

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

**Tuesday, December 5, 2017 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue**

**1. CALL TO ORDER**

**2. APPROVAL OF PLANNING COMMISSION MINUTES FOR NOVEMBER 7 & 21, 2017**

**3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

**3.01 VICKY STADTHER (MCDONALDS) - CASE NO. 17-57CA**

Consider a **Conditional Use Permit Amendment** to add an additional drive-through lane along with other site improvements for the property located at 5760 Cahill Avenue.

Planning Commission Action \_\_\_\_\_

**3.02 HAMPTON COMPANIES – CASE NO. 17-42PUD**

Consider the following requests for the property located on the north side of 80<sup>th</sup> Street between Hwy 3 and Babcock Trail:

- a) Rezoning of a portion of the property from R-1C/PUD to R-3C/PUD Multiple Family Residential District

Planning Commission Action \_\_\_\_\_

- b) Preliminary Plat approval of Scenic Hills resulting in 69 buildable lots and 4 outlots for open space and ponding requirements

Planning Commission Action \_\_\_\_\_

- c) Preliminary PUD approval of the Scenic Hills PUD as required by the Northwest Overlay District

Planning Commission Action \_\_\_\_\_

- d) Conditional Use Permit for a 32-unit multiple family development

Planning Commission Action \_\_\_\_\_

**4. OTHER BUSINESS**

**5. ADJOURN**

## **PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS**

Tuesday, November 7, 2017 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 8:00 p.m.

Commissioners Present: Tony Scales  
Armando Lissarrague  
Dennis Wippermann  
Jonathan Weber  
Joan Robertson  
Pat Simon  
Annette Maggi  
Brett Kramer

Commissioners Absent: Elizabeth Niemioja (excused)

Others Present: Tom Link, Community Development Director  
Allan Hunting, City Planner  
Heather Botten, Associate Planner

### **APPROVAL OF MINUTES**

The minutes from the October 3 and 17, 2017 Planning Commission meetings were approved as submitted.

### **DAWNWAY LANDFILL – CASE NO. 17-35NCUC**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a non-conforming use certificate amendment to allow for a 15-year time extension for the demolition landfill located at 5965 Dawn Way. 36 notices were mailed.

Chair Maggi advised that the discussion regarding this request will be postponed to the November 21, 2017 Planning Commission meeting.

### **ALLAN & LLONI BEBEL – CASE NO. 17-54S**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat for a two-lot subdivision to be known as Lloni's 2<sup>nd</sup> Addition, for the property located at 8843 Alverno Avenue. 43 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is zoned E-1, Estate Residential. The applicant is requesting to subdivide the 5.8-acre property into two lots; Lot 1 would be 3.3 acres in size and Lot 2 would be 2.5 acres in size. The City recently approved a variance from the minimum lot width requirements for both lots. The applicants are proposing to build on Lot 1 and use the existing access point. Lot 2 would have a separate access. Staff recommends approval of the request and have not heard from any abutting property owners.



**Opening of Public Hearing**

Lloni Bebel, 3852 North Ridge Drive, Eagan, advised she was available to answer any questions.

Chair Maggi asked the applicant if she read and understood the report.

Ms. Bebel replied in the affirmative.

Chair Maggi closed the public hearing.

**Planning Commission Recommendation**

Motion by Commissioner Wippermann, second by Commissioner Lissarrague, to approve the request for a preliminary and final plat for a two-lot subdivision to be known as Lloni's 2<sup>nd</sup> Addition, for the property located at 8843 Alverno Avenue, with the conditions listed in the report.

Motion carried (8/0). This item goes to the City Council on November 13, 2017.

**DIANE KNUCKEY – CASE NO. 17-55V**

Commissioner Simon read the public hearing notice to consider the request for a variance from the front yard parking requirements to allow parking on grass whereas a hard surface is required, for the property located at 6399 Cahill Avenue. 5 notices were required.

**Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that in 2014 Council adopted an ordinance which allows vehicle parking in the front yard; however, they must be on a hard surface just off the driveway. The subject property is zoned B-3, General Business, but is being used residentially. The property has some unique characteristics in that the garage is in the back of the property, and the back side of the lot is lower than the front. Because of this the most immediate access is via the lower level of the house, where typically the entry point would be to the main level. Staff believes that parking on the grass in the front yard has an impact on the essential character of a neighborhood and they are recommending denial.

Chair Maggi asked if variances stayed with the property for an indefinite amount of time regardless of the ownership.

Mr. Hunting replied in the affirmative.

**Opening of Public Hearing**

Diane Knuckey, 6399 Cahill Avenue, advised she was available to answer any questions.

Chair Maggi asked the applicant if she read and understood the report.

Ms. Knuckey replied in the affirmative. She advised that the reason they are parking by the front entrance is because she and her husband are partially handicapped, and it is difficult for them to enter from the back and walk up a flight of stairs to get to the main level.

Commissioner Weber noted that the driveway was on a separate parcel as the house and asked the applicant if she owned the strip of land where the driveway was currently located.

Ms. Knuckey replied in the affirmative, stating she and her children were joint owners of that parcel.

Commissioner Lissarrague asked how the applicant handled parking in the winter.

Ms. Knuckey replied that they hire someone to plow the front lawn and they continue to park there. She asked if paving the front parking area would resolve the issue.

Mr. Hunting replied in the affirmative, stating the applicant would comply with the ordinance requirements if they installed a hard surface driveway with a parking pad off it.

Ms. Knuckey asked if they could have some additional time to install the driveway as they could not install it in the winter.

Mr. Hunting replied in the affirmative, stating vehicles are allowed to be parked on grass in the front yard during the winter parking ban.

Ms. Knuckey stated that was agreeable and would allow them time to save money to pay for it.

Commissioner Simon asked if the variance would still be needed if they intended on paving the parking area.

Mr. Hunting replied that if the applicant planned to pave the driveway and parking area in the spring they would not need the variance and could continue to park in the front yard during the winter parking ban.

Chair Maggi asked if the applicant should verbally withdraw the variance request.

Mr. Hunting replied in the affirmative.

Commissioner Scales asked if this request was the result of a complaint.

Mr. Hunting replied in the affirmative.

Ms. Knuckey asked who they should contact in the spring regarding putting in a driveway.

Mr. Hunting replied they should talk to the engineering staff regarding obtaining a driveway permit.

Ms. Knuckey questioned where the parking pad would be located as there was a hill and trees between the adjoining driveway and parking area.

Mr. Hunting replied they would have to add another driveway section into the front yard which could have an adjoining parking pad on it. He added that likely the applicants could not get a contractor to install the driveway until after April 1.

Ms. Botten advised that the Planning Commission could stipulate an installation date even if they denied the variance.

Chair Maggi asked if there was such a thing as a temporary variance.

Mr. Hunting replied there was not.

Commissioner Robertson stated if the applicant were to move forward with the variance request she would not be able to support it as it would stay with the property.

Chair Maggi closed the public hearing.

### **Planning Commission Discussion**

Mr. Hunting stated if the applicant planned to put in a driveway he would suggest they withdraw the request. Code enforcement would then work with the applicant and draft a letter with a date of completion for the hard surface, such as July 1, 2018.

Commissioner Weber asked if Commissioners could still recommend stipulations if the applicant withdrew her request.

Mr. Hunting replied that Commissioners would no longer have control if the request was withdrawn but they could provide suggestions. He advised that the applicant could state again that she is withdrawing the request and then staff would agree to contact her and establish a date by which the driveway should be installed.

Commissioner Scales suggested they give the applicant until August 1.

Tom Link, Community Development Director, stated the City's code compliance coordinator would contact the property owners and work out a reasonable date that both parties could agree to. That would likely be restated in a letter.

Ms. Knuckey verbally withdrew her variance request as she is planning on putting in a hard surface driveway/parking area in the spring.

Chair Maggi advised the applicant that staff would contact her.

Mr. Link clarified that Ms. Knuckey no longer had to attend the City Council meeting.

### **KEVIN KNEISL – CASE NO. 17-52V**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a variance to allow an additional detached accessory building on the property, whereas one is the maximum allowed by code, for the property located at 1847 Upper 55<sup>th</sup> Street. 8 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting to add a second accessory building on their property whereas only one is allowed. The property is 1.3 acres in size and zoned R-1C, Single-Family Residential. The house was built in 1950 and there currently is no attached garage. The property has one detached accessory building about 365 square feet in size and a carport attached to the home. The applicants are proposing to construct an additional 565 square foot detached accessory building. The proposed building would be difficult to see from Upper 55<sup>th</sup> Street, the closest neighboring home would be about 100 feet away, and there are trees located between the properties. The additional structure would clean up the property as some of the materials that are currently stored outside would be brought inside the building. However, staff believes the request does not satisfy the variance criteria and therefore staff recommends denial.

Commissioner Scales asked what the maximum size allowed would be for a detached structure on this lot.

Ms. Botten replied they are allowed one detached structure up to 1,000 gross square feet in size.

**Opening of Public Hearing**

Melissa Notch Kneisl, 1847 Upper 55<sup>th</sup> Street, advised she was available to answer any questions.

Chair Maggi asked the applicant if she read and understood the report.

Ms. Kneisl replied in the affirmative. She advised they would like to build an attached structure; however, because of the topography concrete footings would be needed which are quite expensive. They are also in the process of creating a large water garden and pond in that area. She noted that they tore down a dilapidated detached structure, thereby reducing the impervious surface on the property.

Commissioner Robertson asked what the new structure would be used for.

Ms. Kneisl replied they would like to move some of the items currently stored outside into the new building. She advised they would not put a driveway in because that would put them over the maximum impervious surface allowed; therefore, they would continue to park their vehicles under the existing carport.

Commissioner Robertson questioned whether there would be enough room in the building for all the items being stored outside.

Ms. Kneisl replied that many of the vehicles were only there temporarily while her daughter was overseas teaching and until her son took his items to college with him next year. Many of the building materials would be gone as well.

Commissioner Simon questioned why they would not add onto the existing detached structure, advising it could be up to 1,000 square feet in size.

Ms. Kneisl replied it would take away from their view of the lake. She added that the runoff also flows to that area and it is subject to flooding.

Mike Zilka, 1805 Upper 55<sup>th</sup> Street, stated he lived just west of the applicant and supported the request for a new building if they were able to clean up their lot by moving items being stored outside into the building.

Unknown person in audience agreed with Mr. Zilka, stating the property was currently an eyesore because of the items being stored outside.

**Planning Commission Recommendation**

Commissioner Scales stated he hoped they could find a practical difficulty as he would like to support the request, especially since the two buildings would total less square footage than the 1,000 square feet allowed for one structure.

Commissioner Robertson was uncomfortable with the request as she questioned whether the proposed building would be able to hold all the items being stored outside and there was no assurance they were there temporarily.

Chair Maggi stated the challenge was finding a practical difficulty.

Commissioner Scales stated he would like to support the request but struggled to find a practical difficulty.

Commissioner Robertson stated she was not able to support the request.

**Planning Commission Recommendation**

Motion by Commissioner Simon, second by Commissioner Robertson, to deny the request for a variance to allow an additional detached accessory building on the property, whereas one is the maximum allowed by code, for the property located at 1847 Upper 55<sup>th</sup> Street, as it does not satisfy the variance criteria.

Motion carried (8/0). This item goes to the City Council on November 27, 2017.

**LENNAR CORPORATION – CASE NO. 17-50VAC**

**Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a vacation of existing drainage and utility easements on the property, located at Lots 2 & 3, Block 1 Windwood Addition, according to the recorded plat thereof. 6 notices were emailed.

**Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the City recently approved the replat of the Windwood Addition to the Windwood 2<sup>nd</sup> Addition. The old plat consisted of two ten-acre parcels with standard perimeter drainage and utility easements. Staff is requesting that those easements be vacated. Staff advised the applicant that they need not attend tonight's meeting as this is more of a cleanup issue.

Commissioner Weber asked what a specific area was south of the previous dividing line between the two lots.

Mr. Hunting replied they were areas for the City to use to get access to the ponds for maintenance.

**Opening of Public Hearing**

There was no public testimony.

**Planning Commission Recommendation**

Motion by Commissioner Wippermann, second by Commissioner Scales, to approve the request for a vacation of existing drainage and utility easements on the property, located at Lots 2 & 3, Block 1 Windwood Addition, according to the recorded plat thereof.

Motion carried (8/0). This item goes to the City Council on November 13, 2017.

**OTHER BUSINESS**

After some discussion it was determined that the upcoming work session would take place on November 21 at 5:00 pm.

The meeting was adjourned by unanimous vote at 8:55 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

## **PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS**

Tuesday, November 21, 2017 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

Commissioners Present: Tony Scales  
Dennis Wippermann  
Jonathan Weber  
Joan Robertson  
Pat Simon  
Annette Maggi  
Elizabeth Niemioja  
Brett Kramer

Commissioners Absent: Armando Lissarrague (excused)

Others Present: Tom Link, Community Development Director  
Allan Hunting, City Planner

### **DAWNWAY LANDFILL – CASE NO. 17-35NCUC**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider the request for a non-conforming use certificate amendment to allow for a 15-year time extension for the demolition landfill located at 5965 Dawn Way. 36 notices were mailed.

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the landfill is in both Inver Grove Heights and South St. Paul, and has been a demolition landfill since 1986. Since the time of the original approval, the City passed an overlay ordinance that limits all landfill type activities to the southern portion of the City. Since the proposed site is not within the approved overlay district, the site is a legal non-conforming site which requires a Non-Conforming Use Certificate (NCUC). That NCUC expires on December 31, 2017, so the applicant is requesting a 15-year extension to continue operating under the existing City and MPCA approvals. The City hired Barr Engineering to do some analysis on the site. Barr Engineering did not find any issues with the fill limits or type of materials. Barr used a different methodology than the applicant's surveyor and came up with a different amount of remaining volume than the Frattalone's had listed. Staff recommends that Barr's number be used as the official remaining volume. The applicant is requesting a 15-year extension. Using Barr's calculations for remaining volume, the lifespan of the landfill would be 11.5 years and only a 12-year extension would be needed.

Commissioner Niemioja asked who the City Administrative Officer could be.

Mr. Hunting replied it could be a number of different people; currently there is no position at the City with that exact title.

Commissioner Niemioja asked if there was a broad scope of City staff who could oversee the landfill's operation.

Mr. Hunting replied in the affirmative.

Commissioner Robertson asked if there was a long-term plan for what would happen in this location once the landfill was filled.

Mr. Hunting replied in the affirmative, stating an approved end use plan was included in the packet. Essentially landfills have to remain as open space; however, there might be some light industrial development.

Commissioner Robertson asked if South St. Paul had to conduct a review as well.

Mr. Hunting replied that South St. Paul would approve their portion of the site under a grading permit, but he was not sure of their timeframe.

**Opening of Public Hearing**

Tony Frattalone, Dawnway Landfill, 14259 May Ave N, Stillwater, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Frattalone replied in the affirmative. He advised there is not necessarily a finalized end use plan but rather different options that were suggested for various areas of the site. Although they are asking for a 15-year extension, if the site fills up in ten years they will be done. Demolition seems to have slowed down; however, so they are asking for 15 years so they do not have to come back for another approval.

Chair Maggi asked where South St. Paul was in the approval process.

Mr. Frattalone advised that the South St. Paul portion falls under the same NCUC, so they are working with the Inver Grove Heights City Administrator and will follow suit once Inver Grove Heights has completed their process.

Commissioner Niemioja asked if the limited hours of operation affected how much material they were able to take in.

Mr. Frattalone replied that the limited hours of operation were not an issue.

Commissioner Niemioja asked the applicant if he felt they would reach the targeted capacity in 15 years with the current hours of operation.

Mr. Frattalone replied that would depend on the amount of demolition being done and how much came to their facility.

Claire Hostetler, 5929 Concord Boulevard, questioned how they would ever get the site filled when they were also taking material out.

Mr. Hunting advised that Frattalone is allowed to take out the sand material and sell it.

Mr. Hostetler asked if there was another way to get in and out of the site besides Dawn Avenue.

Mr. Hunting replied that was the only access point to the site.

Greg Grover, 5975 Concord Boulevard, stated there is a dust issue and Frattalone has not been addressing it.

Joe McBride, 4055 - 59<sup>th</sup> Street East, summarized a letter he distributed to Planning Commissioners. He noted that in 2011 the City asked Frattalone to stop excavating in the southeast corner of the landfill due to overmining, in June 2015 the City sent Frattalone a Cease and Desist letter for overmining the south and west side of the landfill, in November 2014 Frattalone submitted a drawing to the City of Inver Grove Heights that was not accurate, and in 2015 Frattalone admitted to overmining at a City Council meeting.

Chair Maggi asked Mr. Hunting to address Mr. McBride's statements.

Mr. Hunting stated the engineering department, who was involved with the landfill in 2011, sent out a Cease and Desist letter because the City Attorney recommended that as standard protocol. The City then reviewed the information and took it to City Council. The minutes from that meeting state that the County found no evidence of the operator exceeding the debris limits and it was concluded that the landfill was in compliance with the terms of the permit.

Chair Maggi asked staff to clarify the terms of a Cease and Desist order.

Mr. Hunting replied that it requires the operator to stop work while they investigate the issue.

Mr. McBride advised that the Cease and Desist letter was based on a Dakota County aerial photo which showed they were 30-40 feet beyond where they were allowed to be mining.

Chair Maggi asked Mr. Hunting if there was anything in the meeting minutes regarding Mr. McBride's claims.

Mr. Hunting replied that he did not look for that specifically; however, Dakota County inspects the mine quarterly and indicated that it is standard practice to excavate out further to get the soils and slopes and it is not a violation of the NCUC.

Mr. McBride showed a diagram of the base grade of the landfill and how far they were allowed to excavate. He advised that Frattalone submitted a drawing of debris limits which should comply with a 1:1.5 slope; however, it does not. Frattalone states that is because they have to knock it back for safe working conditions. They admitted to overmining; however, the drawings they submitted indicate they were not in there. He stated Frattalone violated their previous NCUC, the City has not enforced it, and he suggested the Planning Commission recommend denial of the extension. He stated the areas that have been overmined have unregulated material going in there as no one oversees it.

Chair Maggi advised that Mr. Hunting stated it was inspected four times a year.

Mr. Hunting confirmed that Dakota County inspects the site quarterly and their reports are included with the packet.

Mr. McBride questioned whether they inspected the backfill.

Mr. Hunting was not sure, but stated they identify that the site was inspected and that there were no violations.

Mr. McBride stated their role is to inspect the material that is placed in the landfill; however, there is no government agency overseeing the material that has been mined out and is not part of the landfill.

Jeff Ubl, Barr Engineering, Bloomington, stated the City hired his company to look at the fill volume



calculations. He advised that they looked at if the waste filling was within the permitted boundary, if the waste types complied with the definition of demolition debris, and they reviewed the 2014 drawings. He is not aware of any requirement to look for what the boundary was for the landfill to mine sand and gravel from. He advised that when he did his site visit all the waste was within the boundary, with the exception of materials waiting to be recycled, which was not a violation.

Commissioner Robertson asked if there were any dust control measures in place.

Mr. Ubl replied that he did not look for a specific requirement for dust control, but typically there is a requirement for sweeping, watering, or the application of another dust suppressant.

Mr. Frattalone advised that they have a sweeper and water truck on site which sweeps and sprays as needed. He advised they respond to complaints immediately and likely do more than what is required. He explained that the reason they had overmined in 2011 was because of the way they have to excavate to hold the slope. He advised that they consistently do shots to make sure they are within the limits of the demolition debris.

Luke Dahn, 5645 Annette Avenue East, stated that analyticals are done on materials coming into the landfill and they follow up on where it goes as well.

Mr. McBride disagreed that the overmining was due to safe construction practices to build a slope, but rather it was to mine and sell the materials.

Chair Maggi asked Mr. Ubl to discuss the discrepancy between 12 years versus 15 years to complete the project.

Mr. Ubl explained the process they used, and stated the discrepancy was due to Frattalone using a different method.

Commissioner Robertson asked if Frattalones would have to request another extension should the certificate be approved for 12 years and there ended up being additional room at the end of that timeframe.

Mr. Hunting replied in the affirmative.

Commissioner Robertson asked how the City would be informed if the landfill filled up prior to the NCUC expiration, and what actions would the City have to take.

Mr. Hunting stated he was unsure, but would assume the year end reports to the MPCA would identify when they were full.

Commissioner Scales asked if the 12-15 years was just an estimate of when it would be filled.

Mr. Hunting replied in the affirmative.

Nick Frattalone, 11647 – 58<sup>th</sup> Street North, Lake Elmo, advised that their business is heavily regulated by three bodies of government (City, County, and State).

Mr. McBride asked if the other uses at the landfill could continue once the NCUC had expired (i.e. recycling, black dirt, etc.).

Mr. Link stated that staff would do more research on this prior to it going to City Council; however, his initial reaction was that once the landfill closed the accessory uses would go away as well.

Chair Maggi stated that for the purpose of this meeting they would assume that was true.

Chair Maggi closed the public hearing.

**Planning Commission Recommendation**

Commissioner Wippermann asked if Frattalones could ask for additional volume space in the future.

Mr. Hunting replied in the affirmative.

Commissioner Niemioja stated she would prefer a 15-year extension versus 12 as they could not predict how long it would take to fill the landfill, the City had several enforcement options available to them, and the business had a good track record of complying with the NCUC.

Motion by Commissioner Niemioja, second by Commissioner Weber, to approve the request for a non-conforming use certificate amendment to allow for a 15-year time extension for the demolition landfill located at 5965 Dawn Way.

Motion carried (8/0). This item goes to the City Council on December 11, 2017.

The meeting was adjourned by unanimous vote at 7:47 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

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

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**HEARING DATE:** December 5, 2017

**CASE NO:** 17-57CA

**APPLICANT:** Vicky Stadther

**PROPERTY OWNER:** McDonalds's USA, LLC

**REQUEST:** A conditional use permit amendment to add an additional drive-through lane and other site improvements

**LOCATION:** 5760 Cahill Avenue

**COMPREHENSIVE PLAN:** CC, Community Commercial

**ZONING:** B-3, General Business

**REVIEWING DIVISIONS:** Planning  
Engineering

**PREPARED BY:**  Heather Botten  
Associate Planner

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**BACKGROUND**

The applicant is requesting a conditional use permit amendment to add a second drive-through lane to the existing McDonald's site. Along with adding the additional drive-through, the proposed improvements include updating the ADA areas, replacing the building façade, partial restriping of the parking lot and reconstructing the trash enclosure. A fast food restaurant is a conditional use in the B-3 zoning district. The existing building was constructed in 2002. The proposed improvements do not affect the existing access points or the footprint of the building.

The specific request consists of the following:

- A.) A conditional use permit amendment to add second drive-through lane along with other site improvements.

**EVALUATION OF THE REQUEST**

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

|       |                                                                          |
|-------|--------------------------------------------------------------------------|
| North | Residential; South St. Paul                                              |
| East  | Vacant; zoned B-3, General Business; guided CC, Community Commercial     |
| South | Restaurant; zoned B-3, General Business; guided CC, Community Commercial |
| West  | Walgreens; zoned PUD; guided NC, Neighborhood Commercial                 |

#### SITE PLAN REVIEW

Setbacks. There are no changes proposed to the existing footprint of the building. The proposed parking lot layout complies with setback requirements.

Parking Spaces. Adding the additional drive-through lane would result in losing 12 parking spaces. There would still be a total of 41 spaces, exceeding the 39 required by code.

Access. The two existing access points would not be changing.

Landscaping. The proposed site improvements do not require any additional landscaping on the property; any removal of existing landscaping would require replacement or relocation of said plantings.

Lighting. There are no changes proposed to the existing parking lot lighting.

Exterior Building Materials. The exterior of the building would be brick with a metal fascia, complying with code requirements.

Signage. All signage must comply with the signage allotment for the “B-3” zoning district. Signage is not approved with this plan review and would be reviewed with the submittal of a sign permit.

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

Engineering. Engineering has reviewed the plans and has been working with the applicant on stormwater and grading requirements. Engineering has made recommendations on conditions that should be added to the approval; these conditions are included in the list at the end of the report. A stormwater facilities maintenance agreement (SWFMA) would be required to address the site improvements and storm water treatment. The applicant shall continue to work with the City to secure final approval of the construction drawings.

#### 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.*

The proposed property improvements are consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Community Commercial, a fast food restaurant is consistent with the uses envisioned in this district.

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

The applicants property is zoned commercial. The use of a fast food restaurant is consistent with the intent of the B-3 zoning district.

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

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

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

The proposed improvements do not appear to have any negative effects on City facilities or services. Engineering, Fire, and Inspections would all review and approve plans for code compliance prior to any improvements being done on the property.

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

- i. Aesthetics/exterior appearance*

The new façade gives the building a facelift and increases the visual appeal of the site from neighboring properties.

- ii. Noise*

The site improvements would not generate noises that are inconsistent with B-3 zoning.

- iii. Fencing, landscaping and buffering*

Screening would be provided around the trash enclosures; no additional fencing or screening is required.

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 use of the property is not changing. The additional drive-through lane reduces the number of existing parking stalls but the site would still be in compliance with the minimum number of parking stalls required. Emergency access and fire lanes will be reviewed by the Fire Marshal prior to building permit issuance.

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

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

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

This use would not have an undue adverse impact on the environment. The volume of runoff leaving the property would not be increasing with the proposed site improvements. The applicant is working with the City Engineering Department to secure final approvals of the construction drawings.

### **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 actions should be taken:
- Approval of a **Conditional Use Permit Amendment** to add an additional drive-through lane along with other site improvements 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 by the conditions below:

|                 |                       |
|-----------------|-----------------------|
| Civil Plan Set  | dated 11/06/17        |
| Site Plan       | dated 11/06/17        |
| Elevation Plans | date stamped 11/06/17 |
    2. All parking lot lighting shall be designed so as to deflect light away from any adjoining residential zones or from public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.
    3. 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.
    4. A stormwater facilities maintenance agreement shall be required to be entered into between the City and the developer addressing the improvements on the site.

5. Prior to the issuance of a building permit, an Engineering cash escrow and letter of credit shall be submitted to the City to ensure the proper construction of the improvements and to review the drainage modeling.
6. The developer 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.
7. All final development plans shall be subject to the review and approval of the City Fire Marshal.
8. Any new rooftop or ground mounted equipment shall be substantially screened from view as seen from a reasonable viewing perspective.
9. All signage requires a separate sign permit and shall conform to the sign requirements of the B-3 zoning district.
10. Resolution No. 02-94 shall become null and void and shall be replaced by the terms of this conditional use permit.

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**

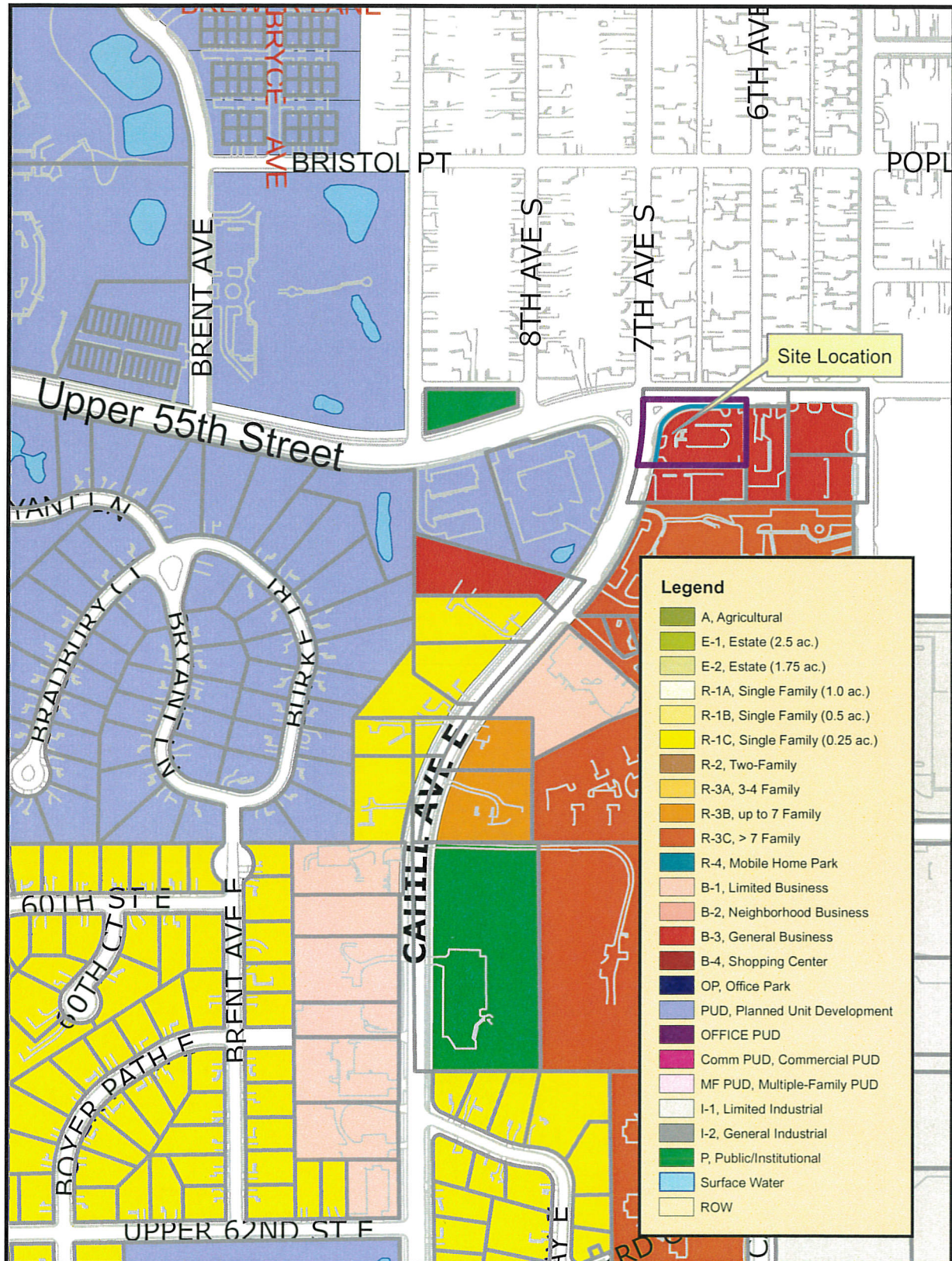
Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request as presented.

Attachments: Zoning/Location Map  
Narrative  
Site Plan  
Drive-through Plan  
Elevation Plan





# Vicky Stadther (McDonalds) Case No. 17-57CA



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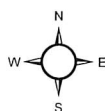


Exhibit A  
Zoning and Location Map  
Map not to scale



## **Narrative**

Application for Conditional Use Permit Amendment

L A N D F O R M

B

## Narrative

McDonald's Site Improvements

Inver Grove Heights, MN

---

L A N D F O R M

November 2, 2017

## Table of Contents

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| Contact Information.....               | 4 |

## Introduction

On behalf of McDonald's USA LLC, Landform is pleased to submit this application for a conditional use permit amendment to allow construction of an additional drive-through lane and other site improvements to the McDonald's restaurant at 5760 Cahill Avenue. The site includes one parcel that is used by the existing McDonald's restaurant. Our redevelopment plan includes the addition of a second drive-through lane, updating ADA areas to the state standard, replacing the existing menu boards and directional signs, replacing the building façade, partial restriping of the parking lot and reconstructing the trash enclosure. We are excited about the improvements proposed for this site.

## Site Plan

The City defines this use as a fast food restaurant and allows them as a conditional use in the B-3 zoning. A site plan approval is required, subject to the standards in Chapter 15 Article J of the Zoning Ordinance. We have prepared a site plan that complies with the general purpose and intent of the City ordinance standards for redevelopment of the McDonald's restaurant on this site.

A detailed description of the proposed site changes are outlined below:

- Order Displays – There will be new order point equipment which will help minimize the sound from the drive-through. The new equipment is designed to contain the sound in the area of the drive thru order points.
- Trash Enclosure – The plans include reconstruction of the existing trash enclosure. The proposed trash enclosure will be 20 ft. by 27 ft. and 8 ft. tall, constructed primarily of split faced CMU. The trash enclosure will meet the performance standards for screening of waste containers.
- Parking – The redevelopment plan includes the removal of 12 existing parking spaces along the East and South edge of the property. This is to accommodate the addition of a second drive-through lane. The proposed number of parking spaces of 41 parking spaces still exceeds the minimum number of 39 parking spaces required. The parking areas that are affected by the improvements will be restriped.
- Signage – New directional signage and menu boards are proposed as shown on the plan, but the existing pylon signs will remain. The new directional signs and building signage will comply with ordinance requirements.
- Building Façade – The exterior of the existing building will be refinished to update the look to the current McDonald's brand style. The changes to the building are compatible with the surrounding area. These changes will not change the building footprint.
- ADA updates – All handicap parking stalls, sidewalks, and building entrances will be reconstructed to be compliant with the current Americans with Disabilities Act (ADA) standards.

## Conditional Use Permit Amendment

We are requesting approval of a conditional use permit amendment for an additional drive-through lane at the existing McDonalds fast food restaurant as allowed by Chapter 6-2 of the Zoning Ordinance. The conditional use standards in Chapter 3 Article A Section 5 state that the proposed improvements must show compliance with the following standards. Our project meets the standards as outlined below:

*1. The use is consistent with the goals, policies and plans of the city comprehensive plan, including future land uses, utilities, streets and parks.*

The proposed use is consistent with the future land use designation of Community Commercial for the site. The site improvements don't include changes to the utilities, streets, or parks.

*2. The use is consistent with this code, especially this title and the intent of the specific zoning district in which the use is located.*

The conditional use of the site conforms to the applicable standards of the B-3 zoning district and the standards specific to a fast food restaurant in all districts. The standards specific to a fast food restaurant include; the drive-through not being located in the front yard, adequate stacking spaces are provided for the drive-through and a planting strip developed on the property line. These standards are all met with the proposed site improvements.

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

The amendment to the conditional use will not will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts.

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

The amendment to the conditional use of the site will not impact city service facilities including streets, utilities, parks, police and fire, and the reasonable ability of the city to provide such services in an orderly, timely manner.

*5. The use is generally compatible with existing and future uses of surrounding properties, including: aesthetics/exterior appearance, noise, traffic, drainage, fencing, landscaping, buffering, and other operational characteristics.*

The proposed amendment to the conditional use of the property is compatible with the existing and future uses of surrounding properties. The changes will increase the visual appeal of the site when viewed from nearby properties. The new order displays are designed to contain the sound to the drive-through order areas. The addition of the second drive-through lane will increase the operational efficiency of the drive-through area, decreasing the amount of time vehicles spend idling on site.

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

The use of the property for a fast food restaurant with a double lane drive-through is appropriate for the property. As outlined in the site plan section above, the proposed improvements are adequate for the site and comply with applicable zoning requirements.

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

The conditional use will not have an undue adverse impact on the public health, safety or welfare of the surrounding properties. As noted in the site plan section, the improvements to the property will benefit the community by updating the look of the site and increasing the efficiency and flow of traffic through the site by adding a drive-through lane

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

The site improvements do not impact any of the existing vegetation or the storm water management on the property.

## Summary

We request a public hearing at the Planning Commission meeting on December 5<sup>th</sup> and action at the City Council meeting in December.

We respectfully request approval of the Conditional Use Permit Amendment to allow site improvements at the existing McDonald's restaurant at 5760 Cahill Avenue.

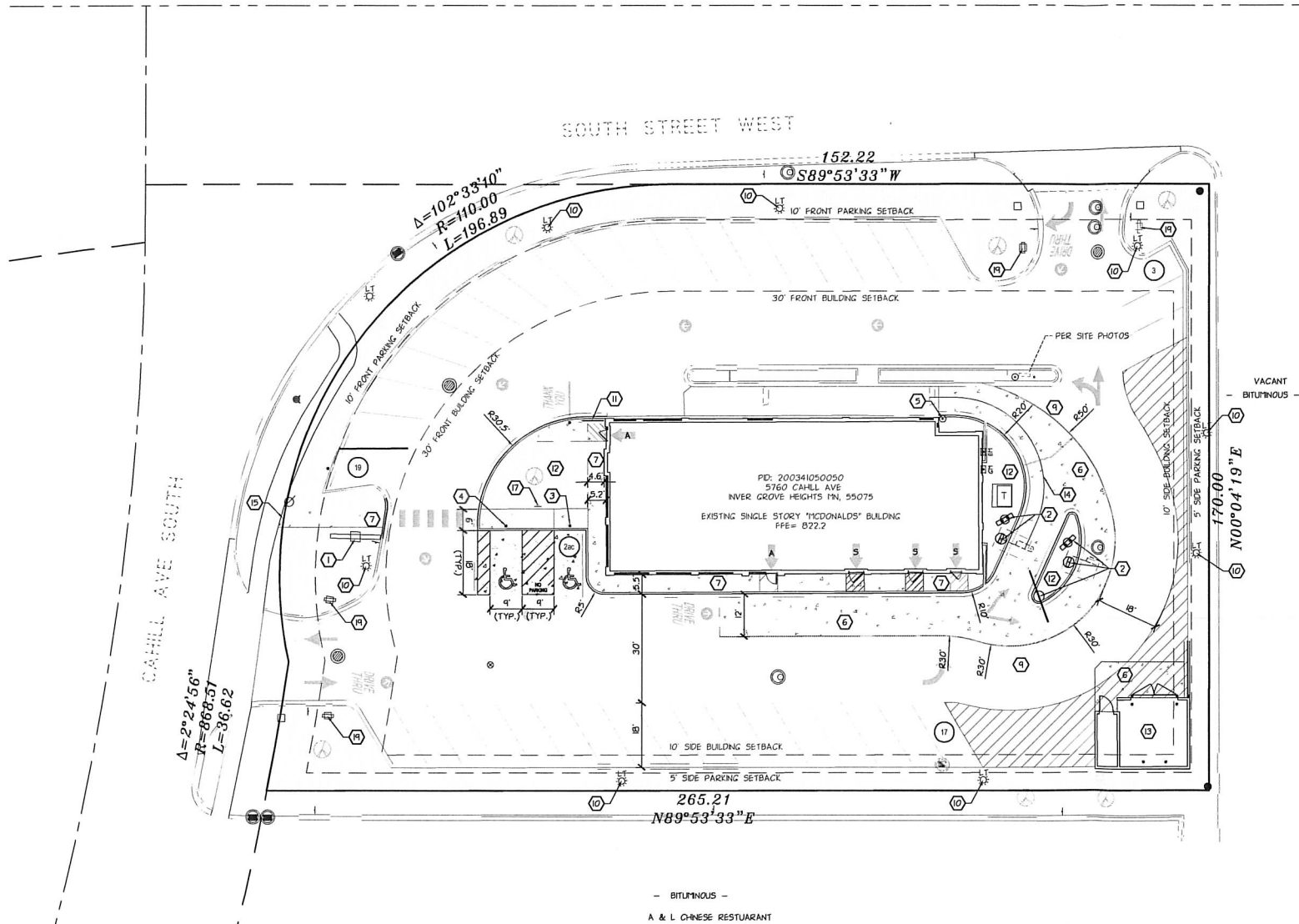
## Contact Information

This document was prepared by:

Kevin Shay  
Landform  
105 South Fifth Street, Suite 513  
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Sean Murphy at [smurphy@landform.net](mailto:smurphy@landform.net) or 612-638-0244, and Tom Meyer at [tmeyer@landform.net](mailto:tmeyer@landform.net) or 612-638-0241





— BITUMINOUS —  
A & L CHINESE RESTAURANT

#### SITE CONSTRUCTION NOTES

1. MCDONALD'S PYLON SIGN - EXISTING
2. DRIVE-THRU SIGNAGE. SEE SHEET C2.2.
3. STATE AND ADA APPROVED ACCESSIBLE SIGN AND BOLLARD PER DETAIL C7.1/10.
4. STATE AND ADA APPROVED ACCESSIBLE SIGN AND BOLLARD WITH 'VAN ACCESSIBLE' SIGN PER DETAIL C7.1/10.
5. 6' x 36' BOLLARD. - EXISTING
6. CONCRETE DRIVE APRONS AND SLABS. REFER TO SHEET C3.1 FOR SPECIFICATIONS.
7. CONCRETE SIDEWALK. MEET AND MATCH EXISTING SIDEWALK. REFER TO SHEET C3.1.
8. CONCRETE PATIO. MEET AND MATCH SIDEWALK. - NOT USED
9. BITUMINOUS PAVEMENT. REFER TO SHEET C3.1 FOR SPECIFICATIONS.
10. PARKING LOT LIGHT. - EXISTING
11. 6' x 42\"/>

#### DIRECTIONAL SIGNAGE NOTES

12. NEW OR REPLACED DIRECTIONAL SIGNS ARE NOT BEING APPROVED AS PART OF THIS PLAN SET WITH THE JURISDICTION.
13. IF EXISTING BOLT PATTERN WORKS WITH NEW SIGN AND BOLTS ARE LONG ENOUGH CONTRACTOR MAY REUSE EXISTING FOUNDATION. IF BOLT PATTERN DOES NOT MATCH, OR IF BOLTS TO BE DOUBLE NUTTED, REMOVE AND INSTALL NEW FOUNDATION. NO RETRO FIT FOUNDATIONS ALLOWED.

#### SITE PLAN NOTES

1. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
2. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
3. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.

GREEN SPACE

#### ZONING AND SETBACK SUMMARY

THE PROPERTY IS ZONED GENERAL BUSINESS ZONE (B3)

BUILDING SETBACK INFORMATION IS AS FOLLOWS:

FRONT YARD = 30 FT.  
REAR = 30 FT.  
SIDE (INTERIOR) = 10 FT.  
SIDE (STREET) = 30 FT.

PARKING SETBACK INFORMATION IS AS FOLLOWS:

FRONT YARD = 10 FT.  
REAR = 5 FT.  
SIDE (INTERIOR) = 5 FT.  
SIDE (STREET) = 10 FT.

SIGN SETBACK INFORMATION IS AS FOLLOWS:

FRONT YARD = 10 FT.

#### PARKING SUMMARY

##### REQUIRED PARKING:

ONE STALL PER 2 SEATS  
78 SEATS TOTAL  
78 SEATS / 2 = 39 STALLS  
TOTAL PARKING STALLS REQUIRED 39 EA.

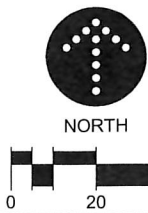
##### PROVIDED PARKING:

STANDARD STALLS 39 EA.  
ACCESSIBLE STALLS 1 EA.  
ACCESSIBLE VAN STALLS 1 EA.  
TOTAL PARKING STALLS PROVIDED 41 EA.

#### AREA SUMMARY

EXISTING:  
PERVIOUS 7,952 S.F. 19.0%  
IMPERVIOUS 33,973 S.F. 81.0%  
TOTAL (0.96 AC) 41,925 S.F. 100.0%

PROPOSED:  
PERVIOUS 7,746 S.F. 18.6%  
IMPERVIOUS 34,129 S.F. 81.4%  
TOTAL (0.96 AC) 41,875 S.F. 100.0%



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105 South Fifth Avenue Tel: 612-252-9070  
Suite 513 Fax: 612-252-9077  
Minneapolis, MN 55401 Web: landform.net

MCDONALD'S USA, LLC.

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DRAWN BY  
JOB

PROTOL ISSUED

STATE  
MN

COUNTY  
DAKOTA

CITY  
INVER GROVE HEIGHTS

STREET ADDRESS  
5760 CAHILL AVE

SHEET NAME  
SITE PLAN

NATIONAL NUMBER  
0225

SHEET NO  
C2.1

FILE NAME  
C201MCD307.DWG

PROJECT NO  
MCD16307

#### 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 under the laws of the State of Minnesota.

NOT FOR CONSTRUCTION

License Number 46224

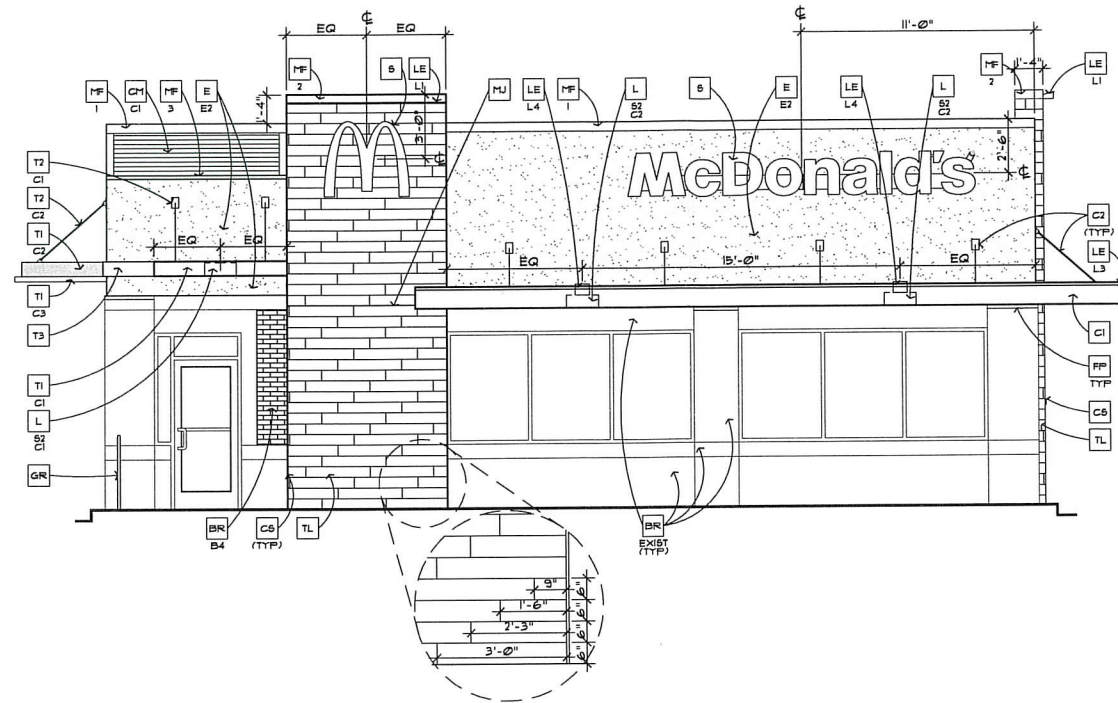
Date

OFFICE ADDRESS  
1650 W. BOND STREET #900 BLOOMINGTON, MINNESOTA 55431-9888 (952)-884-4355





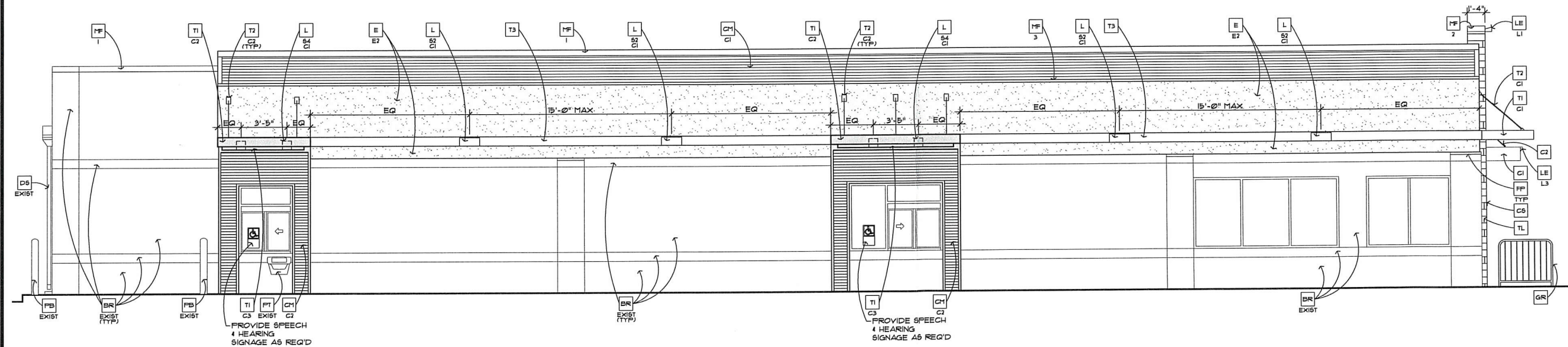
- T.O. BRANDING  
118'-4"
- T.O. PARAFET  
118'-0"
- B.O. ACCENT  
115'-1"
- B.O. FASCIA  
B.O. TRELLIS  
110'-11"
- B.O. UNDERSCORE  
110'-8"
- B.O. EIFS  
110'-0" V.I.F.
- T.O. EX SILL  
103'-0" V.I.F.
- T.O. SLAB  
100'-0"



- T.O. PARAFET  
118'-0"
- B.O. CANOPY  
108'-4"
- T.O. EX WINDOW  
108'-3" V.I.F.
- T.O. EX SILL  
103'-0" V.I.F.
- T.O. SLAB  
100'-0"



1 FRONT ELEVATION  
1/4" = 1'-0"



- T.O. BRANDING  
118'-4"
- T.O. PARAFET  
118'-0"
- T.O. EX PARAFET  
116'-11" V.I.F.
- B.O. ACCENT  
115'-1"
- B.O. FASCIA  
B.O. TRELLIS  
110'-11"
- B.O. UNDERSCORE  
110'-8"
- B.O. EIFS  
110'-0" V.I.F.
- B.O. CANOPY  
108'-4"
- T.O. EX WINDOW  
108'-3" V.I.F.
- T.O. EX D/T WINDOW  
108'-0" V.I.F.
- T.O. EX SILL  
103'-0" V.I.F.
- T.O. SLAB  
100'-0"

2 DRIVE THRU SIDE ELEVATION  
1/4" = 1'-0"

KEY NOTES:

- BR FACE BRICK  
B4 COLOR:  
B4 = BRICK TO MATCH COLOR, SIZE AND TEXTURE OF EXIST'G.  
EXIST'G = EXIST'G FACE BRICK TO REMAIN, PATCH AND REPAIR AS REQ'D.
- CI ALUMINUM CANOPY SYSTEM (COLOR: WHITE)
- C2 ALUMINUM CANOPY TIE-BACK SYSTEM (COLOR: WHITE)
- CH CORRUGATED METAL PANEL, SEE ASSEMBLY NOTES ON A30.  
C1 = CITYSCAPE  
C2 = CHARCOAL
- CS OUTSIDE CORNER STRIPS  
COLOR: DARK ANTHRACITE  
RONDEC R0100SDA  
BY: SCHLUTER SYSTEMS L.P.  
CONTACT: EARL MAICUS, (518) 324-3410
- D DOOR - PAINTED TO MATCH SURROUNDING MATERIAL 'E2'
- DS EXISTING DOWNSPOUT TO BE PAINTED TO MATCH SURROUNDING MATERIAL 'E2'
- E EXTERIOR FINISH SYSTEM  
E1 = NOT USED  
E2 = BENJAMIN MOORE 'FAIRVIEW TAUPÉ' BM HC-85  
E3 = BENJAMIN MOORE 'IRON MOUNTAIN' 2134-30
- FF FLASH TOP OF PILASTER, TYPICAL
- GR NEW GUARDRAIL - STAINLESS STEEL/GALVANIZED SEE DETAIL - X/AXX
- L LIGHT FIXTURE - SEE ELECTRICAL  
TYPE:  
S1 = NOT USED  
S2 = DOWN ONLY WALL SCONCE FIXTURE  
S3 = NOT USED  
S4 = RECESSED DOWN FIXTURE  
COLOR:  
C1 = SILVER  
C2 = WHITE
- LE ACCENT LIGHTING - SEE ELECTRICAL  
LED LIGHT:  
L1 = DOWN ONLY FIXTURE  
L2 = NOT USED  
L3 = INTEGRAL CANOPY FIXTURE  
L4 = FLOOD LIGHT
- MF METAL FASCIA - COLOR TO MATCH CORRUGATED METAL PANEL, REFER TO SECTIONS FOR ADD'L INFO  
TYPE:  
1 = PRE-FAB ANCHOR-TITE FASCIA  
2 = PRE-FAB CUSTOM BRANDING FASCIA  
3 = METAL COPING

- MU TILE MOVEMENT JOINT - (MOVEMENT JOINTS MUST BE MAINTAINED OVER TIME W/ SEALANT)  
COLOR: BLACK  
DILEX BUBBLES  
BY: SCHLUTER SYSTEMS L.P.  
CONTACT: EARL MAICUS, (518) 324-3410
- ML METAL LETTERING - BY OTHERS
- FB PIPE BOLLARD - PAINTED YELLOW  
(R4HC) COIN COLLECTOR  
UNIT 1/4" DT 2000 STD  
CALL 1-888-743-7435 TO ORDER,  
SEE DETAIL X/AXX
- TI ALUMINUM TRELLIS  
COLOR:  
C1 = CITYSCAPE  
C2 = CHARCOAL
- T2 TRELLIS TIE-BACK  
COLOR:  
C1 = CITYSCAPE  
C2 = CHARCOAL
- T3 2x8 ALUMINUM WALL FASCIA (COLOR: CITYSCAPE)

McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.

TILE BY EUROQUEST: E-WOOD COLLECTION  
COLOR: R3 BLACK SIZE: 6"x36"  
PATTERN: 1/4" RUNNING BOND  
GROUT: MAPEI - 03 GRAY  
CONTACT: JAN DETER (714) 931-1500

EXTERIOR WINDOW ASSEMBLY W/ TEMPERED GLASS - SEE ASSEMBLY NOTES 3/A12

DRIVE-THRU WINDOW BY READY ACCESS 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM - CONFIRM OPTIONS WITH MCD AREA CONSTRUCTION MANAGER

SLIDE DIRECTION: RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT

SIGNAGE SUPPORT NOTE:  
UNIBODY FASCIA SIGN WALL SUPPORTS TO BE VERIFIED WITH McDONALD'S ACM AND COORDINATED WITH SIGN MANUFACTURER.

McDONALD'S RESTAURANT  
2017 MAJOR REMODEL PROGRAM  
State Site Code: 022-0050 Nat'l Number: 2123  
5760 CAHILL AVE INVER GROVE HEIGHTS, MN

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DATE ISSUED

DRAWN BY RK  
CHECKED BY KD  
JOB NO. 17298

reprise  
Architecture, Inc.  
2200 Parkview Avenue South  
Suite 100, Fort Worth, Texas 76104  
Phone: (817) 272-4442  
Fax: (817) 272-4053

DESIGN  
Signature BRIAN ROBERT JOHNSON  
XX/XX/XXXX  
Date 18050  
Registration Number

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

---

|                             |                                                                       |                                                   |
|-----------------------------|-----------------------------------------------------------------------|---------------------------------------------------|
| <b>REPORT DATE :</b>        | November 30, 2017                                                     | <b>CASE NO.:</b> 17-42PUD                         |
| <b>APPLICANT:</b>           | Hampton Companies                                                     |                                                   |
| <b>PROPERTY OWNER:</b>      | Landis Iverson SI, LLC                                                |                                                   |
| <b>REQUEST:</b>             | Preliminary Plat and PUD, Rezoning, Conditional Use Permit            |                                                   |
| <b>LOCATION:</b>            | North Side of 80 <sup>th</sup> Street between Hwy 3 and Babcock Trail |                                                   |
| <b>HEARING DATE:</b>        | December 5, 2017                                                      |                                                   |
| <b>COMPREHENSIVE PLAN:</b>  | LMDR-NWAPUD                                                           |                                                   |
| <b>ZONING:</b>              | R-1C/PUD                                                              |                                                   |
| <b>REVIEWING DIVISIONS:</b> | Planning<br>Engineering<br>Emmons & Olivier                           | <b>PREPARED BY:</b> Allan Hunting<br>City Planner |

---

**BACKGROUND**

The applicant is proposing a mixed density residential development consisting of 68 single family detached villa lots and a 32-bed senior care facility. The senior care facility would consist of memory care and assisted living units in their own campus setting on a separate lot from the single family units. The villa home concept is based on individual lots approximately 5,000 square feet in size with reduced side and rear setbacks. Access to the site is via 80<sup>th</sup> street and internal roadways consist of both public and private streets. The property is approximately 20 acres and located on the north side of 80<sup>th</sup> Street, between the golf course and Hwy 3.

**REQUESTS**

The specific requests for the project include the following:

1. Rezoning of the senior care facility portion of the property from R-1C/PUD to R-3C/PUD Multiple Family Residential District
2. Preliminary Plat approval of Scenic Hills resulting in 69 buildable lots and 4 outlots
3. Preliminary PUD approval of the Scenic Hills PUD as required by the Northwest Overlay District
4. Conditional Use Permit for a 32-unit multiple family development



## ***EVALUATION OF THE REQUEST***

### **SURROUNDING USES**

The subject property is surrounded by:

|        |                                                                                                                                       |
|--------|---------------------------------------------------------------------------------------------------------------------------------------|
| North: | Large lot single family residential, vacant land; zoned A, Agricultural; guided High Density Residential and Low Density Residential. |
| East:  | Inverwood Golf Course; zoned P; guided Public.                                                                                        |
| West:  | Large lot single family residential; zoned A, Agricultural; guided Low-Medium Density Residential.                                    |
| South: | Single family residential; zoned A; guided High Density Residential.                                                                  |

### **REZONING**

All of the property is currently zoned R-1C/PUD for the previous single family project that was approved in 2014 but never built. The proposed single family portion would remain R-1C. Lot 1, Block 1, containing the assisted living building would require a rezoning to R-3C, multiple family because it is a multi family building.

The rezoning would be consistent with this portion of the PUD and the overall density of the total PUD is still consistent with the comprehensive plan designation of LMDR. Staff supports the rezoning request.

### **NATURAL RESOURCE INVENTORY**

In 2003, a Natural Resource Inventory and Management Plan was completed for the Northwest Area. The NRI inventoried and qualified natural resources systems within the area and established a management classification system to guide the preferred treatment of these features. The applicant has reviewed the NRI and Management Plan and incorporated the features into the open space network planned for the project. There are two wetlands on the site; one is a Manage 3 and the other a Manage 4. All the primary management areas are being preserved through open space easements.

### **NET DEVELOPABLE AREA**

*Note: the numbers that are referenced within this staff report are approximate based on preliminary plan submittals. They will likely change slightly between preliminary and final plat. The numbers provided are sufficient for preliminary plat review.*

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterials roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be dedicated for public park needs. Based on this definition, the proposed project area contains approximately 18.66 net developable acres. This excludes the proposed right-of-way for CSAH 28 and approximately 1.39 acres of wetlands.

| <b>General Project Data</b>          | <b>Square Feet</b> | <b>Acres</b> |
|--------------------------------------|--------------------|--------------|
| Gross Project Area                   | 877,568            | 20.15        |
| Delineated Wetlands                  | 60,493             | 1.39         |
| Public Water Bodies (PWI)            | -                  | 0.00         |
| Bluffs in Shoreland Area             | -                  | 0.00         |
| Planned “Arterial” Road Right of Way | 4,060              | 0.09         |
| <b>Total Net Developable Area</b>    | <b>813,015</b>     | <b>18.66</b> |

### **NATURAL AREA/OPEN SPACE**

Section 10-13J-5. D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

|                                                                                              | <b>Square Feet</b>    | <b>Required Acres</b> | <b>Proposed Acres</b> |
|----------------------------------------------------------------------------------------------|-----------------------|-----------------------|-----------------------|
| <i><b>Total Net Developable Area</b></i>                                                     | <i><b>813,015</b></i> | <i><b>18.66</b></i>   | <i><b>NA</b></i>      |
| Minimum Open Space Required = 20% of net area                                                | 162,603               | 3.73                  | 8.20                  |
| Required contiguous area = 75% of required open space with a minimum 100 foot corridor width | 121,952               | 2.80                  | 6.79                  |
| Area to be undisturbed = 50% of required open space                                          | 81,302                | 1.87                  | 3.33                  |

The site design of the project has prioritized the open space areas along the perimeter next to the Inver Wood Golf Course and preserving the wetlands in open space. There is also a significant amount of open space around the wetland on the west side of the project and around the assisted living building. The site complies with or exceeds all the open space requirements. The primary open space corridor along the east boundary, while not 100 feet wide through the entire length, complies in that at least 75% of this area is 100 feet wide. The open space buffer is enhanced since the Inver Wood Golf Course is immediately to the east providing additional open space.

The open space is contained in outlots that will be owned by the City since they also contain wetlands and the storm water basins for the project. The portion of the open space around the assisted living building will be required to be preserved with an open space conservation easement as required by the Northwest Area Overlay District.

The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.

### **DEVELOPMENT CAPACITY PLAN**

Section 10-13J-5. E. of the Northwest Area Overlay Ordinance outlines a process by which a site's development capacity is determined as a means to allocate development across a site. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

The development capacity plan was established for Scenic Hills utilizing both R-1C and R-3C categories. When applying the base district and factoring in the open space, the development capacity plan yields a range of 54 to 105 possible units. This equates to a density range of 3.0 to 5.6 units per net acre.

| Base Zoning District | Net Acres* | Min Density (units per acre) | Max Density (based on lot size per zoning code) | Min Units | Max Units  |
|----------------------|------------|------------------------------|-------------------------------------------------|-----------|------------|
| R-1C                 | 16.97      | 2                            | 12,000                                          | 34        | 68         |
| R-3C                 | 1.69       | 12                           | 2,000                                           | 20        | 37         |
| Total                | 18.66      |                              |                                                 | 54        | 105        |
| <i>Net Density</i>   |            |                              |                                                 | <i>54</i> | <i>105</i> |

### **PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS**

The project proposes a total of 100 residential units and 4 outlots for permanent open space. This provides for a density of 5.6 units/acre based on Met Council net density calculations.

In general, the Comprehensive Plan guides this area for densities within 3-6 units per net acre for low-medium density residential. The project falls within those density ranges.

The Metropolitan Council's goal for communities in developing areas with municipal sewer and water services is to achieve a net density of 3 to 5 units per acre. The project falls within Met Council's goal.

#### **Building setbacks and separation.**

The Northwest Area Zoning Overlay establishes suggested guidelines for building separation and setbacks. The objectives for establishing such regulations are to ensure adequate area for certain uses on a site such as storm water management, parking, buffering of mechanical equipment and landscaping. The Northwest Area setbacks and structure separation standards consider compact development and reduced setbacks to minimize hard surface coverage and enable greater ability to leave larger areas of intact open space. This objective must be carefully balanced with aesthetics also.

The single family villa portion is designed on small lots with compact setbacks in order to provide the required density per the ordinance and to meet financial and density projections.

The following setback flexibility is being requested:

| SINGLE FAMILY VILLA   | PROPOSED                            | REQUIRED             |
|-----------------------|-------------------------------------|----------------------|
| Front                 | 14 feet (public & private)          | 20-30 feet (min/max) |
| Separation            | 10 feet                             | 20 feet (min)        |
| Rear                  | 20 feet                             | 30 feet (min)        |
| Side Corner (public)  | 10 feet                             | 20 feet (min)        |
| Side Corner (private) | 5 feet                              | 20 feet (min)        |
| Perimeter             | 20 feet typical (as close as 12 ft) | 30 feet (min)        |

| MEMORY CARE FACILITY                  | PROPOSED | REQUIRED      |
|---------------------------------------|----------|---------------|
| Side Corner (80 <sup>th</sup> Street) | 30 feet  | 50 feet (min) |
|                                       |          |               |

To allow such design, a reduction in setbacks would be needed. This is a unique design and would provide for a range of housing options with unique design, building footprints and a range of housing price options.

Setbacks are all based on the building pad dimensions shown on the site plan. All pads are 40' x 60' or 2,400 square feet. Staff would recommend a condition be that all building setbacks for all lots shall conform to the building pad location on each lot and no structure shall be placed outside the building pad.

#### Impervious surface coverage.

Impervious surface coverage standards are applied to give the city the authority to ensure sufficient areas for infiltration. Impervious surface areas include roads, sidewalks, parking areas, buildings, and other hard surface areas that do not allow infiltration.

The applicant has provided impervious surface calculations for the entire project. By ordinance, the maximum impervious surface coverage allowed is 25% for single family and 65% for multiple family. Total impervious surface for the entire PUD would be 41% including streets and sidewalks. The applicant has indicated the design calculations assumed 2,900 square feet of impervious surface per single family lot. The applicant has indicated that the proposed impervious surface for most lots will be approximately 2,740 square feet. They recognize that some lots will have more coverage and so they are suggesting that a maximum of 50% of the lots be allowed up to 2,980 square feet. This would overall be less than the design calculations. These numbers are still preliminary and may change somewhat with the final PUD submittal. The only way to track the total impervious surface is to require a maximum impervious per lot. Staff recommends that a condition be included that a specific impervious surface be allotted per



lot and listed on the final plan set. The applicant can determine how they want to do this, but it must be consistent with the design calculations of 2,900 square feet of impervious surface per lot.

The senior housing portion complies with all impervious surface requirements.

### **IMPACT ON FINANCIAL PLANNING FOR NW AREA INFRASTRUCTURE IMPROVEMENTS**

To fund the utility improvements in the Northwest Area, the Council adopted a funding resource of collecting connection fees at time of development rather than assess properties. To cover the cost of the sewer, water and storm water improvements, there are connection fees paid at time of final plat and connection fees paid at time of building permit.

The proposed density meets the minimum density assumed for the site. Based on current 2017 fees structure, preliminary numbers for area charges and building permit charges are listed below. Utility charges will increase for 2018 and actual fees will be calculated with the final PUD development plans

#### **Plat Connection Fees (2017 rates):**

|                             |              |
|-----------------------------|--------------|
| Sewer Connection Fees       | \$102,835.20 |
| Water Connection Fees       | \$ 62,665.20 |
| Storm Water Connection Fees | \$235,493.36 |
| Total                       | \$400,993.76 |

These fees are collected at time of plat release.

The building permit fees to be paid are based on 68 single family units and 18 multiple family units (assisted living units).

#### **Building permit Connection Fees (2017 rates):**

|                       |              |
|-----------------------|--------------|
| Sewer Connection Fees | \$454,940.00 |
| Water Connection Fees | \$276,920.00 |
| Total                 | \$731,860.00 |

Individual fees are paid at time of building permit.

### **PRELIMINARY PLAT**

The applicant is proposing a preliminary plat which consists of 69 lots and 4 outlots. The outlots would be for storm water purposes and owned by the City. The lot sizes range from 4,700 to 6,000 square feet. Typical lot width is 50 feet. Each lot is shown with a 40' x 60' building pad which would become the building setback boundary for each lot. The applicant has provided

some floor plans of units similar to those that will be built to show they can fit into the building pad areas.

The plat provides for the required right-of-way dedication for County Road 28 as directed by the County.

### **PARKS/TRAILS**

There are no planned park areas in the vicinity of the project. Therefore, Staff recommends cash in lieu of park land for the project. Cash amounts would be based on the final plat approval from the City Council and would be collected at time of final plat release for recording.

The site plan identifies a sidewalk along one side of each segment of public street as required by code. The sidewalks will provide for future sidewalk/trail connections to land to the west and north.

### **STREETS & CONNECTIVITY**

The project contains both public and private streets. There is one public street connection to 80<sup>th</sup> Street at a point that is approved by the County. This segment runs westerly to the west boundary. There is also a public street running north to serve the property immediately north (Abbott parcel). All rights-of-way for public and private are 50 feet wide which complies with code standards. The main public street would be 32 feet wide. All others would be 28 feet wide. Outlot B would be owned by the City and will provide access to the property on the east side of the main public road, near 80<sup>th</sup> Street.

Street connectivity was discussed and analyzed at length for this project. Engineering and Planning reviewed the street stub locations and determined they are in logical locations for future street extensions to the west. The stubs provide access and future development potential for the Abbott property and for the Malensak property.

The Abbott property to the northwest has their driveway currently running through the subject parcel to 80<sup>th</sup> Street via a driveway easement. This existing driveway will eventually be removed with the development and the Abbott driveway would then permanently connect to the private road known as Inverwood Circle on the plan. The developer will be required to maintain access to the Abbott parcel at all times during construction. The developer will also be required to establish a permanent driveway to the private street once those improvements are in.

### **DAKOTA COUNTY REVIEW**

Dakota County has reviewed the plat and commented on right-of-way needs. The intersection point meets County standards. A triangle portion of right-of-way along 80<sup>th</sup> Street on the west side of the property is being dedicated providing sight triangle visibility once 80<sup>th</sup> Street is realigned in the future.

The County has indicated that turn lanes and bypass lanes will be required on 80<sup>th</sup> Street at the new street intersection. The applicant will be responsible for costs and construction of the

roadway work. Full details of the lane construction must be submitted and approved as part of the final PUD plan sets. Dakota County must also approve all plan designs prior to construction work.

### **LANDSCAPING/TREE PRESERVATION**

#### **Landscape/Tree Preservation & Reforestation Plan:**

The developer has provided both a landscape plan and tree inventory of the site.

The Code allows a tree removal of 30% for residential projects. The plan indicates tree removal of 64%. The code allows removal beyond the threshold and requires replacement for those trees over the limit. In this case, a total of 515 trees are required to be replanted to satisfy the Tree Preservation Ordinance.

The proposed landscape plan provides for the required street tree planting for the single family homes, landscaping for the multiple family portion, and parking lot landscaping. A total 102 overstory trees, or their equivalent are required to satisfy the landscape requirements.

Total landscape and reforestation requirements equal 617 trees to be replanted. A total of 516.5 trees are proposed. The plans are short 101 trees. The site does not appear to have room for more plantings. The Tree Preservation Ordinance provides options if a site cannot replant the required amount. One option is to pay a cash contribution to the City for future City planting projects. The cash equivalent for a 2.5 caliper inch tree is \$300.00. A condition of approval must be that the planting shortfall either be planted on site or a cash contribution be paid by the developer. These details would be finalized with the final plan set and addressed in the development contract.

### **WETLANDS**

Approximately 1.39 acres of wetlands have been identified on the site. The wetland boundaries have been approved through the Wetland Conservation Act process. The wetlands have been incorporated into the open space/greenway network and are buffered from development.

### **GRADING, DRAINAGE, STORMWATER AND UTILITIES**

The City Engineer has reviewed the plans and notes that the design is consistent with the Northwest Area Stormwater plans. The City Engineer has drafted a memo with his comments. These comments are required to be addressed with the final PUD plan submittal. These comments would be included in the condition that the plans must be approved by the City Engineer.

The utility plans as proposed, are designed based on City gravity sewer extension plans along 80<sup>th</sup> Street to serve the property that is not finalized until Council approves the project. City Council will consider ordering and funding Project No. 2018-02 80<sup>th</sup> Street Sanitary Sewer Improvements (Robert Street) on December 11, 2017. If Council does not approve and order the project, the utility plans must be redesigned to provide a lift station to serve the site.

If Project 2018-02 is ordered, awarded and constructed, the City can provide the gravity sewer connection to the development by December 31, 2018. The 2018-02 project requires flexibility for completion due to the County and State road construction projects utilizing 80<sup>th</sup> Street for detour traffic.

### **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.

### **CONDITIONAL USE PERMIT**

A conditional use permit for multiple family is required. In this case, the zoning ordinance defines the proposed use as a “nursing home”, which is allowed in the R-3C district. The project consists of a memory care and assisted living facilities. Of the 32 units proposed, 18 would be for assisted living services and 14 would be for memory care services. Access would be from the public street off 80<sup>th</sup> Street. All required parking is proposed in front of the building. The site would be landscaped per the ordinance with heavy tree planting proposed along 80<sup>th</sup> Street to provide a vegetative buffer.

The specific request for a CUP for the proposed multiple family or nursing home is reviewed below against the standards found in the Zoning Ordinance, Title 10-3A-1.

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*  
The use as part of the overall PUD, is consistent with density standards for the LMDR district. Some policies from the Comp Plan which seem to support project include:

#### Land Use Chapter – Future Development Area Policies:

“Encourage creative land planning to create neighborhood areas that have a unique personality reflecting the natural beauty of the areas as well as the overall context of the community.”

#### Housing Chapter – Housing Policies:

“Maintain a balanced housing supply with housing available for people at all income levels and unit types that meet the varying life-cycle needs of the Inver Grove Heights residents.”

Utilities are available to the area and streets meeting the need for neighboring property extension has been provided.

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

This standard is met. The proposed use defined as a “nursing home” is a conditional use in the R-3 zoning district. The intermixing of densities and housing types are encouraged in the Northwest Area to provide needed densities and provide for options of housing types.

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

This standard is met. The proposed use will not create any adverse physical impacts upon the neighborhood. The facility is integrated into the PUD, but functions separately from the single family 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 standard is met. The residents of the facility would not pose any adverse impacts on services or drive the need to expand services.

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

- a) *Aesthetics/exterior appearance*

The exterior of the building would have horizontal lap siding with accent brick and shake siding which complies with exterior material requirements. The building would be approximately 19 feet high at midpoint of the roof and an overall height of approximately 29 feet.

- b) *Noise*

Do not expect the site to generate any greater noise than from any residential neighborhood.

- c) *Traffic*

Traffic would not be an issue and nearly all residents would not be driving. Traffic would be from employees and visitors.

- d) *Drainage*

The drainage for the building is discussed during the PUD review

- e) *Fencing, landscaping and buffering*

The landscaping is being proposed for the site complies with code standards and extra treatment is proposed along 80<sup>th</sup> Street.

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 property appears appropriate for the use. The site can be accommodated without significant grading or tree removal. There is a lot of green space within

the project design. The building is closer to 80<sup>th</sup> than standard code allows, but a reduction in setback is requested as part of the PUD design.

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

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

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

The surface water and groundwater are reviewed during the PUD process for the entire site.

## **ALTERNATIVES**

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

**A. Approval:** If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:

Approval of the Preliminary Plat, Preliminary PUD and Rezoning subject to the following conditions:

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

|                                                  |          |
|--------------------------------------------------|----------|
| Preliminary Plat                                 | 10/19/17 |
| Preliminary Site Plan (15 sheets)                | 10/23/17 |
| Preliminary Grading and Drainage Plan (4 sheets) | 10/23/17 |
| Preliminary Utility Plan (10 sheets)             | 10/24/17 |
| Preliminary Storm Management Plan (12 sheets)    | 10/23/17 |
| Preliminary Landscape Plan                       | 10/23/17 |
| Preliminary Tree Preservation Plan (2 sheets)    | 10/23/17 |
| Preliminary Open Space Plan                      | 10/23/17 |
| Senior Living Exterior Elevation Plan            | 8/20/17  |

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land



owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.

5. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
6. All plans shall be subject to the review and approval of the Fire Marshal.
7. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from Dakota County.
8. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
9. Driveways are not required to provide porous pavement if over 20 feet wide provided individual lot impervious surface is not exceeded.
10. The developer shall be responsible to insure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading. 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. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing. Final details of the amounts to be paid shall be part of the final PUD plan review.
12. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

| Site Plan Element                                | Consent Required By    |
|--------------------------------------------------|------------------------|
| Building Location                                | City Council           |
| Driveways and Private Roads                      | Planning Department    |
| Landscaping                                      | Planning Department    |
| Location of Utilities                            | Engineering Department |
| Location of Conservation Easement and Open Space | City Council           |

13. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
14. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the requirements of the Planned Unit Development plans.
15. The following documents shall be recorded when the plat is recorded:
  - Development Contract;
  - Storm Water Facilities Maintenance Agreement;
  - Acknowledgement of PUD Zoning
  - Other Agreements as Required
16. Prior to City Council review of the final PUD development plans, the Developer must respond to all the comments of the Emmons and Olivier memorandum.
17. Street lighting shall be required within the single family neighborhoods and along all public streets. The street lighting plans shall be approved by the City and Dakota County or MnDOT where appropriate prior to installation.
18. Access to the Abbott parcel shall remain open at all times and developer shall be responsible for establishing a permanent driveway access to the new public street.
19. All building setbacks for all lots shall conform to the building pad location on each lot and no structure shall be placed outside the building pad.
20. Developer shall pay all required Northwest Area plat connection fees at time of plat release and pay Northwest Area building permit connection fees with each individual unit building permit.
21. A specific impervious surface be allotted per lot and listed on the final plan set. The applicant can determine how they want to do this, but it must be consistent with the design calculations of 2,900 square feet of impervious surface per lot.
22. The proposed utility plans are designed based on sewer extension along 80<sup>th</sup> Street that are part of City Project No. 2018-02 80<sup>th</sup> Street Sanitary Sewer Improvements (Robert District). If the City Council does not approve ordering and funding Project No. 2018-02, the utility plans must be redesigned to provide a lift station to serve the site.

23. The applicant shall be responsible for costs and construction of the turn lane improvements on 80<sup>th</sup> Street as required by Dakota County. Full details of the lane construction must be submitted and approved as part of the final PUD plan sets. Dakota County must also approve all plan designs prior to construction work.
  24. The total tree reforestation/landscaping plan is short 101 trees. The planting shortfall shall either be planted on site or a cash contribution be paid by the developer. Final details to be worked out through the final PUD review.
- B. Denial:** Should the proposed request, or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

### **RECOMMENDATION**

The project design is a unique layout with very condensed building pads with lesser setbacks. The project complies with density standards for the site and contains two different types of housing units. The odd configuration of the property, larger percentage of the site needed for streets and two wetlands/regional basins create a number of restraints that require some type of flexibility to achieve a project that hits goals of the Northwest Area. The single family units are smaller in size than what is being built elsewhere and should provide a different housing option and price point.

Staff recommends approval of the request with the conditions listed.

#### **Attachments:**

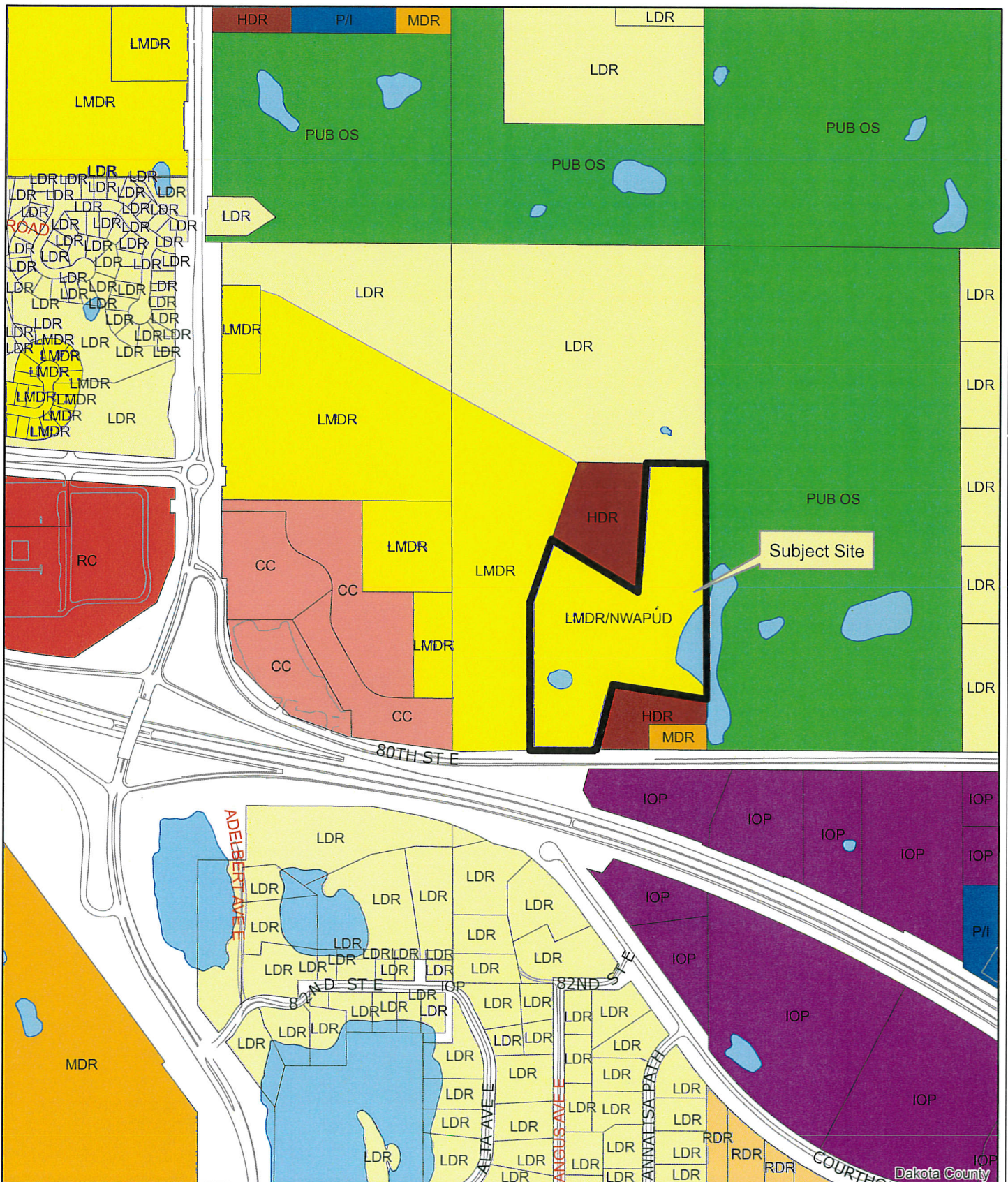
Location Map  
Applicant Narrative  
Preliminary Plat  
Preliminary Site Plan  
Preliminary Open Space Plan  
Preliminary Grading Plan  
Preliminary Landscape Plan  
Preliminary Tree Preservation Plan  
Preliminary Storm Water Management Plan  
Senior Living Exterior Elevations  
Concept Villa Single Home Elevations





# Location Map

## Case No. 17-42PUD





Hampton Properties IV, LLC  
Suite Living  
1341 County Rd D  
Vadnais Heights, MN 55109

**PUD APPLICATION:**

City of Inver Grove Heights  
August 21, 2017

**PROJECT NAME:**

Scenic Hills Development  
Senior Memory Care and Assisted Living Facility

**PROPERTY ADDRESS:**

1375 80<sup>th</sup> Street E, Inver Grove Heights, MN

**APPLICANT:**

Hampton Properties IV, LLC  
1341 County Rd D  
Vadnais Heights, MN 55109  
Joel Larson: 651-248-6785  
Joel.hamptoncompanies@gmail.com

**DESCRIPTION OF PROPOSED DEVELOPMENT:**

Hampton Companies is proposing to develop the approximate 20 acre site into both (68) Villa lots and a senior care facility. We are partnering with Suite Living and proposing to develop a memory care and assisted living community to serve the care needs of the elderly citizens of Inver Grove Heights and those with elderly family members in need of memory care and assisted living services. Suite Living Memory Care and Assisted Living of Inver Grove Heights community will feature a total of 32 private suites with 18 of them providing assisted living services and the other 14 providing memory care services. The assisted living residents will be able to enjoy a home-like atmosphere in a setting that allows them the freedom to participate in many amenities that not only help assist them in their daily care needs, but also provide them with a higher quality of life than that offered in a more institutional setting. The memory care residents are provided with their own secured area of the building that has its own separate amenities like a congregate dining room sunroom, activity/craft area and a secure outdoor porch. These residents benefit from a life enrichment program that is specially designed for residents with Alzheimer's and Dementia. At Suite Living Memory Care and Assisted Living of Inver Grove Heights our goal is to provide our residents with the right care at the right time.

Building Description:    Total Land Size: 2 Acres  
                                 Building Size: 22,446 Sq. Ft.  
                                 Occupancy: 32 Private Suites  
                                 Floor 1: 18 Assisted Living Units / 14 Memory Care Units

Parking and Access:    Hard Surface Parking (24 stalls, 2 designated handicapped will be designed with dimensions and area in accordance with state law) will provide parking for resident friends and family members along with Suite Living Memory Care and Assisted Living staff. Since none of our residents drive there will not be a significant need for parking.

#### Analysis currently and forward

The difference between transient building occupants i.e.: those driving and with cars and fixed immobile occupants i.e.: residents

32 residents at any one time (immobile)

3 to 5 employees

1 to 3 visitors for a total of 4 to 8 transient occupants

Access to the site is located off county Road 28 (80<sup>th</sup> St. E). There will be a circular drive through turn around with a covered walkway to the entrance of the building which has a small portico which extends from the vestibule entry over the walkway and partially into the circular driveway. The portico will allow for enough clearance to allow for emergency vehicles to pass and thus be able to enter and exit the site freely.

#### **Illumination:**

Lighting from the installation of outdoor flood or spot lighting and illuminated signs shall be of an intensity that is reasonable for the purpose served and will be appropriately shielded minimizing the effects on the use and enjoyment of adjoining properties.

#### **Architectural Design:**

The building will combine stone, residential exterior materials, columns, roofline gables, extending porches and entrances to the building. The overall look is themed after a residential building providing a feeling of warmth and comfort for the residents.

### **DESCRIPTION OF PROPOSED VILLA LOTS DEVELOPMENT**

Hampton Companies is proposing to develop "for sale" housing consisting of villa's style homes. The product was primarily designed with seniors and "empty-nesters" in mind, but we have found single and young professionals also enjoy this type of living. The development will be built in "common interest" type communities whereby open spaces and some traditional land improvements will be vested in homeowners associations which also governed the overall community and common maintenance. Each unit owner paid monthly assessments to its association which contracted for overall project maintenance (e.g., lawn maintenance, snow plowing, trash removal, etc.), relieving the individual unit owner of exterior maintenance chores.

The builder / developer is designing building's architecture with its gable roofs, and exterior finish materials, such as stone veneer, smart siding on the front of the homes and vinyl maintenance-free siding on the sides and rear of home, trim, shake siding and dramatic overhangs, sharpens the building's residential flare in respect to the surrounding neighborhood and community.

#### **The Market**

The product was primarily designed with seniors and "empty-nesters" in mind. But we have found that single / young professionals also enjoy the type of living. The development is located in a thriving suburban community. Prompting this growth was great access to the Interstate Highway System and the installation of the City's water and sewer systems. The resulting commercial enterprise includes shops, restaurants, and other businesses focusing on service for this ever-growing community.



## CONCLUSION:

Thank you for your time to review our proposal. Suite Living Memory Care and Assisted Living of Inver Grove Heights will provide great economic benefits to the city and community with 32 assisted living and memory care suites, 20 plus full and part time jobs with annual payroll of \$285,000 and a significant contribution to the tax rolls for this property and provide services to the residents of the City and surrounding area. The opportunity for the city to provide senior care options in a very demanding market well into the future is a compelling reason to approve this application.

The PUD is designed and intended to accommodate the needs of development for benefit to the community, as Suite Living's high level of care, access to hospice and respite will bring.

Great care has been taken to make the building attractive both as a city and neighborhood friendly addition, utilizing high quality finishes like LP smart siding, colored hard shingle in the staggered edge notched panels, smoked glass in the fake dormers, cultured stone accents and wainscoting, an extensive landscape plan with special attention to maintaining the existing buffer between the neighbors and the building.

The project will be designed exceeding the "required" landscaping and other basic requirements of code to upgrade the appearance of the building. The project will manage to maintain the required setbacks from the building to lot line front and back. Landscaping is for decorative purposes and can be moved when and if needed but provides a buffer and ornamental screening to County Road 28.

As we work thru the grading plan, special attention will be paid to the drainage and excavation plan to assure that the drainage of this site does not disturb neighborhood homes.

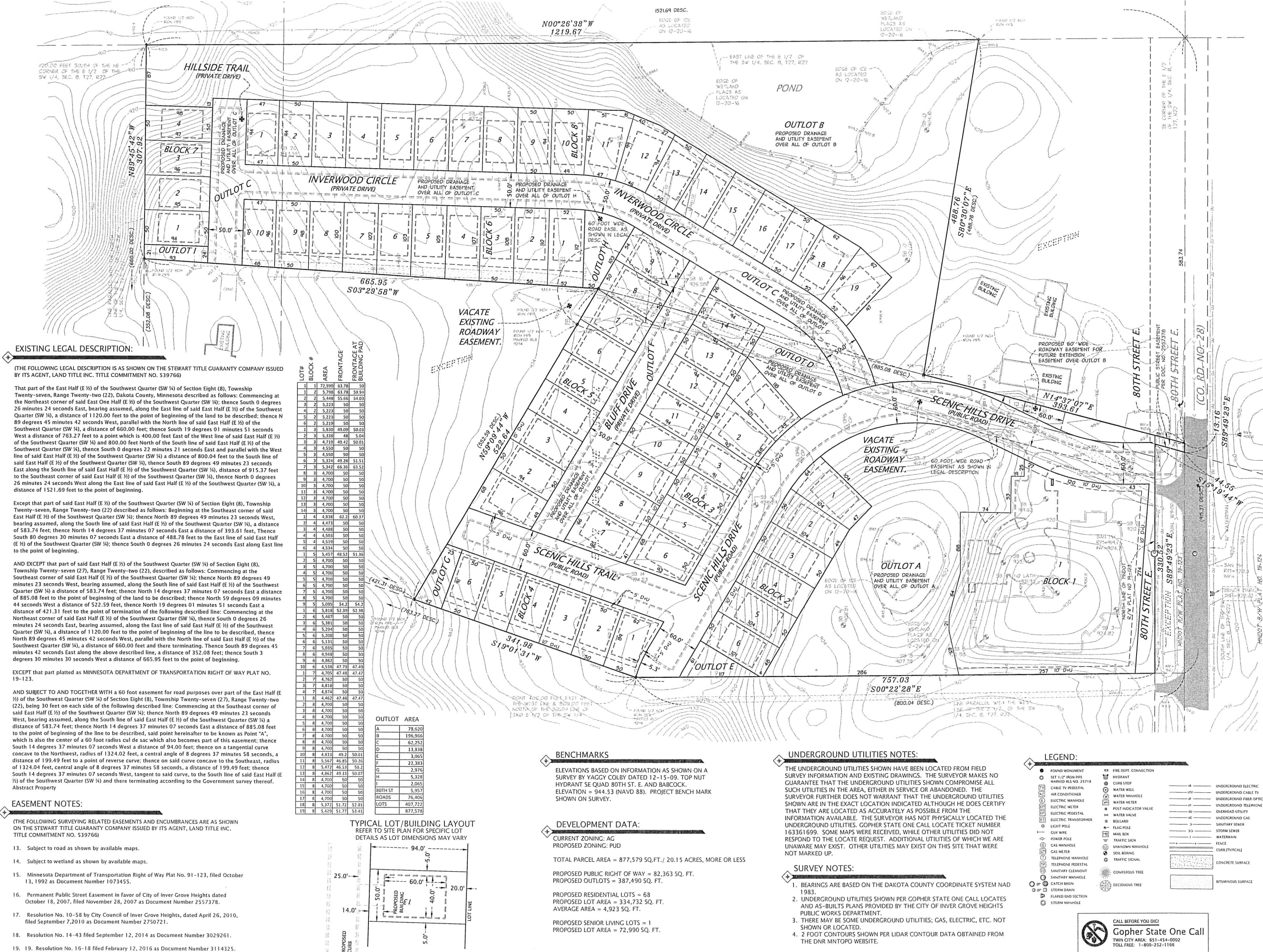
By granting the PUD, the city is gaining an attractive, tax paying member to the community in an otherwise idle property. The building is a secure building, noise is not an issue, and the neighbors should appreciate a relatively peaceful co-existence with the new project. The project will bring many benefits to the community of Inver Grove Heights.

We look forward to continuing to work with the City of Inver Grove Heights during the review and approval process for this application. Please contact me with any questions you have on any item as I would be more than happy to discuss it in further detail.

Sincerely,

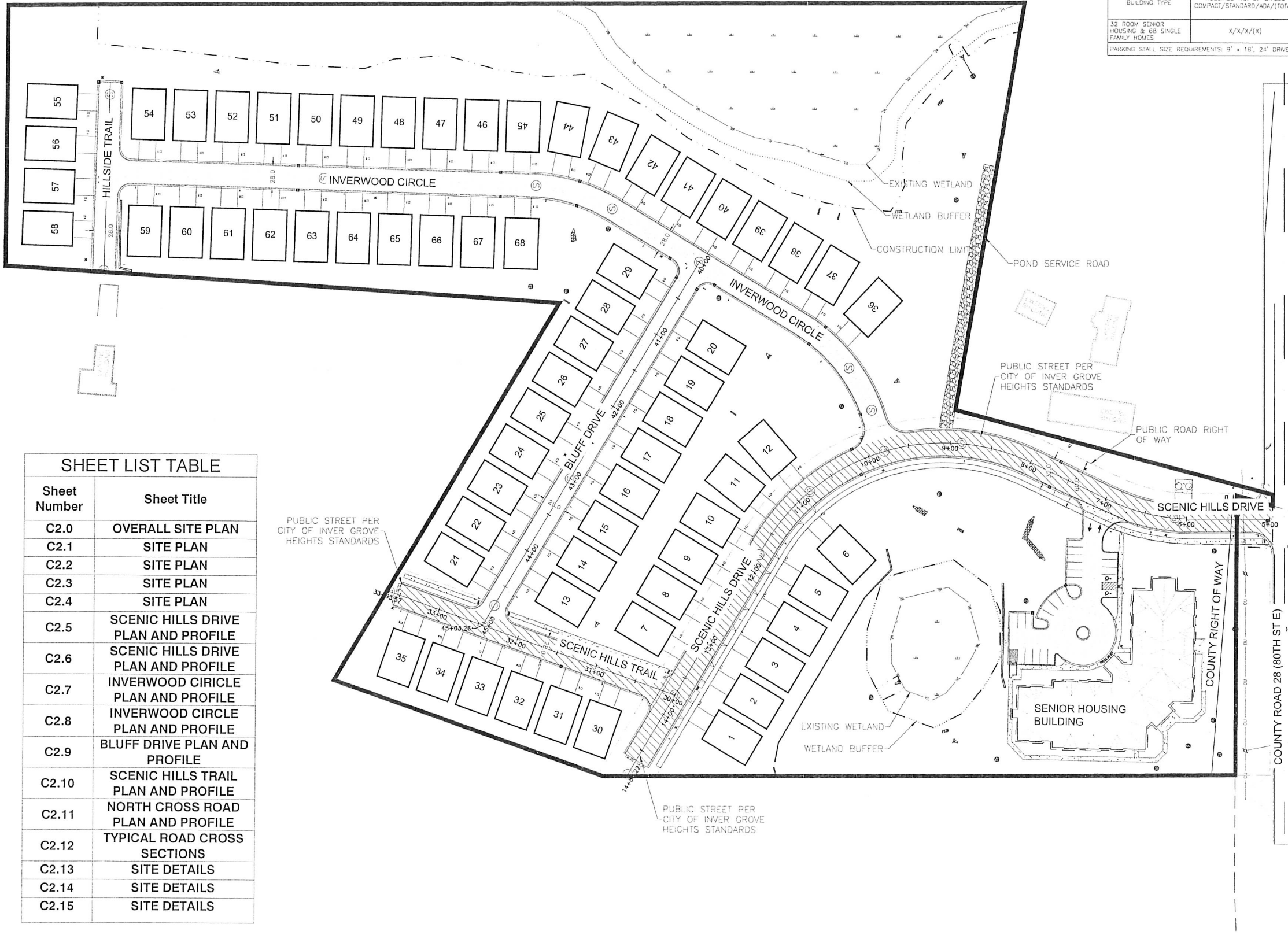
A handwritten signature in dark ink, appearing to read 'JL' or 'Joel Larson', written in a cursive, stylized font.

Joel Larson President  
Hampton Properties IV, LLC





| SHEET LIST TABLE |                                     |
|------------------|-------------------------------------|
| Sheet Number     | Sheet Title                         |
| C2.0             | OVERALL SITE PLAN                   |
| C2.1             | SITE PLAN                           |
| C2.2             | SITE PLAN                           |
| C2.3             | SITE PLAN                           |
| C2.4             | SITE PLAN                           |
| C2.5             | SCENIC HILLS DRIVE PLAN AND PROFILE |
| C2.6             | SCENIC HILLS DRIVE PLAN AND PROFILE |
| C2.7             | INVERWOOD CIRCLE PLAN AND PROFILE   |
| C2.8             | INVERWOOD CIRCLE PLAN AND PROFILE   |
| C2.9             | BLUFF DRIVE PLAN AND PROFILE        |
| C2.10            | SCENIC HILLS TRAIL PLAN AND PROFILE |
| C2.11            | NORTH CROSS ROAD PLAN AND PROFILE   |
| C2.12            | TYPICAL ROAD CROSS SECTIONS         |
| C2.13            | SITE DETAILS                        |
| C2.14            | SITE DETAILS                        |
| C2.15            | SITE DETAILS                        |



| PARKING DATA                                              |                                                        |                                                        |                                                        |
|-----------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------------|
| BUILDING TYPE                                             | REQUIRED NO. OF STALLS<br>COMPACT/STANDARD/ADA/(TOTAL) | EXISTING NO. OF STALLS<br>COMPACT/STANDARD/ADA/(TOTAL) | PROPOSED NO. OF STALLS<br>COMPACT/STANDARD/ADA/(TOTAL) |
| 32 ROOM SENIOR HOUSING & 68 SINGLE FAMILY HOMES           | X/X/X/(X)                                              | 0/0/0/(0)                                              | 0/21/2/(23)                                            |
| PARKING STALL SIZE REQUIREMENTS: 9' x 18', 24' DRIVE ASLE |                                                        |                                                        |                                                        |

| SITE DATA                 |                                 |
|---------------------------|---------------------------------|
| SITE/PARCEL SIZE          | 20.18 AC (877,569 SF)           |
| BUILDING AREA             | 192,858 SF (20% COVERAGE)       |
| IMPERVIOUS/PERVIOUS AREA  | 7.69 AC/12.49 AC                |
| LAND USE CLASSIFICATION   | MEDIUM DENSITY RESIDENTIAL, PUD |
| CURRENT ZONING            | A, AGRICULTURAL                 |
| FLOOD ZONE CLASSIFICATION | X                               |

GENERAL GEOMETRIC AND PAVING NOTES:

- SITE DIMENSIONS SHOWN ON THIS PLAN SHALL BE USED FOR ALL LAYOUT WORK. CHECK ALL PLAN AND DETAIL DIMENSIONS. BUILDING AND SITE IMPROVEMENTS SHALL BE LAID OUT ON SITE BY A REGISTERED LAND SURVEYOR OR A LICENSED ENGINEER.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT, EXACT LOCATION AND DIMENSIONS OF STAIRS/EXITS, RAMPS AND TRUCK DOCKS AND PRECISE BUILDING DIMENSIONS.
- REFER TO SITE DEMOLITION PLAN FOR LIMITS OF PAVEMENT REMOVAL, IF APPLICABLE.
- ALL PAVING DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS NOTED OTHERWISE. THE FLOW LINE OF CURB IS ASSUMED TO BE 8 INCHES FROM THE BACK OF CURB.
- MEET REQUIREMENTS OF LOCAL GOVERNING AUTHORITY FOR WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING TEMPORARY TRAFFIC CONTROL. A TRAFFIC CONTROL PLAN SHALL BE PROVIDED AND APPROVED BY THE CITY PRIOR TO BEGINNING WORK IN THE RIGHT OF WAY.
- ALL SIDEWALKS SHALL HAVE POSITIVE SLOPE AWAY FROM THE BUILDING. THE MAXIMUM CROSS SLOPE SHALL BE 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE SHALL BE 5.0% UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
- NO SLOPE IN ANY DIRECTION SHALL EXCEED 2% IN ACCESSIBLE PARKING AND LOADING AREAS.
- MATCH NEW AND EXISTING PAVEMENT SURFACES, SIDEWALKS AND CURBS AT SANGUIN LINES, ALLOWING NO PONDING OF WATER AT JOINTS. PROVIDE SMOOTH GRADE TRANSITION ACROSS NEW AND EXISTING JOINTS.
- ALLOW MINIMUM OF SEVEN DAYS CURE FOR CURB AND GUTTER PRIOR TO PAVING.
- ALLOW MINIMUM OF 24 HOUR COOLING PRIOR TO ALLOWING TRAFFIC ON BITUMINOUS PAVING.
- PROVIDE 4" TRANSITION OF B618 CURB AND GUTTER EITHER SIDE OF RECTANGULAR CATCH BASINS TO MATCH WIDTH OF CASTING.

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**LEGEND:**

 WETLAND - 1.48 ACRES  
 UNDISTURBED OPEN SPACE - 1.83 ACRES  
 STORMWATER MANAGEMENT AREA 2.40 ACRES  
 OPEN SPACE - 6.00 ACRES

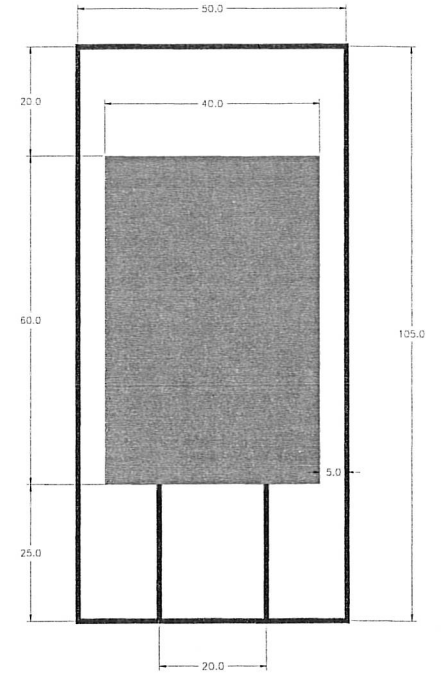
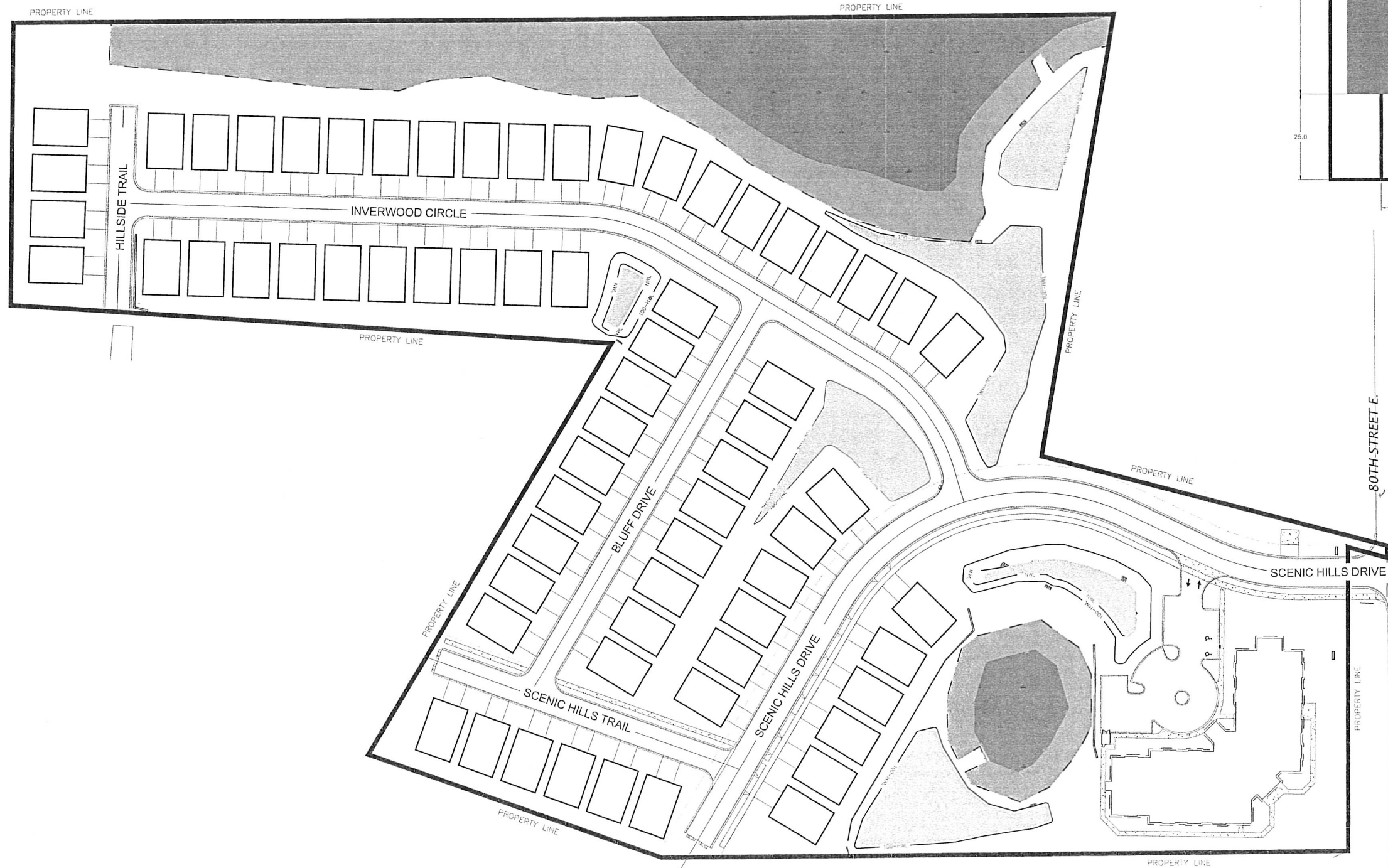
REQUIREMENTS:

DEVELOPABLE AREA: 18.67 ACRES  
20% REQUIREMENT FOR OPEN SPACE: 3.73 ACRES  
50% NATURAL AREA/OPEN SPACE: 1.87 ACRES

LAND COVER SUMMARY:

68 VILLAS (3,050 SF OF IMPERVIOUS LAND COVER PER UNIT)  
1 SENIOR BUILDING  
965 LF OF 32' ROAD  
2,082 LF OF 28' ROAD

PROPERTY SIZE: 20.15 ACRES  
IMPERVIOUS SURFACE: 7.69 ACRES  
HOUSING DENSITY: 3.4 UNITS PER ACRE



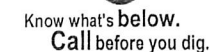
|                                                                                                |       |      |             |          |
|------------------------------------------------------------------------------------------------|-------|------|-------------|----------|
| SCENIC HILLS<br>HAMPTON PROPERTIES IV, LLC<br>140X 80TH STREET EAST<br>INVER GROVE HEIGHTS, MN | DATE: | REV: | DESCRIPTION | REV. BY: |
|                                                                                                |       |      |             |          |
|                                                                                                |       |      |             |          |
|                                                                                                |       |      |             |          |
| JOB No: 161078<br>DATE: 10/23/2017<br>DRAWN BY: AJI<br>DESIGNED BY: ECI<br>SHEET: EX-4         |       |      |             |          |



|                                                                                     |                         |
|-------------------------------------------------------------------------------------|-------------------------|
|  | FLOW ARROW              |
|  | SPOT ELEVATION          |
|  | PROPOSED MINOR CONTOUR  |
|  | PROPOSED MAJOR CONTOUR  |
|  | EXISTING MINOR CONTOUR  |
|  | EXISTING MAJOR CONTOUR  |
|  | TIP-OUT CURB AND GUTTER |
|  | RIPPRAP                 |
|  | CONSTRUCTION LIMITS     |
|  | VEGETATED SWALE         |
|  | WETLAND BUFFER          |

GENERAL GRADING AND DRAINAGE NOTES:

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE BEFORE BEGINNING SITE GRADING ACTIVITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIAL TO BE HANDLED, AND FOR THE MAINT OF GRADING TO BE DONE. ALL COSTS ASSOCIATED WITH IMPORTING SUITABLE MATERIAL AND EXPORTING UNSUITABLE/EXCESS/WASTE MATERIAL SHALL BE INCLUDED IN THE BID PRICE.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD EXISTING ON-SITE TOPSOIL, IF MATERIAL IS PROVIDED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. PROVIDE A UNIFORM THICKNESS OF 6" MINIMUM IN ALL DISTURBED AREAS TO BE LANDSCAPED.
4. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL UNLESS OTHERWISE DIRECTED.
5. REFER TO LANDSCAPE PLAN FOR PERMANENT TURF RESTORATION AND PLANTING INFORMATION.
6. MAINTAIN TEMPORARY PROTECTION MEASURES DURING CONSTRUCTION ACTIVITIES. SEE SITE REMOVALS PLAN FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL PROTECTION AS NECESSARY AS WORK PROGRESSES.
7. SEE CIVIL SITE PLAN FOR SITE LAYOUT.
8. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED SURFACE GRADE.
9. SPOT ELEVATIONS SHOWN ADJACENT TO CURB REFER TO GUTTER/FLOW LINE. SPOT ELEVATION SHOWN FOR TOP OF CURB ARE LABELED WITH TC (TOP OF CURB). SPOT LABELED ME REFERS TO MATCH EXISTING GRADE. EOP REFERS TO EMERGENCY OVERFLOW ELEVATION. TW REFERS TO TOP OF WALL AND BW REFERS TO BOTTOM OF WALL.
10. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
11. NO GRADED SLOPES SHALL EXCEED 3:1 (HORIZONTAL TO VERTICAL) UNLESS OTHERWISE NOTED.
12. UNFORMALLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISH TO SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
13. LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE AND CONDUCT GRADING OPERATIONS IN A MANNER TO MINIMIZE THE POTENTIAL FOR EROSION.



STATE LAW, 48 HOURS BEFORE EXCAVATING OR DEMOLISHING BUILDINGS, CALL 811 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES. THIS SERVICE LOCATES UTILITY OWNED LINES BUT NOT PRIVATE LINES.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE EXACT LOCATION OF ALL UTILITIES (PUBLIC AND PRIVATE) MUST BE DETERMINED BEFORE COMMENCING WORK.

| DATE:      | REV: | DESCRIPTION                                  | REV. BY: |
|------------|------|----------------------------------------------|----------|
| 10/1/2000  | 1    | Initial design of the system.                | J. Smith |
| 10/15/2000 | 2    | Revised design to include user requirements. | J. Smith |
| 10/30/2000 | 3    | Final design approved by management.         | J. Smith |
| 11/10/2000 | 4    | Development of the system code.              | J. Smith |
| 11/20/2000 | 5    | Testing and debugging of the system.         | J. Smith |
| 12/1/2000  | 6    | Deployment of the system to production.      | J. Smith |
| 12/15/2000 | 7    | Post-deployment monitoring and support.      | J. Smith |
| 1/1/2001   | 8    | Final report and documentation.              | J. Smith |

SCENIC HILLS  
HAMPTON PROPERTIES IV, LLC  
140X 80TH STREET EAST  
INVER GROVE HEIGHTS, MN

JOB No: 161078  
DATE: 10/23/201  
DRAWN BY: AJ  
DESIGNED BY: EC  
SHEET:

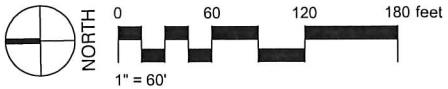
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Landscape Notes:

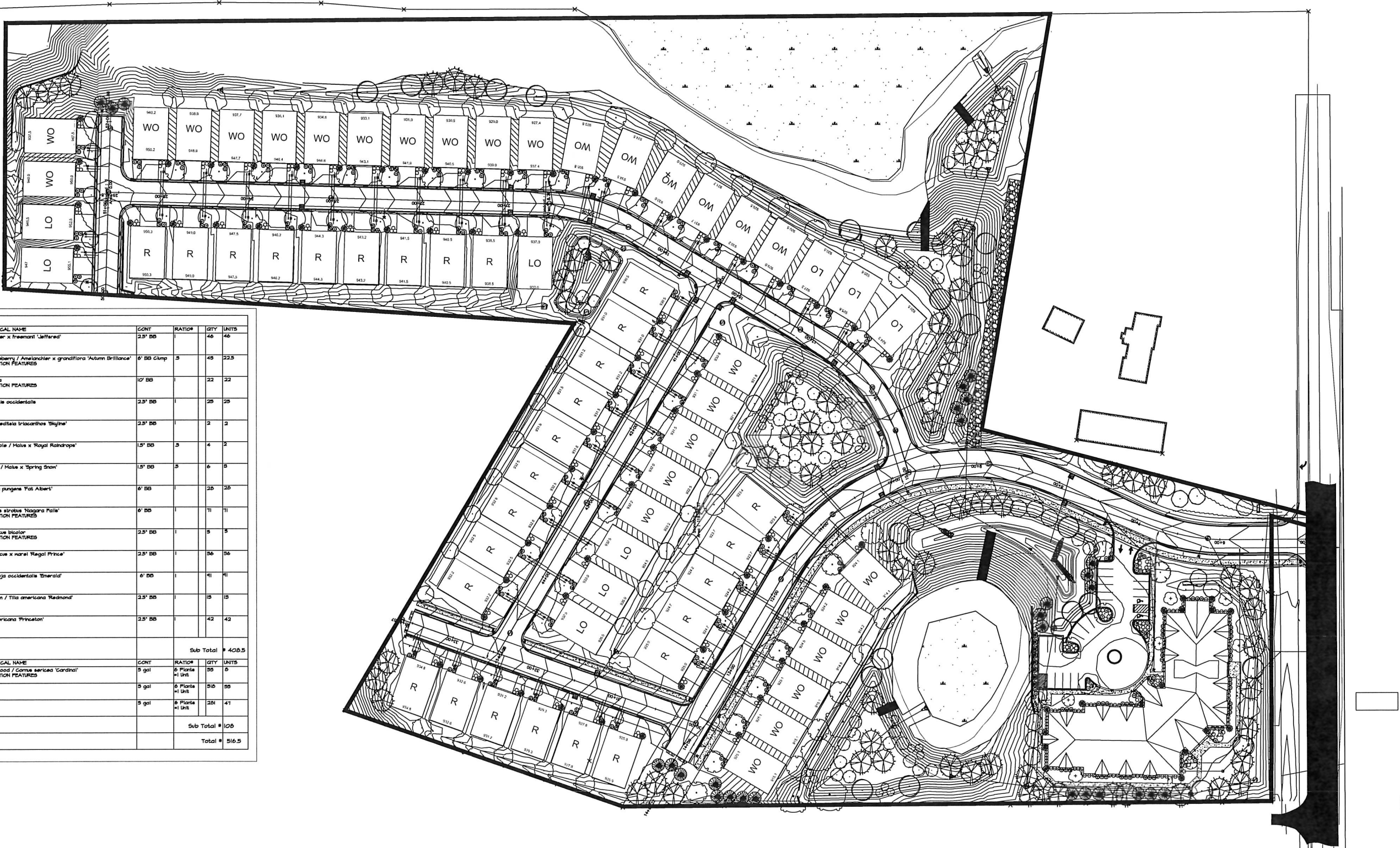
Landscape Requirements For this Site  
Multi-Family residential site shall contain at a minimum, one tree per dwelling  
Unit. Parking lot shall have one tree pre every ten parking spaces.  
68-Single Family Townhouse units =68  
32-Units In Housing Complex =32  
19-Parking Spaces =2 Trees  
Total Number of Trees Required is 102 Trees

Total Number of Trees Proposed 516.5 Trees & Shrubs  
See T1.0 for TREE INVENTORY & PRESERVATION TOTALS



General Notes:

1. Refer to Sheet L3.0 for Details, Notes, & Requirements.
2. See Civil plans for additional requirements regarding the the site plan layout.
3. See Civil plans for grading layout and requirements.



| PLANT SCHEDULE |                                                                                  |             |                     |           |
|----------------|----------------------------------------------------------------------------------|-------------|---------------------|-----------|
| TREES          | COMMON NAME / BOTANICAL NAME                                                     | CONT        | RATION              | QTY UNITS |
|                | Autumn Blaze Maple / Acer x freemanii 'Jefferson'                                | 2.5" DB     |                     | 48 48     |
|                | 'Autumn Brilliance' Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance' | 6" DB Clump | 5                   | 45 22.5   |
|                | Rain Garden & INFILTRATION FEATURES                                              |             |                     |           |
|                | River Birch / Betula nigra                                                       | 10" DB      |                     | 22 22     |
|                | Rain Garden & INFILTRATION FEATURES                                              |             |                     |           |
|                | Common Hackberry / Celtis occidentalis                                           | 2.5" DB     |                     | 25 25     |
|                | Skyscraper Honey Locust / Gleditsia triacanthos 'Skyscraper'                     | 2.5" DB     |                     | 2 2       |
|                | Royal Raindrops Crabapple / Malus x 'Royal Raindrops'                            | 1.5" DB     | 5                   | 4 2       |
|                | Spring Snow Crab Apple / Malus x 'Spring Snow'                                   | 1.5" DB     | 5                   | 6 3       |
|                | Colorado Spruce / Picea pungens 'Fat Albert'                                     | 6" DB       |                     | 25 25     |
|                | Eastern White Pine / Pinus strobus 'Niagara Falls'                               | 6" DB       |                     | 11 11     |
|                | Rain Garden & INFILTRATION FEATURES                                              |             |                     |           |
|                | Sharp White Oak / Quercus bicolor                                                | 2.5" DB     |                     | 5 5       |
|                | Rain Garden & INFILTRATION FEATURES                                              |             |                     |           |
|                | Regal Prince Oak / Quercus x nana 'Regal Prince'                                 | 2.5" DB     |                     | 56 56     |
|                | Emerald Arborvitae / Thuja occidentalis 'Emerald'                                | 6" DB       |                     | 41 41     |
|                | Redmond American Linden / Tilia americana 'Redmond'                              | 2.5" DB     |                     | 15 15     |
|                | American Elm / Ulmus americana 'Princeton'                                       | 2.5" DB     |                     | 42 42     |
|                |                                                                                  | Sub Total   |                     | 408.5     |
| SHRUBS         | COMMON NAME / BOTANICAL NAME                                                     | CONT        | RATION              | QTY UNITS |
|                | Cardinal Red-wing Dogwood / Cornus sericea 'Cardinal'                            | 5 gal       | 6 Plants<br>=1 Unit | 55 55     |
|                | Deciduous Shrub                                                                  | 5 gal       | 6 Plants<br>=1 Unit | 915 95    |
|                | Evergreen Shrub                                                                  | 5 gal       | 6 Plants<br>=1 Unit | 251 41    |
|                |                                                                                  | Sub Total   |                     | 106       |
|                |                                                                                  | Total       |                     | 516.5     |

THESE PLANS CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK.

AM CONSULTING ENGINEERS P.A.  
NOT FOR CONSTRUCTION  
DATE: \_\_\_\_\_

DreamScapes  
Landscape Design & Construction  
1087 2nd Ave. N.Y. 10026  
646.4500  
www.CreativeLandscape.com

| REV. BY: | DESCRIPTION | REV.: | DATE: |
|----------|-------------|-------|-------|
|          |             |       |       |
|          |             |       |       |
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|          |             |       |       |
|          |             |       |       |

SCENIC HILLS  
HAMPTON PROPERTIES IV, LLC  
140X 80TH STREET EAST  
INNER GROVE HEIGHTS, MN  
SITE LANDSCAPE PLAN

JOB No: 161078  
DATE: 10/23/2017  
DRAWN BY: EJ  
DESIGNED BY: EJ

SHEET:  
L1.0

AM CONSULTING ENGINEERS P.A.  
3640 TALMAGE CIR. VADNAIS HEIGHTS  
651.337.9259 - amengineers.com  
SUPERIOR - IRON RANGE



All Trees outside of the Line of Construction will be preserved.  
All Tree within the Line of Construction will be removed.

|                                               |                           |
|-----------------------------------------------|---------------------------|
| TOTAL EXISTING TREE INCHES                    | =4,030                    |
| TOTAL TREE INCHES EXEMPT                      | =314                      |
| TOTAL EXISTING SIGNIFICANT TREE INCHES        | =3,716                    |
| TOTAL SIGNIFICANT TREE INCHES TO BE PROTECTED | =1,323                    |
| TOTAL SIGNIFICANT TREE INCHES TO BE REMOVED   | =2,393                    |
| ALLOWED TREE INCH REMOVAL                     | =30% OF 1,115 CAL. INCHES |
| TOTAL SIGNIFICANT TREE INCHES TO BE REMOVED   | =2,393                    |
| MINIMUM TREE INCH REPLACEMENT                 | =1,289                    |
| MINIMUM TREE REPLACEMENT                      | =515 TREES                |



PLEASE CHECK THAT THIS PLAN, SPECIFICATION, OR PREPARED BY DATE \_\_\_\_\_  
DATE PREPARED BY \_\_\_\_\_  
DATE SUPERVISED THAT A DULY  
LICENSED ENGINEER UNDER THE  
AUTHORITY OF \_\_\_\_\_  
NAME \_\_\_\_\_  
NOT FOR CONSTRUCTION  
SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

 **DreamScapes**  
Landscape & Design, Inc.  
7087 20th Ave S,  
Centerville, MN 55008  
651.451.0000  
[www.CreateYourDreamScapes.com](http://www.CreateYourDreamScapes.com)

|                                                                                                                                   |                  | DATE: | REV: | DESCRIPTION | REV. BY: |
|-----------------------------------------------------------------------------------------------------------------------------------|------------------|-------|------|-------------|----------|
| SCENIC HILLS<br>HAMPTON PROPERTIES IV, LLC<br>140X 80TH STREET EAST<br>INVER GROVE HEIGHTS, MN<br><br>TREE PRESERVATION PLAN<br>— | JOB No: 161078   |       |      |             |          |
|                                                                                                                                   | DATE: 10/23/2017 |       |      |             |          |
|                                                                                                                                   | DRAWN BY: EJ     |       |      |             |          |
|                                                                                                                                   | DESIGNED BY: EJ  |       |      |             |          |
|                                                                                                                                   | SHEET:           |       |      |             |          |
| T11.0                                                                                                                             |                  |       |      |             |          |



| TAG# | Tree Species | Size | Type        | Action    |
|------|--------------|------|-------------|-----------|
| 5111 | Elm          | 12"  | Significant | Removed   |
| 5112 | Elm          | 13"  | Significant | Removed   |
| 5113 | Elm          | 10"  | Significant | Removed   |
| 5114 | Elm          | 8"   | Significant | Removed   |
| 5115 | Maple        | 26"  | Significant | Removed   |
| 5116 | Elm          | 11"  | Significant | Removed   |
| 5117 | Elm          | 12"  | Significant | Removed   |
| 5118 | Elm          | 10"  | Significant | Removed   |
| 5119 | Elm          | 12"  | Significant | Removed   |
| 5120 | Elm          | 9"   | Significant | Removed   |
| 5121 | Elm          | 8"   | Significant | Removed   |
| 5122 | Elm          | 14"  | Significant | Removed   |
| 5123 | Elm          | 8"   | Significant | Removed   |
| 5124 | Maple        | 18"  | Significant | Removed   |
| 5125 | Maple        | 26"  | Significant | Removed   |
| 5126 | Maple        | 20"  | Significant | Removed   |
| 5127 | Elm          | 10"  | Significant | Removed   |
| 5128 | Walnut       | 9"   | Significant | Removed   |
| 5129 | Box Elder    | 12"  | Non-Signif  | Removed   |
| 5130 | Elm          | 14"  | Significant | Removed   |
| 5131 | Elm          | 8"   | Significant | Removed   |
| 5132 | Elm          | 8"   | Significant | Removed   |
| 5133 | Elm          | 9"   | Significant | Removed   |
| 5134 | Elm          | 10"  | Significant | Removed   |
| 5135 | Elm          | 10"  | Significant | Removed   |
| 5136 | Elm          | 8"   | Significant | Removed   |
| 5137 | Elm          | 11"  | Significant | Removed   |
| 5138 | Hackberry    | 33"  | Heritage    | Exempt    |
| 5139 | Elm          | 8"   | Significant | Removed   |
| 5140 | Box Elder    | 20"  | Non-Signif  | Exempt    |
| 5141 | Elm          | 10"  | Significant | Removed   |
| 5142 | Oak          | 8"   | Significant | Removed   |
| 5143 | Elm          | 11"  | Significant | Removed   |
| 5144 | Elm          | 12"  | Significant | Removed   |
| 5145 | Red Oak      | 21"  | Significant | Protected |
| 5146 | Birch        | 12"  | Significant | Exempt    |
| 5147 | Birch        | 21"  | Significant | Removed   |
| 5148 | Box Elder    | 8"   | Non-Signif  | Exempt    |
| 5149 | Birch        | 14"  | Significant | Removed   |
| 5150 | Red Oak      | 8"   | Significant | Removed   |
| 5151 | Red Oak      | 13"  | Significant | Removed   |
| 5152 | Walnut       | 10"  | Significant | Removed   |
| 5153 | Elm          | 11"  | Significant | Removed   |
| 5154 | Green Ash    | 11"  | Significant | Removed   |
| 5155 | Green Ash    | 11"  | Significant | Removed   |
| 5157 | Maple        | 9"   | Significant | Removed   |
| 5158 | Elm          | 8"   | Significant | Removed   |
| 5159 | Elm          | 9"   | Significant | Removed   |
| 5161 | Elm          | 8"   | Significant | Removed   |
| 5162 | Green Ash    | 12"  | Significant | Removed   |
| 5163 | Walnut       | 9"   | Significant | Removed   |
| 5201 | Elm          | 8"   | Significant | Removed   |
| 5202 | Elm          | 9"   | Significant | Removed   |
| 5203 | Elm          | 15"  | Significant | Removed   |
| 5204 | Elm          | 8"   | Significant | Removed   |
| 5205 | Elm          | 14"  | Significant | Removed   |
| 5206 | Elm          | 8"   | Significant | Removed   |
| 5207 | Green Ash    | 12"  | Significant | Removed   |
| 5208 | Elm          | 8"   | Significant | Removed   |
| 5209 | Elm          | 9"   | Significant | Protected |

| TAG# | Tree Species | Size | Type        | Action    |
|------|--------------|------|-------------|-----------|
| 5210 | Elm          | 9"   | Significant | Removed   |
| 5212 | Elm          | 13"  | Significant | Removed   |
| 5213 | Elm          | 8"   | Significant | Removed   |
| 5214 | Elm          | 9"   | Significant | Removed   |
| 5215 | Elm          | 10"  | Significant | Removed   |
| 5216 | Elm          | 14"  | Significant | Removed   |
| 5217 | Elm          | 10"  | Significant | Removed   |
| 5218 | Elm          | 10"  | Significant | Removed   |
| 5219 | Elm          | 15"  | Significant | Removed   |
| 5220 | Elm          | 8"   | Significant | Removed   |
| 5221 | Elm          | 9"   | Significant | Removed   |
| 5222 | Elm          | 16"  | Significant | Removed   |
| 5223 | Elm          | 9"   | Significant | Removed   |
| 5224 | Elm          | 11"  | Significant | Removed   |
| 5225 | Elm          | 9"   | Significant | Removed   |
| 5226 | Elm          | 9"   | Significant | Removed   |
| 5227 | Elm          | 11"  | Significant | Removed   |
| 5228 | Elm          | 11"  | Significant | Removed   |
| 5229 | Elm          | 8"   | Significant | Removed   |
| 5230 | Elm          | 11"  | Significant | Removed   |
| 5231 | Elm          | 9"   | Significant | Removed   |
| 5232 | Box Elder    | 10"  | Non-Signif  | Exempt    |
| 5233 | Elm          | 8"   | Significant | Removed   |
| 5234 | Elm          | 8"   | Significant | Removed   |
| 5235 | Elm          | 8"   | Significant | Removed   |
| 5236 | Elm          | 9"   | Significant | Removed   |
| 5237 | Elm          | 9"   | Significant | Removed   |
| 5238 | Elm          | 8"   | Significant | Removed   |
| 5239 | Elm          | 8"   | Significant | Removed   |
| 5240 | Elm          | 9"   | Significant | Removed   |
| 5241 | Elm          | 9"   | Significant | Removed   |
| 5242 | Cottonwood   | 23"  | Non-Signif  | Exempt    |
| 5243 | Cottonwood   | 32"  | Non-Signif  | Exempt    |
| 5244 | Elm          | 9"   | Significant | Removed   |
| 5245 | Elm          | 8"   | Significant | Removed   |
| 5246 | Elm          | 8"   | Significant | Protected |
| 5247 | Elm          | 9"   | Significant | Removed   |
| 5248 | Elm          | 9"   | Significant | Removed   |
| 5249 | Elm          | 9"   | Significant | Removed   |
| 5250 | Elm          | 8"   | Significant | Removed   |
| 5251 | Elm          | 8"   | Significant | Removed   |
| 5252 | Elm          | 9"   | Significant | Removed   |
| 5253 | Elm          | 8"   | Significant | Removed   |
| 5254 | Elm          | 8"   | Significant | Removed   |
| 5255 | Elm          | 8"   | Significant | Protected |
| 5256 | Elm          | 10"  | Significant | Removed   |
| 5257 | Cottonwood   | 14"  | Non-Signif  | Exempt    |
| 5258 | Elm          | 10"  | Significant | Removed   |
| 5259 | Elm          | 10"  | Significant | Removed   |
| 5260 | Elm          | 16"  | Significant | Removed   |
| 5261 | Aspen        | 11"  | Significant | Removed   |
| 5262 | Red Oak      | 13"  | Significant | Removed   |
| 5263 | Red Oak      | 14"  | Significant | Protected |
| 5264 | Red Oak      | 13"  | Significant | Protected |
| 5265 | Red Oak      | 17"  | Significant | Removed   |
| 5266 | Red Oak      | 18"  | Significant | Protected |
| 5267 | Red Oak      | 8"   | Significant | Removed   |
| 5268 | Red Oak      | 8"   | Significant | Removed   |
| 5269 | Red Oak      | 8"   | Significant | Removed   |
| 5270 | Red Oak      | 17"  | Significant | Protected |

| TAG# | Tree Species | Size | Type        | Action    |
|------|--------------|------|-------------|-----------|
| 5271 | Red Oak      | 8"   | Significant | Protected |
| 5272 | Red Oak      | 16"  | Significant | Protected |
| 5273 | Red Oak      | 12"  | Significant | Removed   |
| 5274 | Red Oak      | 15"  | Significant | Protected |
| 5275 | Red Oak      | 11"  | Significant | Protected |
| 5276 | Elm          | 15"  | Significant | Protected |
| 5277 | Red Oak      | 15"  | Significant | Protected |
| 5278 | Red Oak      | 11"  | Significant | Protected |
| 5279 | Elm          | 8"   | Significant | Protected |
| 5280 | Red Oak      | 9"   | Significant | Removed   |
| 5281 | Elm          | 17"  | Significant | Protected |
| 5282 | Green Ash    | 12"  | Significant | Removed   |
| 5283 | Red Oak      | 32"  | Heritage    | Removed   |
| 5284 | Elm          | 8"   | Significant | Removed   |
| 5285 | Cedar        | 15"  | Significant | Removed   |
| 5286 | White Oak    | 27"  | Heritage    | Removed   |
| 5287 | White Oak    | 23"  | Heritage    | Removed   |
| 5288 | White Oak    | 30"  | Heritage    | Removed   |
| 5289 | Red Oak      | 23"  | Significant | Removed   |
| 5290 | Elm          | 9"   | Significant | Removed   |
| 5291 | Birch        | 10"  | Significant | Removed   |
| 5292 | Elm          | 10"  | Significant | Removed   |
| 5293 | Elm          | 9"   | Significant | Removed   |
| 5294 | Birch        | 8"   | Significant | Removed   |
| 5295 | Elm          | 13"  | Significant | Removed   |
| 5296 | Hackberry    | 12"  | Significant | Removed   |
| 5297 | Red Oak      | 8"   | Significant | Removed   |
| 5298 | Box Elder    | 9"   | Non-Signif  | Removed   |
| 5299 | Elm          | 9"   | Significant | Removed   |
| 5300 | Elm          | 10"  | Significant | Removed   |
| 5401 | Elm          | 8"   | Significant | Removed   |
| 5402 | Box Elder    | 12"  | Non-Signif  | Removed   |
| 5403 | Elm          | 8"   | Significant | Removed   |
| 5404 | White Oak    | 34"  | Heritage    | Removed   |
| 5405 | White Oak    | 24"  | Significant | Removed   |
| 5406 | Maple        | 8"   | Significant | Removed   |
| 5407 | Maple        | 14"  | Significant | Removed   |
| 5408 | Elm          | 23"  | Significant | Removed   |
| 5409 | Elm          | 9"   | Significant | Removed   |
| 5410 | Aspen        | 8"   | Significant | Removed   |
| 5411 | Aspen        | 8"   | Significant | Removed   |
| 5412 | Aspen        | 9"   | Significant | Removed   |
| 5413 | Aspen        | 8"   | Significant | Removed   |
| 5414 | Elm          | 12"  | Significant | Removed   |
| 5501 | Green Ash    | 11"  | Significant | Removed   |
| 5502 | Green Ash    | 8"   | Significant | Removed   |
| 5503 | Elm          | 8"   | Significant | Removed   |
| 5504 | Elm          | 9"   | Significant | Removed   |
| 5505 | Elm          | 8"   | Significant | Removed   |
| 5506 | Red Oak      | 8"   | Significant | Protected |
| 5507 | Red Oak      | 8"   | Significant | Removed   |
| 5508 | Elm          | 8"   | Significant | Protected |
| 5509 | Elm          | 16"  | Significant | Protected |
| 5510 | Elm          | 8"   | Significant | Protected |
| 5511 | Elm          | 8"   | Significant | Protected |
| 5512 | Elm          | 9"   | Significant | Protected |
| 5513 | Elm          | 9"   | Significant | Protected |
| 5514 | Elm          | 9"   | Significant | Protected |
| 5515 | Elm          | 10"  | Significant | Protected |
| 5516 | Elm          | 8"   | Significant | Protected |

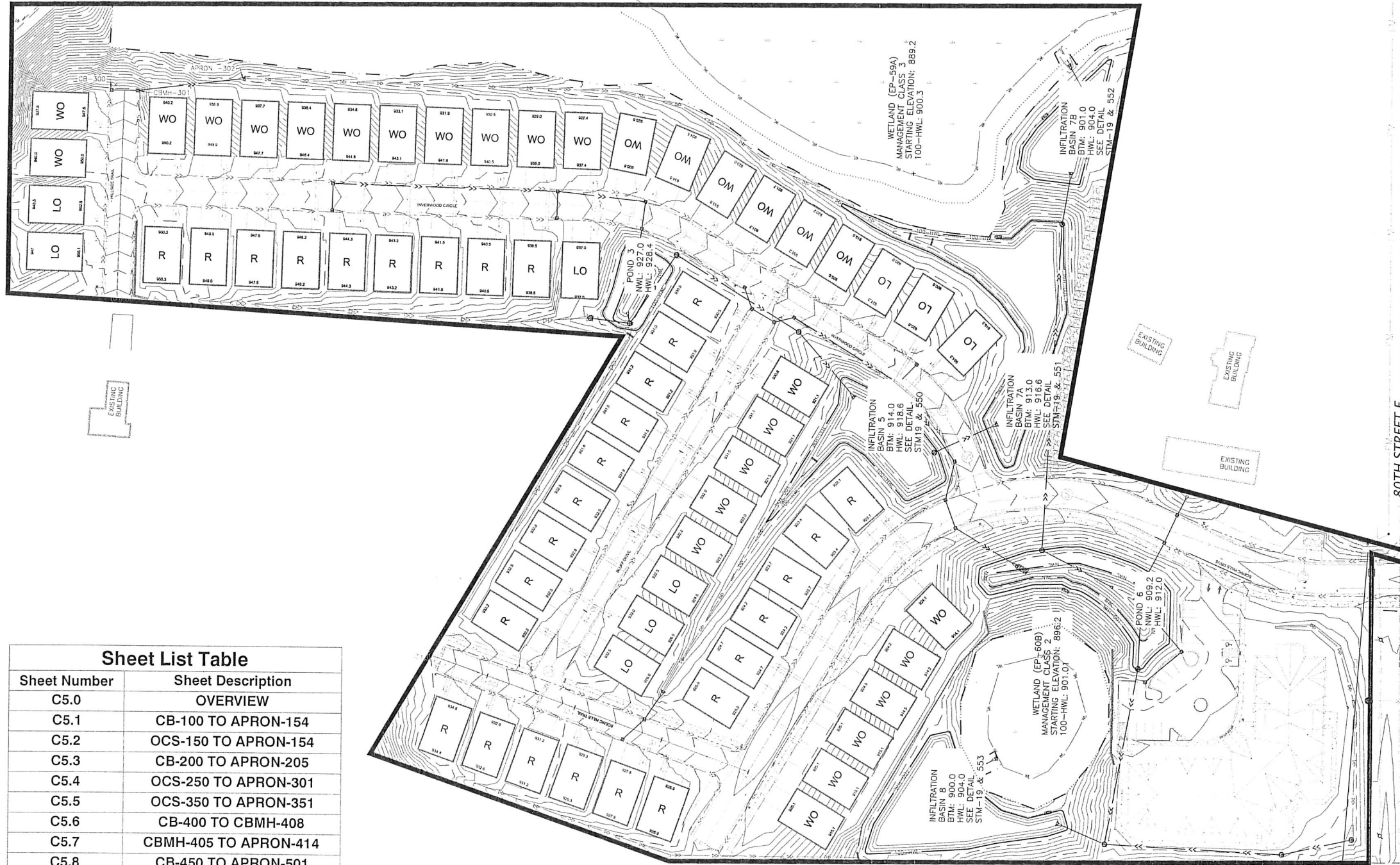
| TAG# | Tree Species | Size | Type        | Action    |
|------|--------------|------|-------------|-----------|
| 5517 | Elm          | 14"  | Significant | Protected |
| 5518 | Elm          | 9"   | Significant | Protected |
| 5519 | Bur Oak      | 8"   | Significant | Protected |
| 5520 | Elm          | 9"   | Significant | Protected |
| 5521 | Walnut       | 25"  | Significant | Protected |
| 5522 | Elm          | 9"   | Significant | Protected |
| 5523 | Green Ash    | 8"   | Significant | Protected |
| 5524 | Red Oak      | 12"  | Significant | Protected |
| 5525 | Elm          | 13"  | Significant | Protected |
| 5526 | Maple        | 26"  | Significant | Protected |
| 5527 | Maple        | 17"  | Significant | Protected |
| 5528 | Maple        | 16"  | Significant | Protected |
| 5529 | Black Willow | 30"  | Heritage    | Protected |
| 5530 | Red Oak      | 8"   | Significant | Protected |
| 5531 | Red Oak      | 8"   | Significant | Protected |
| 5532 | Maple        | 33"  | Heritage    | Removed   |
| 5533 | Red Oak      | 33"  | Heritage    | Removed   |
| 5534 | Red Oak      | 24"  | Significant | Protected |
| 5535 | Walnut       | 11"  | Significant | Protected |
| 5536 | Walnut       | 13"  | Significant | Removed   |
| 5537 | Red Oak      | 16"  | Significant | Removed   |
| 5538 | Red Oak      | 24"  | Significant | Removed   |
| 5539 | Walnut       | 11"  | Significant | Protected |
| 5540 | Maple        | 12"  | Significant | Protected |
| 5541 | Maple        | 11"  | Significant | Protected |
| 5542 | Maple        | 11"  | Significant | Protected |
| 5543 | Maple        | 26"  | Significant | Protected |
| 5544 | Maple        | 12"  | Significant | Protected |
| 5545 | Maple        | 13"  | Significant | Protected |
| 5546 | Red Oak      | 28"  | Heritage    | Protected |
| 5547 | Walnut       | 10"  | Significant | Removed   |
| 5548 | Walnut       | 8"   | Significant | Removed   |
| 5549 | Walnut       | 8"   | Significant | Removed   |
| 5550 | Red Oak      | 13"  | Significant | Removed   |
| 5551 | Red Oak      | 17"  | Significant | Removed   |
| 5552 | Red Oak      | 8"   | Significant | Removed   |
| 5553 | Walnut       | 11"  | Significant | Removed   |
| 5554 | Red Oak      | 11"  | Significant | Removed   |
| 5555 | Red Oak      | 10"  | Significant | Removed   |
| 5556 | Red Oak      | 10"  | Significant | Removed   |
| 5557 | Red Oak      | 17"  | Significant | Removed   |
| 5558 | Red Oak      | 18"  | Significant | Removed   |
| 5559 | Maple        | 15"  | Significant | Protected |
| 5560 | Elm          | 8"   | Significant | Protected |
| 5561 | Maple        | 15"  | Significant | Protected |
| 5563 | Red Oak      | 28"  | Heritage    | Protected |
| 5564 | Red Oak      | 13"  | Significant | Protected |
| 5565 | Red Oak      | 28"  | Heritage    | Protected |
| 5566 | Hackberry    | 8"   | Significant | Protected |
| 5567 | Red Oak      | 18"  | Significant | Protected |
| 5568 | Red Oak      | 16"  | Significant | Protected |
| 5569 | Aspen        | 12"  | Significant | Protected |
| 5570 | Aspen        | 8"   | Significant | Protected |
| 5571 | Red Oak      | 9"   | Significant | Protected |
| 5572 | Red Oak      | 17"  | Significant | Protected |
| 5573 | Red Oak      | 18"  | Significant | Protected |
| 5574 | Black Cherry | 17"  | Significant | Protected |
| 5575 | Red Oak      | 14"  | Significant | Protected |
| 5576 | Red Oak      | 14"  | Significant | Protected |
| 5577 | Elm          | 8"   | Significant | Protected |

| TAG# | Tree Species | Size | Type        | Action    |
|------|--------------|------|-------------|-----------|
| 5578 | Red Oak      | 16"  | Significant | Removed   |
| 5579 | Elm          | 9"   | Significant | Protected |
| 5580 | Red Oak      | 9"   | Significant | Protected |
| 5581 | Red Oak      | 15"  | Significant | Protected |
| 5582 | Red Oak      | 9"   | Significant | Protected |
| 5583 | Red Oak      | 11"  | Significant | Protected |
| 5584 | Red Oak      | 9"   | Significant | Protected |
| 5585 | Maple        | 22"  | Significant | Exempt    |
| 5587 | Red Oak      | 14"  | Significant | Protected |
| 5588 | Red Oak      | 9"   | Significant | Protected |
| 5590 | Hackberry    | 8"   | Significant | Protected |
| 5591 | Red Oak      | 15"  | Significant | Protected |
| 5592 | Red Oak      | 20"  | Significant | Protected |
| 5593 | Red Oak      | 8"   | Significant | Protected |
| 5594 | Elm          | 15"  | Significant | Protected |
| 5595 | Red Oak      | 11"  | Significant | Protected |
| 5596 | Red Oak      | 8"   | Significant | Protected |
| 5597 | Red Oak      | 37"  | Heritage    | Protected |
| 5598 | Red Oak      | 8"   | Significant | Protected |
| 5600 | Red Oak      | 13"  | Significant | Removed   |
| 5601 | Elm          | 9"   | Significant | Removed   |
| 5602 | Elm          | 8"   | Significant | Removed   |
| 5604 | Elm          | 8"   | Significant | Removed   |
| 5606 | Red Pine     | 22"  | Significant | Removed   |
| 5607 | Red Pine     | 22"  | Significant | Removed   |
| 5608 | Red Pine     | 30"  | Heritage    | Removed   |
| 5609 | Red Pine     | 25"  | Heritage    | Removed   |
| 5610 | Elm          | 12"  | Significant | Removed   |
| 5611 | Elm          | 8"   | Significant | Removed   |
| 5612 | Elm          | 9"   | Significant | Removed   |
| 5613 | Green Ash    | 9"   | Significant | Removed   |
| 5614 | Elm          | 8"   | Significant | Removed   |
| 5615 | Elm          | 9"   | Significant | Removed   |
| 5616 | Elm          | 9"   | Significant | Removed   |
| 5617 | Elm          | 10"  | Significant | Removed   |
| 5618 | Elm          | 9"   | Significant | Removed   |
| 5619 | Elm          | 9"   | Significant | Removed   |
| 5620 | Elm          | 10"  | Significant | Removed   |
| 5621 | Maple        | 26"  | Significant | Removed   |
| 5622 | Red Oak      | 10"  | Significant | Removed   |
| 5623 | Walnut       | 10"  | Significant | Removed   |
| 5624 | Red Oak      | 10"  | Significant | Protected |
| 5625 | Walnut       | 8"   | Significant | Protected |
| 5626 | Red Oak      | 24"  | Significant | Protected |
| 5627 | Elm          | 8"   | Significant | Protected |
| 5628 | Black Cherry | 15"  | Significant | Removed   |
| 5629 | Red Oak      | 12"  | Significant | Protected |
| 5630 | Walnut       | 22"  | Significant | Removed   |
| 5631 | Red Oak      | 21"  | Significant | Removed   |
| 5632 | Elm          | 16"  | Significant | Protected |
| 5633 | Green Ash    | 18"  | Significant | Protected |
| 5634 | Walnut       | 11"  | Significant | Removed   |
| 5635 | Walnut       | 12"  | Significant | Protected |
| 5636 | Red Oak      | 20"  | Significant | Removed   |
| 5637 | Birch        | 10"  | Significant | Removed   |
| 5638 | Birch        | 14"  | Significant | Removed   |
| 5639 | Birch        | 15"  | Significant | Removed   |
| 5640 | Birch        | 12"  | Significant | Removed   |
| 5641 | Birch        | 15"  | Significant | Removed   |
| 5642 | Birch        | 17"  | Significant | Removed   |

| TAG# | Tree Species | Size | Type        | Action    |
|------|--------------|------|-------------|-----------|
| 5643 | Birch        | 8"   | Significant | Protected |
| 5644 | Birch        | 12"  | Significant | Removed   |
| 5645 | Birch        | 11"  | Significant | Removed   |
| 5646 | Birch        | 9"   | Significant | Removed   |
| 5647 | Birch        | 16"  | Significant | Removed   |
| 5648 | Elm          | 10"  | Significant | Removed   |
| 5649 | Birch        | 11"  | Significant | Removed   |
| 5650 | White Oak    | 22"  | Significant | Removed   |
| 5651 | Birch        | 8"   | Significant | Removed   |
| 5652 | Birch        | 12"  | Significant | Removed   |
| 5653 | Red Oak      | 11"  | Significant | Removed   |
| 5654 | Elm          | 10"  | Significant | Removed   |
| 5655 | Elm          | 12"  | Significant | Removed   |
| 5656 | Elm          | 11"  | Significant | Removed   |
| 5657 | Elm          | 11"  | Significant | Removed   |
| 5660 | Elm          | 12"  | Significant | Removed   |
| 5661 | Elm          | 23"  | Significant | Removed   |



| Sheet List Table |                       |
|------------------|-----------------------|
| Sheet Number     | Sheet Description     |
| C5.0             | OVERVIEW              |
| C5.1             | CB-100 TO APRON-154   |
| C5.2             | OCS-150 TO APRON-154  |
| C5.3             | CB-200 TO APRON-205   |
| C5.4             | OCS-250 TO APRON-301  |
| C5.5             | OCS-350 TO APRON-351  |
| C5.6             | CB-400 TO CBMH-408    |
| C5.7             | CBMH-405 TO APRON-414 |
| C5.8             | CB-450 TO APRON-501   |
| C5.9             | OCS-500 TO APRON 552  |
| C5.10            | OCS-600 TO APRON-651  |
| C5.11            | DETAILS               |
| C5.12            | DETAILS               |



STORM WATER MANAGEMENT LEGEND:

- MANHOLE
- CATCH BASIN
- APRON
- STORM SEWER (SEE DETAIL 542)
- DRAIN TILE (SEE DETAIL 521)
- VEGETATED SWALE
- RIPRAP

GENERAL STORMWATER MANAGEMENT NOTES:

- INFILTRATION BASINS MUST BE KEPT OFFLINE AND PROTECTED FROM CONSTRUCTION ACTIVITY UNTIL THE SITE IS FULLY RESTORED.
- LABELLED PIPE LENGTH INCLUDES APRON LENGTH

AMC

Consulting Engineers P.A.

140X 80TH STREET EAST  
INVER GROVE HEIGHTS, MN

SCENIC HILLS  
HAMPTON PROPERTIES IV, LLC  
140X 80TH STREET EAST  
INVER GROVE HEIGHTS, MN

JOB No: 161078  
DATE: 10/23/2017  
DRAWN BY: AJP  
DESIGNED BY: ECR

DATE: REV: DESCRIPTION

DATE: REV: DESCRIPTION

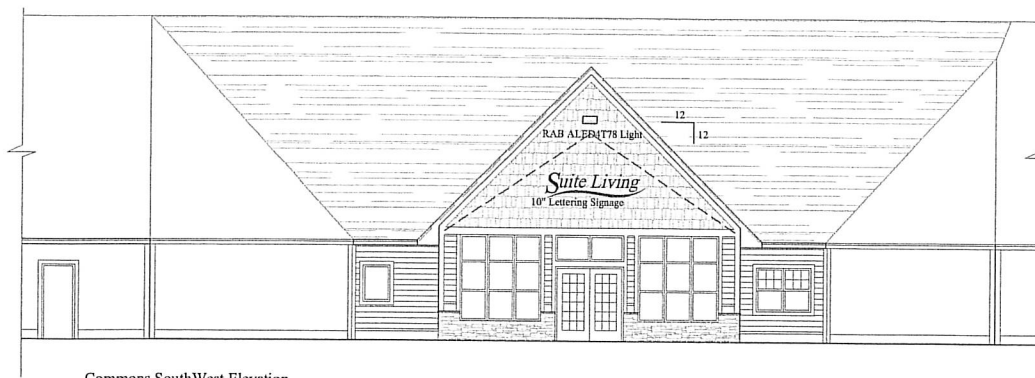
DATE: REV: DESCRIPTION

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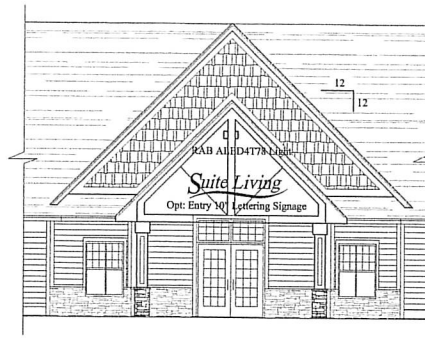
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AMC

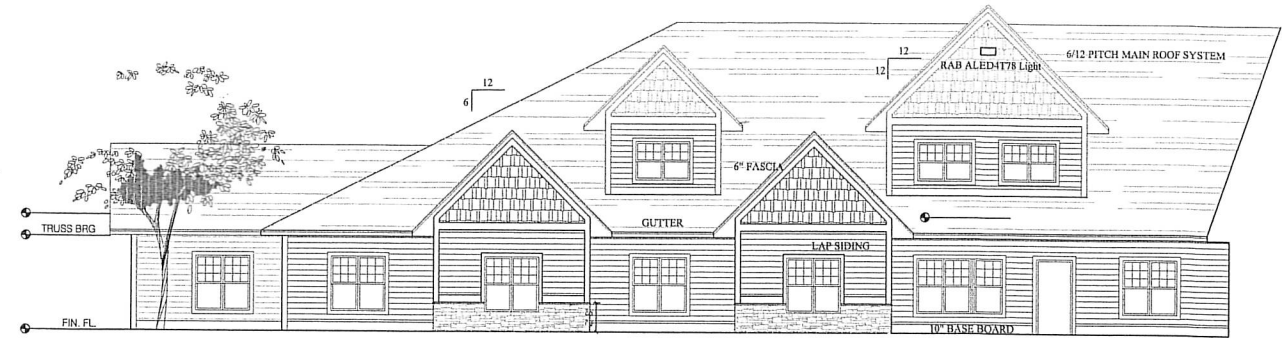
C5.0



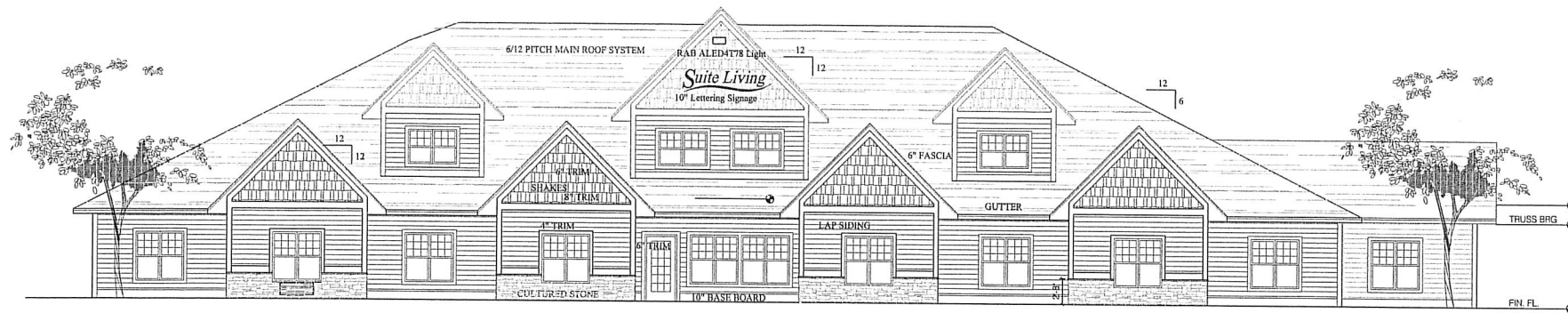
1 Commons SouthWest Elevation  
1/8" = 1'-0"



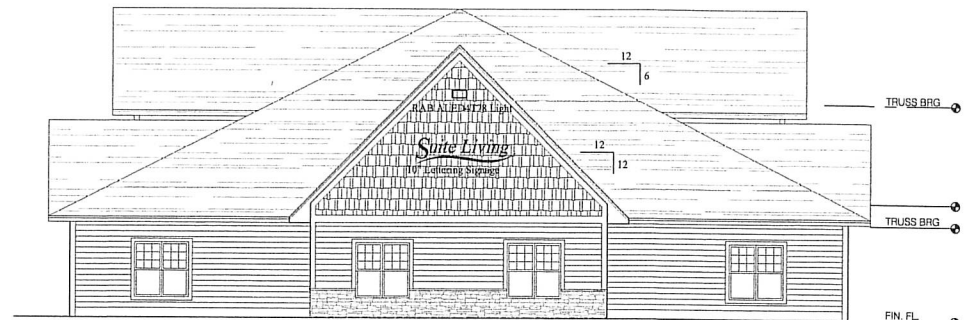
2 Commons NorthEast Elevation  
1/8" = 1'-0"



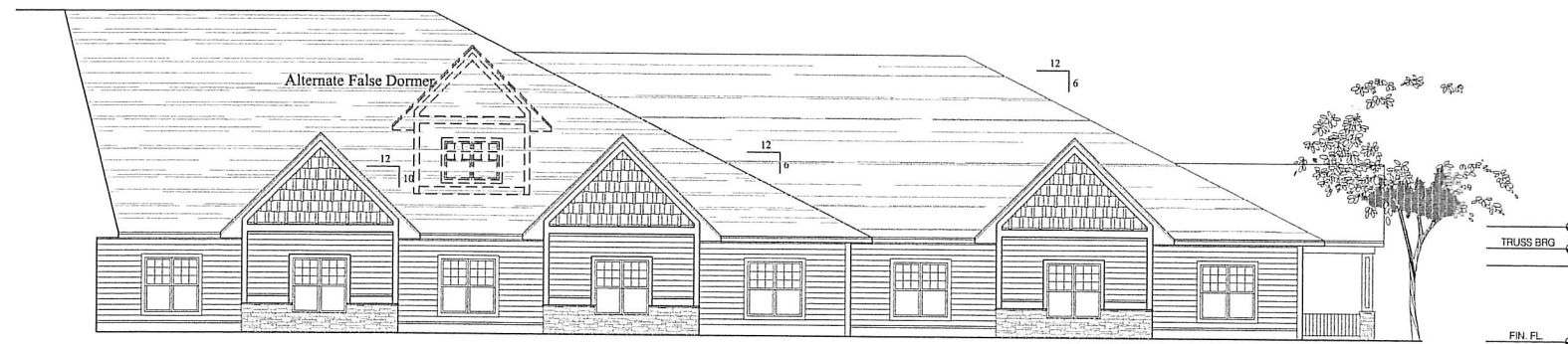
3 Memory Care North Elevation  
1/8" = 1'-0"



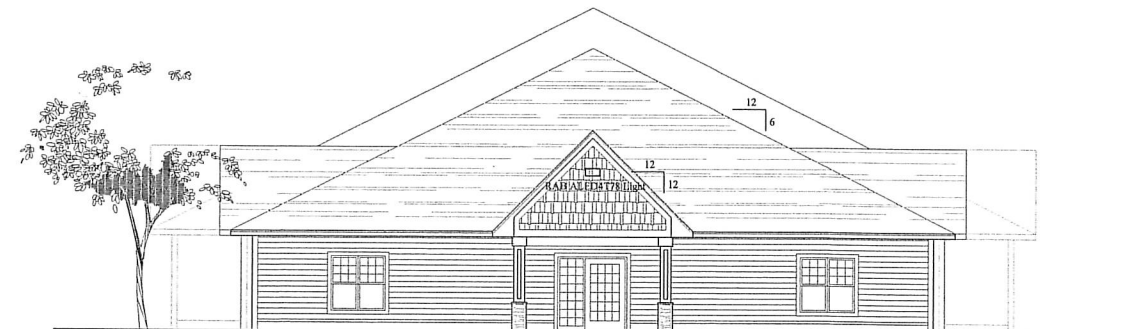
4 Memory Care South Elevation  
1/8" = 1'-0"



5 Memory Care East Elevation  
1/8" = 1'-0"



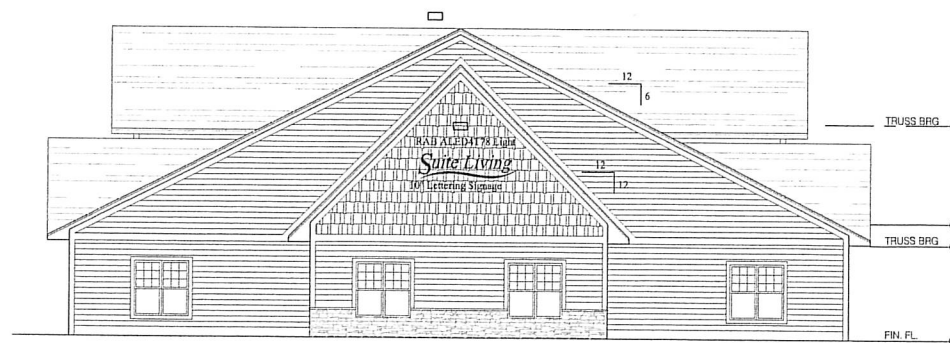
6 Senior Care East Elevation  
1/8" = 1'-0"



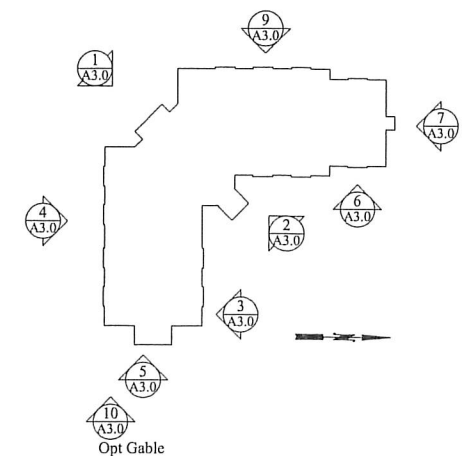
7 Senior Care East Elevation  
1/8" = 1'-0"



9 Senior Care North Elevation  
1/8" = 1'-0"



10 End Elevation Optional Gable  
1/8" = 1'-0"



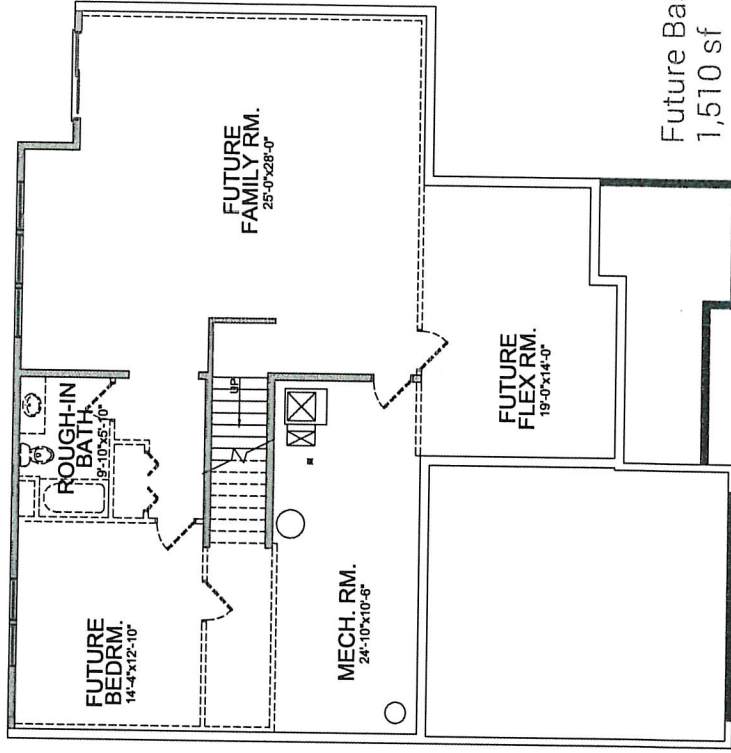
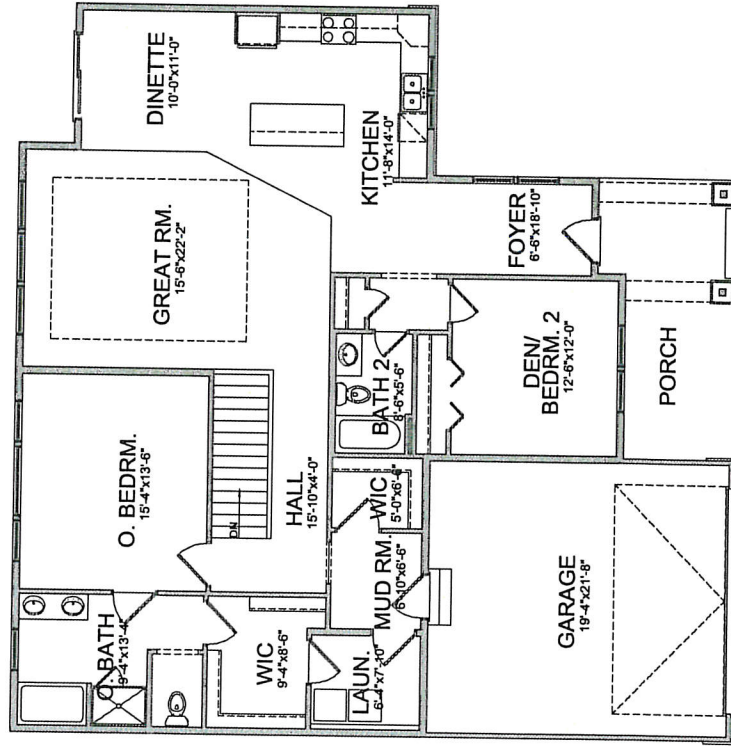


# VILLA FLOOR PLANS



## WESTON

2-4 Bedrooms | 2-3 Baths | 2-Car Garage | 1,791-3,301 sf



All prices, promotions, features, options, amenities, floor plans, elevations, materials and dimensions are subject to change without notice. All information is deemed reliable but not guaranteed. Please ask the new home specialist for more information.

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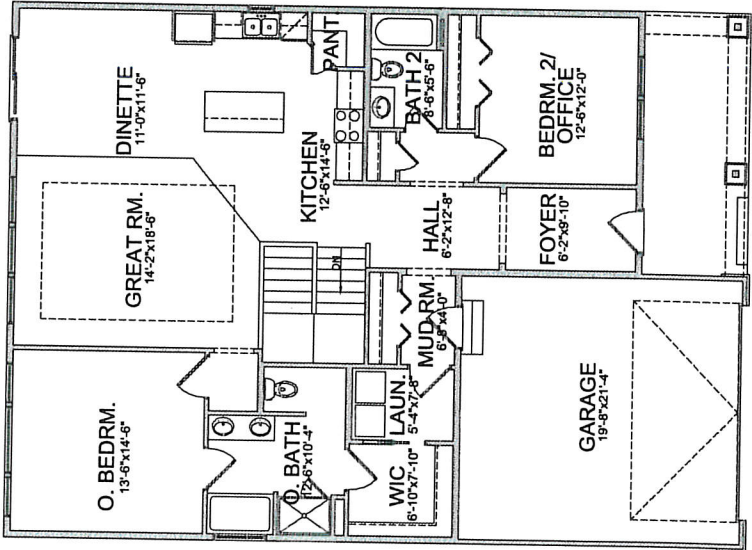
1-30-17

# FLOOR PLANS

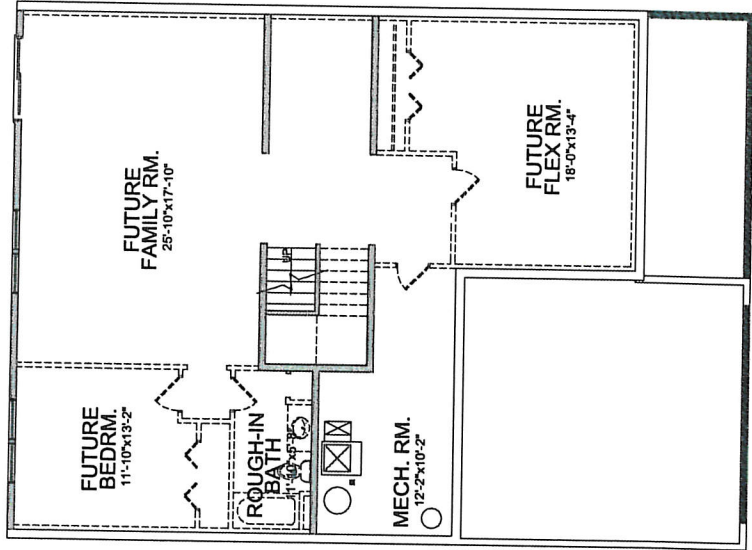


## VICTORIA

2-3 Bedrooms | 2-3 Baths | 2-Car Garage | 1,647 - 3,091 sf



Main Level: 1,647 sf



Optional  
Lower Level: 1,444 sf

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4-7-17

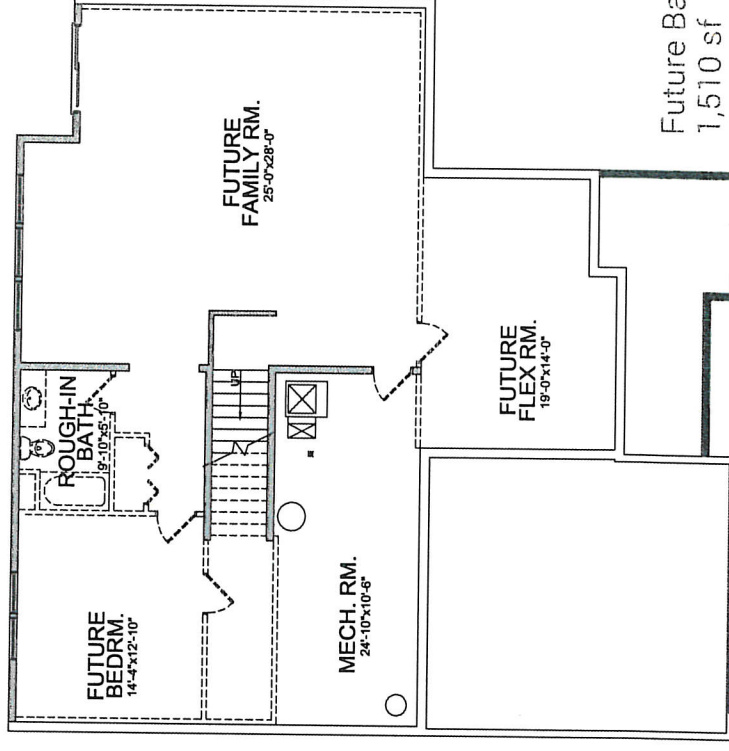
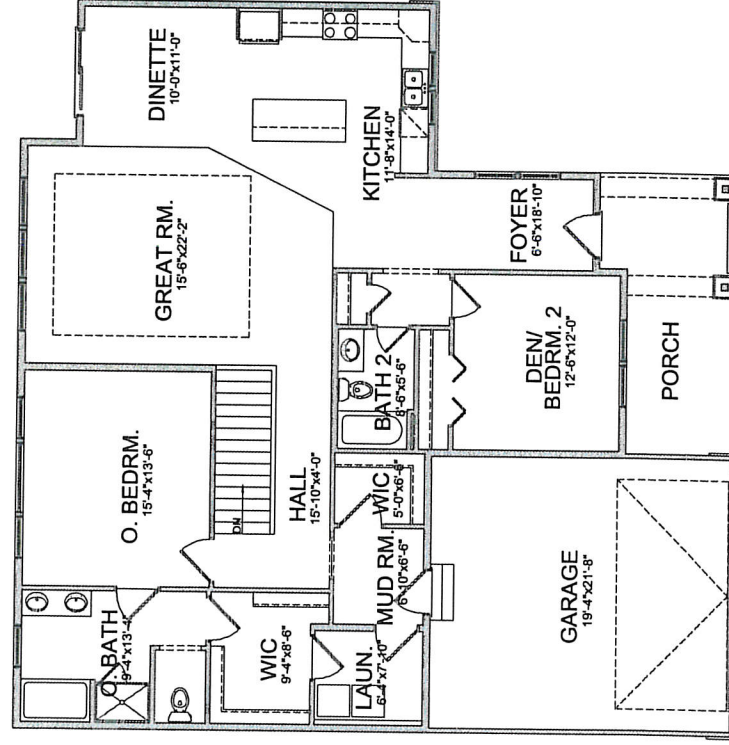


# VILLA FLOOR PLANS



## WESTON

2-4 Bedrooms | 2-3 Baths | 2-Car Garage | 1,791-3,301 sf



All prices, promotions, features, options, amenities, floor plans, elevations, materials and dimensions are subject to change without notice. All information is deemed reliable but not guaranteed. Please ask the new home specialist for more information.

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1-30-17