



Inver Grove Heights Planning Commission
Wednesday, August 5, 2026 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Wednesday, August 5, 2026, will be provided to the Commission at or before the August 5, 2026 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - A. Minutes of the June 2, 2026, Planning Commission Meeting.
5. **Public Hearing**
 - A. Request by Builders Lot Group, LLC for Rezoning from A, Agricultural to an R-3A, PUD designation, Comprehensive Plan Amendment to re-guide from MDR, Medium Density Residential to LMDR, Low-Medium Density Residential, Preliminary Plat for a single-family development, and a Planned Unit Development for the flexibility in the lot requirements located at PID No. 20-14168-00-050.
 - B. Request by Builders Lot Group, LLC for a Final Planned Unit Development for the development of 33 single-family lots on the southern end of the property and a 196-unit, four-story apartment building on the north end of the property located at 1400 70th Street and 7101 Argenta Boulevard.
 - C. Request by Pulte Homes of MN, LLC for a Final Planned Unit Development for the development of 46-unit townhomes located at 7927 Argenta Trail.
6. **Regular Business**
7. **Election of Officer**
 - A. Election of the 2026 Planning Commission Chair.
8. **Commission and Staff Comments**
9. **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.

August 5, 2026 - Planning Commission Agenda

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 2, 2026 - 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. OATH OF OFFICE

Community Development Support Specialist Bodsberg administered the Oath of Office to new Planning Commissioners Jennifer Hellam, Scott Thomas and Madeline Walsh.

3. ROLL CALL

Commissioner(s) Present: Jonathan Weber
Robert Heidenreich
Connor Gosell
Amy Hunting
Jennifer Hellam
Scott Thomas
Madeline Walsh
Aida Schaefer
Dennis Wippermann

Commissioner(s) Absent: None.

Staff Present: Jason Ziemer, Community Development Director
Kevin Shay, Planning Manager
Ben Schneider, Senior Planner
Stacy Bodsberg, Community Development Support Specialist

4. ELECTION OF OFFICERS

A. Election of the 2026 Planning Commission Chair, Vice-Chair, and Secretary.

Chair Weber stated that new commissioners are seated annually, and the election of Chair, Vice-Chair and Secretary would be conducted.

Motion by Wippermann, Second by Gosell to Close Nominations and Elect Jonathan Weber by Unanimous Consent to the position of Chair.

Ayes: 8 (Weber Abstained)

Nays: 0 Motion Carried.

Motion by Wippermann, Second by Schaefer to Close Nominations and Elect Amy Hunting by Unanimous Consent to the position of Vice-Chair.

Ayes: 8 (Hunting Abstained)

Nays: 0 Motion Carried.

Motion by Hunting, Second by Heidenreich to Close Nominations and Elect Aida Schaefer by Unanimous Consent to the position of Secretary.

Ayes: 8 (Schaefer Abstained)

Nays: 0 Motion Carried.

5. APPROVAL OF AGENDA

Motion by Thomas, Second by Hunting, to Approve the Agenda as Published.

Ayes: 9

Nays: 0 Motion Carried.

6. CONSENT AGENDA

A. Minutes of the May 5, 2026, Planning Commission Meeting.

Motion by Wippermann, Second by Hunting, to Approve the Minutes as Submitted.

Ayes: 9

Nays: 0 Motion Carried.

7. PUBLIC HEARING

A. Table the Request by Darren Lazan, Landform Professional Services, for a Conditional Use Permit, Major Site Plan Review, and Easement Vacation on properties located at 1037 50th Street East, 4600 Akron Avenue, and 4605 S. Robert Trail. (Item has been tabled since March 3, 2026, Planning Commission meeting)

Motion by Thomas, Second by Schaefer, to table the item until July 7, 2026, Planning Commission meeting.

Ayes: 9

Nays: 0 Motion Carried.

B. Request by Ron and Patti Deters for a Variance from the maximum fence height within a front yard and a Variance from the minimum visibility percentage of a fence in the front yard located at 7948 Cooper Court.

Reading of Public Notice

Chair Weber read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider reviewed a Variance request for fence height and fence transparency at 7948 Cooper Court. The property is guided LDR, Low Density Residential, zoned R-1C, Low Density Residential and is considered a through lot with frontage on both Cooper Court and 80th Street East. The applicant requested a Variance from the maximum front yard fence height to allow a 6-foot-tall fence where 4-feet is permitted and a Variance from the front yard fence visibility requirement to allow a privacy fence where a minimum visibility percentage of 75% is otherwise required.

The requested fence would be located along the southern property line. The primary reason for the request is Dakota County's trail project along 80th Street, which will eventually include a regional trail running adjacent to the property. As part of that project, vegetation along the property line was removed, resulting in the loss of privacy the property owners had enjoyed for many years. The proposed privacy fence would restore that privacy.

The request was determined to be in harmony with the City Code and Comprehensive Plan, allow reasonable use of the property, involve circumstances unique to the property that were not created

by the landowner, not alter the essential character of the locality, and not rely solely on economic considerations.

Approval was recommended for two Variance requests, including a Variance from the maximum fence height requirement within a front yard to allow a 6-foot-tall fence where the maximum permitted height is 4-feet, and a Variance from the minimum visibility requirement for a front yard fence to allow a privacy fence where at least 75% visibility is otherwise required.

Commissioner Gosell stated that he believed similar Variance requests could become more common in the future and asked whether there may be an opportunity to evaluate the City Code and consider adjustments for front yard fence requirements in situations like this. Schneider stated that staff are open to discussing potential City Code changes and would also be interested in hearing whether the City Council has similar thoughts. The current request should be evaluated based on the established Variance criteria, although future discussions regarding possible City Code Amendments could occur.

Commissioner Thomas questioned whether any neighboring property owners had objected to the request after notices were sent to surrounding properties. Schneider stated that no comments, either in support of or opposition to the request, were received from neighboring property owners.

Opening of Public Hearing

Ron & Patti Deters, 7948 Cooper Court, urged approval of the request, noting that they have lived at the property for 42 years. The fence is being put up because approximately 600 feet of mature lilacs and vegetation, 12 to 15 feet tall, were removed as part of the Dakota County trail project, resulting in a significant loss of privacy for their property and neighboring yards.

Kassandra Fries, 7920 Alberta Way, stated that she was not attending regarding the Variance request but was familiar with the situation. Many community members expressed disappointment over the removal of the vegetation and questioned why it had been taken out, particularly since the trail project is not expected to be developed soon. Is supportive of the request.

Planning Commission Discussion

Commissioner Hunting stated that she had visited the site and observed that fence posts had already been installed. Based on her observations, she did not believe either the increased fence height or the proposed privacy fencing would create a safety hazard and expressed support for the request. She also suggested that staff consider future City Code changes for non-corner through lots, allowing secondary front yards to be treated differently from primary front yards. She noted that stricter regulations make sense for the front yard containing the driveway, house frontage, and address for emergency response purposes, but felt the same requirements may not be necessary for secondary front yards. She added that corner lots present different circumstances and should continue to be treated separately.

Motion by Heidenreich, Second by Schaefer, to Approve the Variance requests subject to conditions listed in the Staff Report.

Ayes: 9

Nays: 0

Motion Carried.

This item is tentatively scheduled to go before the City Council on June 22, 2026.

C. Request by G-Cubed, Inc. for a Site Plan Review for the construction of two 11-unit storage facilities and a Conditional Use Permit Amendment to allow a mini-storage facility in the I-1, Limited Industry Zoning District located at 10125 Courthouse Boulevard.

Reading of Public Notice

Chair Weber read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider reviewed a Major Site Plan Review and Conditional Use Permit Amendment request for Inver Grove Storage at 10125 Courthouse Boulevard. The 5.5-acre property is guided LI, Light Industrial, zoned I-1, Limited Industry, and is currently used for outdoor ministorage under a Conditional Use Permit and shipping container storage under an Interim Use Permit. The proposal includes construction of two mini-storage buildings in two phases and requires approval of a Major Site Plan Review and Conditional Use Permit Amendment.

The site plan includes two 11,000-square-foot mini-storage buildings containing 11 units each, a new stormwater filtration basin, designated parking spaces, relocation of shipping containers to locations fully screened by the new buildings, and phased removal of the existing privacy fence. Setback requirements, parking standards, and impervious surface and building coverage standards were met, and no tree mitigation was required.

Architectural plans call for 81.6% vertical LP SmartSide engineered wood siding and 18.4% vertical steel siding. The proposed building materials comply with the City's architectural standards. The Conditional Use Permit standards include consistency with the goals, policies, and plans of the City Comprehensive Plan and compliance with the Zoning Code. The proposed use must not be materially injurious to existing or planned properties or improvements in the vicinity, create an undue adverse impact on existing or planned City facilities, and must remain generally compatible with existing and future uses of surrounding properties. Additional considerations include whether the property is appropriate for the proposed use based on its natural and physical features and whether the use would create any undue adverse impacts on public health, safety, welfare, or the environment.

Approval was recommended for the Major Site Plan Review and Conditional Use Permit Amendment request to construct two mini-storage buildings at 10125 Courthouse Boulevard. The recommendation included conditions requiring the property owner to enter into a Site Improvement Agreement for all private exterior amenities in accordance with City Code Section 10-15J-10 and requiring the plans to be updated to show that the existing fencing south of the site access remain in place until construction of the phase two building is completed.

Commissioner Schaefer stated that she had driven by the site and was surprised to find that the frontage road ended at the property. She asked whether there were any plans for the frontage road to continue in the future. Schneider stated that there are currently no plans to extend the frontage road. The area consists of a very old, unplatted lot, and while future subdivision or platting could prompt additional review, the presence of a railroad track would also limit any potential extension.

Commissioner Schaefer stated that she observed vehicles for sale on or near a neighboring property and asked whether the Conditional Use Permit would allow vehicle sales at the site. Schneider stated that the Conditional Use Permit does not allow vehicle sales. If vehicle sales were

occurring on the property, it would be considered a matter of Code Enforcement and would be addressed if brought to the City's attention.

Commissioner Thomas questioned whether the applicant had provided a timeline for completion of the two construction phases and whether the project could potentially extend over a lengthy period. Schneider stated that no timeline had been provided for the second phase. The first phase would likely begin once permits are issued, but the applicant had not indicated when the second phase would occur. There is no date associated with the approval and that even if phase two occurred many years in the future, it could proceed as long as it remained consistent with the approved site plan. Building permits would still be required at that time, but the project would not need to return through the approval process.

Commissioner Thomas inquired as to which of the proposed buildings would be constructed during phase one. Schneider stated that the north building is proposed as phase one.

Commissioner Thomas inquired as to whether the shipping containers are required to be placed on a concrete pad or similar surface. Schneider stated that the Interim Use Permit does not address that level of detail. The shipping containers were approved as a temporary use and are required to be removed from the property when the Interim Use Permit expires in 2032.

Commissioner Thomas inquired as to whether approval of the current request would extend the permitted use of the shipping containers. Schneider stated that it would not. If the site plan review were not approved, the existing shipping containers could remain on the property until 2032, when the Interim Use Permit expires.

Commissioner Thomas questioned the location of the 56 parking spaces shown on the site plan. Schneider explained that some features that appear to be parking spaces on the plan are locations for shipping containers. The parking spaces are located along the western edge of the property and on the south side of the site adjacent to the proposed building, while the smaller squares shown on the north and center portions of the site represent the relocated shipping containers.

Opening of Public Hearing

Grant Griffin, Applicant, 14070 Highway 52 Southeast, Chatfield, stated that he spoke with the property owner, who is aware that the fencing will remain in place throughout construction and the phased development process. The owner plans to remove the north fence first and the south fence second to maintain security for existing customers during the transition.

Planning Commission Discussion

Commissioner Hunting stated that the proposed buildings would be a significant improvement to the site and would look very nice. The fence on the southern portion of the property should remain in place until that phase of the project is completed. She also asked what is currently being stored in the shipping containers. Mr. Griffin stated that the containers primarily hold miscellaneous household items and belongings that owners do not want exposed to the elements. Based on his observations while on site, the storage appeared to consist largely of personal property.

Commissioner Hunting noted that the existing office building is proposed to be removed and asked whether there would still be an office on site. Mr. Griffin stated that the owner plans to utilize space in one of the storage units at the same location as the current office, connecting to the existing plumbing and creating a small office area in the back corner of the building.

Commissioner Hunting inquired if someone is present on site each day to check in tenants or if tenants access the facility independently. Mr. Griffin stated that customers enter the facility using a gate access code and that he did not believe staff are regularly present on site.

Commissioner Walsh inquired about the anticipated timeline between completion of the two phases. Mr. Griffin stated that the owner intends to begin the first phase as soon as permits are obtained and would like to complete the second phase within the following year, depending on available funding.

Commissioner Schaefer questioned whether Mr. Griffin could confirm that vehicles displayed for sale on the property do not belong to the applicant or the facility's customers. Mr. Griffin replied that he could not confirm exactly which vehicles were being mentioned. He recalled surveying near an older truck located close to the northeast corner of the property and believed it may have belonged to the neighboring property to the north. Schaefer stated that she was trying to understand whether neighboring property owners were allowing vehicles or other items to be displayed for sale on the site and what activities are permitted. Mr. Griffin responded that he did not believe the vehicles belonged to the property owner.

Commissioner Gosell noted that the shipping containers must be removed by 2032 and observed that they are still incorporated into the site plan. What is the long-term plan for those areas once the containers are removed. Mr. Griffin indicated that those spaces could potentially be redeveloped with additional storage buildings or continue to be used for outdoor storage.

Commissioner Thomas inquired whether campers are allowed to be stored at the facility and whether people are permitted to live in or stay overnight in those campers. Mr. Griffin clarified that campers may be stored on the property, but they are not permitted to be used for living accommodation or overnight stays.

Motion by Gosell, Second by Heidenreich, to Approve the Major Site Plan Review and Conditional Use Permit Amendment requests subject to conditions listed in the Staff Report.

Ayes: 8 (Thomas Abstained)

Nays: 0 Motion Carried.

This item is tentatively scheduled to go before the City Council on June 22, 2026.

D. Request by Pulte Homes of MN, LLC, to Rezone from A, Agricultural to an R-3A, PUD designation; and a Preliminary Plat for the development of 46-unit attached townhomes; and a Planned Unit Development for the flexibility of the number of units within a building, from the limit of 4-units per building to 6-units per building and the length of streets within a cul-de-sac to exceed the street length by 100 feet located at 7927 Argenta Trail.

Reading of Public Notice

Chair Weber read the Public Hearing Notice.

Presentation of Request

Senior Planner Schneider reviewed a Preliminary Plat, Preliminary Planned Unit Development, and Rezoning request for the Dawson Woods development located at the southwest corner of Argenta Boulevard, Yankee Doodle Road, and Argenta Trail. The 8.1-acre property includes a unique

configuration due to an existing single-family property located at 7923 Argenta Trail and is guided LMD, Low-Medium Density Residential but currently zoned A, Agricultural. The proposed development consists of 46 owner-occupied townhome units, a density consistent with the City's Low-Medium Density Residential land use designation, and requires approval of a Preliminary Plat, Preliminary Planned Unit Development, and Rezoning. The Preliminary Plat establishes the new lot lines and subdivision layout, while the Preliminary Planned Unit Development addresses the overall site design and allows consideration of requested City Code flexibility. The Rezoning request would bring the property's zoning into alignment with its future land use guidance.

The Future Land Use Map identifies the property as Low-Medium Density Residential, consistent with many of the surrounding properties in the area that carry the same land use designation. The applicant is requesting to Rezone the property from A, Agricultural to R-3A, High Density Residential the zoning district that corresponds with the City's Low-Medium Density Residential designation and allows densities of 4 to 8 units per acre. The R-3A district contains the applicable development standards for the proposed townhome development. In addition to the rezoning request, the applicant is seeking a Planned Unit Development designation because several City Code flexibilities are proposed. The property is also located within the Northwest Area Overlay District, which includes additional development standards that supplement or supersede the requirements of the underlying zoning district. Developments within the Northwest Area Overlay District are required to proceed through the Planned Unit Development process, even when no code flexibilities are requested.

The proposed development includes 46 townhome units arranged in a combination of 4-unit and 6-unit buildings for a total of 9 residential buildings. Seven outlots are proposed throughout the site for stormwater management and open space, including a central infiltration stormwater management facility located within Outlot B. Each townhome unit would include a two-car garage, with driveways providing space for two additional vehicles. A 6-foot sidewalk is proposed along one side of the neighborhood street network, and a resident amenity area featuring a fire pit is planned between Blocks 4 and 5 on the southern portion of the site.

The plan also retains an existing private driveway that currently serves as the sole access to the property immediately west of the development. The neighboring property owner wishes to maintain the driveway, which is protected by an existing easement, and the applicant has coordinated with that owner to accommodate the access while incorporating additional tree plantings, screening, and adequate snow storage areas. If the western property develops in the future, the intent would be to remove the private driveway and establish a different access arrangement. Additional details regarding the process and financial assurances for future driveway removal will be addressed during review of the Final Plat and Final Planned Unit Development applications. The neighboring property owner would not be required to sell or develop the property at any time.

The proposed development meets the applicable development standards for setbacks, building separation, parking, and open space. All buildings comply with the required 20-foot front yard setback and the minimum 20-foot separation between buildings. Parking requirements are also met through the provision of two-car garages for each unit, and guest parking requirements are exceeded. The Northwest Area Overlay District requires one guest parking space for every four units, and street parking may be counted toward that requirement. In addition, each driveway can accommodate two vehicles, and no parking concerns are anticipated with the proposal. The development also exceeds the open space requirements of the Northwest Area Overlay District. While 1.6 acres of open space is required, the plan provides approximately 3.9 acres. The

requirement that at least half of the open space remain undisturbed and ungraded is also satisfied. Additionally, at least 75% of the required open space must be contiguous, and the proposal exceeds that standard by providing approximately 2.5 acres of contiguous open space where 1.2 acres is required.

Tree preservation and landscaping plans include preservation of 66 trees along the perimeter of the property. A total of 1,378 caliper inches is required, with 578 caliper inches provided, and 206 new trees are proposed compared to the 46 trees required by Code.

Three City Code flexibility requests are included with the proposal. The first would allow impervious surface coverage of 46.6%, exceeding the 35% maximum. Support for the request was based on the project exceeding open space requirements, providing additional tree plantings, and utilizing stormwater infiltration practices that support stormwater and natural resource management goals. The second flexibility request would allow five 6-unit buildings where City Code limits buildings to 4 units. Support for the request was based on the irregular shape of the site and the desire to maximize the number of units while maintaining a density of approximately 5.7 units per acre, which remains within the permitted range of four to eight units per acre. The final flexibility request would allow one road to extend approximately 600 feet, exceeding the 500-foot maximum length for dead-end roads. Support for the request was based on site constraints created by stormwater facilities and the road's ability to provide future access to the property west of the development.

A neighborhood meeting was held on November 10, 2025, and was attended by approximately 30 residents. The primary topics raised by attendees involved traffic impacts and stormwater management. A traffic generation memorandum was submitted with the proposal and included information regarding anticipated traffic impacts associated with the development.

Approval was recommended for the Rezoning, Preliminary Plat, and Preliminary Planned Unit Development request at 7927 Argenta Trail for construction of 46 townhome units, subject to satisfaction of all conditions identified in the June 2, 2026, staff report.

Chair Weber stated that he has a financial interest in a property connected to the proposed development and asked whether he would need to recuse himself from the proceedings or could simply abstain from voting. Schneider stated that he could participate in the discussion and abstain from voting without formally recusing himself.

Commissioner Thomas asked where David Jensen's property is in relation to the proposed development. Schneider explained that David Jensen is the owner of the property immediately west of the site and utilizes the existing private driveway that is proposed to remain.

Commissioner Thomas asked whether there were any details regarding the driveway arrangement that should be considered before final action is taken on the proposal. Schneider explained that the development could proceed as long as the existing driveway access remains intact and is not altered without the neighboring property owner's permission. The applicant and neighboring property owner have been working toward a revised Easement Agreement because portions of the existing driveway extend beyond the current easement boundaries. Due to the driveway having existed in its current location for many years, no changes are being required at this time. Instead, the parties are pursuing an updated Easement that would encompass the full driveway area and more accurately reflect existing conditions.

Commissioner Schaefer noted that the report identified Argenta Trail as the sole point of access for the proposed neighborhood and asked why access could not be provided from Yankee Doodle Road. Schneider explained that Yankee Doodle Road is a Dakota County roadway and that the County would not permit direct access due to traffic volumes and roadway safety considerations. Argenta Trail is the only viable access point and the proposed Alberta Way connection aligns with Alberta Way across the street, which has long been identified as the intended access location for the development.

Commissioner Schaefer asked whether access to the development could be provided from Yankee Doodle Road through the addition of a turning lane. Schneider explained that Dakota County generally only permits direct access to a development when no reasonable alternative exists. Because access can be provided from Alberta Way and Argenta Trail, the County would not support a new access point onto Yankee Doodle Road. Limiting access points along major arterial roadways helps maintain traffic flow and improves roadway safety.

Commissioner Schaefer stated that she is very familiar with the Argenta Trail corridor and has observed a significant increase in pedestrian and bicycle traffic in the area. She expressed concern about the additional traffic that could be generated by the development and questioned whether a more gradual transition from the existing pattern of large-lot single-family homes would be appropriate. While supportive of providing a variety of housing options, she stated concerns about the proposed density and its potential impact on the character of the surrounding neighborhood. Schneider acknowledged those concerns and noted that the property carries the same Low-Medium Density Residential land use designation as many nearby properties. The land use guidance is intended to address transitions in development intensity and suggested that the low-medium density designation reflects an effort to limit density in the area compared to medium- or high-density residential uses. Locations near major roadways and intersections are generally appropriate for somewhat higher residential densities because they are better equipped to accommodate additional traffic.

Commissioner Schaefer expressed concerns about existing conditions along Argenta Trail, noting that the roadway currently consists of one lane in each direction with narrow and deteriorated shoulders. Heavy truck traffic associated with the nearby UPS facility creates challenges for pedestrians and bicyclists and raises concerns about the safety impacts of additional traffic in the corridor. She added that she was unsure how those concerns could be addressed but wanted them to be recognized as part of the discussion. Schneider noted that the City's Comprehensive Plan anticipates future expansion of Argenta Trail, including the addition of another travel lane. The proposed plat includes dedication of the right-of-way needed for those future improvements and acknowledges that while expansion of the roadway is planned, it is not anticipated in the immediate future.

Commissioner Walsh inquired about the proposed rezoning to R-3A, noting that many of the surrounding properties are currently zoned Agricultural, and asked where the nearest existing R-3A property is located. Schneider stated that there is an R-3A property north of the site and clarified that many of the surrounding properties are guided for future R-3A zoning under the Comprehensive Plan. The proposed development is simply the first property in the area to move forward with development and rezoning, and that additional properties could eventually be rezoned similarly if they develop in accordance with the City's future land use guidance.

Chair Weber asked where the Joint Powers Agreement boundary is located and whether it follows Argenta Trail. Schneider stated that the Joint Powers Agreement boundary generally runs north and south near the eastern edge of the property, although he was not certain of the exact location.

Planning Manager Shay clarified that the Joint Powers Agreement boundary follows Argenta Trail, with the agreement ending on the east side of the roadway.

Commissioner Schaefer asked whether the R-3 zoning district, rather than R-3A, would qualify under the Low-Medium Density Residential land use designation. Schneider explained that it would not and noted that a different zoning district would require a Comprehensive Plan Amendment because the zoning districts are tied to the density ranges established by the City's future land use guidance.

Commissioner Schaefer asked whether R-3A is the least dense zoning district available for the proposed land use designation. Schneider explained that R-3A is the least dense multifamily zoning district and the only district that corresponds with the Low-Medium Density Residential designation, which allows four to eight units per acre. Lower- or higher-density zoning districts would not align with the property's land use guidance and would require a Comprehensive Plan Amendment.

Commissioner Schaefer asked whether an apartment building occupying only a portion of the site could satisfy the density requirements. Schneider explained that while density calculations may allow various housing types, the zoning code also contains building design standards, including a four-unit-per-building limit. He noted that this requirement helps prevent large apartment-style developments, although the applicant is requesting flexibility to allow six-unit buildings as part of the proposal.

Planning Manager Shay reiterated that Dakota County would not permit access to the site from Yankee Doodle Road because the property does not meet the County's access spacing requirements. Given the proximity of Argenta Trail and the site's limited frontage along Yankee Doodle Road, County staff indicated early in the review process that direct access would not be allowed. The entire area is guided for Low-Medium Density Residential development. Properties west of Argenta Trail currently have access to sewer and water service through the Joint Powers Agreement with Eagan, while areas east of Argenta Trail require future utility extensions from Inver Grove Heights. A significant investment would be needed to extend utilities south of Highway 55 and that the availability of utilities is one reason this property is among the first in the area to develop. The surrounding Agricultural zoning primarily serves as a holding designation until future development occurs.

Commissioner Gosell asked whether the addresses identified as 7925 and 7927 represent separate properties within the proposed development area. Schneider explained that the site is currently a single parcel. Multiple addresses can sometimes exist on a property for various reasons, although he was not aware of the specific reason for the two addresses associated with this parcel.

Commissioner Thomas requested clarification regarding utility service in the area. Shay clarified that utility service in the area is provided through a Joint Powers Agreement with the City of Eagan. Under that agreement, Eagan provides sewer and water service to properties west of Argenta Trail, while properties east of Argenta Trail would require utility service from Inver Grove Heights. As a result, the only parcels currently served by urban utilities in this area are those located west of Argenta Trail.

Commissioner Walsh asked whether future extension of 80th Street East into the property to the west could create a dead-end street longer than the City's 500-foot maximum length. Schneider explained that it is difficult to answer without a future site plan for the adjacent property. Future development could include a turnaround or another street configuration to address the issue. If a longer cul-de-sac is ultimately proposed, the developer would be required to seek a Planned Unit Development flexibility request as part of that future approval process.

Motion by Wippermann, Second by Schaefer, to accept correspondence into the record.

Ayes: 8 (Weber Abstained)

Nays: 0 Motion carried.

Opening of Public Hearing

Haley Daily, Applicant, Pulte Homes, 1650 W. 82nd Street, Suite 300, Bloomington, stated that regarding the driveway easement, Pulte Homes has been working with the property owner for approximately a year to evaluate different options. As staff noted, the owner's existing physical driveway extends beyond the boundaries of the current easement. She explained that the proposal would establish a new easement that accurately reflects and encompasses the driveway as it exists today, formalizing the current situation and providing clarity for all parties involved. The proposal would not alter the driveway itself, and the driveway would not be impacted in any way.

Commissioner Schaefer noted that the concern was related to the easement, but that the resident had also raised several other issues, including requests for additional trees to provide privacy and other site-related concerns. She asked the applicant to discuss those concerns and explain how they were being addressed or mitigated through the proposed development.

Ms. Daily stated that a request for additional trees had been incorporated into the updated landscaping plan. The revised plan had been reviewed and was viewed favorably because the added plantings would provide additional screening. Another request involved documenting the existing driveway and conducting a preconstruction inspection of the home to ensure no damage occurred during construction, which the applicant also agreed to complete. The remaining concerns had been addressed through ongoing communication and assistance from City staff and indicated that the parties had reached a point where there was support for the proposed easement terms.

Ms. Daily acknowledged concerns regarding pedestrian and bicycle connectivity and stated that, in addition to the sidewalk proposed along the north side of the development, the site plan includes a trail connection to Yankee Doodle Road. The proposed switchback-style trail would provide safer pedestrian access to Yankee Doodle and improve connections to the broader trail network. She also addressed concerns related to traffic, noting that those issues had been raised during the neighborhood meeting. A trip generation memorandum was completed for the development, and while the project engineer was available to provide additional details, the analysis estimated approximately 22 new vehicle trips during the morning peak hour and 23 new trips during the afternoon peak hour. Most traffic was expected to travel east, with some vehicles traveling south and west.

Commissioner Wippermann questioned what price range was anticipated for the individual units.

Ms. Daily stated that the homes were expected to sell in the low \$400,000 range, although pricing could vary depending on the lot. She noted that some of the proposed townhomes would include basements, which was a newer product type for the developer. Approximately half of the units would be slab-on-grade, while others would have basements due to the site's grading conditions.

Commissioner Schaefer referenced the staff report, which indicated that there were limited options for configuring the site, and asked whether meeting the development standards would be difficult or impossible.

Ms. Daily explained that the site is constrained by its size, with only about eight net developable acres, and that the lowest point of the property is in the center where the stormwater pond is proposed. She stated that the design balances the need to meet density requirements while addressing site realities related to grading, utilities, and construction. The requested density was considered necessary for the project's viability, and extending the cul-de-sac approximately 100 feet will allow future access to property west of the site if it develops. The homes would not be located along both sides of the street for its entire length, which reduces the number of units that could otherwise be accommodated.

Commissioner Wippermann sought clarification regarding the number of six-unit buildings proposed, noting that the report indicated four of the nine buildings would contain six units.

Ms. Daily clarified that five of the nine buildings would be six-unit structures.

Commissioner Thomas asked about the impact if the City denied the six-unit buildings and required only four-unit buildings.

Ms. Daily responded that such a change would place the project in jeopardy because it would reduce the development by ten units, resulting in only 36 total units. While the exact scenario had not been analyzed, she stated the reduction would likely make the project financially infeasible. The proposed 46-unit development was viewed as being in the middle of the required density range at approximately 5.65 units per acre and below the maximum density allowed.

Commissioner Gosell asked whether the statement that the project could be jeopardized meant that the developer did not currently own the property and that the purchase was contingent on approval of the application.

Ms. Daily confirmed that the developer was under contract to purchase the property and had a designated approval period to secure approvals. If the necessary approvals were not obtained, the transaction would not proceed to closing.

Commissioner Schaefer noted that the site grading places the stormwater pond in the central low area and asked about the potential impact of runoff on the adjacent cemetery to the south, particularly given the request to allow nearly 50 percent impervious surface coverage.

Ms. Daily stated that all runoff generated by the development would be contained on-site and that the stormwater pond was designed to accommodate the additional impervious surface without creating adverse impacts.

Ben Palazzolo, Alliant Engineering, explained that the infiltration basin would not drain toward the cemetery. Instead, a storm sewer connection would route water from the pond to the existing storm sewer system along Yankee Doodle Road, subject to coordination with Dakota County. He noted that work with City staff had focused on ensuring compliance with stormwater requirements in the northwest drainage area. The only runoff expected to reach the cemetery would be from land south

of 80th Street East, and that runoff would be significantly less in both volume and rate than what currently drains toward the cemetery.

Commissioner Johnson asked whether the applicant had heard from the resident at 7923 Argenta Trail.

Ms. Daily stated that discussions had taken place with the resident, including at the neighborhood meeting, and that no concerns regarding the proposal had been expressed.

Kassandra Fries, 7920 Alberta Way, stated that she opposed the proposed development, citing concerns about preserving the area's rural character, green space, and large-lot residential setting. The landscape and open space were major reasons her family chose to live there and expressed concern about the requested flexibility provisions, including impervious surface and tree mitigation exceptions. The proposed density would be a significant change from the existing development pattern and questioned whether making the project financially viable should take precedence over the interests of current residents. She also raised concerns about increased traffic and pedestrian safety on Alberta Way and Argenta Trail, noting that the area already experiences through traffic. Many residents in the area shop in nearby Egan, which could limit the economic benefit to Inver Grove Heights. She concluded by urging the Commission to consider the impacts on existing residents, noting that many neighbors share her concerns and plan to participate in future discussions.

Grant Rabuse, 7940 Alberta Way, stated that he has lived adjacent to the property since 1985 and recalled that the City's long-standing vision for the area focused on rolling hills, large lots, horse farms, and a rural atmosphere. He urged the City to maintain that vision by keeping the area as large-lot residential and expressed concerns about potential infrastructure costs for nearby landowners and the impact of light pollution on the character of the neighborhood.

Planning Commission Discussion

Commissioner Walsh questioned whether the estimate of 23 vehicles during the peak hour accurately reflected morning traffic from the proposed townhomes, noting that her cul-de-sac has five homes and at least eight cars leave each morning.

Mr. Palazzolo explained that the estimate applied only to the peak hour, with 17 vehicles expected to leave the development and five vehicles expected to enter during the morning peak period. He added that the development was estimated to generate 302 total vehicle trips over the course of a full day.

Commissioner Walsh asked how the trip estimates were calculated.

Mr. Palazzolo explained that the estimates were derived from the ITE Trip Generation Manual, a resource used by traffic engineers and updated every two to three years. He said the calculations are based on the proposed housing type and the number of units, which are used to estimate the number of vehicle trips generated by the development.

Commissioner Hunting stated that she had reviewed the traffic study more closely and noted that it indicated a significant portion of buyers for this type of townhome development are often empty nesters. She asked whether that demographic contributed to the lower traffic projections because many residents may not follow a traditional rush-hour work schedule.

Ms. Daily explained that the traffic study comments were based on the demographics typically seen among buyers of the developer's townhomes. Approximately 30 percent of buyers are empty nesters looking to downsize while remaining in the area and eliminating responsibilities such as snow removal, lawn care, and exterior maintenance. Other buyers are generally couples or young families purchasing their first home. She agreed that the presence of more empty nesters without traditional nine-to-five work schedules could contribute to lower peak-hour traffic volumes.

Commissioner Schaefer noted that a member of the public had raised concerns regarding light pollution and asked for additional information about the proposed lighting. She commented that the area is currently very dark, with minimal lighting beyond the intersection of Argenta Trail and Alverno Avenue, and that surrounding uses consist primarily of horse farms, large lots, and homes with very limited exterior lighting.

Ms. Daily stated that the development would comply with all City lighting requirements and utility provider standards. She noted that newer streetlights are generally designed to direct light downward, although the final lighting plan would depend on City requirements and utility standards. The development would adhere to all applicable lighting regulations.

Commissioner Schaefer asked whether resident input is considered when attempting to mitigate light pollution and create a transition between the development and surrounding properties.

Ms. Daily responded that she would defer to City staff regarding specific lighting policies and requirements, as she was not familiar with the exact standards or fixture counts that would be required.

Planning Manager Shay explained that the development would be required to comply with the City's lighting Ordinance, which limits illumination levels at property lines and streets. The ordinance requires lighting to not exceed one foot-candle when measured from the centerline of a street and not exceed 0.4 foot-candles at adjacent residential property lines. These standards apply to all development within the City.

Commissioner Schaefer inquired as to whether staff knew the illumination level of the existing light located at the corner of Argenta Trail and 82nd Street. Shay stated that he could not provide information on a specific location without taking an actual meter reading.

Commissioner Wippermann stated that his primary concern was the requested exception allowing six-unit buildings instead of four-unit buildings. He believed the change would negatively affect the character of the neighborhood and indicated he would not support the request.

Chair Weber questioned how many units had been approved in the townhome development near Cahill. Shay responded that the most recent townhome project reviewed by the Commission was the Vikings Lakes development near Argenta Trail and 65th Street, where all the buildings consisted of six units.

Commissioner Schaefer commented that the Northwest Area has different requirements than that development. Shay stated that both developments are located within the same Overlay District and are subject to the Northwest Area Overlay standards.

Commissioner Gosell stated that he generally supported the application and felt it was a well-prepared proposal, but shared concerns raised by residents. He questioned granting the requested flexibility for six-unit buildings when the developer was only under contract to purchase one property and additional surrounding parcels were not part of the proposal. He felt the exception would make more sense if a larger portion of the area were being developed together.

Commissioner Thomas echoed concerns regarding traffic, density, tree mitigation, and issues raised by nearby residents. He stated that he was not comfortable supporting the proposal and wondered whether alternative development options were available.

Schneider noted that State law establishes deadlines for approving or denying land use applications. The applicant had already granted a 30-day extension to allow additional review of stormwater issues, but no further extension would be available. He clarified that while the Commission was not required to approve the application, continuing the matter was not a viable option because failure to act within the statutory timeline would result in automatic approval.

Planning Manager Shay explained that the Commission typically has three options when considering a land use application: approval, denial, or continuation. However, due to the statutory timeline associated with this application, a continuation was not available, leaving only recommendations of approval or denial.

Chair Weber reminded the Commission that its role is specifically to evaluate land use matters and make recommendations based on those considerations.

Commissioner Thomas asked whether the project could still be approved if the Commission recommended denial. Shay clarified that automatic approval only occurs if the City fails to act within the required timeframe. Because the application would proceed to the City Council before that deadline, the normal approval and denial process would remain in place.

Community Development Director Ziemer addressed comments regarding the desire to include additional properties in the development. He explained that while a larger development area could potentially address some concerns, the City cannot require developers to acquire neighboring properties and must evaluate the application based on the proposal currently before it. He noted that the property has long been guided for low-medium density residential use under the Comprehensive Plan, and applications are evaluated based on whether they meet the applicable density and zoning requirements. Surrounding property owners are not obligated to redevelop their land and may continue using their properties as they currently exist indefinitely. The fact that nearby land is guided for low-medium density residential use does not require those properties to redevelop in the future. Regarding tree preservation concerns, he stated that the Northwest Area Overlay contains challenging standards that can be difficult to satisfy on some properties. When all requirements cannot be met, City regulations allow financial contributions that can be used for tree planting and enhancements in parks and other public areas. Development costs, site constraints, and market considerations all influence project design decisions. Factors such as the proposed street layout, which includes frontage without homes on one side, add costs that developers must account for when determining density and overall project feasibility. He acknowledged that the project presents challenges but stated that staff believed the requested flexibility was reasonable and ultimately left the recommendation decision to the Commission.

Commissioner Hunting stated that she agreed with many of the points raised by Director Ziemer. As someone who lives on a large, heavily wooded lot, she understood the concerns expressed by nearby residents about potential changes to the area. She noted that properties will remain unchanged unless owners choose to sell and redevelop them. Because the property owner had elected to sell and the site is guided for the proposed use, she indicated that she would support the project. She also stated that the difference between four-unit and six-unit townhome buildings would not significantly change the character of the development in her view.

Commissioner Gosell asked whether the development would still meet the minimum density requirements if the requested Planned Unit Development flexibility allowing six-unit buildings was denied and all buildings were limited to four units. Schneider responded that eliminating 10 units would reduce the density to approximately 4.4 units per acre, which would still meet the minimum density requirement but would be at the very bottom of the allowed range.

Commissioner Gosell stated that he felt the proposal was attempting to fit a development onto a site that was not yet ready for it. He expressed concern that the request for six-unit buildings instead of four-unit buildings suggested the site required exceptions to achieve the proposed density. While additional development could occur in the future if neighboring properties were sold, he did not believe the current parcel was ready for that level of development at this time.

Ms. Daily suggested the possibility of working with staff to obtain an extension and potentially table the application to a future meeting date to allow additional time for internal discussions.

Chair Weber responded that the Commission was still gauging its position on the proposal. He noted that regardless of the Commission's recommendation, the City Council would have an opportunity to consider the application and would likely hear additional public comments from residents at that meeting.

Schneider stated that he would recommend tabling the application.

Commissioner Hunting indicated that if the applicant was willing to pursue that option, she believed tabling the matter would be a good idea. Schneider noted that any extension would need to be formally granted by the applicant, which he assumed could be done, but that requirement was the reason for his hesitation.

Community Development Director Ziemer offered a procedural recommendation, stating that the Commission should still forward a recommendation to the City Council to remain within the statutory timeline. He explained that if the applicant later chose to grant an extension and request a tabling of the item, the Council could send the application back to the Commission for further review. This approach would preserve the timeline while allowing the applicant additional time to consider options. He added that minor revisions could potentially proceed directly to the Council, but substantive changes, such as modifications to the plat, would require the application to return to the Commission.

Motion by Schaefer, Second by Walsh, to Deny the Rezoning, Preliminary Plat and Preliminary PUD request at 7927 Argenta trail for 46 townhome units.

Ayes: 6 (Weber Abstained)

Nays: 2 (Hellam, Hunting) Motion Carried.

This item is tentatively scheduled to go before the City Council on June 22, 2026.

8. REGULAR BUSINESS

None.

9. COMMISSION AND STAFF COMMENTS

Planning Manager Shay explained that he typically provides an update at each meeting on applications that were considered at the previous Planning Commission meeting. He noted that there had been two items on the prior agenda, one of which had been tabled. The other item was the Builders Lot Group proposal for 33 single-family homes and a 196-unit apartment building. That application proceeded to the City Council at the end of May and was approved. He added that the approval completed the first phase of the process and that the applicant would need to return to the Planning Commission in the future with a final plat and final Planned Unit Development application.

10. ADJOURN

Motion to adjourn the meeting at 7:53 p.m.

Respectfully submitted by Tammy Greenlee, Recording Secretary.



Planning Commission Report

MEETING DATE:	August 5, 2026
CASE NO:	26-11RZ-PP-PUD
APPLICANT:	Builders Lot Group, LLC
PROPERTY OWNER:	Steve Schmidt
REQUEST:	Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Preliminary Planned Unit Development (PUD)
LOCATION:	PID No. 20-14168-00-050 (adjacent to 7475 Argenta Court)
COMPREHENSIVE PLAN:	MDR, Medium Density Residential
ZONING:	A, Agricultural
STAFF CONTACT:	Benjamin Schneider, 651-450-2569

ACTION REQUESTED

Conduct a Public Hearing and consider a request from Builders Lot Group, LLC (“Developer”) for a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Preliminary Planned Unit Development (“PUD”) for a residential development with 53 single-family lots.

BACKGROUND

Builders Lot Group (“Developer”) is proposing a new single-family residential development with 53 homes. The homes will be owner-occupied. The project site is located on a vacant 12.8-acre parcel across from Vista Pines Park, adjacent to 7475 Argenta Court (“Subject Property”).

The Subject Property is currently guided MDR, Medium Density Residential, per the 2040 Comprehensive Plan, and zoned A, Agricultural. The requests include a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Preliminary PUD.

SURROUNDING LAND USES

Location	Adjacent Use	Zoning	Future Land Use
North	Single-Family	R-1C/PUD, Low Density Residential	Low Density Residential
East	Storage Building (Adjacent) & Vista Pines Park	A, Agricultural & P, Public	Medium Density Residential & Public Parks/Open Space
West	Single-Family	A, Agricultural	Industrial Office Park
South	Highway 55	N/A	N/A

EVALUATION OF REQUEST

COMPREHENSIVE PLAN AMENDMENT

Background and Analysis

Based on a net acreage of 10.6 acres and 53 units, the proposed density of the development is five (5) units per acre. The Subject Property is currently guided MDR, Medium Density Residential. Per the Comprehensive Plan, the MDR land use guidance requires a density range of 8 to 12 units per acre. The Developer is therefore requesting a Comprehensive Plan Amendment to re-guide the Subject Property to LMDR, Low-Medium Density Residential. This land use has an allowed density range of 4 to 8 units per acre.

The 2040 Comprehensive Plan includes broad categories of development policy areas throughout the City. The Subject Property is within the “Future Development Area.”

Below are some of the specific policies identified for this policy area:

1. Create a quality living environment that is adapted to the natural environment.
2. Encourage diverse housing styles consistent with the inherent characteristics of the site.
3. Encourage developments that incorporate natural features as integral elements of the residential environment.
4. 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.

The following represent rationale for supporting the Comprehensive Plan Amendment request:

1. The Subject Property is heavily sloped with grade changes over 50 feet throughout the site. Like the Peltier Reserve 4th Addition project (now named “Glenlin Reserve”) the Planning Commission considered in May 2026, the grades on the Subject Property limit the ability to construct a townhome development in the 8 to 12 units per acre density range.
2. Developing single-family lots rather than an attached product reduces the amount of significant grading, which promotes the goal of encouraging housing styles that are consistent with inherent site characteristics.
3. The Subject Property does not have direct access off an arterial or collector road. Argenta Court is considered a local road. It is not typical to have denser developments off local roads. Reducing the density from 8 to 12 units per acre to 5 units per acre is a better fit with the road network.

REZONING

The Subject Property is currently zoned A, Agricultural. The Developer is requesting to rezone the parcel to R-3A/PUD, High Density Residential. R-3A is the corresponding zoning district to the LMDR land use guidance, and the PUD zoning is a requirement in the Northwest Area Overlay District. There are City Code flexibilities requested with the PUD zoning, which will be covered later in this report.

PRELIMINARY PLAT

Plat Name and Legal Description

The Preliminary Plat is proposed as “Blackstone Vista 4th Addition.” The proposed corresponding legal description is Lots 1 through 16, Block 1; Lots 1 through 20, Block 2; Lots 1 through 9, Block 3, Lots 1 through 8, Block 4, Outlot A, Outlot B, Outlot C, and Outlot D.

Lot Configuration and Site Layout

The Preliminary Plat includes 53 single-family lots. There is an “exception” property to the east that is surrounded by the proposed plat. There are also three (3) outlots:

- Outlot A is about 2.2 acres. It includes an infiltration basin for stormwater management as well as a lift station to support the sanitary utilities for the site.
- Outlot B is 4,936 square feet and is excess land that abuts the exception property. This land could be used in the future if the exception property is developed.
- Outlot C is about 1.2 acres. This land could be developed in the future with the exception property. In the interim, the Developer is proposing a private dog park in this area.

Streets and Sidewalks

The Development will access Argenta Court. The roads are proposed to be publicly maintained with a right-of-way width of 60 feet. A six-foot wide sidewalk is shown on one side of the street throughout the site as required.

Parks and Trails

The Parks and Recreation Commission has reviewed this project and has recommended a cash fee-in-lieu of dedicating parkland. A private dog park is proposed on Outlot C until that area is developed in the future.

Phasing

The Subject Property is proposed to be developed in one phase. The narrative discusses the potential for a “phase 2” that could add 13 units, but this future development cannot occur until the adjacent property is sold for development.

PRELIMINARY PUD – DEVELOPMENT STANDARDS REVIEW

This section reviews the development against the required development standards. The next section will summarize the PUD flexibilities that are being requested.

Lot Size and Lot Width

The tables below summarize the proposed lot size and lot widths. The median lot size and lot width for the Development is 4,928 square feet and 36.2 feet respectively. The R-3A Zoning District requires a minimum lot size of 5,445 square feet and a minimum lot width of 100 feet. PUD flexibility for lot size is needed for 29 of the 53 lots and all but two (2) lots will require PUD flexibility from the minimum lot width. The City has previously approved lots with similar sizes and dimensions in portions of the Peltier Reserve development.

Lot Size Range	Number of Lots within Range
Over 8,000 Square Feet	3
7,000 - 7,999 Square Feet	4
6,000 - 6,999 Square Feet	13

5,000 - 5,999 Square Feet	5
4,000 - 4,999 Square Feet	26
3,800 - 3,999 Square Feet	2

Lot Width Range	Number of Lots within Range
Over 96 Feet	3
65 - 80 Feet	2
41 - 65 Feet	5
38 - 38.9 Feet	8
37 - 37.9 Feet	6
35.9 - 36.9 Feet	29

Setbacks

The R-3A Zoning District has the following setback requirements in the Northwest Area Overlay:

- Front Yard: 20 feet
- Secondary Front Yard on Corner Lots: 20 feet
- Side Yard: 20 feet of structure separation
- Rear Yard: 30 feet

All proposed lots comply with the front yard setback standards for primary and secondary frontages. The Developer is requesting flexibility to have 5-foot side yard setbacks, which effectively would allow for 10 feet of structure separation. Forty-six (46) of the fifty-three (53) lots meet the rear yard setback requirements.

Tree Preservation and Landscaping

The Developer is proposing to remove most of the trees currently on the Subject Property. A total of 3,821 caliper inches is required to be mitigated as a result. The landscape plan shows a total of 1,265 caliper inches being planted. The developer will be required to pay a fee-in-lieu for the balance of caliper inches that are not mitigated. This payment option is allowed in the City Code in circumstances where there is no adequate space to meet tree replacement obligations. Thus, the approach to plant trees and pay the fee-in-lieu is compliant with City Code.

Independent of tree removal, City Code requires one tree to be planted per single-family unit. The

Developer is proposing to plant 401 trees, which far exceeds the 53 trees that are required.

Natural Areas/Open Space

The Northwest Area Overlay District requires 20 percent of the Subject Property to be preserved for natural area/open space. The site is 12.8 acres, or 557,373 square feet. Out of this 20 percent of land, at least 50 percent is required to be undisturbed. There is also a requirement for at least 75 percent of the open space to be contiguous. The table below shows what the Developer is proposing for natural areas/open space. PUD Flexibility is needed for the undisturbed open space.

Total Natural Area / Open Space Features	Required	Proposed
Natural Area / Open Space	111,474 Square Feet	143,007 Square Feet
Undisturbed Natural Area / Open Space	55,373 Square Feet (50%)	14,982 Square Feet
Contiguous Open Space	83,606 Square Feet (75%)	87,600 Square Feet

Impervious Surface

The maximum impervious surface coverage in the Northwest Area Overlay District is 35 percent for lots in the R-3A Zoning District. This is measured by the total project area. The developer is proposing 33.7 percent of impervious surface coverage.

Parking

The single-family lots will include garages, which satisfy parking requirements.

REQUESTED PUD FLEXIBILITIES

A summary of the requested PUD flexibilities is detailed below, including rationale for supporting the requests.

Minimum Lot Width, Minimum Lot Size, and Side Yard Setbacks

The following flexibility requests are evaluated holistically, as the proposed conditions are a function of one another.

1. *Minimum Lot Size.* City Code requires a minimum lot size of 5,445 square feet per dwelling unit in the R-3A Zoning District. Twenty-nine (29) of the 53 lots are less than 5,445 square feet in area.
2. *Minimum Lot Width.* The R-3A Zoning District has a minimum lot width of 100 feet. Fifty-two (52) of the 53 lots are less than 100 feet in width.
3. *Side Yard Setback.* In the Northwest Area Overlay, the R-3A Zoning District requires 20 feet of structure separation. The Developer is instead requesting a standard 5-foot side yard setback.

Staff Analysis: Below is rationale for supporting these flexibility requests:

- a. The proposed zoning district of the Subject Property is R-3A/PUD. This zoning district is often used for townhome developments, although single-family dwellings are also permitted. Given the steep grade changes of over 50 feet throughout the site, it would be challenging to construct a townhome neighborhood. The proposed layout and lot configuration is a means to develop the land with comparable density to a townhome site while more efficiently working with the existing grades on the property.

b. Like the Peltier Reserve Neighborhood, the Developer has stated there will be a restrictive covenant that will prohibit accessory structures. This alleviates the concerns that staff would otherwise have about providing sufficient space for these improvements. Decks will still be allowed, and each lot has adequate space to accommodate future deck additions.

c. The City has previously approved lots with similar dimensions in the Peltier Reserve Neighborhood, particular along 76th Street West and across the street from the apartment building. There have not been any identified issues with these lots.

Rear Yard Setbacks

The minimum rear yard setback in the R-3A Zoning District is 30 feet. Seven (7) of the 53 lots do not meet this standard. The proposed flexibility ranges from 22.2 feet to 27.3 feet.

Staff Analysis: The rear yards of five (5) of the seven (7) lots are adjacent to a 10-acre outlot from the neighborhood to the north. These are lots 16, 17, 18, 19, and 20 of Block 2, located on the east side of the site. The other lots that require this flexibility are lots 1 and 2 of Block 4, located in the middle of the development. The rear property lines of these lots face the rear yards of lot 6, lot 7, and lot 8 of Block 4. Since the neighborhood will have a covenant that prohibits accessory structures, the portions of these yards will effectively be open space. Therefore, the rear yards of all seven (7) lots will all be next to unbuilt areas. Also, 24 of the 53 lots exceed the 30-foot rear setback requirement. Staff supports this flexibility request.

Deck Setbacks

The R-3A Zoning District requires a 50-foot structure setback along principal arterial roads. All applicable lots meet this standard. However, this setback would prevent eight (8) lots from adding decks that have rear frontage along Highway 55. The Developer is requesting flexibility to allow decks to be up to 30 feet from property lines that abut Highway 55. This would only apply to uncovered decks.

Staff Analysis: The Developer is making this request on the recommendation of Planning Staff. If this flexibility is not granted, the future owners of these eight (8) lots would have to apply for a variance to construct any deck. Future decks on these lots would still be at least 190 feet away from Highway 55. Staff supports this request because it is reasonable for these future property owners to have the option to add decks without requiring variance approvals.

Undisturbed Open Space

The Northwest Overlay District requires at least half of the required open space to be undisturbed. The Developer is proposing 13.4% of the required open space to be undisturbed.

Staff Analysis: The proposed development exceeds the general open space requirement by 21,553 square feet. Also, the largest area of open space is around the large infiltration basin and the lift station in Outlot A. These necessary site features limit the options for undisturbed areas.

DEPARTMENT REVIEWS

Public Works and Engineering

Engineering staff have reviewed the plans for compliance with grading, drainage, utility, and

stormwater requirements. There are three (3) outstanding comments that need to be addressed. These comments are included as conditions of approval in this report.

Police and Fire

The plans were shared with the Police and Fire Departments. No comments were received from either department.

WETLANDS

There are no wetlands identified on the Subject Property.

DEVELOPMENT CONTRACT

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the Applicant, City Attorney and Staff as part of the Final PUD review. All the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

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

- Approval of the Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Preliminary PUD subject to the following conditions:
 1. Address the following comments from the Engineering Department:
 2. For storm sewer under wall, install in steel casing. Casing should extend from CB106B to 10 feet south of new retaining wall.
 3. Show retaining wall design to ensure that reinforcement does not go outside of private property (city should not be impacted by any future wall repairs - including soil slope needs for safe excavation).
 4. The currently proposed turnaround for Lot 1, Block 1 is not acceptable. Please either remove this lot or provide an alternative solution that is acceptable to the City Engineer
 5. The Comprehensive Plan Amendment must be approved by the Metropolitan Council
 6. Prior to Final Plat and Plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.
 7. The PUD shall be approved with the flexibilities outlined in the "Requested PUD Flexibilities" section of this report.
 8. Drainage and utility easements shall be provided on the final plat as required by the City Engineer.
 9. Park dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission.
 10. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
 11. The Developer and Owner shall enter into a Development Contract with the City.
 12. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.

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

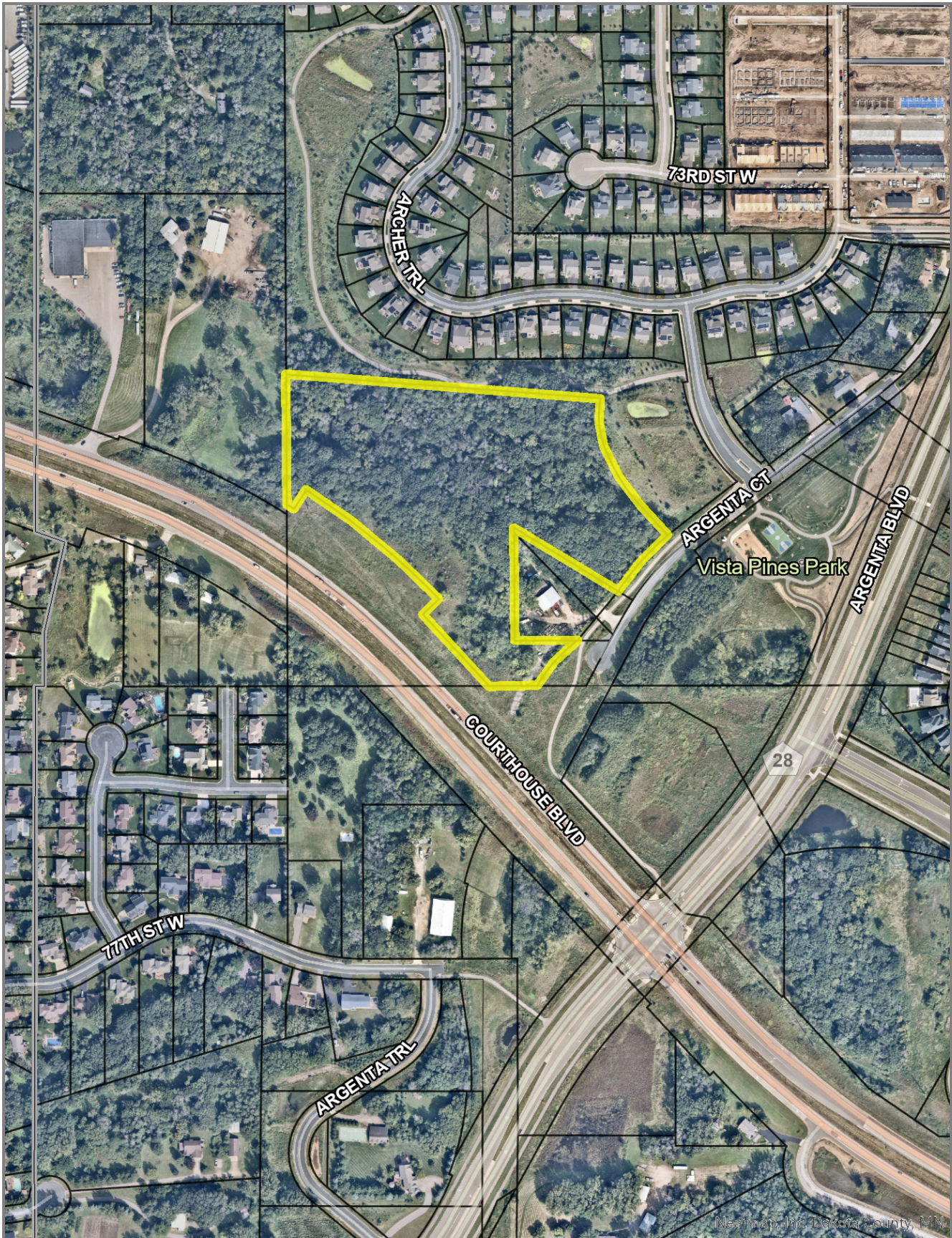
RECOMMENDATION

The project complies with all performance standards of the Northwest Area except for the flexibility requested. Staff is supportive of the flexibility requests and would recommend approval of the requests as presented with the conditions listed.

ATTACHMENTS

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Application Narrative
5. Civil and Landscape Plans
6. Resident Comment

Dakota County, MN

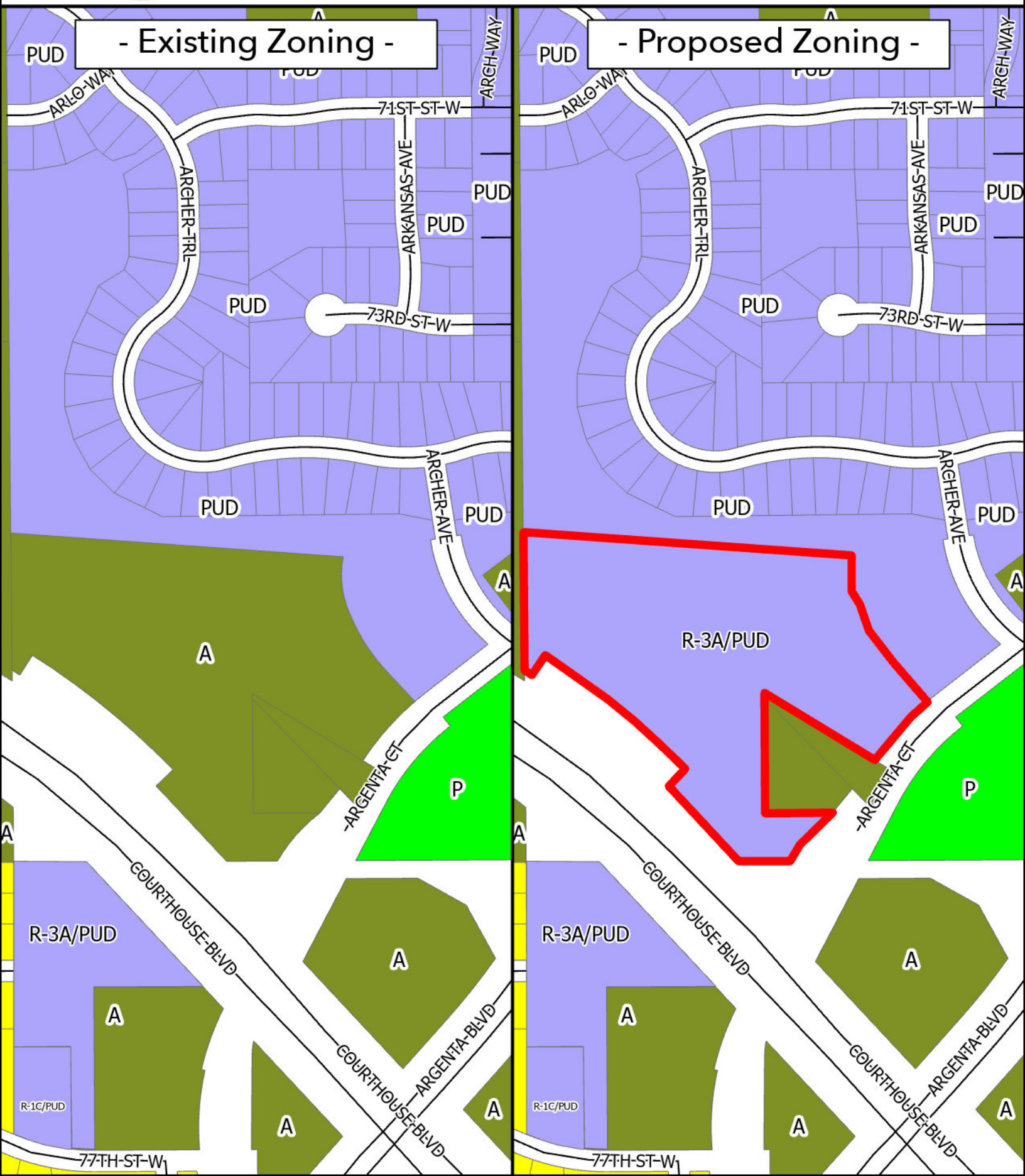


Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.
This is not a legal document and should not be substituted for a title search, appraisal, survey, or
for zoning verification.

Map Scale
1 inch = 400 feet
7/8/2026



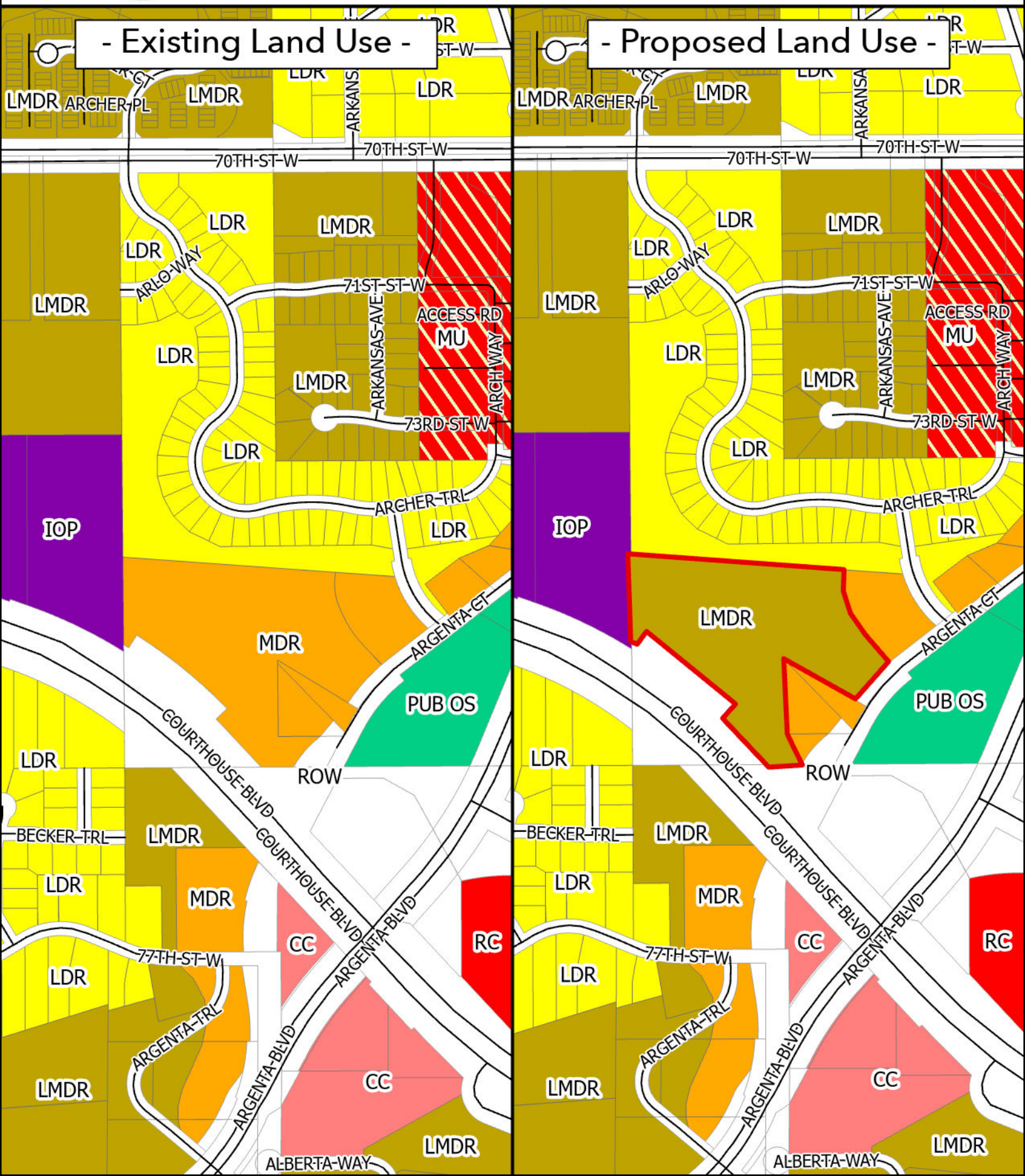
Blackstone Vista 4th Addition Proposed Zoning





Blackstone Vista 4th Addition

Proposed Future Land Use Change



July 17th, 2026

Blackstone Vista 4th Addition
Narrative for Rezoning,
Preliminary Plat, and Preliminary PUD

Builders Lot Group (BLG) has entered into a purchase agreement with Steven Schmidt for the development of approximately 12.8 acres at the south end of Argenta Court. BLG intends to develop the 12.8-acre parcel with 53 single-family lots within the property. A preliminary plan is included with the application for reference to the proposed project layout. The project shows a thoughtfully designed single-family neighborhood, advancing the City's long-term vision for orderly growth, housing diversity, and fiscally responsible development.

The application also includes a request to rezone the property to a PUD designation, consistent with the nearby Peltier Reserve project that Builders Lot Group developed. The PUD tool allows the city to approve a better overall project than would be possible under strict zoning. The requested flexibility is modest, targeted, and justified by site conditions, including topography, stormwater needs, and existing roadway alignments. The requested PUD flexibility in the lot requirements is outlined below:

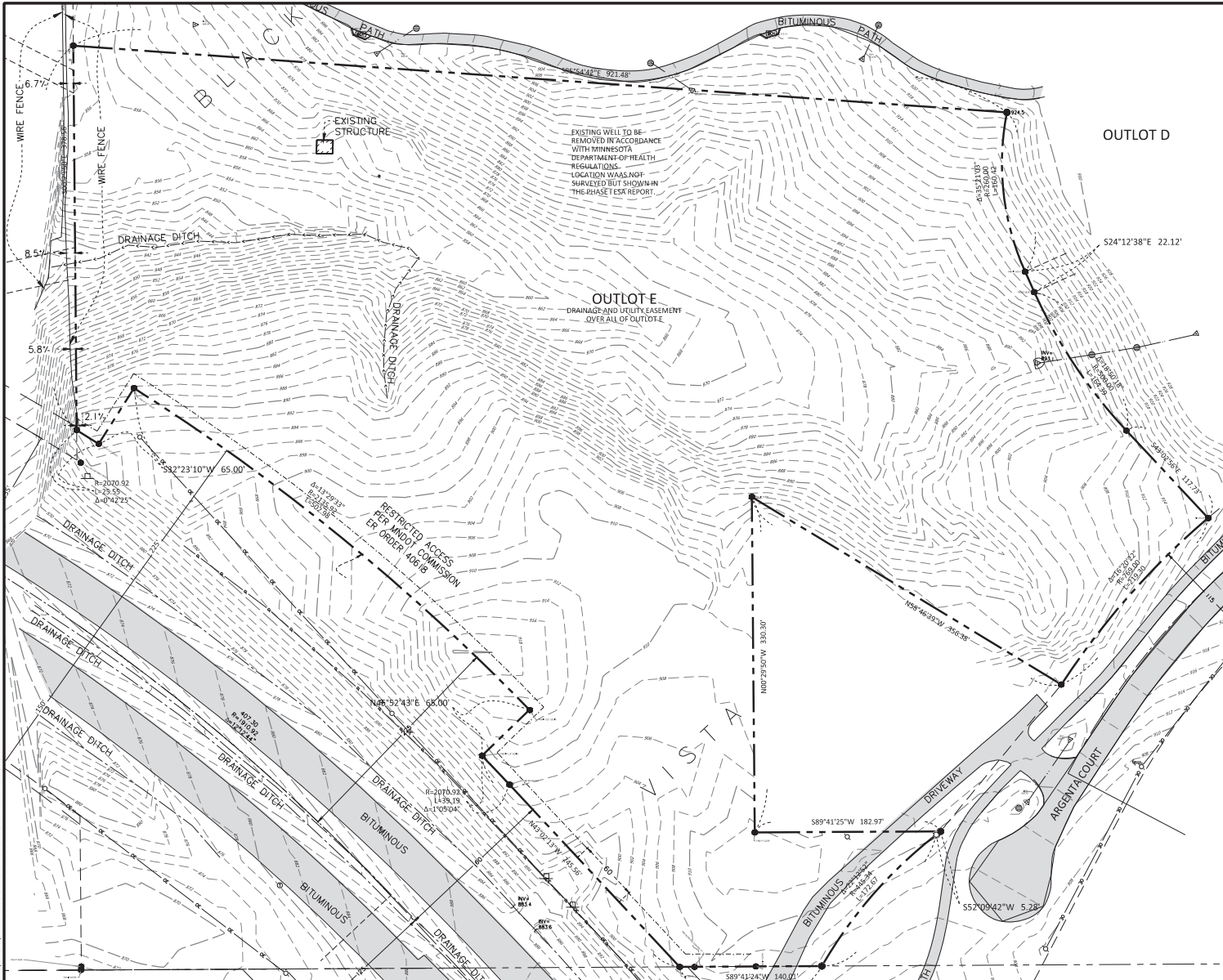
- 1) A 5ft side yard setback to increase density, more like attached homes, but providing more privacy without a common wall. This setback is consistent with the Peltier Reserve project.
- 2) A 15 ft. side yard setback at the corner lots, to increase density and align with the Peltier Reserve PUD side yard setback.
- 3) A rear yard setback of 26.6' on lot 16 Block 2, instead of 30' typical rear yard setback.
A rear yard setback of 25.8' on lot 17 Block 2, instead of 30' typical rear yard setback.
A rear yard setback of 27.0' on lot 18 Block 2, instead of 30' typical rear yard setback.
A rear yard setback of 26.7' on lot 19 Block 2, instead of 30' typical rear yard setback.
A rear yard setback of 22.2' on lot 20 Block 2, instead of 30' typical rear yard setback and a front yard setback of 16.9, instead of 20' typical front yard setback.
A rear yard setback of 22.6' on lot 1 Block 4, instead of 30' typical rear yard setback.
A rear yard setback of 27.3' on lot 2 Block 4, instead of 30' typical rear yard setback.
This requirement is requested due to the connection to Argenta Court and their irregular shape.
- 4) In addition to the lot setbacks, the project is requesting lot size and width PUD flexibility from the R-3A District standard minimum lot size of 5,445 SF for lots to increase density. The proposed residential lots range from 3,861 SF to 9,402 SF, aligning with the City's goal of denser residential development. The density also addresses consumer demand for single-family detached housing rather than attached housing.
- 5) The request for square footage flexibility corresponds to a similar request for the width to be below R-3A requirements of 100 ft. Our requested minimum lot width is 36' to meet the desired density.
- 6) The central ponding area exceeds 100 ft. minimum width. The contiguous open space deficiency is mitigated by exceeding the total open space requirement, with the project proposing 143,007 SF, compared to the 20% total open space requirement of 91,246 SF in NWA. This undevelopable open space measures 48,874 SF in addition to the open space we are providing.

- 7) Flexibility from the 50 ft. setback along Argenta Court for one single-family lot. This flexibility is requested because the space is approximately 75 ft. from the roadway, with significant green space and a trail separating the home sites from the roadway. The landscape plan also includes conifers as a buffer between the two lots adjacent to Argenta Trail.
- 8) Flexibility from the 50-foot arterial road setback for accessory structures for lots 5 thru 12 block 1. This requirement is requested due to widened highway right of way at that location. The request is to reduce this to 30-feet for accessory structures.
- 9) Undisturbed open space of 10% is requested from the required 50% of the open space area (10% of the total project area) since the existing terrain drops approximately 76 ft. across the site, and mass grading across the open space is required to provide for stormwater management areas and a level pad for the lift station.

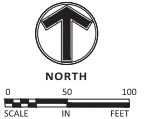
The proposed unit count of 53 residential single-family homes in Phase 1 and 69 units in Phase 1 and 2 combined. This unit count does not meet the 8 units per acre required in the Medium Density Residential Land Use when considering the privately owned Outlots. As a result, we are requesting a land use amendment to Low-Medium Density Residential for the 4.99 Unit/Acre density. The single-family homes will generate a strong, stable tax base that supports City and will require a new lift station that that will allow future developments to the west of the project.

The entire Phase 1 site area will be graded as a single phase, with all utilities and stormwater facilities installed for the single-family homes.

The project will include high-quality homes that align with the adjacent developments and help meet the demand for more single-family residential units in Inver Grove Heights.



LEGEND		
● FOUND MONUMENT	—○— WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT MARKED	—●— SANITARY SEWER	--- SETBACK LINE
⊠ ELECTRIC METER	—●— FORCEMAIN (SAN.)	--- RESTRICTED ACCESS
★ LIGHT	—●— STORM SEWER	--- CONCRETE CURB
⊠ AIR CONDITIONER	—●— FLARED END SECTION	--- BUILDING LINE
—○— GUY ANCHOR	—●— ELECTRIC TRANSFORMER	--- BUILDING CANOPY
⊠ HANDICAP STALL	—●— TELEPHONE PEDESTAL	--- BITUMINOUS SURFACE
○ UTILITY POLE	—●— GAS METER	--- CONCRETE SURFACE
⊠ POST	—○— OVERHEAD WIRE	--- LANDSCAPE SURFACE
⊠ SIGN	--- CHAIN LINK FENCE	
○ DECIDUOUS TREE	--- IRON FENCE	
✕ CONIFEROUS TREE	--- WIRE FENCE	
	--- WOOD FENCE	



DESCRIPTION
OUTLOT E, BLACKSTONE VISTA, DAKOTA COUNTY, MN

PROPERTY SUMMARY

- SUBJECT PROPERTY'S IDENTIFICATION NUMBER IS 201416800050.
- THE GROSS AREA OF THE SUBJECT PROPERTY IS 12.8 ACRES OR 557,373 SQUARE FEET.
- THE SUBJECT PROPERTY IS ZONED R-1-C (NORTHWEST AREA OVERLAY DISTRICT - RESIDENTIAL), PER CITY OF DAKOTA'S ZONING MAP.
- THE BUILDING(S) AND EXTERIOR DIMENSIONS OF THE OUTSIDE WALL AT GROUND LEVEL ARE SHOWN ON THE SURVEY. IT MAY NOT BE THE FOUNDATION WALL.

BENCHMARKS

- THE VERTICAL DATUM IS BASED ON NAD83/2011 NAVD88. THE ORIGINATING BENCH MARKS ARE XXX AND XXX, BOTH REFERENCED FROM THE MNDOT GEODETIC DATABASE.

BENCHMARK #1
ARCHER AVENUE AND ARGENTA COURT TNH.
ELEV.=944.36

SURVEY NOTES

- THE BEARING SYSTEM IS BASED ON THE XXX COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST), WITH AN ASSUMED BEARING OF XXX FOR THE XXX LINE OF XXX, SECTION XX, TOWNSHIP XX, RANGE XX. THE ORIGINATING MONUMENTS UTILIZED TO ESTABLISH THE HORIZONTAL POSITION OF THIS SURVEY WAS THE XXX CORNER AND THE XXX CORNER OF SAID SECTION.
- FIELD WORK WAS COMPLETED ON MM/DD/YYYY.

NO	DATE	BY	CHKD	APPR	COMMENT
1	04/29/2026	JHB	TC	MCA	CITY SUBMITTAL
2	07/22/2026	JHB	TC	MCA	BID SET

I hereby certify that this plan, survey, 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.

Print Name: _____

Date: _____ License #: _____

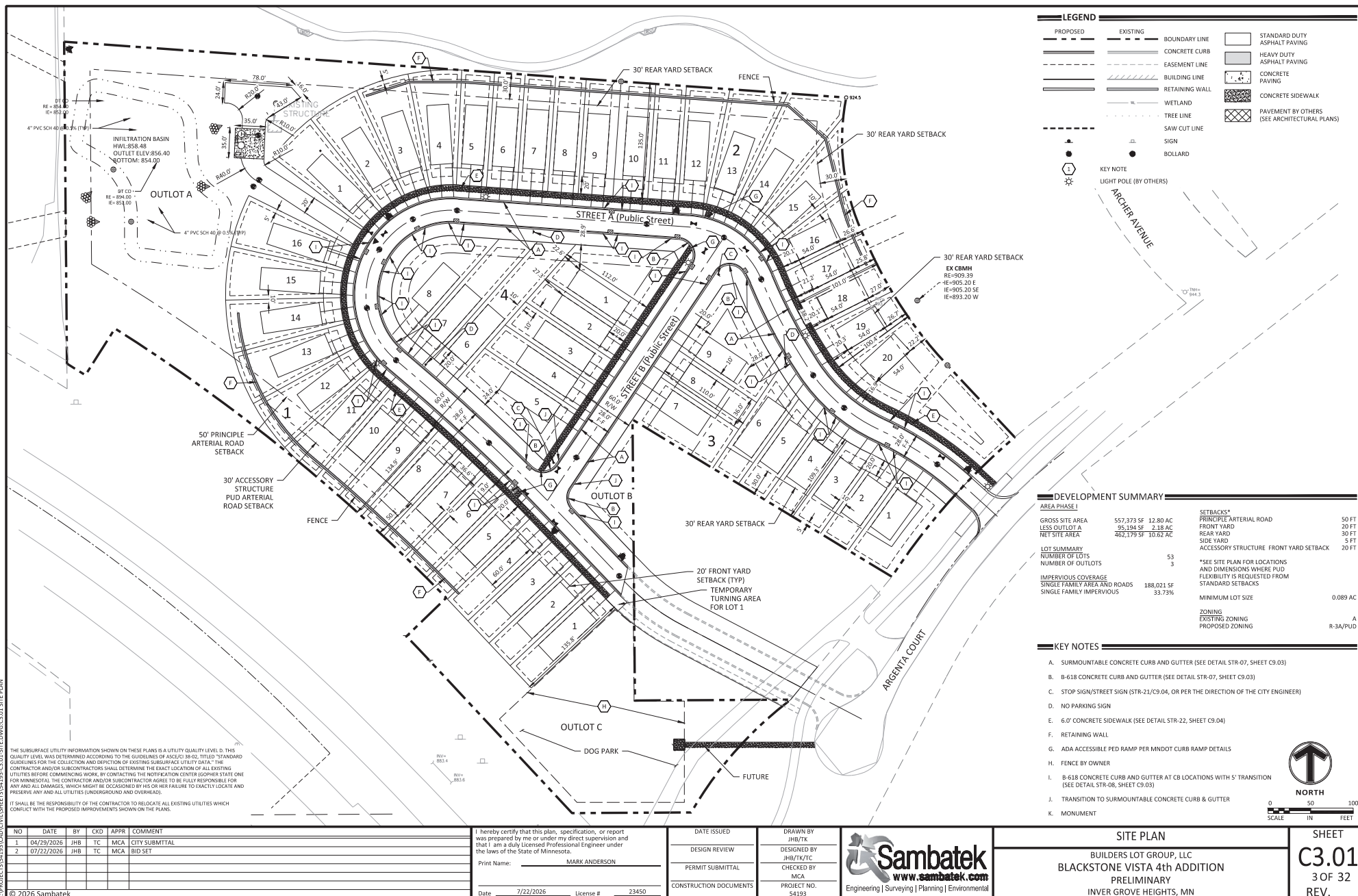
DATE ISSUED
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY
DESIGNED BY
CHECKED BY
PROJECT NO. 54193



EXISTING CONDITIONS
BUILDERS LOT GROUP, LLC BLACKSTONE VISTA 4th ADDITION PRELIMINARY INVER GROVE HEIGHTS, MN

SHEET
C2.01 2 OF 32 REV.



BLACKSTONE VISTA 4TH ADDITION

DESCRIPTION

OUTLOT E, BLACKSTONE VISTA, DAKOTA COUNTY, MINNESOTA.

BLACKSTONE VISTA was filed in the office of the County Recorder May 7, 2015 in book 56 of plats, page 41 as document number 3065057.

DEVELOPMENT NOTES

1. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
2. STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
3. DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED. DRAINAGE AND UTILITY EASEMENTS WILL BE PROVIDED OVER ALL PUBLIC UTILITIES AND UP TO 1 FOOT ABOVE THE HIGH WATER LEVEL OF ALL PONDS.

SITE SETBACKS

EXISTING ZONING: A (Agricultural)
PROPOSED ZONING: PUD

PRINCIPLE ARTERIAL ROAD: 50 ft
FRONT YARD: 20 ft
REAR YARD: 30 ft
SIDE YARD: 5 ft

PROPERTY SUMMARY

TOTAL SITE AREA: 557,373 S.F. (GROSS)

LEGEND

- | | |
|----------------------|----------------------------|
| ● FOUND MONUMENT | — I — WATERMAIN |
| ○ SET MONUMENT | — S — SANITARY SEWER |
| ○ MARKED: 53642 | — F — FORCEMAIN (SAN.) |
| ⊠ ELECTRIC METER | — S — STORM SEWER |
| ☆ LIGHT | — F — FLARED END SECTION |
| ⊠ AIR CONDITIONER | — T — ELECTRIC TRANSFORMER |
| — GUY ANCHOR | — P — TELEPHONE PEDESTAL |
| ⊠ HANDICAP STALL | — G — GAS METER |
| ○ UTILITY POLE | — O — OVERHEAD WIRE |
| ● POST | — C — CHAIN LINK FENCE |
| ⊠ SIGN | — I — IRON FENCE |
| ⊠ DECIDUOUS TREE | — W — WIRE FENCE |
| ⊠ CONIFEROUS TREE | — W — WOOD FENCE |
| — BITUMINOUS SURFACE | — E — EASEMENT LINE |
| — CONCRETE SURFACE | — R — RESTRICTED ACCESS |
| — LANDSCAPE SURFACE | — C — CONCRETE CURB |
| | — B — BUILDING LINE |
| | — B — BUILDING CANOPY |

OUTLOT A

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT F

OUTLOT G

OUTLOT H

OUTLOT I

OUTLOT J

OUTLOT K

OUTLOT L

OUTLOT M

OUTLOT N

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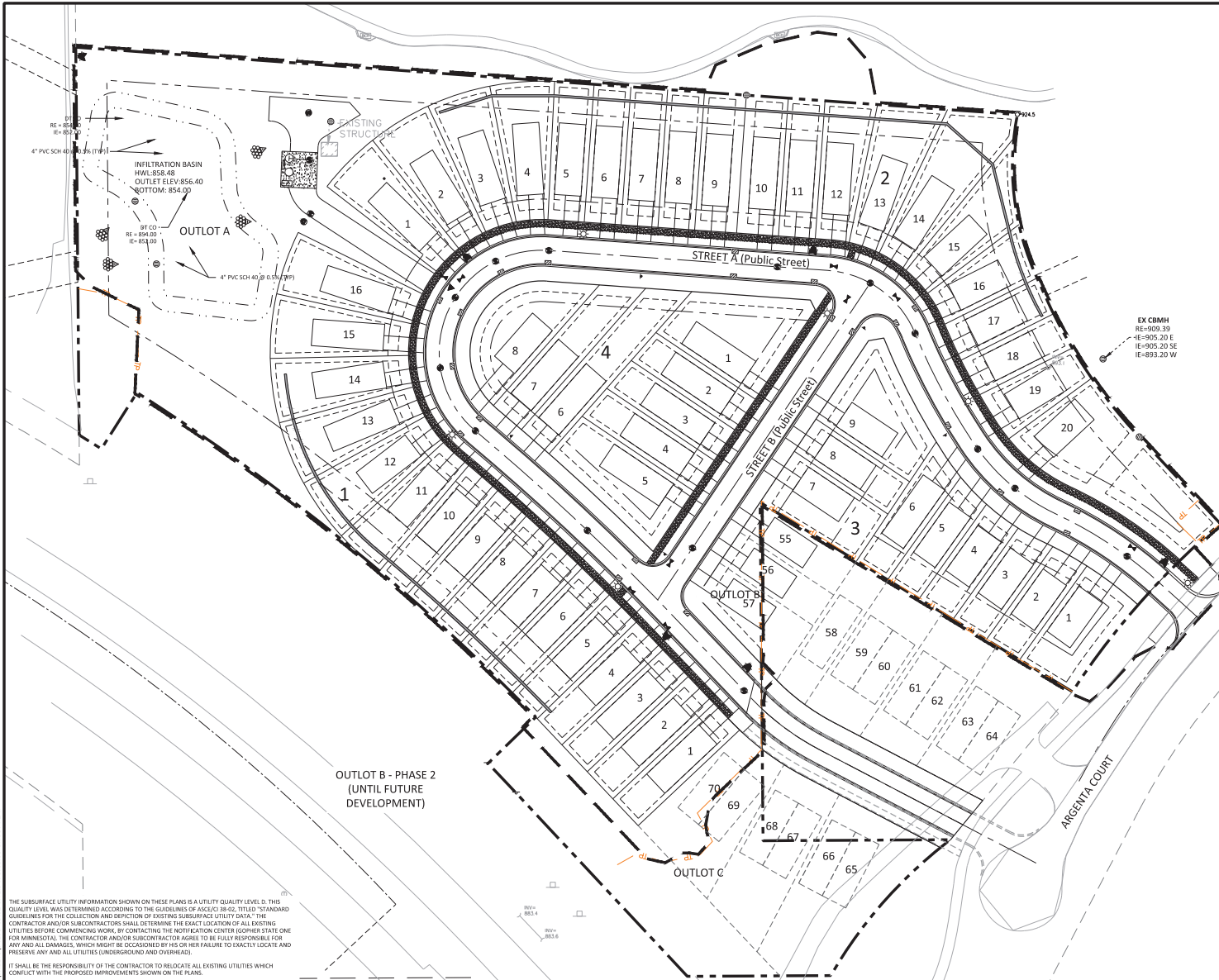
OUTLOT KE

OUTLOT KF

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LEGEND

PROPOSED	EXISTING	BOUNDARY LINE	STANDARD DUTY ASPHALT PAVING
CONCRETE CURB	CONCRETE CURB	EASEMENT LINE	HEAVY DUTY ASPHALT PAVING
BUILDING LINE	BUILDING LINE	RETAINING WALL	CONCRETE PAVING
WETLAND	WETLAND	TREE LINE	CONCRETE SIDEWALK
SAW CUT LINE	SAW CUT LINE	SIGN	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
LIGHT POLE (BY OTHERS)	LIGHT POLE (BY OTHERS)	BOLLARD	

DEVELOPMENT SUMMARY

	AREA PHASE I & II TOTAL	AREA PHASE I
GROSS SITE AREA	620,603 SF 14.25 AC	557,373 SF 12.80 AC
LESS OUTLOT A	95,194 SF 2.18 AC	95,194 SF 2.18 AC
NET SITE AREA	525,409 SF 12.07 AC	462,179 SF 10.62 AC

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CE 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOPHER STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NO	DATE	BY	CHKD	APPR	COMMENT
1	04/29/2026	JHB	TC	MCA	CITY SUBMITTAL
2	07/22/2026	JHB	TC	MCA	BID SET

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.

Print Name: MARK ANDERSON

Date: 7/22/2026 License # 23450

DATE ISSUED

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
JHB/TK

DESIGNED BY
JHB/TK

CHECKED BY
MCA

PROJECT NO.
54193



GHOST PLAT

BUILDERS LOT GROUP, LLC

BLACKSTONE VISTA 4th ADDITION

PRELIMINARY

INVER GROVE HEIGHTS, MN

0 50 100
SCALE IN FEET

SHEET

C3.03

OF 32

REV. ----



LEGEND

PROPOSED

EXISTING

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

UNDISTURBED OPEN SPACE

OPEN SPACE

CONTIGUOUS OPEN SPACE

PROPOSED STORMWATER

DEVELOPMENT SUMMARY			
AREA			
SITE AREA	557,373 SF	12.80 AC	
OPEN SPACE SUMMARY			
OPEN SPACE (20% GROSS SITE AREA)	111,474 SF	2.54 AC	REQUIRED
UNDISTURBED SPACE (50% OPEN SPACE)	55,737 SF	1.27 AC	PROPOSED
CONTIGUOUS OPEN SPACE (75% OPEN SPACE)	83,606 SF	1.90 AC	

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NO	DATE	BY	CHK	APPR	COMMENT
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2	07/22/2026	JHB	TC	MCA	BID SET

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Print Name: MARK ANDERSON

Date: 7/22/2026 License # 23450

DATE ISSUED

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
JHB/TK

DESIGNED BY
JHB/TK

CHECKED BY
MCA

PROJECT NO.
54193



OPEN SPACE PLAN

BUILDERS LOT GROUP, LLC

BLACKSTONE VISTA 4th ADDITION

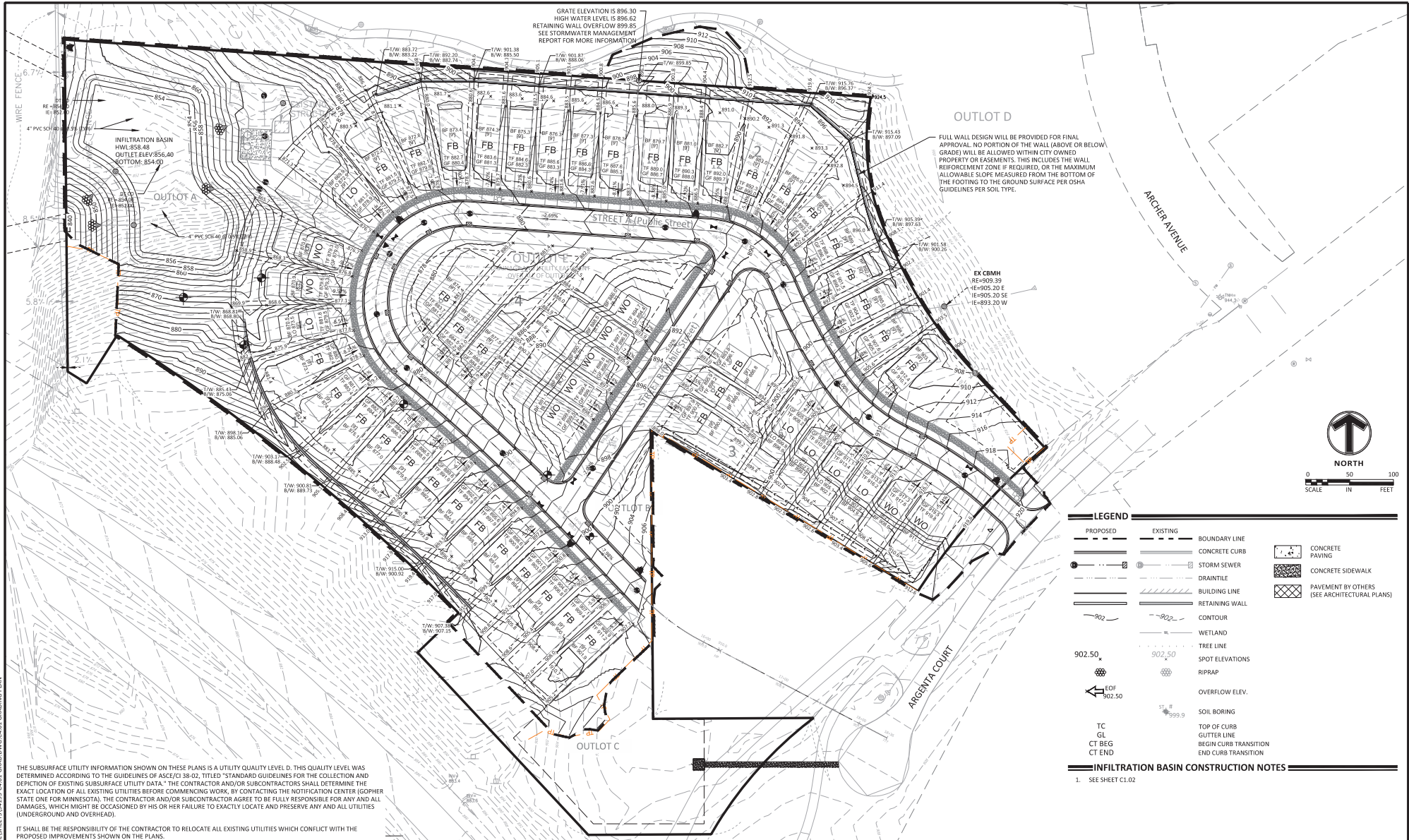
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INVER GROVE HEIGHTS, MN

NORTH

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C3.04
OF 32
REV. ----



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NO	DATE	BY	CHKD	APPR	COMMENT
1	04/29/2026	JHB	TC	MCA	CITY SUBMITTAL
2	07/22/2026	JHB	TC	MCA	BID SET

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Print Name: MARK ANDERSON

Date: 7/22/2026 License # 23450

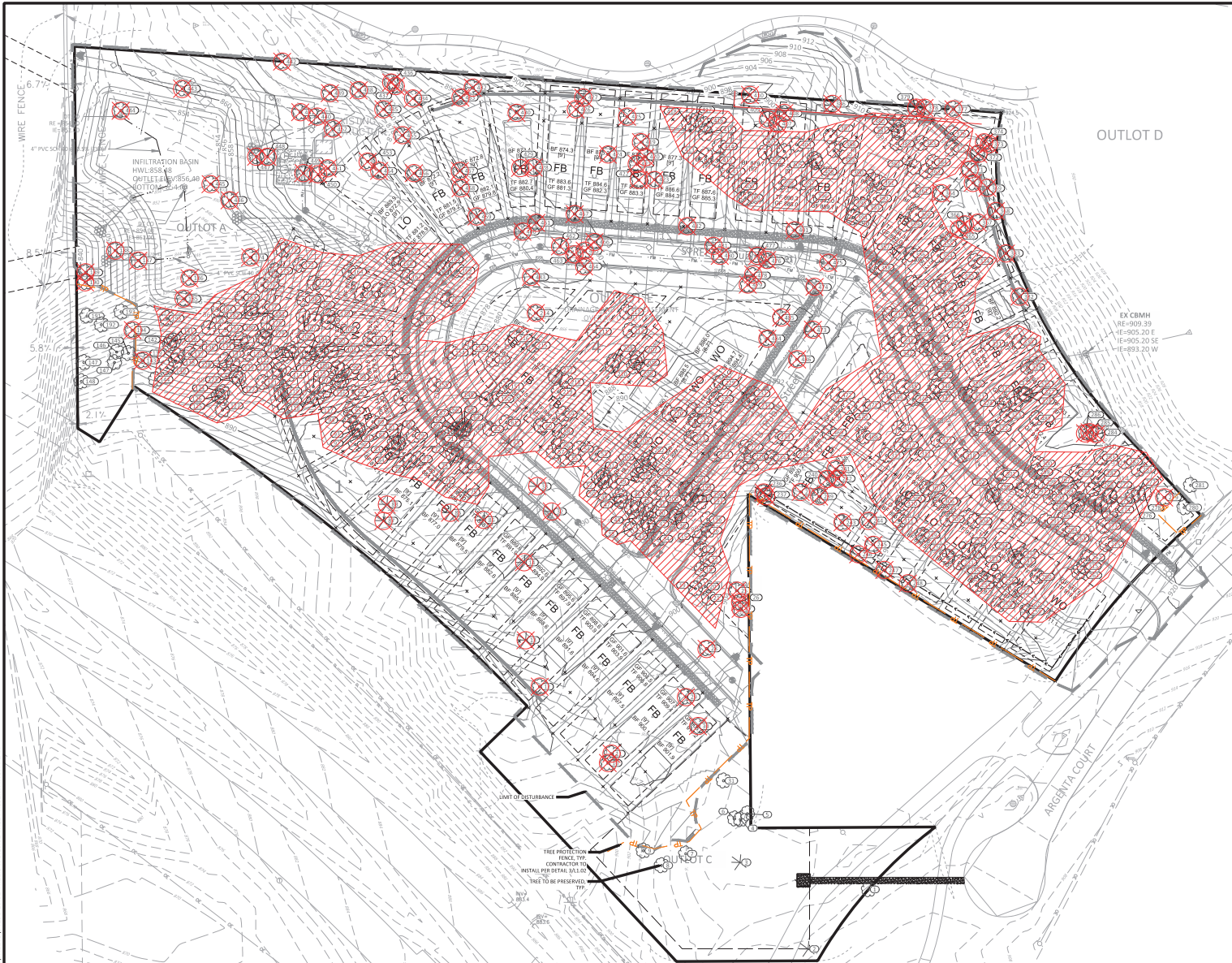
DATE ISSUED
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY:
JHB/TK
DESIGNED BY:
JHB/TK/TC
CHECKED BY:
MCA
PROJECT NO.:
54193



GRADING PLAN
BUILDERS LOT GROUP, LLC
BLACKSTONE VISTA 4th ADDITION
PRELIMINARY
INVER GROVE HEIGHTS, MN

SHEET
C4.01
OF 32
REV.



LEGEND

PROPOSED

EXISTING

STANDARD DUTY ASPHALT PAVING

PROPERTY LIMIT

CURB & GUTTER

EASEMENT

BUILDING

RETAINING WALL

WETLAND LIMITS

TREELINE

SIGN

LIMITS OF DISTURBANCE

CONCRETE PAVING

CONCRETE SIDEWALK

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN

TREE TO BE REMOVED

TREE REMOVAL AREA

TREE PROTECTION FENCE

TP

INVER GROVE HEIGHTS TREE CODE

TREE DEFINITIONS

SIGNIFICANT TREE : 8" DBH DECIDUOUS OR 10" HEIGHT CONIFEROUS

HERITAGE TREE : 21" DBH DECIDUOUS OR 24" DBH CONIFEROUS

CLASS A: FAST GROWING DECIDUOUS SPECIES, PREDOMINANTLY ASPEN, SIBERIAN ELM, AMERICAN ELM, SILVER MAPLE, RED MAPLE, WILLOW

CLASS B: CONIFER/MIXED HARDWOODS, PREDOMINANTLY PINE, SPRUCE, CEDAR AND MIXED HARDWOODS CONSISTING OF THE FOLLOWING SPECIES: OAK, BIRCH, SUGAR MAPLE, BLACK CHERRY, BASSWOOD, IRONWOOD, WALNUT, ASH, HACKBERRY, LOCUST

CLASS C: HERITAGE TREES

TREE PRESERVATION SUMMARY

		TOTALS
TOTAL INCHES AVAILABLE	6,729"	6,648"
TREE REMOVAL ALLOWANCE:	30%	
ALLOWED REMOVABLE INCHES:	2,037.6"	
PROPOSED TREE REMOVALS:		
1. TYPE "A" (50% ACTUAL REPLACEMENT)	1,397"	(698.5" REPLACEMENT)
2. TYPE "B" (100% ACTUAL REPLACEMENT)	3,890"	(3,890" REPLACEMENT)
3. TYPE "C" (100% ACTUAL REPLACEMENT)	1,181"	(1,181" REPLACEMENT)
TOTAL INCHES REMOVED (REPLACEABLE):		6,648"
CREDIT FOR HERITAGE TREES PRESERVED (2-1 INCHES):		0"
ACTUAL REQUIRED REPLACEMENT FROM TYPE (A,B,C) TREES		5,859.5"
ALLOWED REMOVABLE INCHES		2,037.6"
TOTAL REPLACEMENT INCHES REQUIRED:		3,821.9"
		(1,577 TREES AT 2.5" CALIPER)

TREE REPLACEMENT REQUIREMENT

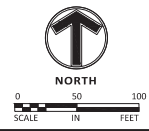
HERITAGE TREES REMOVED HERITAGE TREES SHALL BE REPLACED WITH TREES OF THE SAME SPECIES AS THE REMOVED HERITAGE TREE. (SAME GROWTH & LIFE POTENTIAL)

HERITAGE TREE SPECIES TO BE REPLACED IN KIND

15" X WHITE OAK
4" X RED OAK
1" X AMERICAN ELM
1" X SILVER MAPLE

REQUIRED REPLACEMENT TREES SHALL BE PLANTED ON THE SITE BEING DEVELOPED IN AREAS SUCH AS YARD SETBACKS AND OUTLOTS. THESE TREES SHALL BE PLANTED BASED ON THE FREQUENCY AND DENSITY AS DETERMINED BY THE CITY, UNLESS FOUND OTHERWISE, AT LEAST SEVENTY FIVE PERCENT (75%), BUT IN NO CASE LESS THAN FORTY FIVE PERCENT (45%), OF THE REQUIRED TREE PLACEMENT SHALL OCCUR ON THE SITE BEING DEVELOPED. SHOULD THE DEVELOPMENT NOT HAVE SUFFICIENT ROOM ON THE SITE TO ALLOW FOR ALL REQUIRED REFORESTATION, THE BALANCE MAY, AT THE CITY COUNCIL'S DISCRETION, EITHER BE: 1) PLANTED UPON PUBLIC PROPERTY IN LOCATIONS APPROVED BY THE CITY; OR 2) A CASH PAYMENT TO THE CITY IN AN AMOUNT EQUIVALENT TO THE COST OF THE PLANTINGS, SAID PAYMENT TO BE USED BY THE CITY FOR FUTURE PLANTINGS ON PUBLIC PROPERTY.

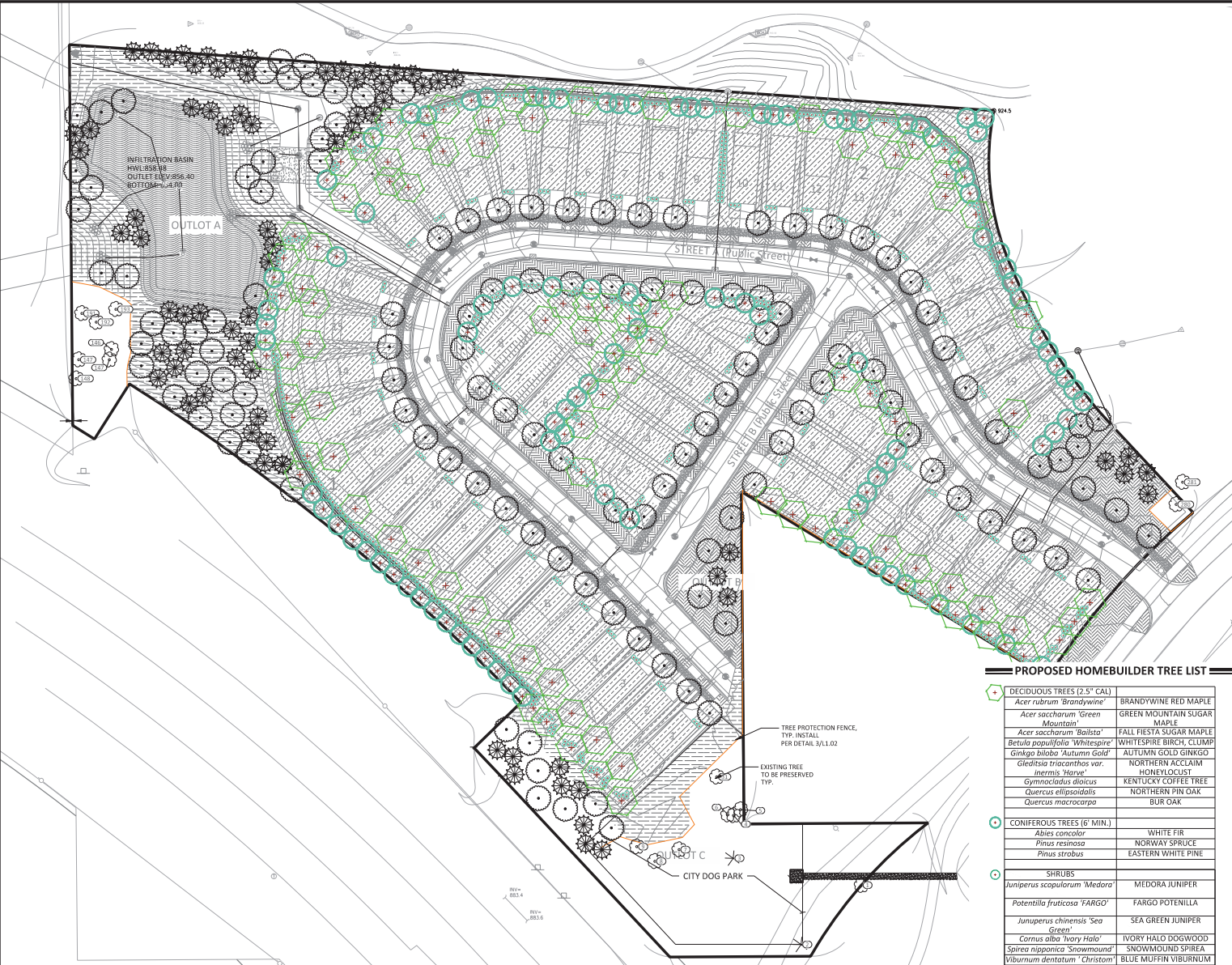
NOTE : SEE LANDSCAPE PLAN (L1.01) FOR PROPOSED TREE REPLACEMENT



<table><tr><th>NO</th><th>DATE</th><th>BY</th><th>CHKD</th><th>APPR</th><th>COMMENT</th></tr><tr><td>1</td><td>04/29/2026</td><td>JHB</td><td>TC</td><td>MCA</td><td>CITY SUBMITTAL</td></tr><tr><td>2</td><td>07/22/2026</td><td>JHB</td><td>TC</td><td>MCA</td><td>BID SET</td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>	NO	DATE	BY	CHKD	APPR	COMMENT	1	04/29/2026	JHB	TC	MCA	CITY SUBMITTAL	2	07/22/2026	JHB	TC	MCA	BID SET																			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 Landscape Architect under the laws of the State of Minnesota. Print Name: _____ Date: _____ License #: _____	<table><tr><th>DATE ISSUED</th><th>DRAWN BY</th></tr><tr><td>DESIGN REVIEW</td><td>DESIGNED BY</td></tr><tr><td>PERMIT SUBMITTAL</td><td>CHECKED BY</td></tr><tr><td>CONSTRUCTION DOCUMENTS</td><td>PROJECT NO. 54193</td></tr></table>	DATE ISSUED	DRAWN BY	DESIGN REVIEW	DESIGNED BY	PERMIT SUBMITTAL	CHECKED BY	CONSTRUCTION DOCUMENTS	PROJECT NO. 54193	Sambatek www.sambatek.com Engineering Surveying Planning Environmental	TREE PRESERVATION PLAN BUILDERS LOT GROUP, LLC BLACKSTONE VISTA 4th ADDITION PRELIMINARY INVER GROVE HEIGHTS, MN	SHEET L0.01 OF 32 REV. ----
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24.15 (AMS TECH) | TREVOR CONWAY | 7/22/2026 8:37:21 AM
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24.15 (AMS TECH) | 7/14/2026 2:12:59 PM
L:\PROJECTS\54193\54193-CD\DWG\LANDSCAPE\54193-CD-1-CDP-DWG-L1-01 LANDSCAPE PLAN



LEGEND			
PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER			
EASEMENT			CONCRETE PAVING
BUILDING			CONCRETE SIDEWALK
RETAINING WALL			
WETLAND LIMITS			
TREELINE			
LANDSCAPE EDGING			
STORM SEWER			
SANITARY SEWER			
FORCEMAIN (SAN.)			
WATERMAIN			
YARDRAIN			
LIMITS OF DISTURBANCE			
TREE PROTECTION FENCE			
TREE TO BE REMOVED			
SHRUB			
PIPE BOLLARD			
RIPRAP			

INVER GROVE HEIGHTS STREET TREES

SEC 11-3-31 STREET TREES

(1) STREET TREES SHALL BE PLANTED NOT LESS THAN FORTY FEET (40') APART WITH MINIMUM OF ONE TREE PER LOT. THEY SHALL BE PLACED FIVE FEET (5') TO SEVEN FEET (7') INSIDE THE PROPERTY LINE AND NOT IN THE SIDE STRIP OR BOULEVARD. NO TREES SHALL BE PLANTED WITHIN THIRTY FEET (30') OF THE INTERSECTION OF CURB LINES ON CORNER LOTS. THE MINIMUM SIZE SHALL MEASURE ONE AND ONE-HALF INCHES (1.5") IN DIAMETER AT GROUND LINE. NO TWO (2) CONSECUTIVE TREES SHALL BE OF THE SAME TYPE OR VARIETY, AND ONLY THOSE APPROVED BY THE CITY ENGINEER WILL BE USED.

STREET TREES (ONE PER LOT):	REQUIRED	PROPOSED
	55	73

TREE REPLACEMENT CALCULATIONS

REPLACEMENT INCHES FROM TREE REMOVALS (SEE SHEET 10.001)	REQUIRED	PROPOSED
STREET TREES (PER ORDINANCE ABOVE)	3,921.9"	
HOMEBUILDER RESPONSIBLE TREES	73 TREES X 2.5" CAL	182.5"
ADDITIONAL UTILITIES AND OUTLOTS (BUILDER RESPONSIBLE)	196 TREES X 2.5" CAL	490"
	132 X 2.5" CAL	330"
**SHRUBS COUNTING TOWARDS TREE REPLACEMENT	630 SHRUBS = 105 TREES X 2.5" CAL	262.5"
TOTAL:		1,265"

NOTES

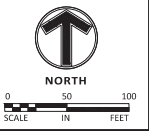
**6 SHRUBS, OR 2 ORNAMENTAL TREES = 1 TREE REPLACEMENT (UP TO 50% OF REQUIRED TREES)

PROPOSED HOMEBUILDER TREE LIST

DECIDUOUS TREES (2.5" CAL)	BRANDYWINE RED MAPLE
<i>Acer rubrum</i> 'Brandywine'	GREEN MOUNTAIN SUGAR MAPLE
<i>Acer saccharum</i> 'Green Mountain'	FALL FIESTA SUGAR MAPLE
<i>Acer saccharum</i> 'Bailest'	WHITESPIRE BIRCH, CLUMP
<i>Betula populifolia</i> 'Whitespire'	AUTUMN GOLD GINKGO
<i>Ginkgo biloba</i> 'Autumn Gold'	NORTHERN ACACIA
<i>Gleditsia triacanthos</i> var. 'Inermis Harg'	HONEYLOCUST
<i>Gymnocladus dioica</i>	KENTUCKY COFFEE TREE
<i>Quercus ellipsoidalis</i>	NORTHERN PIN OAK
<i>Quercus macrocarpa</i>	BUR OAK
CONIFEROUS TREES (6" MIN.)	WHITE FIR
<i>Abies concolor</i>	NORWAY SPRUCE
<i>Pinus resinosa</i>	EASTERN WHITE PINE
<i>Pinus strobus</i>	
SHRUBS	MEDORA JUNIPER
<i>Juniperus scopulorum</i> 'Medora'	FARGO POTENILLA
<i>Potentilla fruticosa</i> 'FARGO'	SEA GREEN JUNIPER
<i>Juniperus chinensis</i> 'Sea Green'	IVORY HALO DOGWOOD
<i>Cornus alba</i> 'Ivory Halo'	SNOWMOUND SPIREA
<i>Spiraea nipponica</i> 'Snowmound'	BLUE MUFFIN VIBURNUM
<i>Viburnum dentatum</i> 'Christom'	

STREET, UTILITY & OUTLOT PLANTING SCHEDULE

PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	QTY
TREES				
CT	CONF	Coniferous Tree	8.0	16
DT	DEC	Deciduous Tree	8.0	129
		TOTAL:		145
HOMEBUILDERS TREES				
H1	H1	Homebuilder Deciduous Tree	8.0	93
H2	H2	Homebuilder Coniferous Tree	8.0	103
		TOTAL:		196
HOMEBUILDER SHRUBS				
S1	S1	Homebuilder Shrub	1.0	630
		TOTAL:		630
GROUND COVERS				
G1	G1	BRANDYWINE RED MAPLE	1.0	
G2	G2	BRANDYWINE RED MAPLE	1.0	
G3	G3	BRANDYWINE RED MAPLE	1.0	
G4	G4	BRANDYWINE RED MAPLE	1.0	
G5	G5	BRANDYWINE RED MAPLE	1.0	



NO	DATE	BY	CHKD	APPR	COMMENT
1	04/29/2026	JHB	TC	MCA	CITY SUBMITTAL
2	07/22/2026	JHB	TC	MCA	BID SET

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 Landscape Architect under the laws of the State of Minnesota.

Print Name: _____

Date: _____ License #: _____

DATE ISSUED	DRAWN BY
DESIGN REVIEW	DESIGNED BY
PERMIT SUBMITTAL	CHECKED BY
CONSTRUCTION DOCUMENTS	PROJECT NO.
	54193



LANDSCAPE PLAN

BUILDERS LOT GROUP, LLC

BLACKSTONE VISTA 4th ADDITION

PRELIMINARY

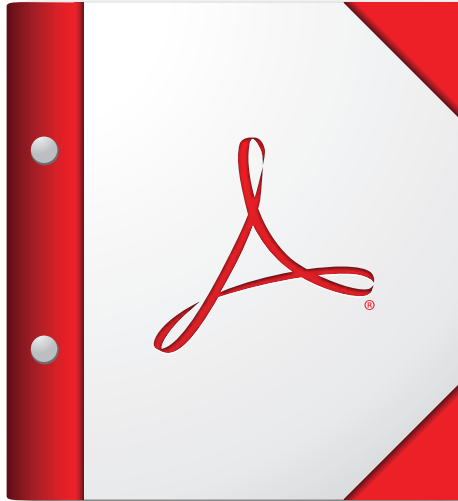
INVER GROVE HEIGHTS, MN

SHEET

L1.01

OF 32

REV.



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Acrobat X or Adobe Reader X, or later.**

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Planning Commission Report

MEETING DATE:	August 5, 2026
CASE NO:	26-14FP-PUD
APPLICANT:	Builders Lot Group, LLC
PROPERTY OWNER:	Glenlin Properties, LLC
REQUEST:	Final Planned Unit Development
LOCATION:	7101 Argenta Boulevard & 1400 70th Street West
COMPREHENSIVE PLAN:	MU, Mixed Use and LDR, Low Density Residential
ZONING:	R-1C/PUD, Low Density Residential and R-3C/PUD, High Density Residential
STAFF CONTACT:	Benjamin Schneider, 651-450-2569

ACTION REQUESTED

Conduct a Public Hearing and consider a request from Builders Lot Group, LLC ("Developer") for a Final Planned Unit Development ("Final PUD") for Phase One of Glenlin Reserve.

BACKGROUND

On May 26, 2026, the City Council approved a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Preliminary PUD for Peltier Reserve 4th Addition. The Development includes 33 single-family lots and a proposed 196-unit apartment building. The Developer is now requesting a Final PUD approval for Phase One of the Development, which has been re-named to "Glenlin Reserve." The first phase includes a full build-out of the single-family lots and rough grading of the apartment lot. The second phase would include final grading of the apartment lot and construction of the apartment building. An additional Final PUD application will need to be submitted prior to commencing the second phase.

A Final Plat application has also been submitted, which will be reviewed by the City Council. The City Code does not require Final Plat requests to be reviewed by the Planning Commission.

The project site for both phases includes two parcels located in the Northwest Area Overlay District at the southeast corner of 70th Street West and Argenta Boulevard, totaling 13.6 acres ("Subject Property"). The plans show an apartment building on the northern portion and 33 single-family lots on the southern half of the Subject Property. The proposed development would integrate with the adjacent Peltier Reserve neighborhood to the east, which also includes a mix of single-family homes and an apartment building.

LAND USE AND ZONING

In conjunction with the Preliminary Plat and Preliminary PUD requests, the Developer also requested a Comprehensive Plan Amendment and Rezoning of the Subject Property. The City approved both

requests. The Metropolitan Council formally approved the Comprehensive Plan Amendment.

With these approvals, the single-family area is now guided LDR, Low Density Residential and is zoned R-1C/PUD, Low Density Residential Planned Unit Development. These land use designations and zoning districts are compatible with the Final PUD plans.

EVALUATION OF REQUEST

REVIEW OF FINAL PUD

Final PUD applications are reviewed to verify that the plans are consistent with the Preliminary PUD plans and that all conditions of the preliminary approval have been satisfied. The Planning Commission Report for the preliminary approvals is attached for reference.

Review of Plans

City staff have determined that the submitted final plans are consistent with the Preliminary Plat and plans.

Review of Preliminary Approval Conditions

The Preliminary Plat and Preliminary PUD were approved via Resolution No. 2026-115. The resolution included 13 conditions of approval. These conditions are evaluated below:

1. Prior to Final Plat and plan approval, the final grading, drainage, and erosion control, street plans, and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.

Staff Analysis: Engineering staff have reviewed the final plans; no further changes were requested. The final plans will be stamped prior to City Council approval. **This condition has been satisfied.**

2. The Comprehensive Plan Amendment must be approved by the Metropolitan Council.

Staff Analysis: The Metropolitan Council approved the Comprehensive Plan Amendment to re-guide the single-family area to LDR, Low Density Residential. The Development now conforms to the land use and zoning of the Subject Property. **This condition has been satisfied.**

3. The PUD shall include the following specific standards:

- a) The Subject Property is allowed to have 0 percent (0%) of Natural Area / Open Space be undisturbed.
- b) The Subject Property is allowed to have less than 75 percent (75%) of Natural Area / Open Space be contiguous.
- c) The total impervious surface area of the Subject Property shall be no greater than 38 percent (38%), except for Lot 6, Block 1 ("Apartment Lot").
- d) The front yard setback for the corner side lot line of Lot 1, Block 1, shall be 5 feet.
- e) The front yard setback for the corner side lot line shall be 15 feet, except for the Apartment Lot.
- f) The internal side yard setback shall be 5 feet, except for the Apartment Lot.
- g) The rear yard setback for Lot 1, Block 3, shall be 17.7 feet.
- h) The rear yard setback for Lot 5, Block 3, shall be 27 feet.
- i) The rear yard setback for Lot 2, Block 4, shall be 25.2 feet.
- j) The rear yard setback for Lot 3, Block 4, shall be 24.5 feet.
- k) The minimum lot size shall be 6,743 square feet. The size of each lot must be consistent with the Preliminary Plat.
- l) The minimum lot width shall be 50 feet. The width of each lot must be consistent with the Preliminary Plat.

m) The front yard setback of the Apartment Lot from the west property line along Argenta Boulevard shall be 21 feet.

n) The building coverage of the Apartment Lot shall be 27 percent (27%).

Staff Analysis: The stated flexibilities are consistent with the final plans. **This condition has been satisfied.**

4. Prior to Final Plat and plan approval, the Landscape Plan must be updated to ensure there is at least a 20-foot gap between tree canopies for access to all City-owned infrastructure. If these changes result in a deficit in tree mitigation against what is required, a fee-in-lieu payment will be required per City Code Section 10-15D-2.

Staff Analysis: The Landscape Plan has been updated to create a 20-foot gap in the tree canopy for access to the stormwater pond in Outlot A. **This condition has been satisfied.**

5. Prior to Final Plat and plan approval, the Landscape Plan must be updated to show the proposed shrubs that are noted in the Tree Replacement Calculations table. If these changes result in a deficit in tree mitigation against what is required, a fee-in-lieu payment will be required per City Code Section 10-15D-2.

Staff Analysis: The Landscape Plan has been updated to show the proposed shrubs. **This condition has been satisfied.**

6. Drainage and Utility Easements shall be provided on the Final Plat as required by the City Engineer.

Staff Analysis: **This condition has been satisfied.**

7. Park Dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission.

Staff Analysis: This fee will be listed with fees due in the Development Agreement; payment will be required prior to the City releasing the Final Plat for recording. It is included as a recommended condition of approval for the Final PUD. **This condition will be satisfied.**

8. Prior to execution of the Final Plat by the City and prior to recording of the Final Plat with the County, the Applicant must pay the City Utility Plat Connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Stormwater Sewer Utility fee according to the formulas adopted by City Ordinance.

Staff Analysis: These amounts will be listed with fees due in the Development Agreement; payment will be required prior to the City releasing the Final Plat for recording. It is included as a recommended condition of approval for the Final PUD. **This condition will be satisfied.**

9. The Applicant and/or assigns, as approved by the City Council, shall enter into a development contract with the City for the purpose of developing the Subject Property as approved and according to approved plans.

Staff Analysis: A Development Agreement will be included in the City Council packet for final approval. This is included as a condition of approval for the Final PUD. **This condition will be satisfied.**

10. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.

Staff Analysis: This is included as a condition for Final PUD approval. **This condition will be satisfied.**

11. The Applicant shall seek Final Plat approval within 12 months from the date of Preliminary Plat approval for Peltier Reserve 4th Addition.

Staff Analysis: **This condition has been satisfied.**

12. Title work for the Plat shall be provided to and conform to any requirements resulting from City Staff and the City Attorney's review of the title work and plat opinion.

Staff Analysis: This is included as a condition for Final PUD approval. **This condition will be satisfied.**

13. Except as otherwise expressly authorized by City Resolution or Ordinance, all aspects of the Development shall comply with all applicable State Laws and City Codes, Ordinance, and regulations.

Staff Analysis: This is included as a condition for Final PUD approval. **This condition will be satisfied.**

DEVELOPMENT CONTRACT

The Developer and Owner shall enter into a Development Agreement and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

A. Approval. If the Planning Commission finds the application submittal is consistent with the preliminary plans, the Commission should make the following recommendations:

- Approval of the Final PUD subject to the following conditions:

1. Prior to Final Plat and Plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.

2. Prior to execution of the plat by the City and prior to recording of the plat with the County, Park Dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission.

3. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.

4. The Developer and Owner shall enter a Development Agreement with the City.

5. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.

6. Title work for the Plat shall be provided to and conform to any requirements resulting from City staff and the City Attorney's review of the title work and plat opinion.

7. Except as otherwise expressly authorized by City resolution or ordinance, all aspects of the Development shall comply with all applicable state laws and city codes, ordinance, and regulations.

B. Denial. If the Planning Commission does not believe the final plans are consistent with the

preliminary plans, a recommendation of denial should be forwarded to the City Council. A recommendation of denial must include findings or the basis for the denial as recommended by the Planning Commission.

RECOMMENDATION

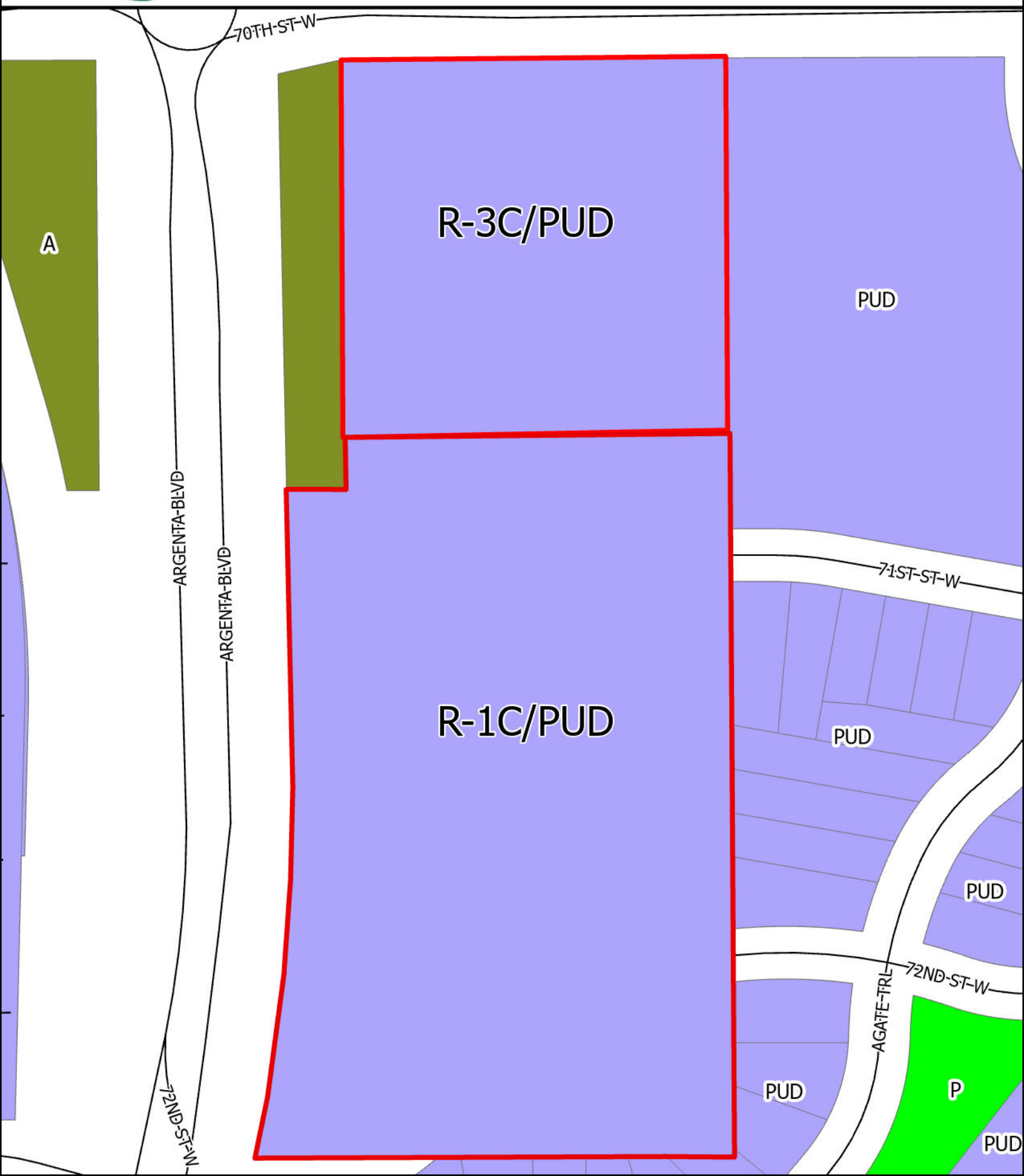
The final plans are consistent with the preliminary approved plans, and all conditions from the preliminary approvals have been or will be satisfied. Staff recommends approval of the Final PUD request.

ATTACHMENTS

1. Zoning Map
2. Future Land Use Map
3. Application Narrative
4. Civil and Landscape Plans
5. Final Plat
6. Planning Report 5-26-26



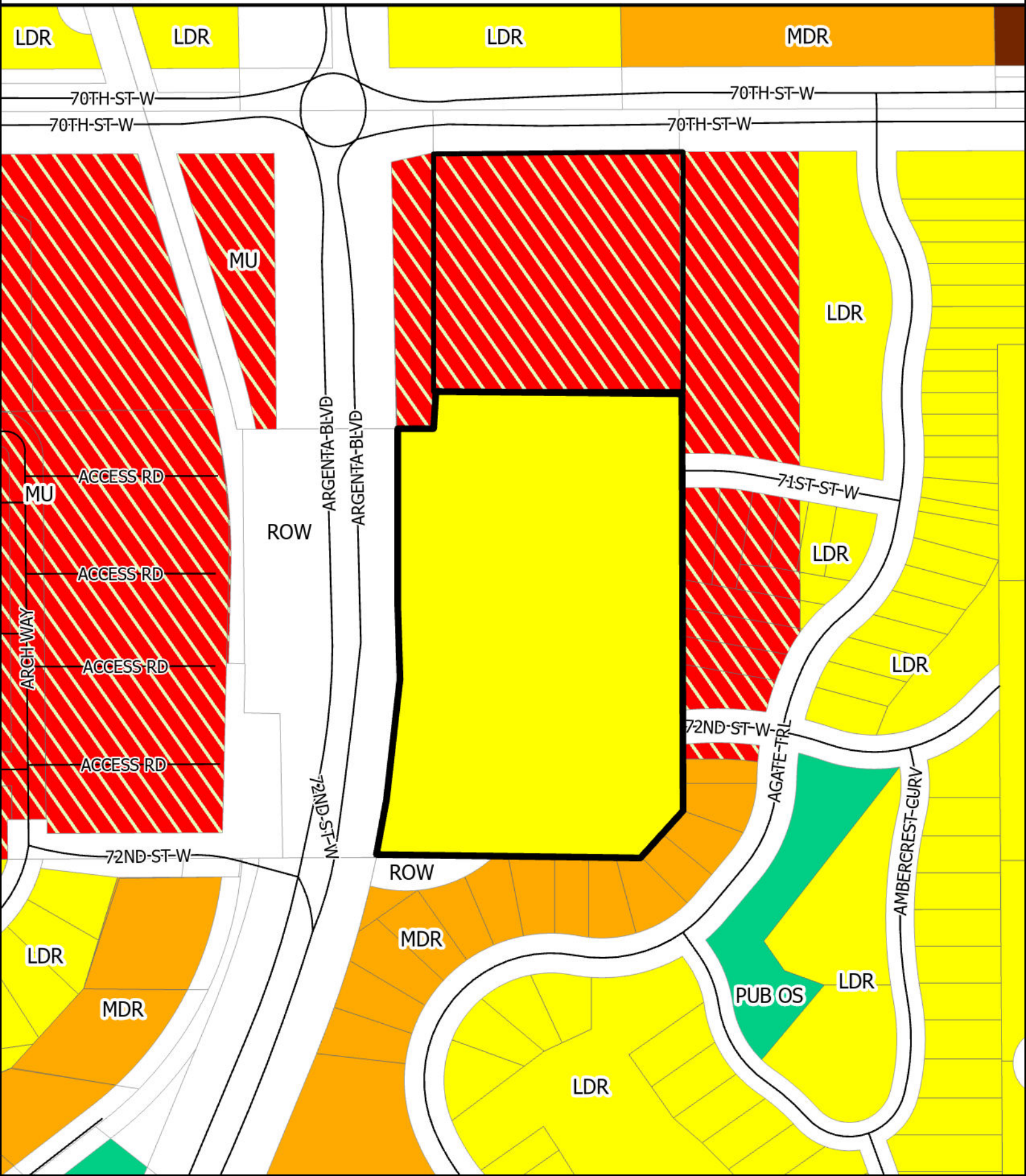
Glenlin Reserve Current Zoning





Glenlin Reserve

Current Future Land Use



July 13, 2026

Glenlin Reserve Narrative for Final Plat and Final PUD

Builders Lot Group (BLG) has entered into a purchase agreement with Glenlin Properties and Glen Sachs for the development of approximately 13.7 acres at the southeast quadrant of Argenta Trail and 70th Street. BLG intends to develop the 13.7-acre parcel with 33 single-family lots on the southern end of the property, and a 196-unit, four-story apartment building on the north end of the property. A Final plat and plan is included with the application for reference to the proposed project layout. The project combines a 196-unit apartment building with a thoughtfully designed single-family neighborhood, advancing the City's long-term vision for orderly growth, housing diversity, and fiscally responsible development.

Since the single family portion of the project does not align with the current Mixed Use land guidance. BLG is applied for a Comprehensive Plan Amendment for this area to designate the south property for Medium Density residential uses in the proposed site plan. The Multifamily use is allowed in Mixed Use land guidance so that area will remain unchanged.

The request to allow single-family detached homes instead of attached units in the Medium Density area is driven by three key factors: market demand, neighborhood compatibility, and the desire to create a balanced housing mix. The site is challenged by both existing and planned grades, making attached housing impossible without extraordinary measures. The 196-unit apartment building adds high-quality rental housing at a time when the region continues to experience supply shortages. The single-family homes complement the apartment by offering ownership opportunities that remain in high demand.

The application also includes a request to rezone the property to a PUD designation, consistent with the adjacent Peltier Reserve project that Builders Lot Group developed. The PUD tool allows the city to approve a better overall project than would be possible under strict zoning. The requested flexibility is modest, targeted, and justified by site conditions, including topography, stormwater needs, and existing roadway alignments. The requested PUD flexibility in the lot requirements is outlined below:

- 1) A 5ft side yard setback to increase density, more like attached homes, but providing more privacy without a common wall. This setback is consistent with the Peltier Reserve project.
- 2) A 15 ft. side yard setback at the corner lots, to increase density and align with the Peltier Reserve PUD side yard setback.
- 3) A rear yard setback of 17.7' on Lot 1, Block 3, instead of the 30' typical front and rear yard requirement. This requirement is requested due to the 72nd Street connection to Argenta Boulevard being an established street. A rear yard setback of 27 ft on Lot 5, Block 3 due to the irregular shaped lot. A rear yard setback of 24.5 ft and 24.2 ft on Lot 2 and 3 of Block 4 due to the irregular lot shape and the constraint of the pond lot.
- 4) In addition to the lot setbacks, the project is requesting lot size and width PUD flexibility from the R-1C District standard minimum lot size of 12,000SF for interior lots, and 12,500SF for corner lots to increase density. The proposed residential lots range from 7,000 SF to 9,000

SF, aligning with the City's goal of denser residential development. The density also addresses consumer demand for single-family detached housing rather than attached housing.

- 5) The request for square footage flexibility corresponds to a similar request for the width to be below R-1C requirements of 85 ft. for interior lots and 100 ft. for corner lots. Our requested minimum lot width is 40' to meet the desired density.
- 6) Undisturbed open space of 0% is requested since the existing terrain drops approximately 50 ft. across the site, and mass grading across the open space is required to provide for stormwater management areas and a level pad for the apartment site.
- 7) Building coverage of 27% is requested for the multifamily site to help increase density for the overall project.
- 8) 58% contiguous open space is requested. This percentage is reduced due to the placement of the retaining wall within extended lot sizes to prevent the wall from being within City owner property. The central ponding area exceeds 100 ft. minimum width. The contiguous open space deficiency is mitigated by exceeding the total open space requirement, with the project proposing 144,456 SF, compared to the 20% total open space requirement of 102,165 SF in NWA. Also, the project will benefit from the adjacent (unbuildable) county-owned parcel next to the multifamily site. This undevelopable open space measures 33,589 SF in addition to the open space we are providing.
- 9) Flexibility from the 50 ft. setback along Argenta Boulevard for two of the single-family lots. This flexibility is requested because the space is approximately 75 ft. from the roadway, with significant green space and a trail separating the home sites from the roadway. The landscape plan also includes conifers as a buffer between the two lots adjacent to Argenta Trail.

The project team requests PUD flexibility to meet project goals and work within existing site constraints, including established alignments for 71st and 72nd Streets. The excess soil volume generated by elevations for the existing roadway connections needs to be addressed by removing a considerable amount of material from the project site. Key benefits of granting flexibility include more efficient land use, reduced grading impacts, a stronger neighborhood layout, improved open-space connectivity, and better architectural outcomes.

The proposed unit count of 229 residential homes allocates 72 percent to single-family homes and 28 percent to multifamily homes. This exceeds the minimum count anticipated under the current Mixed-Use guidance, based on the minimum densities for low-density single-family (2 units per acre) and mixed-use (12 units per acre). The combination of multifamily and single-family homes generates a strong, stable tax base that supports City services without requiring new public facilities.

The entire site will be graded as a single phase, with all utilities and stormwater facilities installed for the single-family portion. The multifamily portion will have stubbed utilities from the proposed street and will include a soil stockpile that will be removed as needed for other projects in the area as shown on the grading plan. Utility connections for the multifamily site will be constructed once the final layout of the multifamily building is known, during the second phase of the project.

The project will include high-quality homes that align with the adjacent developments and help meet the demand for more single-family residential units in Inver Grove Heights. The project will also offer exceptional views of the surrounding area and the Minneapolis skyline from its elevated position above Argenta Boulevard.

1. THE VERTICAL DATUM IS BASED ON NAVD88. THE ORIGINATING BENCH MARKS IS 1 RDS, REFERENCED FROM THE MNDOT GEODETIC DATABASE

BENCHMARK #1
TNH ELEV.=947.06

BENCHMARK #2
IRON PIPE ELEV.=956.25

FOUND MONUMENT				EASEMENT LINE
SET MONUMENT MARKER				SETBACK LINE
	ELECTRIC METER			RESTRICTED ACCESS CONCRETE CURB
	LIGHT			BUILDING LINE
	AIR CONDITIONER			BUILDING CANOPY
	GUY ANCHOR			BITUMINOUS SURFACE
	HANDICAP STALL			CONCRETE SURFACE
	UTILITY POLE			LANDSCAPE SURFACE
	POST			
	SIGN			
	DECIDUOUS TREE			
	CONIFEROUS TREE			

PARCEL #1:
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 NORTH, RANGE 22 WEST, DAKOTA
COUNTY, MINNESOTA, EXCEPTING THE FOLLOWING DESCRIBED PARCELS:

1. THE EAST 559.73 FEET THEREOF;
2. THE NORTH 500 FEET THEREOF;
3. THAT PART THEREOF PLATTED AS PELTIER RESERVE 3RD ADDITION;
4. ANY PORTION THEREOF CONTAINED WITHIN DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 471;
5. ANY PORTION THEREOF CONTAINED WITHIN DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 435.

PARCEL #2:

THE WEST 435.16 FEET OF THE EAST 994.89 FEET OF THE NORTH 500.50 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 27, RANGE 22, DAKOTA COUNTY, MINNESOTA.

1. SUBJECT PROPERTIES ADDRESS IS 1400 70TH ST W & ADDRESS UNASSIGNED , ITS PROPERTY IDENTIFICATION NUMBER IS 200070005014 & 200070005021.

2. THE GROSS AREA OF THE SUBJECT PROPERTY IS 13.721 ACRES OR 597,589 SQUARE FEET.
3. THE SUBJECT PROPERTIES ZONING INFORMATION WAS NOT PROVIDED.
4. THE BUILDING(S) AND EXTERIOR DIMENSIONS OF THE OUTSIDE WALL AT GROUND LEVEL ARE SHOWN ON THE SURVEY. IT MAY NOT BE THE FOUNDATION WALL.
5. THERE IS A 0.5 FOOT OVERLAP BETWEEN THE DESCRIPTIONS OF PARCEL 1 AND 2

1. THE BEARING SYSTEM IS BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM, NAD83 (1986 ADJUST). WITH AN ASSUMED BEARING OF SOUTH 89 DEGREES 48 MINUTES 02 SECONDS FOR THE NORTH LINE OF THE WEST 435.16 FEET OF THE EAST 994.89 FEET OF THE NORTH 500.50 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 7, TOWNSHIP 27, RANGE 22. THE ORIGINATING MONUMENTS UTILIZED TO ESTABLISH THE HORIZONTAL POSITION OF THIS SURVEY WAS THE NORTH QUARTER CORNER AND THE NORTHEAST CORNER OF SAID SECTION.

2. FIELD WORK WAS COMPLETED ON 12/02/2025

[illegible]

I hereby certify that this plan, survey, 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.

Print Name: _____

Date _____ License # _____

DATE ISSUED _____

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS
06/30/2026

DRAWN BY

DESIGNED BY

CHECKED BY _____

PROJECT N
53793

EXISTING CONDITIONS

BUILDERS LOT GROUP, LLC
GLENLIN RESERVE
CONSTRUCTION DOCUMENTS
INVER GROVE HEIGHTS, MN



NORTH

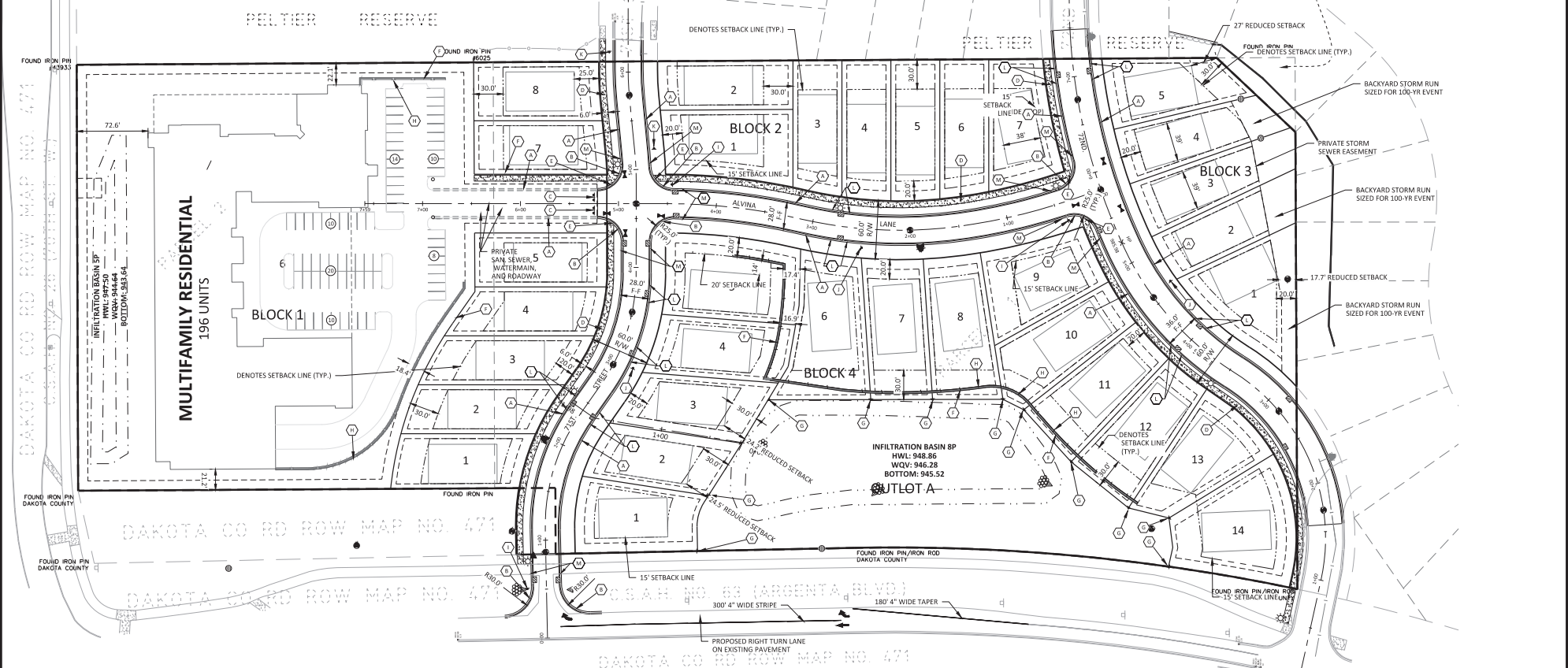
100 10

IN FEET

SHEET
C2.01
OF
REV. ----

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF AEC2018-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DIRECTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GNPS) STATE ONE FOR MINNESOTA. THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCURRED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LEGEND

PROPOSED	EXISTING	BOUNDARY LINE	PROPOSED	EXISTING	SIGN	STANDARD DUTY ASPHALT PAVING
		BOUNDARY LINE			CONCRETE CURB	
		EASEMENT LINE			BUILDING LINE	
		WETLAND			TREE LINE	
		SIGN			PARKING STALL	
		STREET LIGHT (BY OTHERS)			KEY NOTE	

KEY NOTES

- SURMOUNTABLE CONCRETE CURB AND GUTTER (STR-07/C9.03)
 - B-618 CONCRETE CURB AND GUTTER (STR-07/C9.03)
 - TRAFFIC BARRICADES (01/C9.04)
 - 6.0' CONCRETE SIDEWALK (STR-22/C9.04)
 - ADA ACCESSIBLE PEDESTRIAN CURB RAMP PER MNDOT CURB RAMP DETAILS
 - RETAINING WALL
 - OUTLOT MARKER POSTS
 - FENCE
 - STOP SIGN/STREET SIGN (STR-21/C9.04, OR PER THE DIRECTION OF THE CITY ENGINEER)
- NO PARKING SIGN
 - LIMITED SITE DISTANCE WARNING SIGN
 - B-618 CONCRETE CURB AND GUTTER AT CB LOCATIONS WITH 5' TRANSITION (STR-06/C9.03)
 - TRANSITION TO SURMOUNTABLE CONCRETE CURB & GUTTER
 - MONUMENT

DEVELOPMENT SUMMARY

AREA	593,377 SF	13.62 AC
GROSS SITE AREA	58,960 SF	1.35 AC
LESS P-C-W	82,560 SF	1.90 AC
NET SITE AREA	451,857 SF	10.37 AC
LOT SUMMARY		
NUMBER OF LOTS	33	
NUMBER OF OUTLOTS	1	
NUMBER OF MULTIFAMILY UNITS	196	
IMPERVIOUS COVERAGE		
SINGLE FAMILY AREA AND ROADS	165,358 SF	38%
MULTIFAMILY SITE IMPERVIOUS	89,431 SF	52%
MULTIFAMILY SITE IMPERVIOUS		
TOTAL PROVIDED		

DEVELOPMENT NOTES

- SEE SHEET C1.02 FOR SITE DEVELOPMENT NOTES



0 50 100
SCALE IN FEET

NO	DATE	BY	CHKD	APPR	COMMENT

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.

Print Name: MARK C. ANDERSON

Date: 06/30/2026 License #: 23450

DATE ISSUED

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY TK

DESIGNED BY B

CHECKED BY MA

PROJECT NO. 53793



SITE PLAN

BUILDERS LOT GROUP, LLC

GLENLIN RESERVE

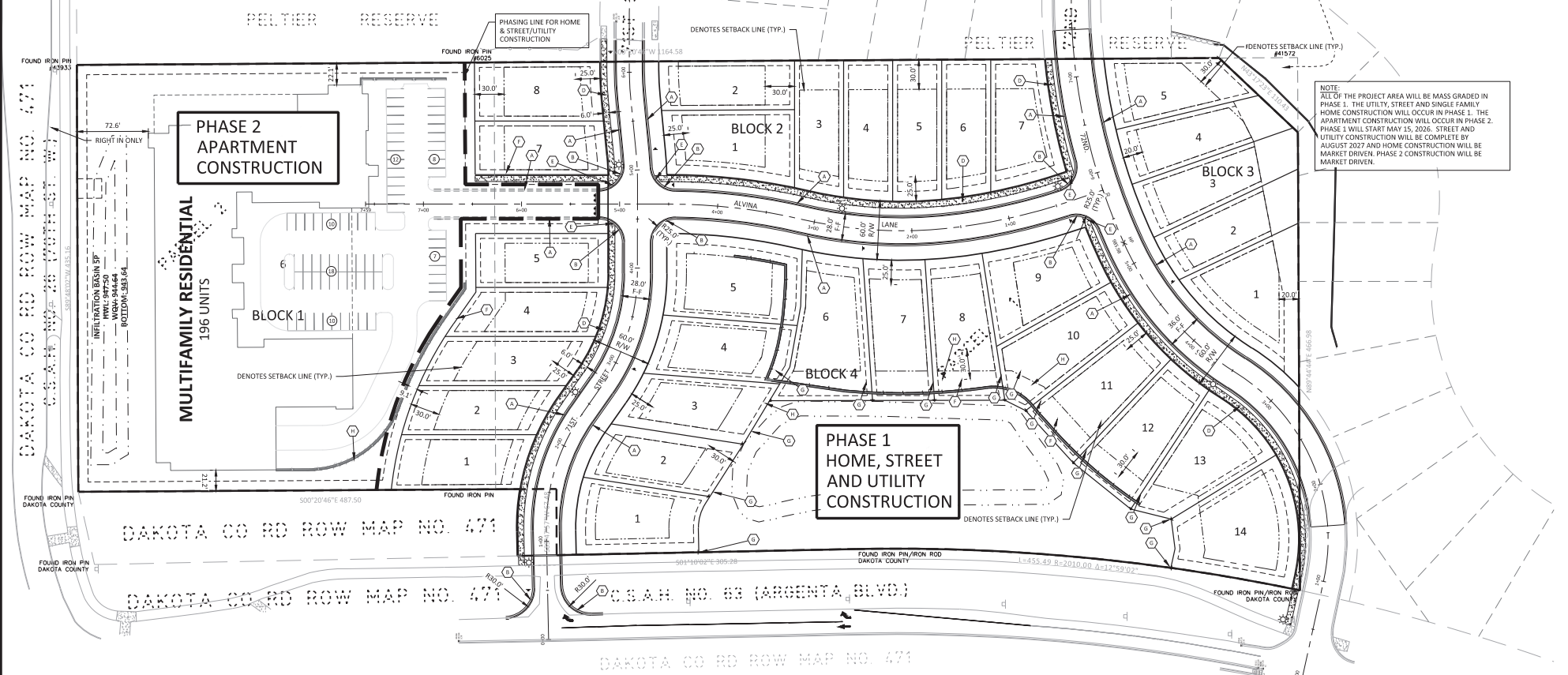
CONSTRUCTION DOCUMENTS

INVER GROVE HEIGHTS, MN

SHEET C3.01 OF REV. ----

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE 20-88-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DETECTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (Gopher State One for Minnesota). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCURRED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



NOTE:
ALL OF THE PROJECT AREA WILL BE MASS GRADED IN PHASE 1. THE UTILITY, STREET AND SINGLE FAMILY HOME CONSTRUCTION WILL OCCUR IN PHASE 1. THE APARTMENT CONSTRUCTION WILL OCCUR IN PHASE 2. PHASE 1 WILL START MAY 15, 2026. STREET AND UTILITY CONSTRUCTION WILL BE COMPLETE BY AUGUST 2027 AND HOME CONSTRUCTION WILL BE MARKET DRIVEN. PHASE 2 CONSTRUCTION WILL BE MARKET DRIVEN.

LEGEND

PROPOSED	EXISTING	BOUNDARY LINE	PROPOSED	EXISTING	SIGN	STANDARD DUTY ASPHALT PAVING
		BOUNDARY LINE				
		CONCRETE CURB				
		EASEMENT LINE				
		BUILDING LINE				
		RETAINING WALL				
		WETLAND				
		TREE LINE				
		SAW CUT LINE				
		SIGN				

KEY NOTES

- A. SURMOUNTABLE CONCRETE CURB AND GUTTER
- B. B-618 CONCRETE CURB AND GUTTER
- C. TRAFFIC BARRICADES
- D. 6.0' CONCRETE SIDEWALK
- E. ADA ACCESSIBLE PEDESTRIAN CURB RAMP
- F. RETAINING WALL
- G. OUTLOT MARKER POSTS
- H. FENCE

DEVELOPMENT SUMMARY

AREA			SETBACKS	
GROSS SITE AREA	593,738 SF	13.63AC	FRONT YARD	25 FT
LESS OUTLOT A	58,960 SF	1.35 AC	REAR YARD	30 FT
LESS R-O-W	88,553 SF	1.96 AC	SIDE YARD	5 FT
NET SITE AREA	452,225 SF	10.39 AC		
LOT SUMMARY			ZONING	
NUMBER OF LOTS	33		EXISTING ZONING	A
NUMBER OF OUTLOTS	1		PROPOSED ZONING	PUD
NUMBER OF MULTIFAMILY UNITS	196		PARKING (MULTIFAMILY)	
			COVERED	268 STALLS
			SURFACE	65 STALLS
			TOTAL PROVIDED	313 STALLS

NO	DATE	BY	CHKD	APPR	COMMENT

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.
Print Name: MARK C. ANDERSON
Date: 06/30/2026 License #: 23450

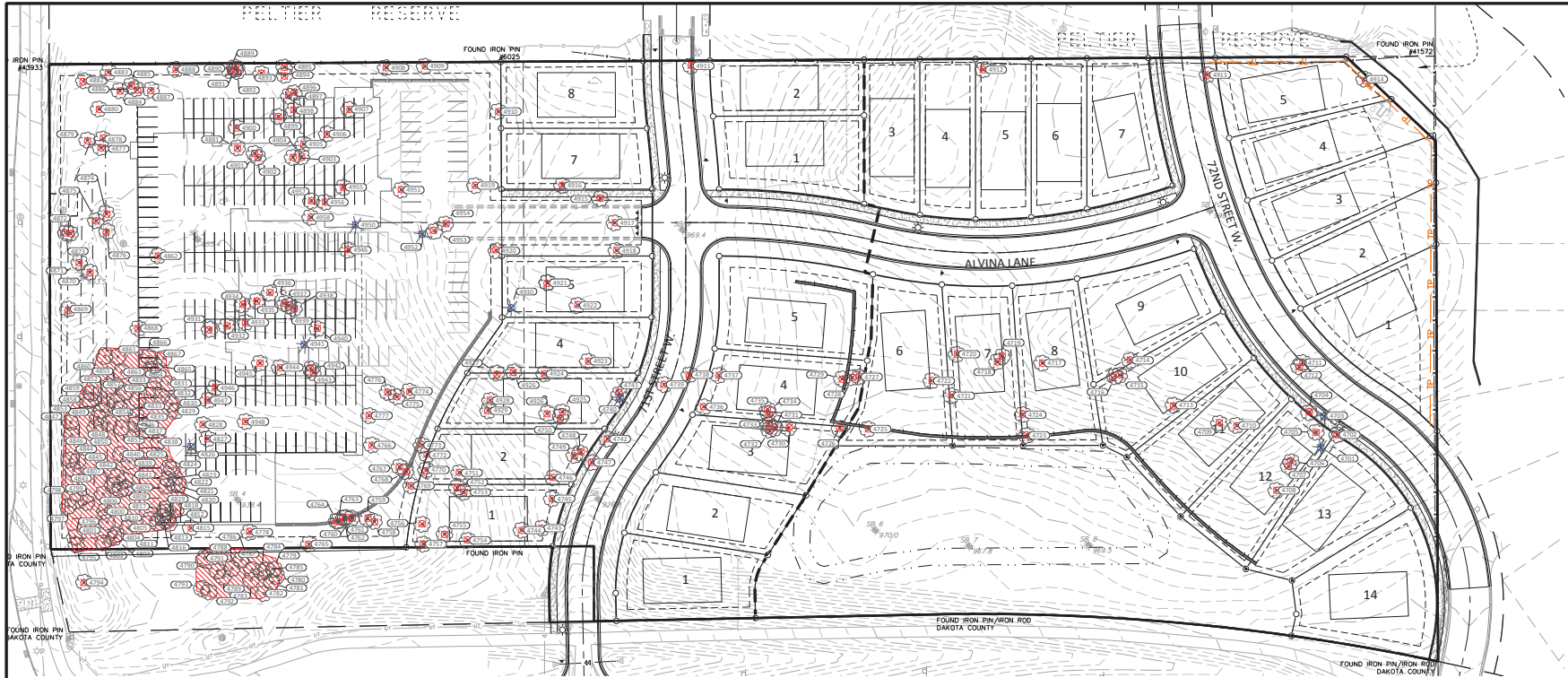
DATE ISSUED
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS
06/30/2026

DRAWN BY
TK
DESIGNED BY
JB
CHECKED BY
MA
PROJECT NO.
53793



STAGING PLAN
BUILDERS LOT GROUP, LLC
GLENLIN RESERVE
CONSTRUCTION DOCUMENTS
INVER GROVE HEIGHTS, MN

SHEET
C3.02
OF
REV. ----



24.15 (MIS TECH) | DAN REBOK | 6/30/2026 11:11:39 AM
 L:\PROJECTS\53793\DWG\PLANS\53793-01-TREE.DWG (6.01) TREE INVENTORY

NO	DATE	BY	CHKD	APPR	COMMENT

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 Landscape Architect under the laws of the State of Minnesota.

Print Name: DANIEL C. REBOK

Date: 06/30/2026 License #: 56877

DATE ISSUED

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

06/30/2026

DRAWN BY SG

DESIGNED BY SG/DCR

CHECKED BY DCR

PROJECT NO. 53793



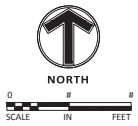
TREE INVENTORY

BUILDERS LOT GROUP, LLC

GLENLIN RESERVE

CONSTRUCTION DOCUMENTS

INVER GROVE HEIGHTS, MN

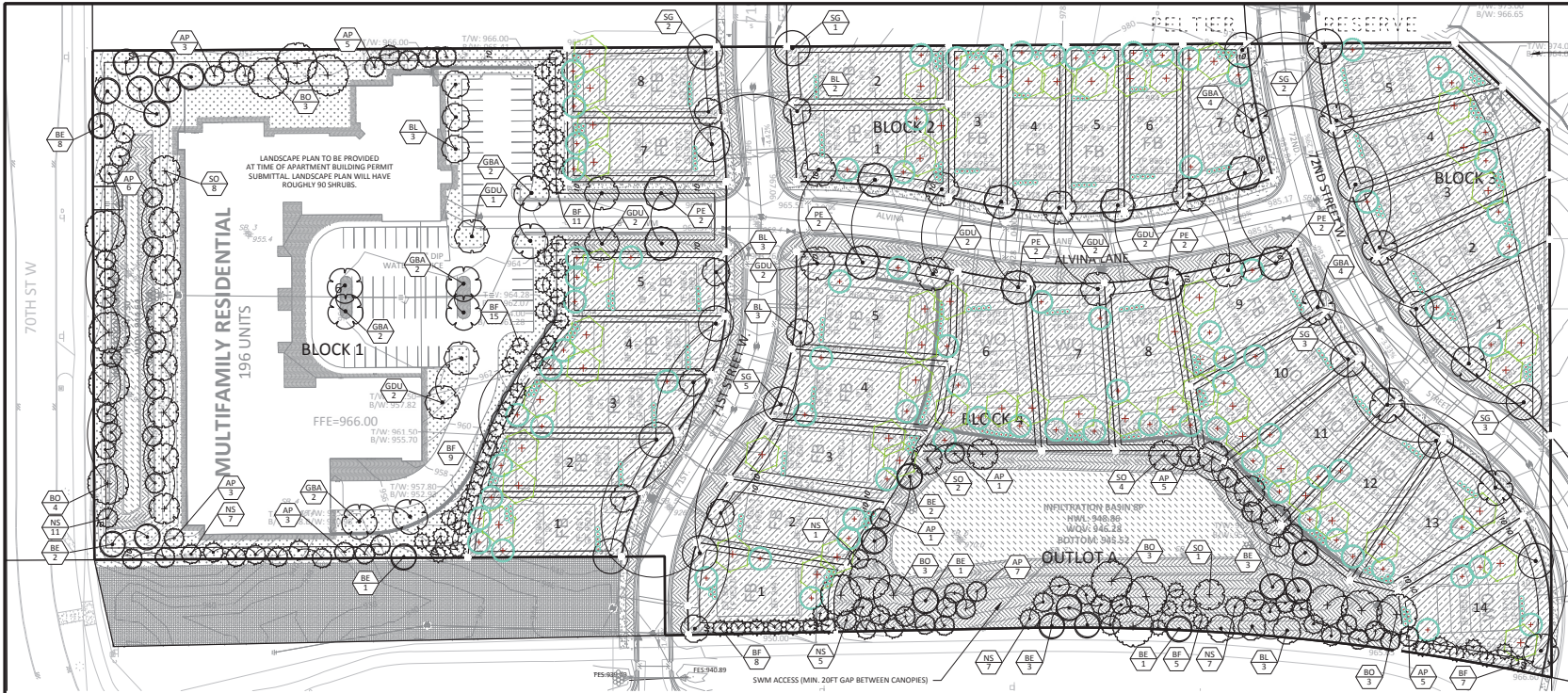


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OF

REV. ----



LEGEND	
PROPOSED	
PROPERTY LIMIT	
CURB & GUTTER	
EASEMENT	
BUILDING	
RETAINING WALL	
WETLAND LIMITS	
TRAILLINE	
LANDSCAPE EDDING	
STORM SEWER	
SANITARY SEWER	
FORCEMAIN (S&L)	
WATERMAIN	
YARDRAIN	
LIMITS OF DISTURBANCE	
TREE PROTECTION FENCE	
TREE TO BE REMOVED	
SIGN	
PIPE BOLLARD	
RIPRAP	
SWM AREA	
EXISTING	
STANDARD DUTY ASPHALT PAVING	
CONCRETE PAVING	
CONCRETE SIDEWALK	

PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
TREES					
•	SG	Acer freemanii 'Sienna Glen' / Sienna Glen Maple	B & B	2.5" Cal	16
•	BE	Aesculus x amabilis 'Autumn Splendor' / Autumn Splendor Buckeye	B & B	2.5" Cal	21
•	GBA	Ginkgo biloba 'Majesty' / Majesty Maidenhair Tree	B & B	2.5" Cal	16
•	GDU	Gymnocladus dioica 'UMHynery' / True North™ Kentucky Coffeetree	B & B	2.5" Cal	13
•	SO	Quercus bicolor / Swamp White Oak	B & B	2.5" Cal	15
•	BO	Quercus macrocarpa / Burr Oak	B & B	2.5" Cal	16
•	BL	Tilia americana 'Boulevard' / Boulevard Linden	B & B	2.5" Cal	14
•	PE	Ulmus americana 'Princeton' / American Elm	B & B	2.5" Cal	10

CONIFERS					
•	BF	Abies balsamea / Balsam Fir	B & B		55
•	NS	Picea abies / Norway Spruce	B & B		38
•	AP	Pinus nigra / Austrian Black Pine	B & B		39
HOMEBUILDERS TREES					
•	HOT	Hornbush Overyntory Tree	B & B	2.5" Cal	55
•	HCT	Hornbush Coniferous Tree	B & B	4"	87
HOMEBUILDERS SHRUBS					
•	HOT	Hornbush Shrub	#5		396
GROUND COVERS					
•	MDOT	MINDOT Seed Mix Guts / Formerly MINDOT Seed Mix 21-111	Seed		
•	RT	MINDOT Seed Mix Residential Turfgrass / Formerly MINDOT Seed Mix 25-151	Seed		
•	GB	MINDOT Seed Mix Southern Boulevard / Formerly MINDOT Seed Mix 25-131	Seed		
•	WD	MINDOT Seed Mix Wet Grch / Formerly MINDOT Seed Mix 33-261	Seed		
•	HMI	Shredded Hardwood Mulch / Mulch	Mulch		
•	TUR HIG	Turf Sod Highland Sod / Sod	Sod		

INVER GROVE HEIGHTS STREET TREES

SEC 11-3-11 STREET TREES

(1) STREET TREES SHALL BE PLANTED NOT LESS THAN FORTY FEET (40') APART WITH MINIMUM OF ONE TREE PER LOT. THEY SHALL BE PLACED FIVE FEET (5') TO SEVEN FEET (7') INSIDE THE PROPERTY LINE AND NOT IN THE SIDE STRIP OR BOULEVARD. NO TREES SHALL BE PLANTED WITHIN THIRTY FEET (30') OF THE INTERSECTION OR CURB LINES ON CORNER LOTS. THE MINIMUM SIZE SHALL MEASURE ONE AND ONE-HALF INCHES (1.5") IN DIAMETER AT GROUND LINE. NO TWO (2) CONSECUTIVE TREES SHALL BE OF THE SAME TYPE OR VARIETY, AND ONLY THOSE APPROVED BY THE CITY ENGINEER WILL BE USED.

STREET TREES (ONE PER LOT):

TREE REPLACEMENT CALCULATIONS

	REQUIRED	PROPOSED
REPLACEMENT INCHES FROM TREE REMOVALS (SEE SHEET L0.01)	1,209'	156'
STREET TREES (PER ORDNANCE ABOVE)	52 TREES X 3" CAL	156'
HOMEBUILDERS RESPONSIBLE TREES	142 TREES X 2.5" CAL	355'
ADDITIONAL UTILITIES AND OUTLOTS (BUILDER RESPONSIBLE)	89 TREES X 3" CAL	267'
SHRUBS COUNTING TOWARDS TREE REPLACEMENT (HOMEBUILDER RESPONSIBLE): **	12 SHRUBS X 33 LOTS = 66 TREES X 2.5" CAL	165'
MULTIFAMILY TREES:	112 TREES X 3" CAL	273.5'
TOTAL:	1,209'	*1,216.5'

NOTES

**6 SHRUBS, OR 2 ORNAMENTAL TREES = 1 TREE REPLACEMENT (UP TO 50% OF REQUIRED TREES)

PROPOSED HOMEBUILDER TREE LIST

DECIDUOUS TREES (2.5" CAL)	BRANDYWINE RED MAPLE
Acer rubrum 'Brandywine'	GREEN MOUNTAIN SUGAR MAPLE
Acer saccharum 'Green Mountain'	FALL FIESTA SUGAR MAPLE
Acer saccharum 'Baileya'	WHITESPIRE BIRCH, CLUMP
Betula populifolia 'Whitespire'	AUTUMN GOLD GINKGO
Ginkgo biloba 'Autumn Gold'	NORTHERN ACCLAIM
Gleditsia triacanthos var. inermis 'Harpe'	HONEYLOCUST
Gymnocladus dioica	KENTUCKY COFFEETREE
Quercus ellipsoidalis	NORTHERN PIN OAK
Quercus macrocarpa	BUR OAK
CONIFEROUS TREES (6" MIN.)	WHITE FIR
Abies concolor	NORWAY SPRUCE
Pinus resinosa	EASTERN WHITE PINE
Pinus strobus	
SHRUBS	
Juniperus scopulorum 'Medora'	MEDORA JUNIPER
Potentilla fruticosa 'FARGO'	FARGO POTENILLA
Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER
Cornus alba 'Ivory Halo'	IVORY HALO DOGWOOD
Spiraea nipponica 'Snowmound'	SNOWMOUND SPIREA
Viburnum dentatum 'Christom'	BLUE MUFFIN VIBURNUM



0 50 100
SCALE IN FEET

NO DATE BY CKD APPR COMMENT

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 Landscape Architect under the laws of the State of Minnesota.

Print Name: DANIEL C. REBOK

Date: 06/30/2026 License #: 56872

DATE ISSUED

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

06/30/2026

DRAWN BY

SG

DESIGNED BY

SG/DCR

CHECKED BY

DCR

PROJECT NO.

53793



LANDSCAPE PLAN

BUILDERS LOT GROUP, LLC

GLENLIN RESERVE

CONSTRUCTION DOCUMENTS

INVER GROVE HEIGHTS, MN

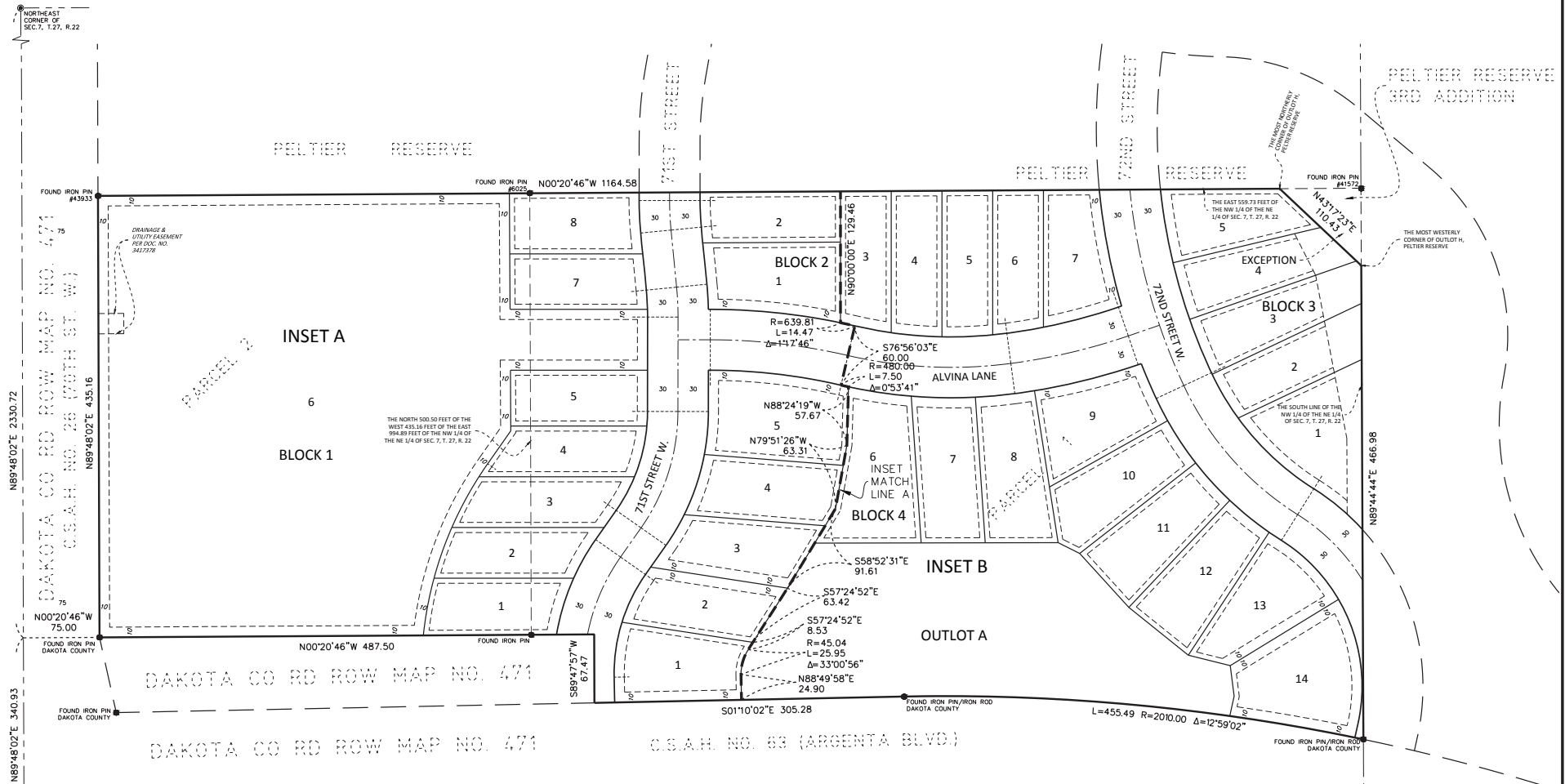
SHEET

L1.01

OF

REV. ----

OFFICIAL PLAT
GLENLIN RESERVE

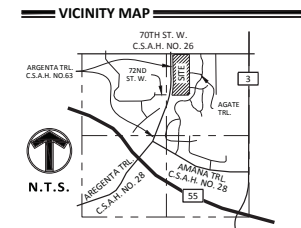
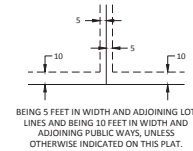


NO MONUMENT SYMBOL SHOWN AT ANY STATUTE
REQUIRED LOCATION, INDICATES A PLAT MONUMENT
WILL BE SET AND SHALL BE IN PLACE WITHIN ONE YEAR
OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL
BE 1/2 INCH BY 1/4 INCH IRON MONUMENTS MARKED
BY LICENSE NUMBER 48365.

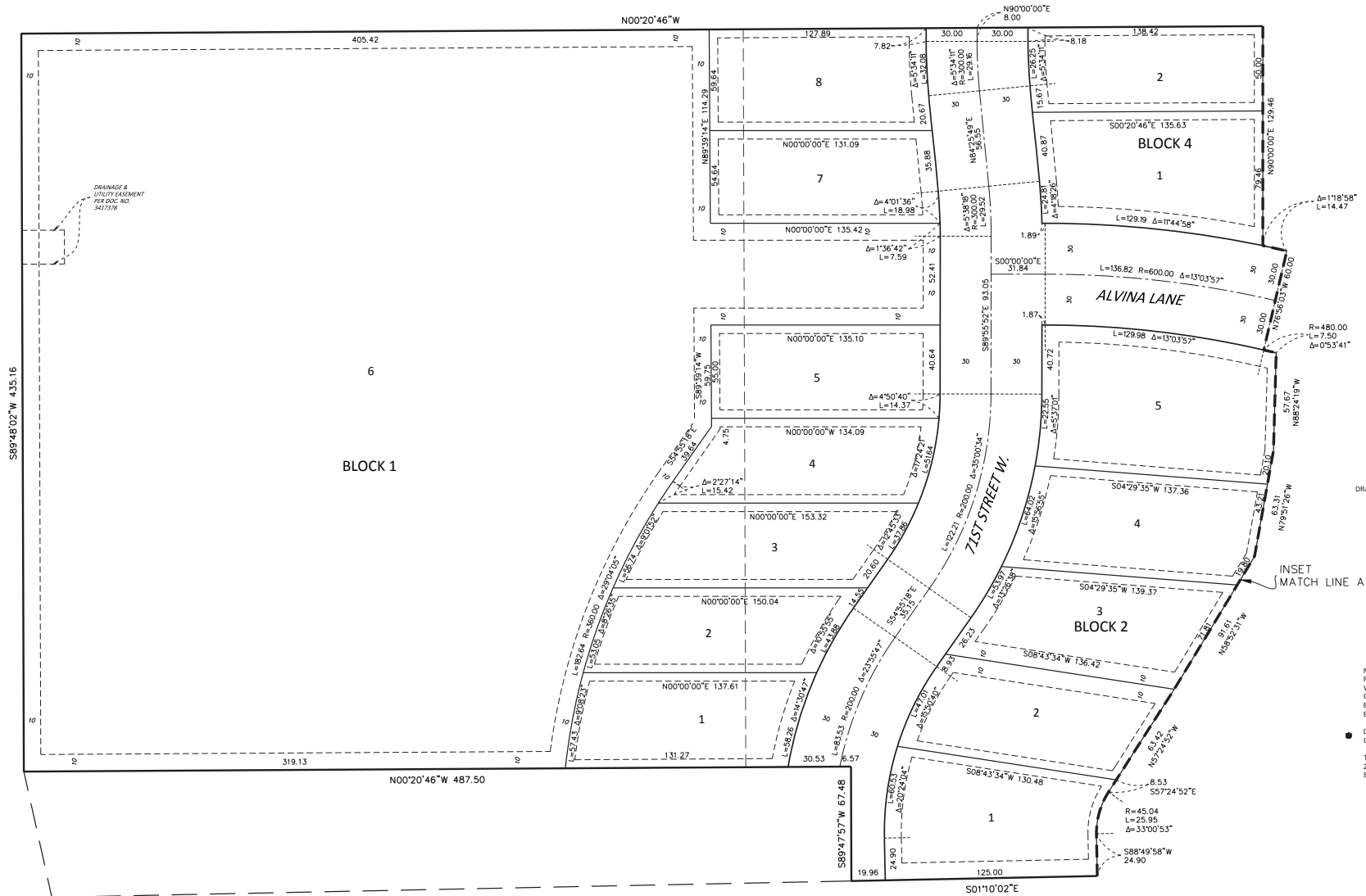
• DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS
OTHERWISE SHOWN

THE NORTH LINE OF NW 1/4 OF THE NE 1/4, SEC. 7, T.
27, R. 22 IS ASSUMED TO HAVE A BEARING OF NORTH
89 DEGREE 48 MINUTES 02 SECONDS EAST

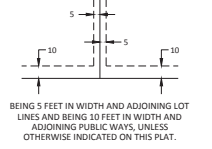
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



OFFICIAL PLAT
GLENLIN RESERVE



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



NO MONUMENT SYMBOL SHOWN AT ANY STATUTE
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OTHERWISE SHOWN

THE NORTH LINE OF NW 1/4 OF THE NE 1/4, SEC. 7, T.
27, R. 22 IS ASSUMED TO HAVE A BEARING OF NORTH
89 DEGREE 48 MINUTES 02 SECONDS EAST



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SCALE
IN FEET

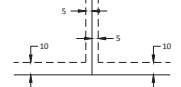
SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING

OFFICIAL PLAT

GLENLIN RESERVE



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED ON THIS PLAT.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION, INDICATES A PLAT MONUMENT WILL BE SET AND SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH BY 1/4 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 48365.

• DENOTES 1/2 INCH IRON MONUMENT FOUND, UNLESS OTHERWISE SHOWN

THE NORTH LINE OF NW 1/4 OF THE NE 1/4, SEC. 7, T. 27, R. 22 IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREE 48 MINUTES 02 SECONDS EAST



0 30 60
SCALE IN FEET

SAMBATEK, INC.
ENGINEERING, PLANNING
AND LAND SURVEYING



Planning Commission Report

MEETING DATE:	May 5, 2026
CASE NO:	26-01RZ-CPA-PP-PUD
APPLICANT:	Builders Lot Group, LLC
PROPERTY OWNER:	Glenlin Properties, LLC
REQUEST:	Comprehensive Plan Amendment, Rezoning, Preliminary Plat & Preliminary Planned Unit Development (PUD)
LOCATION:	1400 70th Street West and 7101 Argenta Boulevard
COMPREHENSIVE PLAN:	MU, Mixed Use
ZONING:	A, Agricultural
STAFF CONTACT:	Benjamin Schneider, 651-450-2569

ACTION REQUESTED

Conduct a Public Hearing and consider a request from Builders Lot Group, LLC (“Developer”) for a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Preliminary Planned Unit Development (PUD) for a development that includes 33 single-family lots and an apartment building.

BACKGROUND

The project site includes two parcels located in the Northwest Area Overlay District at the southeast corner of 70th Street West and Argenta Boulevard, totaling 13.6 acres (“Subject Property”). The plans show an apartment building on the northern portion and 33 single-family lots on the southern half of the Subject Property. The proposed development would integrate with the adjacent Peltier Reserve neighborhood to the east, which also includes a mix of single-family homes and an apartment building. This project is proposed to be developed in two phases with the single-family lots as the first phase.

The Subject Property is currently guided for Mixed Use and zoned A, Agricultural. The requests include a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, and Preliminary PUD.

SURROUNDING USES

LOCATION	ADJACENT USE	ZONING	LAND USE
North	Single-Family	R-1C/PUD, Low Density Residential/Planned Unit Development	LDR, Low Density Residential
East	Multi-Family and Single-Family	R-3C/PUD, High Density Residential/Planned Unit Development and R-1C/PUD, Low Denisty Residential/Planned Unit Development	MU, Mixed Use

West	Townhomes	R-3C/PUD, High Density Residential/Planned Unit Development	MU, Mixed Use
South	Single-Family	R-1C/PUD, Low Density Residential/Planned Unit Development	MDR, Medium Density Residential

EVALUATION OF REQUEST

COMPREHENSIVE PLAN AMENDMENT

Background and Analysis

The Subject Property is currently guided MU, Mixed Use. Per the Comprehensive Plan, this land use guidance allows for commercial, office, or high-density residential uses. The single-family portion of the project has a proposed density of 3.4 units per acre, which is less than the required minimum density of 12 units per acre for the Mixed Use land use guidance. The Developer is therefore requesting a Comprehensive Plan Amendment to change the future land use from Mixed Use to LDR, Low Density Residential. The lot with the apartment building would remain Mixed Use.

Notably, the density of the entire project site, including the 196-unit apartment building and the 33 single-family lots, is 16.8 units per acre, which exceeds the minimum density threshold of 12 units per acre for Mixed Use. Metropolitan Council staff have advised City staff that the blending of the density between the two sites will still require a Comprehensive Plan Amendment for this circumstance.

The 2040 Comprehensive Plan includes broad categories of development policy areas throughout the City. The Subject Property is within the “Future Development Area.” Below are some of the specific policies identified for this policy area:

1. Create planned neighborhoods with common facilities and amenities that establish a sense of identity and that help promote long-term maintenance and value stability.
2. Create a quality living environment that is adapted to the natural environment.
3. Establish a local street system that deters the use of collector and arterial streets for local vehicular trips.
4. Encourage diverse housing styles consistent with the inherent characteristics of the site.

In the attached project narrative, the Developer notes that the Subject Property has steep grades that would make it challenging to construct an attached townhome product where the single-family homes are proposed. They also note the mix of an apartment building and single-family homes is consistent with the existing neighborhood to the east.

Evaluation of Request

The following represent the rationale for supporting the Comprehensive Plan Amendment request:

1. The proposed density of the whole project area is consistent with the current Mixed Use land guidance. The Developer is meeting the intended density goals of this area.
2. The proposed development is substantially similar to the Peltier Reserve neighborhood to the east. The similarities include the mix of apartment and single-family uses, the size and dimensions of the single-family lots, and the location of the apartment buildings. The apartment lots would be adjacent to one another along 70th Street West. This is consistent with the stated goal above of establishing a sense of neighborhood identity.
3. Developing single-family lots rather than an attached product reduces the amount of significant grading, which promotes the goal of encouraging housing styles that are consistent with inherent site characteristics.

REZONING

The Subject Property is currently zoned A, Agricultural. The Developer is requesting to rezone the proposed apartment lot to R-3C/PUD and the single-family lots to R-1C/PUD to match the proposed land use. The PUD zoning is a requirement in the Northwest Area Overlay District. There are City Code flexibilities requested as a part of the PUD zoning, which will be covered later in this report.

PRELIMINARY PLAT

Plat Name and Legal Description

The Preliminary Plat is proposed as “Peltier Reserve 4th Addition.” The proposed corresponding legal description is Lots 1 through 8, Block 1; Lots 1 through 7, Block 2; Lots 1 through 5, Block 3, and Lots 1 through 14, Block 4.

Lot Configuration and Site Layout

The Preliminary Plat shows 33 lots for single-family homes and one lot for the proposed apartment building. An outlot of about 1.4 acres is proposed for a stormwater infiltration basin. This outlot is situated on the west side of the Subject Property along Argenta Boulevard.

Streets and Sidewalks

The proposed streets connect 71st Street West and 72nd Street West from the Peltier Reserve neighborhood to Argenta Boulevard. The 71st Street West connection will require a new right turn lane on Argenta Boulevard and the 72nd Street connection will tie into the existing access near the southwest corner of the Subject Property. The Dakota County’s Plat Commission has reviewed and approved the proposed street connections. Sidewalks are shown on one side of the street throughout the project as required.

Parks and Trails

The Parks and Recreation Commission has reviewed this project and has recommended a cash payment in lieu of dedicating parkland. No park trails are proposed, although the proposed sidewalks will provide a pedestrian connection to the trail along Argenta Boulevard.

Phasing

The Developer has submitted a phasing plan as required in the City Code. Phase One is the single-family lots; Phase Two is the apartment site. Since the apartment is not included in the first phase, the Developer is not required to submit detailed architectural plans. The Developer intends to do preliminary grading of the apartment lot at the time of grading the single-family lots and sell the apartment lot to a different developer/builder thereafter.

PRELIMINARY PUD – DEVELOPMENT STANDARDS REVIEW

This section will review the development against the required development standards. The next section will summarize the PUD flexibilities that are being requested.

Lot Size and Lot Width

The apartment lot is just under four acres, far exceeding the required one-acre minimum size and the required minimum lot width of 100 feet in the R-3C District.

Given the curvilinear nature of the streets, the single-family lots vary in size and width. The lot sizes range from 6,743 square feet to 11,969 square feet. The minimum lot size in the R-1C District is 12,000 square feet for interior lots and 12,500 square feet for corner lots. All single-family lots will therefore require flexibility for lot size requirements.

The proposed minimum lot width is 50 feet, while some lots are closer to 55, 60, 65, 75, and 80 feet. The minimum required lot width in the R-1C District is 85 feet for interior lots and 100 feet for corner lots. Only two of the lots meet these requirements, meaning the other 31 lots will require PUD flexibility.

Setbacks

The tables below summarize the required and proposed setbacks. Proposed setbacks that are underlined will require PUD flexibility. Some of the proposed setbacks are reported as a range. Detailed flexibility requests for each lot are analyzed in the “Requested PUD Flexibilities” section.

Setbacks — Apartment Lot	Required	Proposed
Front Yard Setback along 70th Street West	40 Feet	72 Feet
Front Yard Setback along Argenta Boulevard	40 Feet	<u>21 Feet</u>
Rear Yard Setback along Eastern Property Line	30 Feet	55 Feet
Side Yard Setback of Apartment lot along Northern Property Line	20 Feet	22 Feet

Setbacks — Single-Family Lots	Required	Proposed
Front Yard Setback	20 Feet	20-25 Feet

Front Yard Setback - "Corner Side"	20 Feet	<u>15</u> -20 Feet
Front Yard Setback - "Corner Side" along Argenta Boulevard (Major Collector Road)	40 Feet	<u>5-15 Feet</u>
Side Yard Minimum Structure Separation	20 Feet	<u>10</u> -20 Feet
Rear Yard Setback	30 Feet	<u>17.7</u> -30+ Feet

Tree Preservation and Landscaping

The Developer is proposing to clearcut the trees currently on the Subject Property. A total of 1,209 caliper inches is required to be mitigated as a result. The landscape plan shows a total of 700 caliper inches being planted. The plan also calls out an additional 330 caliper inches of builder trees and the equivalent of 40 caliper inches of shrubs on the apartment lot, but these plantings are not shown on the plan. Staff added a condition of approval that the Developer must either show these additional plantings on the plan or remove the plantings from the calculations. The developer will be required to pay a fee in lieu of the balance of caliper inches that are not mitigated.

There are 36 trees proposed on the Dakota County right-of-way to the west of the apartment lot. The Developer is currently working with the County to receive approval to plant these trees. If this approval is granted, the City will require a Maintenance Agreement to ensure that the adjacent property owner or HOA is responsible for maintaining the trees.

The City Code requires one tree planting per apartment unit and one "street tree" per single family lot. For a 196-unit apartment building and 33 single-family lots, 229 trees are required to satisfy landscaping requirements. The plans show 244 trees on the Subject Property, which exceeds the minimum requirement. Notably, this total does not include the proposed Dakota County right-of-way trees, nor the additional trees referenced in the calculations that are not shown on the plan.

Natural Areas/Open Space

All developments in the Northwest Area Overlay District require 20 percent of the net developable area to be preserved for natural area/open space. The net developable land for the Subject Property is 13.62 acres, or 593,377 square feet. Out of this, 20 percent of land, and at least 50 percent is required to be undisturbed. There is also a requirement for at least 75 percent of the open space to be contiguous. The table below shows what the Developer is proposing for natural areas/open space. Proposed square footage that is underlined will require PUD flexibility.

Natural Area/Open Space Feature	Required	Proposed
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Total Natural Area/Open Space	118,675 Square Feet	143,372 Square Feet
Total Undisturbed Natural Area/Open Space	59,338 Square Feet (50%)	<u>0 Square Feet</u>
Total Contiguous Open Space	89,006 Square Feet (75%)	<u>59,002 Square Feet (50%)</u>

Impervious Surface and Building Coverage

The maximum impervious surface coverage in the Northwest Area Overlay District is 65 percent for lots zoned R-3C and 25 percent for lots zoned R-1C. This is measured by the project area for each zoning district rather than on a per-lot basis. The developer is proposing 62.3 percent impervious surface coverage on the apartment lot and 30.2 percent impervious surface coverage on the single-family portion of the plat. PUD flexibility is required for the single-family impervious surface.

The apartment lot is subject to an additional standard that limits the total building coverage to 20 percent. The Developer is requesting flexibility to have 27 percent of building coverage.

Parking

The required parking for the apartment lot is calculated as follows:

- Two stalls per unit with one enclosed = 392 spaces (196 enclosed)
- One guest parking space per six units = 33 spaces
- The Northwest Area Overlay District allows for a 25 percent reduction in the total number of parking spaces that would otherwise be required.
- Therefore, a total of 319 parking spaces is required. The plans show 319 parking spaces, including 247 enclosed stalls.

The single-family lots will include garages, which satisfy parking requirements.

REQUESTED PUD FLEXIBILITIES

A summary of the requested PUD flexibilities is detailed below, including the rationale for supporting the requests.

PUD Flexibility Requests	
Whole Project Site	Rationale
1. Having 0% of natural area/open space that is undisturbed, whereas half of the required open space is required to be undisturbed.	The plans show over a half-acre of additional natural area/open space than the minimum requirements.

2. Having 50% of the required natural area/open space contiguous with no dimensions less than 100 feet, whereas the City Code requires at least 75%.	The open space in the single-family portion of the project is 100% contiguous. The open space in the apartment site is almost 100% contiguous, aside from the landscaped area between the parking lot and apartment. The Developer is meeting the spirit and intent of the standard.
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PUD Flexibility Requests	
Single-Family Lots	Rationale
3. Front Yard Setback of 5 feet on the "Corner Side" of Lot 1, Block 1, whereas 40 feet is required for setbacks along major collector road.	This proposed lot abuts a unique strip of Dakota County right-of-way that could be considered "excess." If approved, the home would be about 80 feet from the edge of the County Trail and about 130 feet away from the road. Also, this lot would be further from Argenta Boulevard than the 2 lots mentioned in the next flexibility request.
4. Front Yard Setback of 15 feet on the "Corner Side" for Lot 1, Block 4 and Lot 14, Block 4, whereas 40 feet is required along a major collector road.	The landscape plan includes 9 trees on each of these lots in between the homes and the property line along Argenta Boulevard. This landscaping exceeds the City Code requirements and provides adequate screening.
5. Front Yard "Corner Side" Setback of 15 feet, whereas 20 feet is required.	The Peltier Reserve project received this same flexibility, so this standard is consistent with the larger neighborhood.
6. Side Yard Setback of 5 feet, whereas 20 feet structure separation is required.	The Peltier Reserve project received this same flexibility, so this standard is consistent with the larger neighborhood.
7. Rear Yard Setback of 17.7 feet Lot 1, Block 3 and 27 feet for Lot 5, Block 3, whereas 30 feet is required.	These 2 proposed lots are on the same side of the street and abut the southern edge of the Property. The requests reflect the closest point of the proposed building pads from the rear property line. In both cases, only a portion of the proposed building pads would encroach on the setback. Also, the 3 proposed homes in between these 2 lots have proposed rear setbacks of over

	50 feet, far exceeding City Code requirements. There are an additional 13 proposed lots in the proposed plat that exceed the 30 feet rear yard setback requirement.
8. Rear Yard Setback of 25.2 feet and 24.5 feet for Lots 2 and 3 of Block 4 respectively, whereas 30 feet is required.	In both cases, less than 50% of the building pads encroach on the rear setback line. These lots also abut the 1.4-acre stormwater basin outlot.
9. Minimum lot size between 6,743 square feet and 11,969 square feet, whereas the minimum lot sizes in the R-1C Zoning District are 12,000 square feet for interior lots and 12,500 square feet for corner lots.	The range of proposed lot sizes is consistent with the adjacent Peltier Reserve Development. That project also included lots as small as 4,817 square feet and others in the 5,000-6000 square foot range, so the lot size deviations of this project would be less in comparison. In general, lot sizes under 12,000 square feet are increasingly typical in the housing market throughout the metro area.
10. Minimum Lot Width between 50 feet and 81.72 feet, whereas the minimum lot width in the R-1C Zoning District is 85 feet for interior lots and 100 feet for corner lots.	Similar to the proposed lot sizes, the proposed lot widths are not as small as the adjacent development. Peltier Reserve includes lots as narrow as 38 feet.
11. Impervious Surface of 30.2%, whereas the maximum impervious surface is 25% for the single-family site.	The Developer is proposing to treat all stormwater on site via two infiltration basins. Infiltration is the preferred stormwater management treatment in the Northwest Area. Also, the apartment site is 2.7% under the maximum impervious surface limit.

PUD Flexibility Requests	
Apartment Lot	Rationale
12. Front Yard Setback of 21 feet along Argenta Boulevard whereas 40 feet is required along major collector streets.	This setback line is adjacent to the “excess” Dakota County right-of-way. The apartment building would therefore be over 150 feet away from the road. The Developer is also proposing to plant 36 trees in the excess right-of-way area to provide screening.
13. Building coverage of 27 percent whereas the maximum allowed is 20 percent.	The project as a whole has over a half-acre of additional open space than what is required by City Code. The Developer is also proposing several trees surrounding all sides of the apartment, exceeding Code requirements and mitigating potential concerns of building mass.

DEPARTMENT REVIEWS

Public Works and Engineering

Engineering staff reviewed the plans for compliance with grading, drainage, utility, and stormwater requirements. The Developer has addressed their comments.

Police and Fire

The plans were shared with the Police and Fire Departments. No comments were received from either department.

WETLANDS

There are no wetlands identified on the Subject Property.

DEVELOPMENT CONTRACT

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

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

- Approval of the Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Preliminary PUD subject to the following conditions:
 1. Prior to Preliminary PUD approval, written permission is required from Dakota County to allow the proposed tree plantings in the Dakota County right-of-way. Additionally, a Maintenance Agreement must be executed to assign maintenance responsibilities of these trees to either the adjacent property owner or a homeowner's association (HOA).
 2. Prior to Preliminary PUD approval, the landscape plan must be updated to remove trees that are not shown on the plan from the calculations table.
 3. The Comprehensive Plan Amendment request must be approved by the Metropolitan Council.
 4. Prior to Final Plat and Plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.
 5. The PUD shall be approved with the flexibilities outlined in the "Requested PUD Flexibilities" section of this report.
 6. Drainage and Utility Easements shall be provided on the final plat as required by the City Engineer.
 7. Park Dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission.
 8. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by City Ordinance.
 9. The Developer and Owner shall enter into a Development Contract with the City.
 10. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.

B. Denial. If the Planning Commission does not favor the requests, a recommendation of denial

should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

The project complies with all performance standards of the Northwest Area Overlay District except for the flexibility requested.

Staff is supportive of the flexibility requests and would recommend approval of the requests as presented with the conditions listed.

ATTACHMENTS

1. Zoning Map
2. Land Use Map
3. Applicant Narrative
4. Civil Plans
5. Landscape Plan



Planning Commission Report

MEETING DATE:	August 5, 2026
CASE NO:	26-15FP-PUD
APPLICANT:	Pulte Homes of Minnesota, LLC
PROPERTY OWNER:	Argenta Properties, LLC
REQUEST:	Final Planned Unit Development
LOCATION:	7927 Argenta Trail
COMPREHENSIVE PLAN:	LMDR, Low-Medium Density Residential
ZONING:	R-3A/PUD, High Density Residential Planned Unit Development
STAFF CONTACT:	Benjamin Schneider, 651-450-2569

ACTION REQUESTED

Conduct a Public Hearing and consider a request from Pulte Homes of Minnesota (“Developer”) for a Final Planned Unit Development (“Final PUD”) for a 46-unit townhome development (“Development”).

BACKGROUND

On June 22, 2026, the City Council approved a Rezoning, Preliminary Plat, and Preliminary PUD for Dawson Woods, a development that includes 46 townhome units at 7927 Argenta Trail (“Subject Property”). The Developer is now seeking Final PUD and Final Plat approval for the Development. This item for the Planning Commission only includes the Final PUD request, as Final Plats are only required to be reviewed by the City Council.

Prior to City Council approval on June 22, 2026, the Planning Commission held a public hearing for the Rezoning, Preliminary Plat, and Preliminary PUD requests for the Development at their June 2, 2026, meeting. The Commission voted 6-2-1 to recommend denial of the requests. The Commission did not support the three (3) PUD flexibilities that were requested, which was the primary reason for recommending denial. On June 22, 2026, the City Council reviewed the project and Commission recommendation, and ultimately determined that the PUD flexibility requests were justified and that the project meets the overall goals of the City to promote the residential growth that is planned in the Comprehensive Plan. The City Council unanimously approved the Rezoning, Preliminary Plat and Preliminary PUD as requested.

ZONING AND LAND USE

In conjunction with the Preliminary Plat and Preliminary PUD requests, the Developer also requested a Rezoning of the Subject Property. The City approved this request to change the zoning from A, Agricultural to R-3A/PUD, High Density Residential Planned Unit Development. This Rezoning is consistent with the LMDR, Low-Medium Density Residential guiding of the Subject Property. The Final PUD plans are compatible with zoning and land use.

EVALUATION OF REQUEST

REVIEW OF FINAL PUD

Final PUD applications are reviewed to verify that the plans are consistent with the Preliminary PUD plans and that all conditions of preliminary approval have been satisfied. The Planning Commission Report for the preliminary approvals is attached for reference.

Review of Plans

City staff have determined that the submitted final plans are consistent with the preliminary plans.

Review of Preliminary Approval Conditions

The Preliminary Plat and Preliminary PUD was approved via Resolution No. 2026-137. The resolution included 10 conditions of approval. These conditions are evaluated below:

1. Prior to Final Plat and plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.

Staff Analysis: Engineering staff has reviewed the final plans; no additional changes were requested. The final plans will be stamped prior to City Council approval. **This condition has been satisfied.**

2. The PUD shall include the following specific standards:

- a) The Subject Property is allowed to have impervious surface coverage up to 46.6%.
- b) Five buildings on the Subject Property are allowed to have six units within the building.
- c) The southerly street with the dead end is allowed to exceed 500 feet in length as shown on the approved plans.

Staff Analysis: The stated flexibilities are consistent with the final plans. **This condition has been satisfied.**

3. Drainage and Utility Easements shall be provided on the Final Plat as required by the City Engineer.

Staff Analysis: **This condition has been satisfied.**

4. Prior to execution of the Final Plat by the City and prior to recording the Final Plat with the County, park dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission. This cash payment shall be paid to the City of Eagan, and the amount shall be determined by the City of Eagan's fee schedule at the time of plat recording.

Staff Analysis: This is included as a condition for Final PUD approval. **This condition will be satisfied.**

5. Prior to execution of the Final Plat by the City and prior to recording the Final Plat with the County, the Applicant must pay all applicable utility and stormwater fees to the City of Eagan in accordance with the 1997 Joint Powers Agreement between the City of Inver Grove Heights and the City of Eagan.

Staff Analysis: This is included as a condition for Final PUD approval. **This condition will be satisfied.**

6. The Applicant and/or assigns, as approved by the City Council, shall enter a development contract with the City for the purpose of developing the Subject Property as approved and according to approved plans.

Staff Analysis: A Development Agreement will be included in the City Council packet for the final approvals. This is included as a condition of approval for the Final PUD. **This condition will be satisfied.**

7. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.

Staff Analysis: This is included as a condition for Final PUD approval. **This condition will be satisfied.**

8. The Applicant shall seek Final Plat approval within 12 months from the date of Preliminary Plat approval for Dawson Woods.

Staff Analysis: **This condition has been satisfied.**

9. Title work for the Plat shall be provided to and conform to any requirements resulting from City staff and the City Attorney's review of the title work and plat opinion.

Staff Analysis: This is included as a condition for Final PUD approval. **This condition will be satisfied.**

10. Except as otherwise expressly authorized by City resolution or ordinance, all aspects of the Development shall comply with all applicable state laws and city codes, ordinance, and regulations.

Staff Analysis: This is included as a condition for Final PUD approval. **This condition will be satisfied.**

DEVELOPMENT AGREEMENT

The City and Developer shall enter into a Development Agreement and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the Applicant, City Attorney and Staff as part of the Final PUD review. All the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

A. Approval. If the Planning Commission finds the application submittal is consistent with the preliminary plans, the Commission should make the following recommendations:

- Approval of the Final PUD subject to the following conditions:
 1. Prior to Final Plat and Plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.
 2. Prior to execution of the Final Plat by the City and prior to recording the Final Plat with the County, park dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission. This cash payment shall be paid to the City of Eagan, and the amount shall be determined by the City of Eagan's fee schedule at the time of plat recording.

3. Prior to execution of the Final Plat by the City and prior to recording of the Final Plat with the County, the Applicant must pay all applicable utility and stormwater fees to the City of Eagan in accordance with the 1997 Joint Powers Agreement between the City of Inver Grove Heights and the City of Eagan.
4. The Developer and Owner shall enter into a Development Contract with the City.
5. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.
6. Title work for the Plat shall be provided to and conform to any requirements resulting from City staff and the City Attorney's review of the title work and plat opinion.
7. Except as otherwise expressly authorized by City resolution or ordinance, all aspects of the Development shall comply with all applicable state laws and city codes, ordinance, and regulations.

B. Denial. If the Planning Commission does not believe the final plans are consistent with the preliminary plans, a recommendation of denial should be forwarded to the City Council. A recommendation of denial must include findings or the basis for the denial as recommended by the Planning Commission.

RECOMMENDATION

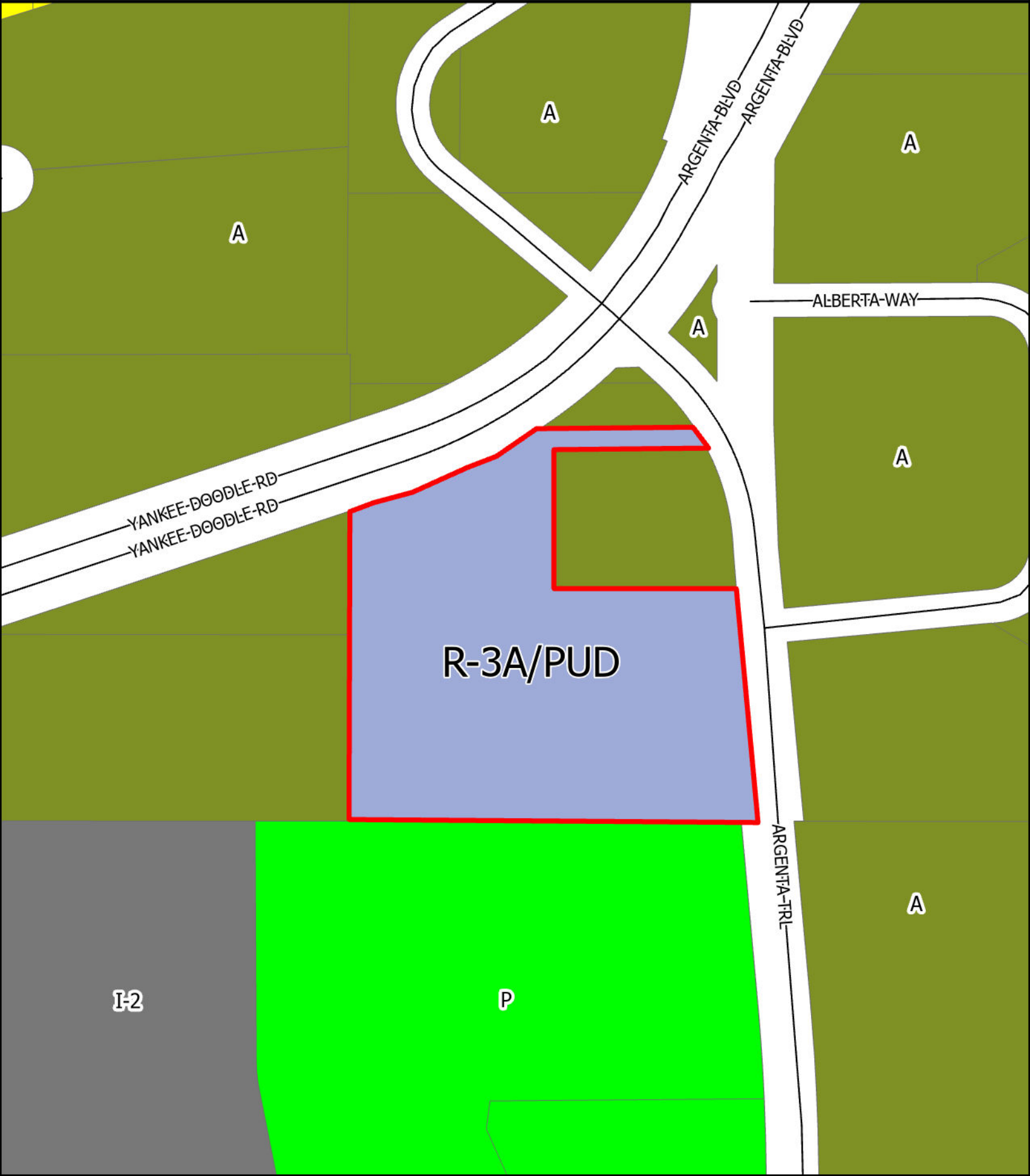
The final plans are consistent with the preliminary approved plans, and all conditions from the preliminary approvals have been or will be satisfied. Staff recommends approval of the Final PUD request.

ATTACHMENTS

1. Zoning Map
2. Future Land Use Map
3. Application Narrative
4. Civil and Landscape Plans
5. Final Plat
6. Staff Report Rezoning, Preliminary Plat, and Preliminary PUD, Planning Commission June 2, 2026

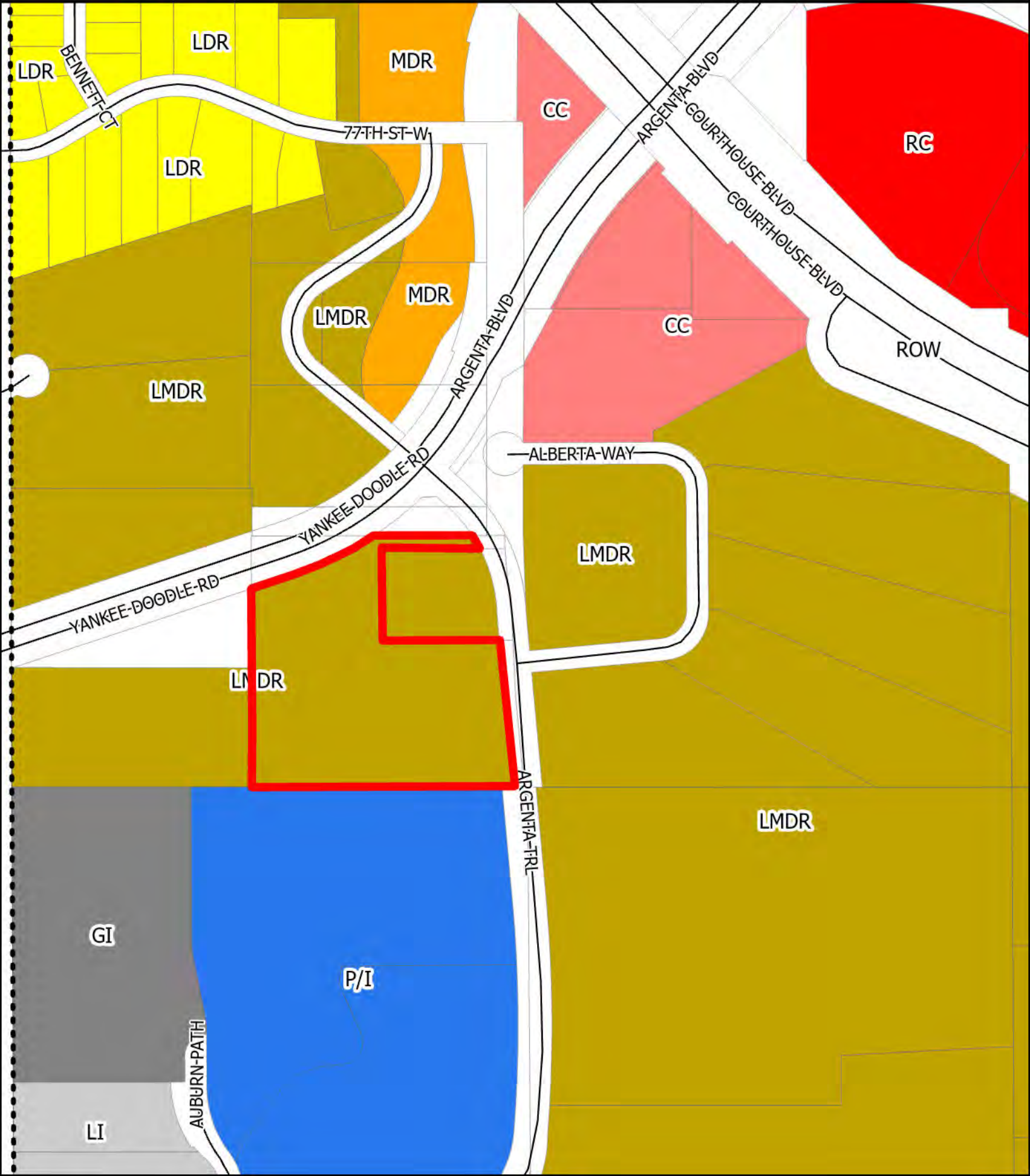


Dawson Woods Current Zoning





Dawson Woods Future Land Use Map





Dawson Woods

APPLICATION FOR:
Final Plat and Planned Unit Development (PUD)

Inver Grove Heights, Minnesota
July 7, 2026

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Our company's mission statement is "***Building Incredible Places Where People Can Live Their Dreams.***" We currently operate under three distinct brands of homebuilding throughout the country: Pulte Homes, Centex Homes, and Del Webb. The office for Pulte's Minnesota Division is in Bloomington. We will sell and build over 600 homes in the Twin Cities a year under the Pulte Homes and Del Webb brands.

Pulte will act as both the property developer and the builder of the homes. The primary contact for Pulte is Chad Onsgard, VP of Development.

There is one owner of the property:

Argenta Properties, LLC
C/o Todd Kimmes

The planner, surveyor, civil engineer, and landscape architect are:

Alliant Engineering, Inc.
Attn: Mark Rausch
733 Marquette Ave, Suite 700
Minneapolis, MN 55402

The Property

Legal Description:

Please see the attached survey.

Property Identification Number:

Parcel 1: 20-00700-52-051

Property Address:

7927 Argenta Trail, Inver Grove Heights, MN 55077

Key Facts

- Existing zoning A (Agricultural)
- Guided Land Use Low-Medium Density Residential
- Proposed zoning R-3A, Planned Unit Development
- Proposed use 46 attached townhome units
- Net calculations:
 - Gross area 9.40 acres
 - Yankee Doodle Rd ROW 0.621 acres
 - Argenta Trail ROW 0.639 acres
 - Net area 8.14 acres
 - Net density 5.65 units/acre
- Open Space Requirements:
 - 20% Open Space Required 1.628 acres
 - 10% Non-Disturbed Open Space Required 0.814 acres
 - 75% of the Req. Open Space Be Contiguous 1.221 acres
- Open Space Provided:
 - 20% Open Space 3.923 acres (48.19% of net area)
 - 10% Non-Disturbed Open Space 1.260 acres (15.48% of net area)
 - 75% of the Req. Open Space Be Contiguous 2.554 acres (1.221 ac required)
- Setbacks
 - Yankee Doodle Setback 50 feet
 - Argenta Trail Setback 40 feet
 - Internal Side (ROW) 20 feet
 - Min. Driveway Length/Front Setback 22 feet
 - Min. Distance Between Buildings 20 feet

Proposed Neighborhood

We are seeking approvals for a proposed neighborhood comprised of attached townhomes called Dawson Woods. The future community will consist of 46 units in 4- or 6-unit string buildings, with 22 units featuring walkout basements and the rest slab-on-grade. When designing our plan, we looked at the City's Comprehensive Plan and the Northwest Area AUAR for guidance. Our proposed product and density align with the vision in both plans. Additionally, we believe attached townhomes are a suitable fit for this area given the parcel's limited size, proximity to major roadways, and the industrial use to the southwest. We propose public streets with a sidewalk on one side and a connection to the existing trail along Yankee Doodle Road, which will provide future residents with access to the broader trail network beyond the immediate community. Lastly, we propose a large stormwater pond and a private fire pit for future homeowners to use at their convenience.

Access, Right-of-Way Dedication, and Streets

Based on staff feedback, we propose a single access point to Argenta Trail. Our plan accounts for dedicating 60' of right-of-way to the city for future expansion of Argenta Trail, so the road can be improved once warrants are met. Additionally, we are accounting for the required 40' setback from the

future Argenta Trail right-of-way. A portion of the northwest boundary of the site overlaps with the existing Yankee Doodle Road. As the application progresses, we would anticipate dedicating the portion of the site that overlaps the road to Dakota County, as required. We are also meeting the 50' setback from Yankee Doodle Road.

Our plan proposes that all the internal streets are public, city roads, and they are shown as a 30' pavement width with a 53' right-of-way. For the most southern street, we propose to plat the right-of-way to the property line to the west; however, we would stop the pavement short of the property line. This is proposed so that, when the property owner to the west develops, the right-of-way will be established; however, by stopping the public street pavement before the property line, we can avoid impacting the existing driveway the owner uses to access his property to the west. We are also proposing to stop the pavement for the future road to the west to accommodate the western property owner's desire for privacy and to avoid any future residents from the proposed development from disturbing that property owner. The existing driveway and easement will be discussed further in this narrative.

Parking

Based on the parking requirements in the Northwest Area, 2.0 parking spaces are required per townhome unit and 1 additional guest spot per 6 units. The required parking is calculated at 92 spots plus 8 additional guest spots, for a total of 100 spaces. Each townhome unit provides a total of 4 parking spots: 2 in the garage and 2 in the driveway. Additionally, with the proposed public streets, an additional 37 parking spaces will be available. Public streets will not be painted to indicate the spots, but we have shown the possible additional parking in the "Parking Exhibit" as supplementary to this application. In sum, we propose 184 spots, with additional parking provided on the public streets, exceeding requirements.

Utilities

We understand the subject parcel is located within the Eagan Area District for utilities and that a Joint Powers Agreement exists between the Cities of Eagan and Inver Grove Heights. We understand that the City of Eagan will provide sewer and water services.

We propose connecting to the existing utilities along Yankee Doodle and have discussed our plan with Dakota County. We understand that the county plans to construct an underpass under Yankee Doodle, which will be completed in the future. We have incorporated the County's conceptual design into our engineering plan to avoid future conflicts. We will continue to work through plan review and approvals with all required agencies.

Setbacks

Our plan accounts for the required setbacks from Yankee Doodle Road and Argenta Trail. Additionally, our proposed buildings comply with all required setbacks under the R-3A Code. For Buildings Block 4 and Block 5, we can accommodate a 40' setback between the structures, which is the required Rear-to-Side Setback. Given the buildings' orientation, we consider this code application more appropriate, as the two buildings are not rear-to-rear. Lastly, we propose that Block 3 be approximately 70 feet from the western property line, which exceeds code requirements, to provide an even greater distance between the future development and the existing owner to the west.

Stormwater Management

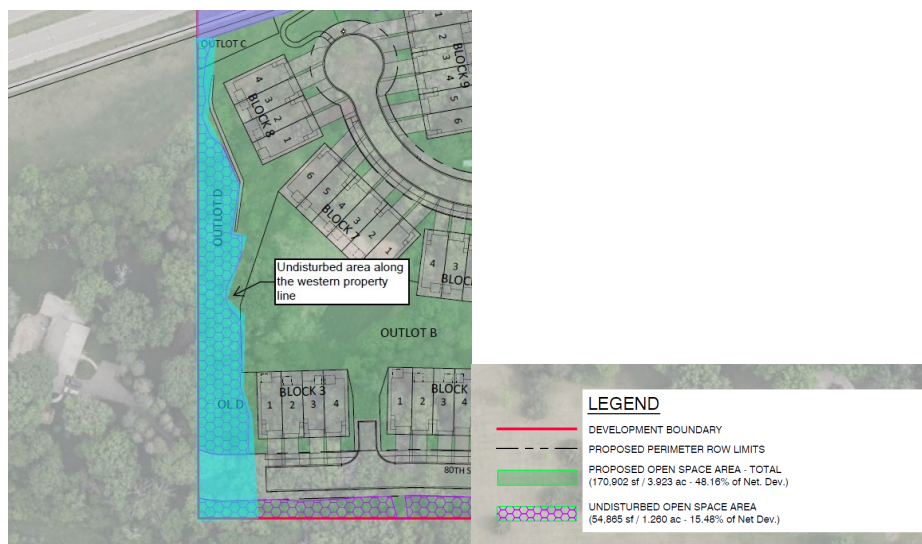
Our current plan proposes a large central pond for stormwater management. We intend for the pond to serve as an infiltration pond and to meet all volume and rate-control requirements set by the City of Inver Grove Heights' Stormwater Management. Please see the preliminary plat for more details.

Impervious and Building Coverage

We are meeting the 35% impervious and 20% building coverage requirements as outlined by the code. Please see the Impervious & Building Coverage Exhibit for more details.

Open Space Requirements

We understand that within the Northwest Overlay District, there are specific requirements for the percentage of open space that must be provided. Our proposed site plan allocates 3.923 acres of open space, which is 48.19% of our net acreage, exceeding the open space requirement for the Northwest Overlay District. Additionally, we propose 1.26 acres (15.48%) of non-disturbed open space, exceeding the 10% requirement. This was also done to preserve some of the natural vegetation along the western property line and to maintain the sense of privacy that the owner to the west currently has.



Lastly, we are meeting the requirements that 75% of the open space must be contiguous and 100 feet wide. Please see Open Space Exhibit View A and View B for more details.

Tree Preservation and Landscaping

The property contains trees throughout the site, and when engineering the site, we worked to preserve as many trees as possible. However, due to modern stormwater regulations, maximum street grades, minimum yard grades, and home flood protection, there is limited flexibility in the property's mass grading, which has led to the removal of trees. Where feasible, we have preserved many trees along all property edges to enhance the proposed development and maintain the existing buffer along the property boundaries.

For the trees we removed to meet design requirements, we have created an extensive landscape plan to replace as many trees on site as possible. We propose extensive buffering along Argenta Trail and the adjoining property boundaries for the nearby residents. We are also proposing larger trees and extensive landscaping throughout the neighborhood to provide a beautiful streetscape for future homeowners and adjacent residents. In total, we propose planting 178 new trees in addition to the existing trees we are saving. We will work with the city staff on additional mitigation requirements for the remaining trees that we cannot plant in the future neighborhood due to site limitations. Please see the landscaping plan in the preliminary plat for more details.

Amenities & Park Fees

In addition to the abundance of open space and extensive landscaping, we propose a centrally located fire pit for future homeowners to use at their leisure, which the Homeowners Association would maintain. We propose connecting to the existing trail along Yankee Doodle Road via a trail from our proposed development. This will provide future residents with easy access to the wider trail network in the immediate area. Lastly, we would pay City Park Dedication fees as required.

Traffic

As part of our application, we assessed the potential increase in traffic from our proposed development. Trip generation for the proposed housing development was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, based on the AM and PM peak hours of the adjacent roadway network. Results of the trip generation analysis show the development generates 22 trips during the AM peak hour and 23 during the PM peak hour. The full Trip Generation Memorandum is included as supplemental information to our application.

Existing Driveway & Easement

Currently, there is a 16.5' existing driveway easement and driveway along the southern boundary of the site, which serves as access to the property owner to the west. The physical driveway meanders in and out of the established easement. We have been in discussions with the property owner to the west and have a tentative access agreement and revised access easement in final review.

Snow Removal Plan

While our proposed neighborhood will have public streets, we have developed a snow storage plan that shows where snow could be stored for the public streets and where snow from the private driveway can be placed. Our proposed plan provides ample snow storage for the private driveway and the future neighborhood. Please see the Snow Storage Exhibit for further information.

Requested Flexibilities

As part of our application, we are seeking the following flexibilities -

- Number of Units within a Building: Our proposed neighborhood includes a mix of townhome buildings with four (4) and six (6) units. While the R-3 zoning district limits buildings to 4 units, we respectfully request flexibility to permit up to 6-unit buildings. This variation supports the project's density goals and creates architectural diversity, while also advancing the City of Inver Grove Heights 2040 Comprehensive Plan's objectives to provide a range of housing options that meet the needs of residents across all life stages.
- Length of Streets with Cul-de-sac: The City Code limits cul-de-sac street length to 500 feet. While future Alberta Way meets this standard, the proposed southern road slightly exceeds the limit (+/- 600 feet). We are requesting this flexibility since the site is limited in size and has challenging grades, and the layout must also accommodate a centrally located stormwater pond. It is difficult to achieve the planned density while responding to these site constraints. Additionally, the southern road will have units on the north side only, resulting in fewer homes than a typical street with homes on both sides.

Pulte Townhomes and Homeowners Association

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. You can visit this link to learn more about Pulte's homebuilding process <https://www.pulte.com/design/life-tested>. We continually reach out to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features such as the Pulte Planning Center, the Everyday Entry, Super Laundry, Oversized Pantry, and the Owner's Retreat. This exhaustive process has played a major part in Pulte's success in ***"Building Incredible Places Where People Can Live Their Dreams."***

To remain aligned with the evolving preferences of today's homebuyers, we continually refine and update our home designs. These revisions are informed by ongoing market feedback and the design review process outlined above. The proposed townhome product will consist of two-story homes arranged in buildings of four to six units each, providing architectural variety and a unique building pattern. Of the units, 22 will feature walkout basements, with the remaining homes built on slab-on-grade foundations. Incorporating walkout options expands the range of layouts available to buyers, allowing homeowners to

choose an option that best supports their lifestyle and space needs. We anticipate that the townhomes will sell in the low \$400,000s.

We will establish a homeowners association (HOA) to provide lawn care, snow removal, and exterior building maintenance. We have found that our townhomes appeal to singles and first-time home-buying families. We have also found that approximately 30% of buyers of this home are empty nesters, who purchase the units for multiple reasons. First, they are attracted to the HOA's lawn maintenance and snow removal services. Second, empty nesters are attracted to smaller square footage, as they prefer a home they can live in and maintain. Third, the open, flexible floor plans, along with options such as a sunroom, have been particularly appealing to this demographic. Combined, these traits have made our townhomes very popular among singles, first-time homebuyers, and empty nesters.

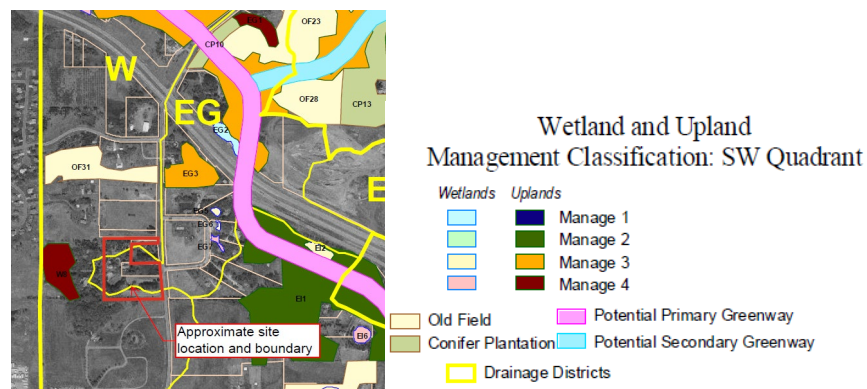
Development Capacity Plan

In accordance with Section 10-13J-5(E), we have completed a development capacity estimate, as shown below. The proposed 46 units are a net density of 5.65 units per acre, consistent with the Comprehensive Plan and the development capacity plan.

2040 Comp Plan Land Guidance	Comp Plan Allowed Density (units/acre)	Proposed Base Zoning District	Overlay District	Zoning Density Allowed (units/acre)	Net Acres	Min. Units	Max Units	Proposed Units	Proposed Density (units per acre)
LMDR	4-8	R-3A	NW Area	4-8	8.14	32.56	65.12	46	5.65

City of Inver Grove Heights Natural Resource Inventory and Wetlands

We have reviewed the Final Report for the Inver Grove Heights Northwest Area Natural Resource Inventory and Management Plan. We believe our subject parcel has no environmental features identified in the report, as shown in the Southwest Quadrant Figure below.



Wetlands

We completed a site assessment to determine if any wetlands were present on the site and submitted our findings to the Technical Evaluation Panel (TEP). We received a Notice of Decision (NOD) from the TEP on July 11, 2025, confirming our findings that there are no wetlands on this parcel. Since there are no wetlands within the parcel boundary, our proposed development will not impact any wetlands.

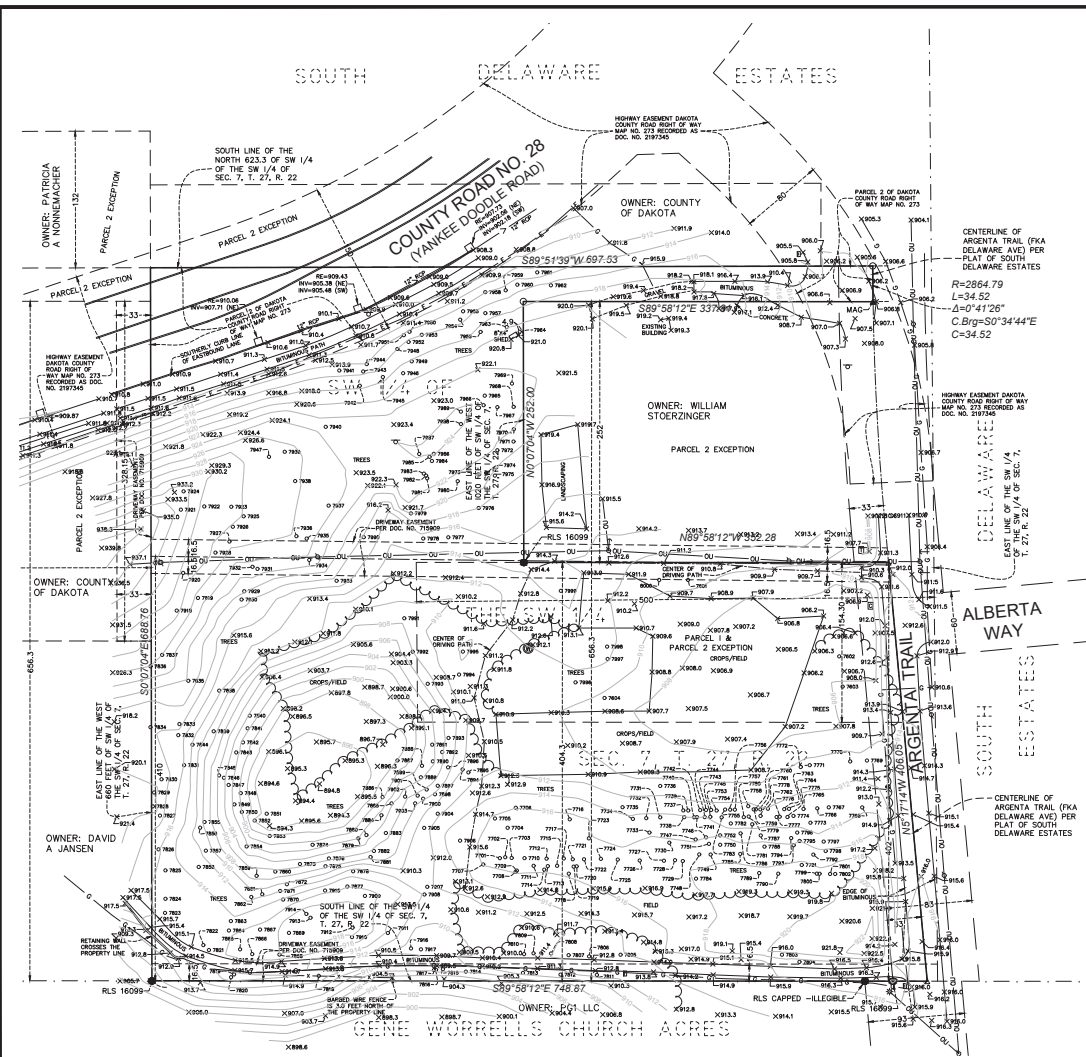
Staging Plan & Schedule

Due to the site's limited size, we will construct the project in a single phase. The City of Inver Grove Heights' application schedule suggests that staff review, and possible planning commission and council consideration would occur as follows:

Preliminary plat approval	July 2026
Site development starts	Aug/Sept 2026
Model home opens	Winter 2027
Complete build of homes	2029

Summary

The proposed community will consist of 46 attached townhomes, which aligns with the City of Inver Grove Heights' Comprehensive Plan and Northwest Expansion Area AUAR. We look forward to working with city staff, Commissions, and Council as this application progresses through the review process. We respectfully request the City's support for this application. Thank you for your consideration.



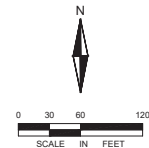
LEGEND	
○ SET CAP IRON MONUMENT 57366	—○— UNDERGROUND GAS
● FOUND IRON MONUMENT	—DU— OVERHEAD UTILITIES
▲ SET MAG NAIL	—X— FENCE
▲ FOUND MAG NAIL	
■ TELEPHONE BOX	
■ MAILBOX	
□ SIGN	
□ CATCH BASIN	
□ CABLE BOX	
★ LIGHT	
□ POWER POLE	
— GUY WIRE	
■ WETLAND DELINEATION FLAG	
● WELL	

TAG#	COMMON NAME	DBH	TAG#	COMMON NAME	DBH	TAG#	COMMON NAME	DBH
7601	White Spruce	16	7789	White Pine	6	7900	Red Pine	12
7602	Black Willow	36	7800	White Spruce	8	7901	Red Pine	12
7603	Black Willow	69	7801	White Spruce	3	7902	Red Pine	12
7604	Siberian Elm	12	7802	White Spruce	11	7903	Red Pine	15
7701	Hickory	52	7803	Siberian Elm	25	7904	Bur Oak	16
7702	Black Pine	5	7804	Siberian Elm	9	7905	American Elm	15
7703	Black Pine	22	7805	Siberian Elm	25	7906	Siberian Elm	23
7704	Black Pine	22	7806	Siberian Elm	10	7907	American Elm	9
7705	Flowering Crab	9	7807	Siberian Elm	10	7908	American Elm	11
7706	Siberian Elm	23	7808	Siberian Elm	9	7909	Black Cherry	12
7707	Siberian Elm	13	7809	Siberian Elm	9	7910	Bur Oak	17
7708	Siberian Elm	7	7810	Siberian Elm	10	7911	Hickory	16
7709	Siberian Elm	8	7811	Siberian Elm	10	7912	Bur Oak	24
7710	Black Pine	15	7812	Siberian Elm	8	7913	Bur Oak	19
7711	Black Pine	14	7813	Siberian Elm	9	7914	Bur Oak	18
7712	Black Pine	9	7814	Bur Oak	10	7915	White Spruce	14
7713	Black Pine	9	7815	Bur Oak	10	7916	Bur Oak	9
7714	Black Pine	17	7816	Bur Oak	9	7917	Bur Oak	12
7715	Black Pine	15	7817	Bur Oak	8	7918	Flowering Crab	17
7716	Weeping Willow	40	7818	Bur Oak	17	7919	Flowering Crab	8
7717	Black Pine	15	7819	American Elm	12	7920	Northern Red Oak	12
7718	Northern Red Oak	8	7820	Bur Oak	22	7921	Bur Oak	21
7719	Black Pine	12	7821	American Elm	16	7922	White Spruce	19
7720	Black Pine	14	7822	American Elm	8	7923	White Birch	33
7721	Black Pine	14	7823	Bur Oak	23	7924	Red Pine	3
7722	Black Pine	11	7824	American Elm	13	7925	Red Pine	22
7723	Black Pine	12	7825	American Elm	24	7926	Red Pine	16
7724	Black Pine	12	7826	Bur Oak	17	7927	Red Pine	17
7725	Black Pine	8	7827	Bur Oak	17	7928	Red Pine	34
7726	Black Pine	19	7828	Bur Oak	12	7929	Scotch Pine	3
7727	Black Pine	17	7829	Red Pine	12	7930	Scotch Pine	6
7728	Black Pine	17	7830	Black Cherry	13	7931	Scotch Pine	6
7729	Black Pine	12	7831	Bur Oak	23	7932	Eastern Red Cedar	3
7730	Black Pine	16	7832	Bur Oak	28	7933	Sugar Maple	24
7731	Black Pine	16	7833	Bur Oak	18	7934	Black Pine	18
7732	Red Pine	23	7834	White Spruce	10	7935	Black Pine	20
7733	Northern Red Oak	13	7835	Bur Oak	30	7936	Black Pine	29
7734	Red Pine	17	7836	White Pine	16	7937	Norway Spruce	20
7735	Northern Red Oak	15	7837	White Pine	22	7938	White Birch	28
7736	Quaking Aspen	18	7838	Bur Oak	22	7939	Bur Oak	48
7737	Red Pine	18	7839	Sugar Maple	27	7940	American Elm	8
7738	Red Pine	16	7840	Northern Red Oak	18	7941	Bur Oak	11
7739	Red Pine	14	7841	Northern Red Oak	19	7942	Douglas Fir	14
7740	Red Pine	12	7842	Black Cherry	9	7943	American Elm	19
7741	Red Pine	10	7843	American Elm	8	7944	Douglas Fir	15
7742	Red Pine	16	7844	Bur Oak	14	7945	Colorado Blue Spruce	15
7743	Red Pine	12	7845	Black Cherry	12	7946	Eastern Red Cedar	26
7744	Red Pine	8	7846	Red Pine	11	7947	Bur Oak	23
7745	Red Pine	12	7847	Red Pine	18	7948	Douglas Fir	19
7746	White Birch	12	7848	American Elm	14	7949	Northern White Cedar	14
7747	White Birch	12	7849	Red Pine	16	7950	Scotch Pine	3
7748	White Birch	20	7850	Red Pine	16	7951	Scotch Pine	6
7749	White Pine	20	7851	American Elm	8	7952	Scotch Pine	3
7750	White Pine	22	7852	White Birch	9	7953	White Spruce	11
7751	White Pine	15	7853	White Spruce	22	7954	American Elm	15
7752	White Pine	16	7854	American Elm	17	7955	Black Pine	18
7753	Red Pine	11	7855	Hickory	19	7956	Scotch Pine	11
7754	Red Pine	17	7856	Hickory	29	7957	Scotch Pine	17
7755	Red Pine	6	7857	American Elm	24	7958	Black Pine	16
7756	Red Pine	15	7858	Hickory	8	7959	Black Pine	10
7757	Red Pine	13	7859	White Birch	16	7960	Black Pine	16
7758	Northern Red Oak	11	7860	White Birch	16	7961	Siberian Elm	13
7759	Red Pine	14	7861	American Elm	14	7962	Black Pine	19
7760	Red Pine	12	7862	Black Cherry	12	7963	Scotch Pine	7
7761	Red Pine	11	7863	Black Cherry	14	7964	Black Walnut	31
7762	Red Pine	13	7864	Bur Oak	29	7965	Scotch Pine	8
7763	Red Pine	12	7865	Bur Oak	20	7966	White Spruce	11
7764	Red Pine	19	7866	Bur Oak	18	7967	White Spruce	8
7765	Red Pine	29	7867	Black Cherry	13	7968	Sugar Maple	38
7766	Red Pine	16	7868	Bur Oak	20	7969	Black Cherry	8
7767	Red Pine	23	7869	Bur Oak	21	7970	Sugar Maple	49
7768	Northern Red Oak	15	7870	American Elm	8	7971	Sugar Maple	29
7769	Black Walnut	9	7871	Red Pine	12	7972	Black Pine	16
7770	Black Pine	26	7872	White Spruce	14	7973	Douglas Fir	12
7771	Sugar Maple	27	7873	White Spruce	11	7974	Douglas Fir	12
7772	Red Maple	31	7874	White Spruce	15	7975	Douglas Fir	19
7773	White Spruce	9	7875	Sugar Maple	16	7976	Basswood	24
7774	Red Pine	15	7876	Red Maple	13	7977	Red Pine	40
7775	Red Pine	13	7877	Red Pine	13	7978	Red Pine	42
7776	Red Pine	10	7878	American Elm	39	7979	Bur Oak	51
7777	Red Pine	11	7879	White Spruce	12	7980	White Spruce	12
7778	Red Pine	12	7880	White Pine	26	7981	Bur Oak	29
7779	Red Pine	16	7881	White Pine	28	7982	Bur Oak	17
7780	Red Pine	15	7882	White Pine	22	7983	Bur Oak	19
7781	White Spruce	6	7883	Red Pine	13	7984	Bur Oak	22
7782	White Spruce	6	7884	Red Pine	16	7985	Bur Oak	16
7783	Red Pine	12	7885	Red Pine	13	7986	Bur Oak	27
7784	Siberian Elm	9	7886	Red Pine	13	7987	Bur Oak	43
7785	White Pine	24	7887	Red Maple	8	7988	Northern White Cedar	25
7786	White Pine	19	7888	Red Pine	8	7989	Northern White Cedar	10
7787	Sugar Maple	13	7889	Red Maple	10	7990	Bur Oak	37
7788	White Birch	36	7890	Red Pine	14	7991	Black Pine	17
7789	White Spruce	7	7891	Sugar Maple	23	7992	Siberian Elm	12
7790	White Spruce	14	7892	Red Maple	15	7993	Flowering Crab	27
7791	Northern Red Oak	10	7893	Flowering Crab	10	7994	Red Maple	19
7792	White Pine	10	7894	Black Walnut	8	7995	Red Maple	13
7793	White Pine	12	7895	Black Walnut	9	7996	Red Maple	13
7794	White Pine	13	7896	Black Pine	15	7997	White Birch	23
7795	White Pine	13	7897	Red Pine	15	7998	White Birch	43
7796	Red Pine	10	7898	Red Pine	15	7999	White Spruce	50
7797	White Pine	9	7899	Red Pine	12	8000	White Spruce	6
7798	Red Pine	17						



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PRELIMINARY
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I hereby certify that this survey was prepared under my direct supervision and that I am a duly Licensed Land Surveyor of the State of Minnesota.

Print Name

Signature

Date

License Number

PROPERTY DESCRIPTION

Parcel 1:
The North 154.30 feet of the South 404.30 feet of the East 500.00 feet of the Southwest Quarter of the Southwest Quarter of Section 7, Township 27N, Range 20W, Dakota County, Minnesota, lying westerly of Delaware Avenue.

Parcel 2:
The SW 1/4 of the SW 1/4 of Section 7, Township 27, Range 22, lying westerly of Delaware Avenue. Except the South 656.3 feet of the West 660 feet. Except the North 132 feet of the South 656.3 feet lying East of the West 1020 feet and West of Delaware Ave. Except the North 154.3 feet of the South 404.3 feet of the East 500 feet and Except the North 623.3 feet lying West of Delaware Ave and Except the South 132 feet of the West 660 feet of the North 623.3 feet of the Southwest Quarter of the Southwest Quarter of Section 7, Township 27, Range 22 and Except that part of the West 660 feet of the Southwest Quarter of the Southwest Quarter of Section 7, Township 27, Range 22 West North of the South 656.3 feet thereof and lying South of the North 623.3 feet thereof, Dakota County, Minnesota.

Abstract Property

NOTES

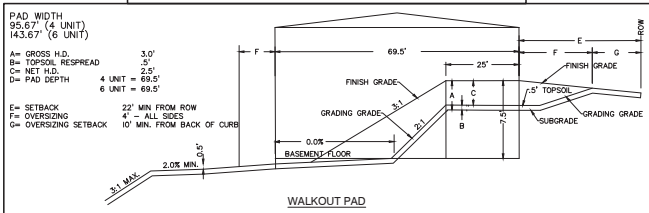
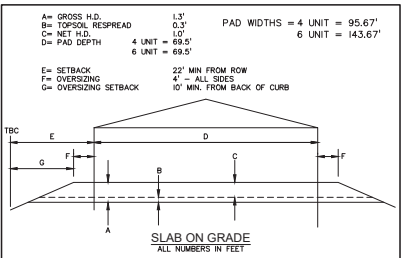
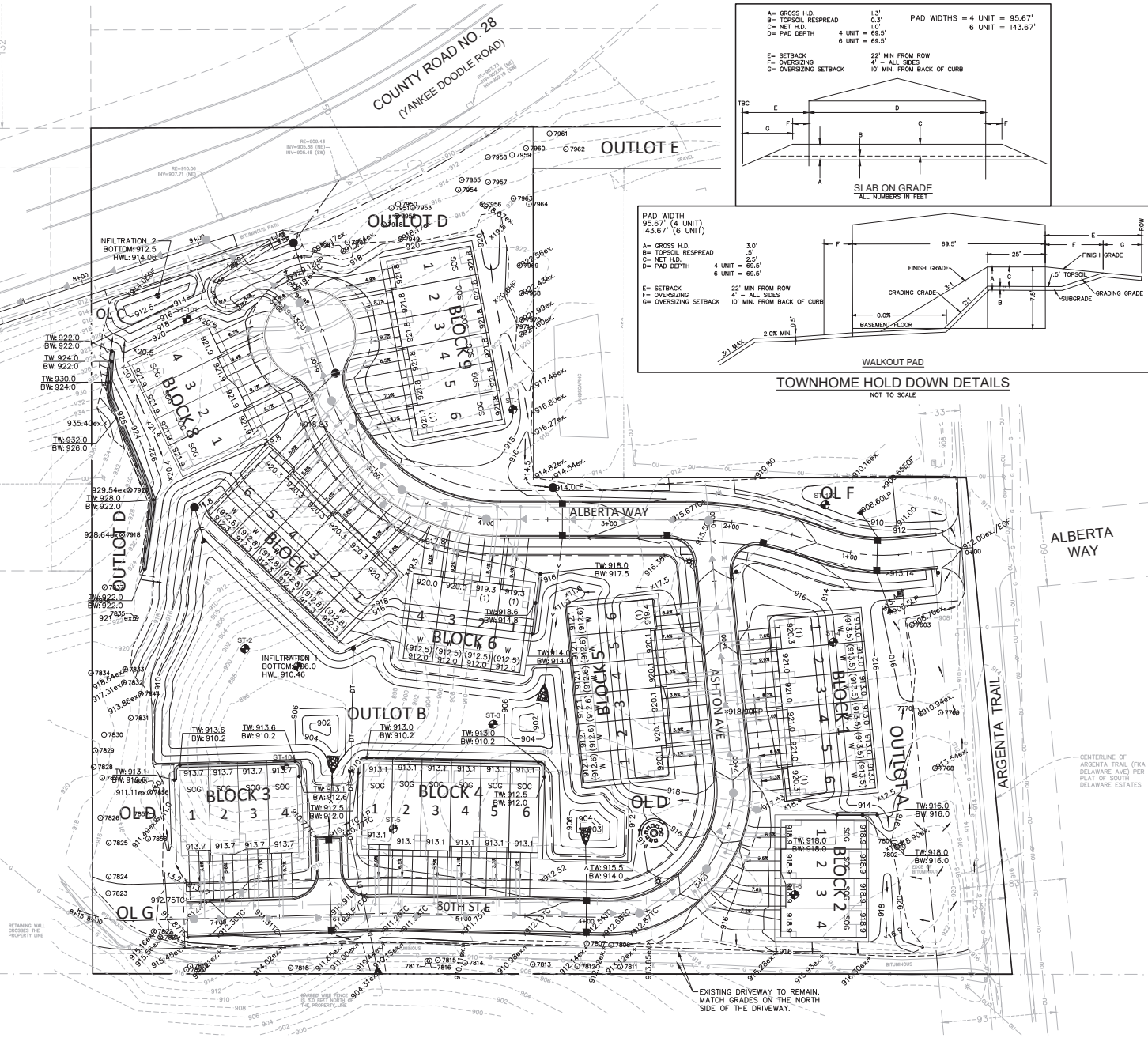
- This survey and the property description shown here on are based upon information found in the commitment for life insurance prepared by PGP Title, Inc. as agent for Chicago Title Insurance Company, file no. MN-343325-AMC, dated April 21, 2025.
- The basis of bearings is Dakota County Coordinate System NAD83 (Bd adj.).
- All distances are in feet.
- The property has vehicular access to Argenta Trail, a public right of way.
- Southerly curb line of eastbound end of Yankee Doodle Road is per field survey. Median and northerly curb line of westbound end of Yankee Doodle Road is depicted per aerial photography.
- Wetland delineation performed by Kiphaug Environmental.
- No evidence of septic found on site.
- Benchmark: MNDOT monument 1809 V. In Inver Grove Heights, 0.2 mile west-northwest along westbound Trunk Highway 55 from the junction of Trunk Highway 55 and County Road 28 and County Road 63 and Argenta Trail West in Inver Grove Heights, at Trunk Highway 55 milepost 203.75, 16.1 feet northeast of a westbound Trunk Highway 55 log line, 3.3 feet northeast of the back of a guard rail, 1.5 feet northeast of a witness post. Monument elevation = 688.30 feet (NAVD83).



CLIENT
PULTE HOMES OF MINNESOTA
PROPERTY ADDRESS
7927 Argenta Trail
Inver Grove Heights, Minnesota

DOCUMENT
EXISTING CONDITIONS SURVEY

JOB NO.	DATE	DESCRIPTION
400066	04/20/2025	EXISTING CONDITIONS SURVEY
SCALE	CHECKED BY	DATE
1"=60'	DE	04/20/2025
FIELD DATE	FIELD CHECK	REMARKS
04/20/2025		



- GRADING NOTES:**
- ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADES OF 2.0%. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
 - THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
 - NOTIFY GOPHER STATE ONE CALL AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
 - ALL IMPROVEMENTS TO CONFORM WITH CITY OF INVER GROVE HEIGHTS CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
 - ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
 - REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
 - STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
 - PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 - IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
 - THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
 - REFER TO EROSION CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.

- RETAINING WALL NOTES:**
- RETAINING WALL MASS GRADING PREPARATION
- ALL RETAINING WALLS SHALL BE ROUGH GRADED AT A 2:1 SLOPE WITH BASE OF SLOPE AT PROPOSED WALL FACE.
 - THE RETAINING WALL SLOPE AREAS ARE TO BE MAINTAINED UNTIL RETAINING WALL CONSTRUCTION OCCURS. ANY EROSION SHALL BE REMEDIATED AND RESTORED.
 - BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ANY QUESTIONS REGARDING THE BUILDING PERMITS SHALL BE DIRECTED TO THE CITY BUILDING INSPECTOR.
 - INSTALL SAFETY RAILING ATOP ALL WALLS WHERE REQUIRED BY CODE.
 - RETAINING WALL CONTRACTOR AND/OR RETAINING WALL STRUCTURAL ENGINEER ARE RESPONSIBLE TO REVIEW CIVIL SITE ENGINEERING DRAWINGS. ANY OBSERVED CONCERNS WITH CIVIL SITE ENGINEERING DESIGN ELEMENTS RELATED TO RETAINING WALLS THAT REQUIRE MODIFICATIONS TO THE CIVIL SITE DESIGN IS THEIR RESPONSIBILITY TO COORDINATE WITH PROJECT OWNER AND CIVIL SITE ENGINEER. IF NO COORDINATION IS REQUESTED IT SHALL BE UNDERSTOOD THAT ALL CONDITIONS WITHIN THE CIVIL SITE DESIGN AND PLANS ARE ACCEPTABLE AND ABLE TO BE PROVIDED FOR IN THE RETAINING WALL DESIGN AND CONSTRUCTION.
 - RETAINING WALLS ARE TO BE FINAL DESIGNED AND PERMITTED BY OTHERS.

EARTHWORK CALCULATION:

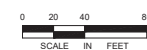
FILL FACTOR 1.05

CUT CIVIL 3D 15,226.66 (CU YD.)
FILL CIVIL 3D 37,456.92 (CU YD.)
CUT HOLD DOWNS 3,118 (CU YD.)
FILL HOLD DOWNS 5,881 (CU YD.)
TOTAL: 1,179 CU YD (CUT)

- GRADING LEGEND:**
- EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - - - PROPOSED RETAINING WALL
 - x PROPOSED TC, CL ELEVATION
 - 62.44 PROPOSED SPOT ELEVATION
 - 62.4 PROPOSED SPOT ELEVATION
 - 1.0% DIRECTION OF DRAINAGE
 - EMERGENCY OVERFLOW ROUTING
 - ECF ROUTING
 - PROPERTY LINE
 - LOT LINE
 - EASEMENT LINE
 - PROPOSED CATCH BASINS
 - PROPOSED STORM SEWER
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION



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Dawson Woods
Inver Grove Heights, Minnesota

Final Plat Submittal
Grading & Drainage Plan

CERTIFICATION

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 in the State of Minnesota.

FOR REVIEW ONLY

PRELIMINARY

NOT FOR CONSTRUCTION

QA/QC CHECK

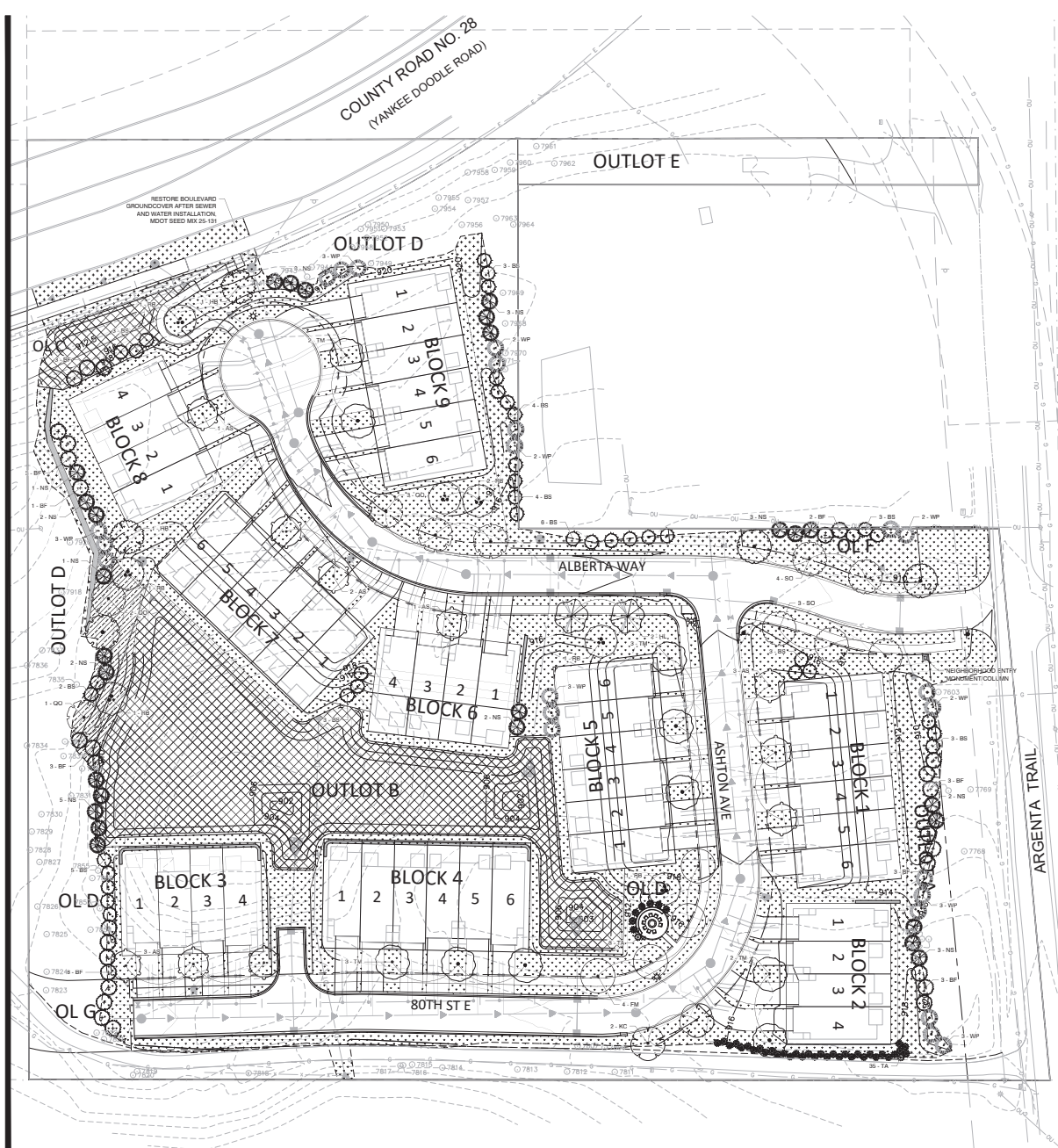
By: _____ Date: _____

PROJECT TEAM DATA

Designed by: MPF, LLP
Drafted by: DUB, ELL, JLR
Project No.: 4000889-00

12

Sheet 12 of 27



- ### LANDSCAPE NOTES
1. CALL COPENHAGEN STATE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
 2. INSTALL 4" MIN. TOP SOIL TO ALL SOD AND SEED AREAS, EXCEPT THAT INFILTRATION BASIN AREAS SHALL RECEIVE ONLY 3" TOP SOIL. FINE GRADE ALL SOD AND SEED AREAS.
 3. ALL LOT AND BOULEVARD AREAS TO BE SODDED AFTER CONSTRUCTION AND FINAL GRADING HAVE BEEN COMPLETED.
 4. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE PLANTING LOCATION.
 5. INSTALL 4"-8" DEPTH SHREDED HARDWOOD MULCH, NATURAL COLOR, AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
 6. PLANTING SOIL SHALL CONSIST OF 1:1:1 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
 7. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER), EXCEPT THAT ALL BOULEVARD AND OUTLOT TREES (INCLUDING ORNAMENTAL TREES) SHALL HAVE A 2-YEAR ESTABLISHMENT PERIOD UPON APPROVAL OF WORK.
 8. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
 9. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
 10. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
 11. COORDINATE ALL LANDSCAPE INSTALLATION WITH GENERAL CONTRACTOR.
 12. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
 13. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
 14. SUPPLY DESIGN AND INSTALLATION FOR IRRIGATION SYSTEM WITH COVERAGE OF SOD AND PLANTING AREAS. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. PROVIDE RAIN SENSOR. COORDINATE WITH GENERAL CONTRACTOR ON LOCATION OF IRRIGATION.
 15. ALL BOULEVARDS AND OUTLOTS PLANTINGS SHALL BE LOCATED AND INSPECTED BY CITY STAFF PRIOR TO INSTALLATION.

SEEDING NOTES

LOW MAINTENANCE MIX: MNDOT 25-131, LOW MAINTENANCE TURF MIX, SEEDING RATE TO BE 220 LBS/ACRE (PURE LIVE SEED)

BASIN/SIDE-SLOPE MIX: MN STATE SEED MIX 33-261, STORMWATER SOUTH & WEST MIX SEEDING RATE TO BE 35 LBS/ACRE (PURE LIVE SEED)

NATIVE PRAIRIE MIX: SHOOTING STAR NATIVE SEEDS, SENS DRY PRAIRIE MIX, SEEDING RATE TO BE 10 LBS/ACRE (PURE LIVE SEED)

APPLY SEED PER THE FOLLOWING: MULCH SEEDED AREAS WITH 1/2" TOP SOIL (MCA CERTIFIED WED FRIED MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING). MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

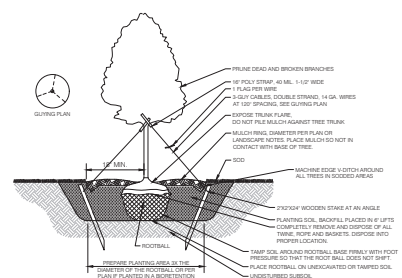
SEEDING SHALL BE APPLIED FROM APRIL 15 - JULY 20 OR SEPTEMBER 20 - FREEZE UP. IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE TO APPLY 1/2" TOP SOIL SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH SHALL BE 6 INCHES. THE SITE TO BE WINDROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORM DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.

LANDSCAPE REQUIREMENTS

TOTAL	KEY	COMMON NAME / SCIENTIFIC NAME	SIZE	NOTES
CONIFEROUS TREES				
27	BF	Balsam Fir <i>Abies balsamea</i>	8" H. B&B	
36	BS	Black Hills Spruce <i>Picea glauca</i> 'Densata'	8" H. B&B	
38	NS	Norway Spruce <i>Picea abies</i>	8" H. B&B	
43	TA	North Pole Arborvitae <i>Thuja occidentalis</i> 'Art Boe'	8" H. B&B	
21	WP	Eastern White Pine <i>Pinus strobus</i>	8" H. B&B	
DECIDUOUS TREES				
10	AS	Autumn Spire Red Maple <i>Acer rubrum</i> 'Autumn'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
4	FM	Fall Fiesta Sugar Maple <i>Acer saccharum</i> 'Walden'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
2	HB	Common Hackberry <i>Celtis occidentalis</i>	2.5" Cal. B&B	Straight Trunk, No V-Crotch
2	HL	Daylily Honey Locust <i>Gleditsia inopposita</i> 'Siamensis'	2.5" Cal. B&B	Straight Trunk, No V-Crotch
2	KC	Kentucky Coffeetree <i>Gymnocladus dioica</i>	2.5" Cal. B&B	Straight Trunk, No V-Crotch
6	QO	Burr Oak <i>Quercus macrocarpa</i>	2.5" Cal. B&B	Straight Trunk, No V-Crotch
7	RB	River Birch (Purple Throat) <i>Betula nigra</i>	6" H. B&B	
7	SO	Swamp White Oak <i>Quercus bicolor</i>	2.5" Cal. B&B	Straight Trunk, No V-Crotch
10	TM	American Sentry Linden <i>Tilia americana</i> 'McKenstry'	2.5" Cal. B&B	Straight Trunk, No V-Crotch

- ### LEGEND
- OVERSTORY/DECIDUOUS TREES
 - ORNAMENTAL TREES
 - CONIFEROUS TREES
 - SOD
 - LOW MAINTENANCE MIX (SEE SEEDING NOTES)
 - BASIN/SIDE-SLOPE MIX (SEE SEEDING NOTES)
 - NATIVE PRAIRIE MIX (SEE SEEDING NOTES)
 - EXISTING TREE TO REMAIN
 - LIMITS OF GRADING



1. TREE PLANTING
NOT TO SCALE

Know what's below.
Call before you dig.
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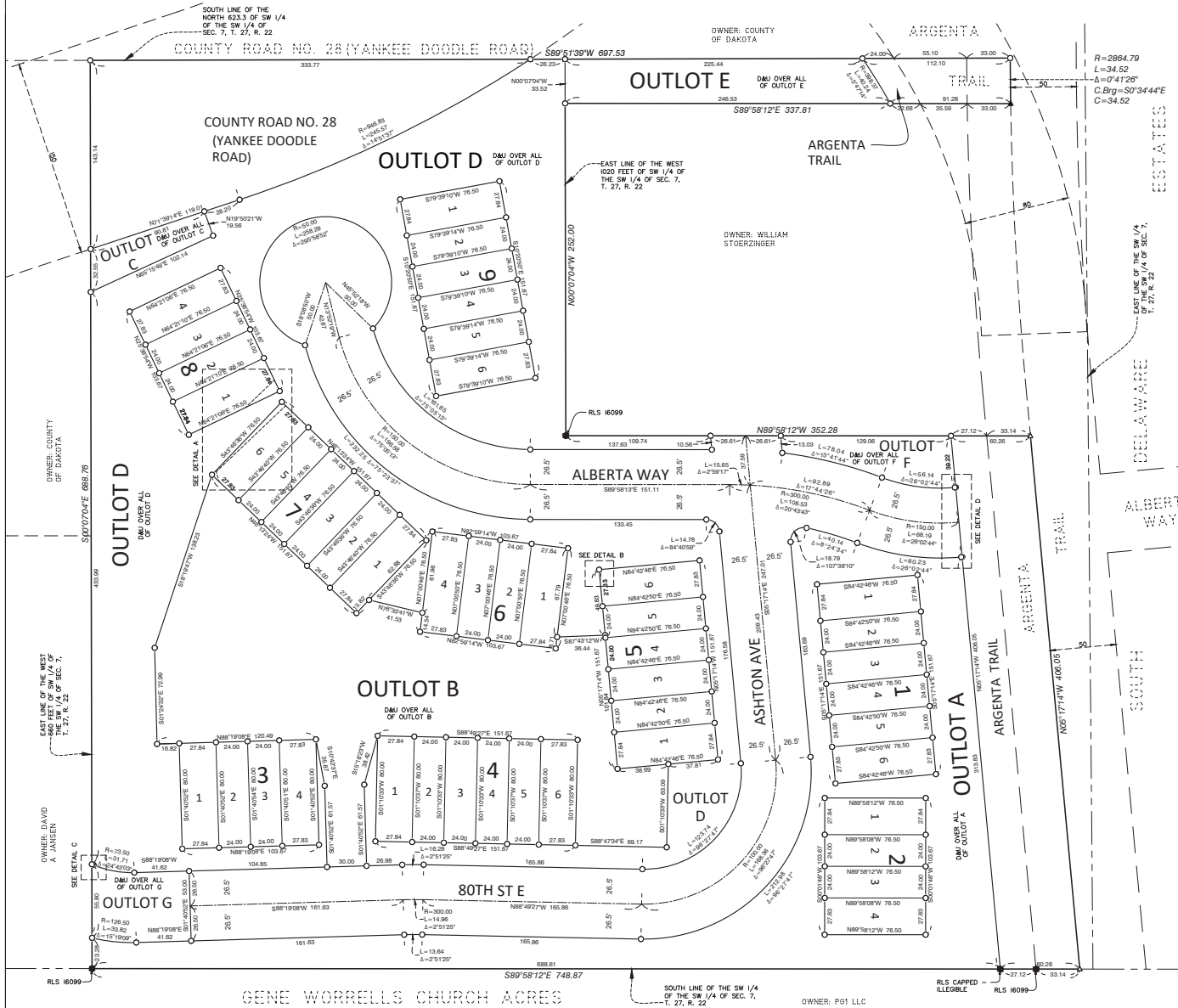
Dawson Woods
Inver Grove Heights, Minnesota

Final Plat Submittal
Landscape Plan

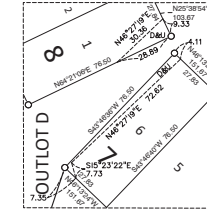
CERTIFICATION
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Minnesota.
PRELIMINARY - NOT FOR CONSTRUCTION
DATE: 11/25/2023
BY: [Signature]
FOR REVIEW ONLY
DATE: 11/25/2023
BY: [Signature]
QA/QC CHECK
By: [Signature] Date: [Signature]
PROJECT TEAM DATA
Designed By: [Signature]
Drafted By: [Signature]
Project No.: 4000895-00

25
Sheet 25 of 27

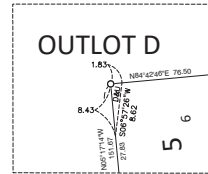
DAWSON WOODS



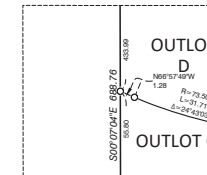
DETAIL A
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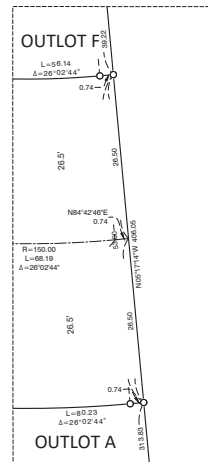
DETAIL B
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DETAIL C
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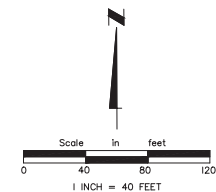
DETAIL D
NOT TO SCALE



THE NORTH LINE OF CENTURY PONDS OUTLOT G, IS ASSUMED TO HAVE A BEARING OF N56°59'15"E.

- ▲ Denotes monument found mag nail marked as shown
- △ Denotes monument set mag nail marked as shown
- Denotes monument found 1/2 inch iron pipe marked as shown
- Denotes 1/2 inch x 18 inch iron pipe monument will be set within one year and marked by license no. 57366

D&U Denotes Drainage and Utility Easements
RLS Denotes Registered Land Surveyor Number





Planning Commission Report

MEETING DATE:	June 2, 2026
CASE NO:	26-04RZ-PP-PUD
APPLICANT:	Pulte Homes of Minnesota, LLC
PROPERTY OWNER:	Argenta Properties, LLC
REQUEST:	Rezoning, Preliminary Plat and Preliminary Planned Unit Development (PUD)
LOCATION:	7927 Argenta Trail
COMPREHENSIVE PLAN:	LMDR, Low-Medium Density Residential
ZONING:	A, Agricultural
STAFF CONTACT:	Benjamin Schneider, 651-450-2569

ACTION REQUESTED

Conduct a Public Hearing and consider a request from Pulte Homes of Minnesota (“Developer”) for a Rezoning, Preliminary Plat, and Preliminary Planned Unit Development (PUD) for a 46-unit townhome development (“Development”).

BACKGROUND

Pulte Homes (“Developer”) is proposing to construct an owner-occupied, 46-unit townhome development (“Development”). The development site is located at 7927 Argenta Trail (“Subject Property”) on the southwest corner of Argenta Boulevard and Argenta Trail, near the border between Inver Grove Heights and Eagan.

LAND USE & ZONING

The Subject Property is 8.1 acres and is guided LMDR, Low-Medium Density Residential in the 2040 Comprehensive Plan. This land use guidance has a density range of 4–8 units per acre and allows for attached housing. The proposed density is 5.7 units per acre.

SURROUNDING USES

The table below identifies the adjacent uses, zoning, and guided future land use of surrounding properties.

LOCATION	ADJACENT USES	ZONING	LAND USE
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North	Vacant	Agricultural	LMDR, Low-Medium Density Residential
East	Single-Family	Agricultural	LMDR, Low-Medium Density Residential
West	Single-Family	Agricultural	LMDR, Low-Medium Density Residential
South	Cemetery	Public Institutional	P/I, Public Institutional

REZONING

The Subject Property is currently zoned A, Agricultural and is located within the Northwest Area Overlay District (“NWA”). This Overlay District has additional performance standards that either supersede or supplement regulations of underlying zoning districts.

The Developer is requesting to rezone the property to R-3A, High Density Residential and PUD, Planned Unit Development. The R-3A, High Density Residential Zoning District allows for attached housing at a density of 4–8 units per acre, which is consistent with the Low-Medium Density land use guidance.

The PUD zoning is required because the project is within the Northwest Area. The general purpose of PUD's is to allow for development of creative designs with an opportunity to request flexibility from City Code Standards that would otherwise be required. Each flexibility must be specifically requested, and the City has discretion as to whether to grant these flexibilities. The Developer has included three flexibility requests that will be analyzed later in this report.

PRELIMINARY PLAT

This section highlights the major components of the proposed plat.

Plat Name and Legal Description

The Preliminary Plat is proposed as “Dawson Woods.” The proposed corresponding legal description is Lots 1 through 6, Block 1; Lots 1 through 4, Block 2; Lots 1 through 4, Block 3, Lots 1 through 6, Block 4; Lots 1 through 6, Block 5; Lots 1 through 4, Block 6; Lots 1 through 6, Block 7; Lots 1 through 4; Block 8, and Lots 1 through 6, Block 9.

Lot Configuration and Site Layout

The Preliminary Plat shows 46 lots for each townhome unit. There are also seven outlots for stormwater management, common areas, and natural area/open space. The proposed development includes a combination of four-unit and six-unit buildings with a total of nine buildings. As allowed in the R-3A, High Density Residential district standards, the internal lot lines of each building bisect the common walls between units.

The Development does not include the residential property at 7923 Argenta Trail. The Developer has included a ghost plat with 12 additional units for this property. Similarly, there is a ghost plat for the neighboring property to the west that shows 10 units. The ghost plats confirm that the proposed layout of the site can accommodate future development of these properties.

Streets and Sidewalks

The development has one access off Argenta Trail, aligning with Alberta Way on the east side of the street. The proposed streets would be public with a right-of-way width of 53 feet and a road width of 30 feet. A six-foot sidewalk is proposed on one side of the street throughout the neighborhood.

The southern edge of the Subject Property has an existing private driveway that provides access for the adjacent landowner to the west at 7985 Argenta Trail. At the request of this property owner, this private driveway is proposed to remain with this project. The private driveway would be removed when future development is approved on the adjacent property. A small outlot is proposed between the end of the right-of-way and the shared property line, allowing the Developer to plant trees to screen the new road from the property to the west.

Traffic

The Developer has included a Trip Generation Memo for the project. The memo estimates that the development would generate 22 additional vehicle trips in the AM peak hour and 23 trips in the PM peak hour. These additional trips are within the service capacity for Argenta Trail and are expected to have minimal impact on traffic in the area.

Utilities

The Subject Property is subject to the 1997 Joint Powers Agreement (“JPA”) between the City of Inver Grove Heights and the City of Eagan. Properties that are within the boundary of the JPA area must have their water and sewer utilities served by the City of Eagan. In return, the City of Eagan collects development fees associated with these utility hookups. This particular JPA was negotiated to include park dedication as one of the fees that must be paid to the City of Eagan. The primary purpose of the JPA is to allow for development that otherwise could not occur due to a lack of available utility lines within Inver Grove Heights.

Parks and Trails

The Parks and Recreation Commission has reviewed this project and has recommended a cash payment in lieu of dedicating parkland. Due to the Subject Property being within the JPA area, this cash payment will be paid to the City of Eagan.

The Developer is proposing a private fire pit for residents between Block 4 and Block 5.

Phasing

The Development is proposed to be constructed in one phase.

PRELIMINARY PUD - DEVELOPMENT STANDARDS REVIEW

This section will review the development against the required development standards. The next section will summarize the PUD flexibilities that are being requested.

Setbacks

The Development complies with all setback regulations, including 20 feet from internal right-of-way lines, 40 feet from Argenta Trail, and 20 feet of structure separation.

Tree Preservation and Landscaping

The Developer is proposing to preserve 66 trees along the periphery of the Subject Property and remove the remaining trees. A total of 578 caliper inches is proposed in the Landscape Plan, meaning a fee in lieu will be required for the remaining 800 caliper inches.

The Landscape Plan includes 206 trees, far exceeding the requirement of 46 trees. Several of the plantings are along the periphery of the site to supplement the existing vegetation that is being saved. The Developer worked with the adjacent landowner to the west to provide additional screening that was requested.

Natural Areas/Open Space

All developments in the Northwest Area Overlay District require 20 percent of the net developable area to be preserved for natural area/open space. The net developable land for the Property is 8.1 acres. Out of this 20 percent of land, at least 50 percent is required to be undisturbed. There is also a requirement for at least 75 percent of the open space to be contiguous. The table below shows what the Developer is proposing for natural areas/open space. Overall, all the natural area/open space requirements are met.

NATURAL AREA / OPEN SPACE FEATURE	REQUIRED	PROPOSED
Total Natural Area / Open Space	1.6 Acres	3.9 Acres
Total Undisturbed Natural Area / Open Space	0.8 Acrea	1.3 Acres
Total Contiguous Open Space	1.2 Acres	2.5 Acres

Impervious Surface and Building Coverage

The maximum impervious surface coverage in the Northwest Area Overlay District is 35 percent for projects zoned R-3A, High Density Residential. This requirement applies to the whole site rather than per lot. The Developer is proposing 46.6 percent of impervious surface. This will require flexibility through the PUD process.

The amount of building coverage on the site is limited to 20 percent. The Developer is proposing a building coverage of 13.8 percent, satisfying the requirement.

Parking

Each townhome unit has a two-car garage and a driveway that can fit another two cars, exceeding City Code requirements. Additionally, six guest parking spaces are required to be provided. This can be accommodated with street parking, as allowed in the Northwest Area Overlay District.

REQUESTED PUD FLEXIBILITIES

A summary of the requested PUD flexibilities is detailed below, including the rationale for supporting the requests.

1. Impervious Surface Coverage. The proposed impervious surface coverage for the site is 46.6 percent; the City Code maximum is 35 percent.

The Developer is proposing to treat stormwater runoff with a central infiltration basin, which is the preferred stormwater management method in the Northwest Area. Also, the Developer is exceeding City Code requirements for the number of trees being planted, which helps mitigate stormwater runoff.

2. Number of Units in a Building. The R-3A Zoning District has a limit of four dwelling units per building; five of the nine buildings are proposed to have six units.

The irregular shape of the site limits the options for the site layout. It would be challenging to maintain the same unit count if all buildings were limited to four units. The buildings still meet all setback requirements, and the proposed density of 5.7 units per acre is well within the allowed range of four to eight units per acre.

3. Cul-de-sac Length. City Code limits the length of streets with cul-de-sacs to 500 feet; the southerly street in the plans is proposed to be about 600 feet in length.

With limited options for configuring the site, this standard would be difficult to meet. Additionally, this dead-end road is needed for the parcel to the west to develop in the future.

EVALUATION OF REQUEST

DEPARTMENT REVIEWS

Public Works and Engineering

Engineering staff have reviewed the plans for compliance with grading, drainage, utility, and stormwater requirements. The Developer is working with the Engineering Department to confirm that all necessary easements are in place outside the property limits in order for the stormwater infrastructure to tie into Dakota County's storm system along Argenta Boulevard. Depending on outcome of the findings, it is possible that additional easements outside the Property may be required, at the cost to the Developer.

Police and Fire

The plans were shared with the Police and Fire Departments. No comments were received from either department.

WETLANDS

There are no wetlands identified on the Property.

DEVELOPMENT CONTRACT

The City and Developer shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the Applicant, City Attorney and Staff as part of the final PUD review. All the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

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

- Approval of the Rezoning, Preliminary Plat, and Preliminary PUD subject to the following conditions:
 1. Prior to Final Plat approval, the Developer must confirm that all easements are in place for stormwater that flows outside the Property to the satisfaction of the City Engineer. If the City Engineer concludes that additional easements are needed, such easements must be acquired and paid for by the Developer prior to Final Plat approval.
 2. Prior to Final Plat and Plan approval, the final grading, drainage and erosion control, street plans and utility plans shall be approved by the City Engineer and subject to all conditions noted by the City Engineer and consultants in their review memos.
 3. The PUD shall be approved with the flexibilities outlined in the "Requested PUD Flexibilities" section of this report.
 4. Drainage and utility easements shall be provided on the final plat as required by the City Engineer.
 5. Park dedication shall be made in the form of a cash contribution based on the recommendation of the Parks and Recreation Advisory Commission.
 6. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a

Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.

7. The Developer and Owner shall enter into a Development Contract with the City.
8. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.

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

RECOMMENDATION

The project complies with all performance standards of the Northwest Area except for the flexibility requested.

Staff is supportive of the flexibility requests and would recommend approval of the requests as presented with the conditions listed.

ATTACHMENTS

1. Future Land Use Map
2. Zoning Map
3. Trip Generation Memo
4. Application Narrative
5. Resident Comments
6. Location Map
7. Civil and Landscape Plans