

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, May 1, 2018 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR APRIL 17, 2018

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 BEN & SARA WELNA - CASE NO. 18-18V

Consider a **Variance** from lot size and platting requirements in the Northwest Area for the property located at 8580 Alverno Avenue.

Planning Commission Action _____

3.02 CENTER CITY HOUSING CORP. - CASE NO. 18-19SZP

Consider the following requests for the property located at 6070 Cahill Avenue:

- a) A Comprehensive Plan Amendment to change the land use designation of Lot 2, Block 1 from Public/Institutional to HDR, High Density Residential.

Planning Commission Action _____

- b) A Rezoning for Lot 2, Block 1 from P, Institutional to R-3C, Multiple Family Residential.

Planning Commission Action _____

- c) A Preliminary and Final Plat for a two-lot subdivision.

Planning Commission Action _____

- d) A Conditional Use Permit for a 40-unit multiple family apartment building.

Planning Commission Action _____

- e) A Variance to allow parking at a ratio of 2 spaces per unit whereas 2.5 spaces per unit is required.

Planning Commission Action _____

3.03 AMERICINN - CASE NO. 18-17IUP

Consider an Interim Use Permit to allow for a park-and-ride facility to be operated on the AMC movie theatre property at 5567 Bishop Avenue.

Planning Commission Action _____

4. OTHER BUSINESS

4.01 2040 COMPREHENSIVE PLAN REVIEW

5. ADJOURN

This document is available upon 3 business day request in alternate formats such as Braille, large print, audio recording, etc. Please contact Kim Fox at 651.450.2545 or kfox@invergroveheights.org

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 17, 2018 – 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
Pat Simon
Elizabeth Niemioja
Armando Lissarrague
Joan Robertson
Brett Kramer
Jonathan Weber
Annette Maggi

Commissioners Absent:

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner

APPROVAL OF MINUTES

The minutes from the April 3, 2018 meeting were approved as submitted.

GRIES ARCHITECTURAL GROUP (TOYOTA) – CASE NO. 18-15CA

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit amendment to add a 24,000 square foot addition to the existing building, for the property located at 4600 Akron Avenue. 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 demolish a small building on site and a portion of the existing auto sales building and construct a 34,250-gross square foot two-story building addition. The request also includes replacement of the existing asphalt on the easterly half of the property, along with the addition of retaining walls around the improved parking lot. The proposed improvements will result in decreased impervious surface on the property. A landscaping plan must be submitted and approved by staff prior to issuance of a building permit. Staff recommends approval of the request with the conditions listed in the report. Staff did not hear from any of the surrounding property owners.

Opening of Public Hearing

Jeff Stearns, General Manager of Inver Grove Toyota, 2052 Boulder Road, Chanhassen, and Brannin Gries, 500 N. Commerce Street, Neenah, WI, advised they were available to answer any questions.

Chair Maggi asked the applicants if they read and understood the report.

Mr. Stearns and Mr. Gries replied in the affirmative.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Wippermann, to approve the request for a conditional use permit amendment to add a 24,000 square foot addition to the existing building, for the property located at 4600 Akron Avenue, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on May 14, 2018.

OTHER BUSINESS

City of Inver Grove Heights (Fire Station) – Case No. 18-21X

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the Planning Commission is being asked to review the capital expenditure for a sewer and water extension for the new fire station for consistency with the comprehensive plan. The City would run the water from the former Rainbow property and bore it under Highway 52/55 to serve the proposed fire station and the vacant lot to the south. The anticipated costs are approximately \$1.3M. Staff recommends the capital expenditure be found consistent with the comprehensive plan.

Commissioner Kramer asked if this line could serve other properties if the MUSA boundary was ever expanded.

Mr. Hunting replied that the City Engineer will be reviewing whether this line would have any potential to serve other properties should the need arise.

Commissioner Niemioja asked how long the highway would be closed for construction.

Mr. Hunting replied the project would not require road closures as they would bore the line under the road.

Motion by Commissioner Weber, second by Commissioner Scales, to find the capital expenditure for a sewer and water extension for the new fire station to be consistent with the comprehensive plan.

Motion carried (9/0).

Other Business

Mr. Hunting advised he would email Commissioners a link to the Draft Comprehensive Plan. Brad Scheib will be available to answer questions at the May 1 Planning Commission meeting. The plan will be presented to the City Council at their May 7 work session and then at the May 14 Council meeting for authorization to distribute to abutting cities. The public hearing will likely take place in November 2018.

Mr. Hunting advised that three commissioners are up for reappointment in May. If interested, they must submit an application and commissioners will be contacted regarding interviews.

Mr. Hunting noted that the Appreciation Dinner was scheduled for April 18 at 6:00 p.m.

Commissioner Simon asked if a meeting would be scheduled with Inver Grove Heights residents to discuss traffic impacts regarding the Vikings Facility.

Mr. Hunting advised he would check with the Public Works Director to see if there were plans for such a meeting.

Commissioner Simon stated many residents in the area would be interested in attending as the traffic from the facility would impact them.

The meeting was adjourned by unanimous vote at 7:16 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

REPORT DATE: April 26, 2018

CASE NO: 18-18V

HEARING DATE: May 1, 2018

APPLICANT/PROPERTY OWNER: Ben & Sara Welna/ Lance & Amy Lemieux

REQUEST: Variance from lot size and platting requirements in Northwest Area

LOCATION: 8580 Alverno

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is requesting a variance to allow the creation of a 5.0 acre parcel from an existing 19 acre parcel without requiring the parcels to be platted and rezoned. The area is located in the southwest corner of the Northwest West Area. The Northwest Area Overlay District Ordinance allows some division of property not served by sewer and water under specific rules. The specific rules include:

1. The subdivision must be memorialized by platting. No waiver of plat or administrative subdivision allowed.
2. The property must be at least 20 acres in order to be subdivided.
3. The subdivision shall result in a density of no greater than one home per ten acres.
4. The plat restricted to lots of no less than one acre and no greater than 1.5 acres.
5. The balance of the property must be platted as an outlot with not further subdivision allowed until sewer and water is available and must be rezoned to Agricultural/PUD.

The applicant has indicated they would like to reestablish a hobby farm on the property. There is an existing farm house, outbuildings, fence enclosures, garden area and well and septic. They plan on using the property with the existing buildings and not proposing any other buildings. The proposed five acre parcel would have property lines configured around the existing buildings.

SPECIFIC REQUESTS

The variance request consists of the following:

1. Variance from the lot size requirements and platting requirements identified in Title 10-13J-3.B of the Northwest Area Overlay District.

EVALUATION OF THE REQUEST

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

North – Large lot residential, vacant; zoned A; guided LMDR

East – Large lot residential; zoned A, E-1/PUD; guided RDR.

West – Large lot residential; zoned A; guided LDR.

South – Large family residential; zoned A, E-1/PUD; guided LDR, Pub OS.

VARIANCE REVIEW

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

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

The property lies within the Northwest Area Overlay District which has planned these areas for urban development with city sewer and water. Provisions were put in place to allow smaller lots to be created before sewer was available to an area, but the lot size was restricted to avoid parcelization that was not conducive to redevelopment when sewer became available. Creating a 5.0 acre parcel limits the ability to re-subdivide this parcel once sewer is available due to the unique regulations of the Northwest Area. The comprehensive guiding of this parcel anticipates urban development in the range of 1-3 units/acre.

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

The applicant has indicated they intend to use the existing home and farm buildings as a hobby farm to live, raise a family and allow children to experience nature and animals first-hand. The proposed parcel would be configured around the existing home and outbuildings. No new structures are proposed, and they plan to use the land as it currently exists.

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

The overall property is just under the 20 acre minimum lot size allowed to create new unsewered parcels, but close enough that allowing a lot of 1.0 or 1.5 acres would be consistent with the intent of the regulation. Creating a 5.0 acre parcel could have a negative impact on future development of the 5.0 acre parcel and remaining 14 acres.

The site does have some unique circumstances in that it is located at the southern end of the Northwest Area. Utilities must come north to south from the current ending point at

Target. Based on development demand, cost of extending utilities, this may not occur until after 2030. Utilizing the existing house and buildings for a hobby farm may be an acceptable land use since utilities could be 15 or more years away.

4. *The variance will not alter the essential character of the locality.*
The existing land use would not change. The only change would be that the house and buildings would be on their own 5.0 acre lot. There is a mix of lot sizes in the area, but most are larger lots for rural residential type uses.
5. *Economic considerations alone do not constitute an undue hardship.*
Economic considerations do not appear to be a basis or a sole basis for either of these requests.

ALTERNATIVES

- A. **Approval:** If the Planning Commission finds the application acceptable, the request should be recommended for approval subject to the following conditions:

1. A survey with new legal descriptions for a lot not to exceed 5.0 acres in size shall be submitted to the City for review and then applicant records survey with Dakota County prior to occupying the property.
2. The current landowner shall agree to the provision that no further subdivision shall be allowed on the remaining 14 acres until such time municipal sewer is available to the property.

Practical difficulty:

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

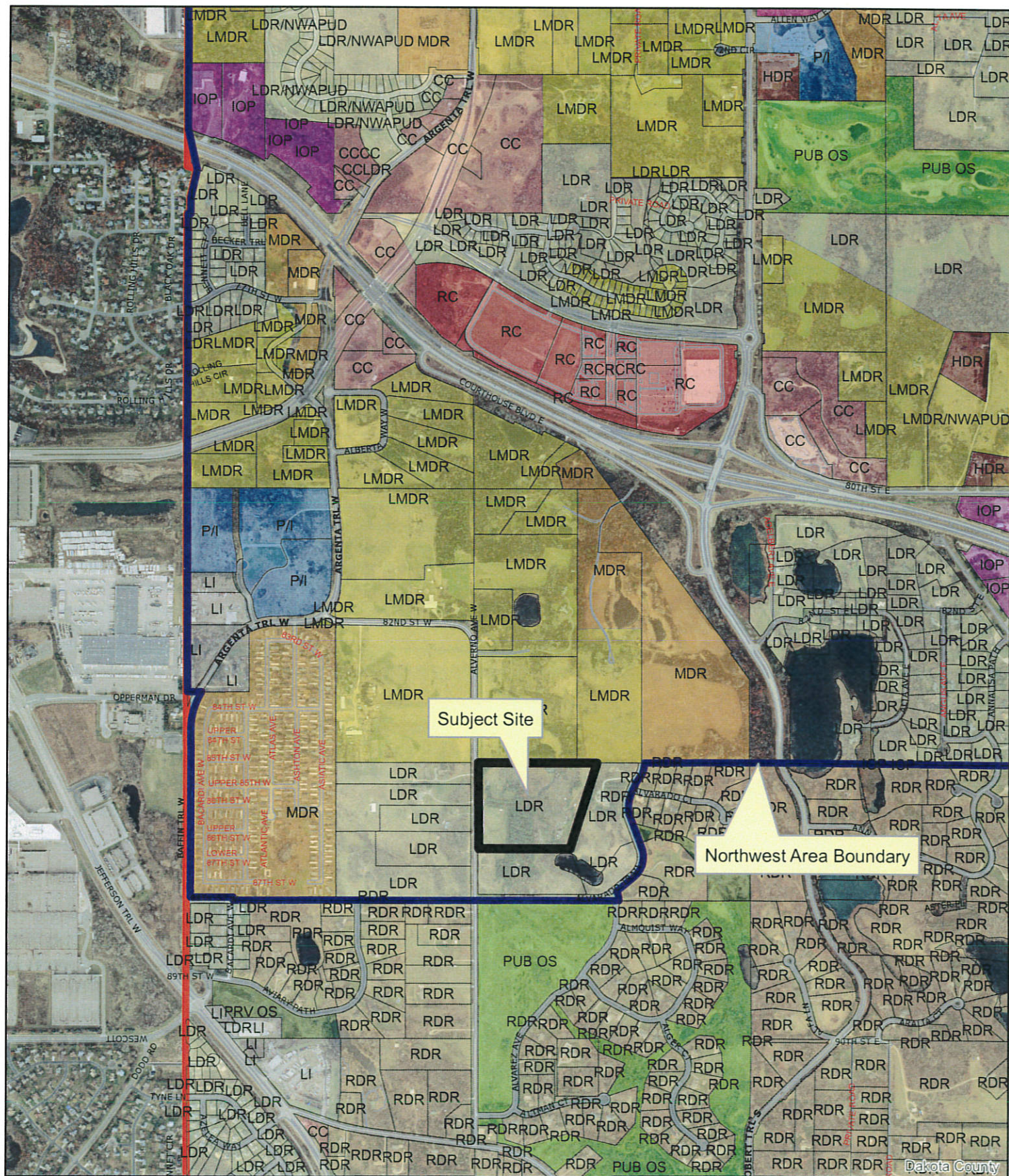
RECOMMENDATION

Staff is concerned with a possible precedence of varying from the subdivision requirements of the Northwest Area. The provisions were intended to prohibit the creation of parcels that may be difficult to re-develop when sewer is available. Smaller size parcels are difficult to develop based on the Northwest Area Requirements for open space, storm water ponding and minimum density requirements.

The request does have some merits in that it is located at the far south end of the Northwest Area and development may not occur for 15 or more years. The applicants propose to use the land and existing buildings as they stand today without any changes that would negatively impact future development.

Based on the concern of a presence being established, Staff does not recommend approval of the request.

Attachments: Exhibit A -Location Map
Exhibit B -Narrative
Exhibit C – Site Plan



April 17, 2018

City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Variance Request for 8580 Alverno Avenue

To Whom It May Concern:

We are seeking a variance to City Ordinance No. 1148 (NW Area Overlay district) in order to reestablish a hobby farm 5 acres in size around the old 1900s farmstead located at 8580 Alverno Avenue. The farmstead is currently within a 20 acre parcel located south of highway 55 on the southernmost boundary of the NW Overlay District, as shown on Figure 1.

The existing 1900s farmstead is expansive (sprawling) on a topographical high of the property located in the SE quadrant of the parcel. It consists of the farm house, outbuildings, fenced enclosures, garden areas, windmill, well, and septic system as seen on Figure 2. We are seeking 5-acres to encompass the farmstead for a hobby farm.

This variance request to Ordinance No. 1148 specifically pertains to:

- (1) **Platting Requirements for a Subdivision (515 Subd 39. D)** – Subd 39 (D1, D3, D4) requires platting requirements appropriate for development. We are seeking a 5-acre parcel to be established via the simplest means possible. Since there is no development proposed, no construction, no physical changes, no development of the immediate area, no city services available for decades (greater than 20 years assumed by city staff) platting requirements for this situation is irrelevant.
- (2) **Minimum and Maximum Lot Size Requirements (515 Subd 39. D4)** – Subd 39. D(4) requires a lot size minimum of 1.0 acre and maximum of 1.5 acres. The farmstead footprint extends beyond this as noted above and shown on Figure 2.
- (3) **Rezoned to Agricultural/PUD (Subd 39 D5)** – Subd 39 D(5) outlines rezoning of the subdivided property to Agricultural/PUD. Since there is nothing being developed according to a PUD, this is irrelevant and the 5-acre property and residual 15 acre property should remain zoned agricultural.

Our intent for these variances is to configure the 5-acre parcel around the old farmstead footprint in order to live, raise a family, and allow children to experience nature and animals first-hand. Because there is no development, construction, nor physical changes proposed, Subd 39 D1 for platting is illogical. Because of the existing conditions, it is not possible to comply with the minimum and maximum lot size requirements.

Our intended use of the property and variance request is consistent with adjacent properties, land use, and City visions including:

- **Consistency with Surrounding Properties** – a 5-acre parcel is consistent with surrounding properties as several properties of a similar size (5 acres +- 2) and zoned agricultural exist in the immediate vicinity, specifically to the west and southwest.
- **Consistency with Existing Land Use** – a 5-acre farmstead is consistent with the surrounding multi-acre parcels with agricultural uses. In fact, the parcel more closely aligns with the rural residential

land use classification in the Comprehensive Plan rather than the current low-density residential (2030 Comprehensive Plan, Page 2-9 and AUAR, 2007). Due to the location on the southern border of the NW Overlay District, the parcel and immediate vicinity is well over a decade out for actual low density residential development. In the interim, rural residential development is not allowed, and therefore, property owners have no options for their property – their hands are tied.

- **No Effect to Planned City Infrastructure**
 - The property is located at the terminus of the future planned Alverno District City Sanitary Sewer and therefore, this variance will not affect downstream planned development calculations (2030 Comprehensive Plan page 7-4 and AUAR, 2007).
 - The property is excluded from future city water services per the Future Water Systems and therefore, this variance will not affect downstream planned water calculations (2030 Comprehensive Plan page 8-12).
 - The property has no major, minor access, nor is a collector roadway (NW Area Collector Street Plan, 2012) and no minor/main arterial (page 5-5 and 5-32, 2030 Comprehensive Plan) and therefore, will not affect planned roadway systems or upgrades.
- **Property Excluded from Developable Land Analysis** - The property is excluded from the developable land district designations (Page 100, NW Area Collector Street Plan, 2012) and therefore, will not disrupt the developable land analysis and calculations.
- **Consistent with City Vision and Guiding Principles** –
 - This variance request aligns with the City vision of a *“development pattern that respects urban and rural lifestyles”* and *“respects and reflects its natural environment of open spaces, rolling meadows, wooded areas, lakes and wetlands.”* The 2030 Comprehensive Plan further states a priority to preserve open space, forest and wetland, all of which are located on this property (2030 Comprehensive Plan page 1-6 and 3-1).
 - This variance request aligns with the 2040 vision statement and guiding principles, including residential variety and retaining the rural character. We plan to maintain the natural features/open space of the entire property, character of the 1900s farmstead and raise a family (Vision and Guiding Principles, 2040 Comprehensive Planning process).

It is our intent to use the property in harmony with surrounding neighbors, the community and environment. We appreciate your consideration of this variance request and your understanding of the hardship with City Ordinance No. 1148.

Thank you in advance for your time.

Sincerely,

Sara & Ben Welna

Amy & Lance Lemieux

Northwest Area Overlay District



Boundary Adopted July 8, 2007

Planning Division

Map Date: June 2009

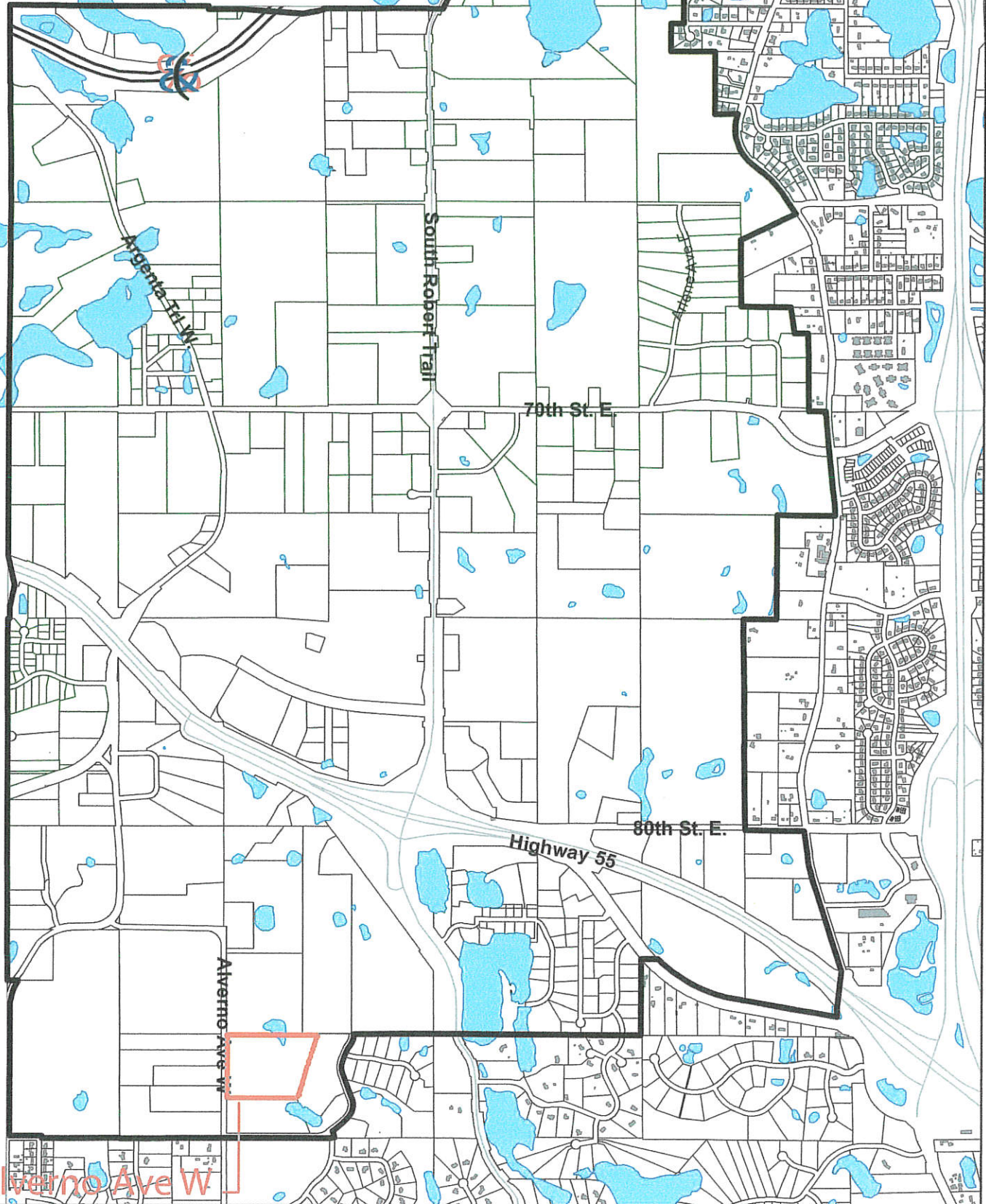


Figure 1

8580 Alverno Ave W

Attachment C – Miscellaneous Referenced City Documents

2030 Future Land Use Plan

RESIDENTIAL LAND USE

The Future Land Use Plan identifies five categories of residential land development including rural density residential (RDR), low-density residential (LDR), low-medium density residential (LMDR), medium density residential (MDR) and high density residential (HDR). The following is a review of each classification:

Rural Density Residential (RDR)

The rural density residential category is used in this comprehensive plan to recognize a land use pattern that has become firmly established in the southern portion of Inver Grove Heights. Over the past four decades, single-family home development on lots ranging from 2.5 acres to in some cases, 10 acres has become an established pattern in southern Inver Grove Heights. At the present time, this area contains over 1,600 residences, none of which are served by municipal utilities. Because of the extensive nature of the rural density residential area and the City's desire to accommodate a wide range of housing types, this development pattern is being considered permanent and it is anticipated that future infill development will match the existing pattern.

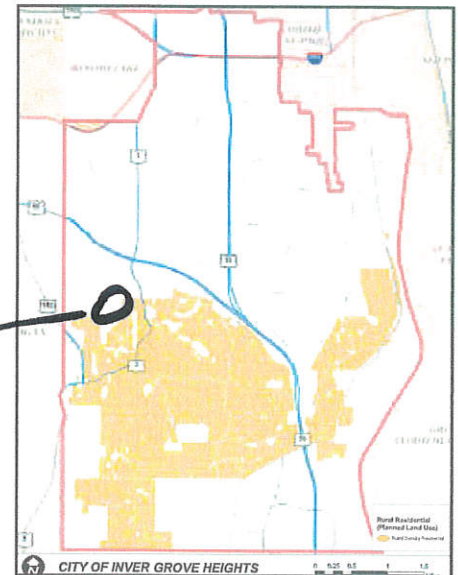
The rural density residential category features lots or parcels of 2.5 acres or more containing detached single-family housing without public water or sanitary sewer facilities. In addition to housing units, lots in this area are likely to have accessory uses such as small storage buildings associated with hobby farms and other related uses.

Substantial areas of existing development in the rural density area contain lots ranging from 5 to 10 acres. As additional lots are platted adjacent to these areas in the future, proper transitioning of lot sizes will need to be considered.

Low Density Residential (LDR)

The low-density residential category encompasses traditional "urban" density development in Inver Grove Heights. LDR includes lots or parcels ranging from 1 unit per acre to 3 units per net acre. Substantial portions of the low-density residential area are anticipated to develop at a density of one to three units per net acre. Housing types in the low-density residential

8580 Alverno Ave



Rural Density Residential

As additional lots are platted adjacent to these areas in the future, proper transitioning of lot sizes will need to be considered.

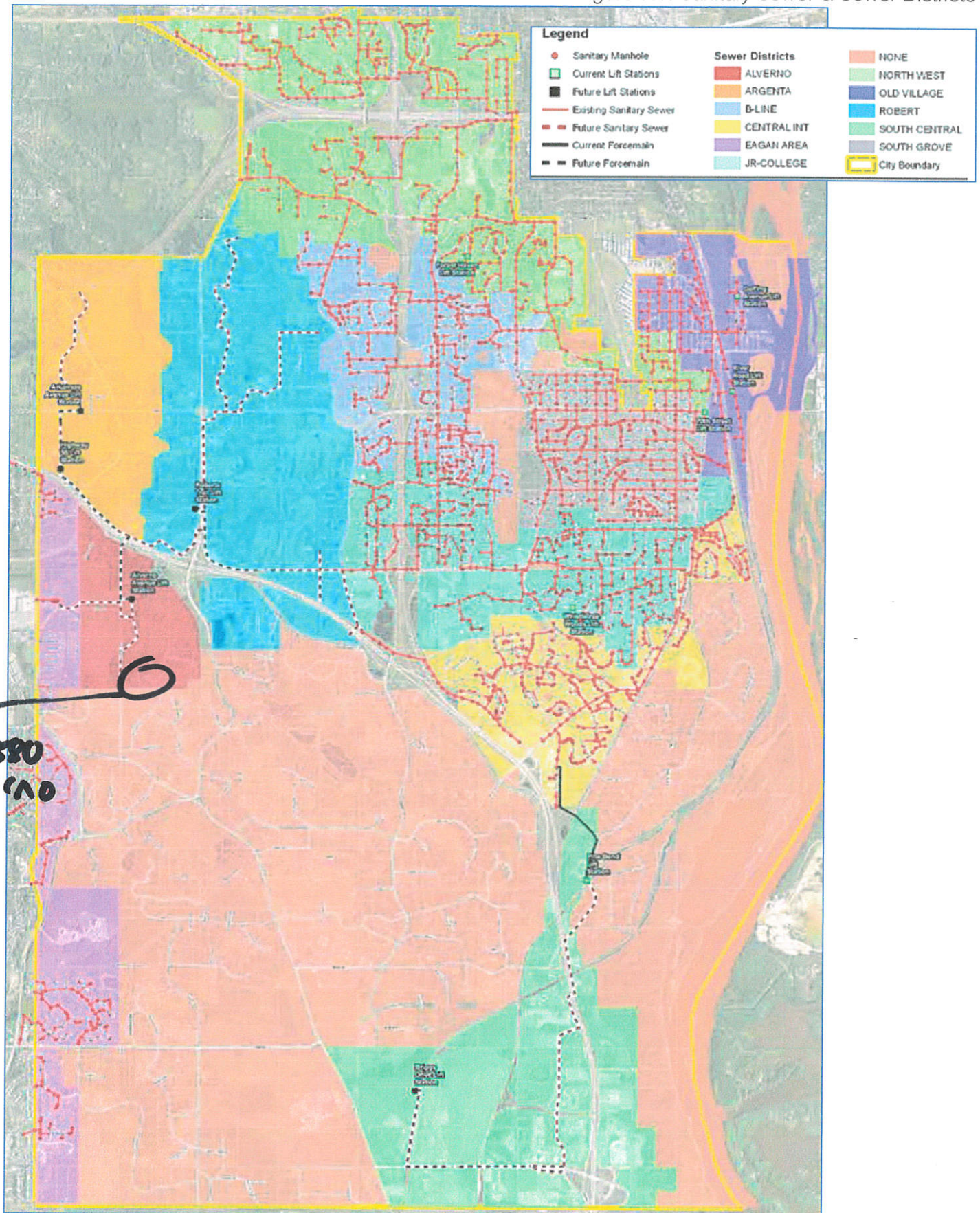
Determining Density :

Density is a way of determining the degree of development on a specific parcel based on the future land use guidance. We receive guidance from the Metropolitan Council on how to determine appropriate density calculations in Comprehensive Plans. The Metropolitan Council establishes these guidelines to ensure a consistent way of measuring density across all communities in the Metropolitan Area. This enables a consistent and coordinated way to allocate future growth and development that affects regional infrastructure planning.

Density for sewered areas is calculated on a "net" basis meaning that development projections are based on a land's carrying capacity which does not include land area prohibited from development based on existing laws or ordinances or lands needed for arterial road ROW.

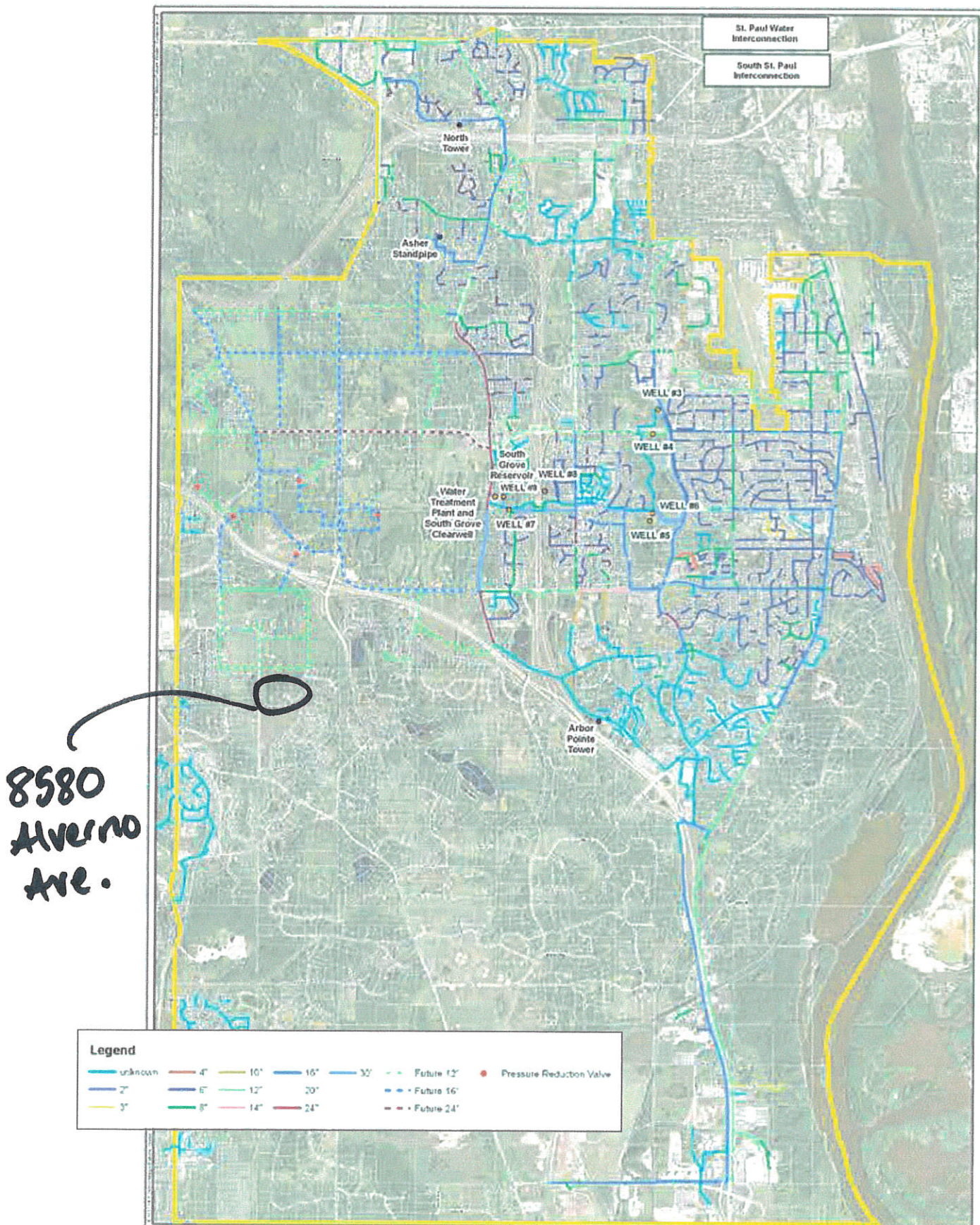
7. Sanitary Sewer

Figure 7.1: Sanitary Sewer & Sewer Districts



8. Water Supply Plan

Figure 8.3: Future Water System



5. Transportation

Figure 5.15: Future Roadway Functional Classification

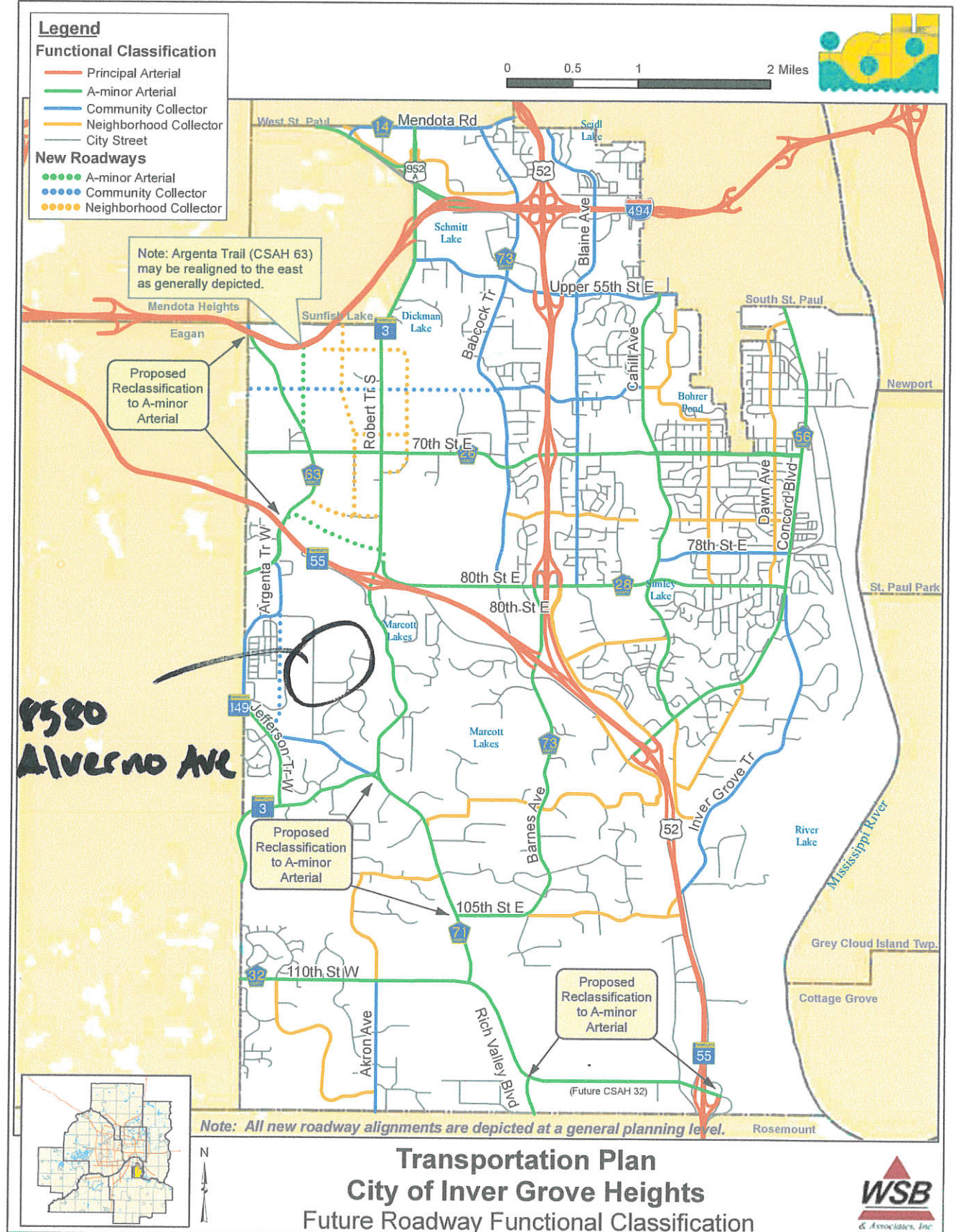
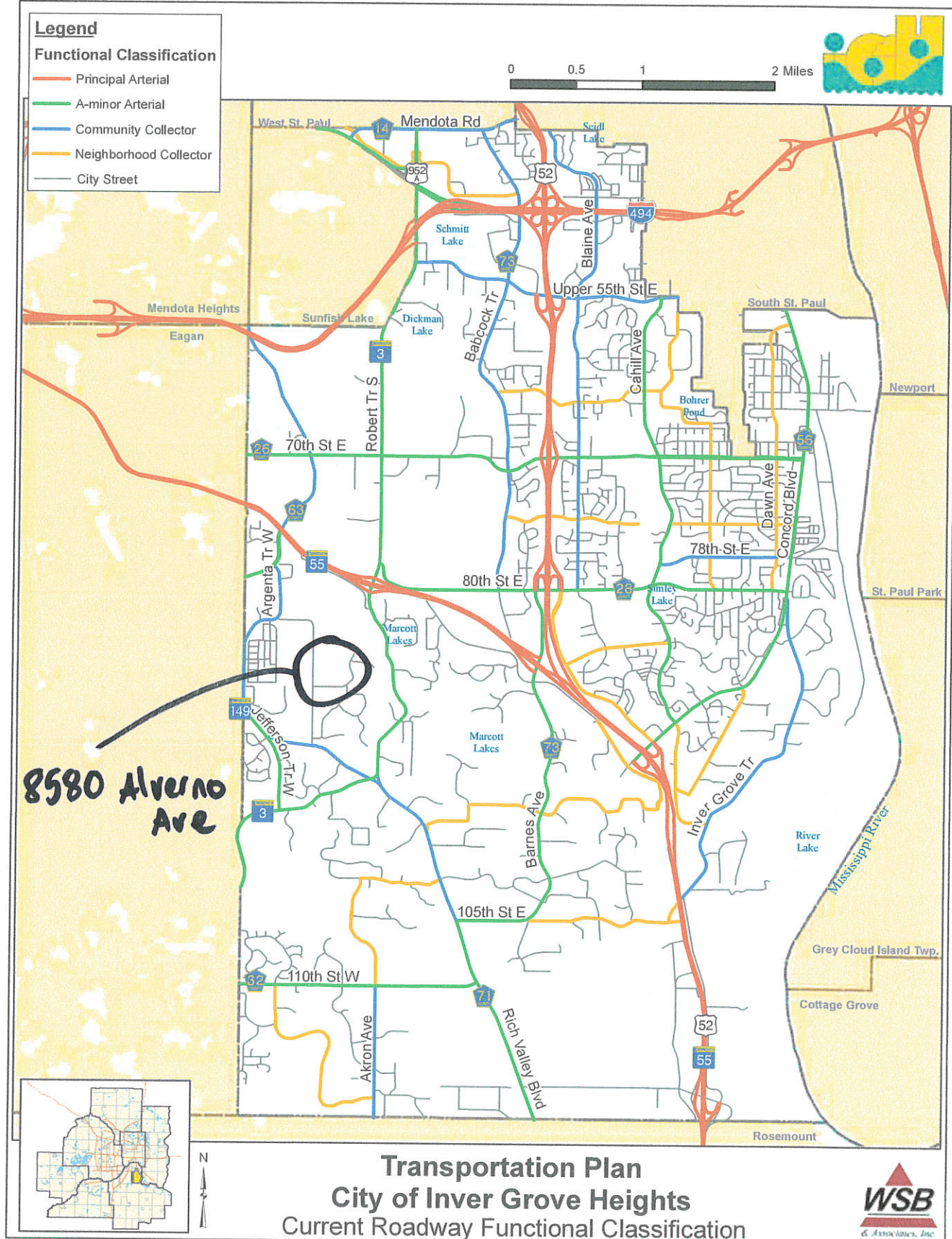


Figure 5.2: Functional Classification



LEGEND

- Base Concepts (see Note 1)
- Collector Roadway Concepts
- Local Roadway Access

Access Type (see Note 2)

- Major Access - Full
- Major Access - Partial
- Minor Access - Full
- Minor Access - Partial

Parcels

Cities

Study Area



Potential Roundabout
(see Note 3)



Realigned CSAH 63
(Principal Arterial)

Arrows indicate approximate access locations determined by review of topography.

Net increase in Collector roadways is approximately 8.9 miles.

Net increase in Arterial roadway is approximately 0.1 mile (CSAH 63 Realignment).

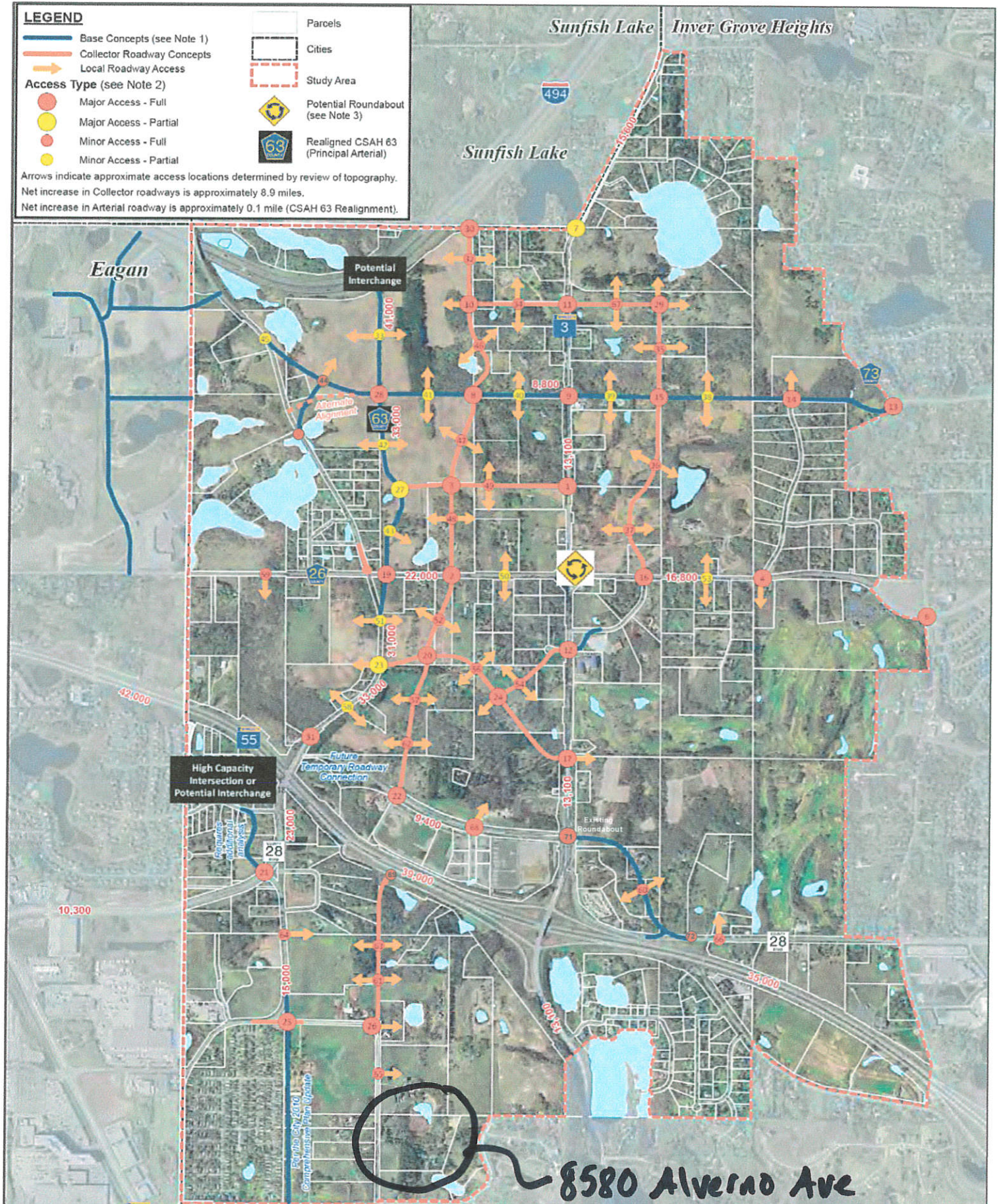
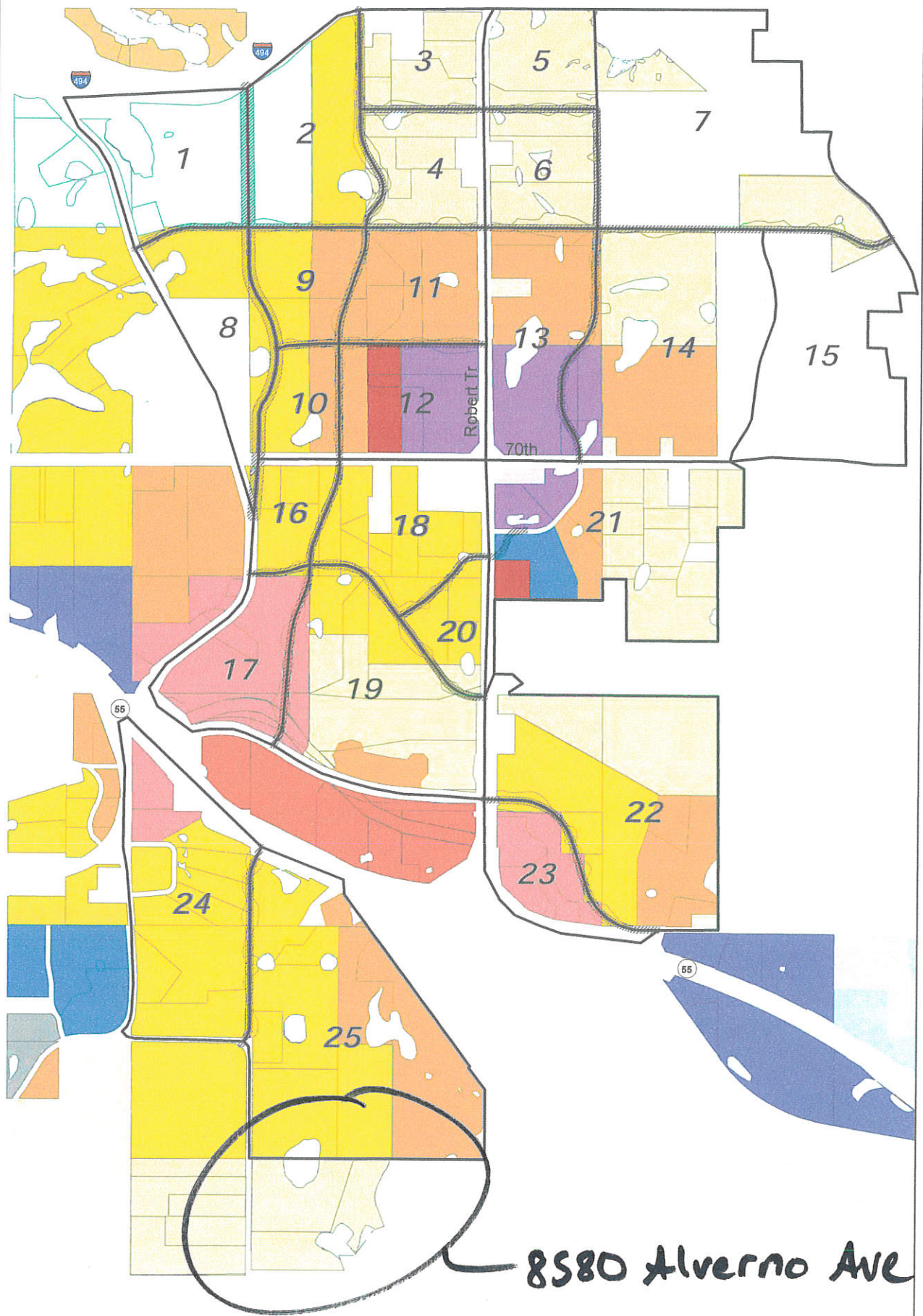


FIGURE 5-2. Recommended Collector Roadway System with Potential Access Locations

NORTHWEST EXPANSION AREA COLLECTOR STREET SYSTEM STUDY





Developable Land - Broken into Analysis Districts

1. Introduction

A healthy community is one that:

Preserves and respects its natural environment; balances residential growth with a strong and diverse job base; supports local opportunities for shopping and entertainment; values education systems; offers choice in how we move safely and efficiently throughout our community (walking, biking, driving and public transit); and, provides a variety of active and passive recreational opportunities.

were some common themes that evolved out of the public process. The most common theme was one that developed around the idea of a "Healthy Community." The idea of creating a healthier community is not a new idea, but has gained momentum in recent years. Since the last Comprehensive Plan update, there have been some significant changes in our environment that have highly influenced the health of our community. Some of these changes have ranged from peak oil prices, high home foreclosure rates and a stronger demand for more sustainable options. The degree of some of these recent trends may need to be addressed at a more regional, national or even global level. However, it is important to recognize the local impacts these trends may have on a community. For instance, the increase in oil prices has begun to influence our transportation choices. We may not be able to influence the price increase, but we can begin to explore other multi-modal options. This type of approach begins to embrace the idea of a healthy community that is not solely dependent on the automobile. In that respect, the Comprehensive Plan update has embraced the healthy community concept throughout the chapters of this document.

Vision



Active Living

Inver Grove Heights' Vision and Guiding Principles largely reflect the desired direction towards a healthy community. The vision addresses what the city should be, based on the community's heritage, the natural features that are inherent to the area, and the values of its people. In the context of this plan, vision serves as a reminder of "what Inver Grove Heights wants to be." From time to time, the community will need to review this vision statement to ensure that it continues to focus on the aspirations and achievements that are expected to occur. The planning process for the 2008 update provided an opportunity to critique the vision. The vision sets the stage for establishing goals for the community. The identified vision for the City of Inver Grove Heights is:

VISION STATEMENT

Inver Grove Heights will be a community that maintains a unique position in the Twin Cities area by providing a development pattern that accommodates both urban and rural lifestyles.

Future growth and development will reflect the heritage of the community.

The city will have a quality built environment that respects and reflects its natural environment of open spaces, rolling meadows, wooded areas, lakes and wetlands.

Inver Grove Heights will accommodate the needs of its diverse population by providing a variety of housing types, employment opportunities and a range of goods and services.

Inver Grove Heights will be an attractive, safe community that evokes a strong expression of community pride and a healthy environment in which to live, work and recreate.

Guiding Principles

The principles that have guided Inver Grove Heights over the last ten years continue to serve as statements of criteria by which community development issues can be assessed. For the Comprehensive Plan update, we continue to embrace these principles which have been reinforced through the public input process.

Together, the guiding principles and the vision serve the following purposes:

- They orient the community to the future, even to a future that is twenty years distant.
- They require imagination, recognizing that the direction that they set today will be the reality of the future.
- They look to current conditions and community traditions for clues to the appropriate future.
- They are based on a shared understanding of what the community desires for itself.
- They will be used as tools for evaluation of proposals, projects, ideas and future directions.
- They will be an anchor during conflict, a way of finding common ground and shared values.
- They become a basis for coordination and cooperation.
- They are a source of energy and enthusiasm for maintaining a commitment to the future of Inver Grove Heights.

1. Introduction

Sustainability

Sustainability is a characteristic that is often used to describe how we see our future communities, or a state that can be maintained at a certain level indefinitely. The Brundlant Commission (also known as the World Commission on Environment and Development) coined the term Sustainable Development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

The notion of sustainability is woven throughout all of our plan, beginning with the guiding principles and continuing on through the goals and policies.



Residential Variety



Retain the Rural Character

The guiding principles are an important tool to be used in addressing future issues in Inver Grove Heights. They can be used as a conceptual yardstick in assessing future projects, developments and issues. While the community's plan will continue to evolve over time and modifications will be necessary to accommodate unforeseen circumstances, it is important that the spirit and intent of the guiding principles be upheld. In doing so, they will help to ensure that the steps that Inver Grove Heights has taken in preparing this Comprehensive Plan produce the desired results. The guiding principles include the following:

GUIDING PRINCIPLES

- **Maintain a Unique Identity**

Inver Grove Heights has evolved into a unique community, an element of pride to the City's residents. Factors that establish Inver Grove Heights as a unique community, including its sense of history, its location along the Mississippi River and its natural features, will be reflected in future growth.

- **A Well Balanced Tax Base**

Inver Grove Heights will preserve its fiscal integrity by maintaining a mix of land uses that result in a balanced tax base. A proper mix of land uses in the community will provide desired employment, goods and services while helping to maintain manageable residential tax rates.

- **Provide Diverse Services**

Inver Grove Heights residents seek a community that can meet all of their social and consumer needs. These needs and interests will be considered in defining a future mix of land uses and public services.

- **Residential Variety**

Residential developments containing a variety of housing types are encouraged where possible. Neighborhood areas will provide a mix of housing that affords residents the opportunity to move into alternative forms of housing as their needs change over time.

- **Retain the Rural Character**

Inver Grove Heights rural character is evident in the development pattern that exists today. Future development will reflect the community's rural heritage by providing open spaces and by protecting key natural features.

Natural Resources & CHAPTER 3 Environmental Protection

Introduction

An inventory of natural resources for a community typically includes soils, lakes, wetlands, ponds, topography, vegetation and floodplains. All of these resources lend definition to the City of Inver Grove Heights. The landscape of the community is defined by the rolling topography, the stands of mature timber, wetland depressions, the scattered lakes and the Mississippi River, which forms the eastern boundary of the community.



Harmon Landscape

In 1997, Inver Grove Heights' residents were asked to help define a future vision for the community. They cited unique topography, open spaces and the Mississippi River frontage as important community assets. In 2008, the community was asked to define the characteristics of a "healthy community" and again environmental features were a common result. Respecting the natural environment pays us great dividends over the long term. A healthy urban forest helps shade our community. Wetlands help clean our lakes and water resources. Intact open spaces serve as amenities that contribute to an enhanced quality of life and as a safe haven and home to an abundant wildlife population displaced as a result of urban development. Because of the importance of these open space areas and natural features in the community, they need to be carefully considered as part of the comprehensive planning process. In doing so, it is possible to preserve outstanding resource areas and create a future living environment that integrates the man-made development pattern within the natural characteristics of the landscape.



VISION AND GUIDING PRINCIPLES

Current Vision Statement

Inver Grove Heights is a community well positioned within the Twin Cities metropolitan area: minutes away from MSP International Airport, two major urban centers, and within an hour of Rochester and the world renowned Mayo Clinic. Inver Grove Heights supports a development pattern that accommodates urban, suburban, and rural lifestyles. Future growth and development will be forward thinking yet reflect the heritage of the community. The city will have a quality built environment that respects and protects its natural environment of open spaces, rolling meadows, wooded areas, clean lakes, and wetlands. Inver Grove Heights will accommodate the needs of all people by actively pursuing a variety of housing types, a connected and multi-modal (drive, bike, walk, bus) transportation system, a robust business community, and a range of goods and services. Inver Grove Heights will be a vital, attractive, safe community with a healthy environment that evokes strong community pride and supports a healthy and prosperous life for those who choose to make Inver Grove Heights their home.

What do you think?

Tell us what you think about this vision statement & guiding principles.



Guiding Principles

A Well Balanced Tax Base

Inver Grove Heights will preserve its fiscal integrity by maintaining a mix of land uses that result in a balanced tax base. A proper mix of land uses in the community will provide desired economic opportunities, employment, goods and services while helping to maintain manageable tax rates.

Provide Diverse Services

Inver Grove Heights residents seek a community that can meet their social and consumer needs. These needs and interests will be considered in defining a future mix of land uses and public services.

Residential Variety

Residential neighborhoods will contain a variety of housing types and levels of affordability. Neighborhood areas will provide a mix of housing that give residents the opportunity to live in Inver Grove Heights as their needs change over time.

Retain the Rural Character

Inver Grove Heights will protect and enhance its open space and natural features as a reflection of the community's rural heritage and existing rural development pattern.

Connect Parks & Open Space

Inver Grove Heights will provide a balanced park system that provides diverse recreational and leisure opportunities to all residents, is inter-connected (within the City), and is linked to regional points of interest.

Vibrant Pedestrian Friendly Commercial Centers

Inver Grove Heights will maintain vibrant pedestrian friendly commercial centers. Commercial centers will be accessible for all people, resilient, and offer an inviting atmosphere to shop, gather, and satisfy basic commercial service needs.

Planned Office & Industrial Areas

Efforts will be made to provide high quality planned office and industrial areas in Inver Grove Heights. Such uses will be sited carefully to protect neighborhoods, preserve natural features, and minimize environmental impacts while creating opportunities for business development and employment within the City.

Quality Infrastructure

Inver Grove Heights will maintain a high quality, technologically robust, and efficient infrastructure system. Utility, multi-modal transportation, and service delivery systems will meet both the present and future needs of the community. Development of individual renewable energy generation systems will be encouraged. Public infrastructure expenditures will be made on the basis of long-term costs and benefits rather than solely on initial cost.

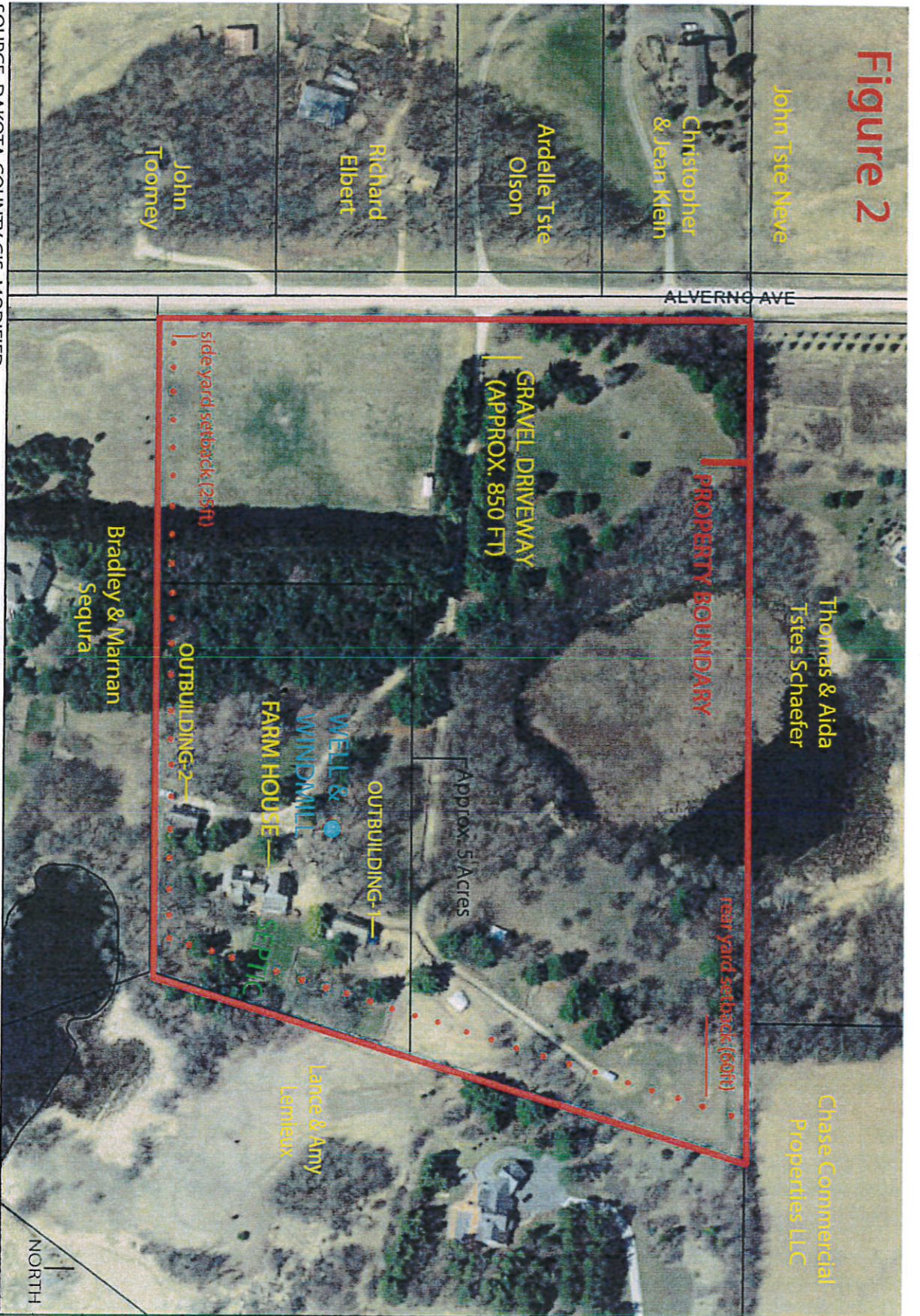
Maintain Educational Excellence

Inver Grove Heights has an excellent educational system for both primary and secondary education. Future planning of public and private facilities will keep pace with the technological advances necessary to support educational institutions.

An Attractive & Safe Environment

The community will emphasize an attractive and safe environment that affords residents the opportunity to get to know their neighbors. Sidewalks and trails will connect the city's neighborhoods and commercial centers. Public and private gathering spaces located throughout the community will accommodate formal and informal gatherings, which help support a strong sense of community.

Figure 2



SOURCE: DAKOTA COUNTY GIS, MODIFIED

SITE PLAN

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE:	April 24, 2018	CASE NO.: 18-19ZPA
APPLICANT:	Center City Housing Corp.	
PROPERTY OWNER:	River Heights Vineyard Church	
REQUEST:	Comprehensive Plan Amendment to change land use from P, Public/Institutional to HDR, High Density Residential, and Rezoning from P, Institutional District to R-3C, Multiple Family Residential District, Preliminary and Final Plat, Conditional Use Permit for 40-unit multiple Family apartment building and Variance from minimum parking standards.	
LOCATION:	6070 Cahill Avenue	
HEARING DATE:	May 1, 2018	
COMPREHENSIVE PLAN:	P, Public/Institutional	
ZONING:	P, Institutional District	
REVIEWING DIVISIONS:	Planning Engineering	PREPARED BY: Allan Hunting City Planner

BACKGROUND

The applicant is proposing to construct a 40 unit multiple family apartment building on the north half of the River Heights Vineyard Church property. The property would be subdivided so the apartment building would be on its own lot. The project would be an affordable housing project for low income families. Center City Housing Corp. has developed housing for low income families in Bemidji, Duluth, Rochester and St. Cloud. Funding for the project is expected to be awarded in October 2018 with construction in 2019. Platting of the property is required for the division and multiple family projects are required to be on platted property. A conditional use permit is needed for multiple family. A variance is being requested to allow a reduced number of parking spaces. The variance request is based on Center City's experience and that the tenants usually either have one car or no cars. The parking ratio shown is 2.0 parking spaces per unit, whereas the code requires 2.5 spaces per unit.

A comprehensive plan amendment and rezoning are needed to change the land use to multiple family residential.

The application request consists of the following:

1. A Comprehensive Plan Amendment to change the land use designation of Lot 2, Block 1 from Public/Institutional to HDR, High Density Residential.
2. A Rezoning for Lot 2, Block 1 from P, Institutional to R-3C, Multiple Family Residential.
3. A Preliminary and Final Plat for a two lot subdivision.
4. A Conditional Use Permit for a 40 unit multiple family apartment building.
5. A Variance to allow parking at a ratio of 2 spaces per unit whereas 2.5 spaces per unit is required.

SURROUNDING USES

The subject property is surrounded by:

North	Single family home; zoned R-3B; guided Medium Density Residential.
East	Single family home; zoned R-3B; guided Medium Density Residential.
West	Commercial businesses; zoned B-1; guided Community Commercial
South	River Heights Vineyard Church, single family homes; zoned P and R-1C; guided Public/Institutional and Low Density Residential.

EVALUATION OF REQUEST

Comprehensive Plan Amendment

The entire parcel is guided Public/Institutional in the 2030 Comprehensive Plan. This category is defined as follows:

“Public/Institutional uses in Inver Grove Heights include churches, buildings and land adjacent to schools, cemeteries, government facilities and other parcels that are owned by a public agency or institution. The public/institutional category does not include parks and recreation areas. They are classified separately under this plan.”

“The most prominent public/institutional land uses in Inver Grove Heights include schools and local government facilities. Schools include facilities owned and run by the three public school districts that lie within the community and Inver Hills Community College. Local government facilities include the city hall, community center and public works complex and the fire station locations.”

The request is to change the north half of the site, or Lot 2 on the proposed plat to HDR, High Density Residential.

High Density Residential is defined in the 2030 Comprehensive Plan as:

“Areas designated as high density residential are intended to accommodate multi-family housing at densities exceeding 12 units/acre. Uses in this category will be principally limited to higher density apartment or condominium buildings for either general occupancy or for specific segments of the population such as senior housing.”

The property to the north and east are guided for multiple family housing. Commercial/services uses are located on the west side of Cahill Avenue. There are single family homes to the south of the property and the church would be between the proposed project and the single family homes. Multiple family housing is typically developed along collector roads and are compatible across from commercial uses. The proposed land use designation does not appear to be out of character for the surrounding area.

Rezoning

The applicant is proposing to change the zoning for Lot 2 to R-3C, Multiple Family Residential. The purpose of the R-3C district listed as follows:

“The R-3C residential district is established for multi-family dwellings with more than seven (7) units per building (whether rental or cooperative or condominium) and densities greater than twelve (12) dwelling units per acre in areas which are provided with full urban facilities.”

The proposed zoning would be consistent with the proposed land use designation and with the project proposed.

Preliminary and Final Plat

The property is proposed to be divided into 2 lots. The southerly lot or Lot 1 would contain the church and the northerly lot or Lot 2 would contain the proposed apartment building. Proposed Lot 2 complies with lot size standards based on the number of units proposed.

The plat shows drainage and utility easements over the proposed storm water system and standard perimeter easements.

There is an existing 96-foot-wide pipeline easement that runs along the easterly side of the lot. The applicant has indicated that the pipeline company will be removing the pipe and vacating the easement within the year. Engineering has confirmed that a new pipe is being constructed as a replacement to this pipe. A condition of approval for the plat, and CUP will be that no building permits can be issued until the pipe has been removed and the easement vacated by its owner.

Conditional Use Permit Review

Bulk Standards. The charts below indicate that the proposed development is in compliance with all the required setback and bulk standards for the R-3C zoning district.

Setback/Bulk Standards For the R-3C District			
Standard	Required Standard	Proposed	Status
Front Yard Setback	50 ft.	50 ft.	Compliant
Side Yard Setback	20 ft.	20 ft.	Compliant
Rear Yard Setback	30 ft.	30 ft.	Compliant
Building Coverage (max)	20%	18.1%	Compliant
Building Height	35 ft.	32 ft.	Compliant
Impervious Surface (max)	40%	40.0%	Compliant

Exterior Building Materials. The exterior materials consist of brick veneer, cement lap siding and panels and textured concrete block. All materials comply with exterior standards.

At some elevations, the building is exposed four stories, however, less than 50% of the lowest floor elevation is exposed and so height is measured from the first floor and not the basement/garage floor.

Access. The site would be served by one new access onto Cahill Avenue. The curb opening spacing meets all access point separation spacing requirements.

Lighting. The plan does not identify any lighting. Any parking lot or building lighting must be a shoe-box style to prevent direct visibility of the light source. Any lighting must comply with the lighting illumination standards in the zoning ordinance.

Parking. The applicant is proposing parking for the project with 42 underground stalls and 38 surface parking for a total of 80 spaces. The Ordinance requires 2.5 spaces per unit or a total of 100 spaces. The applicant is requesting a variance which is discussed later in this report.

The standards for off-street parking setbacks are listed below.

Parking Setbacks in R-3C Zoning District			
Setback	Required Standard	Proposed	Status
Front	30 ft.	30 ft.	Compliant
Side	5 ft.	Greater than 5 ft	Compliant
Rear	5 ft.	Greater than 5 ft	Compliant

Signage. The application documents did not include sign information. Before the landowner installs any signage, a separate sign permit will have to be applied for. At that time, Sign Ordinance standards will be reviewed.

Mechanical Units. The Zoning Ordinance requires all outdoor mechanical equipment, whether rooftop or ground level, to be screened from view of the public. Any proposed equipment must be screened or located on the roof so as not to be visible from the street or surrounding properties.

Grading, Drainage, & Utilities. Engineering has been working with the applicant on the design of the regional basin and the overall stormwater design. The plans are acceptable as prepared, but will require some final minor modifications prior to final approval by the City Engineer.

Tree Protection/Landscape Standards. Grading of the site will remove more than 40 percent of the site's existing trees. Since 40 percent removal is the threshold beyond which tree replacement is required by the City's Tree Protection Ordinance, the developer will be required to replace trees. A total of 107.5 caliper inches or 43 trees are required to be planted to meet reforestation requirements. A total of 44 overstory trees are required (four for parking lot landscaping requirements). The equivalent of 90 overstory trees are shown on the landscape plan. Reforestation and landscaping standards have been met.

Comprehensive Plan Issues. The use of the property for multiple family and the proposed land use change would be consistent with the goals, policies, and plans of the City Comprehensive Plan, including future land uses, utilities, streets, and parks. All utilities and streets are in place and no improvements are required as a result of this project.

Impact Upon Surrounding Properties and City Services. The use is generally compatible with existing and future uses of surrounding properties. It would not be materially injurious to the surrounding properties or improvements in the vicinity. Nor, would it have an adverse impact upon 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.

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

Variance

The applicant is requesting a variance to allow a total of 80 parking spaces whereas 100 are required. The applicant indicates based on their experience with their other projects, few if any units are expected to have tenants with more than one vehicle. The underground

parking proposed would be enough for all the residents and staff. Surface parking would be primarily for guest parking. They also indicated the project must be an affordable project for 33 years. The applicant has also reached out to the church for a shared parking arrangement. The church has responded in writing indicating their willingness to allow shared parking of 20 spaces.

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

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

The code has only one exception to the minimum parking requirement in the R-3C district, that being for senior housing which allows a ratio of 1:5 per unit. There is no exception for an affordable housing product. The request does not appear to have an impact on the comprehensive plan.

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

There would be enough parking provided underground for staff and the residents. The surface parking would be used mostly by visitors. The applicant would use the property in a reasonable manner since there is still parking provided.

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

The property has a regional basin in the northeast corner of the site which takes up buildable area. The reduced parking surface minimizes impervious surface and helps reduce the amount of storm water ponded needed. The funding for the property requires it to be used as affordable housing for at least 33 years. Within that time, there could be significant changes in transportation needs and use of automobiles. Parking demands would most likely be significantly different than today.

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

The reduced number of parking spaces would not appear to change the character of the neighborhood.

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

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

ALTERNATIVES

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

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

- o Approving the Comprehensive Plan Amendment from Public/Institutional to HDR, High Density Residential subject to the following conditions:
 1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
 2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
- o Approving the Rezoning of Lot 2 from P, Institutional District to R-3C, Multiple Family Residential District.
- o Approving the Preliminary and Final Plat of Cahill Place subject to the following conditions:
 1. All plan approvals subject to the removal of the pipeline and the easement vacated by the utility company. No building permits shall be issued until pipe is removed and easement vacated.
 2. 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 and Final Plat	dated 3/30/18
Site Plan	dated 4/19/18
Grading and Drainage Plan	dated 4/2/18
Utility Plan	dated 4/19/18
Erosion Control Plan	dated 4/2/18
Storm Sewer Plan	dated 4/2/18
Landscape Plan	dated 4/19/18
Tree Preservation Plan	dated 4/19/18
Exterior Elevations (2 sheets)	dated 4/2/18

3. 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.

4. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
5. Park dedication shall consist of a cash contribution equal to the rates in effect at the time the final plat is approved.
- o Approving the Conditional Use Permit for a 40 unit multiple family apartment building subject to the following conditions:
 1. All plan approvals subject to the removal of the pipeline and the easement vacated by the utility company. No building permits shall be issued until pipe is removed and easement vacated.
 2. 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 and Final Plat	dated 3/30/18
Site Plan	dated 4/19/18
Grading and Drainage Plan	dated 4/2/18
Utility Plan	dated 4/19/18
Erosion Control Plan	dated 4/2/18
Storm Sewer Plan	dated 4/2/18
Landscape Plan	dated 4/19/18
Tree Preservation Plan	dated 4/19/18
Exterior Elevations (2 sheets)	dated 4/2/18
 3. 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.
 4. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
 5. Park dedication shall consist of a cash contribution equal to the rates in effect at the time the final plat is approved.
 6. Any roof top or ground mounted mechanical equipment shall be substantially screened from view.
 7. All parking lot and building lighting on site shall be a down cast “shoe-box” style and the bulb shall not be visible from property lines.

8. All plans shall be subject to the review and approval of the Fire Marshal.
 9. 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 Owner of the property shall be responsible for the maintenance of storm water improvements on such lots.
 10. Prior to construction, the Developer and Owner shall enter into a Development Contract with the City.
- o Approving the Variance to allow 80 parking spaces whereas 100 is required.

Practical Difficulty:

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

RECOMMENDATION

Staff has some concerns regarding the reduced parking stall number. Normally, the concern would be that the use of the property could change, along with it, an increased need for parking. The site would not have space to provide the additional 20 spaces. Since the use as low income multiple family could not change for 33 years, this is not as big a concern. We do suspect the occupants of the building would not have as many cars as would be in other multi-unit buildings.

Staff recommends approval of the comp plan amendment, rezoning, platting and conditional use permit with the conditions listed. Staff supports the variance based on the parking need experience learned from the developer, the fact that the tenant mix cant change for 33 years and that the church has agreed to allow shared parking for 20 spaces if needed.

Housing Committee Recommendation. The Housing Committee reviewed the request and supports the request based on the following points:

- o Recognizes the growing need for this kind of transitional and supportive housing in Inver Grove Heights.
- o The location is within walking distance of two retail nodes, north and south, on Cahill.
- o The location is within walking distance to public transportation.
- o This quality development will enhance the rental housing stock in Inver Grove Heights.

- The larger units with various services fulfill a need for young parents and children.

The Housing Committee recommends approval of the project.

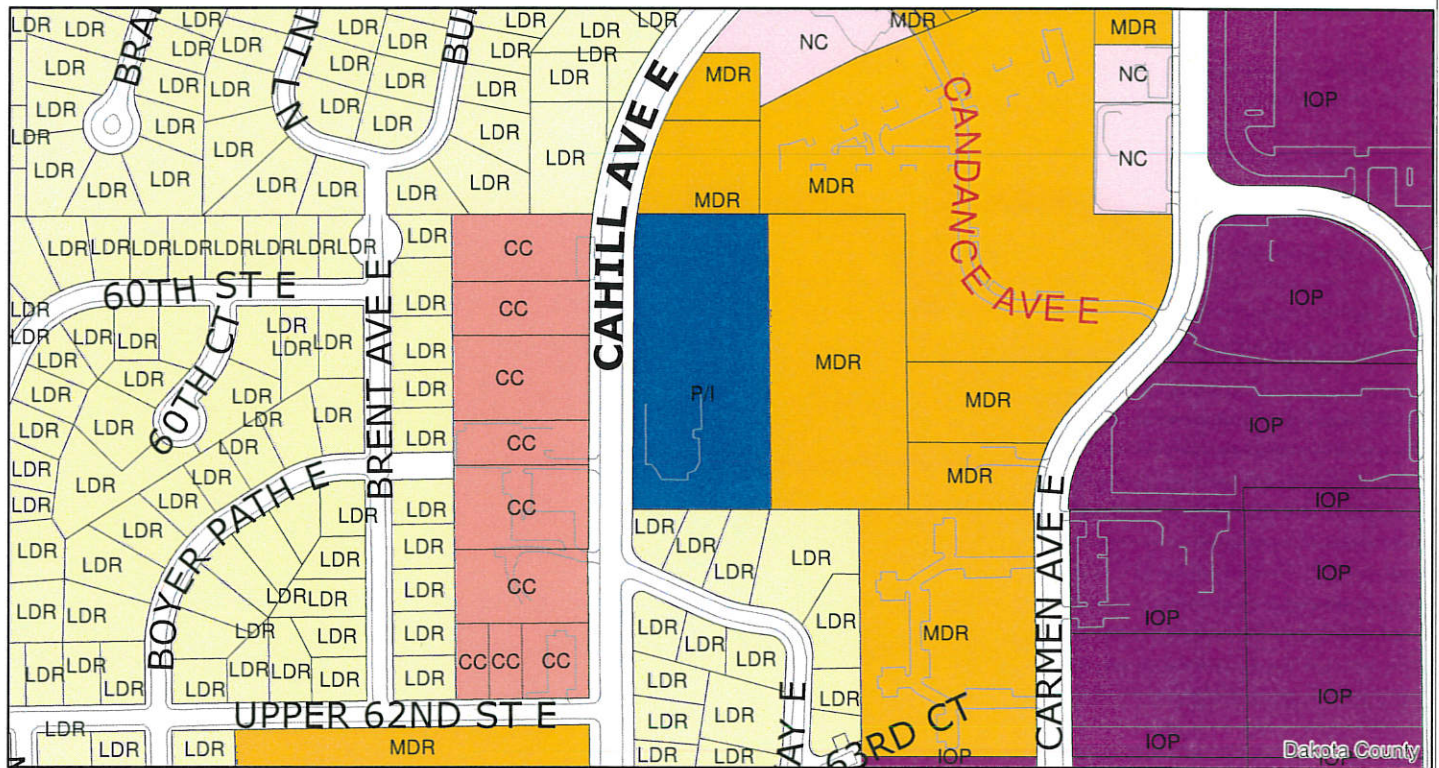
Attachments: Existing/Proposed Comp Plan Map
Zoning Map
Applicant Narrative
Preliminary Plat
Final Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Tree Preservation Plan
Exterior Elevations (2 sheets)



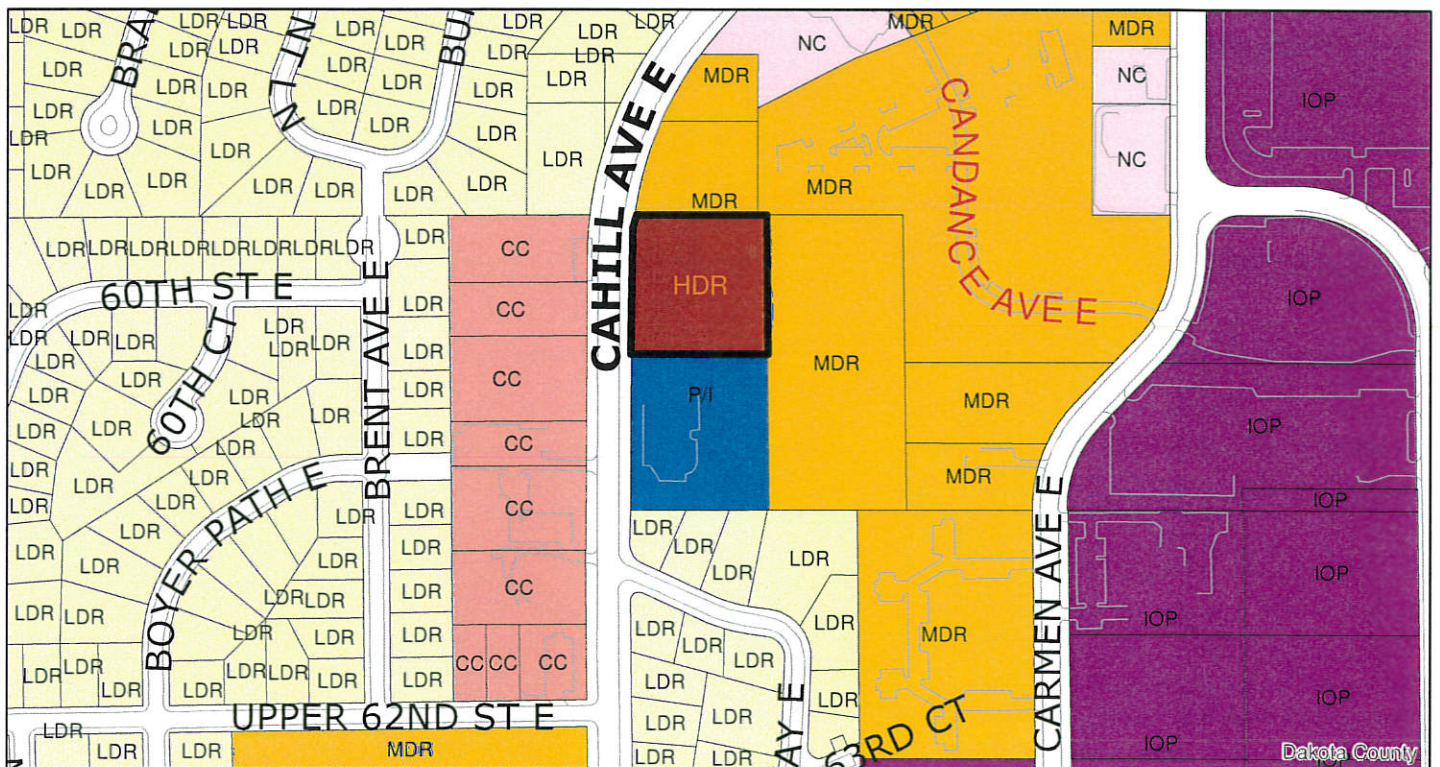
Center City Amendment



Existing Comp Plan



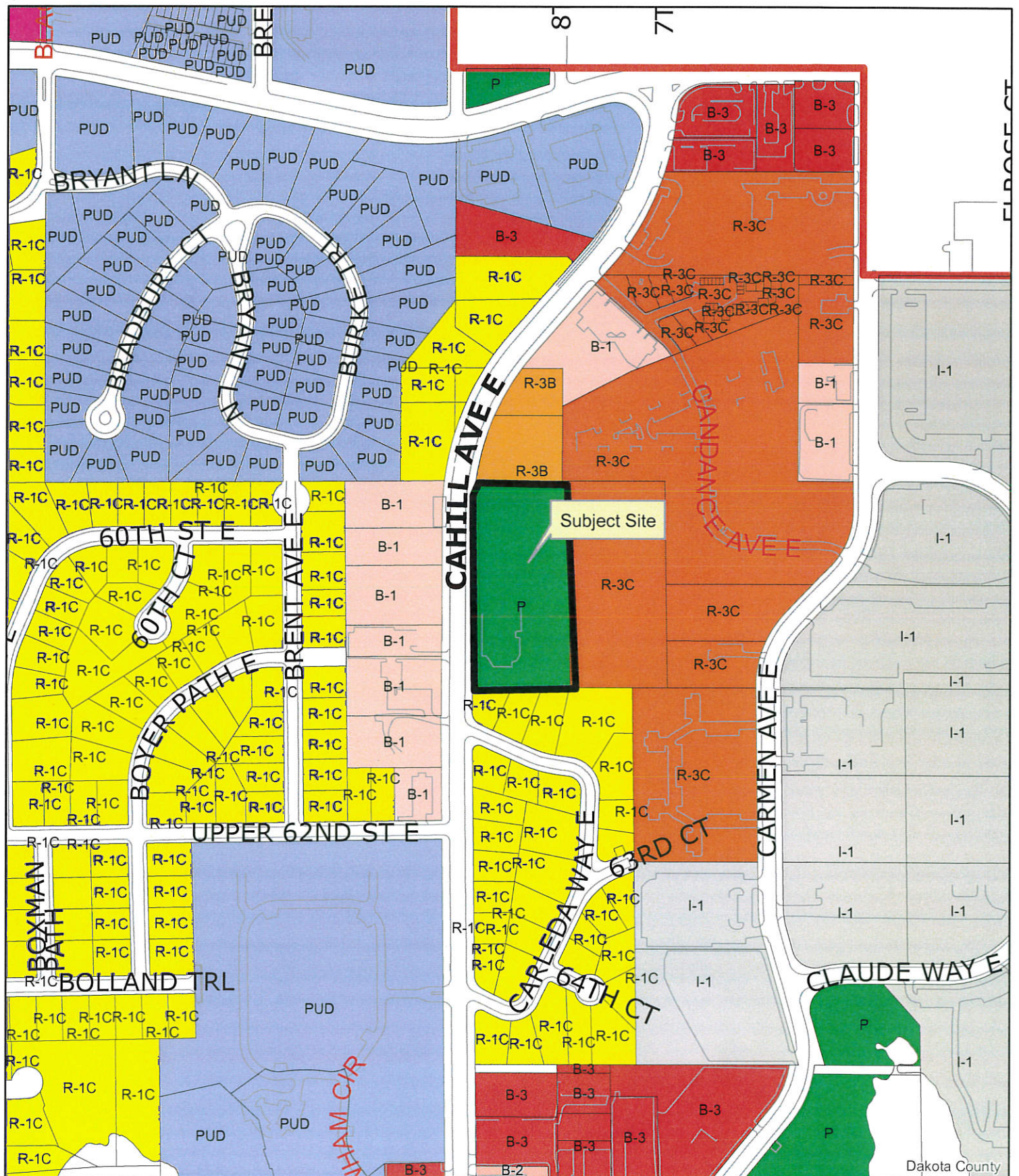
Proposed Comp Plan





Zoning Map

Case No. 18-19ZPA



CAHILL PLACE APPLICATION NARRATIVE

Via this submittal, a Rezoning, Comprehensive Plan Amendment, Conditional Use Permit, Preliminary Plat and Final Plat for a site located on Cahill Avenue, between Carleda Way and Candace Avenue, is being sought. This site is currently zoned Institutional. Due to the particular configuration of the site and in light of the nature of the occupancy of this 40-unit apartment, a parking variance is also requested.

The application includes a request for a Conditional Use Permit with a Comp Plan reclassification to multi-family use and a rezoning to RC3 for the northern portion of the site.

The proposal here is to build a 40-unit family apartment building (with two and three bedroom units) with supportive services on property currently owned by River Heights Vineyard Church. The northern portion of what is now 6070 Cahill Avenue will be the property purchased. The platting of the property will create the subdivision.

This site represents an excellent location for this supportive housing project for low-income residents. Noted is that:

- While not a part of the zoning and planning, a relationship with the Church has been developed pursuant to which certain Church facilities will be regularly available to the occupants of the apartment building and the Church will provide support for the residents.
- County studies show a significant need for housing of this type in the community and for the types of services that Center City Housing Corp, the non-profit developer, provides.
- A neighborhood meeting has been held and the impact of this development on the neighborhood is represented here as being a positive one.

Fulfilling housing needs of those who find difficulty in finding safe, secure housing that helps them to move forward is the charitable mission of Center City Housing Corp. Center City is a 501(c)(3) tax-exempt entity that has developed housing of this general type in Bemidji, Duluth, Rochester and St. Cloud.

As to the parking variance, it is noted that the experience of Center City Housing Corp. throughout the state is that the low-income persons who occupy housing of this type either have one or no cars. Few, if any, units are expected to have tenants with more than one vehicle. Similar units developed by Center City and others have never had more than 50% of the units occupied by persons with automobiles. The proposed development will have underground parking that is anticipated to provide all the parking for residents and staff. The surface parking will be primarily visitor parking. The site is providing some regional ponding that will make additional parking very difficult to accommodate. Since additional parking is not needed and providing for the storm water runoff is a high priority, adding additional impervious surface area is not a good use of the available land. Additionally, the proposed parking variance will allow the preservation of more of the existing trees. The parking ratio that is shown on the site plan is 2 stalls per dwelling unit.

Neighborhood Meeting Summary - Cahill Place Apartments

Meeting Date: Thursday, March 22, 2018 7:00 - 8:00 pm

Location: River Heights Vineyard Church

6070 Cahill Avenue, IGH

Meeting Presenters: Rick Klun, Center City Housing Corp.

Nancy Cashman, Center City Housing Corp.

Nick Vreeland, LHB Architects

Introductions were made for the 3 presenters. In addition, several people attending from the church, Dakota County Community Services and the Dakota County CDA were acknowledged.

Rick Klun gave an overview of the Center City Housing Corp. (CCHC), they are a non-profit affordable housing developer with an emphasis on housing that provides supportive services. They own and manage over 800 housing units throughout Minnesota. CCHC is proposing a new apartment building in Inver Grove Heights to continue this mission. Mr. Klun described the population that would be served: families needing housing with supportive services for workforce and family stabilization.

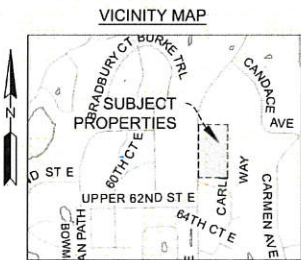
Nick Vreeland from LHB Architects reviewed the site plan, building elevations and other items such as regional ponding requirements and tree mitigation. The proposed housing would be located on land currently owned by the River Heights Vineyard Church and under purchase agreement with Center City Housing Corporation. The proposed plan is for a 40 unit apartment building with underground parking, secure entrance with 24 hours staff and a regional pond that will be included on the site plan to assist with water management in the area.

There were several questions from audience members including:

1. **Traffic** - the architect responded that number of expected trips per day would not require a traffic study.
2. **Green building** - the architect responded that we use Green Communities as required by Minnesota Housing.
3. **Accessibility** - the architect responded that we provide the number of fully accessible units required by MN building code and/or Minnesota Housing.
4. **What does the CDA think of this project** - a CDA representative responded that the CDA is aware of the need and is supportive of this proposal; the CDA believes a non-profit that has the experience and expertise in managing housing with supportive services is better suited to pursue such a project.
5. **What is the need** - Dakota County Community Services representatives indicated that there is a need and they currently have 347 households on a waiting list, 97 of which are families in need of permanent supportive housing.

The meeting was concluded with an anticipated schedule:

1. Application submitted to City 4/2/18
2. Planning Commission Public Hearing on 5/1/18
3. City Council Meeting to consider application on 5/29/18



EXISTING LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 27, RANGE 22, DAKOTA COUNTY, MINNESOTA, BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 365.00 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 659.98 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTH LINE, 365.00 FEET TO SAID WEST LINE; THENCE NORTHERLY TO THE POINT OF BEGINNING.

PRESENT ADDRESSES

6070 CAHILL AVENUE,
INVER GROVE HEIGHTS, MN 55076

AREAS

TOTAL AREA TO BE PLATTED = 240,875 ± SQUARE FEET OR 5.530 ACRES
TOTAL CAHILL AVE. TO BE DEDICATED = 38,315 S.F. OR 0.796 ACRES
LOT 1, BLOCK 1 = 109,409 S.F. OR 2.512 ACRES
LOT 2, BLOCK 2 = 93,152 S.F. OR 2.138 ACRES

GENERAL NOTES

FOR REFERENCE EXISTING IMPROVEMENTS ARE SHOWN LIGHTLY IN THE BACKGROUND.

LAND SURVEYOR

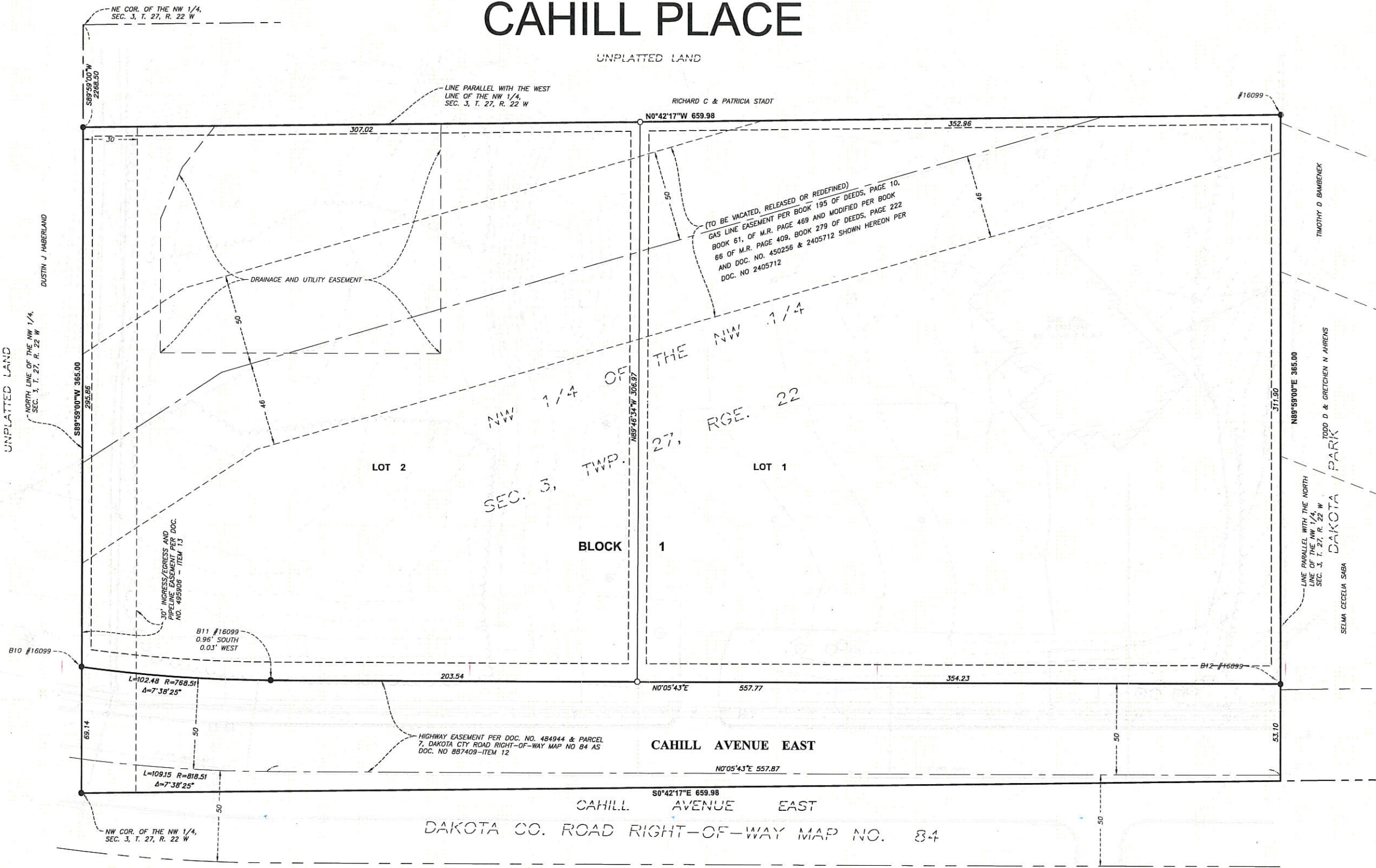
WENCK ASSOCIATES,
GARY BJORKLUND, MN. LICENSE NUMBER 46563

DATE OF PRELIMINARY PLAT

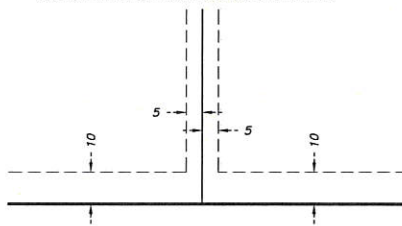
MARCH 30, 2018

PRELIMINARY PLAT OF
CAHILL PLACE

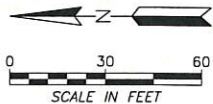
UNPLATTED LAND



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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



PRELIMINARY
PLAT

Project #: 7306-0001
Drawn By: GJB
Issue Date: 2018-0330
Issue #: 1
Sheet #:

Sheet Title:

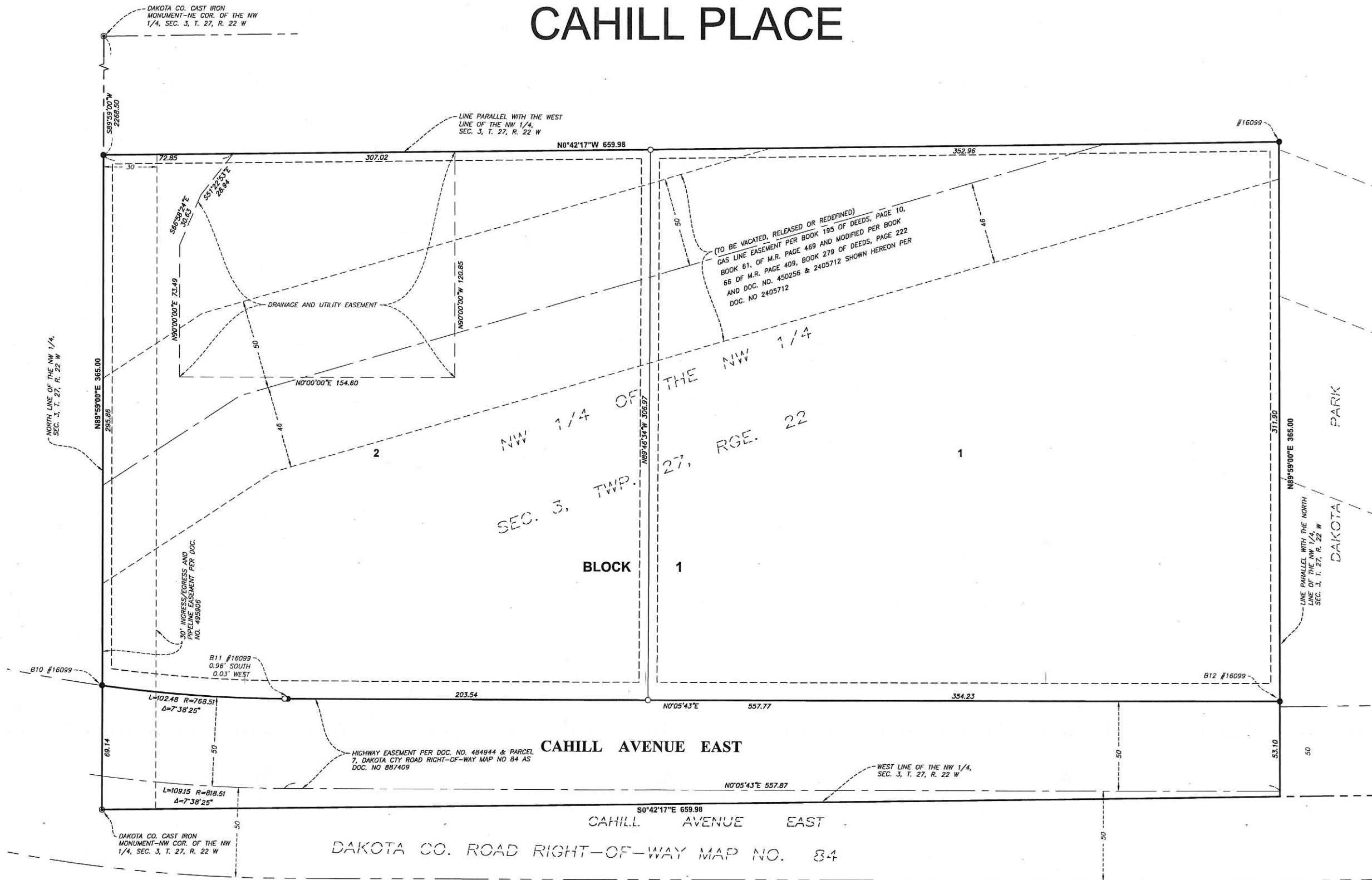
CAHILL PLACE APARTMENTS
6070 CAHILL AVE, INVER GROVE HEIGHTS, MN 55076

Prepared For:
LHB, INC.
701 WASHINGTON AVENUE NORTH, SUITE 200
MINNEAPOLIS, MN 55401



Responsive partner. Exceptional outcomes.

CAHILL PLACE

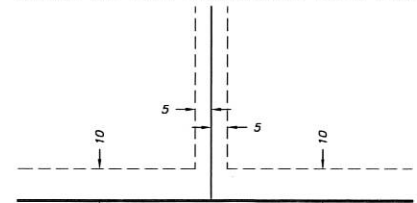


NOTES:

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED OVER, OVER UNDER, AND ALONG THE STRIPS MARKED "UTILITY EASEMENTS"

STREETS, ALLEYS AND OTHER PUBLIC
AREAS SHOWN OF THIS PLAT ARE NOT
HERETOFORE DEDICATED TO PUBLIC
USE ARE HEREBY SO DEDICATED.

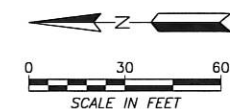
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

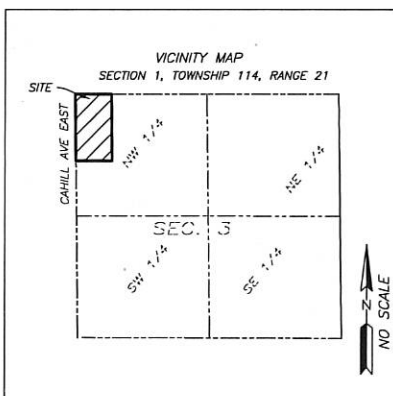
BEARING ORIENTATION NOTE:

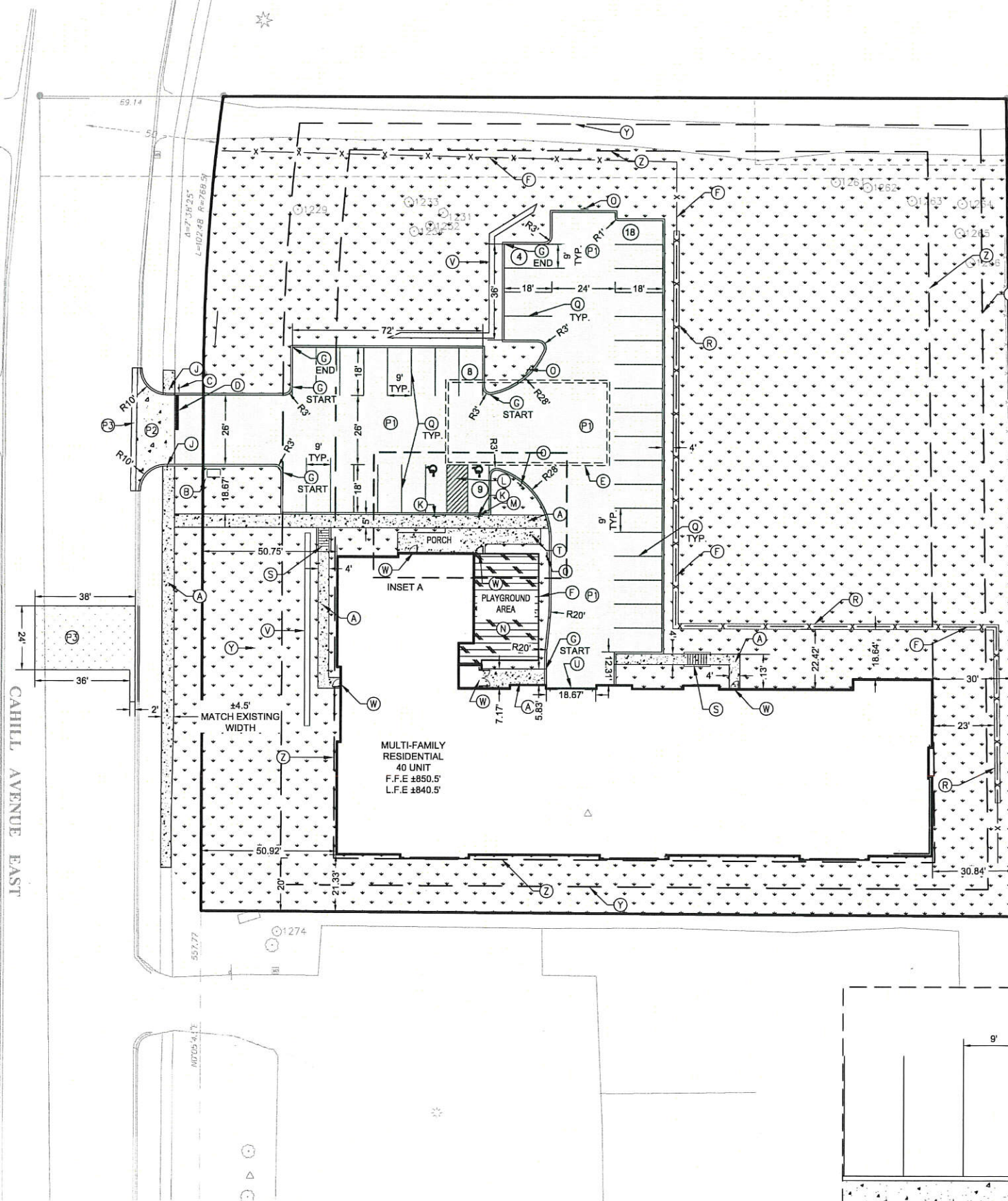
BEARINGS ARE BASED ON THE NORTH
LINE OF THE NORTHWEST QUARTER OF
SECTION 3 HAVING A BEARING OF
N89°59'00"E RELATIVE TO THE DAKOTA
COUNTY COORDINATE SYSTEM NAD83(96)



LEGEND

- DENOTES MONUMENT FOUND AS SHOWN
- DENOTES 1/2 INCH X 15 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED RLS NO. 46563 UNLESS OTHERWISE INDICATED



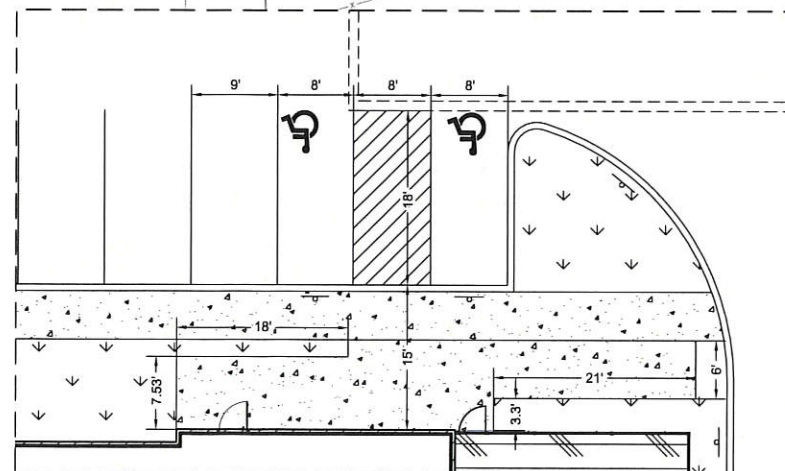


SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	FENCE LINE
	PROPOSED B612 CURB AND GUTTER
	P.1 STANDARD DUTY BITUMINOUS PAVEMENT
	P.2 HEAVY DUTY CONCRETE PAVEMENT
	P.3 CITY PAVEMENT SECTION. MATCH EXISTING.
	A STANDARD DUTY CONCRETE SIDEWALK PAVEMENT.
	LANDSCAPED AREA. REFERENCE LANDSCAPE PLANS
	PLAYGROUND AREA. REFERENCE ARCH / LANDSCAPE PLANS
	PROPOSED PARKING COUNT
	RETAINING WALL

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES, AND O.S.H.A STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL, SOD, AND WATER UNTIL SOD IS FULLY ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION TAKEN FROM A SURVEY BY WENCK ASSOCIATES, INC. DATED 3/29/2018.
- CONTRACTOR SHALL REFERENCE ARCH/MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
- DUMPSTER ENCLOSURE IS INTERIOR TO BUILDING. REFERENCE ARCHITECTURAL PLANS FOR DETAILS.



INSET A: 1" = 10'

SITE ANALYSIS TABLE

LOT 2, BLOCK 1
CAHILL PLACE

EXISTING ZONING	PUBLIC/INSTITUTIONAL	
PROPOSED ZONING	R-3C, >7 FAMILY	
PROPOSED USE	HIGH DENSITY RESIDENTIAL	
LOT AREA	±93,150 SF (±2.14 AC)	
TOTAL BUILDING FOOTPRINT	±16,895 SF (18.1%)	
SETBACK SUMMARY	BUILDING	PARKING
WEST/ CAHILL ROW	50'	30'
NORTH	20'	10'
EAST	30'	10'
SOUTH	20'	10'
GREENSPACE SUMMARY	REQUIRED	PROPOSED
IMPERVIOUS AREA (INCL. BLDG)	±37,260 SF (MAX)	±37,255 SF
PERVIOUS AREA	±55,889 SF (MIN)	±55,895 SF
PARKING SUMMARY	REQUIRED	PROPOSED
SURFACE PARKING COUNT	56 STALLS	36 STALLS
ACCESSIBLE PARKING COUNT	2 STALLS	2 STALLS
UNDERGROUND PARKING COUNT	40 STALLS	40 STALLS
UNDERGROUND ADA COUNT	2 STALLS	2 STALLS
TOTAL PARKING COUNT	100 STALLS	80 STALLS

CITY OF INVER GROVE HEIGHTS CODE PARKING REQUIRED:

- 2.5 STALLS PER UNIT
- 2.0 STALLS PER UNIT PROVIDED WITH VARIANCE REQUESTED

KEYNOTE LEGEND

A	CONCRETE SIDEWALK. SEE DETAIL
B	GENERAL LOCATION OF MONUMENT SIGN. REFERENCE ARCH PLANS FOR DETAIL AND EXACT PLACEMENT
C	"STOP" SIGN. SEE SHEET C-801 FOR DETAIL
D	PAVEMENT STOP BAR
E	UNDERGROUND STORM STORAGE, SEE C-501 FOR DETAIL
F	FENCE. REFERENCE ARCH PLANS FOR DETAIL
G	"TIP OUT" CURB
H	BIKE RACK. REFERENCE ARCH / LANDSCAPE PLANS FOR DETAIL AND LOCATION
I	NOT USED
J	ACCESSIBLE CURB RAMP. SEE DETAIL
K	ACCESSIBLE PARKING SIGN
L	ACCESSIBLE AISLE STRIPING - AREA STRIPED WITH 4" SINGLE BLUE SOLID LINE @ 45° 2' O.C.
M	ACCESSIBLE VAN PARKING SIGN.
N	PLAYGROUND AREA REFERENCE ARCH / LANDSCAPE PLANS FOR DETAIL AND DESIGN.
O	"NO PARKING - FIRE LANE" SIGNAGE
P	PAVEMENT TYPE, SEE LEGEND AND DETAILS
Q	4" WHITE PAVEMENT STRIPING - DASHED OR SOLID PER PLAN
R	RETAINING WALL REFERENCE C-301 FOR DETAIL. DESIGN BY OTHERS.
S	STAIRS WITH RAILING. REFERENCE ARCH PLANS FOR DETAIL.
T	BIKE RACK. REFERENCE ARCH / LANDSCAPE PLANSE FOR DETAIL AND EXACT LOCATION.
U	UNDERGROUND PARKING ACCESS REFERENCE ARCH / STRUCTURAL PLANS FOR DETAIL.
V	2' TALL LANDSCAPE WALL. REFERENCE C-301 FOR DETAIL
W	DOOR LOCATION / STRUCTURAL STOOP. REFERENCE ARCH / STRUCTURAL PLANS FOR DETAIL
X	NOT USED
Y	PAVEMENT SETBACK
Z	BUILDING SETBACK

PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029



Responsive partner. Exceptional outcomes.

CLIENT:

CENTER CITY
HOUSING CORP.105 1/2 West 1st Street
Duluth, MN 55802THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

2	04.19.2018	CITY APPLICATIONS
1	04.02.2018	CITY APPLICATIONS
NO	DATE	ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
04/19/18

PROJECT NAME:

Cahill Place Apartments

6070 Cahill Avenue
Inver Grove Heights, MN 55706DRAWING
TITLE:

SITE PLAN

FILE:

DRAWN BY: JRA
CHECKED BY: SKH
PROJ. NO: 4183-02
DRAWING NO:

C-103

WARNING:

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

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

CALL BEFORE YOU DIG

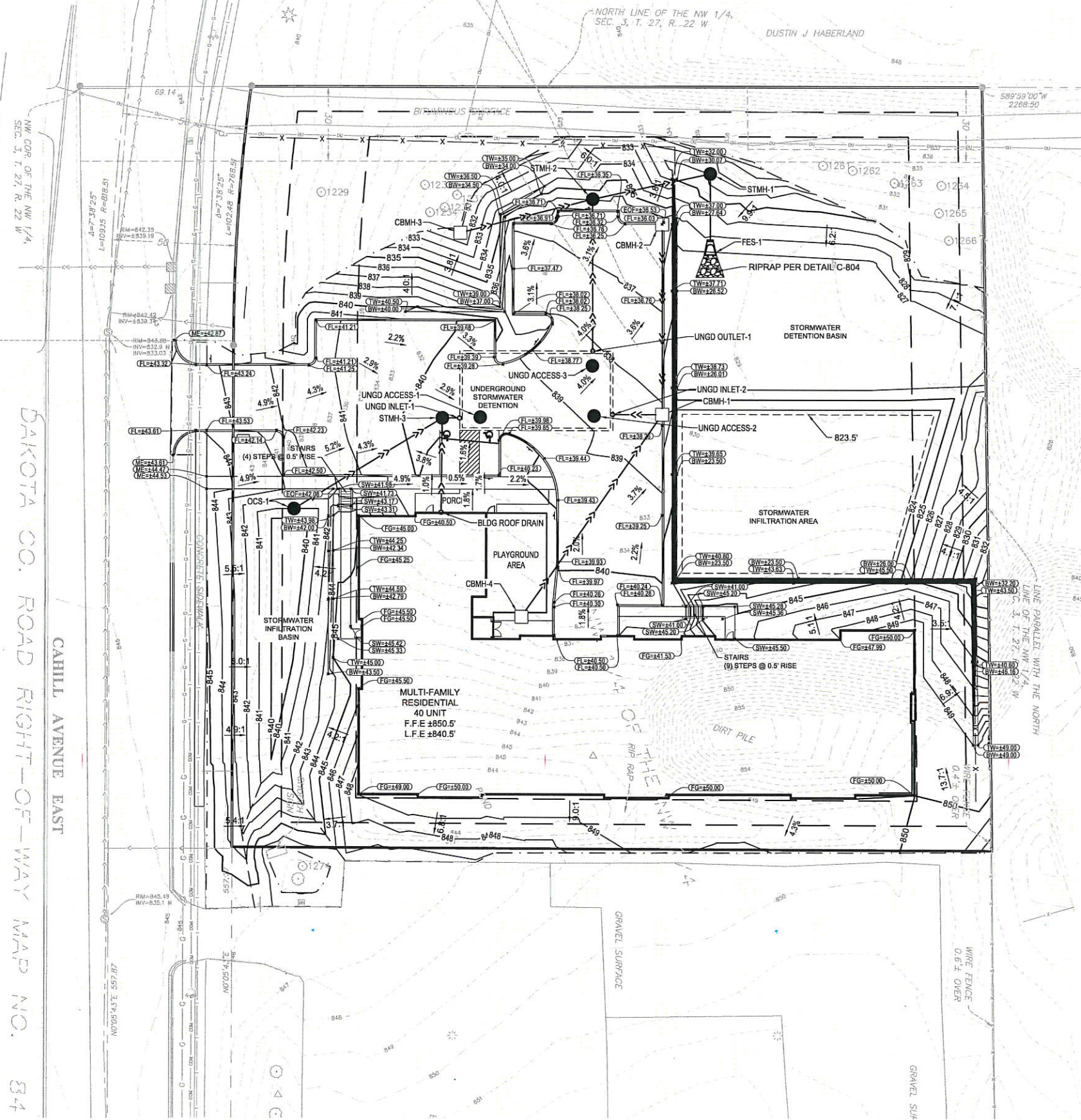
GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1168

DAKOTA CO. ROAD RIGHT-OF-WAY MAP NO. 334

CAHILL AVENUE EAST

NW COR. OF THE NW 1/4,
SEC. 3, T. 27, R. 22 W



GRADING LEGEND

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM SEWER
	PROPOSED CATCH BASIN
	PROPOSED MANHOLE
	PROPOSED SPOT ELEVATION (ALL ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED)
	FINISHED GRADE SPOT ELEVATION
	MATCH EXISTING SPOT ELEVATION
	TOP OF CURB SPOT ELEVATION
	HIGH POINT SPOT ELEVATION
	EMERGENCY OVERFLOW SPOT ELEVATION
	TOP OF WALL SPOT ELEVATION
	BOTTOM / TOE OF WALL SPOT ELEVATION
	PROPOSED RIDGE / VALLEY / BREAKLINE
	PROPOSED SLOPE ARROW
	EXISTING STORM STRUCTURE
	EXISTING STORM SEWER

GRADING NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE INVER GROVE HEIGHTS SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST THREE WORKING DAYS PRIOR TO EXCAVATION / CONSTRUCTION FOR UTILITY LOCATIONS.
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS FOR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL NOTE EXISTING AREAS OF GROUND WATER IMPACT AND SOIL VAPOR EXTENT ON PROJECT ALTA PROVIDED BY WENCK ASSOCIATES, INC. DATED 8/23/2017. AT NO TIME SHALL EXCAVATION WITHIN THESE AREAS EXTEND FURTHER THAN IS NECESSARY TO INSTALL THE PROPOSED BUILDING FOOTINGS, UTILITIES, OR SLAB.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSUITABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- REFERENCE C-501 STORM SEWER PLAN FOR STORM SEWER MAIN, LAYOUT, ELEVATIONS, CASTINGS, AND STRUCTURES.
- REFERENCE C-401 UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN, SERVICE LAYOUT, ELEVATIONS, CASTINGS, AND STRUCTURES
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- INSTALL A MINIMUM OF 6" THICK CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGATED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL SPOT ELEVATIONS / CONTOURS ARE TO FLOWLINE / FINISHED GRADE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/ NATIONAL STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINALLY OR EXCEED 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- SEE SHEET C-103 FOR LOCATIONS OF TIP-OUT CURB.



**PERFORMANCE
DRIVEN DESIGN.**
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2929



Responsive partner. Exceptional outcomes.

CLIENT:
**CENTER CITY
HOUSING CORP.**

105 1/2 West 1st Street
Duluth, MN 55802

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
1	04.02.2018	CITY APPLICATIONS
NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
04/02/18

PROJECT NAME:
Cahill Place Apartments

6070 Cahill Avenue
Inver Grove Heights, MN 55706

DRAWING
TITLE:

**GRADING
PLAN**

FILE:
DRAWN BY: JRA
CHECKED BY: SKH
PROJ. NO: 4183-02
DRAWING NO:

C-301

WARNING:

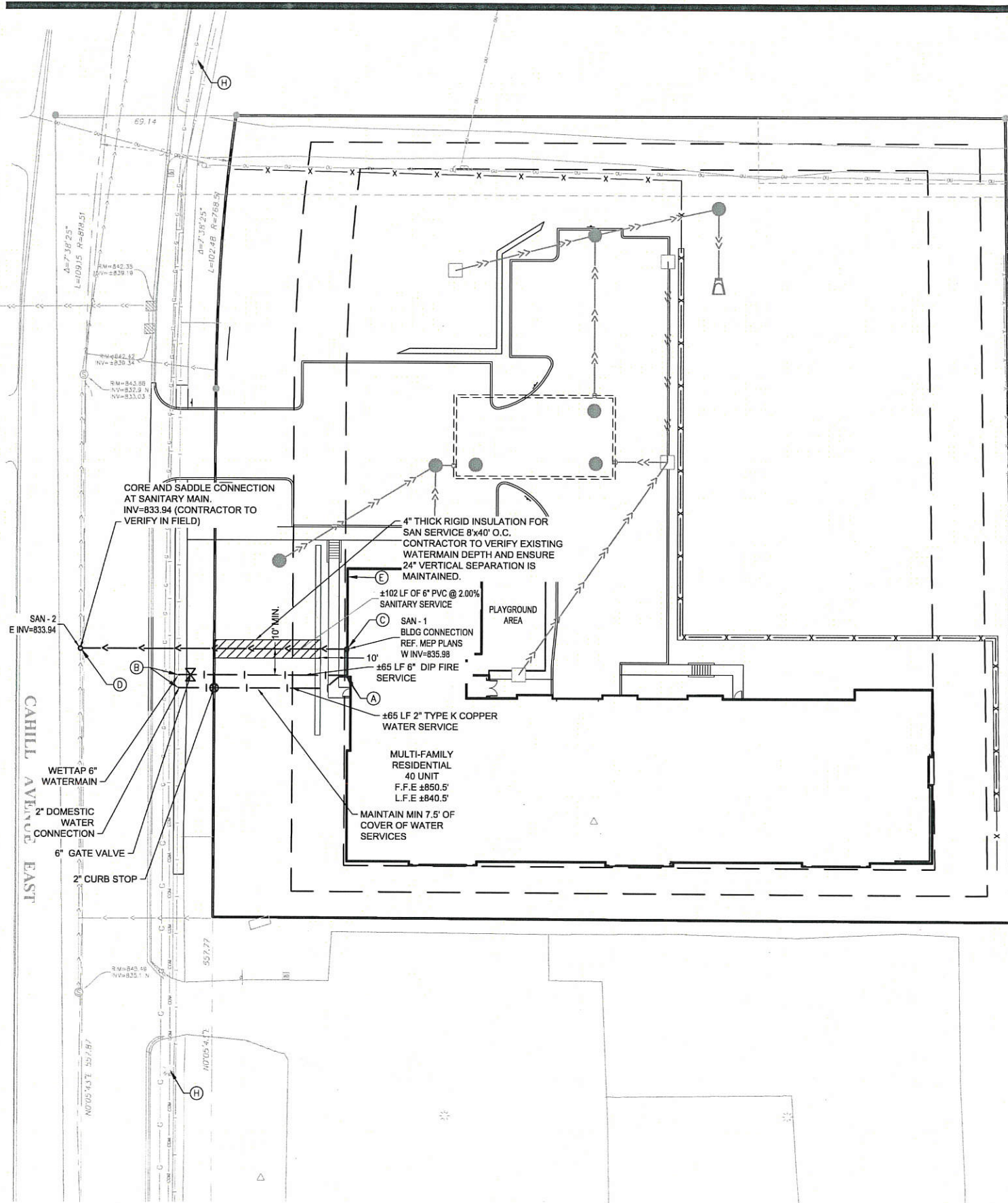
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

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

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166



UTILITY LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	EASEMENT LINE
---	EXISTING SANITARY SEWER
---	EXISTING / PROPOSED STORM SEWER
---	EXISTING WATERMAIN
---	EXISTING SANITARY STRUCTURE
---	PROPOSED SANITARY SEWER
---	PROPOSED WATERMAIN

KEYNOTE LEGEND

(A)	SEPERATE 2" DOMESTIC AND 6" DIP FIRE WATER ENTRY. REFERENCE MEP PLANS FOR CONTINUATION.
(B)	CONNECT TO EXISTING 6" DIP WATERMAIN
(C)	6" PVC SANITARY ENTRY. REFERENCE MEP PLANS FOR CONTINUATION.
(D)	CORE AND SADDLE INTO EXISTING 8" VCP SANITARY SEWER
(E)	WALL MOUNTED FIRE DEP'T CONNECTION. REF. MEP PLANS FOR CONTINUATION
(F)	NOT USED
(G)	NOT USED
(H)	EXISTING HYDRANT

UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
 - 8" PVC SDR35 PER ASTM D3034, PIPES LESS THAN 20' DEEP
 - 8" PVC SDR26 PER ASTM D3034, PIPES GREATER THAN 20' DEEP
 - 6" AND SMALLER PVC SCHEDULE 40
- WATER LINES SHALL BE AS FOLLOWS:
 - 6" AND LARGER DIP CLASS 52 PER AWWA C150
 - 3.3. SMALLER THAN 6" COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC 200 P.S.I. PER ASTM D1784 AND D2241
- DUCTILE IRON PIPE SHALL BE ENCASED WITH A POLYETHYLENE FILM CONFORMING TO ASTM D1248-889.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN DETAILS.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATERLINES.
- ALL UTILITIES SHOULD BE KEPT TEN FEET (10') APART (PARALLEL) OR WHEN CROSSING 24" VERTICAL SEPARATION CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 AS ALLOWED BY CODE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 24" OF CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES OF THE CITY OF INVER GROVE HEIGHTS WITH REGARDS TO MATERIALS AND INSTALLATION OF ALL UTILITIES.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REFERENCE ARCHITECTURAL AND MEP PLANS.
- ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH THRUST BLOCKING.
- ENSURE TRACER WIRE IS INSTALLED IN ACCORDANCE WITH CITY / STATE STANDARDS.
- PROVIDE HYDRANT EXTENSIONS AND/OR GATE VALVE NUT EXTENSIONS IF WATERMAIN IS DEEPER THAN 7.5'.
- ALL UTILITY INSTALLATION SHALL BE CONDUCTED IN CONFORMANCE WITH MN PLUMBING CODE (MN RULES CHAPTER 4714)
- ALL PIPE, JOINTS AND MANHOLES SUPPLIED ON SITE DEVELOPMENT MUST BE CONSTRUCTED WITH CODE APPROVED MATERIALS IN ACCORDANCE WITH MN RULES CHAPTER 4714.
- ALL STORM SEWER JOINTS MUST BE CERTIFIED BY THE MANUFACTURER TO BE ABLE TO PASS THE AIR TEST OR AN INTERNAL HYDROSTATIC PRESSURE OF TEN POUNDS PER SQUARE INCH FOR TEN MINUTES WITH NO LEAKAGE.
- ALL PORTIONS OF THE STORM SEWER SYSTEM WHICH PASS WITHIN 10 FT OF A WATER SERVICE LINE AND/OR WITHIN 10' OF A BUILDING SHALL BE JOB SITE PRESSURE TESTED IN ACCORDANCE WITH PLUMBING CODE STANDARDS AS SPECIFIED IN PART 4714.1109.
- THE WATERMAIN WILL BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST CURRENT EDITION OF THE CEAM SPECIFICATIONS. DISINFECTION OF THE WATER SYSTEM SHALL MEET THE REQUIREMENTS OF CEAM AND MN PLUMBING CODE SECTION 609.9, AND MINNESOTA DEPARTMENT OF HEALTH.
- ALL WATERMAIN JOINTS MUST UTILIZE APPROVED INSERT FITTINGS WITH STAINLESS STEEL CLAMPS. TRACER WIRE SHALL BE UL LISTED FOR USE IN DIRECT BURIAL APPLICATION. TRACER WIRE SHALL BE A MINIMUM ACCESSIBLE BLUE 18 AWG COPPER CLAD STEEL RATED TO 30 VOLTS, HMWPE MEETING ASTM D 1248, WITH DESIGNATION ON THE OUTSIDE OF THE WIRE CASING. TRACER WIRE SHALL BE INSTALLED ON ALL MAINLINE PIPES, LATERALS, AND SERVICES WITH VERTICAL RISER TO THE SURFACE. TRACER WIRE SHOULD BE CONNECTED TO THE RISERS.
- A FLEXIBLE COMPRESSION JOINT MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO ALL MANHOLES IN ACCORDANCE WITH MINNESOTA RULES, CH. 4714, SEC. 719.6. RESILIENT RUBBER JOINTS MAY BE USED IF APPROVED BY AGENCY HAVING JURISDICTION.

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166



**PERFORMANCE
DRIVEN DESIGN.**
LHBcorp.com

701 Washington Ave. N. Ste 200 | Minneapolis, MN 55401 | 612.338.2029



Responsive partner. Exceptional outcomes.

CLIENT:
**CENTER CITY
HOUSING CORP.**

105 1/2 West 1st Street
Duluth, MN 55802

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
2	04.19.2018	CITY APPLICATIONS
1	04.02.2018	CITY APPLICATIONS
NO	DATE	ISSUED FOR
NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
04/19/18

PROJECT NAME:
Cahill Place Apartments

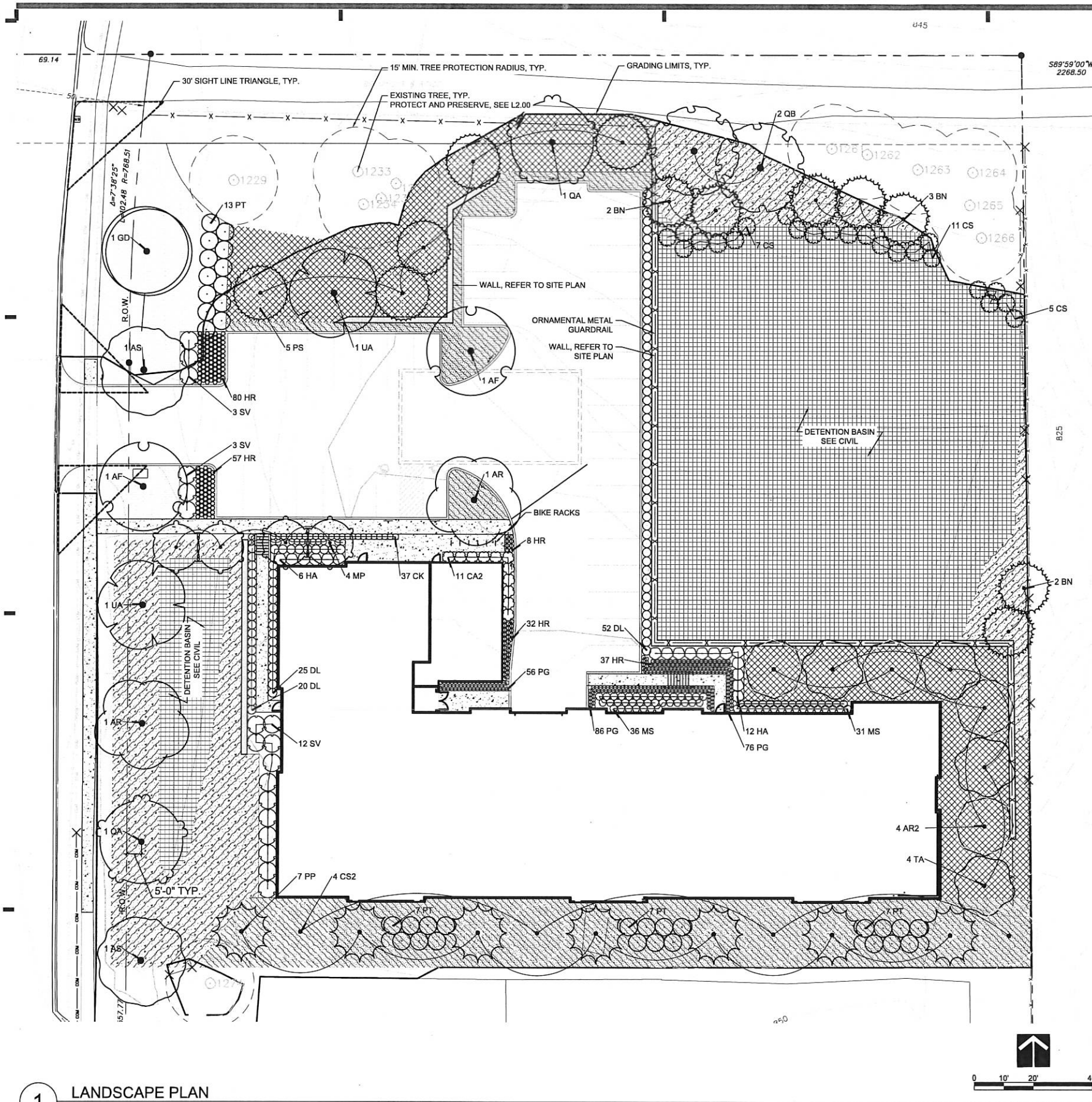
6070 Cahill Avenue
Inver Grove Heights, MN 55706

DRAWING
TITLE:

UTILITY PLAN

FILE:
DRAWN BY: JRA
CHECKED BY: SKH
PROJ. NO: 4183-02
DRAWING NO:

C-401



1 LANDSCAPE PLAN
Scale: 1" = 20'



PLANT SCHEDULE

DECIDUOUS TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
		AF	2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	2 1/2" B&B
		AR	2	Acer rubrum 'Northwood' / Northwood Maple	2 1/2" B&B
		AR2	4	Acer rubrum 'Scarlet Jewel' / Scarlet Jewel Maple	2-1/2" B&B
		AS	2	Acer saccharum 'Baillista' TM / Fall Fiesta Sugar Maple	2 1/2" B&B
		BN	7	Betula nigra / River Birch	2 1/2" B&B
		CS2	4	Catalpa speciosa / Northern Catalpa	2-1/2" B&B
		GD	1	Gymnocladus dioica / Kentucky Coffee Tree	2 1/2" B&B
		QA	2	Quercus alba / White Oak	2 1/2" B&B
		QB	2	Quercus bicolor / Swamp White Oak	2 1/2" B&B
		TA	4	Tilia americana 'Boulevard' / Boulevard Linden	2 1/2" B&B
		UA	2	Ulmus americana 'Princeton' / American Elm	2 1/2" B&B
EVERGREEN TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
		PP	7	Picea pungens 'Baby Blue' / Baby Blue Spruce	6" B&B
		PS	5	Pinus sylvestris / Scotch Pine	6" B&B
ORNAMENTAL TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
		MP	4	Malus x 'Prairie Rose' / Prairie Rose Crabapple	1 1/2" B&B
		PT	34	Populus tremuloides 'Prairie Gold' / Prairie Gold Aspen	1 1/2" B&B
SHRUBS		CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
		CA2	11	Clethra alnifolia 'Sixteen Candles' / Summersweet Clethra	#3 CONT.
		CS	23	Cornus sericea 'Bailey' / Red Twig Dogwood	#5 CONT.
		DL	97	Diervilla lonicera / Dwarf Bush Honeysuckle	#5 CONT.
		HA	18	Hydrangea arborescens 'Annabelle' / Hydrangea	#5 CONT.
		SV	18	Spiraea x vanhouttei 'Renaissance' / Bridalwreath Spirea	#5 CONT.
ANNUALS/PERENNIALS		CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
		CK	37	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#3 CONT.
		HR	214	Hemerocallis 50/50 Mix / 'Red Razzmatazz' & 'Ruby Stella'	#1 CONT.
		MS	67	Matteuccia struthiopteris / Ostrich Fern	#1 CONT.
		PG	218	Pachysandra terminalis 'Green Carpet' / Japanese Spurge	6 PK
GROUND COVERS		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT
		BC	18,053 sf	Basin Center: Plugs and Detention Basin Seed Mix / See spec and 7/L5.00	None
		BE	7,192 sf	Basin Edge: Plugs and Detention Basin See Mix / See spec and 7/L5.00	None
		DP	7,363 sf	Dry Prairie Seed Mix / See spec	None
		FT	7,572 sf	No-Mow Fescue Turf Seed / See spec	None
		TS	5,481 sf	Turf Sod / 80% Kentucky Blue / 20% Rye	None

- NOTES
- REFER TO SITE PLAN FOR SURFACING AND DIMENSIONS.
 - REFER TO GRADING PLAN FOR CONTOURS AND DRAINAGE.

LHB

PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
**CENTER CITY
HOUSING CORP.**

105 1/2 West 1st Street
Duluth, MN 55802

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

2	04.19.2018	CITY APPLICATIONS
1	04.02.2018	CITY APPLICATIONS
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

PRELIMINARY
NOT FOR CONSTRUCTION
04-19-2018

COPYRIGHT 2018 BY LHB, INC. ALL RIGHTS RESERVED.

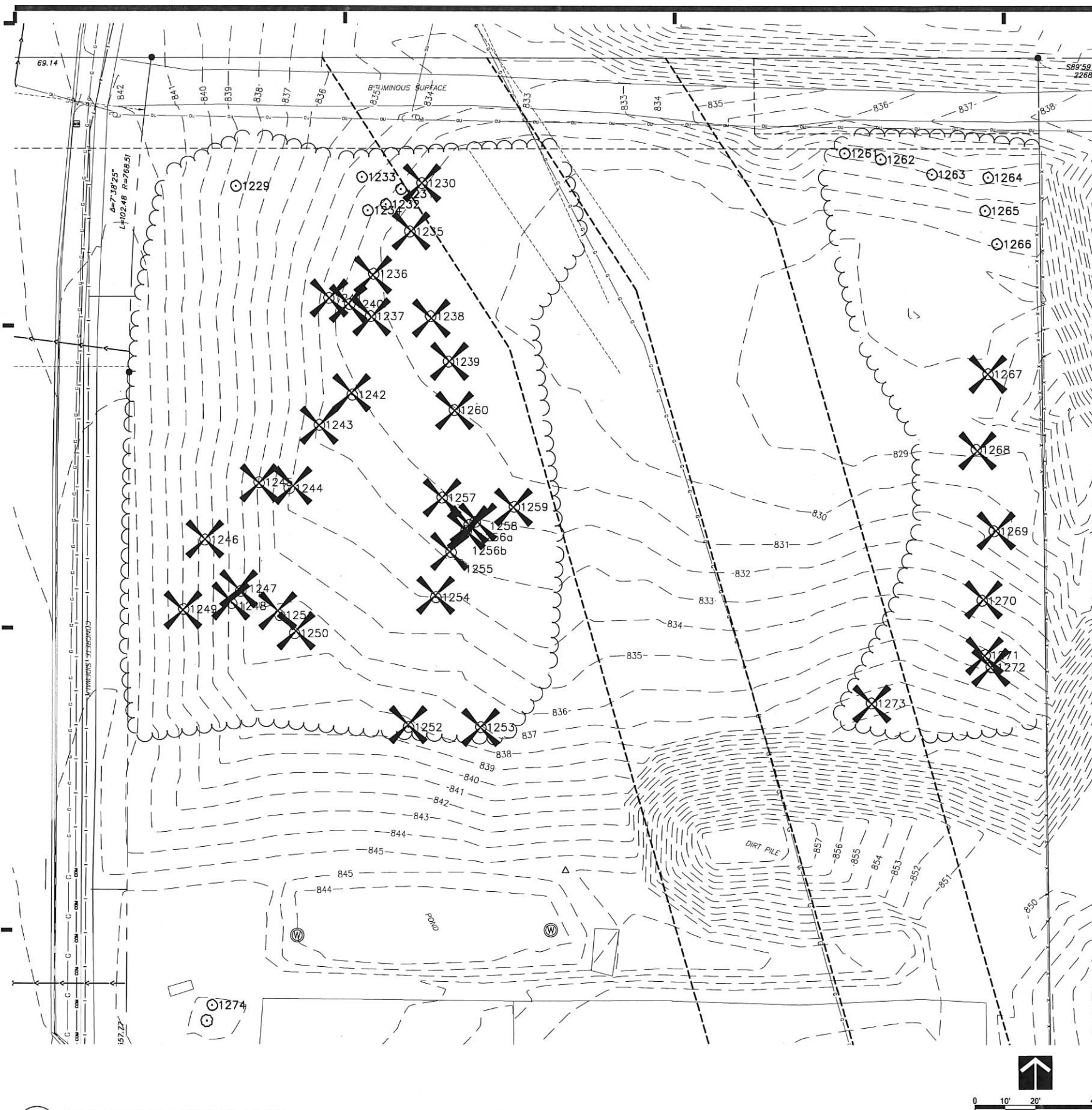
PROJECT NAME:
Cahill Place Apartments

6070 Cahill Avenue
Inver Grove Heights, MN 55076

DRAWING TITLE:
LANDSCAPE PLAN

FILE: .\\160344\\600 Drawings\\LA\\160344_L100_Landscape Plan.dwg
DRAWN BY: TFW
CHECKED BY: LAM
PROJ. NO: 160344
DRAWING NO:

L1.00



TagID	Species	Common name	DBH (in)	Other Trunk DBHs	Total DBH	Northing	Easting	Class	Comments	Removed?
1229	fraxinus pennsylvanica	Green ash	14		14	242250	570532	B		No
1230	acer negundo	Boxelder				242251	570594		Not a significant species	Yes
1231	acer negundo	Boxelder				242249	570587		Not a significant species	No
1232	ulmus americana	American elm	13		13	242244	570582	A		No
1233	ulmus americana	American elm	9		9	242253	570574	A		No
1234	populus deltoides	Cottonwood				242242	570576		Not a significant species	No
1235	fraxinus pennsylvanica	Green ash	10		10	242235	570590	B		Yes
1236	fraxinus pennsylvanica	Green ash	13	2nd trunk 10	23	242221	570578	B		Yes
1237	ulmus americana	American elm	9		9	242207	570577	A		Yes
1238	ulmus americana	American elm	8		8	242207	570597	A		Yes
1239	fraxinus pennsylvanica	Green ash	9		9	242192	570603	B		Yes
1240	ulmus americana	American elm	10		10	242211	570570	A		Yes
1241	populus deltoides	Cottonwood				242213	570563		Not a significant species	Yes
1242	fraxinus pennsylvanica	Green ash	9	2nd trunk 10	19	242181	570571	B		Yes
1243	fraxinus pennsylvanica	Green ash	9		9	242171	570560	B		Yes
1244	juglans nigra	Black walnut	9		9	242150	570550	B		Yes
1245	acer negundo	Boxelder				242152	570540		Not a significant species	Yes
1246	acer negundo	Boxelder				242133	570522		Not a significant species	Yes
1247	acer negundo	Boxelder				242116	570534		Not a significant species	Yes
1248	ulmus americana	American elm	15	2nd trunk 13	28	242112	570531	A		Yes
1249	fraxinus pennsylvanica	Green ash	11		11	242110	570515	B		Yes
1250	juglans nigra	Black walnut	8		8	242102	570552	B		Yes
1251	juglans nigra	Black walnut	8		8	242108	570547	B		Yes
1252	juglans nigra	Black walnut	10		10	242071	570590	B		Yes
1253	juglans nigra	Black walnut	8	unknown spp??	8	242071	570614	B		Yes
1254	ulmus americana	American elm	12		12	242114	570599	A		Yes
1255	fraxinus pennsylvanica	Green ash	11		11	242129	570604	B		Yes
1256a	fraxinus pennsylvanica	Green ash	10		10	242136	570609	B		Yes
1256b	fraxinus pennsylvanica	Green ash	9		9	242138	570610	B		Yes
1257	fraxinus pennsylvanica	Green ash	8	7 7 6	28	242147	570601	B		Yes
1258	fraxinus pennsylvanica	Green ash	9		9	242139	570612	B		Yes
1259	fraxinus pennsylvanica	Green ash	10	7 9	26	242144	570625	B		Yes
1260	fraxinus pennsylvanica	Green ash	12		12	242176	570605	B		Yes
1261	pinus resinosa	Red pine	10		10	242261	570735	B		No
1262	pinus resinosa	Red pine	10		10	242259	570747	B		No
1263	pinus resinosa	Red pine	9		9	242254	570764	B		No
1264	pinus resinosa	Red pine	9		9	242253	570783	B		No
1265	juglans nigra	Black walnut	8		8	242242	570782	B		No
1266	pinus resinosa	Red pine	11		11	242231	570786	B		No
1267	acer saccharum	Sugar maple	8		8	242188	570783	B		Yes
1268	populus tremuloides	Quaking aspen	9		9	242163	570779	A		Yes
1269	populus tremuloides	Quaking aspen	8	2nd trunk 7	15	242136	570785	A		Yes
1270	populus tremuloides	Quaking aspen	9		9	242113	570781	A		Yes
1271	populus tremuloides	Quaking aspen	10		10	242095	570782	A		Yes
1272	populus tremuloides	Quaking aspen	8		8	242091	570784	A		Yes
1273	populus tremuloides	Quaking aspen	9		9	242079	570744	A		Yes
1274	acer saccharinum	Silver maple	26		26	241979	570525	A		No

	INCHES SAVED	TOTAL INCHES	INCHES REMOVED	REQ'D REPLACEMENT	REQ'D INCHES TO BE REPLACED
Class A	26	153	127	50%	63.5
Class B	93	330	237	100%	237
Class C	0	0	0	100%	0
TOTAL	119	483	364		300.5
Removal Threshold for Project: 40% allowed, as a R-3C parcel					-193 (40% of 300.5)
REQUIRED INCHES TO BE REPLACED					107.5
					/2.5 Caliper Inches
REQUIRED 2.5" CALIPER TREES FOR REFORESTATION					43
REQUIRED 2.5" CALIPER TREES FOR GENERAL LANDSCAPING (40 Units)					40
REQUIRED 2.5" CALIPER TREES FOR PARKING LOT (38 Stalls)					4
TOTAL REQUIRED 2.5" CALIPER TREES					87

TREE REQUIREMENTS SUMMARY

Total Required 2.5" Caliper Trees: 87

- 50% must be 2.5" canopy, therefore 44 2.5" caliper trees are required.
- Up to 50% can be exchanged for ornamental trees or shrubs
- Ornamental trees: exchanged at 2:1 ratio
- Shrubs: exchanged at 6:1 ratio

2.5" Caliper Trees (or equivalent) Provided in Landscape Plan (See L1.00):

- 2.5" Caliper Deciduous Canopy Trees: 32
- 6" Evergreen Trees: 12
- TOTAL: 44

• 1.5" Caliper Ornamental Trees: 38 at 2:1 exchange rate

• TOTAL: 19

• Shrubs: 167 at 6:1 exchange rate

• TOTAL: 27.33

44 + 19 + 27.33 = 90.33, which exceeds the 87 tree requirement.

Also required by general landscaping: minimum 25% of the landscaping trees must be evergreens.

- 40 unit building, so 40 trees are required by the general landscaping requirement
- A minimum of 10 of those 40 trees must be evergreens (25% of 40).
- 12 evergreen trees are provided in the landscape plan (See L1.00), as well as 6 mature, preserved evergreens.

CLIENT:
**CENTER CITY
HOUSING CORP.**

105 1/2 West 1st Street
Duluth, MN 55802

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

2	04.19.2018	CITY APPLICATIONS
1	04.02.2018	CITY APPLICATIONS
NO	DATE	ISSUED FOR

NO DATE REVISION

**PRELIMINARY
NOT FOR CONSTRUCTION
04-19-2018**

COPYRIGHT 2018 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
Cahill Place Apartments

6070 Cahill Avenue
Inver Grove Heights, MN 55076

DRAWING TITLE:
TREE PRESERVATION PLAN

C:\Users\NLVREEL\Documents\160344 Cahill Place Apartments A18 Central_NLVREEL.dwg
4/2/2018 7:54:11 AM

EXTERIOR ELEVATION KEY	
1	BRICK VENEER
2	FIBER CEMENT LAP SIDING - ALTERNATING 5" & 8" EXPOSURE
3	FIBER CEMENT PANELS w/ REVEAL TRIM
4	BURNISHED CONCRETE BLOCK
5	WINDOW - FIXED UPPER SASH, OPERABLE LOWER SASH
6	CAST STONE WINDOW SILL
7	CAST STONE WALL CAP
8	MECHANICAL LOUVER
9	PREFINISHED METAL CAP FLASHING
10	TRELLIS

LHB

PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029



CLIENT:
**CENTER CITY
HOUSING CORP.**

105 1/2 West 1st Street
Duluth, MN 55802

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

NO	DATE	CITY APPLICATIONS ISSUED FOR
	04.02.2018	

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
04/02/18

COPYRIGHT 2018 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:
Cahill Place Apartments

6070 Cahill Avenue
Inver Grove Heights, MN 55706

DRAWING TITLE:
EXTERIOR ELEVATIONS

FILE: O:\16Proj\160344\600 Drawings\A
DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 160344
DRAWING NO:

A2.00

C:\Users\NLVRELD\Documents\160344 Cahill Place Apartments A18 Central_NLVREEL.rvt
4/2/2018 7:54:12 AM



3 East Elevation - Partial
3/32" = 1'-0"



2 East Elevation
3/32" = 1'-0"



1 West Elevation
3/32" = 1'-0"

EXTERIOR ELEVATION KEY

- 1 BRICK VENEER
- 2 FIBER CEMENT LAP SIDING - ALTERNATING 5" & 8" EXPOSURE
- 3 FIBER CEMENT PANELS w/ REVEAL TRIM
- 4 BURNISHED CONCRETE BLOCK
- 5 WINDOW - FIXED UPPER SASH, OPERABLE LOWER SASH
- 6 CAST STONE WINDOW SILL
- 7 CAST STONE WALL CAP
- 8 MECHANICAL LOUVER
- 9 PREFINISHED METAL CAP FLASHING
- 10 TRELLIS



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

701 Washington Ave., N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:

CENTER CITY
HOUSING CORP.

105 1/2 West 1st Street
Duluth, MN 55802

THIS SQUARE APPEARS 1/2"x1/2"
ON FULL SIZE SHEETS

04.02.2018		CITY APPLICATIONS
NO	DATE	ISSUED FOR
NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
04/02/18

COPYRIGHT 2018 BY LHB, INC. ALL RIGHTS RESERVED.

PROJECT NAME:

Cahill Place Apartments

6070 Cahill Avenue
Inver Grove Heights, MN 55706

DRAWING TITLE:

EXTERIOR ELEVATIONS

FILE: O:\16Proj\160344\600 Drawings\A

DRAWN BY: Author

CHECKED BY: Checker

PROJ. NO: 160344

DRAWING NO:

A2.01

P L A N N I N G R E P O R T
C I T Y O F I N V E R G R O V E H E I G H T S

HEARING DATE: May 1, 2018

CASE NO: 18-17IUP

APPLICANT: AmericInn

PROPERTY OWNER: AMC Theatre (Realty Income Corporation)

REQUEST: Interim Use Permit to allow a park-and-ride facility

LOCATION: 5567 Bishop Avenue

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: PUD, Planned Unit Development

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant is requesting an interim use permit to allow a park-and-ride facility to be operated on the AMC movie theater property. City Council approved an ordinance amendment in March allowing park-and-ride facilities as an interim use on properties that are zoned commercial or public/institutional.

A park-and-ride facility is defined as: A designated parking area where individuals can park their private vehicles and access public or private transportation or carpool for the remainder of the journey. There are many different types of parking services and facilities available, including but not limited to: Metropolitan Council transit park-and-ride facilities, park-and-ride services set up by private companies, and remote airport parking (park-and-fly). A park-and-ride facility does not include a situation where transportation from the site and allowance of parking is part of a transaction that includes a rental of a hotel or motel room.

AmericInn, located at 5861 Blaine Avenue, leases 250 parking spaces from the AMC movie theater lot to operate a park-and-fly. A few years ago the movie theater updated the seating in their facility resulting in an overall reduction of theater seats. Due to the remodel the theater is over parked based on the requirement of one space per four seats. The accessory use on the property to store vehicles for a park-and-fly does not appear to have an impact to the existing theater business or the overflow parking for B-52's located on the south side of the property. The park-and-ride facility is located on existing impervious surface; no site improvements have been proposed to accommodate the interim use.

EVALUATION OF THE REQUEST

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

North	Vacant; zoned Comm PUD; guided Regional Commercial
West	Hwy 52
South	B-52's Restaurant; zoned PUD, guided Regional Commercial
East	Aspen medical building and Valvoline; zoned PUD; guided Regional Commercial

Engineering. Engineering has reviewed the request and takes no exception to the proposed plans as there are no site improvements proposed on the property.

INTERIM USE PERMIT

An interim use is defined as a temporary use of a property until a specific date, occurrence of a particular event, or until zoning regulations no longer permits. Interim uses are typically uses that are not appropriate based upon strict application of Zoning Code restrictions, existing development and proposed future land-use plans, however, they may have merit as uses for some intermediary period of time.

The interim use of a park-and-fly on this site would not have an impact on public health or existing or planned City facilities. In this case, allowing the park-and-fly would not affect any future change of use on the property and would not hinder or add to the cost of redevelopment. The applicants are looking at purchasing land next to their hotel, it is their desire to expand the current hotel parking facilities. The proposed park-and-ride is temporary until additional land is purchased and a parking lot is constructed. Once this is accomplished the applicant would then store all vehicles on the hotel property.

The applicant has stated a security guard is present overnight at the theater to provide security for the vehicles that are stored on the lot. The customers who leave their vehicles at the park-and-fly sign a contract with AmericInn that states the hotel is not liable for any damage to vehicles.

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 recommended for approval:
- Approval of an Interim Use Permit to allow a park-and-ride facility as proposed subject to the following conditions:
 1. The park-and-ride shall be limited to 250 parking spaces as identified on the aerial site plan dated 4/5/18 on file with the planning department.

2. The interim use permit shall be valid until the applicant constructs a permanent parking area adjacent to their existing hotel site or for a period of 5 years from the City Council approval date, whichever happens first.
3. The park-and-ride facility shall not be utilized for open storage of goods or for the storage of vehicles that are inoperable or for lease, rent or sale.
4. Where violations of the conditions of this permit are noted, the City is authorized to immediately terminate the uses approved in this permit.

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

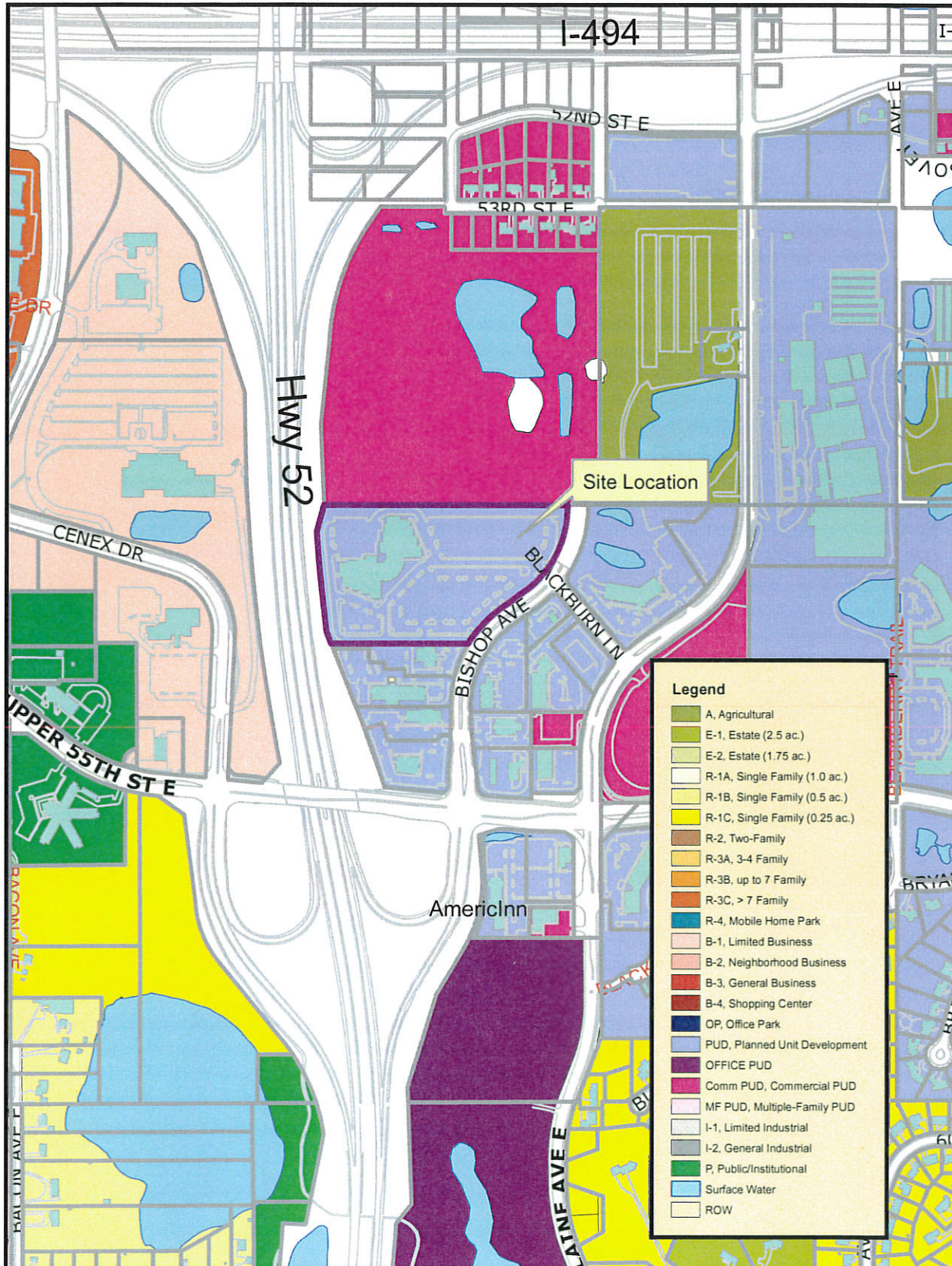
RECOMMENDATION

Staff recommends approval of the interim use permit with the conditions listed above.

Attachments: Exhibit A - Location and Zoning Map
Exhibit B - Applicant Narrative
Exhibit C - Aerial Site Plan



AmericInn Case No. 18-17IUP



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

Map produced by the City of Inver Grove Heights GIS Dept.
Copyright© City of Inver Grove Heights 2016

Exhibit A
Zoning and Location Map
Map not to scale



Welcome to the end of the day™

To Whom it May Concern,

This letter is in regards to an interim use permit our hotel has applied for. The attached site plans will show different perspectives of our parking use. We currently lease 250 parking spaces from AMC Movie theatre Inver Grove Heights. We are responsible for maintaining the area we use. This includes plowing, monitoring, securing, and keeping the area clean. The reason we use the theatre is because upon their upgrading their seating they lost over 25% of their seats and parking needs. We have used their lot for almost two years and have never had any issues accommodating both uses. The space was originally built and approved for as a parking lot. We do not add any additional storm water usage or any other burdens to the property or city as the site has not expanded and the usage is still under the max permitted. Our park and fly operation has added great benefits to the city as a whole as well. We have brought in over 10,000 people in 2017 alone that could have picked surrounding cities like Bloomington or Eagan. Our neighboring restaurants, gas station, and other business are benefitting as well by the increase of people, revenue and tax dollars.

Thank you,
Brett Rose



Imagery ©2018 Google, Map data ©2018 Google 100 ft



Google Maps



Imagery ©2018 Google, Map data ©2018 Google 50 ft

Designated park-and-fly area.

