

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, October 3, 2017 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. PLANNING COMMISSION MINUTES FOR SEPTEMBER 19, 2017 ARE NOT YET AVAILABLE. Will be included in October 17 meeting

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 HAMPTON COMPANIES – CASE NO. 17-42PUD

Consider TABLING the following requests for the property located along 80th Street, east of South Robert, west of Babcock:

- a) A Rezoning from R-1CPUD
- b) A Preliminary Plat and Preliminary PUD Development Plan for a 68-unit single-family villa development and a 32-unit assisted living facility; and
- c) A Conditional Use Permit for a multiple-family development

Planning Commission Action _____

3.02 WIDSETH SMITH NOLTING (RIVER HEIGHTS CHURCH) - CASE NO. 17-41PR

Consider a Major Site Plan Review to construct a building addition on the property located at 6070 Cahill Avenue.

Planning Commission Action _____

3.03 WASATCH STORAGE - CASE NO. 17-46C

Consider the following requests for the property generally located south of 50th Street, east of Hwy 52, north of I-494:

- a) a Conditional Use Permit to allow a mini-storage facility with outdoor vehicle storage

Planning Commission Action _____

- b) a Variance from the minimum landscaping requirements

Planning Commission Action _____

4. OTHER BUSINESS

Review Consistency with Comprehensive Plan – Purchase of property for fire station.

5. ADJOURN

M E M O

CITY OF INVER GROVE HEIGHTS

TO: Inver Grove Heights Planning Commission

FROM: Allan Hunting, City Planner



DATE: September 14, 2017

SUBJECT: HAMPTON COMPANIES CASE NO. 17-42PUD

Staff is still working with the applicant on plan revisions to the submitted plan set and therefore a staff report has not been drafted for the application.

A notice was published in the paper and notice was mailed to surrounding property owners.

The notice should be read, public hearing opened and then tabled until further notice. A new published notice and mailing will be done before item is reviewed by Planning Commission.

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

REPORT DATE: September 29, 2017

CASE NO: 17-41PR

APPLICANT: Widseth Smith Nolting

PROPERTY OWNER: River Heights Vineyard Church

REQUEST: Major Site Plan Review

LOCATION: 6070 Cahill Avenue

HEARING DATE: October 3, 2017

COMPREHENSIVE PLAN: Public Institutional

ZONING: P, Public/Institutional

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

An application has been received for a Major Site Plan Review to allow construction of a 10,623 square foot addition to the existing church. The City Council approved a variance from setbacks on August 28, 2017 to allow the proposed addition to be 50 feet from Cahill Avenue.

EVALUATION OF THE REQUEST

The subject site is surrounded by the following land uses:

North - Single, multiple residential; zoned R-3B, R-3C; guided MDR.

East - Single family home; zoned R-3C; guided MDR.

West - Business, residential; zoned B-1; guided CC.

South - Single family housing; zoned R-1C; guided LDR.

The applicant is proposing to add a two-story addition to the west side of the existing church. The footprint of the addition would be 5,668 square feet. The proposed addition would contain the new sanctuary and the existing building would be converted in to cafeteria and dining hall. The property is zoned P, and churches are a permitted use. The only request needed for the addition is a Major Site Plan review because they are adding more than 30% of the original building square footage.

MAJOR SITE PLAN REVIEW

Lot Size. The existing lot is 4.65 acres in size. The P district requires minimum lot size of three (3) acres for churches. All lot size requirements have been met.

Setbacks. The P district requires building setbacks of 75 feet from Cahill and 50 feet when abutting residential properties. City Council approved a setback from Cahill of 50 feet. The proposed building location would be 50 feet from Cahill and 50 feet from the residential properties to the south. All building setback requirements have been met.

The P district requires parking lot setbacks of 10 feet from front property line and abutting residential properties. The parking lot meets all required setbacks.

Building Coverage/Floor Area Ratio. The P district requires a maximum of 20% building coverage per lot. The proposed site plan provides for a total of 6.0% building coverage. The P district also has a floor to area ratio maximum of .25. The proposed building expansion would yield a ratio of .09. The impervious surface coverage requirement has been met.

Lighting. One existing light pole would be removed near the entrance to the building. No other light poles are being proposed. Any new building wall lighting must comply with lighting standards which consist of a shoe-box style with a cut-off for the light bulb and a flat lens.

Screening. All rooftop and ground mounted mechanical equipment shall be screened 100% from view of the public. The applicant indicated there would be some roof-top equipment. If the mechanical equipment is ground mounted, it must be screened from view. Details should be shown on the plans submitted for building permit review.

Parking. The applicant expanded the parking lot earlier this year by adding 48 parking stalls in anticipation of the new addition. The site plan indicates the sanctuary would have 333 seats. Based on the ordinance requirement of one space per 3.5 seats, a total of 96 parking spaces are required. There are 124 existing stalls including the new parking addition. Based on requirements, the site complies with parking standards.

Landscaping. The site shall comply with landscaping requirements for the addition. Standard landscaping requirement is one new over story tree per 1,000 square feet of gross building floor area. Based on the size of the addition, this would be 11 trees. An additional one over story tree is required for each 10 parking spaces. No tree planting was done with the parking lot expansion and therefore compliance with code standards are to be met with this approval. Based on 48 spaces, an additional 10 trees are to be planted. A grand total of 21 new trees are to be planted. A revised landscape must be submitted with the required plantings prior to issuance of a building permit.

Grading and Drainage. Engineering has reviewed the grading and storm water management plans and has noted that there is a known flooding issue south of the site on Carleda Way. The applicant has been asked manage the volume of storm water up to the 100 year storm for new and redevelopment space that drains to the south. Engineering's goal is to have a storm water management plan that does not adversely impact the downstream and adjacent properties. A

review of the plans indicates the storm water is to be addressed through approved means and will not impact storm water downstream. Engineering has determined that the submitted plans comply with these standards. There may be some final adjustments to the plans before they are complete and therefore there should be a condition that the final grading and drainage plans are subject to review and approval by the City Engineer.

ALTERNATIVES

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

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be recommended for approval:
- o Approval of the **Major Site Plan Approval** for a 10,623 square foot addition to the existing church subject to the following conditions:
 - 1. The building and signage plan shall be in substantial conformance with the following plans except as may be modified by the conditions herein:

Site Plan	dated 9/28/17
Grading Plan	dated 9/28/17
Elevation Plan	dated 6/12/17
 - 2. All roof top and ground mounted equipment shall be screened 100% from view of the public. Details of all equipment must be shown on the building permit plans.
 - 3. All parking lot and building lighting on site shall be a down cast, "shoe-box" style and the bulb shall not be visible from property lines. Cut sheets for all exterior lighting shall be submitted prior to issuance of building permits.
 - 4. Prior to issuance of a building permit, a landscape plan showing the required number of new trees must be submitted and approved by the Planning Department.
 - 5. Prior to issuance of building permits, all grading, storm water management plans shall be approved by the City Engineer.
- B. **Denial.** If the Planning Commission does not favor the proposed application, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

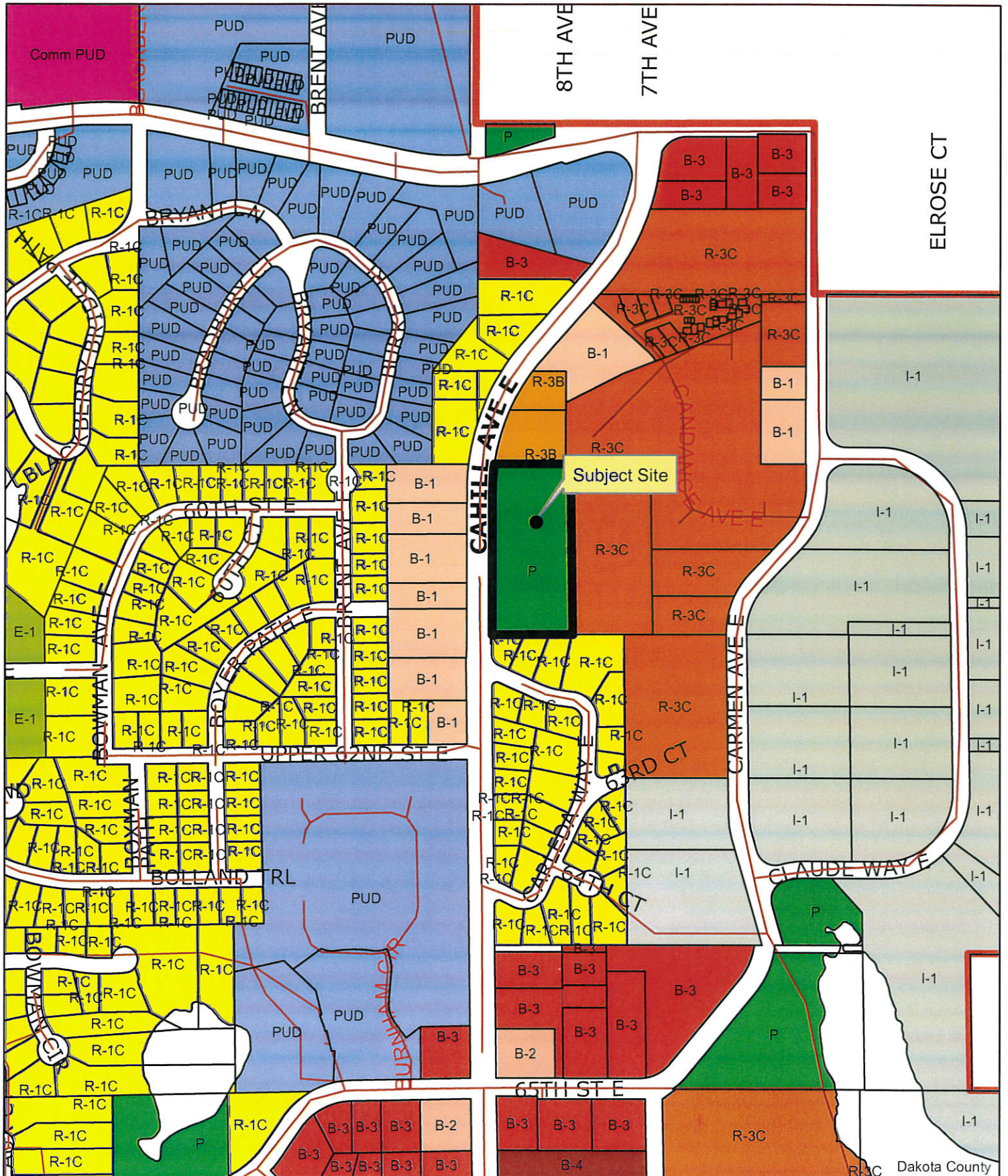
The Planning Division recommends approval of the request as presented with the conditions listed.

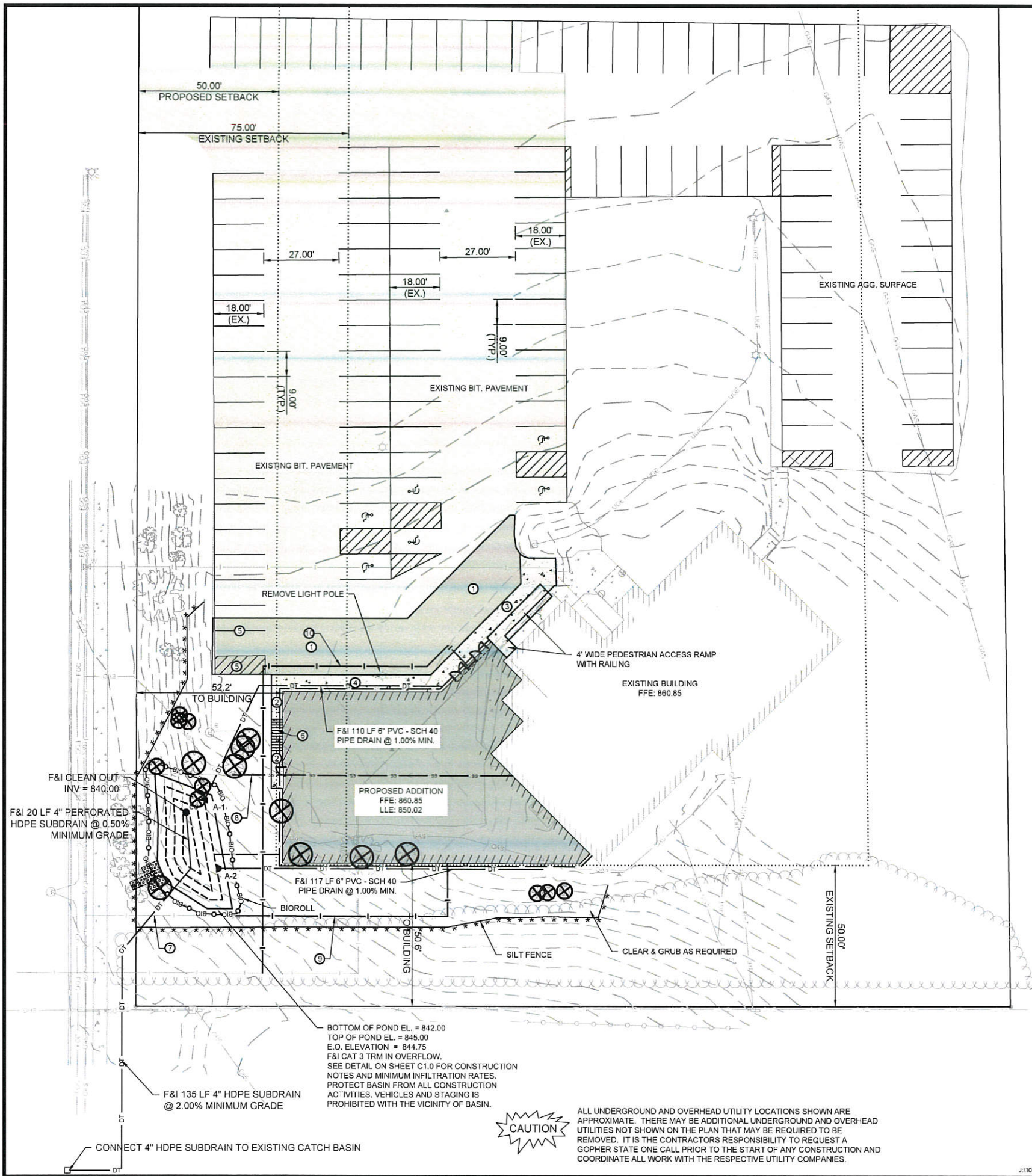
Attachments:	Location/Zoning Map
	Site Plan
	Grading Plan
	Elevation Plan



Location Map

Case No. 17-41PR





ZONING INFORMATION:

PARCEL ID: 20.00300.26.010
ZONING DISTRICT: P: (INSTITUTIONAL)
PROPOSED USAGE: EXISTING CHURCH
TOTAL LOT AREA: 202,598 SF
TOTAL LOT ACREAGE: 4.65 ACRES

FLOOR AREA RATIO: 0.25
MAX. ALLOWABLE FLOOR AREA: 50,650 SF
TOTAL FLOOR AREA: 13,213 SF
EXISTING FLOOR AREA: 7,545 SF
PROPOSED ADDITION FLOOR AREA: 5,668 SF

SETBACKS:
FRONT YARD, PER VARIANCE: 50 FT
SIDE YARD: 50 FT
SUM OF SIDE YARDS: 0 FT
REAR YARD: 50 FT

LANDSCAPE AREA: 71%

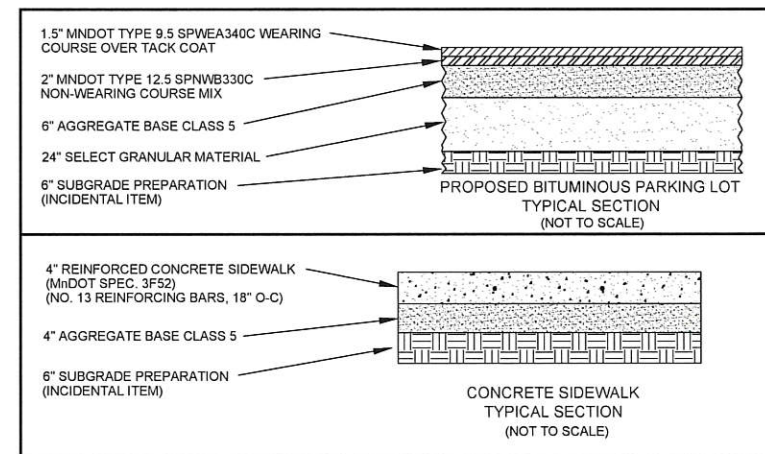
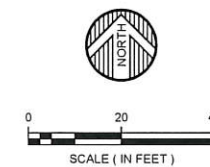
MIN. LOT SIZE: 3 ACRES
MAX. PERMITTED HEIGHT: 40 FT
SIGN: EXISTING

OFF-STREET PARKING:
1 SPACE PER 3 1/2 SEATS
EXISTING PARKING STALLS: 75
REQUIRED* PARKING STALLS: 96
PROPOSED PARKING STALLS: 124

* REQUIRED PARKING BASED ON 333 SEATS IN MAIN SANCTUARY.

ITEM NOTES:

1. BITUMINOUS PAVEMENT - SEE TYPICAL SECTION
2. 4' WIDE CONCRETE SIDEWALK - SEE TYPICAL SECTION
3. 5' WIDE, THICKEND EDGE, CONCRETE SIDEWALK - SEE TYPICAL SECTION
4. 6' WIDE, THICKEND EDGE, CONCRETE SIDEWALK - SEE TYPICAL SECTION
5. 4" SOLID LINE WHITE - PAINT
6. CONCRETE STAIRS WITH HAND RAIL
7. EXISTING 8" DIP WATER SERVICE
8. F&I 100 LF 6" SCH-40 PVC SANITARY SERVICE (PER ASTM D2665)
CONTRACTOR TO VERIFY DEPTH
9. F&I 94 LF 1-1/2" COPPER TYPE K WATER SERVICE (PER ASTM B88)
10. F&I 188 LF 6" DIP WATER MAIN (CL 52)



EROSION CONTROL & RESTORATION NOTES:

1. F&I SEDIMENT AND EROSION CONTROL MEASURES SUCH AS SILT FENCE, INLET PROTECTION, VEHICLE CONSTRUCTION ENTRANCE AND OTHER BMP'S PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BMP'S ACCORDINGLY BASED ON THEIR OPERATIONS.
2. SEED (MnDOT 25-151) AREAS DISTURBED BY CONSTRUCTION ACTIVITIES.
3. F&I MnDOT CAT 3 EROSION CONTROL BLANKET IN ALL AREAS DISTURBED BY CONSTRUCTION.

GENERAL NOTES:

1. ALL PIPE LENGTHS ARE MEASURED CENTER TO CENTER OF STRUCTURE AND SHALL INCLUDE THE LENGTH OF THE APRON.
2. BACKFILL SUBDRAIN WITH FINE FILTER AGGREGATE.
3. STRIPING SHALL BE LATEX PAINT PER MnDOT 2582. STALLS SHALL BE WHITE PAINT.

SITE ADDRESS: 6070 CAHILL AVENUE E.
INVER GROVE HEIGHTS, MN 55076

PROPOSER: RIVER HEIGHTS VINEYARD CHURCH
6070 CAHILL AVENUE E.
INVER GROVE HEIGHTS, MN 55076
CONTACT: PETER BENEDICT
EMAIL: PJBENEDICT@GMAIL.COM
PH: (651) 457-7644

ARCHITECT: AYARS & AYARS INCORPORATED
21900 KENRICK AVENUE
LAKEVILLE, MN 55044
CONTACT: CRAIG LEIBOLD
EMAIL: CLEIBOLD@AYARSAYARS.COM
PH: (952) 469-0929

CIVIL ENGINEER: WIDSETH SMITH NOLTING
3777 40TH AVE NW, SUITE 200
ROCHESTER, MN 55901
CONTACT: CRAIG BRITTON
EMAIL: CRAIG.BRITTON@WSN.US.COM
PH: (507) 206-2125

EXISTING		PROPOSED	
IMPERVIOUS	1.306 ACRES	IMPERVIOUS	1.355 ACRES
PERVIOUS	3.345 ACRES	PERVIOUS	3.296 ACRES
TOTAL LOT AREA		4.651 ACRES	
TOTAL DISTURBED AREA		0.345 ACRES	

A-1
F&I 6" CONCRETE HEADWALL
F&I 4'x4' EROSION STABILIZATION MAT
END APRON ELEV = 844.00

A-2
F&I 6" CONCRETE HEADWALL
F&I 4'x4' EROSION STABILIZATION MAT
END APRON ELEV = 844.00



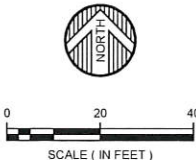
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Craig Britton
DATE: MIDDLETOWN, MN 4/28/2017

DATE	SCALE	BY	CHECKED BY	DATE	REVISION DESCRIPTION
SEPTEMBER 2017	AS SHOWN	B.B.B.	C.N.E.		

SANCTUARY ADDITION
RIVER HEIGHTS VINEYARD CHURCH
INVER GROVE HEIGHTS, MINNESOTA

102BR0002



1. AN NPDES PERMIT SHALL BE APPLIED FOR BY THE OWNER AND CONTRACTOR IF DISTURBED AREA EXCEEDS 1 ACRE. AN NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT.
2. ALL EROSION CONTROL AND SILTATION CONTROL SHALL COMPLY WITH THE SITE'S SWPPP, THE MINNESOTA POLLUTION CONTROL AGENCY (MPCA) STORMWATER MANUAL (CURRENT EDITION) AND THE REGULATIONS OF THE CITY OF INVER GROVE HEIGHTS, DAKOTA COUNTY SOIL & WATER CONSERVATION DISTRICT AND THE EAGAN-INVER GROVE HEIGHTS WATERSHED MANAGEMENT ORGANIZATION.
3. SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S), WHICH PREVENT SEDIMENT FROM ENTERING A WATER OF THE STATE, SHALL BE ESTABLISHED BEFORE LAND DISTURBING OPERATIONS BEGIN AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
SILT FENCE - INVER GROVE HEIGHTS PLATE NO. EC-02
INLET PROTECTION - INVER GROVE HEIGHTS PLATE NO. EC-04
CONCRETE ROCK CONSTRUCTION ENTRANCE - INVER GROVE HEIGHTS PLATE NO. EC-03
CONCRETE WASHOUT AREA - PER MPCA GUIDELINES
4. TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED SOIL AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 7 DAYS WILL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED SHALL BE RYE (GRAIN) APPLIED AT THE RATE OF 100 LBS PER ACRE. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH TWO (2) TONS PER ACRE OF STRAW. THE STRAW MULCH IS TO BE TACKLED INTO PLACE BY A DISK WITH THE BLADES SET NEARLY STRAIGHT.
5. ALL DISTURBED PERVIOUS AREAS SHALL BE FERTILIZED (TYPE 3, 22-5-10), SEEDING (MnDOT 25-151) AND MnDOT CAT 3 EROSION CONTROL PLANTER PLACED UNLESS OTHERWISE NOTED OR SHOWN IN PLANS. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SEEDING SHALL BE PER THE MnDOT SEEDING MANUAL.
6. THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.
7. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR OUTLET.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT SEDIMENT DOES NOT LEAVE THIS SITE. IT IS REQUIRED THAT THE CONTRACTOR INSTALL A STABILIZED VEHICLE EXIT TO KEEP SEDIMENT TRACKING TO A MINIMUM. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY UNTIL ACCEPTANCE OF THE WORK BY THE OWNERS.
9. ANY DEPOSITING OF SEDIMENT OR DEBRIS ON NEW OR EXISTING PAVEMENT, OR IN EXISTING STORM SEWERS SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED. ANY TRACKING OF SEDIMENT OR DEBRIS FROM CONSTRUCTION TRAFFIC ONTO PUBLIC RIGHT OF WAY SHALL BE REMOVED BY THE END OF EACH WORK DAY AND AFFECTED AREAS CLEANED.
10. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER RAIN EVENTS FOR DAMAGE TO EROSION CONTROL DEVICES. IF DAMAGED OR INEFFECTIVE EROSION CONTROL DEVICES ARE DISCOVERED, THEY SHALL BE REPAIRED OR REPLACED. THE CONTRACTOR SHALL MAINTAIN INSPECTION RECORDS, WHICH INCLUDE DATE AND TIME OF INSPECTIONS, DATES OF RAINFALL EVENTS, FINDINGS OF INSPECTIONS, CORRECTIVE ACTIONS TAKEN (INCLUDING DATES AND TIMES), AND DOCUMENTATION OF ANY CHANGES TO THE TEMPORARY OR PERMANENT EROSION CONTROL PLANS MADE DURING CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE CLEARING, GRUBBING AND REMOVALS. REMOVAL OF PAVEMENT AND MISCELLANEOUS STRUCTURES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF MN/DOT 2104.
12. ALL PROPOSED ELEVATIONS ARE TO TOP OF PAVING, GUTTER, OR FINISHED GRADE UNLESS NOTED OTHERWISE. PROPOSED ELEVATIONS ARE INTENDED TO PROVIDE POSITIVE DRAINAGE TOWARDS CATCH BASINS AND/OR OUTLETS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE REQUIRED ELEVATIONS, WHICH WILL PROMOTE POSITIVE DRAINAGE THROUGHOUT THE PROJECT SITE.
13. THE SITE HAS NOT NECESSARILY BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EARTHWORK QUANTITY ON THIS SITE. EXCESS MATERIAL, IF ANY SHALL BE DISPOSED OF OFF-SITE. THE CONTRACTOR SHALL IMPORT SUITABLE MATERIAL AS NEEDED.
14. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING UTILITIES.
15. SOME SLOPES ON SITE EXCEED 4:1. SLOPES STEEPER THAN 4:1 WILL BE STABLE FROM LAND SLIDING AND SURFACE EROSION.
16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. SHALL UTILITY RELOCATIONS BE REQUIRED, THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY OWNERS.
17. PARKING LOT AND UTILITIES CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR CONSTRUCTION" BY THE CITY OF INVER GROVE HEIGHTS.
18. PROVIDE A 2 FOOT TAPER SECTION ON ALL CURB TERMINI UNLESS OTHERWISE NOTED.
19. SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
20. THE CONTRACTOR TO MAINTAIN 1.8% MAXIMUM CROSS SLOPE ON ALL SIDEWALK.

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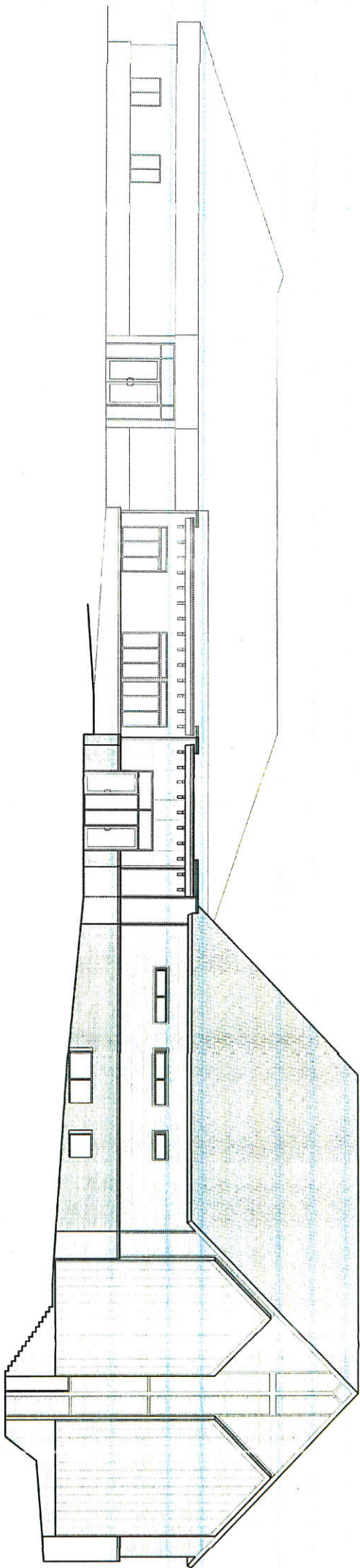
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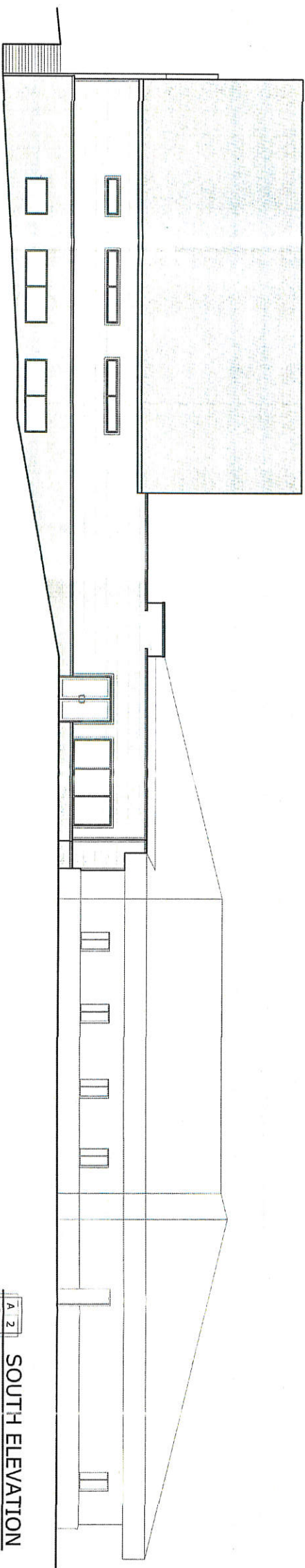
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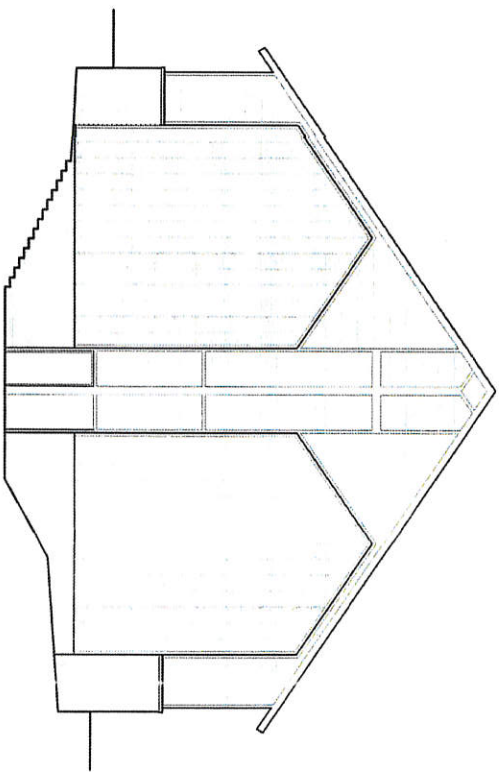
ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND AND OVERHEAD UTILITIES NOT SHOWN ON THE PLAN THAT MAY BE REQUIRED TO BE REMOVED. IT IS THE CONTRACTORS RESPONSIBILITY TO REQUEST A GOPHER STATE ONE CALL PRIOR TO THE START OF ANY CONSTRUCTION AND COORDINATE ALL WORK WITH THE RESPECTIVE UTILITY COMPANIES.



A 3
A3.01
TRUE WEST ELEVATION
SCALE: 1/8" = 1'-0"



A 2
A3.01
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A 1
A3.01
WEST ELEVATION
SCALE: 1/8" = 1'-0"

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

HEARING DATE: October 3, 2017

CASE NO.: 17-46C

APPLICANT: Wasatch Storage

PROPERTY OWNER: Rosemount Storage, Inc.

REQUEST: Conditional Use Permit for a ministorage facility with outdoor storage and variance from the minimum landscaping requirements

LOCATION: 2XXX 50th Street (SW corner of Blaine Ave and 50th Street)

COMPREHENSIVE PLAN: CC, Community Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten 
Associate Planner

BACKGROUND

The applicant has submitted a request for a Conditional Use Permit (CUP) to allow a ministorage facility with outdoor storage on the vacant property located on the southwest corner of Blaine Avenue and 50th Street. The applicant is proposing two storage buildings; the northerly building would be 11,600 square feet and the southerly building would be a two-story 88,000 gross square foot building. The site has two billboard easements that the project is built around, one in the southwest portion of the property and the other in the southeast portion.

The property is 4.48 acres in size and currently four separate tax parcels. As a condition of approval the applicant would be required to combine the four tax parcels into one parcel by administrative subdivision.

The applicant is requesting the following:

- a) Conditional Use Permit for a ministorage facility with outdoor storage
- b) Variance from the minimum landscaping requirements

EVALUATION OF REQUEST

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

North	Townhomes; Zoned PUD; Guided HDR, High Density Residential
East	MnDot ROW
West	Vacant; Zoned B-3; Guided CC, Community Commercial
South	I-494, MnDot ROW

SITE PLAN REVIEW

Lot Size. As mentioned, the property is four separate tax parcels. The applicant shall combine the four parcels into one buildable lot for a total lot size of 4.48 acres. The lot consolidation would be done administratively.

Setbacks. The proposed buildings meet or exceed the required perimeter setbacks for the site.

Parking Lot. Parking for the proposed site consists of five customer/employee parking stalls located on the northeast side of the property. The zoning code does not have any specific parking requirements for ministorage facilities. Staff reviewed the parking based on the applicants need; the applicant stated there would typically be two-three employees on site. Unless they are inquiring about the facility, customers are typically parked by the storage unit they are renting. Staff is comfortable with the parking provided.

Screening/Landscaping. The submitted landscape plan shows a mixture of trees and shrubs. The zoning code requires the equivalent of 100 trees to be planted based on one tree per 1,000 square feet of building gross floor area. The submitted landscape plan shows the equivalent 70 trees that are a combination of over-story, ornamental, and shrub plantings. A variance from the landscaping requirements is discussed later in the report.

Mechanical Equipment. The code requires all roof top and ground mounted mechanical equipment to be screened from view. The plans do not demonstrate where mechanical equipment would be located. Screening will be reviewed at time of building permit.

Access and Surfacing. There would be one access point along 50th Street. The parking and drive areas would be bituminous complying with code requirements.

Building Materials. Both buildings would have to comply with zoning code requirements. The applicant has stated split face masonry, eifs, and metal siding would be some of the materials used, complying with code requirements.

Lighting. All parking lot lighting and building lighting shall be designed so as to deflect light away from the public street. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Signage. Signs are not approved with the CUP request. All signage requires a separate sign permit and shall conform to the sign requirements of the B-3 zoning district.

Engineering. The Engineering Department has conducted a review of the plans and has been working with the applicant in regards to stormwater, grading and erosion control. The final details on the plans would be reviewed and approved by the City Engineer prior to any work commencing on the site.

An improvement agreement, storm water agreement, and related agreements are required to be executed between the City and the developer. The contracts will address the necessary site improvements, sewer and water connections, the parties responsible for the improvements, and

will require financial surety for the landscaping and any other improvements that may be necessary.

GENERAL CONDITIONAL USE PERMIT REVIEW

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

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

This criterion is met. The Comprehensive Plan recognizes the proposed area as commercial. A ministorage facility is consistent with the long range plan for the area.

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

The use of a ministorage facility is a conditional use in the B-3 and I-1 zoning districts. The property is located in the B-3 district, with approval of the CUP, the request would be consistent with the zoning requirements.

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

This criterion is satisfied, the closest neighboring homes are about 170 feet away to the north, in a multi-family district. The proposed use would not create high noise or traffic levels or other adverse impacts to the neighborhood.

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

This criterion is met; the proposed property improvements do not appear to have any negative effects on City facilities or services. Overall a ministorage facility is a low intensity commercial use.

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

- i. *Aesthetics/exterior appearance*

The buildings materials would be in compliance with code requirements. The applicants are proposing landscaping around the perimeter of the property.

- ii. *Noise*

The noise from a ministorage facility would be pretty minimal for a commercial district.

- iii. *Fencing, landscaping and buffering*

The property would have a chain link fence surrounding the site for security purposes. Landscaping is provided around the perimeter of the property.

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

The lot is about 4.48 acres in size. Ministorage facilities and outdoor storage are conditional uses in the B-3 zoning district; the proposed use is appropriate for the zoning, location, and the size of the lot.

Fire and building code requirements would be addressed with the issuance of building permits.

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

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

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

This criterion is satisfied. The applicant is working with the City Engineering department to comply with the City's surface water and groundwater regulations.

VARIANCE REVIEW

City Code Title 10, Chapter 3. **Variances**, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request to install the equivalent of 70 trees whereas 100 is required is reviewed below against those criteria.

1. *The variance request is in harmony with the general purpose and intent of the city code and consistent with the comprehensive plan.*

The application is not contrary to the Comprehensive Plan as the future land use is CC, Community Commercial. The request is in harmony with the intent of the zoning code as a ministorage facility with outdoor storage is a conditional use in the B-3 zoning district.

2. *The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance.*

In this case, the landscaping requirements are based on the gross square feet of the buildings, not just the footprint. The second story of the large building adds an additional

44 trees without increasing the impervious surface or footprint of improvements to the site. Staff believes the applicant is proposing to use the property in a reasonable manner as they are not able to install landscaping in the sign easement areas, there is challenging topography along the westerly border and there are two infiltration basins on the site which all limit the location of plantings.

Additionally, the site is limited to the type and location of trees along the southern property line. Staff believes there is room to plant ornamental trees along the south lot line without creating site line issues and recommends replacing the proposed shrubs with ornamental trees.

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

The property has two billboard easements on the site, one in the southwest corner and one in the southeast corner. The legal agreement with these easements state that the landowner cannot block the view of the billboards. The applicant is proposing the equivalent of 70 trees whereas 100 trees are required by code. Staff recognizes the concern of site visibility for the billboards but also feels the 400-foot building facing the highway also needs to be broken up. The ornamental equivalent to overstory is a 2:1 ratio. Staff would support an equal equivalency (1:1 ratio) based on the limitations placed by the billboard easement. Staff believes there is room to plant ornamental trees without creating site line issues. With the 400-foot length building staff would recommend removing the shrubs along the south property line and planting 20 ornamental trees, based on a 20-foot separation.

4. *The variance will not alter the essential character of the locality.*

The property is zoned for commercial development; all setbacks are met for buildings and the parking lot. The landscape plan demonstrates the equivalent of 70 trees on the property that includes a mix of trees and shrubs around the perimeter of the site. Additionally there are two stormwater basins on the property. Staff does not believe the reduction of trees will alter the essential character of the locality.

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

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

ALTERNATIVES

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

A. Approval If the Planning Commission finds the application to be acceptable, the following actions or portions thereof should be taken:

- Approval of a Conditional Use Permit for a mini-storage facility with outdoor storage subject to the following conditions:

1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified herein:

Site Plan	dated 08/23/17
Site Grading Plan	dated 08/23/17
Site Utility Plan	dated 08/23/17
Exterior Elevations	dated 09/09/17
Landscape Plan	dated 09/26/17
Photometric Plan	dated 08/23/17
2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
3. All signage requires a separate sign permit and shall conform to the sign requirements of the B-3 zoning district.
4. The applicant shall combine the four tax parcels into one parcel by Administrative Subdivision prior to the issuance of a building permit.
5. All parking lot and building lighting on site shall be a down cast, “shoe-box” style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with the building permit.
6. Any roof top and/or ground utility equipment shall be completely screened on all sides from public view. Screening materials shall be compatible with the building’s overall design.
7. All plans shall be subject to the review and approval of the City Fire Marshal.
8. An improvement agreement, stormwater agreements, and other agreements related thereto, shall required to be executed between the City and the developer. The contract will address specific site improvements and parties responsible for improvements and will require financial surety for the landscaping and any other public improvements that may be necessary.
9. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
10. The developer shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.
- Approval of the **Variance** from the minimum landscape requirements subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department or as modified herein.

2. The landscaping plan shall be modified to include 20 ornamental trees along the south property line.
3. Prior to issuance of building permits, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
4. The applicant shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.

Practical difficulty: The applicant is proposing to use the property in a reasonable manner as the site is limited to the type and location of trees along the southern property line due to the sign easement agreements, no landscaping is allowed within the sign easement areas, steep topography along the westerly border and there are two infiltration basins on the site which limit the location of plantings.

B. Denial If the Planning Commission finds that the proposed request is not in the best interest of the physical development of the City, 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

Based on the preceding report, staff has the following recommendations:

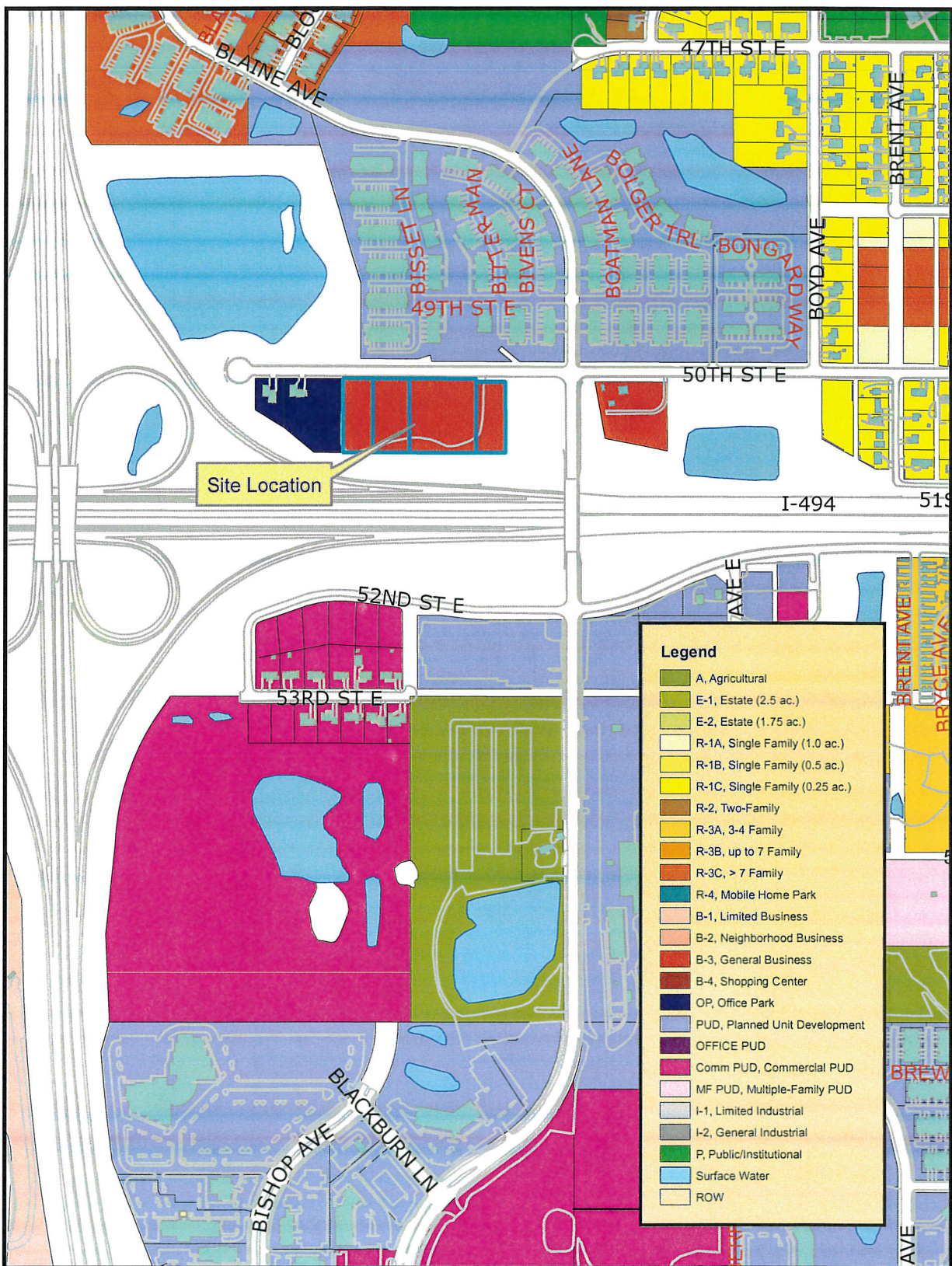
- Recommends approval of the **conditional use permit** to allow a mini-storage facility with outdoor storage with the conditions listed.
- Recommends denial of the **variance** from the minimum landscaping requirements as presented based on the fact the conditions of the property are not so limiting that the property could not plant ornamental trees along the south property line.

Staff would be in support of a variance to allow a reduction of landscaping trees as submitted, with the installation of 20 ornamental trees along the south property line (removing the existing shrubs).

Attachments: Exhibit A – Location and Zoning Map
Exhibit B – Narrative
Exhibit C – Site Plan
Exhibit D – Grading Plan
Exhibit E – Landscape Plan
Exhibit F – Photometric Plan
Exhibit G – Elevation Plan



Wasatch Storage Case No. 17-46C



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

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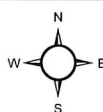


Exhibit A
Zoning and Location Map
Map not to scale



September 5, 2017

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

**Re: Wasatch Storage Partners
Indoor Storage Facility CUP Application Submittal**

Dear Mrs. Botten,

On behalf of the applicant, Wasatch Storage Partners, we are submitting for a Conditional Use Permit (CUP) for a new public indoor storage facility. The facility is proposed near the southwest corner of Blaine Avenue and 50th Street and north along 494. The site will consist of two storage facilities. An 88,000 square foot, two-story building and a 11,600 square foot single-story building that will include the office area. The proposed plan is in compliance to city zoning standards.

We have assembled several parcels as described on the attached survey for the project. The assembled parcels encompass the two billboard easements currently existing on the site. Our site plan is similar to the easement exhibit that was created earlier this year. We are submitting the administrative subdivision application for assembling of the parcels.

This area was recently considered for a similar use in 2016. That request was supported by city staff and was recommended for approval by the Planning Commission. However, the project was pulled by the applicant prior going to the City Council because they were not in agreement with the billboard lease holder. Another significant difference with our request is that the developers have acquired the lot to the west. The addition of this lot provides more space for ponding and internal access, plus it removes any impact to the existing property owner.

Wasatch Storage Partners is a nationwide self-storage development, acquisitions, and asset management firm. Wasatch Storage Partners specializes in acquiring and developing class A institutional grade storage facilities and works closely with national and regional 3rd party management groups that operate clean, safe and efficient facilities. The team at Wasatch Storage Partners has led private companies, played key roles in public companies, and has extensive expertise in feasibility, development, acquisitions and capital formation.

The office hours of operation of the facilities vary from market to market, however Wasatch Storage Partners' facilities generally operate from 9am-6pm Monday through Saturday, and occasionally have reduced hours of operation on Sunday from 11am to 3pm. A typical facility will have 2-3 employees on site at a given time as well as multiple other behind the scenes employees working on maintenance, website traffic, marketing, etc. The facilities aim to appeal to both residential and commercial customers by providing a wide array of unit sizes.

Site Plan

The proposed site is 4.48 acres. The larger building is placed along the southern side of the site along 494. The smaller building is along the northern side of the site. The office is on the eastern side of the smaller building facing the access drive. The storage facilities will consist of multiple size storage units with external and internal access to the storage units.

Access to the facility will be from 50th Street near the east side of the site. Traffic generation is minimal due to the non-business hours typically associated with indoor storage facilities. Fire access is available around the building.

We have provided 5 parking stalls in front of the office for staff and patrons. Parking demands for storage facilities are minimal since there are only 2-3 employees on-site at any given time. Patrons will load and unload adjacent to the units. We have allowed for enough space between the units for vehicle loading while maintaining plenty of space for fire truck access.

Outdoor RV storage will be provided between the two buildings within a fenced area. The outdoor area will be well screened from public view by the two buildings and by the landscaping provided along the east and west side of the site.

Stormwater ponds are placed on the east and west side of the site connected by a drainage swale along the northern edge. This will account for the stormwater quality and quantity treatment required.

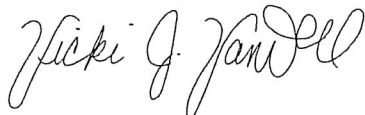
Landscape & Screening

The landscape plan provides a great mix of coniferous and deciduous trees as well as ornamental and shrubs around the site and building. We are well aware of the residential homes to the north of the site and placed numerous trees along the northern edge. Boulevard trees are placed along 50th Street and Highway 494. A vinyl coated 6-foot high chain link fence will be placed around the site for security purposes.

We believe this proposed development will be a great addition for the residents and businesses of Inver Grove Heights. If you have any questions or need additional information, give me (763-496-6720) or Justin Barnes of Wasatch Storage Partners at (801-692-1474).

Sincerely,

LOUCKS ASSOCIATES



Vicki J. VanDell – P.E.
Project Engineer

Cc: Wasatch Storage Partners – Justin Barnes

CADD QUALIFICATION

CADD: The project by the Consultant for this project are prepared by the Consultant's professional staff who are duly licensed and qualified to prepare CADD drawings and to be used for the project. The Consultant warrants that the drawings are prepared by the Consultant's professional staff who are duly licensed and qualified to prepare CADD drawings and to be used for the project.

SUBMITTAL/REVISIONS

05/23/17 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

License No. 41352
Date

QUALITY CONTROL

Loucks Project No. 17333.00
Project Lead VJV
Drawn By WBS
Checked By VJV
Review Date 9/05/17

SHEET INDEX

CD-1 COVER SHEET
1 of 1 ALTA/INSP SURVEY
CD-2 DEMOLITION PLAN
CD-3 SITE PLAN
CD-4 GRADING & DRAINAGE PLAN
CD-5 SWPPP 1 OF 2
CD-6 SWPPP 2 OF 2
CD-7 UTILITY PLAN
CD-8 CIVIL DETAILS
CD-9 CIVIL DETAILS
CD-10 TREE INVENTORY
CD-11 LANDSCAPE PLAN
CD-12 PHOTOGRAPHIC PLAN
CD-13 PRELIMINARY ELEVATIONS
CD-14 PRELIMINARY FLOOR PLANS

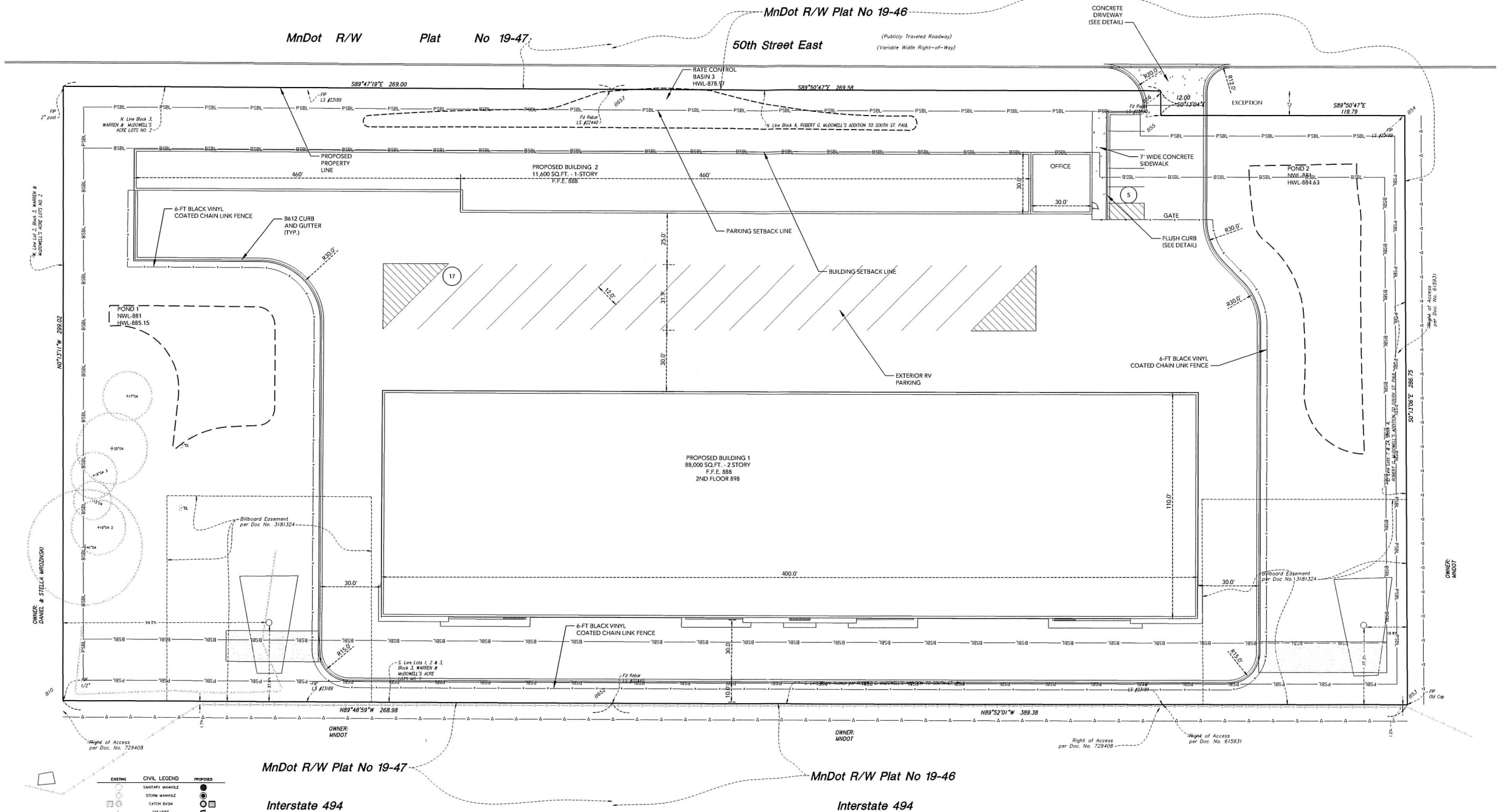


CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



SITE PLAN GENERAL NOTES

- SEBACKS:
FRONT BUILDING SETBACK = 10 FT.
SIDE BUILDING SETBACK = 10 FT.
SIDE BUILDING SETBACK/RESIDENTIAL = 30 FT.
REAR BUILDING SETBACK = 10 FT.
- ZONING:
EXISTING ZONING = B3
PROPOSED ZONING = B3
- PARKING SUMMARY:
REGULAR STALLS = 5
HANDICAP STALLS = 1
STALLS AT STORAGE DOOR = 99
PROPOSED TOTAL PARKING STALLS = 58
TOTAL PARKING PROPOSED = 164
TOTAL PARKING REQUIRED = 164
- AREA:
TOTAL SITE AREA = 195,127 SQ. FT. OR 4.48 ACRES
EXISTING IMPERVIOUS SURFACE AREA = 40 SQ. FT. OR 0.00%
EXISTING PERVIOUS SURFACE AREA = 195,127 SQ. FT. OR 4.48 AC. = 100.00%
PROPOSED IMPERVIOUS SURFACE AREA = 122,191 SQ. FT. OR 2.81 AC. = 62.6%
PROPOSED PERVIOUS SURFACE AREA = 73,136 SQ. FT. OR 1.68 AC. = 37.4%
- ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER SHEET CD-1 AND THE REQUIREMENTS OF THE CITY.
- THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPT. AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS).
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- SEE CONTRACT SPECIFICATIONS FOR ANY REMOVAL DETAILS.
- ANY SIGN OR FIXTURES REMOVED WITHIN THE RIGHT OF WAY OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY.
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. ALL CLEARING AND GRUBBING AND REMOVALS SHALL BE PERFORMED PER THE CONTRACT SPECIFICATIONS. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. (SEE SHEET CD-1)
- THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL PERMITS FROM THE CITY AS REQUIRED FOR ALL WORK WITHIN THE STREET AND PUBLIC RIGHT OF WAY.
- A SIGNIFICANT PORTION OF SITE IMPROVEMENTS NOT SHOWN ON THIS SHEET ARE DESCRIBED AND PROVIDED IN FURTHER DETAIL ON THE ARCHITECTURAL AND LANDSCAPE PLANS. THIS INCLUDES LANDSCAPING, LIGHTING AND OTHER FIXTURES.
- 861/2 CONCRETE CURB AND GUTTER SHALL BE INSTALLED AT THE EDGE OF ALL COMMON DRIVES AND PARKING LOTS. 8618 CONCRETE CURB AND GUTTER 5 SHALL BE INSTALLED IN PORTION OF PUBLIC IMPROVEMENTS PROJECT IN EVENDALE WAY.
- THE CONTRACTOR SHALL SAW-CUT BITUMINOUS AND CONCRETE PAVEMENTS AS REQUIRED PER THE SPECIFICATIONS. REMOVE EXISTING CURB AND GUTTER 5 SHALL BE INSTALLED IN PORTION OF PUBLIC IMPROVEMENTS PROJECT IN EVENDALE WAY.
- SEE SHEETS CD-1 AND CD-1 FOR GRADING AND UTILITIES.

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	BENCHMARK	
	SOIL BORING	
	WATER MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FOREMAN	
	DRIVEWAY	
	SALT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	FENCELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND PIPE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	

WASATCH
STORAGE
FACILITY

WYOMING HEIGHTS, MN

WASATCH STORAGE
PARTNERS

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hamlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.louckscnc.com

CADD QUALIFICATION

CADD: The person(s) who prepared the CADD for this project are qualified to prepare CADD for this project. The person(s) who prepared the CADD for this project are qualified to prepare CADD for this project. The person(s) who prepared the CADD for this project are qualified to prepare CADD for this project.

SUBMITTAL/REVISIONS

08/23/17 CITY SUBMITTAL

PROFESSIONAL SIGNATURE

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.

License No. 41352
Date

QUALITY CONTROL

Loucks Project No. 17333.00
Project Lead VJV
Drawn By WBS
Checked By VJV
Review Date 9/05/17

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L1-0 TREE INVENTORY
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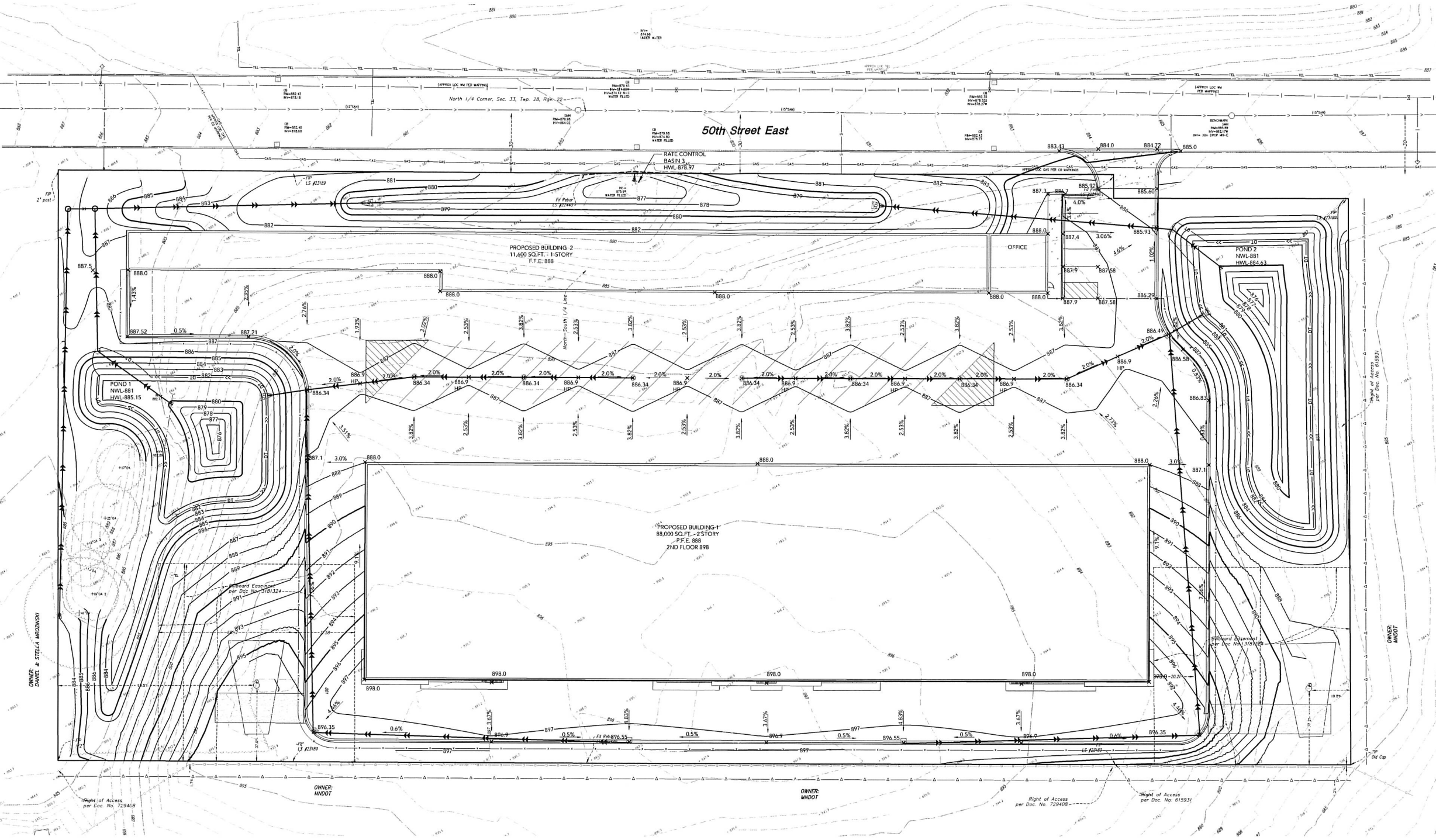
WARNING:

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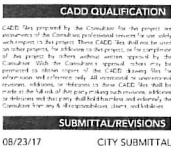
GRADING, DRAINAGE & EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, ENTRY LOCATIONS AND LOCATIONS OF DOWNSPOUTS.
2. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED BY THE CONTRACTOR UNTIL THE SOD OR SEED IS GROWING IN A HEALTHY MANNER.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. SEE DETAILS IN SECTION 10.1.1 OF THE PROJECT SPECIFICATIONS.
8. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON SHEET C-1 OF THE PROJECT PLANS.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY.

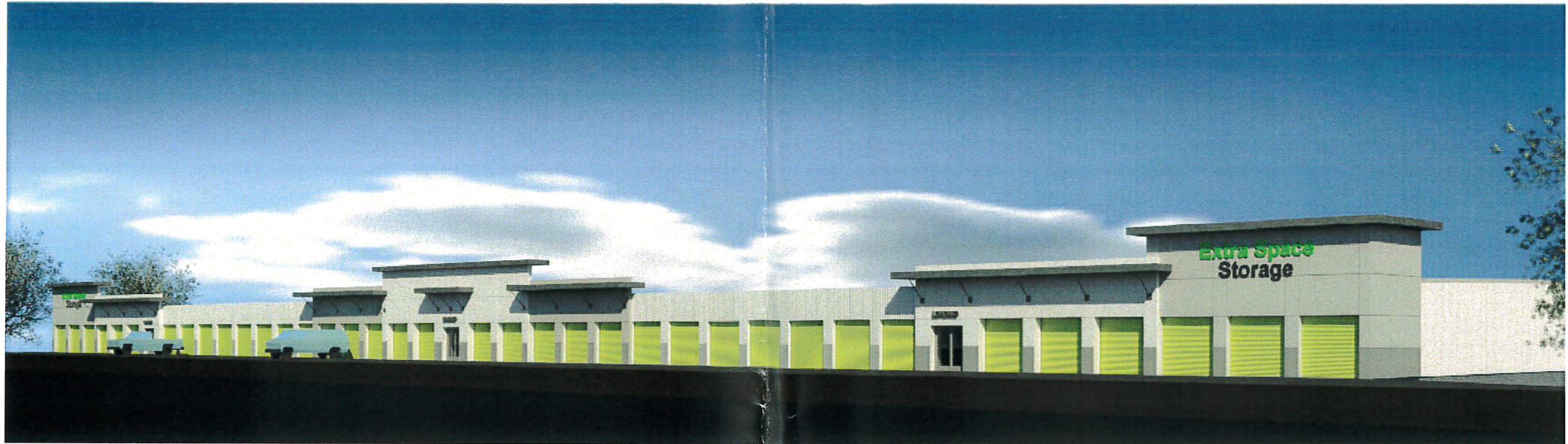


EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CONCRETE	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SDH	
	BENCHMARK	
	SOL BURNING	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	MANHOLE PAVING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTIGUOUS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORSEMAN	
	DRINKABLE	
	SALT FENCE	
	CORNER & NOTED	
	RETAINING WALL	
	THE LINE	
	EXISTING LINE	
	TRUCK LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	

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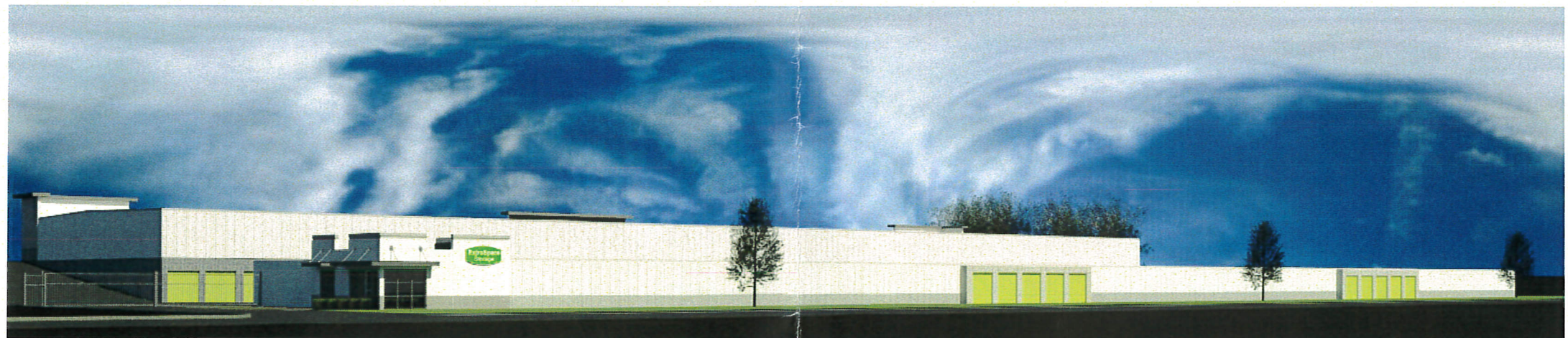
Maximum Illuminance At The Property Line Is .4 Footcandles.



SOUTH ELEVATION (I-494)



NORTH ELEVATION (50TH STREET EAST)



NORTH ELEVATION (50TH STREET EAST)

PRELIMINARY ELEVATIONS

INVER GROVE HEIGHTS, MN

P L A N N I N G R E P O R T
CITY OF INVER GROVE HEIGHTS

REPORT DATE: September 29, 2017

CASE NO: 17-49X

HEARING DATE: October 3, 2017

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Review of Capital Expenditure associated with purchase of property for fire station

LOCATION: N/A

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The 11.68 acre parcel currently owned by Muriel and William Carlson, near the intersection of Courthouse Boulevard and Concord Avenue is the home for a future fire station for the City of Inver Grove Heights. This property has been selected because of its proximity for firefighter and emergency vehicle access to and from TH 55 and other major arterials within the city, as well as to protect the property values and lives of those who live, work or visit the southeastern portion of the city. The City will be purchasing this property from the Carlson's and subdividing a five (5 acre) parcel for the Fire Station and retaining a 6.68 parcel for sale for future commercial development. The City would like to extend city water and sewer to the site to serve it for the building's useful life, as well as provide it for the potential commercial development at the corner property at the intersection of Concord and Courthouse Boulevard.

The anticipated costs of the land will be approximately \$1,900,000 with the cost of extension of water and sewer to the site to be approximately \$1,000,000. The current plan is to go through the design process in the next 3-5 months and prepare bids for construction to be out by Feb./March of 2018, with construction to take about 9-11 months for the remainder of 2018, with completion in 2019.

Per State Statutes, the Planning Commission must review capital improvement projects for consistency with the Comprehensive Plan (Minnesota Statute 462.356 subd. 2).

EVALUATION OF THE REQUEST

Compliance with the Comprehensive Plan. Minnesota Statutes requires the Planning Commission to review capital improvement projects to verify they are in compliance with the City's Comprehensive Plan.

The property is currently guided RC, Regional Commercial and zoned B-3, General Business. Public institutional uses such as a fire station would be allowed in the P, Institutional zoning district and in the Public/Institutional comp plan land use category. The City is expected to close on the property at the end of October. The City Council will be acting on the purchase agreement on October 9 and the Planning Commission must review the capital expenditure prior to October 9.

The current guiding of the property is not consistent with the proposed land use. The Council has directed staff to process an application to bring the property into the MUSA area for city sewer service and the change the land use designation on the 5.0 acres the City is purchasing to Public Institutional. This will be done before Council acts on a site plan approval for the fire station.

ALTERNATIVES

A. **Approval.** If the Planning Commission finds the request acceptable, the following actions should take place:

- An Approval recommendation that capital expenditure for purchase of land for the fire station is consistent with the Comprehensive Plan.

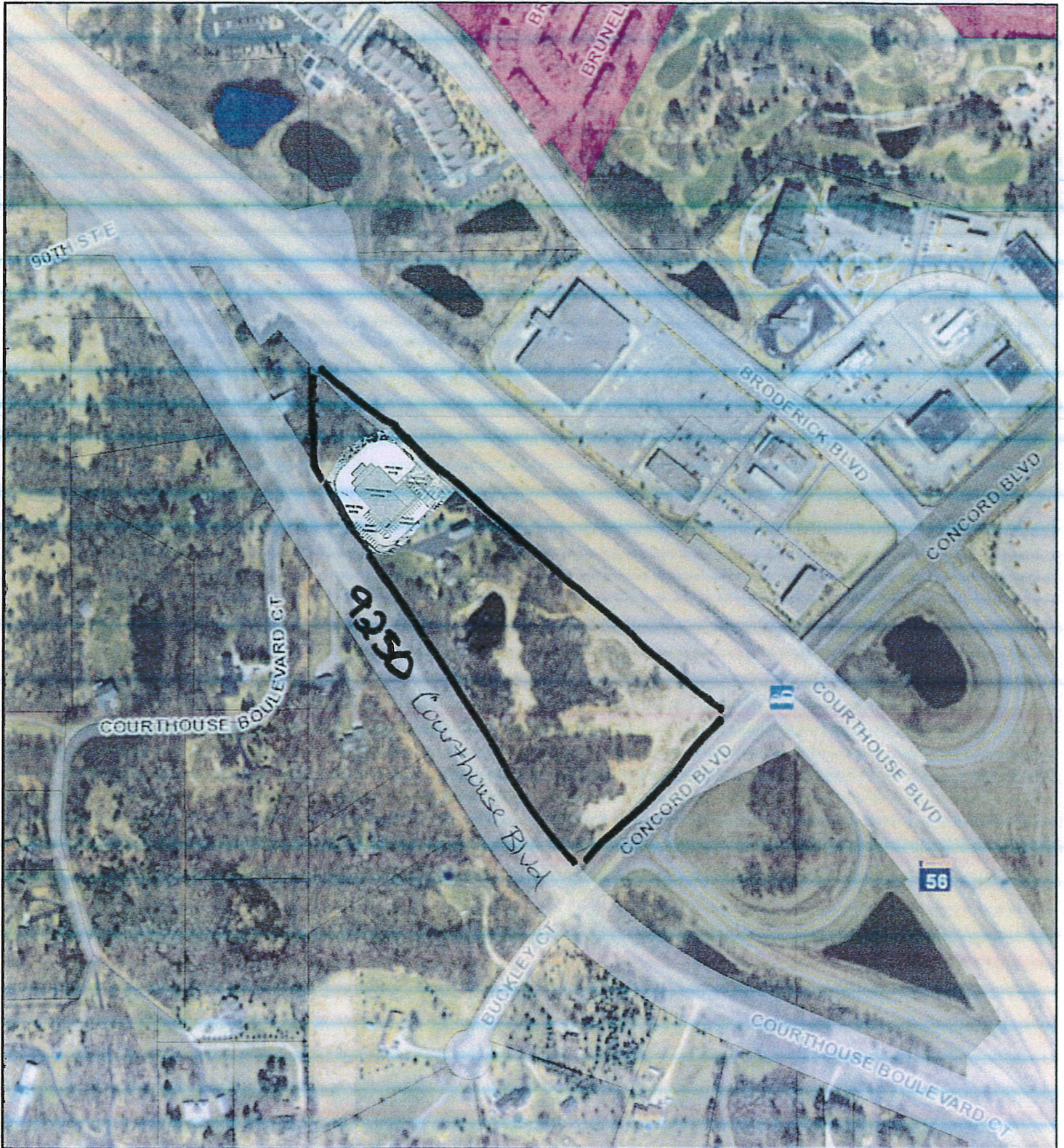
B. **Denial.** If the Planning Commission does not find the proposed project consistent with the Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Planning Commission to make a recommendation on consistency with comprehensive plan as it relates to purchase of property for the future fire station.

Attachment: Site Location Map
Concept Site Plan

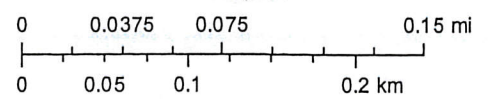
My Map



September 26, 2017

1:4,587

- | | | | |
|----------------|------------------------|--|-----------------------|
| | Tax Parcels | | Multi-owner Parcel |
| Parcels | | | Water in Tax Parcel |
| | Tax Parcel | | Right of Way Easement |
| | Dedicated Right of Way | | Pending New |
| | Water | | |



SITE PLAN



Five Bugles Design

Fire Station Site w/bo 9250 Courthouse Blvd