

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, May 15, 2018 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. PLANNING COMMISSION MINUTES FOR MAY 1, 2018 ARE NOT YET AVAILABLE; THEY WILL BE INCLUDED WITH THE NEXT PACKET

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 DEAN WENZEL - CASE NO. 18-25C

Consider a **Conditional Use Permit** to allow steel siding on an accessory building for the property located at 1843 120th Street.

Planning Commission Action _____

3.02 JOHN ALLEN (INDUSTRIAL EQUITIES) - CASE NO. 18-22PUD

Consider the following requests for the property located at Outlot A & D Gene Worrell Church Acres:

- a) A **Final Plat and Final PUD Development Plan** for the construction of a 110,000 square foot industrial warehouse building.

Planning Commission Action _____

- b) A **Vacation** of the Outlot D roadway easement

Planning Commission Action _____

3.03 FUEL OIL SERV CO (HOLIDAY GAS STATION) - CASE NO. 18-23C

Consider a **Conditional Use Permit Amendment** to demo the existing building to build a new 5,700 square foot building along with a car wash, expansion of the fueling stations and other property improvements for the property located at 7020 South Robert Trail

Planning Commission Action _____

3.04 MCGOUGH DEVELOPMENT, LLC - CASE NO. 18-24PA

Consider a **Comprehensive Plan Amendment** to change the land use designation to HDR, High Density Residential for the property located at Outlot D, Argenta Hills.

Planning Commission Action _____

4. OTHER BUSINESS

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 REPORT

CITY OF INVER GROVE HEIGHTS

HEARING DATE: May 15, 2018

CASE NO.: 18-25C

APPLICANT AND PROPERTY OWNER: Dean Wenzel

REQUEST: A conditional use permit to allow sheet metal siding on an accessory building.

LOCATION: 1843 120th Street

COMP PLAN: LDR, Low Density Residential

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant would like to construct a 2,400-square foot accessory building with sheet metal siding on his property. The lot is 5.47 acres in size and zoned A, Agricultural. City code allows an accessory buildings up to 2,400 *gross* square feet on lots greater than five acres, in the agricultural district. Sheet metal siding is allowed on buildings in the A and E-1 zoning districts by conditional use permit (CUP).

The applicant's property is wooded with two wetlands located on it. There is currently a single-family home on the property. The proposed accessory building would be 60' x 40' in size and located at least 50 feet from the closest property line, complying with size and setback requirements for the property. The structure would also be in compliance with impervious surface standards. The applicant has stated the building would be for his own personal use.

SPECIFIC REQUEST

The following specific application is being requested:

- A.) A Conditional Use Permit to allow sheet metal siding on an accessory building in the A, Agricultural district.

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

North: Open space; zoned R-1C; guided P/I, Public Institutional
East, South, & West: Single-family; zoned A, Agricultural; guided LDR, Low Density Residential

EVALUATION OF REQUEST:

Conditional Use Permit Sheet metal siding on accessory buildings is a conditionally permitted use in the rural districts. Two sets of zoning code review criteria apply to sheet metal buildings. The first set is specific to metal sided accessory buildings. The second is a general set of criteria applicable to all conditional use permits.

Sheet Metal Siding CUP Criteria

Section 10-15-17 and 10-15-18 of the Zoning Regulations list criteria for accessory buildings.

1. *The sheet or corrugated steel or aluminum metal siding has a thickness of at least 29 gauge, and comes with a manufacturer's warranty of at least 20 years.*

The information the applicant has submitted states the proposed building would be at least a 29-gauge steel and come with a warranty of at least 20 years.

2. *There shall be a minimum space of six (6) feet between the principal and accessory structure unless attached, and a minimum space of six (6) feet between all other accessory structures.*

This criterion has been met. The building would be about 40 feet from the principal structure.

3. *Any detached accessory structure that exceeds a gross floor area of 1,000 square feet must have a minimum setback from all property lines of 50 feet.*

This criterion has been met. The structure is located 50 feet or more from all property lines.

General CUP Criteria

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. The proposed request meets the Conditional Use Permit criteria relating to the Comprehensive Plan and zoning consistency, land use impacts such as setbacks, drainage, and aesthetics, environmental impacts, and public health and safety impacts.

The Comprehensive Plan recognizes the rural lot neighborhoods of the City as both residential and agricultural in nature. Accessory buildings with steel siding are common in some rural settings, including Inver Grove Heights rural neighborhoods. The abutting properties are all rural residential homes. The proposed building meets all other zoning code requirements including setbacks, size, and impervious surface. Building code requirements would be addressed with building permits to occupy the building.

Engineering

Engineering has reviewed the request and takes no exception to the proposed siding CUP. When the home was constructed in 2016 the owner included the accessory building when

designing the infiltration system on the property, complying with stormwater management requirements.

ALTERNATIVES

The Planning Commission has the following alternatives available for the requested action:

A. Approval If the Planning Commission finds the conditional use permit request to allow metal siding to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
2. The accessory structure shall not be used for commercial uses, storage related to a commercial use, or a home occupation.
3. The sheet metal siding shall have a thickness of at least 29 gauge, and shall come with a manufacturer's warranty of at least 20 years.

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

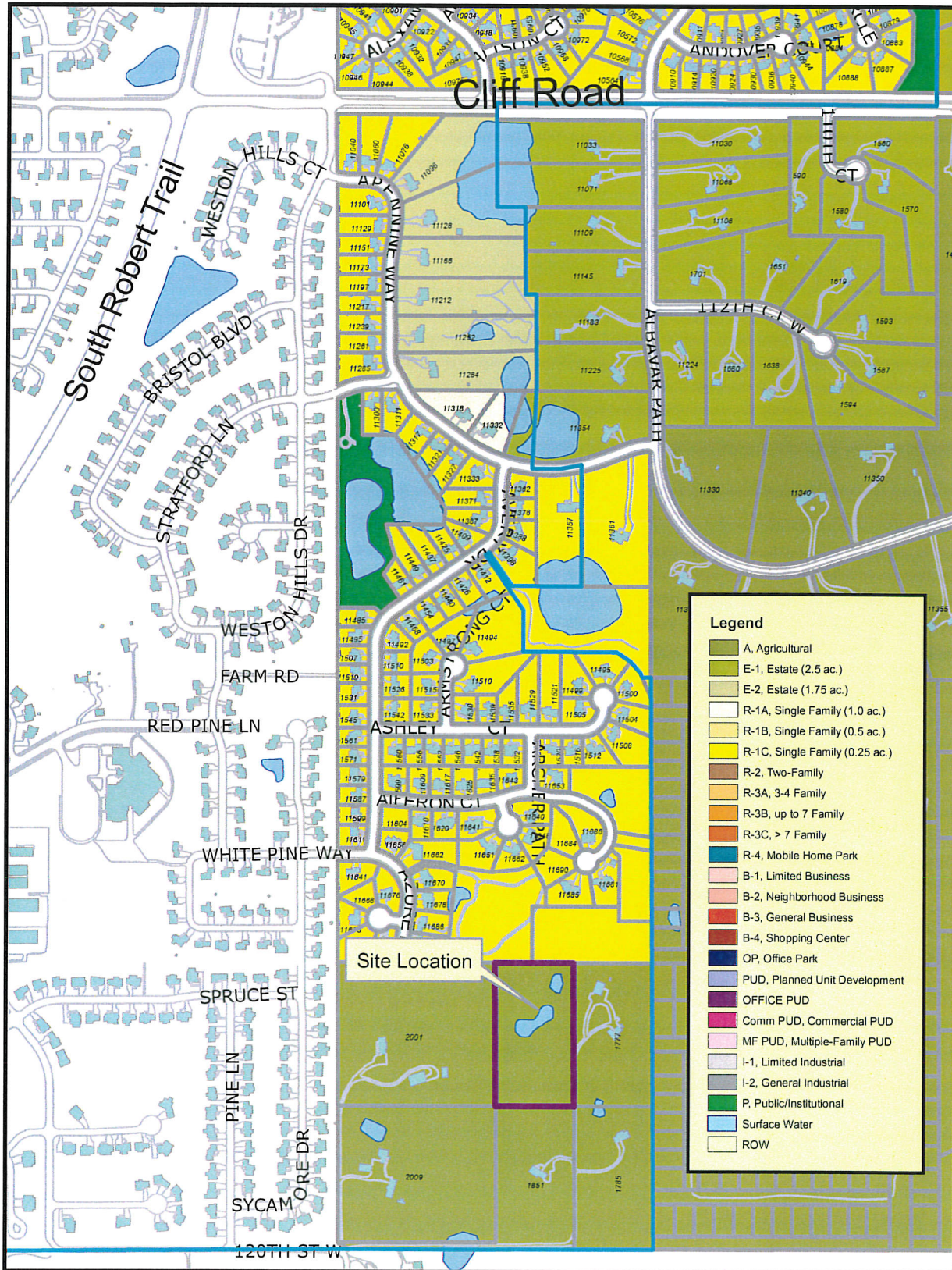
RECOMMENDATION

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

Attachments: Exhibit A - Location/Zoning Map
 Exhibit B - Narrative
 Exhibit C - Site Plan
 Exhibit D - Building information



Dean Wenzel Case No. 18-25C



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE HEIGHTS IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.
Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit A
Zoning and Location Map
Map not to scale

I want to build a steel sided storage shed from Northland buildings. The plan indicates the setback and locations of the shed. I am asking to get a conditional use permit to put up a steel sided storage shed in Inver Grove Heights.


Dean Wenzel/
4/20/2018

CERTIFICATE OF SURVEY for: Cuddigan Custom Builders

NOTE: SEE SHEET 2 FOR PROPOSED HOUSE, GRADING, & EROSION CONTROL

PROPERTY DESCRIPTION

The West One-Half (W1/2) of the Northeast One-Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-One (31), Township Twenty-Seven (27), Range Twenty-Two (22), together with and subject to easements of record, Dakota County, Minnesota.

ADDRESS

xxxx 120th St., Rosemount, MN

BENCHMARK

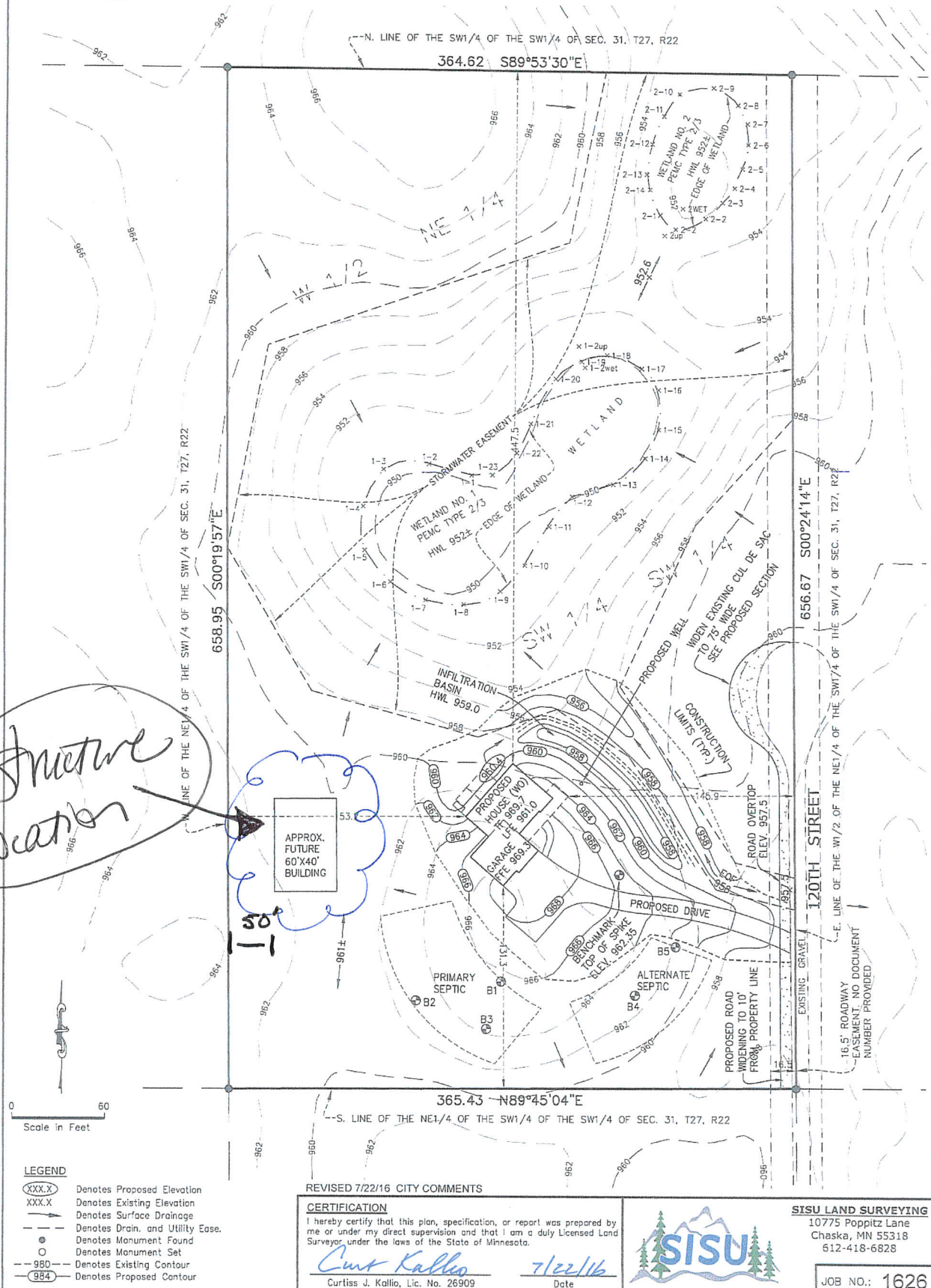
Top of spike as shown.

WETLANDS

Wetlands as shown were delineated by Jacobson Environmental. There are no proposed wetland impacts.

PROPOSED ELEVATIONS

Garage Floor at drive = 969.3
Top of Foundation = 969.7
Lowest Floor = 961.0

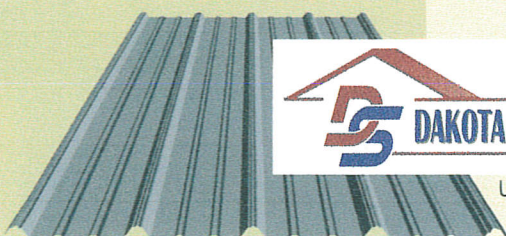




Quality building

Our Steel

Backed by a 45 year paint warranty, our steel panels retain color and gloss far longer than others, standing up to extreme weather conditions. Ask your Northland Buildings sales consultant for a color chart to see the huge selection of colors available.

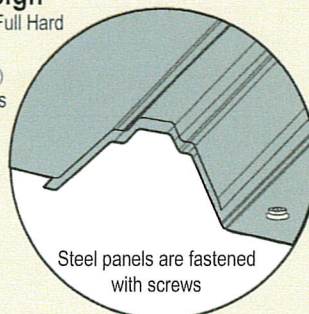


Built for beauty, value and durability, our steel is available in many colors and options to customize your building.

Northland's steel is E Full Hard G90 zinc coated galvanized steel that is superior quality and built to last.

Steel Rib Design

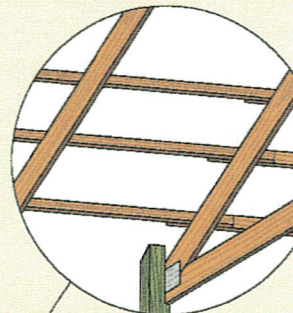
26 and 29 Gauge E Full Hard RIB STEEL (minimum 80,000 PSI Tensile Strength) 26 Gauge Elite Series and 29 Gauge Advantage Series



Steel panels are fastened with screws

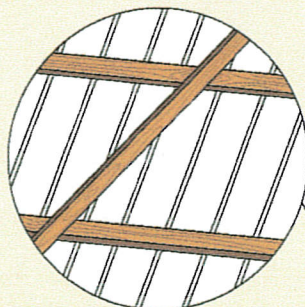
Roof Purlins

2x4 Roof Purlins with engineered splices are placed on edge on top of the truss with end overlaps to provide a continuous uniform load distribution

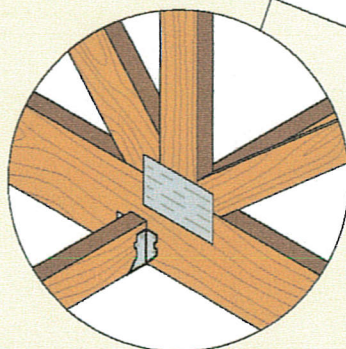
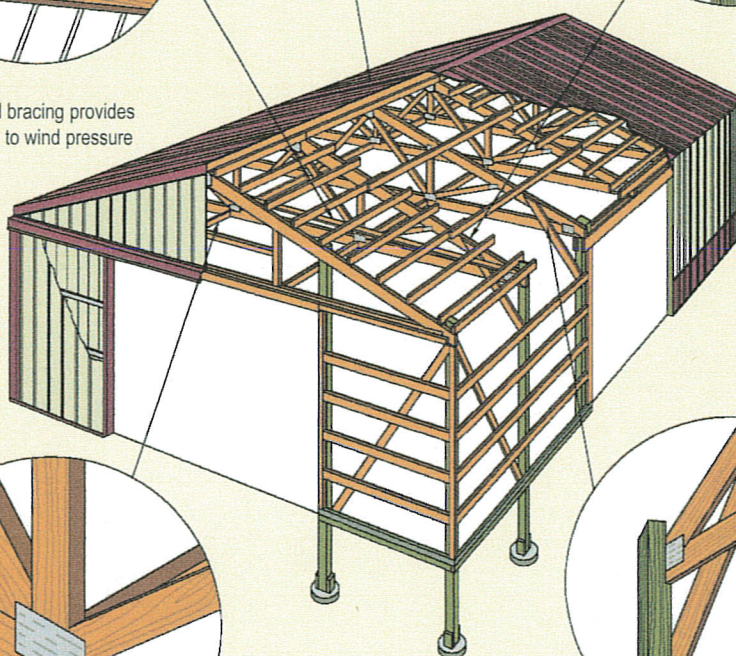


Wind Bracing

2x4 SPF diagonal wind bracing provides tremendous resistance to wind pressure



**Built
Tough**

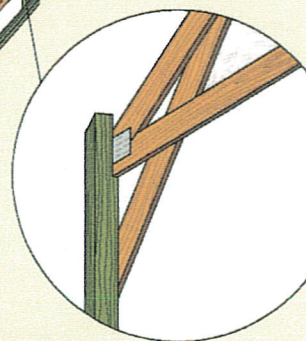


Lateral Bracing

2x4 SPF or better lateral bracing locks all truss members together, forming a single rigid unit

Engineered Trusses

Engineered trusses are notched at the columns, transferring the entire roof load to the column rather than relying on fasteners alone. 2x6 Knee braces give added stability to the sidewall against wind pressure



Our Warranty

We stand behind our quality with our industry leading warranty. 45 Year Warranty on paint, 50 Year Warranty on the roof system and a 50 year warranty on treated posts. You can count on Northland Buildings to honor this commitment to our customers.

We stand by our warranty!

"I wanted to thank you for all of your kind assistance. Seriously, you did an excellent job! Top quality service like this is what keeps a customer and I remain a steadfast Northland customer. I appreciate your professional and timely response." David P.



northlandbuildings.com

800-736-4510

PLANNING REPORT

CITY OF INVER GROVE HEIGHTS

REPORT DATE: May 11, 2018

CASE NO: 18-22PUD

APPLICANT: John Allen (Industrial Equities)

REQUEST: Final Plat and Final PUD Development Approval for Industrial Equities Addition and Vacation of existing easement and right-of-way for public street

MEETING DATE: May 15, 2017

LOCATION: Auburn Path and Argenta Trail

COMPREHENSIVE PLAN: General Industrial

ZONING: I-2/PUD

REVIEWING DIVISIONS: Planning
Engineering
Park and Recreation
Fire Marshall

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted the final plat and final development plan for the industrial office/warehouse development to be known as Industrial Equities. The project consists of a 110,000 square foot office/warehouse building with access from Auburn Path. The application also includes a vacation of an existing street right-of-way easement.

The City Council approved the preliminary plat and development plans for the project on March 26, 2018 with 26 conditions.

EVALUATION OF THE REQUEST

FINAL PLAT AND FINAL PUD DEVELOPMENT PLAN

The final plan review is limited to a review of the plans against the preliminary plat conditions of approval for compliance. The review will address each of the 26 conditions. A copy of the resolution approving the preliminary plans, including the conditions is attached.

Condition #1 relating to consistency with preliminary plans. The submitted final plans are consistent with the preliminary plans approved by Council. The following provides some additional detail on some of the individual approved plans:

Final Plat. The final plat is consistent with Council's action on moving to vacate the street easement and allowing access by a private road over old Outlot D. The plat reflects the necessary easements required by the City Engineer.

Site Plan. The applicant proposed a revised site plan to Council assuming the road easement area would be vacated and that area could be used for development. The size of the building increased from 95,250 square feet to 110,000 square feet. All performance standards are still being met.

Open Space Plan. With the revised larger building footprint, open space provided is 37% which complies with requirements. Council approved flexibility to allow all the open space to be disturbed.

Condition #2 relating to approval of the final grading, drainage and erosion control plans. The City Engineer has indicated the plans have addressed comments from engineering and the city's consultants. Overall, there are some minor issues yet to be resolved, but the review is down to final comment. This condition has been satisfied.

Condition #3 relating to drainage and utility easements provided on the plat. The plat provides for the necessary easements for the public sewer through the plat as prescribed by the City Engineer. This condition has been satisfied.

Condition #4 relating to dedication of regional trail easement. A separate trail easement document will be drafted and recorded with other required documents to retain the west 30 feet for the future County Mendota - Lebanon regional trail. The County has reviewed the plans and notes development would not hinder trail development. There is no timeframe for this segment to be built.

Condition #5 relating to park dedication. A cash contribution will be required to be paid at plat release. This will be collected when all documents are ready to be released for recording. Fee is $9.3 \text{ acres} * \$5,000 = \$46,500$.

Condition #6 relating to public street or private easement over Outlot D. The City Council approved the plan without the need for a public street in Outlot D. The plans have been revised to show this area as the site entrance road with parking. The applicant is requesting the access easement be vacated as part of this final plan review.

Condition #7 relating to providing trip generation report. The applicant hired a traffic engineer and submitted a trip generation report. The intent of the condition was to have background traffic information for the project. The report indicates the forecasted trips can be handled on the existing roadway network. This condition has been satisfied.

Condition #8 relating to revised landscape/reforestation plan. The applicant has provided a revised landscape/reforestation plan. Additional trees are shown to address the larger

building size; however, the plan is still short the equivalent of 56 overstory trees to satisfy the reforestation portion. Recommendation is to pay the shortage in cash to the tree reforestation fund at a rate of \$300.00 per tree. A total of \$16,800 shall be collected at time of plat release. This condition will be addressed in the development contract.

Condition #9 relating to planting location in trail easement. Dakota County has reviewed the grading and landscape plan and found they can work with both whenever the trail is constructed. Therefore, staff is not recommending any further changes to landscaping in the easement area.

Condition #10 relating to wetland report. Will submit wetland report when weather permits work to be done. Should be addressed in the development contract.

Condition #11 relating to screening of mechanical equipment. Will be reviewed during building permit review. Plans must show details of screening on roof.

Condition #12 relating to lighting style. Standard condition. Lighting will be reviewed at time of building permit.

Condition #13 relating to Fire Marshal review. The Fire Marshal has reviewed the plans and found them satisfactory. The Fire Marshal will do a final plan review at time of building permit.

Condition #14 relating to utilizing Eagan utilities. Council approved preliminary plans utilizing Eagan sewer via the joint powers agreement. NWA connection fees are not collected. Details of the joint powers agreement for this project will be addressed in the development contract.

Condition #15 relating to lighting illumination plan. A lighting plan has been submitted. The plan complies with the lighting maximums at the public street. Staff is requesting additional information regarding lighting on the north side of the property. More information must be provided to determine compliance. This will be completed prior to City Council review.

Condition #16 relating to storm water facilities maintenance agreement. The agreement will be drafted by the City Attorney and approved by the Council with the other approvals and agreements.

Condition #17 relating to open space agreement. The easement agreement will be drafted by the City Attorney and approved by Council with the other approvals and agreements.

Condition #18 and #19 relating to connection fees. Since the property will be served by the Eagan system, no NWA connection fees will be collected.

Condition #20 relating to amendments to plans. Standard condition listed in all NWA PUD's.

Condition # 21 relating to acknowledgement of PUD zoning. This condition was drafted by the City Attorney to indicate an acknowledgement will be recorded with the County for each development indicating the zoning and regulations placed on the property. It puts on record for any future land owners that there are special regulations on the property.

Condition #22 relating to entering into a development contract. This process has begun. A development contract will be drafted and reviewed by the City Council during their review of the final plan set.

Condition #23 relating to recording of documents. A standard condition notifying all parties of what documents must be recorded with the final plat. The City Attorney's office will work with the developer and city staff to insure all documents are recorded.

Condition #24 relating to access to the cemetery to the east. The plans have been modified to reflect a driveway access approved by both parties. The applicant is responsible for construction. This condition has been satisfied.

Condition #25 relating to vacation of public road and waiver from property owner to north. This will be addressed with the development contract. The property owner to the north has already signed the petition to vacate the road.

Truck Traffic Routes

Engineering hired a consultant to do some pavement strength testing on Auburn Path and Argenta Trail to determine the truck axle load capacity to make sure the roads were of sufficient strength to accommodate the truck traffic for the users in the proposed development.

The testing indicated Auburn Path has sufficient strength to handle typical semi-truck traffic during spring load limit conditions. Argenta Trail from Opperman to Auburn Path has similar pavement strength. Opperman to TH 149 in Eagan has higher strength. Argenta Trail from 82nd Ave to Yankee Doodle does not have the same pavement strength and will have restrictions in the spring time. The City Engineer recommends that access to the facility be limited to using Auburn Path and Argenta Trail to Opperman to Hwy 149 as the designated truck access route. This will be added to the conditions of approval and be included in the development agreement.

STREET EASEMENT VACATION

Based on the Council's action to eliminate the street easement on Outlot D, the applicant has made application to vacate the street easement. An easement agreement was created in 2001 with the plat of Gene Worrell's Church Acres. The easement is over the entirety of Outlot D which will now be owned by the applicant and part of the final plat. The easement was for public street and utility purposes. The utility easement is still needed and is shown on the final plat.

The applicant has obtained signatures from the landowners to the north and east as part of the application process. These two properties would have benefit to the road, but neither want to pursue this as access to their property. Staff has no issues with the vacation request.

ALTERNATIVES

A. Approval.

- o Approval of the Final PUD Development Plans for Industrial Equities Addition subject to the following conditions:

1. The project shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below:

Preliminary PUD conditions of approval

Final Plat

Site Plan dated 3/22/18

Grading & Erosion Control Plan dated 3/22/18

Utility Plan dated 3/22/18

Open Space Plan dated 5/9/18

Landscape Plan dated 4/16/18

Building Elevations dated 3/15/18

2. Prior to any work commencing on the site, the developer shall enter into a development contract with the City. The development contract will address all other preliminary conditions of approval relating to other agreements required, park dedication, and other pertinent specific performance standards for this phase of the PUD.

3. Semi-truck traffic shall be limited to using Auburn Path and Argenta Trail to Opperman to Hwy 149. This shall be the designated truck access route.

- o Approval of the Street Easement Vacation over Outlot D, Gene Worrells Church Acres.

- B. Denial.** If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

Based on this review, the Planning Division and Engineering recommends approval of the final plat and PUD development plans for Industrial Equities Addition and the street easement vacation subject to the conditions stated above.

ATTACHMENTS:

- Site Location Map
- Preliminary PUD conditions of approval
- Final Plat
- Site Plan
- Grading & Erosion Control Plan
- Utility Plan
- Open Space Plan
- Landscape Plan
- Building Elevations
- City Engineer Memo on truck access route
- Petition for vacation of public street
- Map of easement area to be vacated



Location Map

Case No. 18-22PUD



**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 18-62

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PUD
DEVELOPMENT PLAN CONSISTING OF A 95,250 SQUARE FOOT OFFICE/WAREHOUSE
BUILDING AND PLAT TO BE KNOWN AS INDUSTRIAL EQUITIES ADDITION**

CASE NO. 18-09PUD

WHEREAS, a preliminary plat and preliminary PUD development plan application has been submitted to the City for property legally described as;

Outlots A and D, Gene Worrells Church Acres, according the recorded plan, Dakota County, Minnesota.

WHEREAS, a public hearing concerning the preliminary plat and preliminary PUD development plan was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on February 20, 2018;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, the Preliminary Plat and Preliminary PUD development plan for the planned development of Industrial Equities Addition is hereby approved subject to the following conditions:

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

Preliminary Plat	dated 1/19/18
Preliminary Site Plan	dated 2/14/18
Preliminary Grading and Drainage Plan	dated 12/17/17
Preliminary Utility Plan	dated 12/17/17
Preliminary Landscape Plan	dated 2/12/18
Elevation Plan	dated 2/12/18

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works. The final plan set shall also address all items listed in the memo from the City Engineer dated 1/31/18.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. A 30 foot wide easement shall be dedicated along the western boundary for the future Dakota County Mendota-Lebanon Regional Trail. The final plan set shall also address all comments received from Dakota County in response dated 2/9/18.
5. Park dedication shall consist of a cash contribution equal to the rates in effect at the time the final plat is approved.
6. Either the outlot shall be dedicated as public right-of-way and a public street be constructed with a suitable turn-around at the north end for a future extension, or Council determines the future road extension is not needed and then the road easement should be vacated, and the entrance road be a private road.
7. As part of the final plan submittal, a trip generation report shall be submitted. If Council determines more review is required, a more detailed traffic generation study shall be required analyzing current background traffic and proposed traffic to determine any necessary improvements.
8. As part of the final plan submittal, the landscape plan shall either be modified to provide for all necessary tree reforestation on site, or Council approve the shortage with off-site plantings or cash contribution to the Tree Preservation fund.
9. As part of the final plan submittal, the landscape plan shall be modified to remove proposed plantings out of the 30 foot wide easement for the future county trail.
10. Final plans subject to wetland report review by the Dakota County Soil and Water Conservation District.
11. Any roof top or ground mounted mechanical equipment shall be substantially screened from view.
12. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not visible from property lines.
13. All plans shall be subject to the review and approval of the Fire Marshal.
14. Utility plans subject to Council approving access to the Eagan system via the Joint Powers Agreement. Applicable sewer and water utility fees will be determined at that point.

15. As part of the final plan set, a lighting illumination plan shall be required to verify compliance with maximum illumination standards.
16. 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.

The Agreement shall provide that the storm water improvements shall be maintained by the approved entities; in instances where the City is not responsible for maintenance of the storm water improvements, the City shall nonetheless have the right to repair, maintain and replace the improvements if the responsible party does not fulfill its responsibility and the City shall have the right to charge the costs to the responsible party and impose the charges on the property if the responsible party fails to pay the costs.

17. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Conservation and Open Space Easement over portions of the lot. The easement shall provide that the area must be retained in open space.
15. As determined by City Council and prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay any necessary City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
16. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system may be due and owing.
17. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

Site Plan Element	Consent Required By
Building Location	City Council
Landscaping	Planning Department
Location of Utilities	Engineering Department
Location of Conservation Easement and Open Space	City Council
Parking Areas	City Council

18. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the

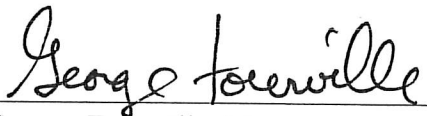
plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.

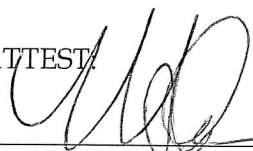
19. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the requirements of the Planned Unit Development plans.
20. The following documents shall be recorded when the plat is recorded:
 - Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Conservation Open Space Easement; and
 - Acknowledgement of PUD Zoning.
21. Appropriate access to the cemetery land to the east shall be provided via the proposed road for the development.
22. Developer shall obtain a waiver from the property owner to the north for any claims against the City with respect to vacation of the public road easement in Outlot D.

Passed this 26th day of March, 2018.

AYES: 4 (Tourville Absent)

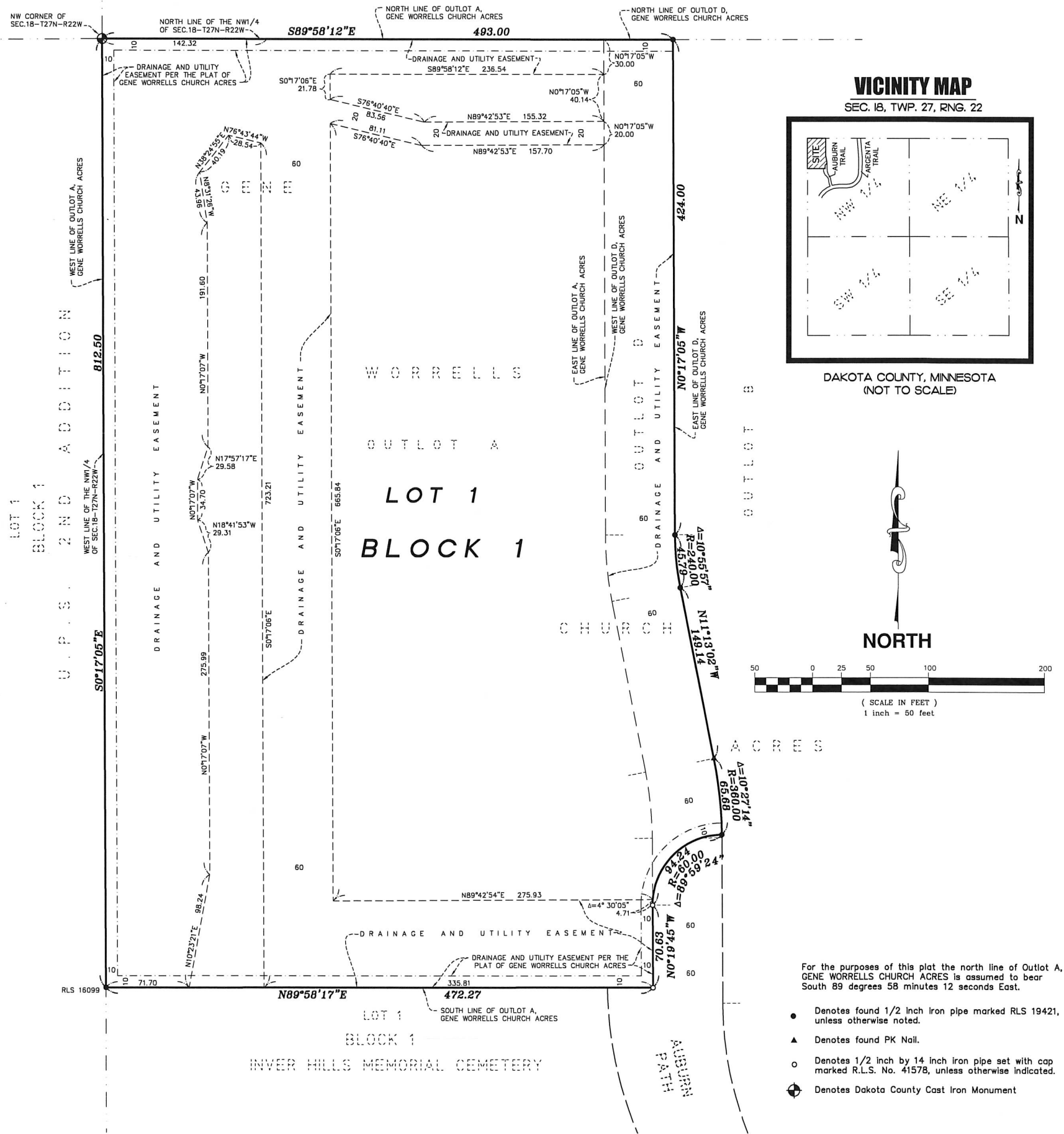
NAYS: 0


George Tourville, Mayor

ATTEST: 

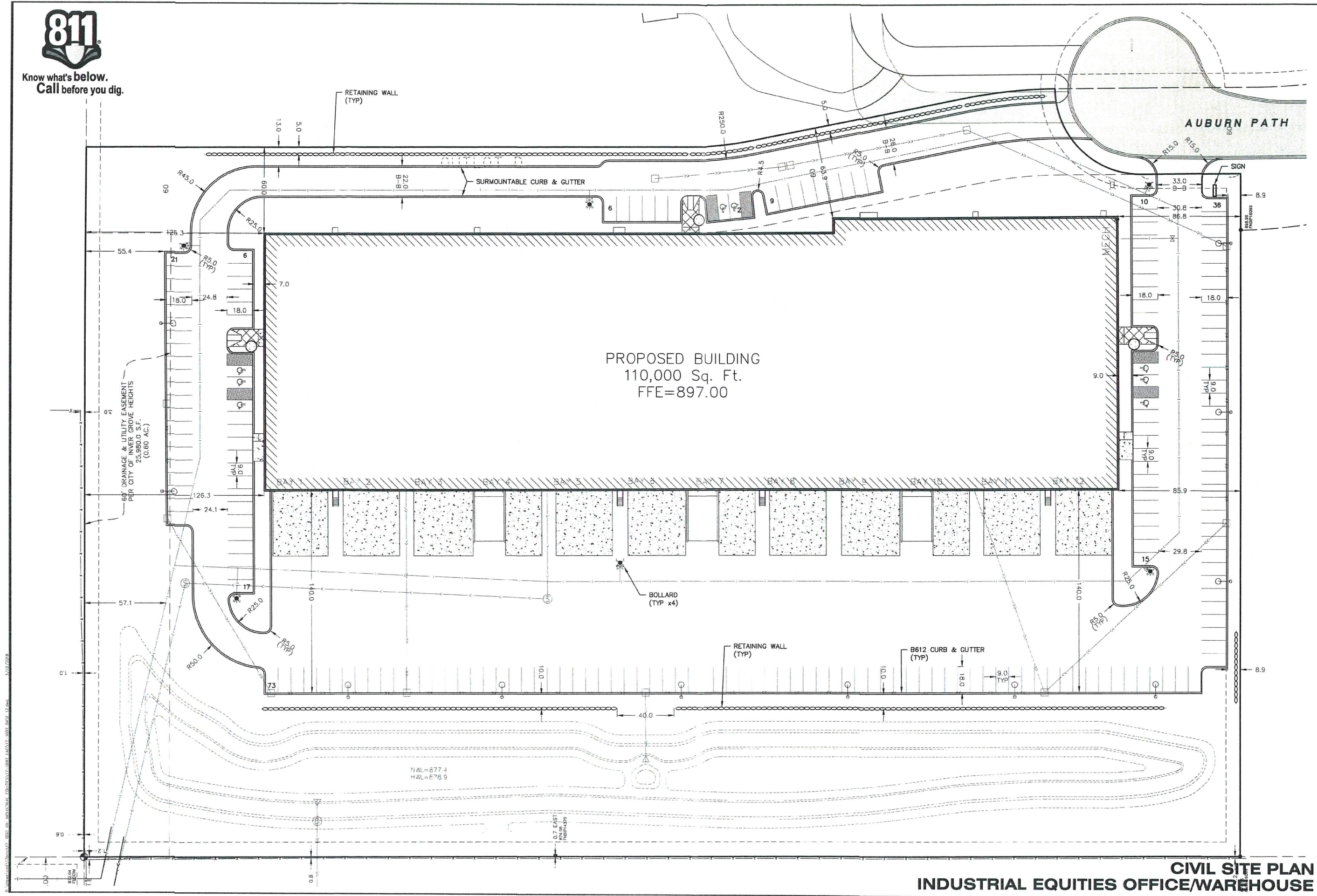
Michelle Tesser, City Clerk

By: _____, County Recorder





Know what's below.
Call before you dig.



PROPOSED BUILDING
110,000 Sq. Ft.
FFE=897.00

DRAWN BY: C.M.
CHKD BY: C.W.P.
ORIGINAL DATE: NOVEMBER 3, 2017

DESIGN BY: C.W.P.
PROJ. NO. 17-1692

DATE	REVISION DESCRIPTION
1/22/18	CITY COMMENTS
3/19/18	CITY COMMENTS/SITE PLAN REVISION
3/22/18	ADD CATCH BASIN 2A

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CHARLES W. PLOWE
DATE: 03-22-2018 LIC. NO. 18227

INDUSTRIAL EQUITIES
OFFICE/WAREHOUSE
INVER GROVE HEIGHTS, MN
CIVIL SITE PLAN

PREPARED FOR:
INDUSTRIAL EQUITIES

SITE PLANNING & ENGINEERING
PLOWE
ENGINEERING, INC.
8776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH

0 15 30
1 INCH = 30 FEET

C2

CIVIL SITE PLAN
INDUSTRIAL EQUITIES OFFICE/WAREHOUSE

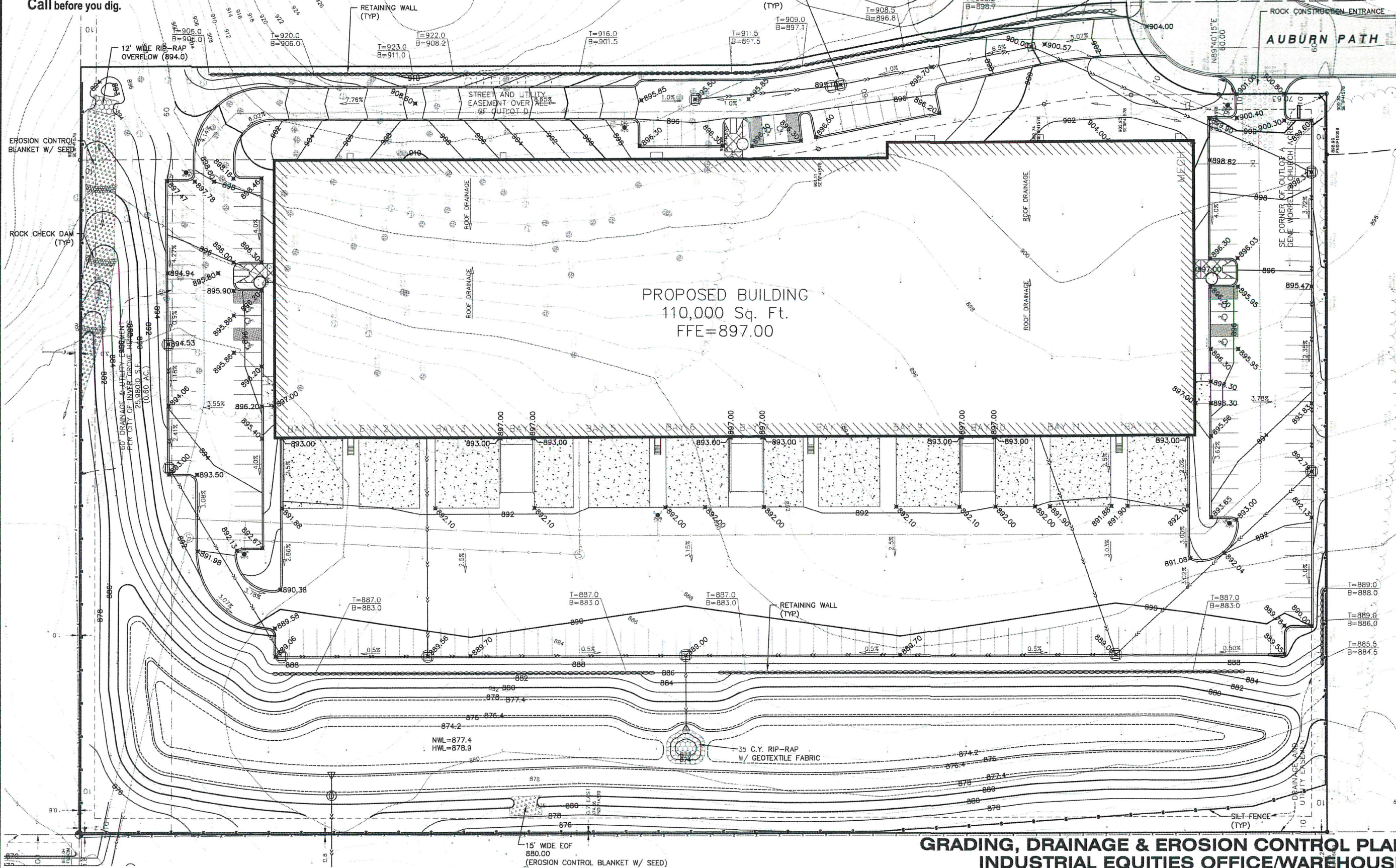


Know what's below.
Call before you dig.

NOTE:
T = TOP OF WALL
B = FINISHED GROUND ELEV
AT BOTTOM OF WALL

EARTHWORK VOLUME SUMMARY
Cut (C.Y.) Fill (C.Y.) Net (C.Y.)
19614.76 39767.17 20152.41 <Fill>

PROVIDE INLET SEDIMENT CONTROL FOR ALL STORM SEWER
INLETS WITHIN 24 HOURS OF STRUCTURE INSTALLATION.
PROVIDE ALSO FOR EXISTING STORM SEWER INLETS THAT
WILL RECEIVE RUN-OFF DURING SITE CONSTRUCTION.
LEAVE IN-PLACE UNTIL SITE HAS BEEN STABILIZED.
(TYP)



DRAWN BY: C.M.
CHECKED BY: C.W.P.
DESIGN BY: C.W.P.
PROJ. NO. 17-1692

ORIGINAL DATE:
NOVEMBER 3, 2017

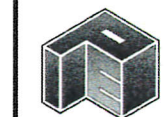
DATE	REVISION DESCRIPTION
1/22/18	CITY COMMENTS
3/19/18	CITY COMMENTS/SITE PLAN REVISION
3/22/18	ADD CATCH BASIN 2A

I hereby certify that this plan was prepared by me
or under my direct supervision and that I am a
duly Licensed Professional Engineer under the
laws of the State of Minnesota.

CHARLES W. FLOWE
DATE: 03.22.2018 L.C. NO. 18227

INDUSTRIAL EQUITIES
OFFICE/WAREHOUSE
INVER GROVE HEIGHTS, MN
GRADING, DRAINAGE & EROSION
CONTROL PLAN

PREPARED FOR:
INDUSTRIAL
EQUITIES



SITE PLANNING
& ENGINEERING

PLOWE
ENGINEERING, INC.

6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701

NORTH

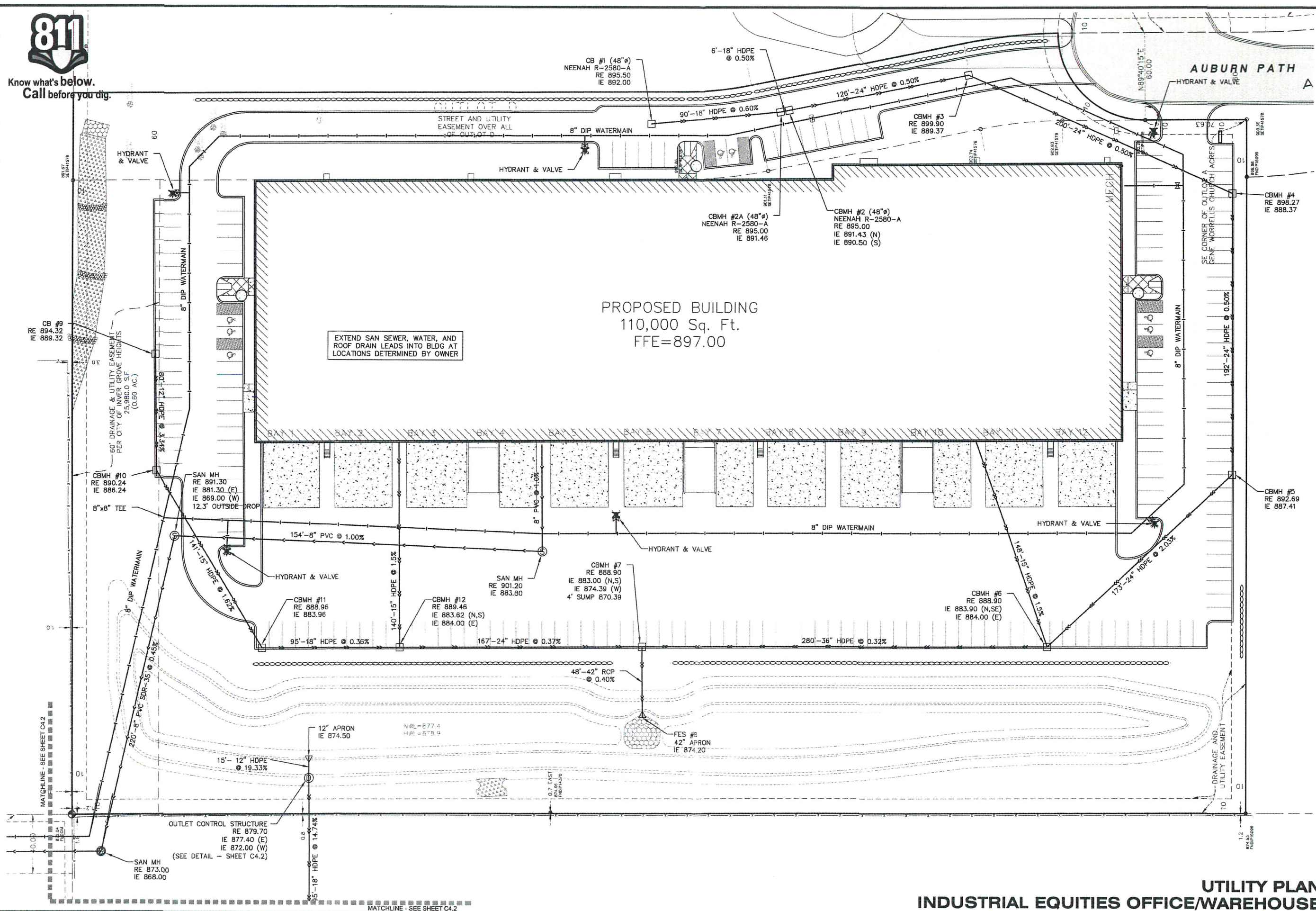


0 15 30
1 INCH = 30 FEET

C3



Know what's below.
Call before you dig.



DRAWN BY: C.M.
CHKD BY: C.W.P.
C.W.P.
PROJ. NO. 17-1692
ORIGINAL DATE: NOVEMBER 3, 2017

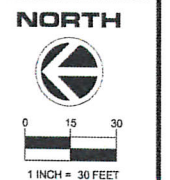
DATE	REVISION DESCRIPTION
1/22/18	CITY COMMENTS
3/19/18	CITY COMMENTS/SITE PLAN REVISION
3/22/18	ADD CATCH BASIN 2A

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Charles W. Plowe
CHARLES W. PLOWE
DATE: 03.22.2018 L.C. NO. 18227

INDUSTRIAL EQUITIES
OFFICE/WAREHOUSE
INVER GROVE HEIGHTS, MN
UTILITY PLAN

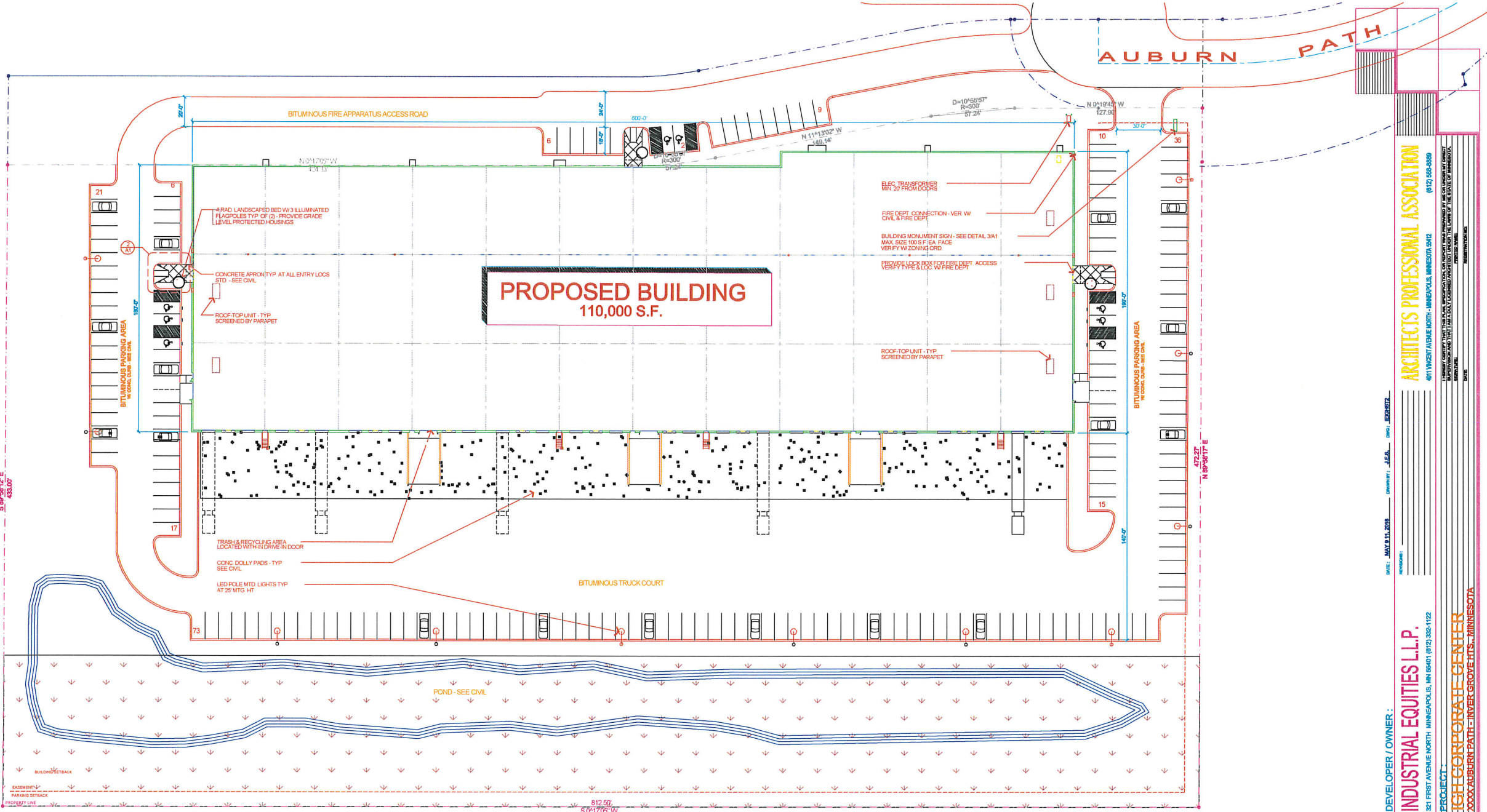
PREPARED FOR:
INDUSTRIAL
EQUITIES

SITE PLANNING
& ENGINEERING
PLOWE
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701



UTILITY PLAN
INDUSTRIAL EQUITIES OFFICE/WAREHOUSE

C4.1



1 SITE PLAN
A-1 SCALE: 1" = 30'

PROJECT DATA :		
OWNER: INDUSTRIAL EQUITIES L.L.P. 321 FIRST AVENUE NORTH MINNEAPOLIS, MINNESOTA 55401 (612) 332-0332	ARCHITECT: ARCHITECTS PROFESSIONAL ASSOCIATION 4011 VINCENT AVENUE NORTH MINNEAPOLIS, MINNESOTA 55412 (612) 588-8889	BUILDING CODES: 2015 MN BUILDING CODE 2015 MN ACCESSIBILITY CODE
CIVIL ENGINEER: FLOWE ENGINEERING, INC. 6776 LAKE DRIVE - SUITE 110 LINO LAKE, MINNESOTA 55014 (651) 361-8210	STRUCTURAL ENGINEER: INNOVATIVE STRUCTURAL SOLUTIONS 5279 KYLER AVENUE NE MAPLE GROVE, MINNESOTA 55369 (763) 425-9900	SITE AREA: 410,748 S.F. (9.43 ACRES.)
LANDSCAPE ARCHITECT: CALYX DESIGN GROUP, LLC 1583 BERKELEY AVENUE ST. PAUL, MINNESOTA 55105 (651) 334-5489		BUILDING AREA: 110,000 S.F.
		SITE COVERAGE: 26.8%
		PARKING REQUIRED: OFFICE 20% (19,050/200) = 96 MFR/TECH 30% (28,575/250 +1800) = 151 WH/SE 50% (47,625/2,000) = 24 TOTAL REQUIRED = 271 SPACES (75% = 203)
		PARKING PROVIDED: 184 SPACES @ 9 x 18 INCLU. 6 A.D.A. SPACES
		ZONE: NORTHWEST SECTION OVERLAY DISTRICT
		OPEN SPACE DATA: DEVELOPMENT AREA = 410,748 S.F. OPEN SPACE (20%) REQ/MNT = 82,150 S.F. CONTIGUOUS (102' DEEP) SPACE = 82,670 S.F.
		OCCUPANCY: B, F, & S
		CONSTRUCTION TYPE: IB W/ AUTOMATIC SPRINKLER
		CLEAR STORAGE HEIGHT: 28'
		ALLOWABLE BUILDING AREA: UNLIMITED PER IBC SEC. 507

DRAWING INDEX :	
A-1	SITE PLAN & PROJECT DATA
A-2	FLOOR PLAN
A-3	ELEVATIONS

ARCHITECTS PROFESSIONAL ASSOCIATION
4011 VINCENT AVENUE NORTH - MINNEAPOLIS, MINNESOTA 55412
(612) 588-8889

DATE: JAN 23, 2018 DRAWN BY: J.E.A. CHECKED BY: J.E.A.

REVISIONS

DEVELOPER / OWNER :
INDUSTRIAL EQUITIES L.L.P.
321 FIRST AVENUE NORTH MINNEAPOLIS, MN 55401 (612) 332-1122

PROJECT :
TGH CORPORATE CENTER
XXXX AUBURN PATH - INVER GROVE HTS., MINNESOTA

SITE PLAN AND DATA
A-1
1 OF 3

General Notes:

1. Refer to Sheet L2 for Plant Schedule, Details, Notes, Seeding Mix, and Other Landscape Requirements.

2. See Civil Engineer's plans for site plan layout and dimensions.

3. Contractor to coordinate all work in the city right-of-way with City of Inver Grove Heights Public Works Department.

4. See Architect's plans for additional requirements regarding the site plan layout.
5. Landscape contractor is responsible for watering all trees, shrubs, & turf grass outside the irrigation limits for 30 days after installation or until plant establishment.

6. Refer to Sheet L0 for Tree Mitigation (Re-Forestry) Plan.

7. Refer to Sheet L1 for New Development Landscape Plan.

Site Landscape Data:

Number of Original Trees On-Site: 99
Number of New Trees Proposed: 272
Tree Cover Net Density Increase: 275%

Landscape Symbols Legend:

- 37 Proposed Deciduous Overstory Trees
- 32 Proposed Ornamental Trees
- 26 Proposed Proposed Coniferous Trees
- 56 Proposed Mitigation Deciduous Overstory Trees
- 80 Proposed Mitigation Coniferous Overstory Trees
- 41 Proposed Mitigation Deciduous Understory Trees

DRAWN BY:	DESIGN BY:
M.F.	B.H.
CHCKD BY:	PROJ. NO.
B.H.	18-108
ORIGINAL DATE:	
JANUARY 10, 2018	

DATE	REVISION DESCRIPTION
2/12/2018	CITY RE-SUBMITTAL
4/16/2018	CITY RE-SUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of MINNESOTA.

BENJAMIN D. HARTBERG, PLA
LIC. NO.
DATE:

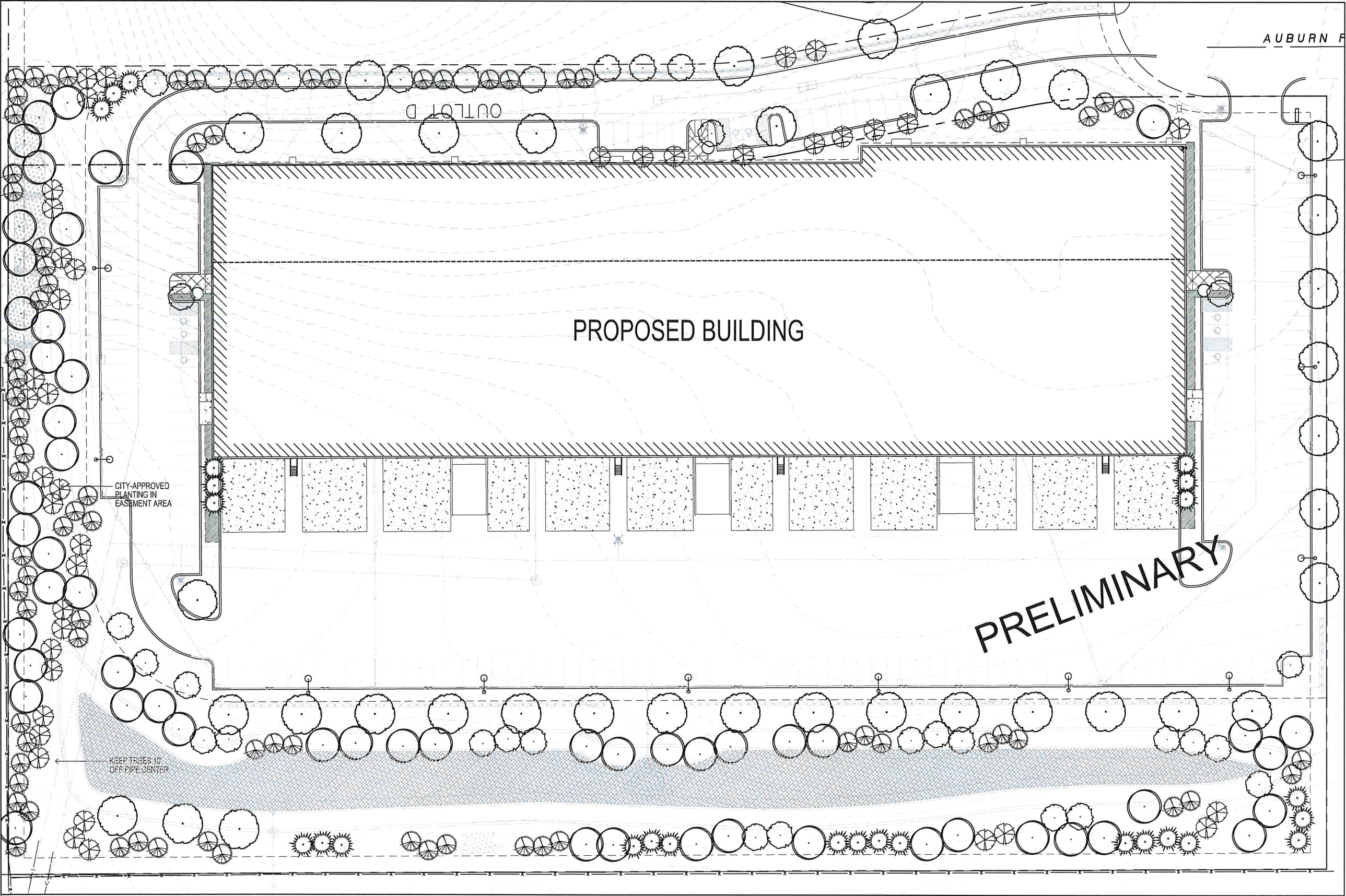
INDUSTRIAL EQUITIES
OFFICE / WAREHOUSE
INVER GROVE HEIGHTS, MN
OVERALL TREE PLANTING PLAN

PREPARED FOR:
INDUSTRIAL
EQUITIES

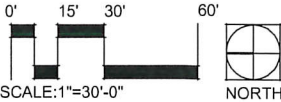
SITE PLANNING
& ENGINEERING
Plowe
ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 361-8210
FAX: (651) 361-8701


CALYX DESIGN GROUP
Landscape Architecture
Sustainable Design
Planning
370 Selby Avenue
Jacobsen Building, Suite 301
Saint Paul, MN 55102
telephone: 651.788.9018
internet: www.calyxdesigngroup.com

L3



OVERALL TREE PLANTING PLAN:



Allan Hunting

From: Thomas J. Kaldunski, P.E.
Sent: Thursday, May 10, 2018 8:53 AM
To: 'Matt Allen'
Cc: 'Charles Plowe Sr'; Allan Hunting; Mike Edwards; LRose@levander.com; Timothy J. Kuntz
Subject: Industrial Equities Access to site On Auburn Path

Matt,

This is a follow up to the Geotech testing conducted on Auburn Path and Argenta Trail near your proposed facility. The Geotech testing indicates that the Auburn Path has sufficient strength to handle typical semi traffic during spring conditions. In addition, the testing indicates that Argenta Trail from Opperman to Auburn Path has similar pavement strength and is suitable for semi traffic. Opperman to TH 149 is also a higher strength road in Eagan. The testing indicated that Argenta Trail from 82nd to Yankee Doodle Path does not have the same pavement strength and it will have restriction during spring time.

It is the recommendation of the engineering division that access to your facility be limited to using Auburn Path and Argenta Trail to Opperman to Hwy 149 as your designated truck access route. Planning will include this designated haul route in the report discussing the approval of your project. Make sure any users of your building are aware of this requirement if the project advances.

Tom

PETITION FOR THE VACATION OF A PUBLIC
STREET/ALLEY/EASEMENT IN THE CITY OF
INVER GROVE HEIGHTS, DAKOTA COUNTY, MN

We the undersigned, being fee owners and contract vendees of all property abutting the following described property within the City of Inver Grove Heights, Dakota County, MN, do hereby petition the City of Inver Grove Heights to vacate the following described property—

Outlot D

(LEGAL DESCRIPTION OF PROPERTY TO BE VACATED)

We, for ourselves, assigns, heirs and successors, do hereby waive and release the City of Inver Grove Heights from all judgments, damages, actions, causes of actions, claims and demands of every kind of nature in law and in equity, whether presently known or unknown, foreseen or unseen, fixed or contingent and howsoever originating or existing which may arise out of or in any way be related to the Vacation of said Street/Alley/Easement.

We understand that if the Street/Alley/Easement is vacated, the City shall not be obligated to repair, maintain, improve or plow said Street/Alley/Easement.

Dated this April day of 13th, 2018.

SIGNATURE OF OWNER

PROPERTY DESCRIPTION

Authentisign

(NAME) 2:51:19 PM CDT
XXXX Auburn Path
(ADDRESS) Inver grove Heights

PETITION FOR THE VACATION OF A PUBLIC
STREET/ALLEY/EASEMENT IN THE CITY OF
INVER GROVE HEIGHTS, DAKOTA COUNTY, MN

PETITION FOR THE VACATION OF A PUBLIC
STREET/ALLEY/EASEMENT IN THE CITY OF
INVER GROVE HEIGHTS, DAKOTA COUNTY, MN

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We understand that if the Street/Alley/Easement is vacated, the City shall not be obligated to repair, maintain, improve or plow said Street/Alley/Easement.

Dated this 10th day of April, 2018.

SIGNATURE OF OWNER

PROPERTY DESCRIPTION

Tony D. Weber

(NAME)

8225 Argenta TR

(ADDRESS)

Inver Grove Hts, MN 55077

[Signature]

PETITION FOR THE VACATION OF A PUBLIC
STREET/ALLEY/EASEMENT IN THE CITY OF
INVER GROVE HEIGHTS, DAKOTA COUNTY, MN

SIGNATURE OF OWNER

Thomas M. M.
(NAME)

(ADDRESS)

PROPERTY DESCRIPTION

PETITION FOR THE VACATION OF A PUBLIC
STREET/ALLEY/EASEMENT IN THE CITY OF
INVER GROVE HEIGHTS, DAKOTA COUNTY, MN

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We understand that if the Street/Alley/Easement is vacated, the City shall not be obligated to repair, maintain, improve or plow said Street/Alley/Easement.

Dated this 12 day of April, 2018.

SIGNATURE OF OWNER

David E Jansen

(NAME)

David E Jansen

(ADDRESS)

7985 Argenta Trl

Inver Grove Heights, MN 55077

PROPERTY DESCRIPTION

SECTION 7 TWN 27 RANGE 22

S 328.15 FT OF W 660 FT OF SW 1/4

OF SW 1/4

PETITION FOR THE VACATION OF A PUBLIC
STREET/ALLEY/EASEMENT IN THE CITY OF
INVER GROVE HEIGHTS, DAKOTA COUNTY, MN

1821803

OFFICE OF THE COUNTY RECORDER
DAKOTA COUNTY, MINNESOTA
CERTIFIED THAT THE WITHIN INSTRUMENT
WAS RECORDED IN THIS OFFICE ON AND AT

2001 OCT 18 A 8:00

1821803

DOC. NO. 1821803
JOEL T. BECKMAN, COUNTY RECORDER

DEPUTY
FEE \$500 SURCHARGE

CASH ☐ CHECK ☒ ESCROW ☐

WELL ☐ CHARGE ☐

CHARGE TO:

O/R

DO NOT REMOVE

RETURN TO:
GENE WORRELL
1920 DONEGAL DRIVE
WOODBURY, MN 55125

1821803

Easement Agreement

THIS AGREEMENT, made this 5th day of September, 2001, between Riverview Cemetery Association of Emmanuel Lutheran Church of Saint Paul, Minnesota, also known as Riverview Cemetery Association, a non-profit corporation under the laws of the State of Minnesota, ("Landowner"), and the City of Inver Grove Heights, a municipal corporation organized under the laws of the State of Minnesota, ("City").

For valuable consideration, Landowner grants, sells, and conveys to the City, its successors and assigns, forever, a permanent easement and right-of-way for public street and utility purposes, including, without limitation, the construction, maintenance, repair and replacement of the street and utilities and uses incident thereto, in, under, through and upon the real property situated in Dakota County, Minnesota, described as:

Outlot D, Gene Worrell's Church Acres, according to the plat thereof on file and of record with the Dakota County Recorder.

EXEMPT FROM STATE DEED TAX

The easement rights granted to the City, its contractors, agents and servants herein, include the right to enter upon the easement area at all reasonable times for the purposes of construction, reconstruction, inspection, repair, grading, sloping, and restoration purposes and all such purposes ancillary thereto, and to maintain in the easement area any improvements and any underground pipes, conduits, or mains, together with the right to excavate and refill ditches or trenches for the location of said pipes, conduits or mains and the further right to remove or otherwise dispose of all earth or other material excavated from this easement and right-of-way as the City may deem fit and to remove from the easement area trees, brush, undergrowth and other obstructions interfering with the location, construction and maintenance of the easement area, the public street, utilities, pipes, conduits, or mains.

DATE RECEIVED 10-17-01
DAKOTA COUNTY
TREASURER-AUDITOR

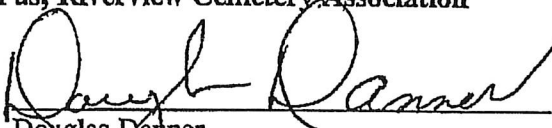
The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorney's fees, or losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the easement area or property prior to the date hereof.

Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Landowner, its successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided in Minnesota Statute, Chapter 466.

Landowner, its successors and assigns, does hereby covenant with the City, its successors and assigns, that it is well seized in fee of the lands and premises and has good right to grant and convey the easement and right-of-way in this Agreement to City.

Riverview Cemetery Association of Emmanuel
Lutheran Church of Saint Paul, Minnesota, also
known as, Riverview Cemetery Association

By:

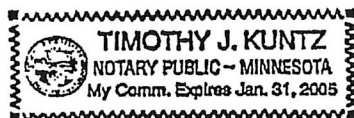

Douglas Danner
Its President

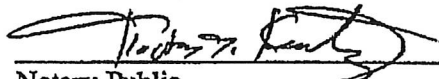
STATE OF MINNESOTA)

)ss:

COUNTY OF DAKOTA)

On this 5th day of September, 2001, before me, a notary public within and for said county, personally appeared **Douglas Danner** to me personally known who, being by me duly sworn, did say that he is the President of Riverview Cemetery Association of Emmanuel Lutheran Church of Saint Paul, Minnesota, also known as, Riverview Cemetery Association, the non-profit corporation named in the foregoing instrument, and that said instrument was signed on behalf of said Riverview Cemetery Association by authority of its Board of Directors, and that said instrument is the free act and deed of said Riverview Cemetery Association.




Notary Public

This instrument was drafted by:

Timothy J. Kuntz
LeVander, Gillen & Miller, P.A.
633 South Concord Street, Suite 400
South St. Paul, Minnesota 55075
(651) 451-1831

After recording please return to:

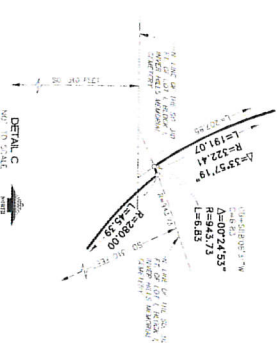
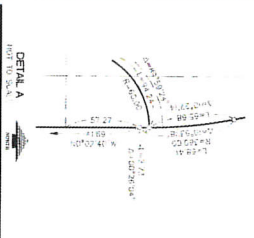
Timothy J. Kuntz
LeVander, Gillen & Miller
633 South Concord Street, Suite 400
South St. Paul, Minnesota 55075
(651) 451-1831

COPY

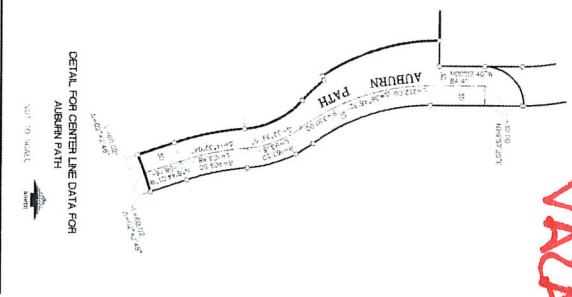
GENE WORRELLS CHURCH ACRES



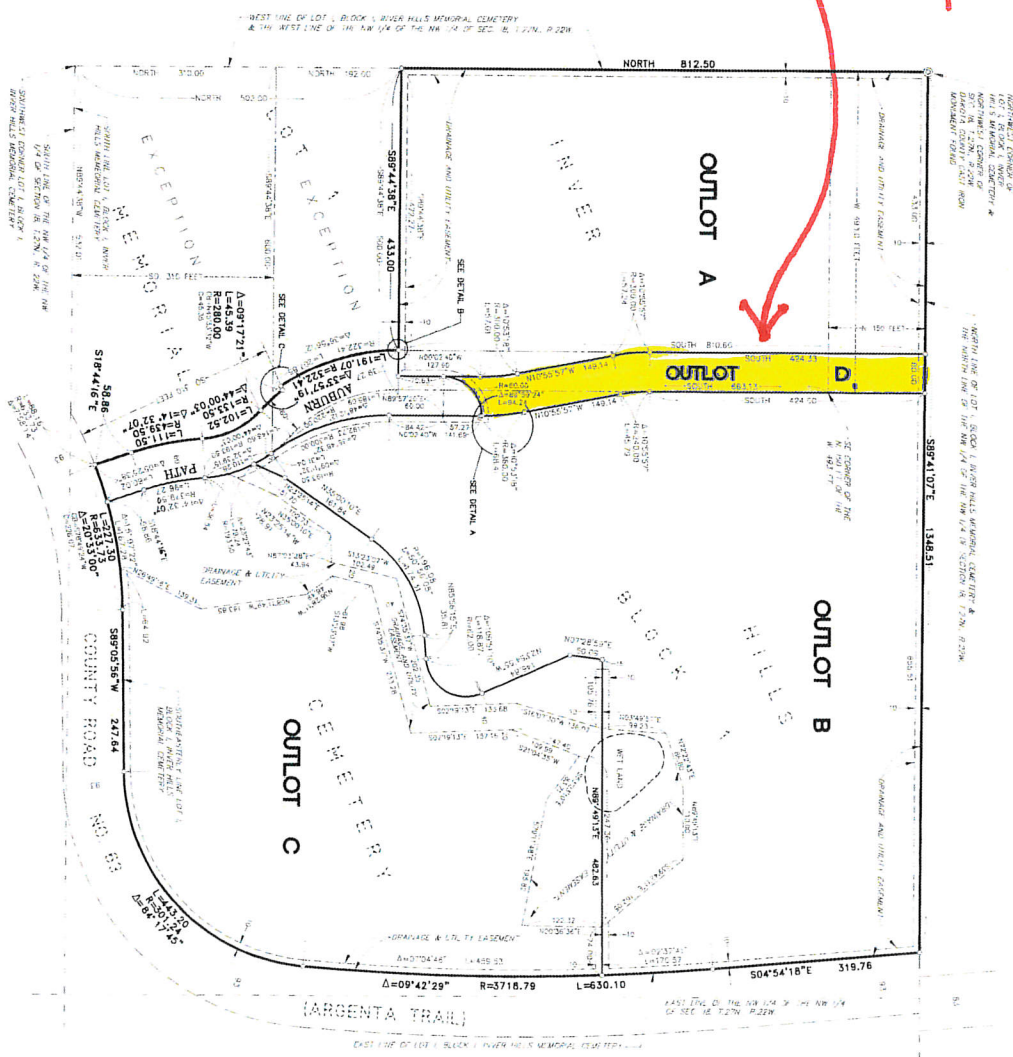
MONITOR MAP
SECTION 18, T29N, R122W
COUNTY 10, MISSOURI
EAST 1/4 SECTION 18, T29N, R122W
SECTION 18, T29N, R122W



EASEMENT
AREA
TO BE
VALUED

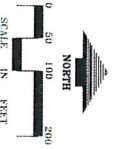


DETAIL FOR CENTER LINE DATA FOR
AUBURN PATH



LEGEND

BEARING REFERENCE
To the center of the section
To the center of the quarter section
To the center of the quarter quarter section



LOUCKS
MCLAGAN

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

REPORT DATE:	May 11, 2018	CASE NO.: 18-23C
APPLICANT:	Fuel Oil Service Co. (Holiday Stationstores)	
PROPERTY OWNER:	Fuel Oil Service Co.	
REQUEST:	Conditional Use Permit Amendment	
LOCATION:	7020 South Robert Trail	
HEARING DATE:	May 14, 2018	
COMPREHENSIVE PLAN:	Mixed Use	
ZONING:	B-3, General Business, Northwest Area Overlay	
REVIEWING DIVISIONS:	Planning Engineering	PREPARED BY: Allan Hunting City Planner

BACKGROUND

With the complete Hwy 3 road closure for the round-a-bout project at 70th, The applicant is going to take the opportunity to reconstruct the existing gas station. The proposal is to re-orient the building to the east side of the lot and have the front facing Hwy 3. The pump island canopy would be relocated in the same orientation. The new building would include a car wash on the on the backside, or east side of the building. Two access points, one each on Hwy 3 and 70th Street would be located to match the design of the new round-a-bout. Total size of the new building would be 7,300 square feet. The existing building is approximately 2,400 square feet. Parking would be provided on three sides of the building. New double walled fiberglass underground tanks would be installed with all up to date dispensing systems.

The property is in the Northwest Area; however, Section 10-13J-4B of the code has an exemption for structures existing on or before the effective date of the ordinance. The rules of the Northwest Area Ordinance do not apply until a property is subdivided. In this case, there is nothing in the code that requires subdividing the property. The project is then reviewed against the standard performance standards in the general sections of the code and not against the Northwest Area Overlay District standards.

The application request consists of A Conditional Use Permit Amendment to approve a new site plan and conditions for the property. The original conditional use permit for a motor-fuel station was approved May 11, 1987.

SURROUNDING USES

The subject property is surrounded by:

North	Vacant; zoned PUD; guided Mixed Use and LMDR
East	Single family home; zoned A; guided Mixed Use
West	Single family homes; zoned A; guided LMDR
South	Vacant (storm ponding); zoned A; guided Mixed Use

EVALUATION OF REQUEST

Conditional Use Permit Amendment Review

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

Setback/Bulk Standards For the B-3 District			
Standard	Required Standard	Proposed	Status
Front Yard Setback – Building	30 ft	60 ft	Compliant
Canopy	30 ft	50 ft	Compliant
Side Yard Setback – Building	10 ft	65 ft	Compliant
Canopy	10 ft	39 ft	Compliant
Rear Yard Setback – Building	30 ft	62 ft	Compliant
Canopy	30 ft	30+ ft	Compliant
Building Coverage (max)	N/A	N/A	
Building Height	35 ft.	22 ft	Compliant
Impervious Surface (max)	100%	83%	Compliant

Exterior Building Materials. The exterior materials consist of stucco, stone brick on all sides of the building. All materials comply with exterior standards.

Access. The site will have one access point on Hwy 3 and 70th Street per the round-a-bout plans. The applicant has been coordinating with MnDOT and the County to ensure plans all meet requirements.

As proposed, the proposed access to 70th Street is part on the subject property and part on the neighboring property to the east. The location is dictated by spacing and the design of the round-a-bout. There is also an access road leading to the storm water ponds to the south

that is on the property to the east. The applicant must obtain an access easement agreement with this property owner before any permits can be issued for the site.

Lighting. A lighting plan and cut sheets of the light fixtures have been submitted. The lighting, including the under-canopy lighting complies with the flat lens recessed bulb standards.

Parking. The applicant is proposing parking on three sides of the building. A total of 26 spaces plus at pump island are proposed. The ordinance requires a total of 16 spaces. Total parking space requirement has been met.

The code requires five stacking space for a car wash. Car wash direction is south to north. There is ample stack for cars based on the design.

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

Parking Setbacks in B-3 Zoning District			
Setback	Required Standard	Proposed	Status
Front	10 ft	10+ ft	Compliant
Side	5 ft	5 ft	Compliant
Rear	5 ft, 10 ft abutting residential	30 ft	Compliant

Signage. Proposed wall signage would comply with B-3 standards. Applicant indicated the existing free-standing sign will remain at its existing location. The sign does not meet current setbacks (10 ft) and therefore is a legal non-conforming sign. Any new sign facing could be no larger than existing.

Mechanical Units. The proposed elevations show mechanical equipment to be screen with a screen wall which would comply with city code.

Grading, Drainage, & Utilities. The applicant owns two lots, one with the existing gas station and the other to the south that will be used for storm water ponding. The southerly parcel will contain ponding for the gas station, round-about needs and contains a regional basin. Engineering has reviewed the plans and finds the proposed design acceptable. An improvement agreement and storm water maintenance agreement will be needed to address the construction and maintenance of the facilities. Because the storm pond is located on a separate parcel from the gas station, one of the conditions of approval is that the two lots be combined through platting so everything occurs on the same lot.

Landscape Standards. A landscape plan has been submitted which reflects tree plantings along the north and east sides of the site with shrubs on the back side of the building, around the trash enclosure and around the free standing sign at the corner. The ordinance requires a total of 11 overstory trees to be planted. The proposed plan provides 11 overstory trees and additional shrub plantings which satisfy landscaping requirements.

Development Agreement. A development contract will be required to address site improvements and storm ponds. The developer is required to enter into a contract with the City addressing the improvements and construction on site. A letter of credit equal to 125% of the cost of these improvements is required before permits are issued. This requirement assures the City that these improvements will be constructed to the satisfaction of the City.

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 Conditional Use Permit Amendment to reconstruct the existing convenience store with gas sales subject to the following conditions:

1. The development shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Site Plan	dated 4/30/18
Grading Plan	dated 4/30/18
Utility Plan	dated 4/30/18
Landscape Plan (2 sheets)	dated 4/30/18
Exterior Elevations (2 sheets)	dated 3/19/18

3. Prior to issuance of permits, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
4. The two lots shall be combined through platting so the entire project is on one lot. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
5. Prior to issuance of building permits, the applicant must obtain an access easement agreement with the abutting property, or in the alternative, the access be modified to be located all on the applicant property provided Dakota County approves the access design.

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 construction, the Developer and Owner shall enter into a Development Contract and Storm Water Facilities Maintenance Agreement with the City.
10. Resolution No. 3916 shall become null and void and shall be replaced with the conditions of this resolution.

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

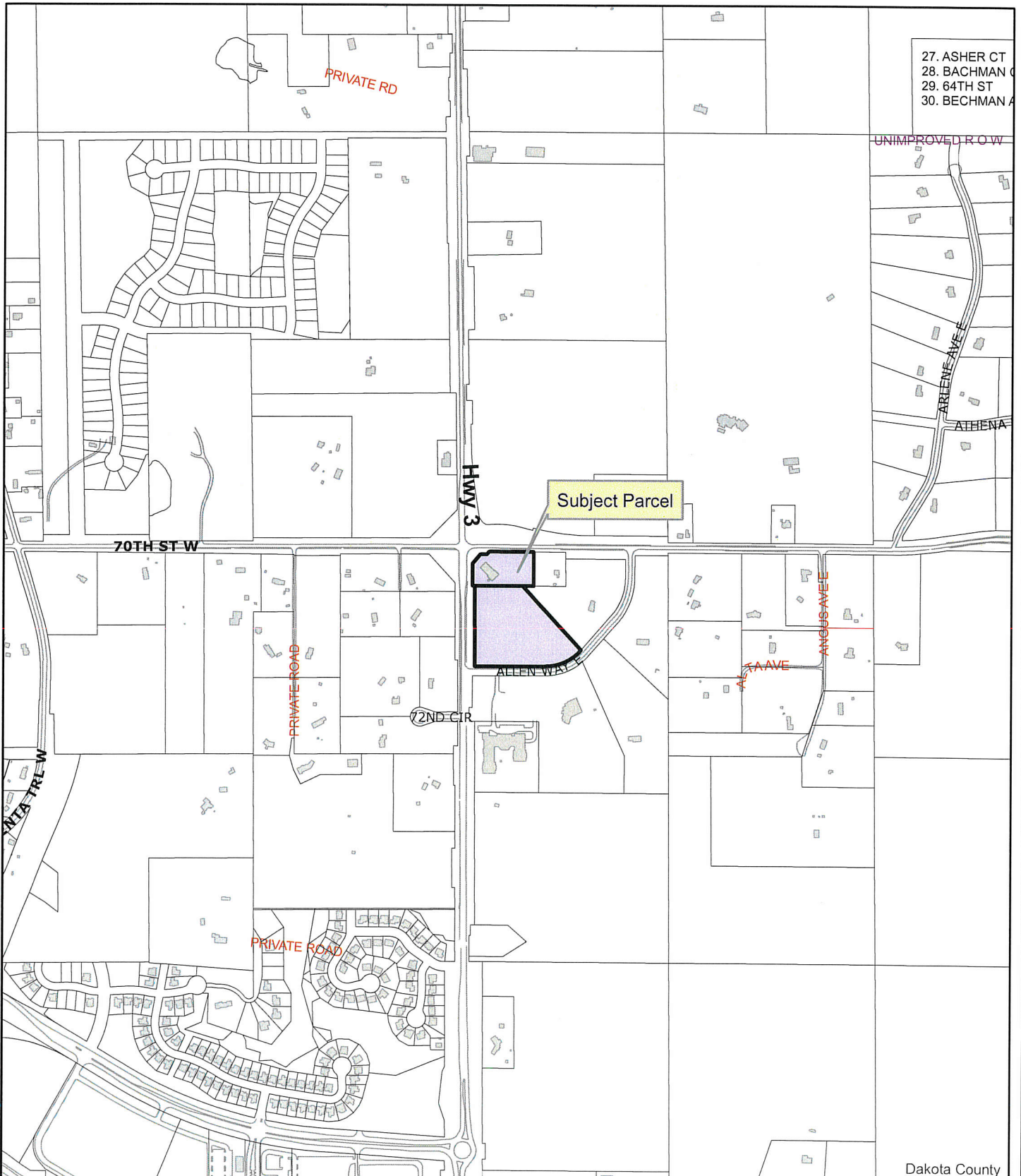
Staff recommends approval of the conditional use permit amendment as proposed.

Attachments: Location Map
Applicant Narrative
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Exterior Elevations (2 sheets)



Location Map

Case No. 18-23C





HOLIDAY STATIONSTORES, LLC.

4567 American Boulevard West, Bloomington, MN 55437 (952) 830-8700

2018.04.16
Attn. Alan Hunting
City Planner
651.450.2554p
651.259.8044f

RE: Written Narrative for Conditional Use Permit Amendment

Dear Sir,

This narrative accompanies the Conditional Use Permit application for the amendment of an existing CUP, Resolution No. 3916 for the property legally described as follows:

--West 200ft. of N 150ft. of NW1/4 of Sec. 8, T27N, R22W

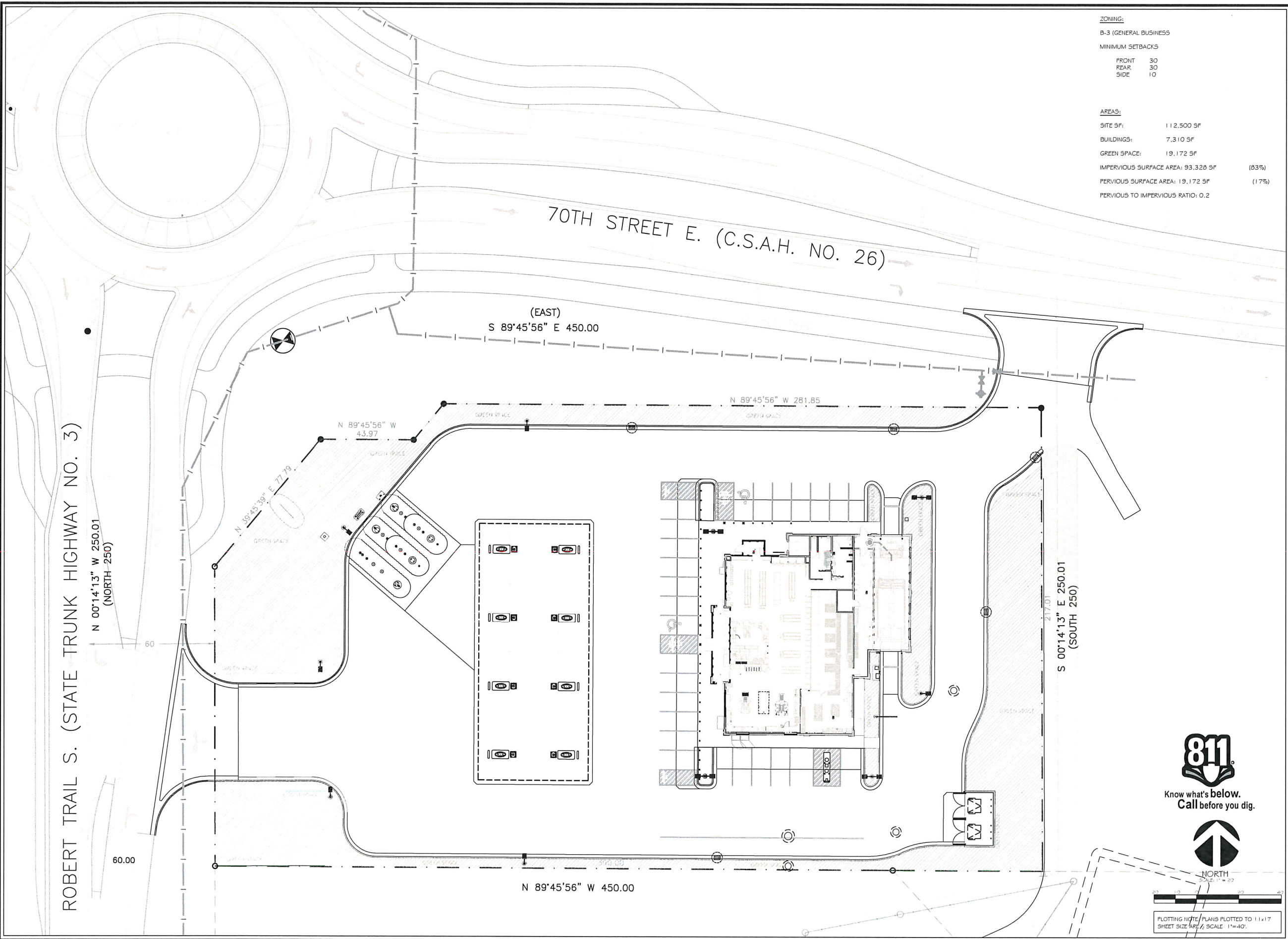
Holiday Stationstores on the behalf of property owners Steve Dahl and Josh Kath are requesting an amendment to the existing conditional use permit granted in May 1987 for the construction of a Motor Fuel Station on the property. The purpose of CUP amendment is for demolishing the existing facility and structures and building a new Motor Fuel Station in its place on the property. The rebuilding is to be done in coordination with the adjacent roadwork scheduled for Summer 2018. The proposed rebuild is an effort to address the new site access points resulting from the roadwork, provide better accommodations to individuals of all abilities, handle a larger volume of customers resulting from the roadwork changes, add a new car wash, and provide a nicer facility on the property.

The existing site consists of a nominal 2,400sf convenience store building and an attached fuel canopy with eight (8) fueling positions. Parking is provided on either side of the building with wheelchair access passing through a drive lane between the fuel islands and the store entrance doors. The proposed rebuild includes demolishing the existing c-store, fuel canopy, fuel tanks and piping, and other supporting structures and building a new nominal 5,700sf c-store, attached 1,600sf car wash, and 6,200sf fuel canopy with sixteen (16) fueling positions. The new site offers up-front parking with two (2) accessible parking spaces flush with the sidewalk and out of the traffic lanes. New double-wall fiberglass fuel tanks, double-wall piping, state-of-the-art fuel dispensers, and other structures will be constructed and installed on-site in accordance with all building, fire, petroleum, ADA, and city codes. All plans to-date have been developed in coordination with the city of Inver Grove Heights, Dakota County, and the State of MN to match the proposed roadwork details and site requirements, including approach locations and widths, grading, and other details. All construction drawings will be submitted for review by the City, MN State Department of Agriculture (Health Department), and other required reviewing entities prior to construction commencing.

Any requests for additional revisions or clarification may be sent to myself, Casey Beaton.
casey.beaton@holidaycompanies.com or 952.832.8694

Regards,

Casey A. Beaton
Manager – Store Planning and Assets
Holiday Stationstores, LLC.



ZONING:
B-3 (GENERAL BUSINESS)

MINIMUM SETBACKS

FRONT	30
REAR	30
SIDE	10

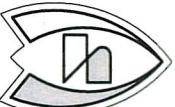
AREAS:

SITE SF:	112,500 SF
BUILDINGS:	7,310 SF
GREEN SPACE:	19,172 SF
IMPERVIOUS SURFACE AREA:	93,328 SF (83%)
PERVIOUS SURFACE AREA:	19,172 SF (17%)
PERVIOUS TO IMPERVIOUS RATIO:	0.2

INSITES
SITE PLANNING LANDSCAPE ARCHITECTURE
3030 Harbor Lane North, Suite 131
Plymouth, Minnesota 55447
763.383.8400
Fax 763.383.8440

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Signed _____ Robert J. Mueller
Date _____ Reg. No. 19306


Holiday
STATIONSTORE
#3556
INVER GROVE HEIGHTS, MN

PROJECT NUMBER:	_____
DRAWN BY:	X
CHECKED BY:	X
MARK:	REVISION / ISSUE: DATE
	PLANNING SUBMITTAL: 4/8/2018
	CITY COMMENTS: 4/8/2018

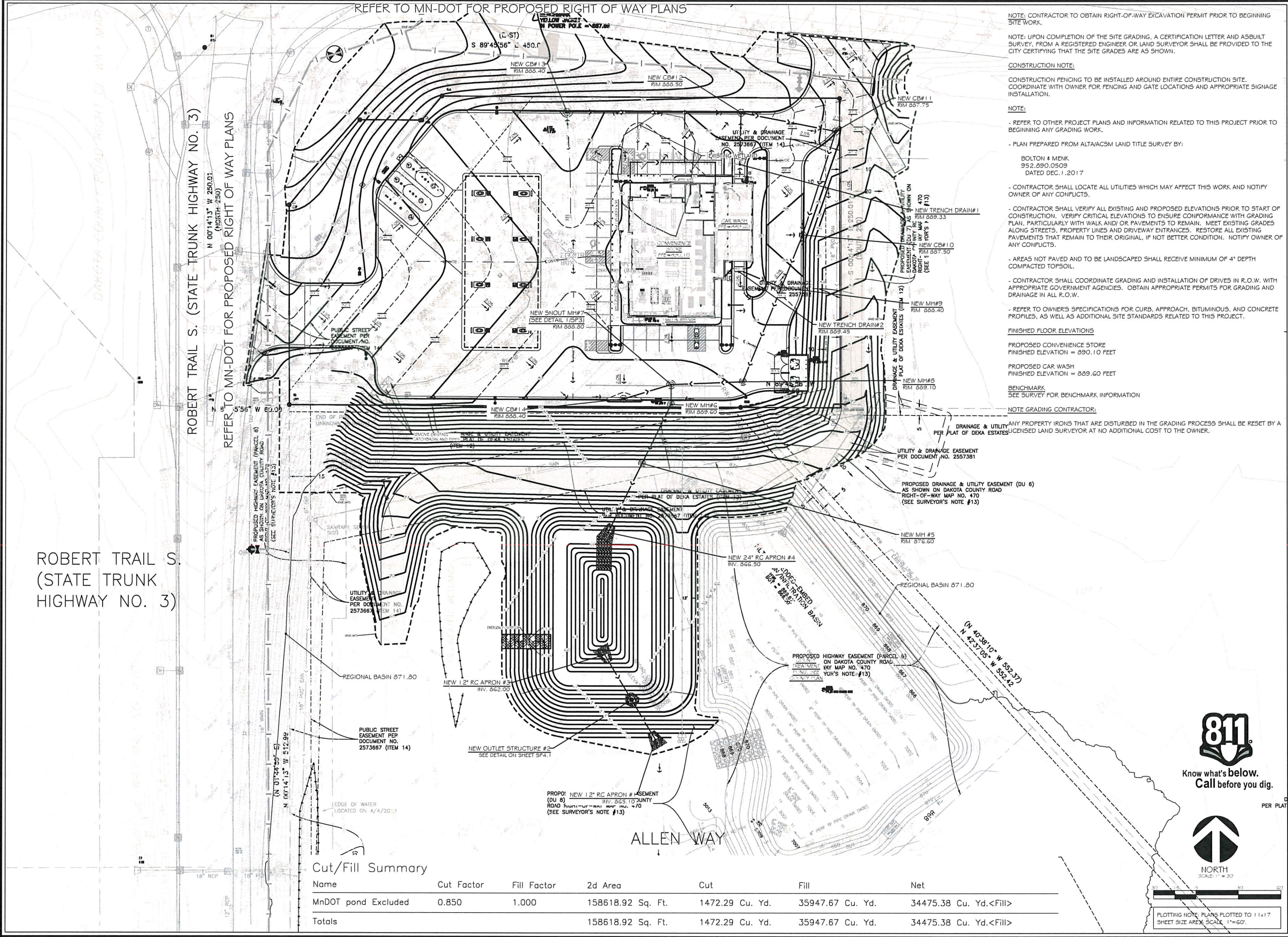
SITE PLAN

SP


Know what's below.
Call before you dig.


NORTH
SCALE: 1" = 20'

Plotting Note: PLANS PLOTTED TO 11x17
SHEET SIZE ARE 1/2 SCALE: 1"=40'



NOTE: CONTRACTOR TO OBTAIN RIGHT-OF-WAY EXCAVATION PERMIT PRIOR TO BEGINNING SITE WORK.

NOTE: UPON COMPLETION OF THE SITE GRADING, A CERTIFICATION LETTER AND ASBUILT SURVEY, FROM A REGISTERED ENGINEER OR LAND SURVEYOR SHALL BE PROVIDED TO THE CITY CERTIFYING THAT THE SITE GRADES ARE AS SHOWN.

CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

NOTE:

- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.

- PLAN PREPARED FROM ALTA/ACSM LAND TITLE SURVEY BY:

BOLTON & MENK
952.890.0509
DATED DEC. 1, 2017

- CONTRACTOR SHALL LOCATE ALL UTILITIES WHICH MAY AFFECT THIS WORK AND NOTIFY OWNER OF ANY CONFLICTS.

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.

- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.

- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

- REFER TO OWNER'S SPECIFICATIONS FOR CURB, APPROACH, BITUMINOUS, AND CONCRETE PROFILES, AS WELL AS ADDITIONAL SITE STANDARDS RELATED TO THIS PROJECT.

FINISHED FLOOR ELEVATIONS

PROPOSED CONVENIENCE STORE
FINISHED ELEVATION = 890.10 FEET

PROPOSED CAR WASH
FINISHED ELEVATION = 889.60 FEET

BENCHMARK
SEE SURVEY FOR BENCHMARK INFORMATION

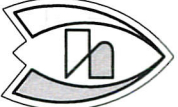
NOTE GRADING CONTRACTOR:

ANY PROPERTY IRONS THAT ARE DISTURBED IN THE GRADING PROCESS SHALL BE RESET BY A PERMITS LICENSED LAND SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.

INSITES
SITE PLANNING LANDSCAPE ARCHITECTURE
3030 Harbor Lane North, Suite 131
Plymouth, Minnesota 55447
763.383.8400
FAX 763.383.8400

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.

Signed _____ Robert J. Mueller
Date _____ Reg. No. 19306

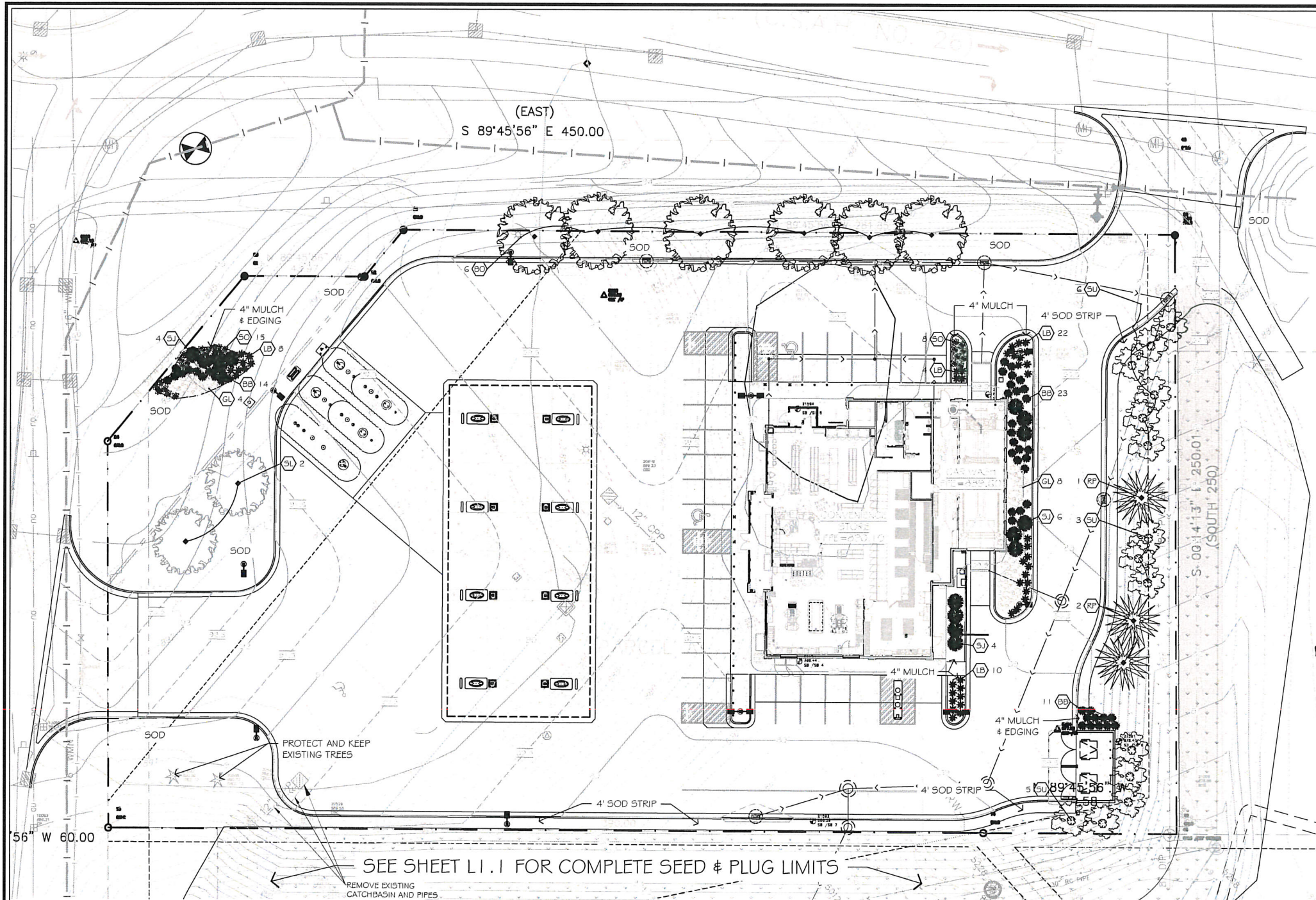

Holiday
STATIONSTORE
#3556
INVER GROVE HEIGHTS, MN

PROJECT NUMBER: _____
DRAWN BY: _____ X
CHECKED BY: _____ X

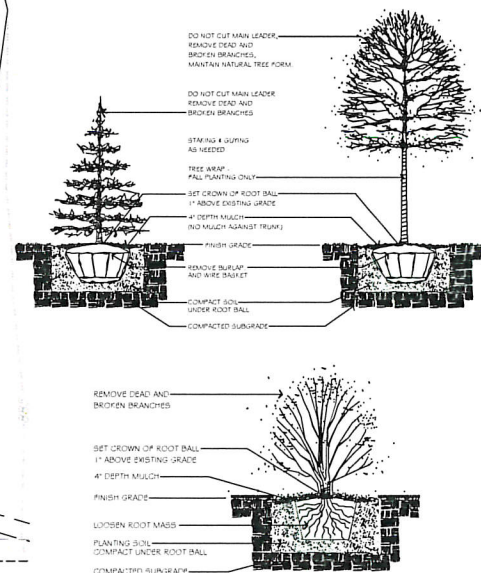
MARK: REVISION / ISSUE: DATE:
PLANNING SUBMITTAL MAR19/2018
CITY COMMENTS APR03/2018

GRADE PLAN

SP2



- NOTES:
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W.
 - LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITIES WHICH MAY EFFECT HIS WORK.
 - LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS AT SITE AND COMPLETE HIS WORK PER OWNERS CONSTRUCTION SCHEDULE.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED ONE (1) FULL YEAR UPON TOTAL COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME OR UPON REQUEST OF OWNER.
 - REPLACEMENT TOPSOIL SHALL BE CLEAN, FREE OF STONES, WEEDS, AND OTHER UNDESIRABLE DEBRIS.
 - PLANTING SOIL MIX (INCIDENTAL COST ITEM)
 1. MIX 1 LB. 5-20-20 COMMERCIAL FERTILIZER PER CU. YD. TOPSOIL
 2. THOROUGHLY MIX 1-PART SAND AND 1-PART PEAT MOSS WITH 5-PARTS FERTILIZER AND TOP SOIL.
 - USE PLANTING SOIL AT ALL LOCATIONS PER DETAILS THIS SHEET.
 - LANDSCAPE CONTRACTOR SHALL VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
 - SOD SHALL BE CULTURED WITH PREDOMINATELY KENTUCKY BLUEGRASS SEED OF RECENT DISEASE RESISTANT INTRODUCTIONS. NO GUARANTEE ON SOD EXCEPT ANY SOD NOT SATISFACTORY AT TIME OF COMPLETION INSPECTION SHALL BE PROMPTLY REPLACED PRIOR TO COMPLETION OF JOB. STAKE SOD ON SLOPES 3:1 AND GREATER.
 - WHERE EXISTING CONCRETE/ ASPHALT AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 2' WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE EITHER HYDROMULCH OR DISKED STRAW DEPENDING ON SEED TYPE, APPLICATION, AND OWNER REQUEST.
 - LANDSCAPE CONTRACTOR TO INSTALL VALLEY VIEW, "BLACK DIAMOND" EDGING AROUND ALL PLANTING BEDS AS SHOWN ON THIS PLAN.
 - ALL MULCH TO BE FINELY SHREDDED HARDWOOD ORGANIC BARK MULCH, NO DYED MULCHES. INSTALL 4" DEPTH. NO FILTER FABRIC BENEATH ORGANIC MULCHES. NO EDGING AROUND ALL TREES OUTSIDE SHRUB BEDS.
 - IF SPECIFIED, ALL GRAVEL MULCH SHALL BE 1" DIA. WASHED "RIVER ROCK". INSTALL 4" DEPTH WITH APPROVED WEED FABRIC BARRIER IF INDICATED PLAN.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IRRIGATION SYSTEM INSTALLATION PER SHEET 11. DESIGN SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND/OR PLANTINGS, FROM CURB TO CURB. R.O.W. SHOULD BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. CARE SHOULD BE TAKEN IN VICINITY OF ALL WALKS AND DRIVES TO MINIMIZE OVER SPRAY. COORDINATE INSTALLATION OF ALL PVC SLEEVE UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
 - LANDSCAPE CONTRACTOR SHALL CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER AND DAILY AS DEEMED NECESSARY BY THE CITY.
 - GENERAL CONTRACTOR TO SWEEP PAVEMENT AREAS PRIOR TO TURN OVER TO OWNER.



PLANT MATERIAL				HEIGHT X WIDTH	
	QUANTITY	SIZE	ROOT TYPE	COMMON NAME BOTANICAL NAME	
OVERSTORY TREES					
 BO	6	2.5' CAL	B4B	BUR OAK <i>Quercus macrocarpa</i>	60' x 60'
 SL	2	2.5' CAL	B4B	SKYLINE MONEYLOCUST <i>Gleditsia triacanthos var. inermis Skyrole</i>	50' x 30'
EVERGREEN TREES					
 RP	3	10' HT	B4B	RED PINE <i>Pinus resinosa</i>	50' x 40'
SHRUBS					
 SU	14	#5 CONT	pot	STAGHORN SUMAC <i>Rhus typhina</i>	10' x 15'
GL	12	#3 CONT	pot	GRO-LOW FRAGRANT SUMAC <i>Rhus aromatica Gro-Low</i>	2' x 7'
 SJ	14	#3 CONT	pot	GREEN SARGEANT JUNIPER <i>Juniperus chinensis var. sargentii Viridis</i>	20' x 8'
PERENNIALS					
 SO	23	#1 CONT	pot	STELLA DE ORO DAYLILY <i>Heimericallio Stella de Oro</i>	2' x 3'

GRASSES						
	DB	48	#1 CONT	put	DIG BLUESTEM <i>Andropogon gerardi</i>	5' x 6'
	LB	44	#1 CONT	put	LITTLE BLUE STEM <i>Schizachyrium scoparium</i>	
SEED SPEC: NATIVE SPECIES SEED MIXES ARE FROM PRAIRIE NURSERY (WWW.PRAIRIENURSERY.COM, 1-800-(GRO-WILD)). CONTACT PRAIRIE NURSERY FOR SPECIFIC PLANTING INSTRUCTIONS. FALL SEEDING IS PREFERABLE (AUG. 20 TO OCT. 20). SPRING SEEDING SHOULD BE BETWEEN MARCH 15- MAY 15. <u>NO SUMMER SEEDING.</u>						
				---- SY	MNDOT, 34-262 SEED MIX (<u>OR APPROVED EQUAL</u>). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.	
				---- SY	MNDOT, 35-221 SEED MIX (<u>OR APPROVED EQUAL</u>). PROVIDE EROSION CONTROL BLANKET ON SIDE SLOPES.	
EDGING ---- LF						
MULCH ---- CY						
SOD ---- SY						

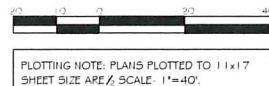
EMBANKMENT NOTES					
NATIVE PLANTS, PLANTING AND TRANSPLANTING					
A. Native planting shall not commence until planting areas have been properly amended and prepared.					
B. The site shall be free from all weeds and invasive plant species.					
C. Space plant material @ 3' O.C.					
D. All plant material shall be thoroughly watered within 8 hours of planting.					
E. OVER SEED ENTIRE BASIN WITH SPECIFIED NATIVE SEED MIX					
1,140		PLUG	DIG BLUESTEM <i>Andropogon gerardi</i>		
1,140		PLUG	WHITE COFFEYFLOWER <i>Echinacea purpurea alba</i>		
1,140		PLUG	LITTLE BLUE STEM <i>Schizachyrium scoparium</i>		
1,140		PLUG	PURPLE COFFEYFLOWER <i>Echinacea purpurea</i>		
1,140		PLUG	NEW ENGLAND ASTER <i>Aster novae angliae</i>		
LANDSCAPE REQUIREMENTS:					
-ONE OVERSTORY TREE PER 1,000 SF OF GROSS BUILDING AREA 7,310 SF = 8 TREES REQUIRED					
-ONE PARKING LOT TREE PER 10 PARKING SPACES 26 PARKING SPACES = 3 REQUIRED TREES					
11 TREES PROVIDED					



Know what's below.
Call before you dig.



NORTH
SCALE: 1" = 20'

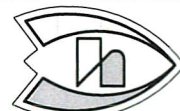


PLOTTING NOTE: PLANS PLOTTED TO 11x17
SHEET SIZE ARE 1/4" SCALE. 1"=40'

INSITES
SITE PLANNING LANDSCAPE ARCHITECTURE
3030 Harbor Lane North, Suite 131
Plymouth, Minnesota 55447
763.383.8400
Fax 763.383.8440

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Signed _____ Robert J. Mueller
Date _____ Reg. No. 19306



Holiday
STATIONSTORE
#3556

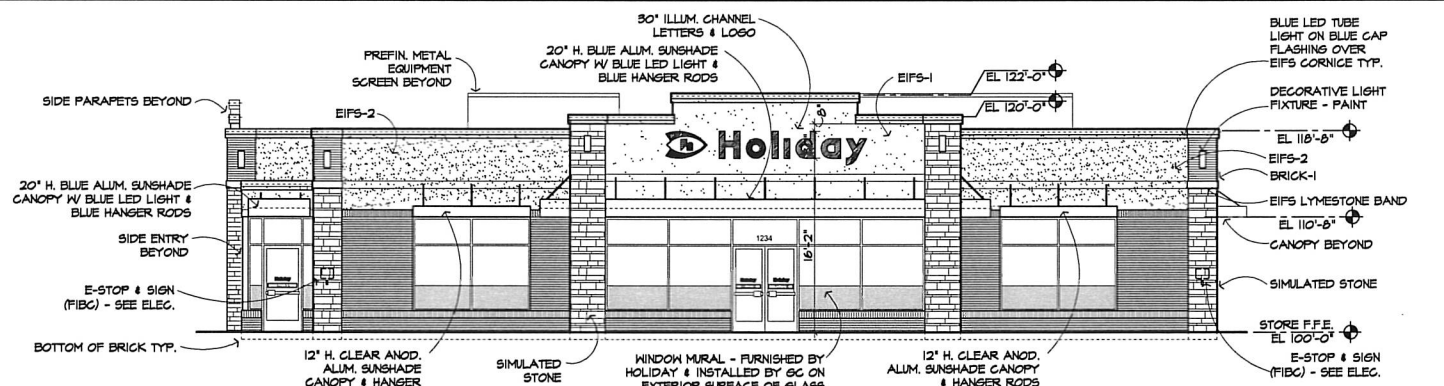
INVER GROVE HEIGHTS, MN

PROJECT NUMBER: _____
DRAWN BY: _____ X
CHECKED BY: _____ X

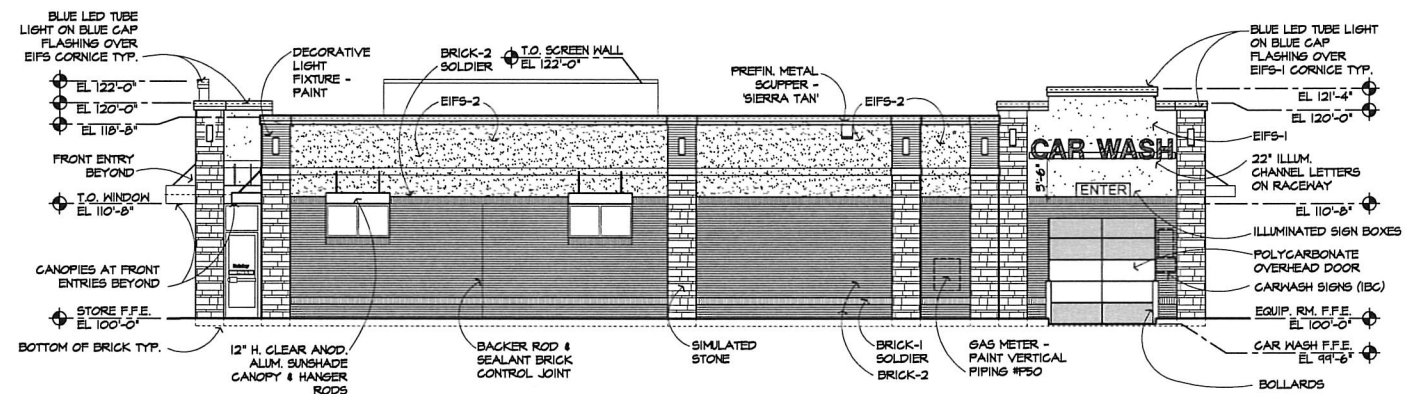
MARK: REVISION / ISSUE: DATE:
PLANNING SUBMITTAL MARK:0018 MAR19/2018
CITY COMMENTS APR03/2018

**LANDSCAPE
PLAN**

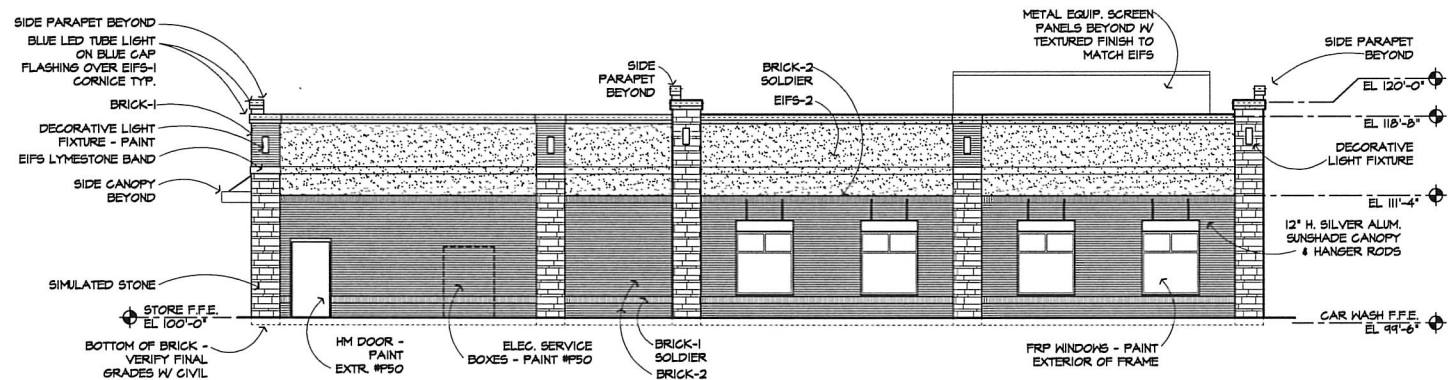
L1



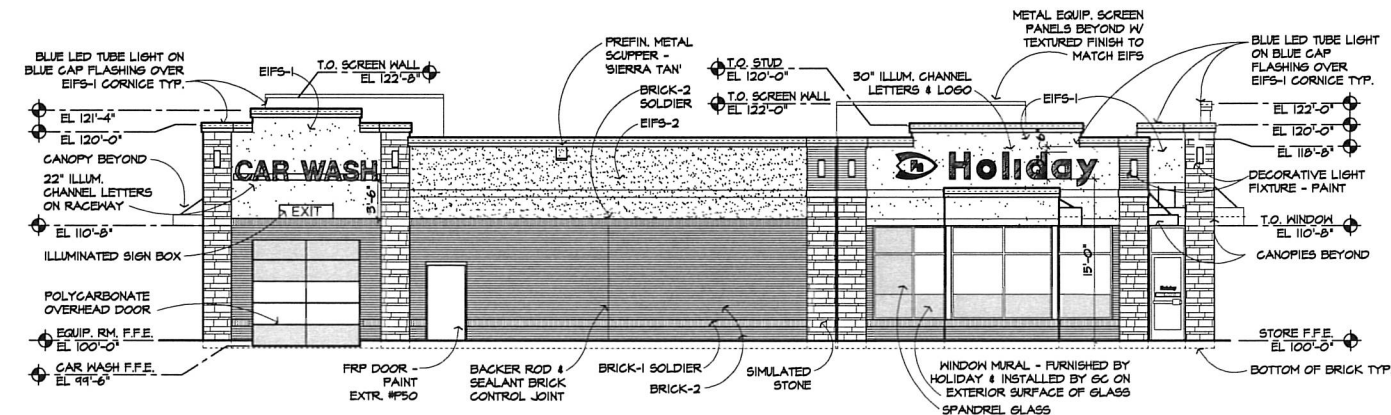
1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

ARCHITECTURAL CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960



Holiday

STATIONSTORE
#3556

INVER GROVE HEIGHTS, MN

PROJECT NUMBER:		18-1009-01
DRAWN BY:		BL
CHECKED BY:		KA
MARK:	REVISION / ISSUE:	DATE:
	CITY SUBMITTAL	03-19-18

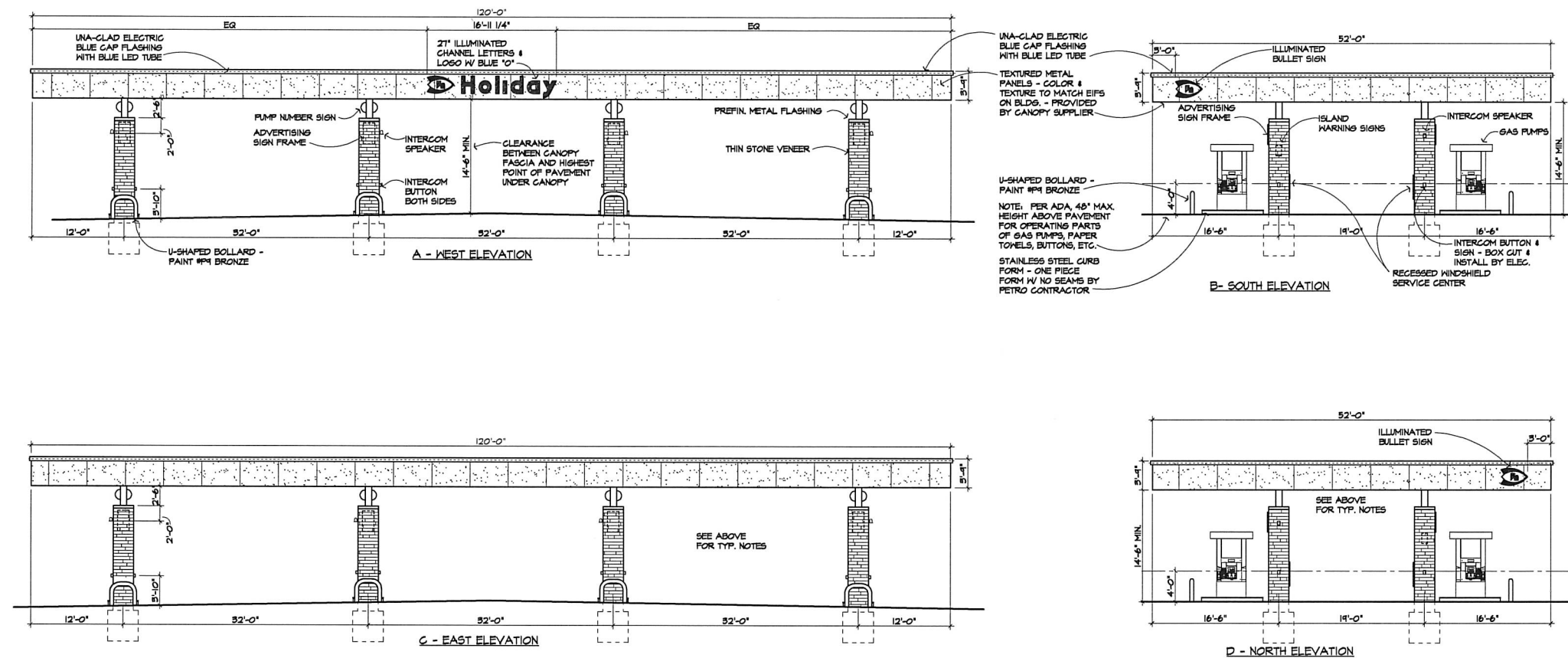
ALL QUESTIONS RELATED TO BIDDING AND
CONSTRUCTION OF THIS PROJECT SHALL BE DIRECTED
TO HOLIDAY COMPANIES PROJECT MANAGER:
SCOTT ALPAUGH
4567 AMERICAN BLVD. WEST
MINNEAPOLIS, MN 55437-1123
(952) 830-8888 (PHONE)
(952) 830-1678 (FAX)
scott.alpaugh@holidaycompanies.com

EXTERIOR
ELEVATIONS

A1

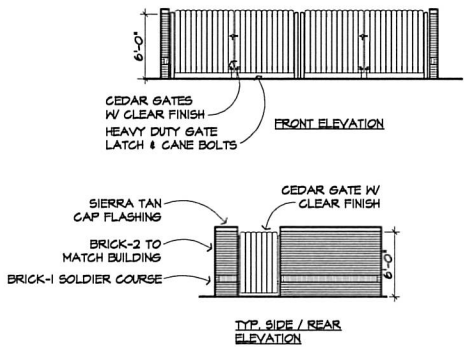
ARCHITECTURAL
CONSORTIUM L.L.C.

901 North Third Street, Suite 220 612-436-4030
Minneapolis, MN 55401 Fax 612-692-9960



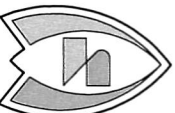
1 CANOPY ELEVATIONS

1/8" = 1'-0"



2 TRASH ENCLOSURE

1/8" = 1'-0"


Holiday
STATIONSTORE
#3556
INVER GROVE HEIGHTS , MN

PROJECT NUMBER:		18-1009-01
DRAWN BY:		BL
CHECKED BY:		KA
MARK:	REVISION / ISSUE:	DATE:
	CITY SUBMITTAL	03-19-18
ALL QUESTIONS RELATED TO BIDDING AND CONSTRUCTION OF THIS PROJECT SHALL BE DIRECTED TO HOLIDAY COMPANIES PROJECT MANAGER:		
SCOTT ALPAUGH		
4567 AMERICAN BLVD. WEST MINNEAPOLIS, MN 55437-1123 (952) 830-8888 (PHONE) (952) 830-1678 (FAX) scott.alpaugh@holidaycompanies.com		

EXTERIOR
ELEVATIONS

A2

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

REPORT DATE: May 9, 2018

CASE NO: 18-24PUD

APPLICANT: McGough Development, LLC

REQUEST: Comprehensive Plan Amendment

HEARING DATE: May 15, 2018

LOCATION: West side of Hwy 3, south side of Amana Trail

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-4/PUD, Commercial Planned Unit Development

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application requesting a comprehensive plan amendment to allow for a change in land use from commercial to high density residential. The request is to change the land use on what is known as Outlot D, Argenta Hills from RC, Regional Commercial to HDR, High Density Residential. The project would consist of approximately 220 high-end apartment units in one building on 10 acres. The subject area is the vacant land west of Target. There are two outlots planned for larger building commercial development. The request is to change land use on the western most of these parcels. The eastern lot, closest to existing commercial, would remain unchanged and is not part of this application.

Earlier this year, the applicant proposed a 400 unit development on the two outlots (C and D). The Council did not support the request and denied all parts of the application on January 8, 2017. On February 12, the Council approved finds of fact for denial of the comprehensive plan amendment and reconsidered action on the rezoning, plat and PUD plan requests. Ultimately, the applicant withdrew the remaining requests.

The revised concept plan takes into account the concerns of density and massing close to the residential areas. The plan provides a revised building layout with a majority of the building further away from Amana Trail and provides for the possibility of some type of open space in the front yard area. The narrative indicates the project is still expected to be a four-story building.

HISTORY

In 2007, Council approved the Argenta Hills Planned unit development which consisted of 154 residential units and 410,000 square feet of commercial. There have been a number of

amendments to the PUD since that time. In 2010, the developer requested and received an amendment to the first phase of residential development in the northeast corner of the site. The proposed change reduced the number of single family lots in that neighborhood from 60 to 45. In 2012, the developer requested and received an amendment to change the townhouse phase of the project to single family detached housing. In 2014, the final amendment in the residential area of the PUD was approved reducing the farthest west neighborhood on the west side of Alverno Avenue from the original plan by 8 units.

REQUEST

The specific applications being requested are:

1. Comprehensive Plan Amendment to change the land use designation of the majority of Outlot D from RC, Regional Commercial to HDR, High Density Residential.

EVALUATION OF THE REQUEST

COMPREHENSIVE PLAN AMENDMENT

As stated earlier, the current designation of the parcel in question is RC, Regional Commercial. On the original 2007 plan, this area was approved for a 132,500 square foot retail store. The proposed use of the property requires a change to the comprehensive plan land use designation from Regional Commercial to High Density Residential.

The following lists the definition of the proposed and existing land use designations and lists policies that appear to be most relevant to the project for each category in the 2030 comprehensive plan.

High Density Residential (HDR)

Areas designated as high density residential are intended to accommodate multi-family housing at densities exceeding 12 units per 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.

Future Development Area Policies:

- “Create planned neighborhoods with common facilities and amenities that establish a sense of identity and that helps promote long-term maintenance and value stability.”
- Establish a collector road system that deters the use of local streets for non-local vehicular trips.”
- “Encourage diverse housing styles consistent with the inherent characteristics of the site.”

- “Encourage cluster development practices that preserve significant natural resources by concentrating building locations.”
- “Provide commercial areas that are convenient to residential neighborhoods.”
- “Encourage creative land planning to create neighborhood areas that have a unique personality reflecting the natural beauty of the area as well as the overall context of the community.”
- *Amending the plan would allow the City to bring the density of the overall Northwest Area back to levels that were anticipated when planning began for the area. There have been a number of projects approved or amendments approved that have reduced the approved unit count below assumed densities.*
- *Approving an apartment project would be consistent with the goals of providing for different housing types and densities.*

From Housing Chapter:

Housing Policies:

- “Maintain a balanced housing supply with housing available for people at all income levels and unit types that meet the varying life-cycle needs of Inver Grove Heights residents.”
- “Continue to utilize City ordinances that allow planned developments that provide a mix of housing types.”
- “Promote the development of multi-family housing in areas that are physically suited to higher densities.”
- “Promote higher density housing in the mixed-use area of the City.”

From a housing perspective, the Inver Grove Heights Housing Committee commented on the original request and feels the project will restore some of the density lost to other approved projects, provides for a mix of housing type and density and will add to the City’s tax base.

Regional Commercial (RC)

Regional commercial areas are lots or parcels containing large-scale retail sales and services along arterial roadways that serve the region. As the name implies, goods and services offered in such areas appeal to a wide range of consumers, many of whom are willing to travel a significant distance to patronize various business establishments. Regional Commercial

districts are intended for large “big-box” users. These types of uses serve as anchors for other small to mid-sized commercial uses that benefit by the traffic generated by the anchors.”

Regional Commercial Area Policies:

- “Provide regional commercial areas to supply goods and services that appeal to a broad base of customers.”
- “Ensure a design pattern that facilitates pedestrian circulation between uses within the district and establishes a level of amenities that enhances the sustainability of the center.”
- “Encourage public and private improvements that create attractive environments for regional commercial developments.”
- “Require high quality building materials for structures in regional commercial areas.”
- “Provide arterial and community collector roadways necessary to support regional commercial developments.”
- *Retaining the commercial designation would provide land and building potential to supply goods and services for the City.*
- *The location is along major roads for ease of access to and from the site and the road system would be able to accommodate vehicle volumes associated with commercial retail uses.*
- *The original approved PUD was a mixed-use type project to accommodate retail and commercial in the same general area.*

ALTERNATIVES

The Planning Commission has the following actions available for the request:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the **Comprehensive Plan Amendment** to change the land use designation of the majority of Outlot D from RC, Regional Commercial to HDR, High Density Residential (12+ units/acre) subject to the following conditions:
 1. The comprehensive plan land use change shall not become effective until approved by the Metropolitan Council and rezoning and development plans has been approved by the City Council.

2. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
 3. 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.
- B. **Denial.** If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

The City Council did not support the previous request with rationale that was based mostly on the concerns with loss of commercial potential by changing the vacant land to residential. They also felt the building mass and density was too large and intrusive in relationship to the residential development in the area.

The Planning Department still feels the project is a positive one for the area. Our recommendation is based on the following:

- In many markets, commercial development remains slower than before the 2008 recession. Internet retail has changed the way retailers do business and fewer brick and mortar stores are being constructed.
- The addition of more residential in the area should create shopping demand to help fill the vacant store fronts.
- The project would add a different housing mix and density that is anticipated in the Northwest Area.
- In general, a multiple family development would have a higher building valuation and thus generate more taxes than a commercial building.
- The connection fee structure in the Northwest for multiple family is generally higher than commercial.

Based on this review, the Planning Division recommends approval of the comprehensive plan amendment.

ATTACHMENTS: Comp Plan Map
 Project Narrative
 Concept Plan
 E-mail from Resident

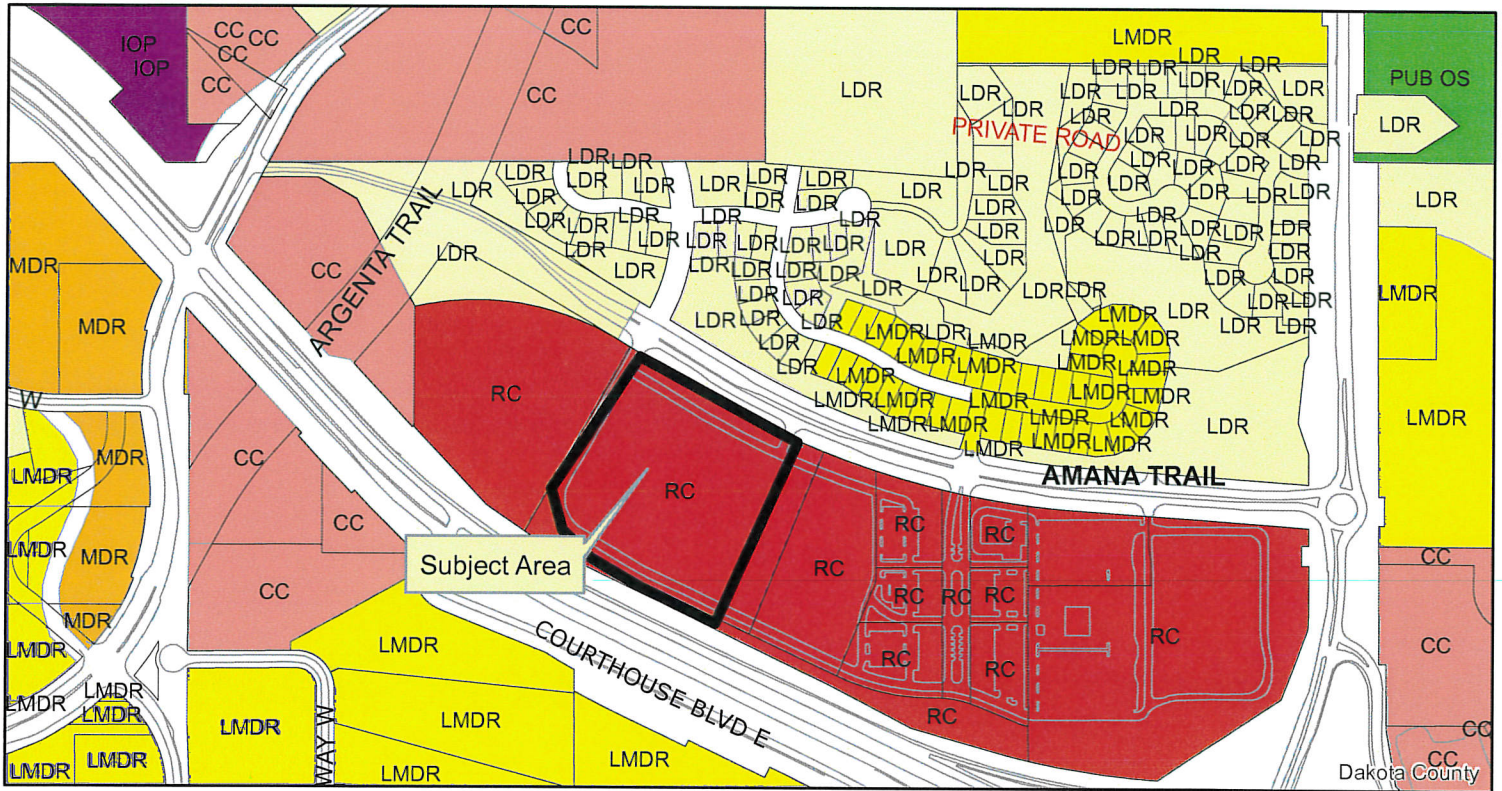


Location Map

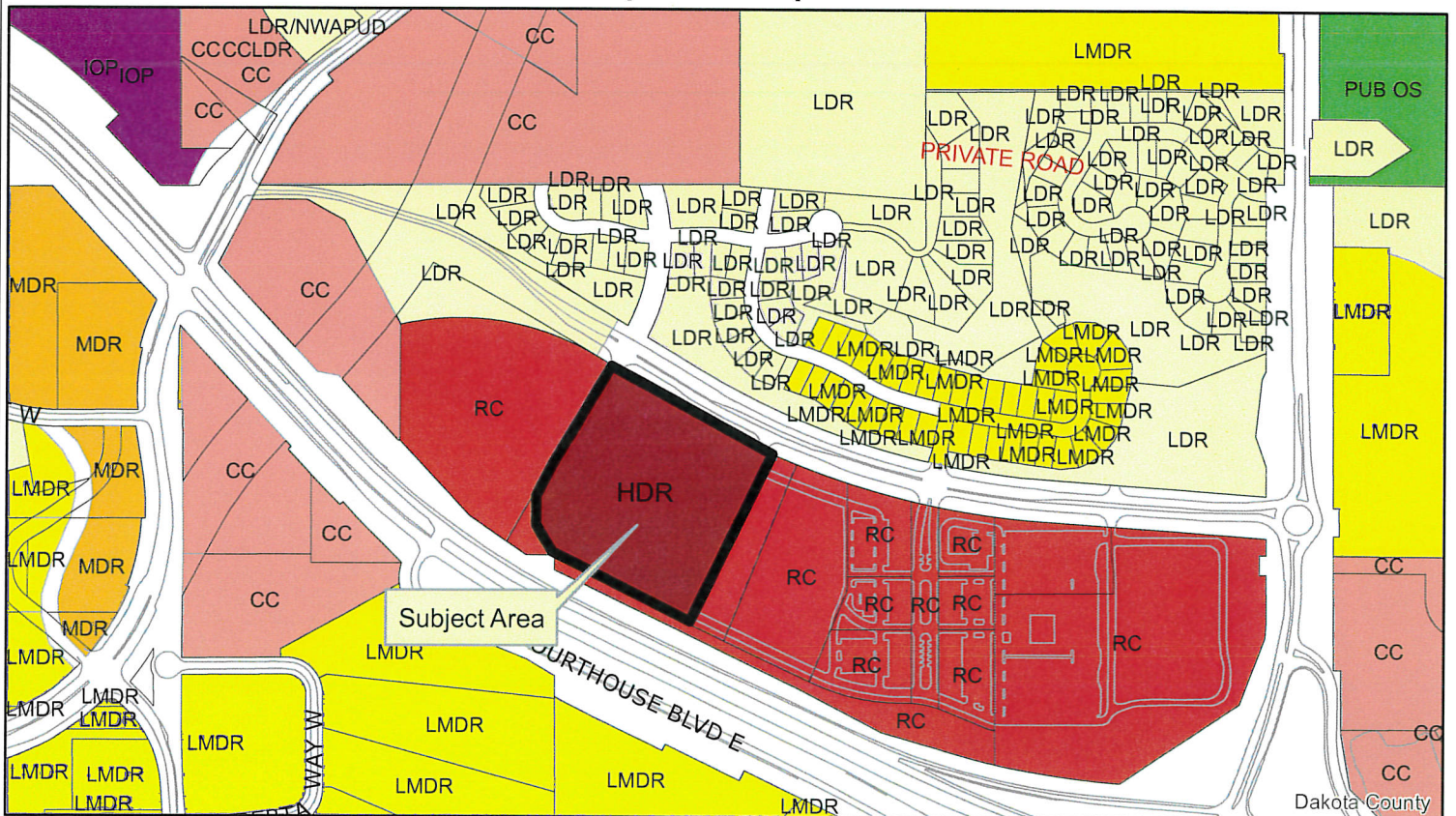
Case No. 18-24PUD



Existing Comp Plan



Proposed Comp Plan



PROJECT NARRATIVE

Date:
April 16, 2018



Reference:
Inver Grove Apartments
IGH Investment, LLC by
McGough Development, LLC
Attention:
Allan Hunting City Planner



GENERAL DESCRIPTION

The enclosed plan submission proposes a development with approximately 220-unit high-end Apartment Project located at the Argenta Hills Shopping Area. The Proposed Project is anticipated to be four stories in height, with a pitched roof and a residential blend of brick, stone and high-quality siding materials. It is well set back from the neighboring properties to North, serves as an architectural buffer between homes and the busy, nearby highway 55, and is designed to respect both the adjacent residential and commercial components of the overall development. The average building height from average grade plane (2'-6" below Level 1) is projected to be approximately 54'-0" which is well within the 70'-0" Maximum Height allowed by the R-3C Zoning District.

This building represents a lifestyle shift occurring throughout the metropolitan area. Not only are trends increasing the population renting, but the typical renter expectations for quality of units and overall building design include high-end finishes throughout, inclusive of an amenity rich environment with elements such as: Fitness Rooms, Theater, Business Centers and Community/Common spaces indoors, as well as, outdoor spaces with fire pits, bocce, swimming, sunning and other passive activity. As an example of the shift, an older nearby project - Gramercy of Inver Grove - is of a similar size to the proposed development, but it has only 1/8 the space dedicated for amenities and common areas relative to what is anticipated in the subject development.

COMPREHENSIVE PLAN AMENDMENT

The current zoning for the site in question is Regional Commercial. The North side of the site in question is low-medium density residential. We are requesting an amendment to the comp plan to allow high density residential- **R-3C** -within the confines of the Regional Commercial portion of the site (that portion of Outlot D, Argenta Hills, depicted on the plan included with this Application).

2018 Compromise Proposal



April 13, 2018

2017 Development Proposal No Longer Being Considered



Argenta
SF Lots
22 acres donated

In 2017 there were eight (8) primary issues/concerns raised by by some residents in response to our initial project proposal for 400 units along Amana Trail at Argenta Hills:

1. risk to **home values** going down – scenarios to consider when contemplating home values
 - Empty retail buildings, undeveloped or under-developed lots
 - High quality development, newly improved landscaping and community park amenity, more customers to support Main Street retail businesses as well as Target store.
2. negative **impact on individual real estate taxes**
 - lack of development means a lack of city revenue to support infrastructure debt from improvements already made (debt already on the books); that leaves revenue to come from in-place tax payers
 - We were told that city started increasing residential tax bills in January to collect an additional \$1 million to put toward NW area infrastructure – would otherwise be able to come from new development if approved to proceed
3. **crime** increasing
 - Keep site as is**
 - Iwa Sushi broken into in first 2 months of operation
 - Struggling with limited customer base
 - At risk without boost in business
 - Site including Multifamily/Apartment Use**
 - More people on the street make for safer environment
 - Residents around the clock are better deterrent than empty, highway oriented commercial buildings
4. **traffic** getting worse
 - 2017 proposal – 2,700 less cars daily compared with equivalent scale retail/commercial use
 - Compromise – 45% fewer units overall so even less cars than commercial use
5. **too dense** (i.e. too many units)
 - compromise - reduced 45% (from 400 units to 220)
6. **retail opportunity**
 - current Main Street retail square footage (including remaining building pads) can support anywhere from 6 to 20+ small businesses
 - compromise proposal – compared to 2017 proposal, there will be 6-7 Acres more for retail (we aren't changing zoning on the land that had the smaller of 2 buildings proposed last year. It remains commercial and advertised for retail.
7. **Building design concerns**
 - **Too big**
 - **Height** - *to be feasible, a project must be 4 stories, HOWEVER*
 - **Size & Distance from homes**
 - compromise proposal reduces the building length along Amana Trail by 84% (from 379 feet to 62 feet)
 - compromise proposal pushes a portion of the building density from that reduced northern wing toward HWY-55 by over 200 more feet farther away from homes (closest home was 380 feet from the building in 2017 proposal; same home is now over 580 feet away in the 2018 compromise)
8. **park demand** (non-project specific) – several neighbors report they don't have enough recreation space and want a nearby park experience:
 - Compromise includes much enhanced landscaped improvements and buffering between the proposed residential building and single-family homes
 - Up to 1 acre set aside for community green space/park area for both future apartment residents and homeowners to enjoy
 - Elements and final configuration TBD based upon site engineering and project budget constraints

Joe Lynch
City Hall
8150 Barbara Avenue
Inver Grove Heights, MN 55077

March 16, 2018

Dear Mr. Lynch,

I am writing in support of the new development plans in Argenta Hills shopping center at the corner of Hwy. 55 and South Robert. I supported the last plan as well, but I didn't speak out. I guess I thought it was a done deal and was surprised to hear that the city turned down the rezoning. I fear the opposition was louder, but everyone I talk to in my neighborhood is in favor, so I wanted to voice my opinion.

I live in the Capstone neighborhood to the north of the shopping center. We have lived here almost 6 years with very few tenants coming into the center. Since then we have experienced break ins, mail theft and other mischief. I don't think it helps that we are out in the middle of nowhere but also, there is a big vacant lot nearby and not enough people around it!

My concern is the longer this sits vacant the more our property values will go down. Certainly it is attractive to those who walk dogs, but it is also attractive to trouble makers who think that no one is watching them. It is also close to the highway which makes it convenient for people who don't live here to come in, cause trouble, and get away quickly.

Also, this neighborhood has been talking about accessibility to a park ever since we moved in. We have many young families with small children who could utilize it. The new McGough proposal includes a park which people could walk to, play in and walk their dogs. It would be beautiful green space instead of a big vacant lot with weeds that looks untended.

As families we would like to attract more retail to this area as well. Another restaurant, a drycleaner, ice cream, coffee, anything would be welcome.

Please consider this proposal. We have waited long enough for some progress. I urge you to approve this plan. Everyone I talk to in this neighborhood is in support. We just haven't made our voices heard.

Thank you,


Teri Parker Brown
7538 Alpine Court
IGH