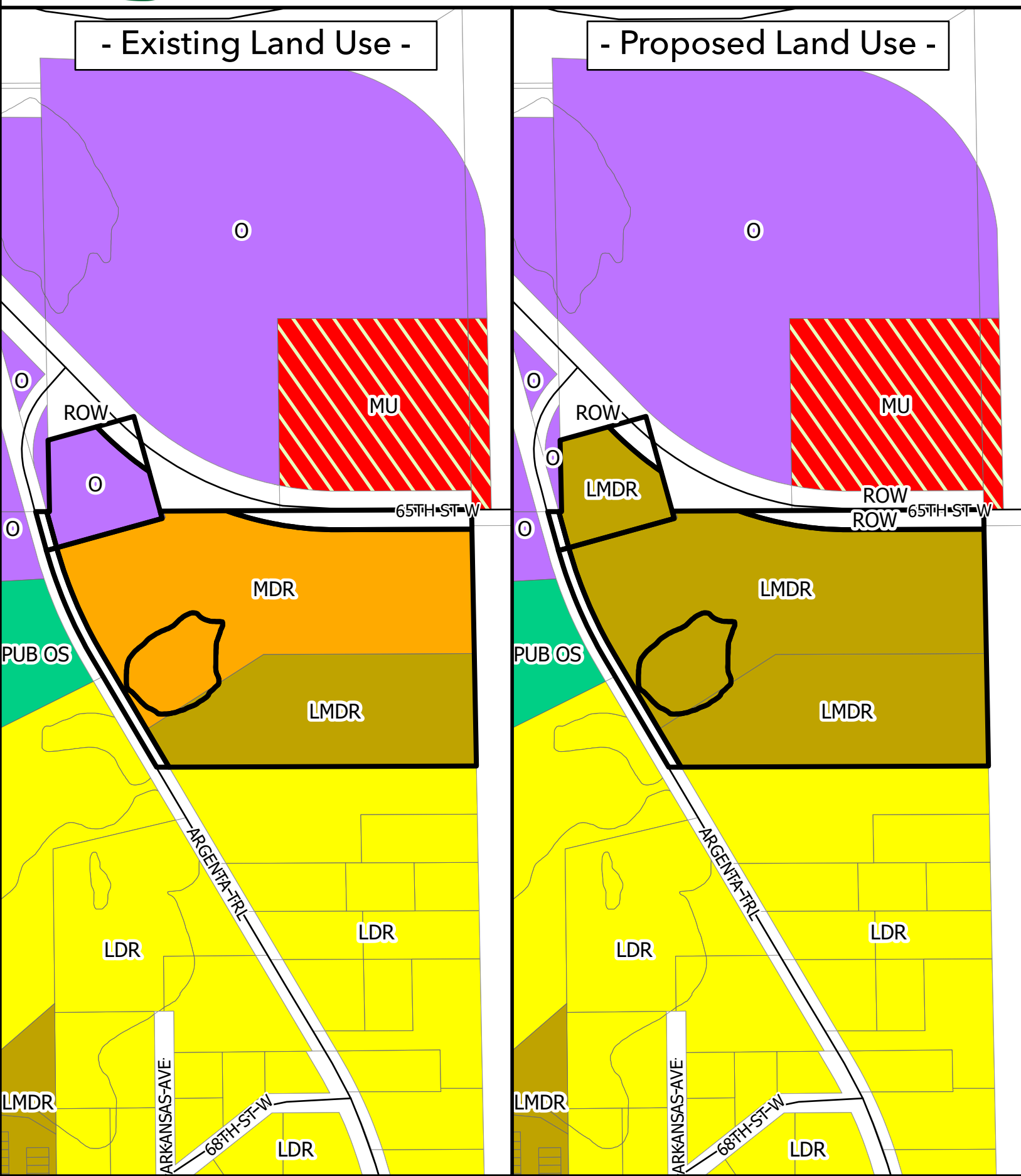
ATTACHMENTS

1. Current & Proposed Zoning
2. Current & Proposed LandUse

3. Concept Site Plan
4. Application Narrative



PID 200060052011 &
200060025012
Comp Plan Amendment



Tab 4: Concept Site Plan



Project Ace

Project Narrative Supporting Comprehensive Plan
and Zoning Amendments

February 3, 2025

Applicant:
Ace Land Holdings, LLC

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- Tab 2: Inver Grove Heights 2040 Comprehensive Plan, Future Land Use Plan
- Tab 3: Zoning Maps
- Tab 4: Concept Site Plan
- Tab 5: Development Capacity

I. INTRODUCTION

Ace Land Holdings, LLC, acquired parcel 200060052011 in 2022 and parcel 200060025012 in 2024 (collectively, the “Property”). *See Tab 1* (location map). The Applicant proposes to develop approximately 119 multi-family residential townhome/rowhome rental units on the property creating an intimate neighborhood setting with ample shared amenities. *See Tab 4* (concept site plan). The Applicant has taken great care in planning its development plan to consider and implement the various goals set forth in the City’s 2040 Comprehensive Plan, Zoning Code, and the NW Area Overlay Ordinance, including maintaining a lower-density buffer and natural vegetative screening along the southern boundary of the Property that is shared with one neighboring home.

II. PROJECT DESCRIPTION AND REQUESTED AMENDMENTS

A. The Property

The Project will be developed on the following real property in the City of Inver Grove Heights, County of Dakota, State of Minnesota, described as follows:

Parcel 200060052011

That part of the East one-half of the Southwest Quarter (E 1/2 of SW 1/4) of Section 6, Township 27, Range 22, Dakota County, Minnesota; lying north of the south 1831.00 feet of said East one-half; and lying Easterly of the center line of Argenta Trail (County State Aid Highway No. 63), formerly known as Sun Fish Lake Road, except any part thereof lying within the following described parcel: That part of the East One-half of the Northwest Quarter (E 1/2 of NW 1/4) and the East one-half of the Southwest Quarter (E 1/2 of SW 1/4) of Section 6, Township 27, Range 22, Dakota County, Minnesota, described as follows: Beginning at the southwest corner of said East one-half of the Northwest Quarter (E 1/2 of NW 1/4); thence North 01 degrees 41 minutes 22 seconds West, bearing assumed, along the West line of said East one-half of the Northwest Quarter (E 1/2 of NW 1/4), a distance of 222.44 feet; thence North 74 degrees 01 minutes 10 seconds East, a distance of 277.08 feet; thence South 15 degrees 58 minutes 50 seconds East, a distance of 330.00 feet; thence South 74 degrees 01 minutes 10 seconds West, a distance of 362.49 feet to the West line of said East one-half of the Southwest Quarter (E 1/2 of SW 1/4); thence North 01 degrees 03 minutes 18 seconds West, along said West line to the point of beginning. Current Zoning

Parcel 200060025012

That part of the East 1/2 of the Northwest 1/4 and the East 1/2 of the Southwest 1/4, Section 6, Township 27, Range 22, Dakota County, Minnesota described as follows: Beginning at the Southwest corner of said East 1/2 of the Northwest 1/4; Thence North 1 Degree 41 Minutes 22 Seconds West, Bearing Assumed, Along the West line of said East 1/2 of the Northwest 1/4, a Distance of 222.44 Feet; Thence North 74 Degrees 01 Minute 10 Seconds East a Distance of 277.08 Feet; Thence South 15 Degrees 58 Minutes 50 Seconds East a Distance of 330.0 Feet; Thence South

74 Degrees 01 Minute 10 Seconds West a Distance of 362.49 Feet to the West Line of Said East 1/2 of the Southwest 1/4; Thence North 1 Degree 03 Minutes 18 Seconds West Along Said West Line to the Point of Beginning, Dakota County, Minnesota.

AND

That Part of the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4) of Section Six (6), Township Twenty-Seven (27), Range Twenty-Two (22), Dakota County, Minnesota, Described as Follows: Beginning at the Northeast Corner of Said Northwest 1/4 of the Southwest 1/4, thence westerly along the North line of Said Northwest 1/4 of the Southwest 1/4 to the Centerline of C.S.A.H. Number 63, thence southeasterly along centerline a Distance of 126.34 feet, thence northeasterly at a right angle to the East line of said Northwest 1/4 of Southwest 1/4, thence northerly along said East Line to the Point of Beginning, Dakota County, Minnesota.

B. **Current Zoning**

The Property is currently zoned for Agricultural use and is covered in part by a shoreland overlay district. *See Tab 3.*

C. **Proposed Comprehensive Plan Amendments**

Parcel 200060052011

The northern portion of parcel 200060052011 is currently guided for Medium Density Residential (MDR) use with a density of 8-12 units/acre. *See Tab 2.* The Applicant requests a Comprehensive Plan amendment to re-guide the northern portion of the parcel for Low-Medium Density Residential (LMDR) use with a density of 4-8 units/acre.

The southern portion of the parcel is currently guided for Low-Medium Density Residential (LMDR) use with a density of 4-8 units/acre. *See Tab 2.*

Parcel 200060025012

Parcel 200060025012 is currently guided for future Office (O). *See Tab 2.* At the time the City adopted its 2040 Comprehensive Plan (Oct. 2019), it guided all or portions of six largely contiguous lots for future office development, including the entirety of parcel 200060025012. Since that time, Dakota County completed the realignment of Old Argenta Trail and the westerly extension of 65th Street¹, which included the taking of approximately 0.35 acres from parcel 200060025012 for right-of-way purposes. The Dakota County road project severed the remnant parcel from the larger area guided for office development to the north and west of the site. Stated otherwise, the road project created an orphan parcel south of 65th Street that is undevelopable for office purposes. In addition, the orphaned parcel is contiguous with land (*i.e.*, parcel 200060052011) that is guided for residential development. The Applicant therefore requests a Comprehensive Plan amendment to re-guide parcel 200060025012 for Low-Medium Density Residential (LMDR) consistent with the Applicant's requested Comprehensive Plan amendment for the northern portion of contiguous parcel 200060052011.

D. **Proposed Zoning Amendments**

¹ Dakota County Projects 26-54 and 63-27.

Parcel 200060052011

Consistent with the Applicant's requested Comprehensive Plan amendments set forth above, the Applicant requests that the northern portion of parcel 200060052011 be rezoned to an R-3A multiple-family residential district allowing densities between 4-8 units/acre.

Parcel 200060025012

The Applicant further requests that parcel 200060025012 be rezoned to an R-3A multiple-family residential district allowing densities between 4-8 units/acre.

E. Development Capacity Plan

In accordance with the NW Area Overlay ordinance (Title 10, Chapter 13, Article J-5E), the Applicant has completed a development capacity estimate set forth in **Tab 5**. At nearly 6 units/acre, the Applicant's development density plan exceeds the Metropolitan Council's Thrive MSP 2040 Plan for Growth goal of 3-5 units/acre.

F. Net Density Impact of Comprehensive Plan and Zoning Amendments

In accordance with the Metropolitan Council Comprehensive Plan Amendment Submittal Guide, the Applicant has completed a net density change estimate as set forth in the table below. As noted, the Applicant's requested Comprehensive Plan and Zoning amendments would result in an aggregate net density reduction of 32 units.

Existing Comprehensive Plan and Zoning		
	Midpoint Density (6 units * acre)	Proposed Units
Parcel 200060025012	0	13
Parcel 200060052011 (North)	113	63
Parcel 200060052011(South)	43	43
Totals	156	119
Proposed Comprehensive Plan and Zoning Amendments		
	Midpoint Density (6 units * acre)	Proposed Units
Parcel 200060025012	13	13
Parcel 200060052011 (North)	68	63
Parcel 200060052011(South)	43	43
Totals	124	119

G. Other Metropolitan Council Considerations**1. Water Supply**

The City of Inver Grove Heights has stubbed water service to the intersection of CSAH 63 (Argenta Trail) and 65th Street in anticipation of area development, including development of the

subject Property. The watermain service will provide sufficient service to

2. **Wastewater**

The City of Inver Grove Heights has also stalled sanitary sewer facilities within CSAH 63 (Argenta Trail) that will provide adequate capacity to serve the subject Property.

3. **Stormwater Management**

The subject Property is located within the City's Northwest Area overlay district requiring the residential development's stormwater to be managed on-site. The Applicant's preliminary stormwater management plans were previously submitted to the City for review at the time of Sketch Plan review.

4. **Regional Parks and Trails**

The subject property is located within ¼ mile of a planned extension of the regional Mendota-Lebanon Hills Greenway trail system. *See* Mendota-Lebanon Hills Greenway Master Plan, Fig. 35 (Aug. 2013). In addition, the City has guided over 30 acres of undeveloped land, natural environmental lake, and wetlands for future public park and open space development located directly west of the subject Property across Old Argenta Trail. *See* 2040 Comprehensive Plan, Figure 2-2 Land Use Plan (Oct. 2019).

5. **Regional Transportation**

The proposed development of the subject Property will have no material impact to the Regional Transportation system. Recent completion of Dakota County Projects 26-54 and 63-27 and other improvements to 70th Street/Lone Oak Road (County Road 26) completed in 2023 provide exceptional local traffic management and access to regional transportation corridors, including Highways 52, 55 and 62, as well as convenient access to I-35E and I-494.

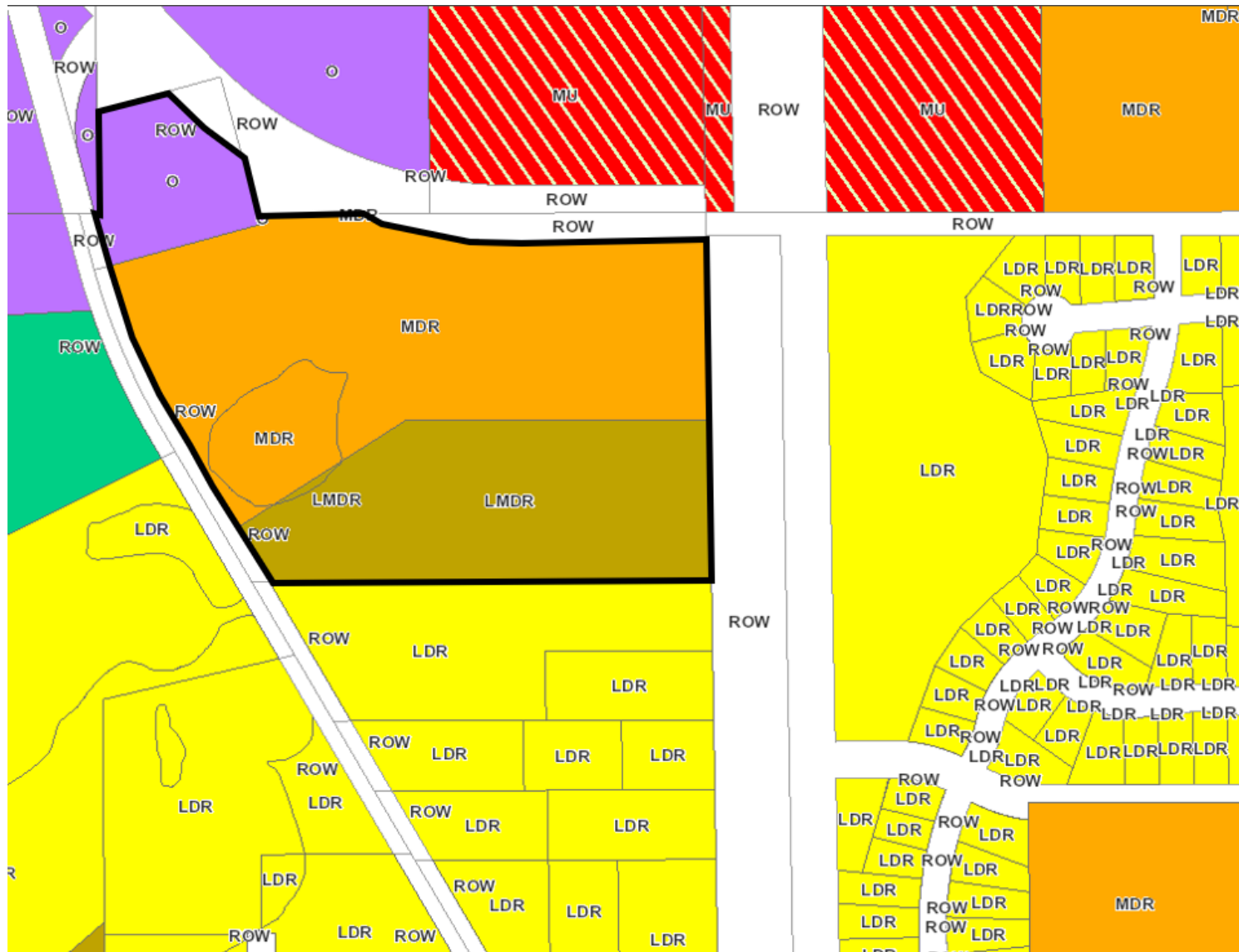
III. CONCLUSION

We look forward to working with the City to complete review of this application. Thank you for your consideration of our proposal.

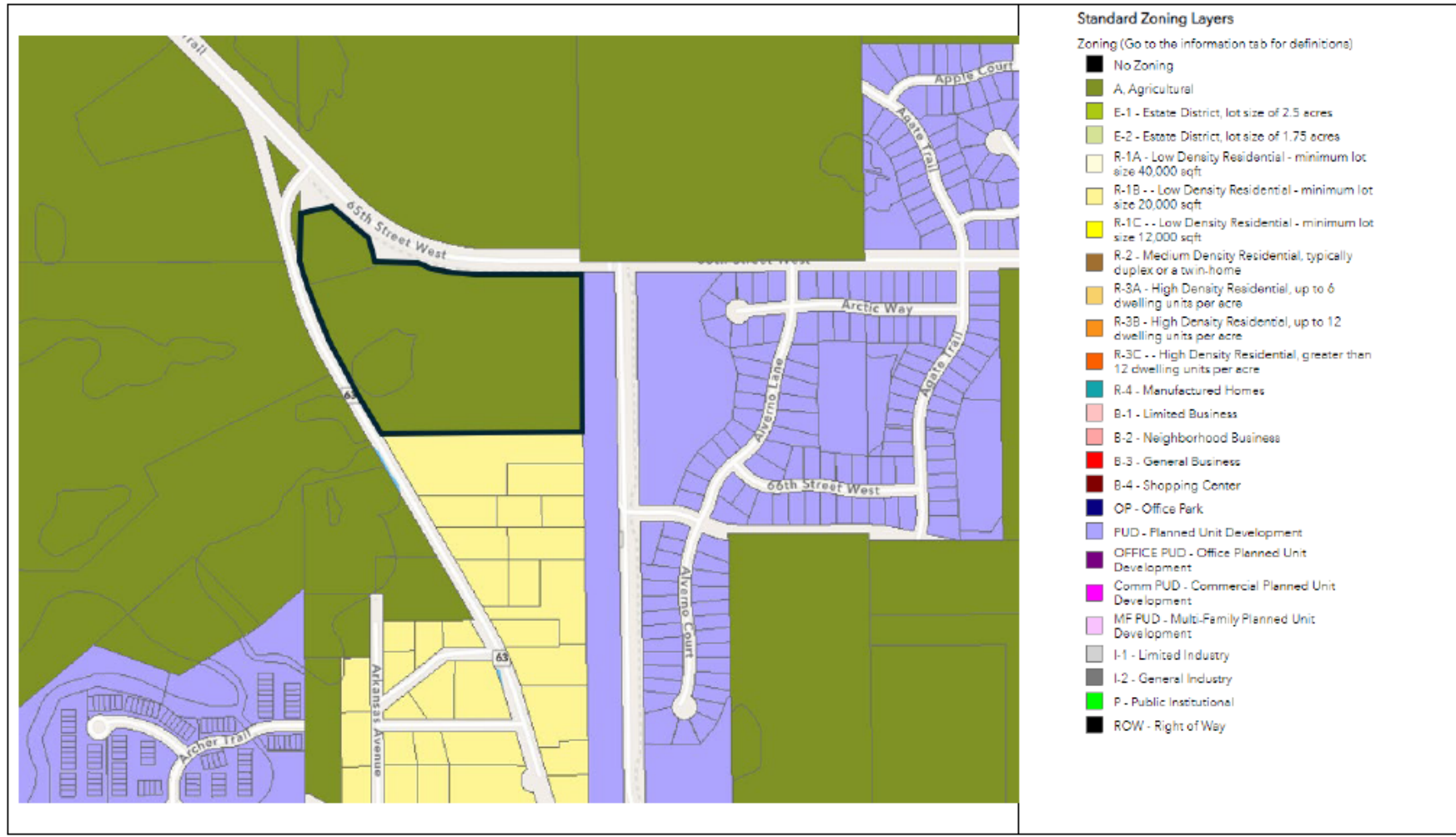
Tab 1: Location Map



Tab 2: Inver Grove Heights 2040 Comprehensive Plan, Figure 2-2 Future Land Use Plan



Tab 3: Zoning Maps



Tab 4: Concept Site Plan



Tab 5: Development Capacity

CURRENT ZONING	2040 COMP PLAN (AMENDMENT)	COMP PLAN (Units/Acre)	PROPOSED ZONING	OVERLAY DISTRICT	SHORELAND OVERLAY	ZONING (Units/Acre)	NET ACRES	NET SF	MIN LOT SIZE (SF/Unit)	MAX LOTS	MAX DENSITY (Units/Acre)	MIN DENSITY (Units/Acre)	MAX UNITS	MIN UNITS	PROPOSED UNITS	PROPOSED DENSITY (units/acre)
AG	LMDR	4-8	R-3A	NW Area	Yes	4-8	2.14	93,218	5,445	17	8	4	17	9	13	6.07
AG	LMDR	4-8	R-3A	NW Area	Partial	4-8	11.27	490,921	5,445	90	8	4	90	45	63	5.59
AG	LMDR	4-8	R-3A	NW Area	Partial	4-8	7.11	309,712	5,445	57	8	4	57	28	43	6.05
TOTALS							20.52	893,851		164			164	82	119	5.80