

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

Tuesday, July 17, 2018 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. **CALL TO ORDER**
2. **APPROVAL OF PLANNING COMMISSION MINUTES FOR JUNE 19, 2018**
3. **APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 MEI MEI MAK - CASE NO. 18-36PDA

Consider an **amendment to the Bishop Heights Planned Unit Development** to allow a massage therapy business to be located at Lot 3, Block 1, Bishop Heights 4th Addition.

Planning Commission Action _____

3.02 BETH & STEVE HOEPPNER - CASE NO. 18-34C

Consider a **conditional use permit** to exceed the maximum impervious surface allowed on the property located at 6511 Arctic Way.

Planning Commission Action _____

3.03 JAN & LINDA JENSEN - CASE NO. 18-35V

Consider a **variance** to adjust a lot boundary that creates a lot less than the required 2.5-acre minimum lot size requirement for the property located at 2701 87th Street.

Planning Commission Action _____

3.04 CITY OF INVER GROVE HEIGHTS - CASE NO. 18-39S

Consider a **preliminary and final plat** to create a two lot, three outlot subdivision to be known as McGroarty Park 1st Addition for the property located south of 5861 Blaine Avenue and identified as PID No. 20-03310-56-011.

Planning Commission Action _____

3.05 HAMPTON COMPANIES - CASE NO. 18-37PUD

Consider a **final plat and final PUD development plan** for a 67-unit single-family villa development and a 32-unit assisted living facility for the property located along 80th Street, west of Babcock Trail, identified as PID No. 20-00800-51-013.

Planning Commission Action _____

3.06 CASEY'S RETAIL COMPANY - CASE NO. 18-33SC

Consider the following requests for the property located at Outlot B, Robert Curve:

- a) A **preliminary and final plat** to create a one lot, two outlot subdivision to be known as Robert Curve Second Addition

Planning Commission Action _____

- b) A **conditional use permit** to allow a convenience store with gas sales on the property

Planning Commission Action _____

- c) A **vacation** of all existing drainage and utility easements lying within Outlot B, Robert Curve

Planning Commission Action _____

4. OTHER BUSINESS

4.01 CITY OF INVER GROVE HEIGHTS (BILJAN) – CASE NO. 18-42X

Review of Capital Expenditure associated with a potential property acquisition for consistency with the Comprehensive Plan

Planning Commission Action _____

5. ADJOURN

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

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 19, 2018 – 7:00 p.m.
City Hall Chambers - 8150 Barbara Avenue

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

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

Commissioners Absent:

Others Present: Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the June 5 Planning Commission meeting were approved as submitted.

KIRK LINDBERG – CASE NO. 18-30C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow metal siding on an accessory building, for the property located at 8799 Audubon Road. 18 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the property is four acres in size and zoned PUD. The applicant is proposing to build an accessory structure and is requesting a conditional use permit to allow it to have metal siding. Staff recommends approval of the request with the conditions listed in the report.

Opening of Public Hearing

Kirk Lindberg, 8799 Audubon Road, advised he was available to answer any questions.

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

Mr. Lindberg replied in the affirmative, stating he recently had vertical steel siding put on his house and he would like to install matching siding on the accessory building.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Wippermann, to approve the request for a conditional use permit to allow metal siding on an accessory building, for the property located at 8799 Audubon Road, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on June 25, 2018.

FUEL OIL SERV CO (HOLIDAY GAS STATION) – CASE NO. 18-29S

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary and final plat to create a one lot, one outlot subdivision for the property located at 7020 South Robert Trail. 12 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, presented the request as detailed in the report. He advised that the City Council recently approved a conditional use permit amendment to rebuild a 7,300-square foot building. One of the conditions of approval was that the two parcels be combined through platting. The plat consists of one lot and one outlot. Lot 1 contains the building, parking, gas island and stormwater pond. The outlot contains the storm basin for the roundabout and a regional basin for the Northwest Area improvements. A 20-foot wide trail easement will be dedicated with the plat and will be included in the development agreement. The plat has been reviewed by Dakota County and MNDOT. Staff recommends approval of the request with the three conditions listed.

Commissioner Simon noted that the site maps were not included in the packet.

Mr. Hunting advised he did not include the maps in the packet as the site plan was already approved with the conditional use permit.

Commissioner Simon asked about the construction schedule for this portion of South Robert Trail.

Mr. Hunting stated it was his understanding that they would begin work on the east side during this construction season and the balance would be done next year.

Commissioner Simon asked if that would change the schedule for Kath Fuel.

Mr. Hunting believed it would push back the construction of the new Holiday Gas Station building until the following year when the roadway was shut down for reconstruction of the 70th Street/South Robert Trail intersection.

Opening of Public Hearing

There was no public testimony.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Simon, second by Commissioner Robertson, to approve the request for a preliminary and final plat to create a one lot, one outlot subdivision for the property located at 7020 South Robert Trail, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on June 25, 2018.

OTHER BUSINESS

Chair Maggi reminded Commissioners that the July 3 Planning Commission has been cancelled due to lack of a quorum.

The meeting was adjourned by unanimous vote at 7:12 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

DRAFT

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

HEARING DATE: July 17, 2018

CASE NO: 18-36PDA

APPLICANT: Mei Mei Mak

PROPERTY OWNER: Inver Grove Heights MN, LLC

REQUEST: SE Quad Ordinance Amendment (Bishop Heights)

LOCATION: 5751 Blaine Avenue

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: PUD (Southeast Quadrant)

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant is requesting an amendment to the Bishop Heights Planned Unit Development (PUD) Ordinance to allow for a massage therapy business to be located within an existing building, located on the northwest corner of Blaine Avenue and Upper 55th Street. The current tenants in the building include Caribou Coffee, the Hearing Center and Parkview Cat Clinic. The massage therapy business would lease 1,300 square feet of space and would have no more than three employees.

The Bishop Heights PUD was set up as its own ordinance with all uses approved individually and listed within the ordinance. The original approval for this building was 9,100 square feet of general retail, which has since been amended to add a restaurant with a drive through and a feline veterinary clinic. The proposed massage use does not fall under either category; therefore, the ordinance needs to be amended to reflect the proposed use.

Specific Request

In order to utilize the property as proposed, the applicant has requested the following specific action:

- 1) Add massage therapy business to the list of allowed uses on Lot 3, Block 1, Bishop Heights 4th Addition.

EVALUATION OF THE REQUEST

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

North – Vacant/parking; zoned Commercial PUD; guided RC, Regional Commercial.
East - Greenhouse; zoned Commercial PUD; guided RC.
West – Gas station; zoned PUD; guided RC.
South – Applebees; zoned PUD; guided RC.

ANALYSIS

The current SE Quadrant PUD approval for this lot is:

21	Lot 3, Block 1, Bishop Heights 4 th Addition	9,100 square foot building retail/restaurant with drive- through/feline veterinary clinic
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The requested use change for the lot is proposed to read as follows:

21	Lot 3, Block 1, Bishop Heights 4 th Addition	9,100 square feet of retail/ restaurant with drive-through/ feline veterinary clinic/ massage therapy
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As previously mentioned, the maximum number of employees would be three. Staff believes trip generation and parking are the two main concerns when reviewing this request.

The minimum parking requirements in City Code require a greater number of parking stalls for retail space versus office/clinic space. Therefore, a mix of uses in the building would not exceed the number of parking spaces originally provided for a retail building; staff believes the site has adequate parking provided on the property.

The uses and traffic counts are important in the Bishop Heights PUD because it is important that traffic generation at the Upper 55th Street and Hwy 52 intersection remain below capacity. All the lots in the Bishop Heights PUD are approved with a PM peak traffic generation number. This is used to track total projected traffic volumes to compare when actual traffic counts are done in the area. The current PM traffic counts on this lot include the building as all retail which has a higher traffic demand than the proposed massage clinic. Therefore, in this case, the traffic counts will not be modified in case the building converts back to an all retail complex.

ALTERNATIVES

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

- Approval of an **Amendment** to the Southeast Quadrant PUD Ordinance to allow the uses approved for Lot 3, Block 1, Bishop Heights 4th Addition to be retail/restaurant with drive-through/feline veterinary clinic/massage therapy.

B. **Denial**: If the Planning Commission does not support the request, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, the basis of the recommendation should be given.

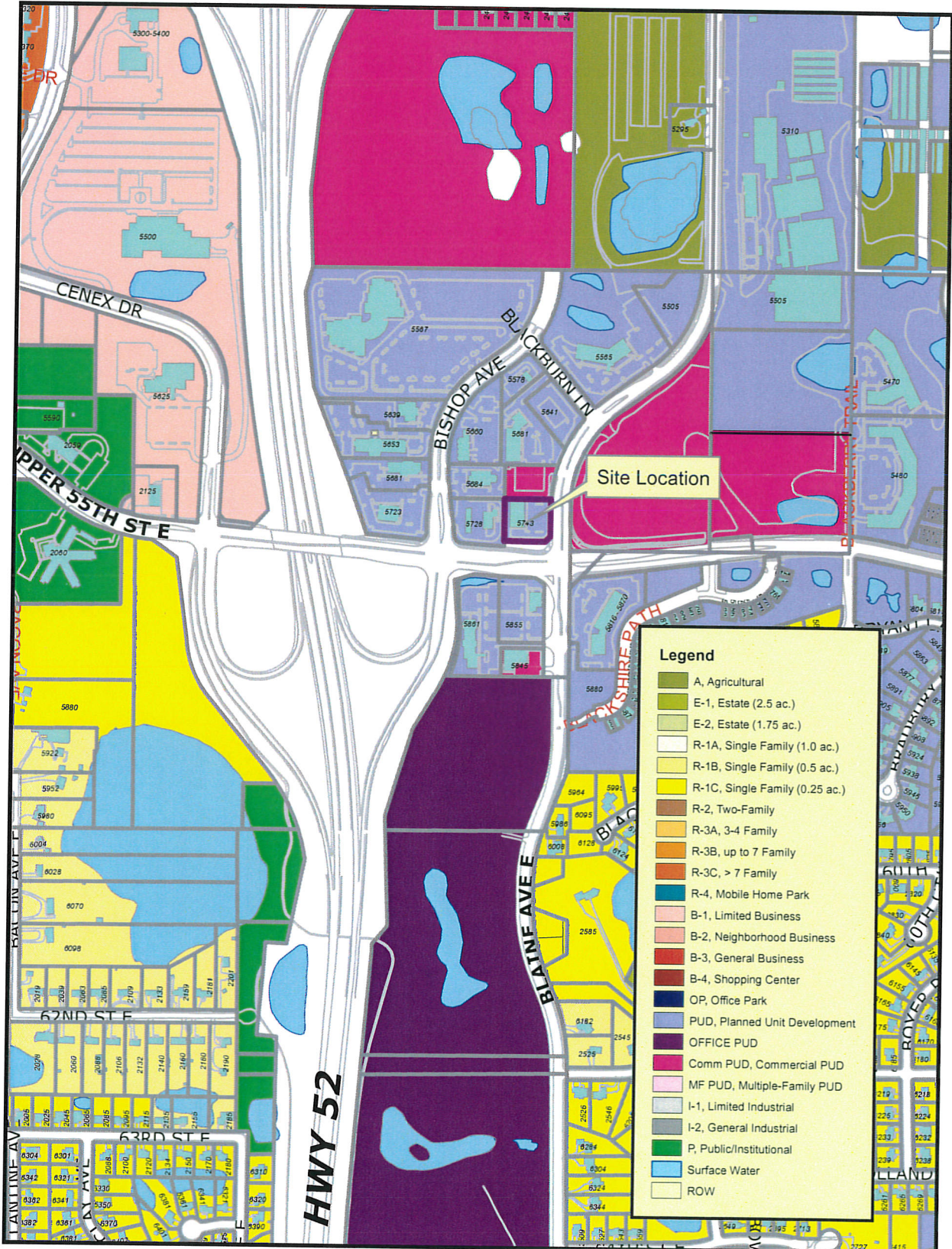
RECOMMENDATION

Based on the information in the preceding report, staff is recommending approval of the request as presented.

Attachments: Exhibit A –Zoning and location map
Exhibit B – Narrative
Exhibit C – Site Plan
Exhibit D – Photo of building



5751 Blaine Avenue Case No. 18-36PDA



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Exhibit A
Zoning and Location Map
Map not to scale

Inver Grove Heights Marketplace II
5743-5763 Blaine Avenue
Inver Grove Heights, MN 55076

PUD Amendment Request – Massage and Wellness Center

Applicant: Mei Mei Mak

Proposed bay: 5751 Blaine Avenue

Attached is a completed application form for **Mei Mei Mak** dba La Mei Spalls and approved by the ownership of the above retail center, **Inver Grove Heights Marketplace II**.

Zoning Background:

The zoning within the PUD zoned district of Bishop Heights does not currently allow for a massage and wellness center and would require the PUD to be amended for this use. The applicant is requesting the ordinance be amended within the city code to allow for the applicant's use, massage and health wellness services. The applicant would be leasing 1,300sf of space within the center, see site/building plans.

Business Background on Applicant

We welcome any questions you may have. Thank you.

IGH CITY STAFF

Dear Heather,

I came to the United States of America almost 3 years ago. I came here on an arranged marriage in the hopes for a better life for my son and I. The marriage did not work out and now I am working hard as a single mother trying to make a good life for my son and I. He just graduated from Hastings high school and is enrolled at Inver Hills community college this fall. He is also enrolled at the Academy for massage therapy where I was certified two years ago. It is my hopes that he can join me after he is licensed and we can work together at this therapeutic massage center. I have been working in the massage industry for two years now at several Twin Cities therapeutic massage stores. I have learned this business having worked in it and hope to have my own business soon. I think this location on Blaine Ave. would be good for much walk-in customers because it is next to Caribue Coffee and Gerten's store. I will have store hours from 10:00 A M until 9:00 P M and have no more than 2 employees. I ask that you please grant me permission to open my new store at this location and start my journey.

Sincerely,

Mei Mei Mak

MZI MZI MAK



SITE PLAN NOTES:



PLANNING REPORT

CITY OF INVER GROVE HEIGHTS

HEARING DATE: July 12, 2018

CASE NO.: 18-34C

APPLICANT & PROPERTY OWNER: Beth & Steve Hoeppe

REQUEST: Conditional Use Permit to exceed the allowed impervious surface on a property

LOCATION: 6511 Arctic Way

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: PUD, Planned Unit Development

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner



BACKGROUND

The applicant is requesting a Conditional Use Permit (CUP) to exceed the allowed impervious surface amount on the property. The applicant's home is currently under construction and located in the Blackstone Ridge PUD development. This PUD allows for 3,704 square feet of impervious surface per lot. City code allows additional impervious surface on a property, up to 10% of the lot area, with a conditional use permit. The applicants would like to add a porch addition onto their new home; the total impervious surface amount on the lot would be within the additional 10% allowance. The proposed porch would meet all other zoning code requirements, including setbacks.

Details of the impervious coverage are listed in the following chart:

	Square Feet	Allowed Impervious Coverage (sq. ft)
Lot Size	16,057	3,704
Additional impervious allowed w/ CUP	10% of lot area	<u>1,606</u>
Total impervious allowed on property		5,310
Approved Impervious Surface for new home	3,687	Under by 17 sq ft
Additional impervious surface requested	272	
Total sq ft requested by CUP	255	
Total impervious surface requested for property	3,959	

SPECIFIC REQUEST

A Conditional Use Permit to exceed impervious surface above the allowed amount but within the additional 10% of lot area allowed with a conditional use permit.

SURROUNDING USES:

The subject site is surrounded by the following land uses to the north, south, east and west:

- Single-family Residential; Zoned PUD, Planned Unit Development;
Guided LDR, Low Density Residential

EVALUATION OF REQUEST:

GENERAL CUP CRITERIA

Section 10-3A-5 of the Zoning Regulations lists criteria to be considered with all conditional use permit requests. This criterion generally relates 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 proposed impervious surface conditional use permit meets the above criteria. As shown in Exhibit A, the surrounding properties are all platted for single-family residential homes. The proposed porch would fit in with the neighborhood and comply with setback requirements. Additionally, the applicant has agreed to comply with the storm water treatment conditions, which help maintain the drainage and storm water runoff on the applicant's property.

IMPERVIOUS SURFACE CUP CRITERIA

The zoning ordinance sets a maximum impervious surface allowed on each lot in the city based on lot size categories. Impervious surface can be increased by up to 10% of the lot area with a conditional use permit provided the following criteria are met:

- a) A Storm Water Management System shall be constructed within the property that meets the Best Management Practices design criteria as set forth in the Northwest Area Ordinances and Storm Water Manual.
- b) The Storm Water Management System and Grading Plan (including necessary details for construction, showing proper location, material, size, and grades) shall be approved by the Engineering Division prior to ground disturbance or installation of the facility.
- c) The Storm Water Management System is considered a private system and the responsibility of maintenance is that of the owner.
- d) The design of the facility shall provide storage and treatment for the 100-year event volume as it relates to the additional impervious surface being considered with a conditional use application.
- e) A storm water facilities maintenance agreement shall be entered into between the applicant and City to address responsibilities and maintenance of the storm water system.
- f) An escrow or fee, to be determined by the City Engineer, shall be submitted to the City with the Storm Water Management System submittal. The final amount and submittal process shall be determined by the City by the time the Owners are ready to submit the Storm Water Management System and Grading Plan. Surety shall be provided to ensure construction of the system according to the plans approved by the City Engineer.

- g) The soils shall be tested to determine the infiltration capacity at and below the stormwater facility to ensure the stormwater management facility performs and functions within the assumed design parameters. A three (3) foot separation shall be maintained from seasonal high water levels and the bottom of any facility.

ENGINEERING REVIEW

The Engineering Department has reviewed the request and is working with the applicant on the stormwater and grading requirements listed above. The applicant shall continue to work with the City to secure final approval of the construction plans.

ALTERNATIVES

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

A. Approval If the Planning Commission finds the requests to be acceptable, the Commission should recommend approval of the request with at least the following conditions:

- Approval of the Conditional Use Permit to allow 3,959 square feet of impervious surface on the property which is above the approved amount but within the additional 10% of lot area allowed with CUP subject to the following conditions:
 1. The applicant shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence.
 2. A storm water facilities maintenance agreement shall be prepared by the City Attorney and executed by both the City and the property owner to ensure long term maintenance of the facilities.

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

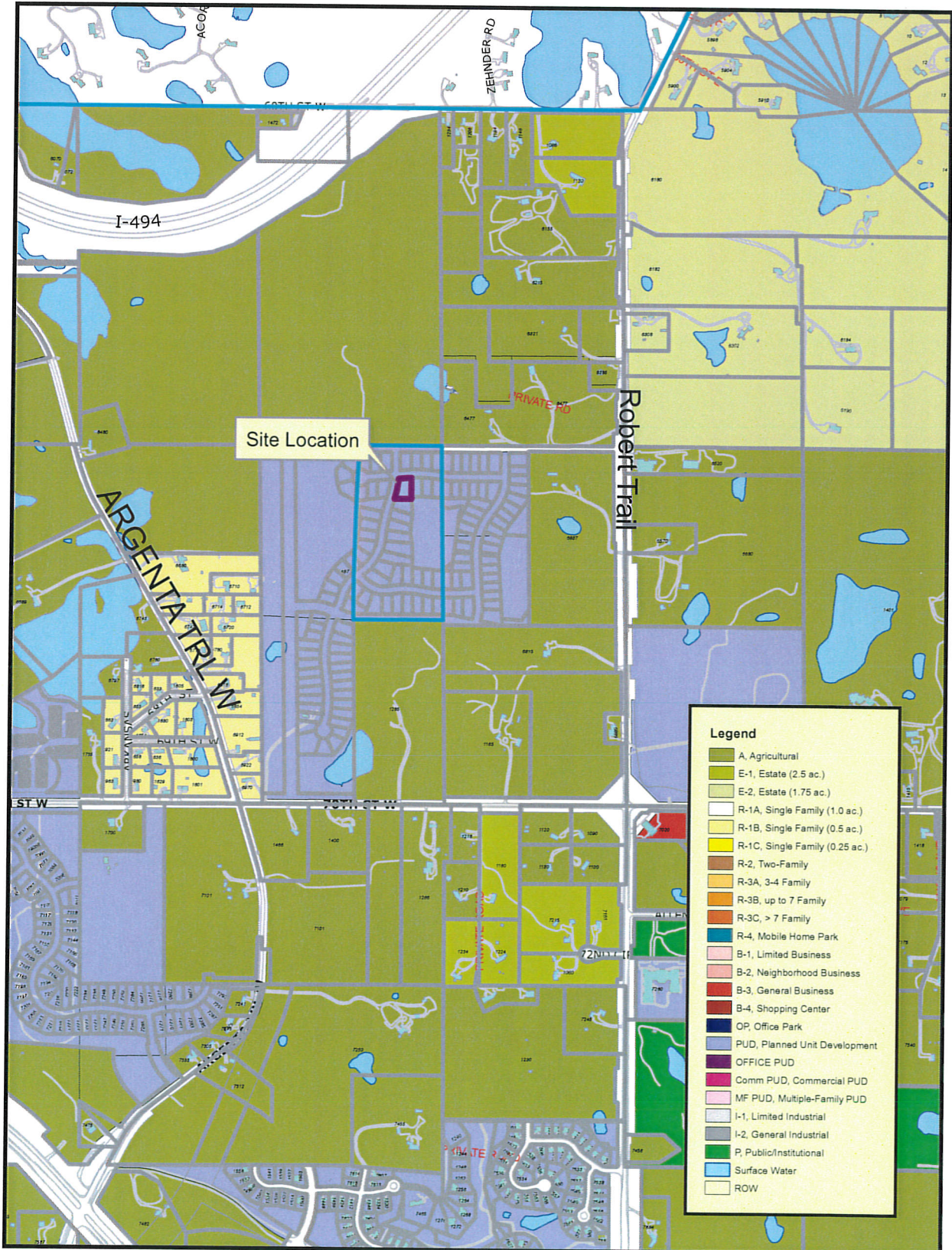
RECOMMENDATION

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

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



6511 Arctic Way Case No. 18-34C



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Exhibit A
Zoning and Location Map
Map not to scale

To: City of Inver Grove Heights

From: Beth and Steve Hoeppner, 651-681-9137

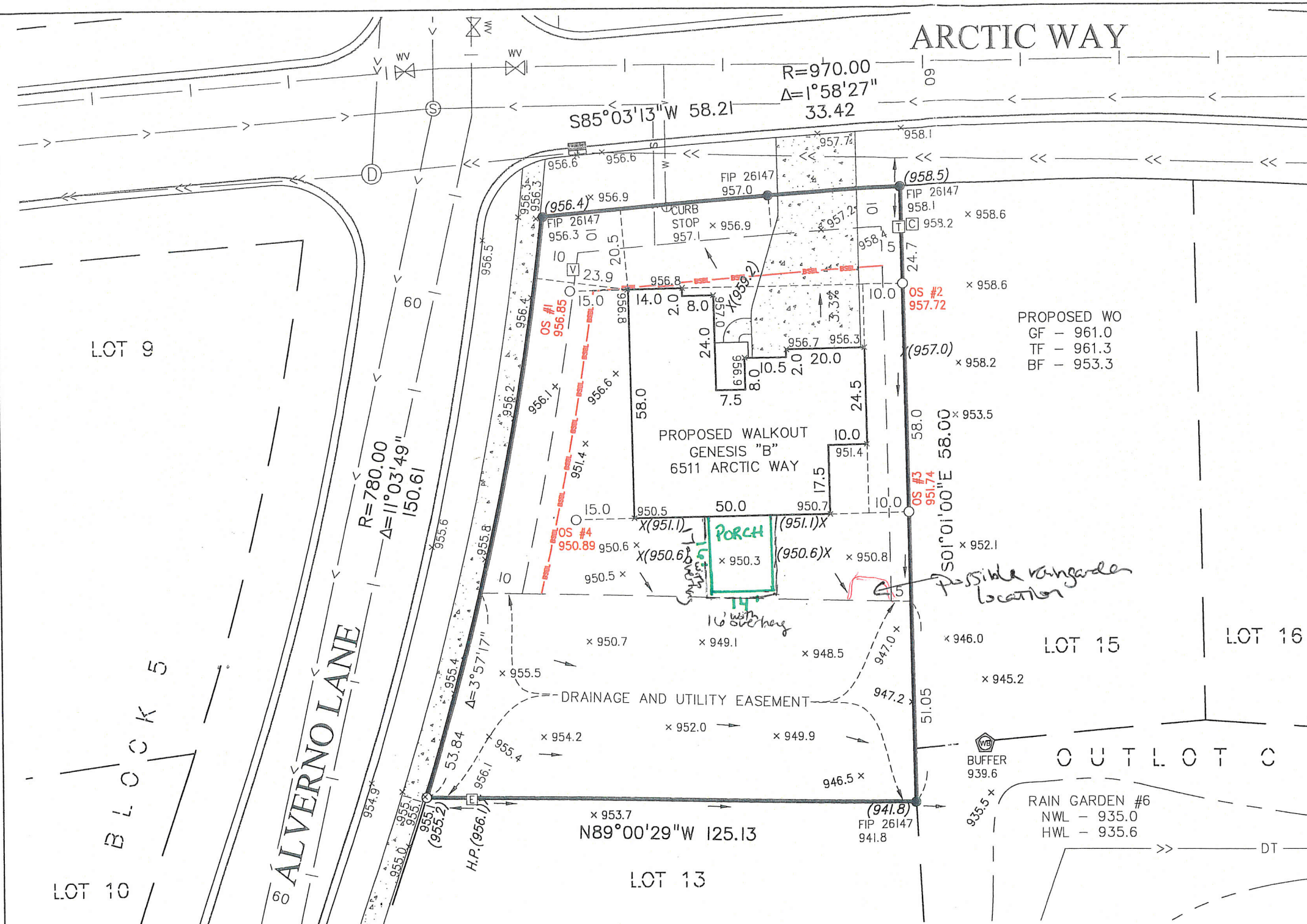
Date: June 10, 2018

Re: Conditional Use Permit request for 6511 Arctic Way, Inver Grove Heights, 55077

We are requesting a Conditional Use Permit to build a 14 x 16-foot screened porch (with roof that would be approximately 16 x 17 feet of surface area) off the back of our home that is currently under construction in the Settler's Ridge neighborhood in Inver Grove Heights. There would also be a grill deck area (without a roof) to the side of the porch.

To mitigate the impervious surface area created by the porch roof which goes beyond the allotted surface area for our lot, we propose to install a rain garden that meets the specifications (see attached Rain Garden Sizing Guide) calculated by Michael Wright, Engineering Technician for the City of Inver Grove Heights. We will hire a landscape company with experience in rain garden design and installation to determine the appropriate placement of the garden in our back yard as well as to create and install the garden meeting the City's guidelines.

B



Property Description: Lot 14, Block 5, BLACKSTONE RIDGE, according to the recorded plat thereof, Dakota County, Minnesota.

1. Address: 6511 Arctic Way, Inver Grove Heights, Minnesota 55077
2. Existing utilities shown are shown in an approximate way only. The contractor shall determine the exact location of any and all existing utilities before commencing work. He agrees to be fully responsible for any and all damages arising out of his failure to exactly locate and preserve any and all existing utilities.
3. Must maintain a minimum 2% slope gradient to accommodate positive drainage.
4. All set offset irons are measured to hundredths of a foot and can be used as benchmarks.
5. The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
6. A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
7. Proposed grades shown adjacent to building foundation refers to top of black dirt.
8. Verify sanitary service invert prior to any concrete work.
9. Benchmark:
TNH "A" @ Lot 4, Block 1, BLACKSTONE RIDGE = 958.81 Feet
TNH "B" @ Lots 12 & 13, Block 5, BLACKSTONE RDGE = 956.70 Feet

Development Plan Data - WO

Garage Floor Elevation	= 959.0
Top of Foundation Elevation	= 959.3
Basement Floor Elevation	= 951.3

Proposed Elevations

Proposed Garage Floor Elevation	= 959.5
Proposed Top of Foundation Elevation	= 959.8
Proposed Basement Floor Elevation	= 951.8

Setbacks

Min. Front Yard Setback = 20'
Min. Side Yard Setback = 15' Separation between homes
Min. Rear Yard Setback = 30'
Min. Corner Lot Setback = 15'

Hardcover

Lot Area	= 16,057 S.F.
House Area	= 2,585 S.F.
Driveway Area	= 977 S.F.
Stoop Area	= 94 S.F.
Deck Area	= 31 S.F.
Total Area	= 3,687 S.F.
Coverage =	23.0%



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN HEREON FROM RECORDED PLAT AND LABELED AS SHOWN

Handwritten: 3,704 # Total allowed
Handwritten: Porch Area (with overhang) 16x17 = 272
3,959 sf total on property
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 11th day of December, 2017.

Handwritten signature: Daniel L. Schmidt

Daniel L. Schmidt, PLS
schmidt@sathre.com
Minnesota License No. 26147

STORM DRAIN	GROUND ELEVATION	EXISTING TREE	CONCRETE CURB
CATCH BASIN	PROPOSED ELEVATION	PROPOSED TREE	SANITARY SEWER
GATE VALVE	WETLAND BUFFER POST	PROPOSED TREE	STORM SEWER
HYDRANT	HAND HOLE	BITUMINOUS	WATERMAIN
IRON PIPE SET	ELECTRIC TRANSFORMER	CONCRETE	PROPOSED SILT FENCE
IRON PIPE FOUND	TELEPHONE PEDESTAL	CONTOUR PROPOSED	DRAIN TILE
SANITARY MANHOLE	UTILITY PEDESTAL	CONTOUR EXISTING	FENCE
DENOTES SUMP PUMP	SEWER SERVICE ELEVATION	DRAINAGE ARROW	BUILDING SETBACK LINE

JOB #: 5046-1440	REVISIONS
FIELD CREW: DH/GH	
DRAWN BY: DZB	
CHECKED BY: DLS	
DATE: 11-29-17	

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CERTIFICATE OF SURVEY

PREPARED FOR

LENNAR OF MINNESOTA

Section 6 - Township 27 - Range 22

30 15 0 15 30 60

SCALE IN FEET

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

HEARING DATE: July 17, 2018

CASE NO: 18-35V

APPLICANT: Jan & Linda Jensen

PROPERTY OWNER: Mark & Cindy Nordstrom

REQUEST: A variance to allow an existing lot to be less than the 2.5 acre minimum lot size

LOCATION: 2701 87th Street

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: E-1, Estate residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

This request involves two abutting parcels located at 2585 and 2701 87th Street (parcel 1 & 2 respectively). Both lots currently comply with the minimum lot size requirement. The existing homes sit on the most easterly part of the properties. Recently there was a property line dispute between the two property owners that ended up being heard in front of a judge. The judge ordered a portion of parcel 2 to be sold to parcel 1, along with a lot boundary adjustment decreasing the size of parcel 2 to be less than 2.5 acres and therefore, increasing the lot size and side yard of parcel 1.

The current zoning of E-1 requires a 2.5 acre minimum lot size requirement. As a result of the court order parcel 2 would be a non-conforming lot. To avoid confusion and any future sale of parcel 2, the owner of parcel 2 would like to have a lot that is a legal conforming lot.

SPECIFIC REQUEST

The following specific application is being requested:

- 1) A variance from the minimum lot size requirement to allow an E-1 lot to be 2.437 acres in size whereas 2.5 acres is required.

EVALUATION OF THE REQUEST

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

North, South and West – single-family; zoned E-1; guided LDR

East - Multiple-family residential; zoned PUD; guided MDR, medium density residential

VARIANCE REVIEW

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

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

The surrounding neighborhood is developed, and the use of the property would not be changing. The reduced lot size would be in harmony with the purpose and intent of the code and comprehensive plan.

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

The reduced lot size still allows the property to be used in a reasonable manner. Aesthetically there would be no physical changes to the property at this time.

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

The general intent of this standard is to limit the precedent that could be set if the variance was granted. The property was originally platted in 1984 complying with code requirements. Due to a property line dispute and court agreement to adjust a lot boundary, the new lot size would not meet code requirements for minimum lot size and would be considered a non-conforming lot without the variance approval.

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

The lot size variance would not impact the character of the neighborhood; the new lot size would still be 97% of the 2.5 acre minimum requirement.

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

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

ALTERNATIVES

- A. **Approval:** If the Planning Commission finds the application acceptable, the following request should be recommended for approval:
- Approval of a **Variance** to allow a lot to be less than the 2.5 acre minimum lot size subject to the following condition:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
- B. **Denial.** If the Planning Commission does not favor the proposed application, the above requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff believes the proposed request would not be out of character of the neighborhood because the new lot size would be 97% of the 2.5 acre minimum. The land owner would still have reasonable use of the property. A practical difficulty can be found in the fact that due to court agreement to adjust a lot boundary the new lot size would not meet code requirements for minimum lot size and the lot would be considered non-conforming lot without the variance approval. Approving the variance would make the lot a legal, conforming, lot of record.

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

Attachments: Exhibit A – Zoning and Location Map
Exhibit B – Narrative
Exhibit C- Survey
Exhibit D- Aerial photo of neighborhood



2701 87th Street Case No. 18-35V



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Exhibit A
Zoning and Location Map
Map not to scale

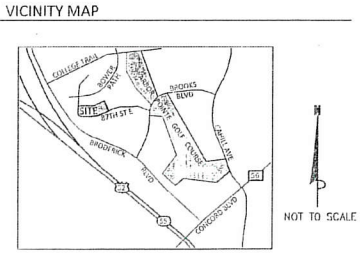
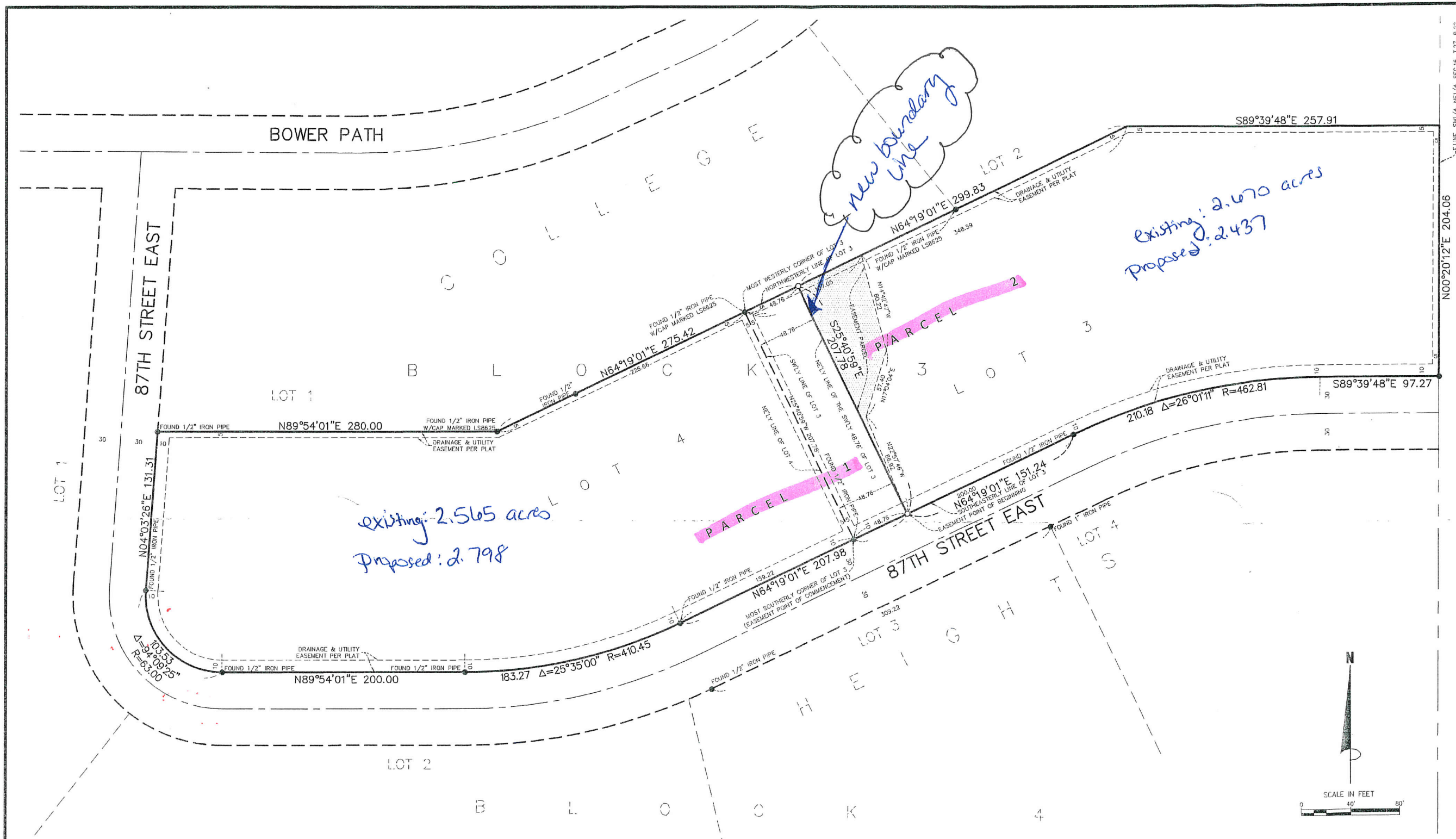
6/6/2018

This transaction is the result of an agreement to settle a property line dispute.
The agreement was signed by Judge
Pugh of Dakota County.

By selling a portion of their property the Nordstrom's parcel now does not total 2
1/2 acres or more. After the sale, the Nordstrom's now have 2.43 acres. This
requires the Jensen's to obtain a variance.

Jan W Jensen
Linda C Jensen

B



- NOTES**
1. Subject property's addresses and property identification numbers are as follows:
Parcel 1: 2585 87th Street East, Inver Grove Heights, Minnesota, 55076; 20-18205-03-040.
Parcel 2: 2701 87th Street East, Inver Grove Heights, Minnesota, 55076; 20-18205-03-030.
 2. The bearing system is based on the recorded plat of COLLEGE HEIGHTS.
 3. The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
 4. No specific title search for existence or non-existence of recorded or un-recorded easements has been conducted by the surveyor as a part of this survey. Only easements per the recorded plat are shown.

EXISTING LEGAL DESCRIPTIONS

PARCEL 1:
Lot 4, Block 3, COLLEGE HEIGHTS, Dakota County, Minnesota.

PARCEL 2:
Lot 3, Block 3, COLLEGE HEIGHTS, Dakota County, Minnesota.

AREA CALCULATIONS

EXISTING:
Parcel 1: 2.565 acres or 111,750 sq.ft.
Parcel 2: 2.670 acres or 116,323 sq.ft.

PROPOSED:
Parcel 1: 2.798 acres or 121,881 sq.ft.
Parcel 2: 2.437 acres or 106,192 sq.ft.

PROPOSED LEGAL DESCRIPTIONS

PARCEL 1:
Lot 4 and the southwesterly 48.76 feet of Lot 3, Block 3, COLLEGE HEIGHTS, according to the recorded plat thereof, Dakota County, Minnesota;

PARCEL 2:
Lot 3, Block 3, COLLEGE HEIGHTS, according to the recorded plat thereof, Dakota County, Minnesota, EXCEPT the southwesterly 48.76 feet thereof;

PROPOSED EASEMENT DESCRIPTION

An easement which grants the exclusive right to use and occupy the following described land for any purpose:

That part of Lot 3, Block 3, COLLEGE HEIGHTS, according to the recorded plat thereof, Dakota County, Minnesota, which lies northeasterly of the southwesterly 48.76 feet thereof, and southwesterly of a line described as commencing at the most southerly corner of said Lot 3; thence on an assumed bearing of North 64 degrees 19 minutes 01 second East, along the southeasterly line of said Lot 3, a distance of 48.76 feet to the point of beginning of the line to be described; thence North 22 degrees 57 minutes 46 seconds West a distance of 86.92 feet; thence North 17 degrees 04 minutes 04 seconds East a distance of 57.10 feet; thence North 14 degrees 42 minutes 47 seconds West a distance of 80.22 feet to a point on the northwesterly line of said Lot 3 distant 107.05 feet northeasterly of the most westerly corner of said Lot 3, and said line there terminating.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 8th day of December, 2017

Marcus F. Hampton
Marcus F. Hampton MN L.S.#47181

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CRY. RD. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

2585 87th Street East
Inver Grove Heights, Dakota County, Minnesota
Lot Split Survey
FOR
Mr. Jan Jensen
2585 87th Street East, Inver Grove Heights, Minnesota 55076

DRAWN BY	MFH
DATE	12/01/2017
REVISIONS	
CAD FILE	23323-SPLIT
PROJECT NO.	23323-00
FILE NO.	1-16-028
SHEET 1 OF 1	

C

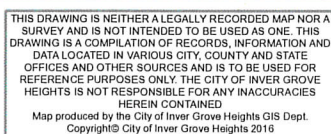
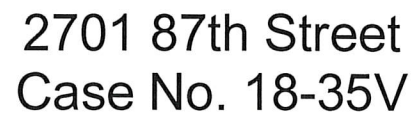


Exhibit D
Aerial photo of neighborhood
Map not to scale

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

REPORT DATE: July 12, 2018

CASE NO: 18-39S

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: City of Inver Grove Heights

REQUEST: Preliminary and Final Plat

LOCATION: Blaine Avenue, South of Upper 55th

HEARING DATE: July 17, 2018

COMPREHENSIVE PLAN: Office

ZONING: Office PUD

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The City is initiating a request to subdivide a portion of city owned land between the west side of Hwy 52 and Blaine Avenue, south of Upper 55th Street. The plat would consist of two lots and two outlots. Outlot A is a remnant parcel divided by the Hwy 52 right-of-way. This parcel would be retained by the City and become part of McGroarty Park on the west side of the highway. Outlot B would be for future development. The right-of-way for Blackshire Court would be platted but no street would be constructed until other lots develop.

The owners of the AmericInn Hotel are looking for a permanent location for their park n ride lot business they are currently operating out of the theater parking lot. They approached the City about purchasing some land for the operation. The City Administrator has been working with the owners about purchasing some property. AmericInn is looking at purchasing a 2.5 acre parcel which would be Lot 1. Lot 2 would be retained by the City and sold at a later date.

If and when AmericInn choses to develop the parcel, it would require its own zoning application process which would consist of a comp plan amendment, rezoning and site plan review. The platting process does not approve or grant any zoning approvals for AmericInn.

The proposed plan requires the following action:

1. A Preliminary and Final Plat for a subdivision consisting of 2 lots, 2 outlots and right-of-way for future Blackshire Court.

EVALUATION OF THE REQUEST

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

North – Office building; zoned Comm/PUD; guided Regional Commercial.

East - Commercial, office, residential; zoned Comm/PUD, Office/PUD, R-1C; guided Regional Commercial, Office, Low Density Residential

West - Hwy 52.

South - Vacant; zoned Office/PUD; guided Office.

PRELIMINARY/FINAL PLAT

Lots & Blocks. The following lists the required minimum lot size and area for the R-1C district using 70% rule minimums:

	<u>Proposed Lot Area</u>	<u>Proposed Lot Width</u>
Lot 1	2.5 acres	130 feet
Lot 2	1.1 acres	220 feet
Outlot A	1.1 acres	
Outlot B	6.2 acres	290 feet

Minimum lot size for commercial or office development is 1.0 acre. The two lots are of sufficient size to accommodate development.

There would be a drainage and utility easement dedicated in the southwest corner of Lot 1 and the northwest corner of Outlot B for future ponding on these lots.

A 20 foot wide trail easement along the highway would be dedicated at this time to provide a route for the existing trail to travel northward beyond the tunnel. The City already owns a 20 foot wide strip along the west side of the AmericiInn lot to be used for this future trail.

The plat name was chosen as a historical reference to the area. The City owns land on both sides of the highway in this area. There is an existing park named McGroarty park on the west side of the highway. A number of years ago, the City was given this land for park purposes. Over the years, Councils have chosen not to develop this land as a park. The original use restrictions have since expired. At least since the 2020 Comprehensive Plan (over 20 years ago), this parcel, along with others on the east side of the highway have been planned for office development. This land is not designated or planned for a public park. The sale of the land would not have any impact on park planning. A trail easement would be put in place to preserve the future routing of the public trail in vicinity. The City's Park Director has prepared a memo with further background on this point.

ALTERNATIVES

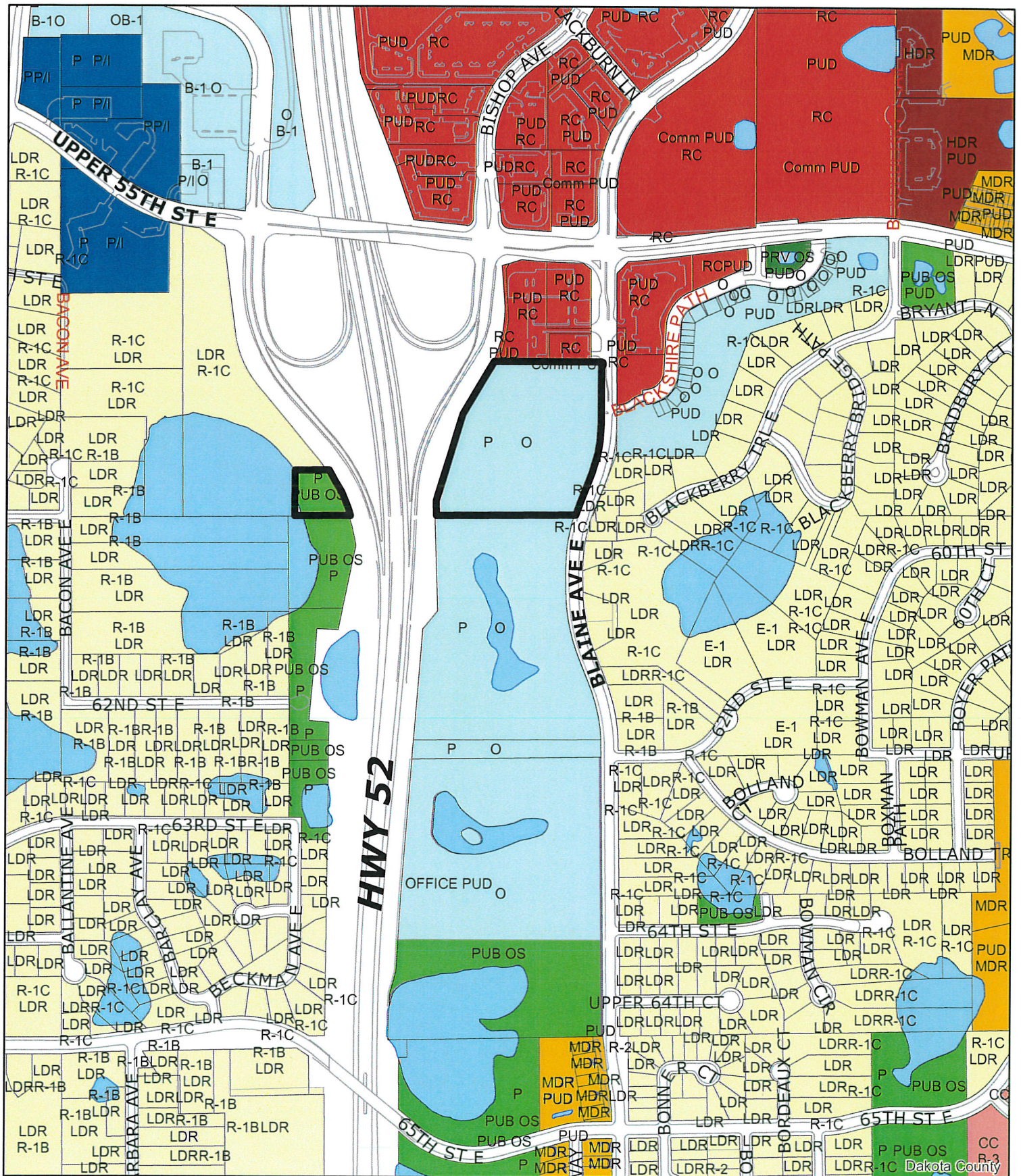
The Planning Commission has the following actions available on the following requests:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be recommended for approval:
- o Approval of the **Preliminary and Final Plat** of McGroarty Park 1st Addition subdivision subject to the following conditions:
 - 1. A 20 foot trail easement shall be dedicated with the plat.
 - 2. Approval of the plat by City Council subject to City obtaining a signed purchase agreement from hotel ownership.
- 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.

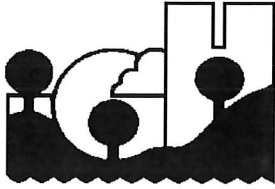
RECOMMENDATION

The design of the plat meets minimum lot size standards for commercial type uses. Plat would provide for future trail easement and public access once lots would develop. The City Administrator has been working with the hotel ownership group on purchase conditions and size of lots. Engineering has been involved in plat design to ensure lots could be developed and anticipating storm water needs. Planning Commission to make recommendation to City Council on the preliminary and final plat.

Attachments: Location Map
Preliminary/Final Plat
Trail Easement Sketch
Memo from Parks Director



SHEET 2 OF 2 SHEETS



CITY OF INVER GROVE HEIGHTS

TO: Planning Commissioners
Allan Hunting; City Planner

FROM: Eric Carlson, Park & Recreation Director

CC: Joe Lynch City Administrator
Brian Swoboda, Parks Superintendent
Tracy Petersen, Recreation Superintendent
Parks & Recreation Commissioners

SUBJECT: McGroarty Park

DATE: July 10, 2019

The City is working to develop approximately 13 acres of land east of Hwy 52, west of Blaine Ave., and north of Lions Park which the City has owned for several years. The City owns the following property in the area:

Lions Park	6.96 acres
McGroarty Park	2.92 acres
Vacant Land	13.25 acres

Additionally, the City owns and operates trails on both sides of Hwy 52 for the public's enjoyment. The vacant land (13.25 acres) has not been a part of the City's park system nor have there been any plans for the land to become part of the City's park system.

As a part of the platting process:

- Outlot A will become a part of McGroarty Park, making the park approximately 3.92 acres in size
- The City plans to continue the bituminous trail on the east side of Hwy 52 north towards Upper 55 and has incorporated a trail easement into the plat to accommodate future construction
- The City is not reducing the amount of public park we have in the area, as both Lions Park and McGroarty Park will remain public parks

The remainder of the land (approximately 34 acres) is owned by the Minnesota Department of Transportation.

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

REPORT DATE: July 12, 2018

CASE NO: 18-37PUD

APPLICANT: Hampton Companies

REQUEST: Final Plat and Final PUD Development Approval for Scenic Hills

MEETING DATE: July 17, 2018

LOCATION: 1375 80th Street

COMPREHENSIVE PLAN: LMDR-NWAPUD

ZONING: R-1C, R-3C/PUD

REVIEWING DIVISIONS: Planning
Engineering
Park and Recreation
Fire Marshall

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

Hampton Companies has submitted the final plat and final development plan for Scenic Hills, a 67 unit single family and a 32 bed senior care facility development.

The City Council approved the preliminary plat and development plans for Blackstone Highlands on December 11, 2017 with 24 conditions.

EVALUATION OF THE REQUEST

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 24 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 lot layout is the same as the preliminary plat. There are 67 lots for single family homes, one lot for the senior building and 9 outlots. Outlots A,B,C,D,E,F and I are for storm water ponding and will be deeded to the City. Outlots D, G are for the private streets and Outlot H is reserved for future development.

Site Plan. The site plan is consistent with the preliminary plans. The lot configuration and design in the final plat are the same as the preliminary site plan other than the single family lot count has dropped by one to 67 because the storm ponding in Outlot E needed to be increased in size.

Open Space Plan. The open space plan is consistent with the preliminary plan. The plan exceeds all open space requirements.

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 all necessary easements except that the plat must be revised to show five foot side yard easements on the single family lots. A revised plat must be submitted and approved before plat and documents are released for recording.

Condition #4 relating to boundaries of open space with marker posts. Engineering has created a post and sign template for developers to use to mark the open space boundary. The final location of the posts will be approved by Engineering and will be field inspected.

Condition #5 relating to park dedication. Final park dedication calculations will be described in the development contract.

Condition #6 relating to plans reviewed by the Fire Marshall. The Fire Marshall is working with the developer to see if there is a possibility of an emergency access established within an easement area required by Engineering along the west boundary.

Condition #7 relating to comments from Dakota County. The final plat was sent to Dakota County. The County had no further comments. Condition satisfied.

Condition #8 relating to storm water facilities maintenance agreement and responsibilities. The developer will be required to enter into a maintenance agreement with the City for all the storm water features. The details of the agreement will be addressed during the development contract meeting which is currently in progress. The City Engineer is involved in the drafting of the agreements to insure all design elements of the Northwest Storm Water Manual are incorporated into the maintenance agreement. The City Council will review and take action on the maintenance agreement with the development contract.

Condition #9 relating to porous pavement not required on wide driveways. Condition listed to clarify Council approval of flexibility from requirement. Storm water design takes into account this impervious surface.

Condition #10 relating to protection of undisturbed areas and payment of plat connection fees. The grading plans identify grading limits and placement of silt fence to mark the grading limits.

Final connection fee payments will be addressed in the development agreement.

Condition #11 relating to acknowledgement of building permit utility connection fees. Condition clarifying Northwest Ares building permit connection fees are owed along with standard fees.

Condition #12 relating to acknowledgment of future city approvals. This condition was drafted by the City Attorney to clarify in all developments in the Northwest Area what changes require administrative or Council review. This language will be carried over into the development contract.

Condition # 13 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. This same type of notification was used in Arbor Pointe.

Condition #14 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 #15 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 #16 relating to addressing comments from City Engineer and Consultants. The City Engineer has noted that the final plans address the comments from the consultants and from city comments with only minor changes still needed. This condition has been satisfied.

Condition #17 relating to street lighting. Street lights will be required at main intersections. Lights are installed by the developer and lighting costs are eventually charged to the individual lots. This condition has been satisfied.

Condition #18 relating to providing uninterrupted access to the Abbott parcel. This condition will be addressed in the development contract and on final utility/grading/phasing plans. Engineering will ensure the driveway is open at all times or will require developer to notify the Abbotts if the driveway has to be blocked for short periods of time.

Condition #19 relating to setbacks and placement of homes. This condition clarifies that the building envelope on the site plan is the maximum building envelope for all structures and hard surface.

Condition #20 relating to payment of all Northwest Area connection fees. Final fee calculations to be identified in the Development Contract.

Condition #21 relating to specific impervious surface allowance per lot. This condition clarifies the maximum impervious surface allowed for all hard surface on each lot. This will also coincide with the building envelope.

Condition #22 relating to project conditioned upon Council determination of sewer extension along 80th or need for lift station. The City Council determined that extension of city sewer along 80th will not occur at this time. The project therefore must construct its own temporary lift station. Once city sewer is constructed in 80th, this project will be required to abandon the lift station and connect to city sewer.

Condition #23 relating to construction of turn lanes on 80th Street. The developer is to work with Dakota County on permits and design of turn lanes. The construction costs are to be borne by the developer.

Condition #24 relating to tree reforestation/landscape plan shortages. The preliminary plan was short 101 trees. There are two options to resolve the shortage. Either modify the plan to show all required plantings or pay a cash contribution to the tree fund. The applicant had indicated they would be submitting a revised plan that would provide the required number of trees. A revised landscape plan had not been submitted by the time this report was completed. Therefore, the condition should remain and can be worked out prior to Council review.

ALTERNATIVES

A. **Approval.** Approval of the Final PUD Development Plans for Scenic Hills 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 and site plat

Final Plat

Site Plan

dated 7/10/18

Grading Plan (5 sheets)

dated 6/15/18

Street Plan (15 sheets)

dated 6/15/18

Utility Plans (12 sheets)

dated 6/15/18

Storm Water Management Plan (18 sheets)

dated 6/15/18

Signage Plan

dated 6/15/18

Open Space Plan

dated 11/22/17

Landscape Plan

Phasing Plan

dated 7/10/18

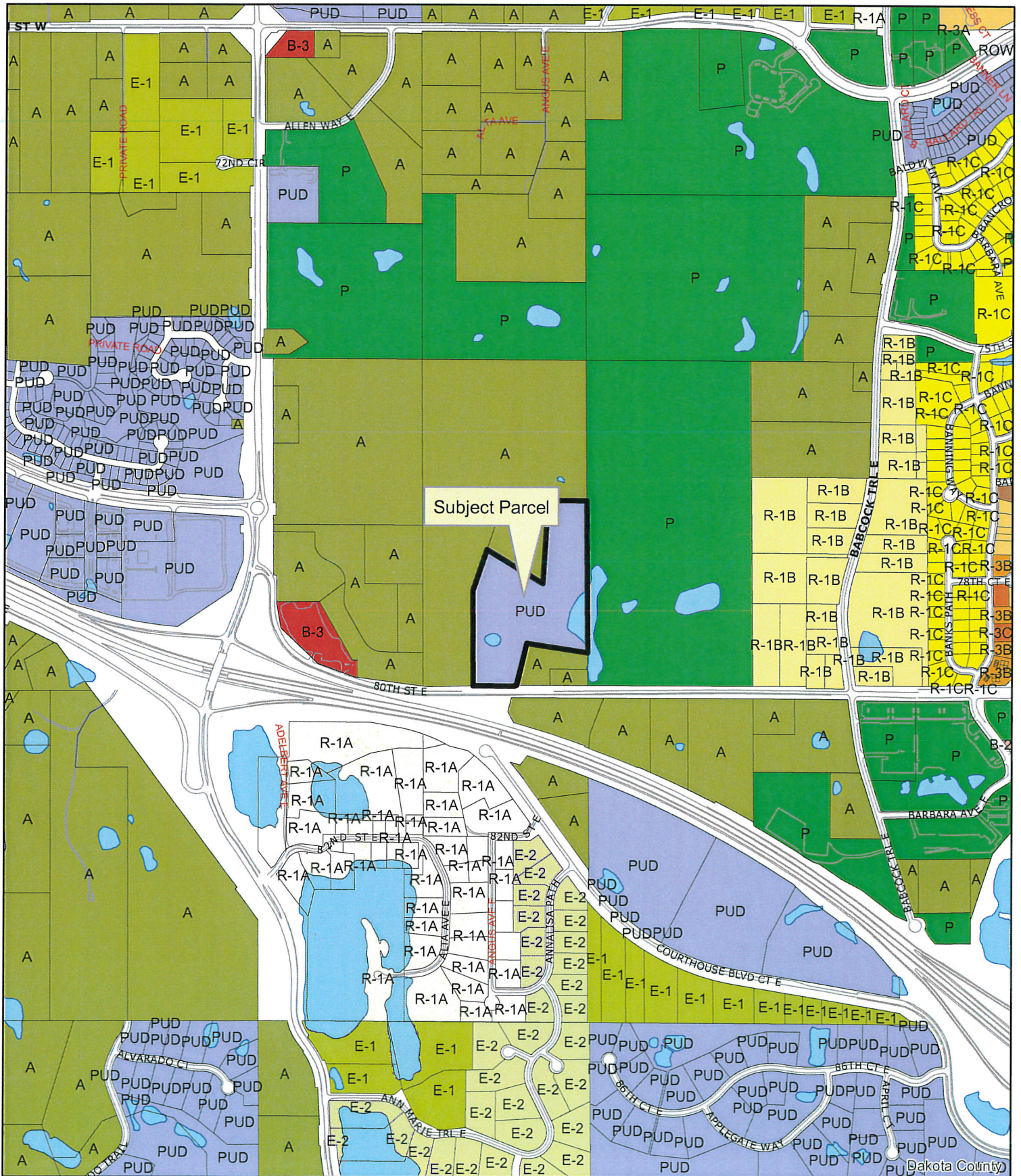
2. Prior to any work commencing on the site, the developer shall enter into a development contract with the City. The development contract will address all other preliminary conditions of approval relating to other agreements required, park dedication, and other pertinent specific performance standards for this phase of the PUD.
 3. The total tree reforestation/landscape plan is short 101 trees. The planting shortfall shall either be planted on site or a cash contribution be paid by the developer. Final details to be worked out prior to Council review of the final plans.
- 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 Scenic Hills subject to the conditions stated above.

ATTACHMENTS:

Site Location Map
Preliminary PUD conditions of approval and site plan
Final Plat
Site Plan
Grading Plan
Open Space Plan
Phasing Plan



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

RESOLUTION NO. _____

**A RESOLUTION APPROVING A PRELIMINARY PLAT AND PRELIMINARY PUD
DEVELOPMENT PLAN CONSISTING OF 68 SINGLE FAMILY LOTS, A 32-UNIT SENIOR
HOUSING BUILDING ON ONE LOT AND FOUR (4) OUTLOTS FOR THE PLANNED
DEVELOPMENT TO BE KNOWN AS SCENIC HILLS**

**CASE NO. 17-42PUD)
(Hampton Companies)**

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

SEE EXHIBIT A

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 December 5, 2017;

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 Scenic Hills 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	10/19/17
Preliminary Site Plan (15 sheets)	10/23/17
Preliminary Grading and Drainage Plan (4 sheets)	10/23/17
Preliminary Utility Plan (10 sheets)	10/24/17
Preliminary Storm Management Plan (12 sheets)	10/23/17
Preliminary Landscape Plan	10/23/17

Preliminary Tree Preservation Plan (2 sheets)	10/23/17
Preliminary Open Space Plan	10/23/17
Senior Living Exterior Elevation Plan	8/20/17

2. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
3. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
4. The developer shall be responsible for installing marker posts at reasonable locations to define the boundary of the open space. This provides identification for future land owners to know boundaries of the open space areas. The final PUD plans must show the location of the marker posts.
5. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved.
6. All plans shall be subject to the review and approval of the Fire Marshal.
7. The approval of the preliminary Plat and PUD development plans are subject to the review and comment from Dakota County.
8. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
9. Driveways are not required to provide porous pavement if over 20 feet wide provided individual lot impervious surface is not exceeded.
10. The developer shall be responsible to insure the undisturbed area shown on the Open Space Plan remains undisturbed through all construction grading. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Developer must pay the City utility plat connection fees consisting of a Water Utility Fee, Sanitary Sewer Utility fee and Storm Water Sewer Utility fee according to the formulas adopted by city ordinance.
11. In the Development Contract, the Developer and Owner shall acknowledge that at the time the building permits are obtained additional connection fees for the water utility system and sanitary sewer utility system are due and owing. Final details of the amounts to be paid shall be part of the final PUD plan review.

12. In the Development Contract, the Developer and Owner shall agree that the following elements of the Planned Unit Development shall not be altered, changed or removed without first obtaining the following consents:

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

13. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.
14. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the requirements of the Planned Unit Development plans.
15. The following documents shall be recorded when the plat is recorded:
- Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Acknowledgement of PUD Zoning
 - Other Agreements as Required
16. Prior to City Council review of the final PUD development plans, the Developer must respond to all the comments of the Emmons and Olivier memorandum.
17. Street lighting shall be required within the single family neighborhoods and along all public streets. The street lighting plans shall be approved by the City and Dakota County or MnDOT where appropriate prior to installation.
18. Access to the Abbott parcel shall remain open at all times and developer shall be responsible for establishing a permanent driveway access to the new public street. **An easement shall be created granting access across the private road to 80th Street for the Abbott parcel. The easement shall terminate once the property redevelops and utilizes the public access.**
19. All building setbacks for all lots shall conform to the building pad location on each lot and no structure shall be placed outside the building pad.

20. Developer shall pay all required Northwest Area plat connection fees at time of plat release and pay Northwest Area building permit connection fees with each individual unit building permit.
21. A specific impervious surface be allotted per lot and listed on the final plan set. The applicant can determine how they want to do this, but it must be consistent with the design calculations of 2,900 square feet of impervious surface per lot.
22. The proposed utility plans are designed based on sewer extension along 80th Street that are part of City Project No. 2018-02 80th Street Sanitary Sewer Improvements (Robert District). If the City Council does not approve ordering and funding Project No. 2018-02, the utility plans must be redesigned to provide a lift station to serve the site.
23. The applicant shall be responsible for costs and construction of the turn lane improvements on 80th Street as required by Dakota County. Full details of the lane construction must be submitted and approved as part of the final PUD plan sets. Dakota County must also approve all plan designs prior to construction work.
24. The total tree reforestation/landscaping plan is short 101 trees. The planting shortfall shall either be planted on site or a cash contribution be paid by the developer. Final details to be worked out through the final PUD review.

Passed this 11th day of December, 2017.

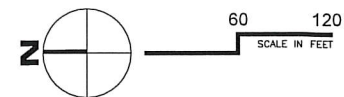
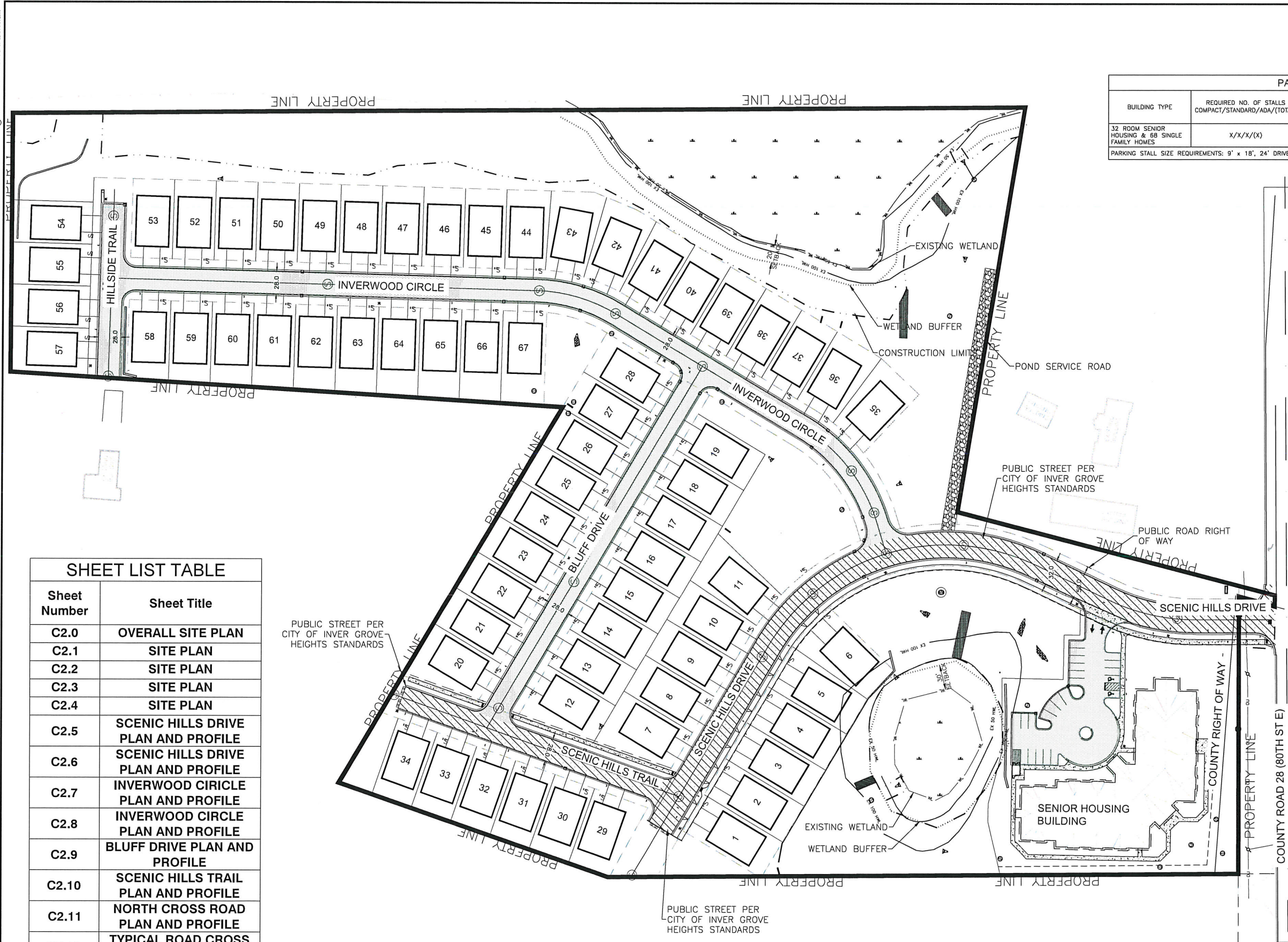
AYES:

NAYS:

George Tourville, Mayor

ATTEST:

Michelle Tesser, City Clerk



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

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

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

SHEET LIST TABLE

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

PRELIMINARY SITE PLAN

Consulting Engineers P.A.
3640 TALMAGE CIR. VADNAIS HEIGHTS
651.337.9259 - amengineers.com
SUPERIOR - IRON RANGE

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

NOT FOR CONSTRUCTION

NAME: _____ SIGNATURE: _____ DATE: _____

REV. BY:	DESCRIPTION	REV:	DATE:

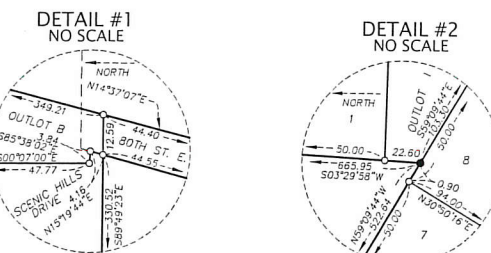
SCENIC HILLS
HAMPTON PROPERTIES IV, LLC
1405 80TH STREET EAST
INVER GROVE HEIGHTS, MN

OVERALL SITE PLAN

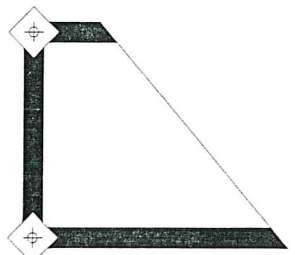
JOB No: 161078
DATE: 11/22/2017
DRAWN BY: AJP
DESIGNED BY: ECR

SHEET: C2.0

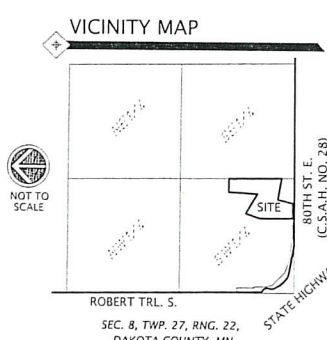
SCENIC HILLS



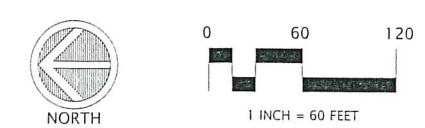
- LEGEND
- Denotes found 1/2 inch iron pipe with no cap unless otherwise unless noted.
 - Denotes 1/2 inch x 1 1/4 inch iron pipe set and marked with Minnesota License No. 25718 (monuments to be set within one year after recording of the plat)
 - Denotes access control dedicated to Dakota County.
 - (763.27 DESC.) Denotes distance as shown on the legal description.
 - (S00°22'21"E DESC.) Denotes bearing as shown on the legal description.



CORNERSTONE
LAND SURVEYING, INC.

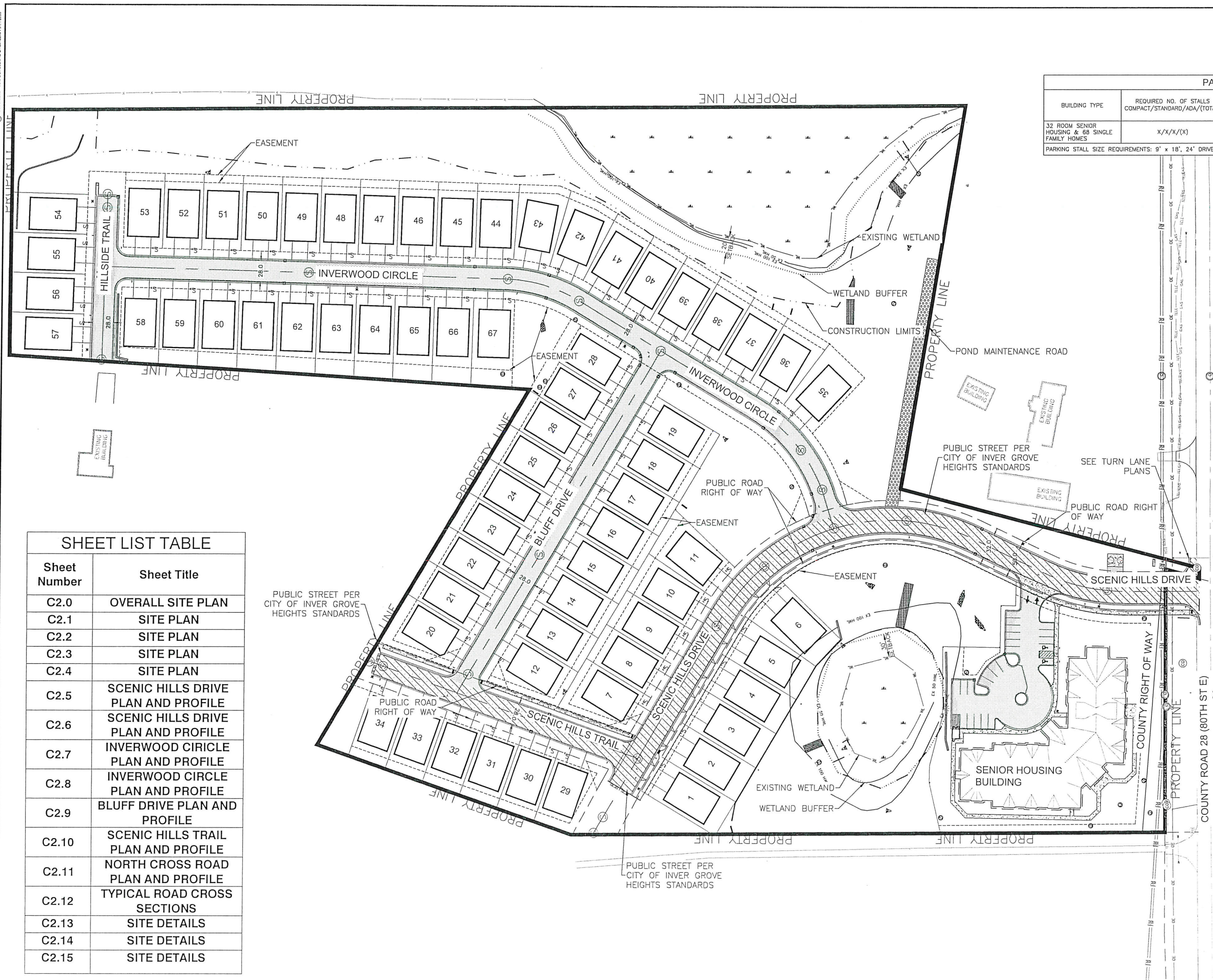


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



FOR THE PURPOSES OF THIS SURVEY THE EAST LINE OF THE E 1/2 OF THE SW 1/4, SEC. 8, T27, R22 DAKOTA COUNTY, MINNESOTA IS ASSUMED TO BEAR N00°26'38"E.

Being 10.00 feet in width and adjoining public ways and being 10.00 feet in width and adjoining boundary lines, unless otherwise shown on this plat.
Drainage and utility easements over all of Outlots A, B, C, D, E, F, G, and I.



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

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

GENERAL GEOMETRIC AND PAVING NOTES:

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

SPECIAL SITE NOTES:

1. THE MAXIMUM IMPERVIOUS AREA PER LOT OF 2,900 INCLUDES THE ROOF OVERHANG.

SHEET LIST TABLE	
Sheet Number	Sheet Title
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN
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C2.14	SITE DETAILS
C2.15	SITE DETAILS

RECEIVED
JUL 10 2018

AMI
Consulting Engineers P.A.
3640 TALMAJE CIR. VADONAS HEIGHTS
651.337.9259 - amienrangers.com
SUPERIOR - IRON RANGERS

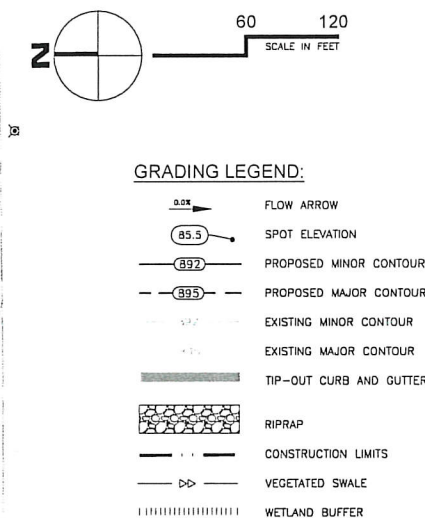
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,
 OR REPORT WAS PREPARED BY ME OR UNDER MY
 DIRECT SUPERVISION AND THAT I AM A DULY
 LICENSED PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MINNESOTA.

NAME _____
 SIGNATURE _____
 DATE _____

NOT NECESSARY
 FOR CONSTRUCTION

JOB No: 161078 DATE: 06/15/2018 DRAWN BY: AJP DESIGNED BY: ECR	SCENIC HILLS HAMPTON PROPERTIES IV, LLC 140X 80TH STREET EAST INVER GROVE HEIGHTS, MN		DATE: _____	REV: _____	DESCRIPTION	REV. BY: _____
	OVERALL SITE PLAN		_____	_____	_____	_____
SHEET: _____						

C2.0



GENERAL GRADING AND DRAINAGE NOTES

IF: LOW FLOOR

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE BEFORE BEGINNING SITE GRADING ACTIVITIES.
2. INFILTRATION BMP'S WILL NOT BE EXPOSED TO THEIR FINAL GRADE/NATIVE SOILS UNTIL THE DEVELOPMENT IS BUILT OUT AND FULLY STABILIZED
3. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL, AND WASTE MATERIAL TO BE HANDLED, AND FOR THE AMOUNT OF GRADING TO BE DONE, ALL COSTS ASSOCIATED WITH IMPORTING SUITABLE MATERIAL AND EXPORTING UNSUITABLE/EXCESS/WASTE MATERIAL SHALL BE INCLUDED IN THE BID PRICE.
4. CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD EXISTING ONSITE TOPSOIL, IF MATERIAL IS APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. PROVIDE A UNIFORM THICKNESS OF 6" MINIMUM IN ALL DISTURBED AREAS TO BE LANDSCAPED.
5. CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL UNLESS OTHERWISE DIRECTED.
6. REFER TO LANDSCAPE PLAN FOR PERMANENT TURF RESTORATION AND PLANTING INFORMATION.
7. MAINTAIN TEMPORARY PROTECTION MEASURES DURING CONSTRUCTION ACTIVITIES. SEE SITE REMOVALS PLAN FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL PROTECTION AS NECESSARY AS WORK PROGRESSES.
8. SEE CIVIL SITE PLAN FOR SITE LAYOUT.
9. PROPOSED CONTOURS AND SLOPE ELEVATIONS ARE TO FINISHED SURFACE GRADE.
10. SPOT ELEVATIONS SHOWN ADJACENT TO CURB REFER TO GUTTER/FLOW LINE. SPOT ELEVATION SHOWN FOR TOP OF CURB ARE LABELED WITH TC (TOP OF CURB). SPOT LABELED W REFERS TO MATCH EXISTING GRADE. EGF REFERS TO EMERGENCY OVERFLOW ELEVATION. TW REFERS TO TOP OF WALL AND BW REFERS TO BOTTOM OF WALL.
11. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL TIMES.
12. NO GRADED SLOPES SHALL EXCEED 3:1 (HORIZONTAL TO VERTICAL) UNLESS OTHERWISE NOTED.
13. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
14. LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE AND CONDUCT GRADING OPERATIONS IN A MANNER TO MINIMIZE THE POTENTIAL FOR EROSION.
15. ALL RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE.

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

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



Know what's below.
Call before you dig.

SCENIC HILLS HAMPTON PROPERTIES IV, LLC 140X B0TH STREET EAST INNER GROVE HEIGHTS, MN	JOB NO: 161078 DATE: 06/15/2018 DRAWN BY: AJP DESIGNED BY: ECR	DATE: _____ REV: _____ DESCRIPTION: _____ REV BY: _____	 Consulting Engineers P.A. 3640 TALMAGE CIR. VADNAIS HEIGHTS 651.337.9259 - amingenr.com SUPERIOR - IRON RANGE
	GRADING PLAN _____	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR INSTRUMENT OF SERVICE WAS PREPARED BY ME OR DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	
NOT FOR CONSTRUCTION		NAME: _____ SIGNATURE: _____ DATE: _____	

LEGEND:

 DISTURBED OPEN SPACE - 4.85 ACRES

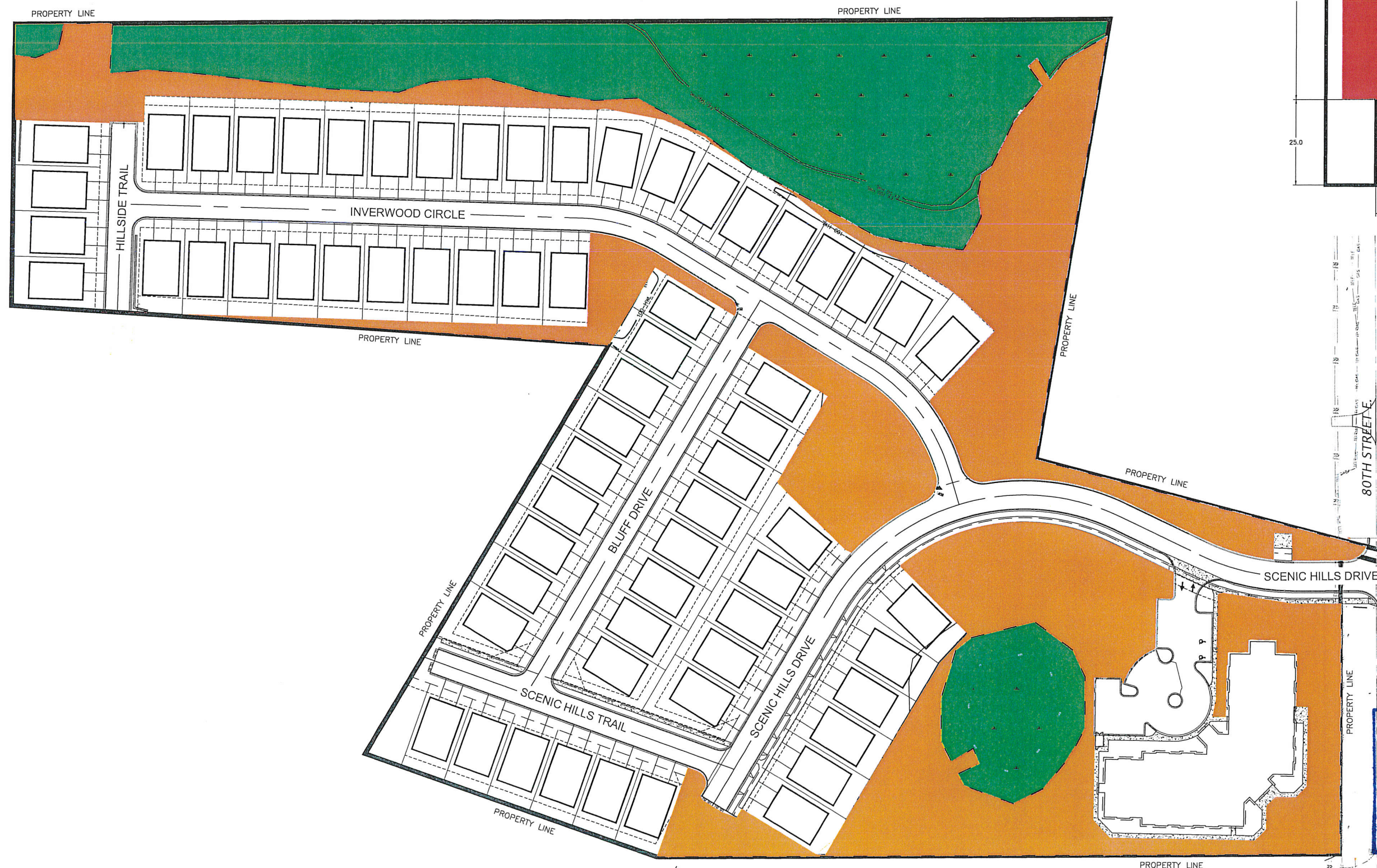
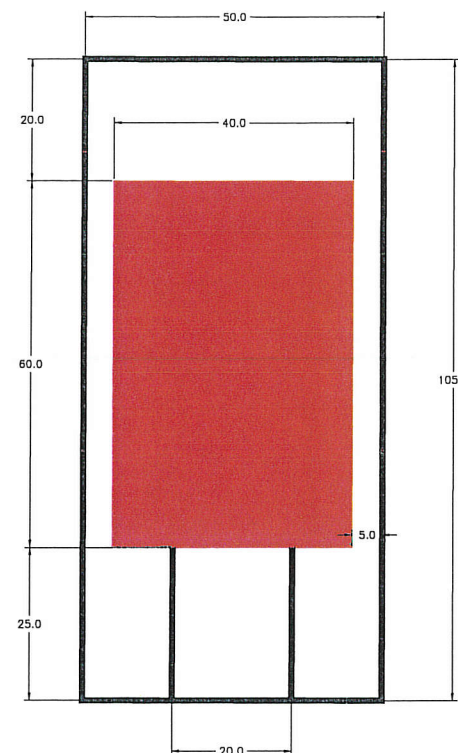
 UNDISTURBED OPEN SPACE - 3.37 ACRES

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

LAND COVER SUMMARY:

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

PROPERTY SIZE: 20.15 ACRES
IMPERVIOUS SURFACE: 7.69 ACRES (41%)
HOUSING DENSITY: 3.4 UNITS PER ACRE



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Consulting Engineers P.A.
640 TALMAGE CIR. VADNAIS HEIGHTS
651.337.9259 - amiengineers.com
SUPERIOR - IRON RANGE

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION,
FOR REPAIR AND MAINTENANCE BY ME OR UNDER MY
DIRECT SUPERVISION OF THEM, IS A DULY
LICENSED CONTRACTOR ONLY UNDER THE
TERMS OF THE STATE OF _____
NAME: _____

DATE:	REV:	DESCRIPTION	REV BY:
_____	_____ _____	_____ _____ _____ _____ _____ _____	_____ _____
_____	_____ _____	_____ _____ _____ _____ _____ _____	_____ _____
_____	_____ _____	_____ _____ _____ _____ _____ _____	_____ _____
_____	_____ _____	_____ _____ _____ _____ _____ _____	_____ _____

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

PROPOSED LAND COVER SUMMARY

JOB No: 161078
DATE: 06/15/2018
DRAWN BY: AJP
DESIGNED BY: ECR

SHEET:

EX-4



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

- [illegible]

JOB NO: 161078
DATE: 06/15/2018
DRAWN BY: AJP
DESIGNED BY: ECR

SHEET:
EX-9

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

REPORT DATE:	July 11, 2018	CASE NO.: 18-33SC
APPLICANT:	Casey's Retail Company	
PROPERTY OWNER:	Robert Curve Development, LLC	
REQUEST:	Preliminary and Final Plat, Conditional Use Permit Amendment, Easement Vacation	
LOCATION:	South Robert Trail & Diffley Court	
HEARING DATE:	July 17, 2018	
COMPREHENSIVE PLAN:	CC, Community Commercial	
ZONING:	B-3, General Business	
REVIEWING DIVISIONS:	Planning Engineering	PREPARED BY: Allan Hunting City Planner

BACKGROUND

The applicant is proposing a gas station/convenience store located on the east side of Hwy 3 at future Diffley Court. The plat of Robert Curve was recorded at the end of 2017 and contained one lot for a strip center building and the balance of the property in outlots. Dedicated right-of-way was created with the plat and Diffley Court will begin construction soon. The application includes replatting the outlot to create a new lot for the development. An easement created for a storm water pond as part of the original plat will need to be modified to accept a new design for the storm water pond. The building would be approximately 4650 square feet and a canopy covering six pump islands. There would be two access points onto Diffley Court.

SURROUNDING USES

The subject property is surrounded by:

North	Vacant; zoned B-3; guided CC
East	Large lot residential/railroad; zoned A; guided RDR
West	City of Eagan
South	Vacant; zoned B-3; guided CC

EVALUATION OF REQUEST

Preliminary/Final Plat

Lots & Blocks. The new plat is a replat of Outlot B, Robert Curve consisting of one lot and 2 outlots. Lot 1 contains the building, parking, gas island and storm water pond. Outlot A would be the ponding area for the street and other portions of the plat. This outlot is to be dedicated to the City because it captures storm water from a larger area. Outlot B would be for future development. The proposed lot meets lot width requirements for the B-3 District.

Park Dedication. At the time the property was originally platted in 1999, park dedication was collected with a building permit. The subdivision ordinance has changed requiring contribution to be paid at time of plat. Therefore cash contribution is required for Lot 1 based on 1.45 acres x \$7,000 per acre for a total of \$10,150.00. This fee is paid at time of plat release for recording.

MnDOT Review. The plat has been sent to MnDOT for their review. No changes are expected since MnDOT already commented on the Robert Curve plat. No comments have been received from MnDOT to date. A standard condition of approval of plat is subject to any MnDOT comments.

Conditional Use Permit Review

Bulk Standards. The charts below list the required setback and bulk standards for the B-3 zoning district and provides project status with these standards.

Setback/Bulk Standards For the B-3 District			
Standard	Required Standard	Proposed	Status
Front Yard Setback - Building Canopy	30 ft 30 ft	30 ft 45 ft	Compliant Compliant
Side Yard Setback - Building Canopy	10 ft 10 ft	113 ft 10+ ft	Compliant Compliant
Rear Yard Setback - Building Canopy	30 ft 30 ft	113 ft 30+ ft	Compliant Compliant
Building Coverage (max)	N/A	N/A	
Building Height	35 ft.	21 ft	Compliant
Impervious Surface (max)	100% (allowed)	58%	Compliant

Exterior Building Materials. The exterior materials consist of a brick panel system and stone columns on all sides of the building. All materials comply with exterior standards.

Access. There are two access points proposed on Diffley Court. Both meet minimum spacing between openings and minimum spacing from the main intersection.

A right of access restriction was dedicated with the original plat to control access until a development proposal was reviewed. The restriction must be modified to reflect the proposed location points and not allow any further access closer to the intersection of Hwy 3/ Diffley than what is shown on the plans.

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 and meets maximum illumination allowed.

Parking. The applicant is proposing 16 parking at the front of the building. There would be 12 additional spaces at pump islands. The ordinance requires a total of 12 spaces. Total parking space requirement has been met.

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	14 ft	Compliant
Side	5 ft	5 ft	Compliant
Rear	5 ft, 10 ft abutting residential	5+ ft	Compliant

Signage. The plan identifies wall signage and one free-standing sign along Hwy 3. The location of the free-standing sign meets setback requirements. Wall signage permits have been submitted and staff is working with the applicant on compliance with maximum size standards.

Mechanical Units. The proposed elevations show mechanical equipment to be screen with horizontal metal panels which would comply with city code.

Grading, Drainage, & Utilities. Engineering has reviewed the plans and provided comments back to the developer. In general, the plans meet standards but will require some refinements before final plan approval is given by the City Engineer. The plans show some of the storm water design placed in MnDOT right-of-way. MnDOT will have to comment and approved the plans as proposed.

Landscape Standards. A landscape plan has been submitted which reflects tree plantings around the perimeter of the site, including the trash enclosure and around the free standing sign. The ordinance requires a total of 23 overstory trees to be planted. The proposed plan provides 12 overstory trees and the equivalent shrub plantings for a total of 24 trees, 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.

Easement Vacation

The original plat of Robert Curve provided a drainage and utility easement between Hwy 3 and Diffley Court in Outlot B where the project is proposed. The original storm water design showed a basin at this location. With the proposed plans, part of the development would be within this easement. There are also other easements in Outlot B. For ease of description, the applicant is requesting all easements in Outlot B be vacated and new easement would be dedicated with the new plat.

Engineering has reviewed the storm water plan and is agreeable to the vacation and rededication on the plat. The boundaries comply with the needs of the storm water design.

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 **Preliminary and Final Plat** of Robert Curve Second Addition subject to the following conditions:
 1. The right of access restriction to Diffley Court shall be modified to reflect the location of the proposed access points. This would be done by a separate document.
 2. The plat shall be subject to any comments received by MnDOT.
 3. A right of access restriction was dedicated with the original plat to control access until a development proposal was reviewed. The restriction must be modified to reflect the proposed location points and not allow any further access closer to the intersection of Hwy 3/ Diffley than what is shown on the plans.

4. Outlot A shall be dedicated to the City.
- o Approving the **Conditional Use Permit** for a 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 Layout Plan	dated 6/18/18
Grading Plan	dated 5/23/18
Utility Plan	dated 4/30/18
Landscape Plan	dated 6/29/18
Exterior Elevations (2 sheets)	dated 6/23/18
Lighting Illumination Plan and Fixture Design	dated 4/5/18
 2. Prior to issuance of permits, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
 3. Any roof top or ground mounted mechanical equipment shall be substantially screened from view.
 4. 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.
 5. All plans shall be subject to the review and approval of the Fire Marshal.
 6. Prior to construction, the Developer and Owner shall enter into a Development Contract and Storm Water Facilities Maintenance Agreement with the City.
 - Approving the **Vacation** of the drainage and Utility Easement over all of Outlot B, Robert Curve and rededicate all easements with a revised boundary near the project site subject to the following conditions:
 1. The Final Plat shall dedicate all necessary easements that exist in Outlot B with the new plat of Robert Curve Second Addition.

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

RECOMMENDATION

Staff recommends approval of the three requests with the conditions listed.

Attachments: Location Map
Applicant Narrative
Preliminary/Final Plat
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Exterior Elevations (2 sheets)
Light Illumination Plan (2 sheets)



Location Map

Case No. 18-33SC



Casey's Retail Company Project Narrative

Casey's Retail Company is proposing the construction of a convenience store with gasoline and diesel sales in Inver Grove Heights, Minnesota, located at the northeast quadrant of the intersection between South Robert Trail/State Highway No. 3 and Diffley Court. The proposed development would include a one-store building consisting of 4,816 square feet, 6 double-sided fuel pumps, a 66' x 84' canopy over the gasoline pumps, and two underground fuel storage tanks.

The operating hours of the proposed Casey's General Store will be either 24 hours, 5 a.m.-12a.m., or 6 a.m.-11p.m. depending on market demand. The store will employ 20-30 employees, both part time and full time, and include management opportunities. There are 16 designated parking spaces in addition to 12 available spaces at the fuel pumps. Included in the parking is 1 handicap parking space.

The signage for the proposed Casey's General Store will include a 4 Product Horizontal Pylon sign, and a number of signs on the building and canopies. The product sign will be located on the southwest corner of the property.

The existing site was previously undeveloped with no existing structures. The use of the property will be a convenience store with fuel pumps and should not have a negative effect on the health, safety and general welfare of occupants of surrounding lands.

The proposed use will not be injurious to the use and enjoyment of other properties in the immediate vicinity nor diminish and impair their property values.

The Proposed Casey's General Store will provide adequate utilities, access roads, off-street parking, loading/unloading areas, drainage and other necessary facilities.

Construction is expected to begin in the fall of 2018 or spring of 2019 with construction ending roughly 6 months after.

Preliminary Plat of:
ROBERT CURVE SECOND ADDITION

NOTES

- * Bearings shown are based on the plat of ROBERT CURVE.
- * Utilities shown are from information furnished by the City of Inver Grove Heights in response to Gopher State One Call Ticket No. 121802456 and are verified where possible.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Existing Zoning: Commercial PUD.
- * Areas: Total = 621,985 square feet (14.28 acres).
Lot 1, Block 1 = 63,150 square feet (1.45 acres).
Outlot A = 36,327 square feet (0.83 acre).
Outlot A = 522,508 square feet (12.00 acres).

DEVELOPER

Casey's General Store
One Convenience Boulevard
P. O. Box 3001
Ankeny, Iowa 50021

OWNER

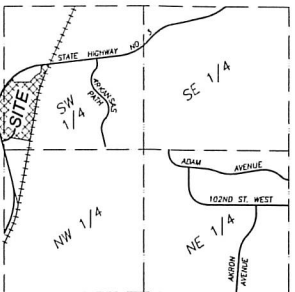
Robert Curve Development LLC
10195 Inver Grove Trail
Inver Grove Heights, Minnesota 55076
Phone: 651-451-1384
Attention: John Poepel

ENGINEER

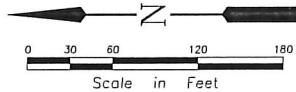
Design Tree
120 17th Avenue West
Alexandria, Minnesota 56308
Phone: 320-460-7110
Attention: Jon Schutte

SURVEYOR

Rehder & Associates, Inc.
3440 Federal Drive
Suite 110
Eagan, Minnesota 55122
Phone: 651-452-5051
Attention: Greg Gentz



Vicinity Map
Sections 19 & 30, Township 27, Range 22
No Scale



LEGEND

- Iron Monument Found
- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- Hyd. — Hydrant
- GV — Gate Valve
- MH — Manhole
- CB — Catch Basin
- Flared End
- Inv. — Invert Elevation
- PP — Power Pole
- Concrete Surface
- Bituminous Surface

PROPERTY DESCRIPTION

Outlot B, ROBERT CURVE, according to the recorded plat thereof, Dakota County, Minnesota.

I hereby certify that this preliminary plat was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 1st day of June, 2018

REHDER & ASSOCIATES, INC.

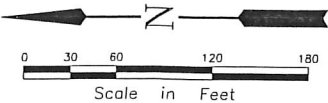
Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

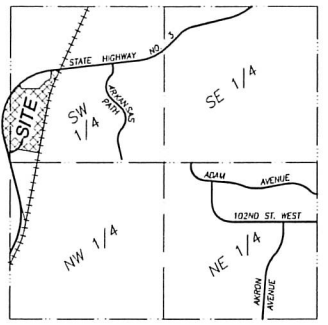
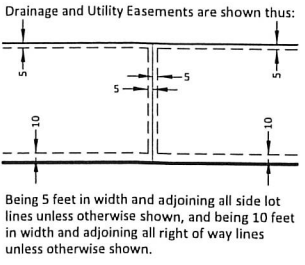
JOB: 184-3044.010

ROBERT CURVE SECOND ADDITION

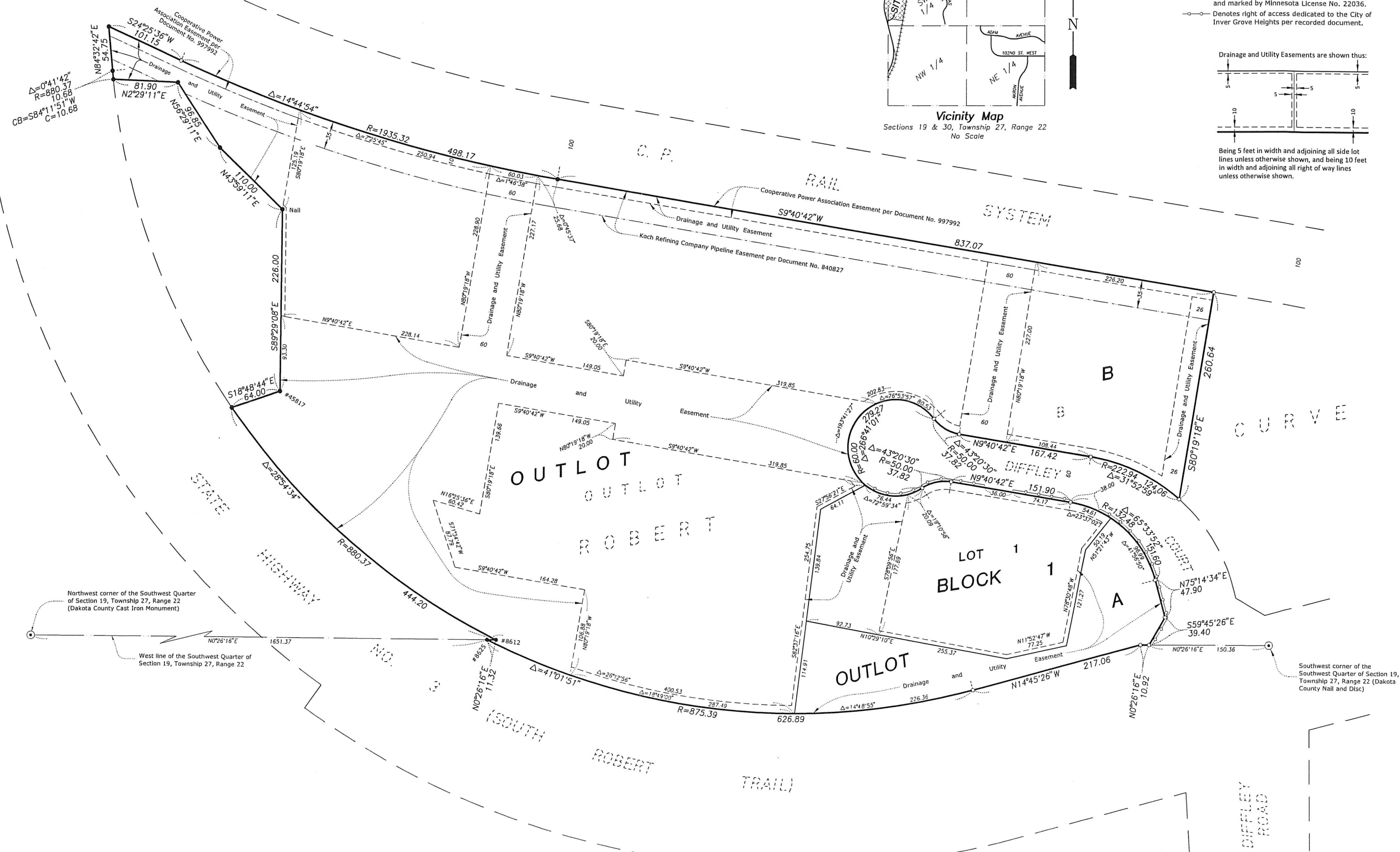


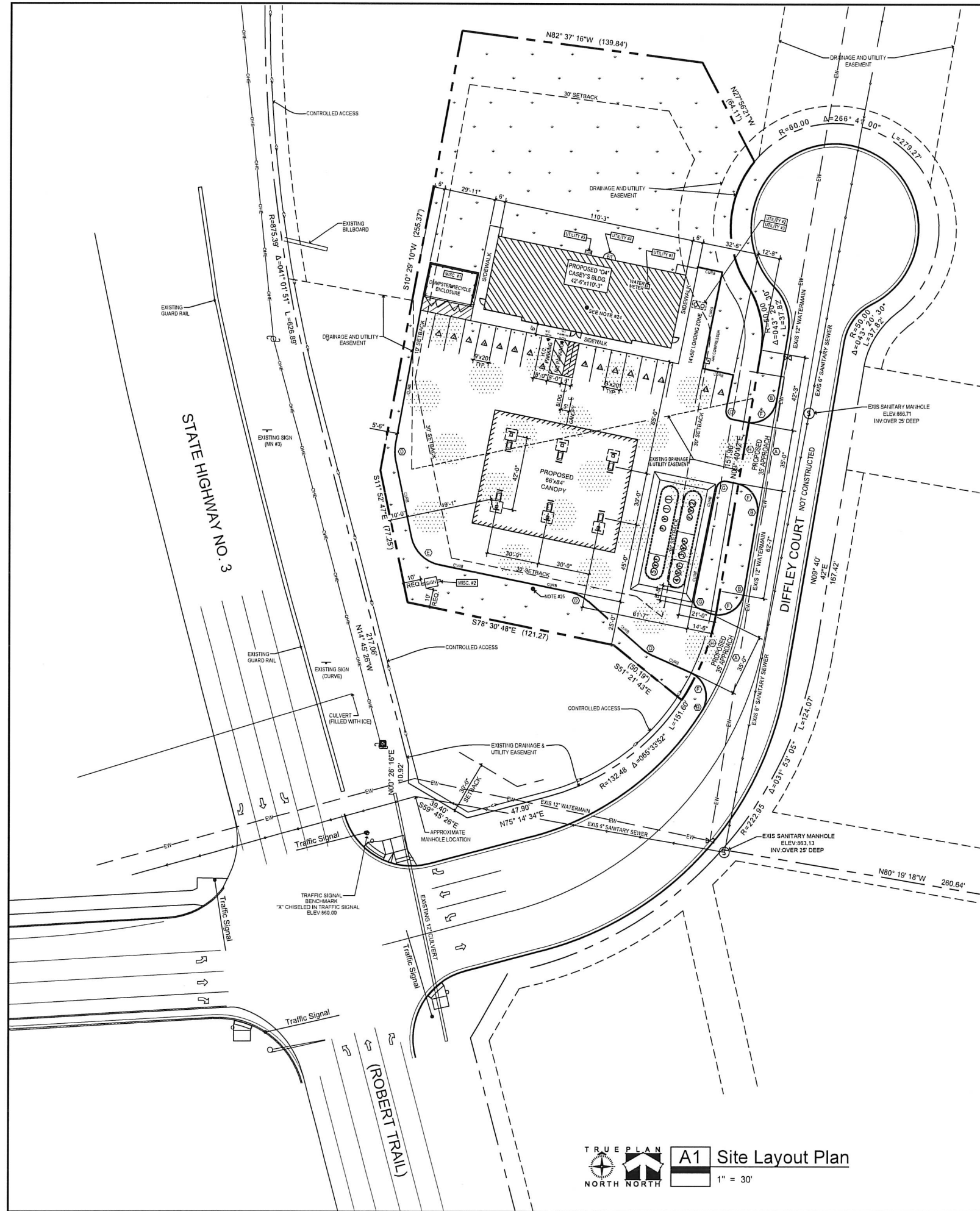
The west line of the Southwest Quarter of Section 19, Township 27, Range 22 has a bearing of N0°26'16"E.

- Denotes found iron monument marked by Minnesota License No. 8625 unless otherwise shown.
- Denotes 1/2 inch by 14 inch iron monument set and marked by Minnesota License No. 22036.
- Denotes right of access dedicated to the City of Inver Grove Heights per recorded document.



Vicinity Map
Sections 19 & 30, Township 27, Range 22
No Scale





U.G.S.T. Notes

- ① FILL W/SPILL CONTAINMENT & OVERSPILL PROTECTION (TYP)
- ② TURBINE ENCLOSURE TYP. CONTAINS: SUB-PUMP W/LINE LEAK DETECTION, TANK PROBE FOR FUEL MONITORING, INTERSTITIAL SENSOR AND TANK SUMP SENSOR
- ③ VENT W/SPILL CONTAINMENT & EXTRACTOR
- SUMP SENSOR @ EACH DISPENSER

General Notes

RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE CIVIL PLANS DONE BY DESIGN TREE ENGINEERING.

SPEED LIMIT
S ROBERT TRAIL: 45 MPH
DIFFLEY COURT: NOT CONSTRUCTED

ZONING:
PER THE CITY OF INNER GROVE HEIGHTS - ZONED PUD-83

SETBACKS:
FRONT YARD: MINIMUM 30'
SIDE YARD: MINIMUM 10'
REAR YARD: MINIMUM OF 30'

PARKING:
TBD
FLOOR AREA @ 4,816.64 SQ. FT.
PROVIDED: 17 MARKED STALLS & 12 UNMARKED AT GAS ISLANDS = 29

FLOOD:
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 27163C0400E, WITH AN EFFECTIVE DATE OF FEBRUARY 3, 2010.

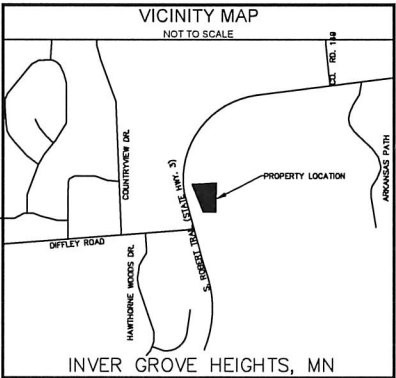
Utility Notes

- 1) WATER SERVICE:
2" COPPER, C5-200 psi
- 2) SANITARY SEWER:
PROPOSED 6" SANITARY SEWER CONNECTION INTO EXISTING SANITARY SEWER MAIN.
6" SCH 40 PVC
- 3) PROPOSED 1,000-GAL. GREASE INTERCEPTOR:
2 MANHOLES.
BELOW GRADE
- 4) ELECTRICAL & TELEPHONE:
3 PHASE, 120/208 VOLTS, 4 WIRE
8 LINES, 20 PAIR
- 5) GAS SERVICE
1.5" SCHEDULE 40 IRON PIPE
GAS SERVICE CONNECTION
CONNECTED LOAD IS 680 MBH
TOTAL CONNECTED LOAD IS 680,000 BTU
618 CUFT. HR.
HOUSE PRESSURE IS 7" W.C.

Misc. Note

- MISC #1:
DUMPSTER AREA 6" HEIGHT CHAIN LINK W/VINYL SLATS
4-6" GATES AND 3' SERVICE GATE INSTALLED ON CONCRETE PAD W/CURBS.
- MISC. #2
4-PRODUCT HORIZONTAL PYLON SIGN
REQUIRED TO BE 10' FROM PROPERTY LINES.
(REQUIRED TO BE MIN. 10' FROM OHP LINES)

Vicinity Map



General Construction Notes

- 1.) 2 - 30,000 GALLON DOUBLE WALL FIBERGLASS TANKS.
TANK 1-22,000 GALLON (87E)
TANK 2-14,000 GALLON (DIESEL)
TANK 3-8,000 GALLON (91E)
TANK 4-8,000 GALLON (91C)
TANK 5-8,000 GALLON (E85)
- 2.) TANK SETTING DETAILS PAGE QF-301
- 3.) FILL PIPE AND MANHOLE DETAIL PAGE QF-301
- 4.) CIRCUIT BREAKER PANEL PAGE E-501
- 5.) REFRIGERATION WIRING PAGE QR-602
- 6.) GILBARCO WIRING PAGE QF-601
- 7.) GAS ISLAND SIZE - 3x5' W/DUAL GUARD PIPE
- 8.) GASOLINE - 6 GILBARCO 700 S DISPENSERS (BLEND)
2xNG1 4 NOZZLES & 8 METERS EACH
4xNJ4 6 NOZZLES & 8 METERS EACH
- 9.) ISLAND DETAILS PAGE AL-501
- 10.) ISLAND CONDUIT DETAIL PAGE E-602
- 11.) DO NOT PLACE PRODUCT PIPING UNDER ISLAND
- 12.) 18" MIN. FROM TANK PIPING TO FINISH SURFACE
- 13.) SIGN BASE DETAILS PAGE AL-601
- 14.) SIGN DETAILS PAGE AL-601
- 15.) DRIVEWAY JOINTS TO BE PACKED & CAULKED
- 16.) CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
- 17.) CONTROL JOINTS - MIN. 100 sq.ft. - MAX. 125 sq.ft. - 25% DEEP
- 18.) CONSTRUCTION JOINTS - PINNED 4" O.C. 12" EACH WAY WITH 1/2" REBAR #4
- 19.) APPROACHES TO BE 7" NON-REINFORCED OR AS PER STATE/CITY SPEC.
- 20.) SLOPE MAX. 2% FOR BUILDING SIDEWALK, H.C PARKING 1.50 ALL DIRECTIONS
ALL ACCESS ISLE STRIPING AT 45 DEGREE ANGLE BEING MAX. 4' SEPARATION
- 21.) RUN VENT LINES UP SEPARATE CANOPY COLUMN. VERIFY
- 22.) VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS.
CANOPY FOOTING: SIZE 6'-3" LENGTH X 6'-3" WIDTH X 3'-0" DEPTH.
CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF F'C-3000 p.s.i.
CONCRETE REINFORCING: ASTM A-615 GRADE 60.
REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM
12" MAXIMUM SPACING.
- 24.) 3 FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUTOFF LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE OF STAFF.
- 25.) ALL FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUTOFF LOCATED ON A POST AT THE CURB.
- 26.) IRRIGATION REQUIRED WITH RAIN SENSOR MOUNTED ON BACK RAILING OF ROOF.

Keyed Construction Notes

- NOTICE:** ALL WORK IN/ON THE R.O.W. AREA IS SUBJECT TO THE CITY OF INNER GROVE HEIGHTS APPROVAL AND SPECIFICATIONS.
- A) SAW CUT EDGE OF PAVEMENT (FULL DEPTH)
 - B) TIE INTO AND MATCH EXISTING PAVEMENT AND FLOW LINE
 - C) PROPOSED NEW 40' CURBED RADIUS
 - D) PROPOSED NEW 25' CURBED RADIUS
 - E) PROPOSED NEW 20' CURBED RADIUS
 - F) PROPOSED NEW 15' CURBED RADIUS
 - G) PROPOSED NEW 5' CURBED RADIUS
 - H) MAINTAIN 2% CROSS SLOPE

Legal Description:

PART OF OUTLET B, ROBERT CURVE, ACCORDING TO THE RECORDED PLAT THEREOF, DAKOTA COUNTY, MINNESOTA

BENCHMARK INFORMATION:

BENCHMARK #1: Chiseled "X" in lightpole base near the southwest corner of subject property. Elev. 860.00

Legend

- △ MARKED PARKING SPACES (PAINT LINES AS INDICATED)
- ▲ GASOLINE PUMP PARKING SPACES (DO NOT PAINT LINES OR OTHERWISE MARK)
- CONCRETE PAVING & SIDEWALKS (31,730 SQ. FT.)
- AREA TO BE SOD
- AREA LIGHTS (0 SHOWN)
REFER TO LIGHTING PLAN DONE BY RED LEONARD

CASEY'S

General Store

CASEY'S

General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT
INVER GROVE HEIGHTS, MN

DESIGNED BY
03-28-18

DATE
04-12-18

CONSTRUCTION DIVISION

DESIGNED BY
R. FIDLER

DATE
05-23-18

DATE
06-18-18

SITE PLAN

AL-101

NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
2. USE EITHER MONOLITHIC CURB OR B618 CURB AND GUTTER WITHIN SITE AREA.
3. ACCESSIBLE PARKING STALLS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE IN ALL DIRECTIONS.
4. SIDEWALKS SHALL MEET A.D.A REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE, OR 5.00% LONGITUDINAL SLOPE. CONCRETE ENTRANCES AND APPROACHES SHALL NOT EXCEED 2.00% CROSS SLOPE IN SIDEWALK AREAS.
5. ONCE SUBGRADE ELEVATION IS REACHED, SCARIFY EXISTING SUBGRADE AND RECOMPACT TO 95% OF THE MAXIMUM DRY DENSITY, UNLESS OTHERWISE SPECIFIED.
6. SUBGRADE AND FILL AREAS UNDER PROPOSED PAVEMENT, SIDEWALKS, AND CURBS SHALL BE COMPACTED TO 100% OF THE MAXIMUM DRY DENSITY, UNLESS OTHERWISE SPECIFIED.
7. ALL RETAINING WALLS SHOWN ON THE GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE.
8. ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
9. EARTHWORK VOLUMES BASED ON EXISTING AND PROPOSED CONTOURS IN PROPERTY AREA:
CUT MATERIAL - 10,867 CY
FILL MATERIAL - 396 CY
*ABOVE QUANTITIES ARE NOT ADJUSTED FOR COMPACTION.
10. IN ADDITION TO THESE PLANS, A STORMWATER MANAGEMENT STUDY HAS BEEN PROVIDED. THE STORMWATER MANAGEMENT STUDY INCLUDES IMPORTANT INFORMATION REGARDING STORMWATER PROTECTION FOR THE SITE, SUCH AS CONCRETE WASH-OUTS, HAZARDOUS MATERIALS HANDLING/SPILLS, EROSION CONTROL INSTALLATION, EROSION CONTROL MAINTENANCE, ETC. THE CONTRACTOR SHALL REVIEW THE STORMWATER BOOK AND USE THE INFORMATION TO COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.

6" NON-REINFORCED CONCRETE

8" NON-REINFORCED CONCRETE
(USE REINFORCEMENT IN FUEL TANK AREAS, SEE DETAILS)

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

JEREMY E. ANDERSON

DATE: 05/23/18

LICENSE #: 44223

GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CONTOUR LABEL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CONTOUR LABEL
- MAJOR CONTOUR (BY OTHERS)
- MINOR CONTOUR (BY OTHERS)
- CONTOUR LABEL (BY OTHERS)
- EXISTING SPOT ELEVATION*
- PROPOSED SPOT ELEVATION*
- PROPOSED SPOT ELEVATION AT TOP OF SIDEWALK OR BACK OF CURB
- SPOT ELEVATION (BY OTHERS)

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.



C3.0 Grading Plan

1" = 20'

BENCHMARK INFORMATION:

BENCHMARK #1: CHISELED "X" IN LIGHT POLE BASE NEAR THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEV: 860.00



CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: INVER GROVE HEIGHTS, MN

DATE: 05-23-18

CONSTRUCTION DIVISION

JSL

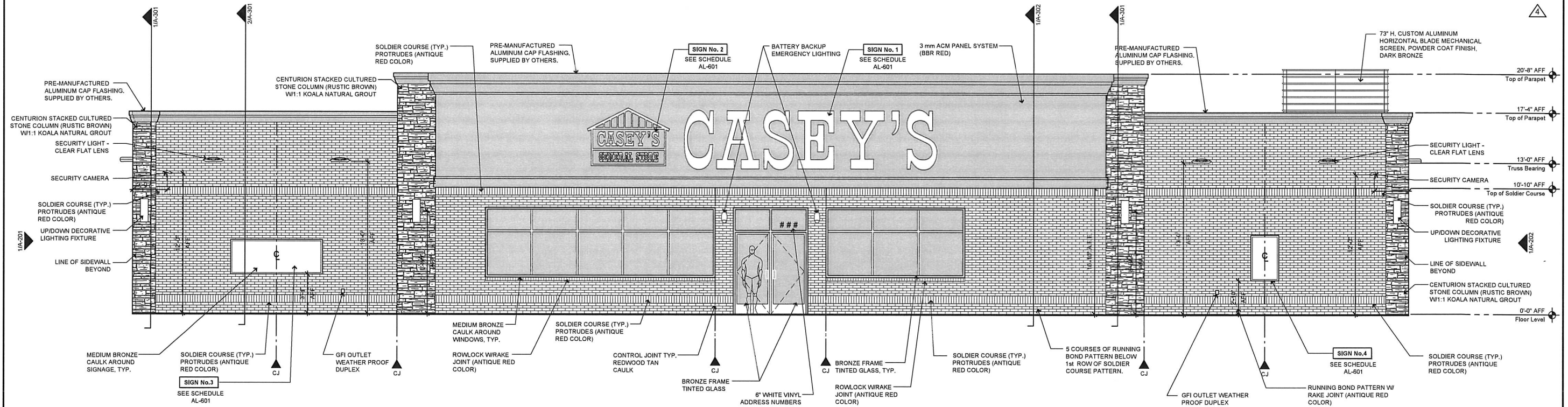
JEA

GRADING PLAN

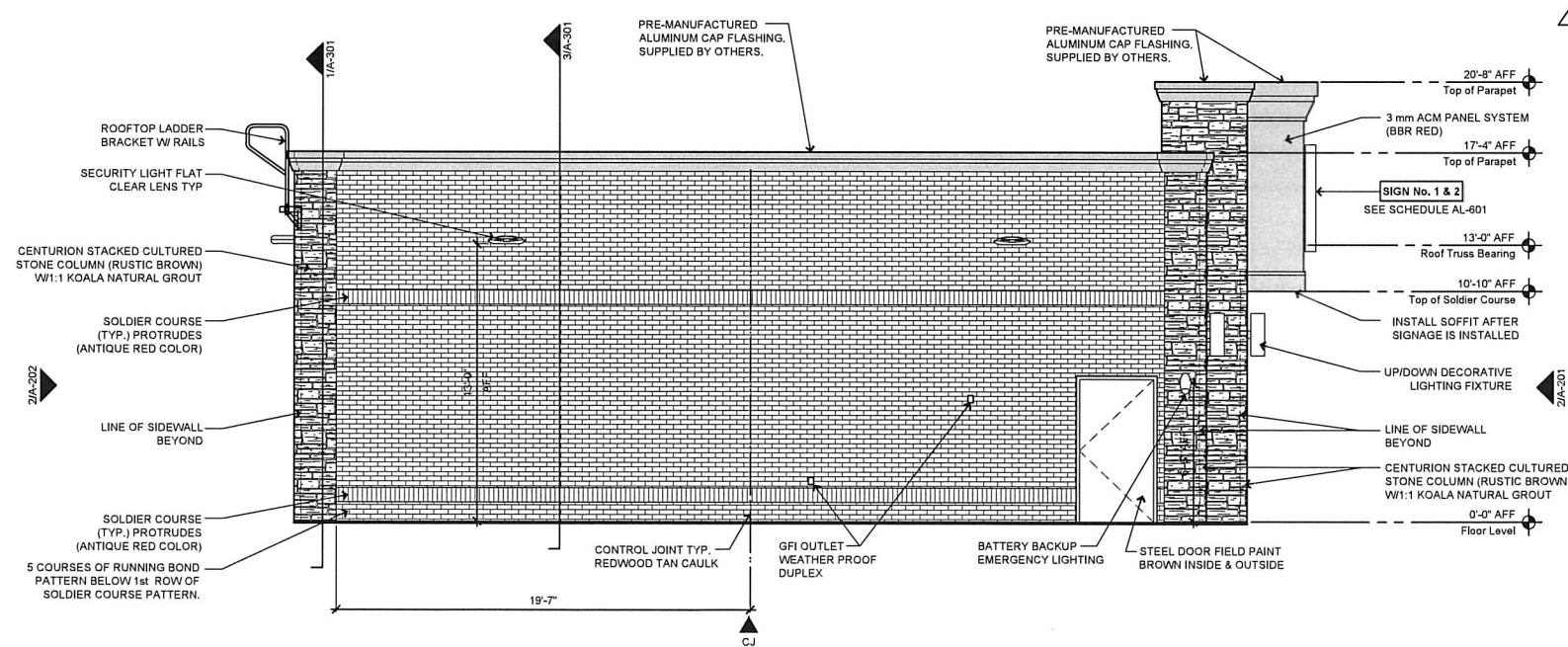
C3.0

- ESTIMATED WATER AND SEWER USAGE PER DAY = 1,850 GALLONS

<u>DESCRIPTION</u>	<u>STRUCTURE TYPE</u>
CB 1	MNDOT STORM MANHOLE 48-4020
STMH 1	MNDOT STORM MANHOLE 48-4020
STMH 2	MNDOT STORM MANHOLE 48-4020
OUTLET STRUCTURE	MNDOT STORM MANHOLE 48-4020



2 Front Elevation
1/4" = 1' - 0"



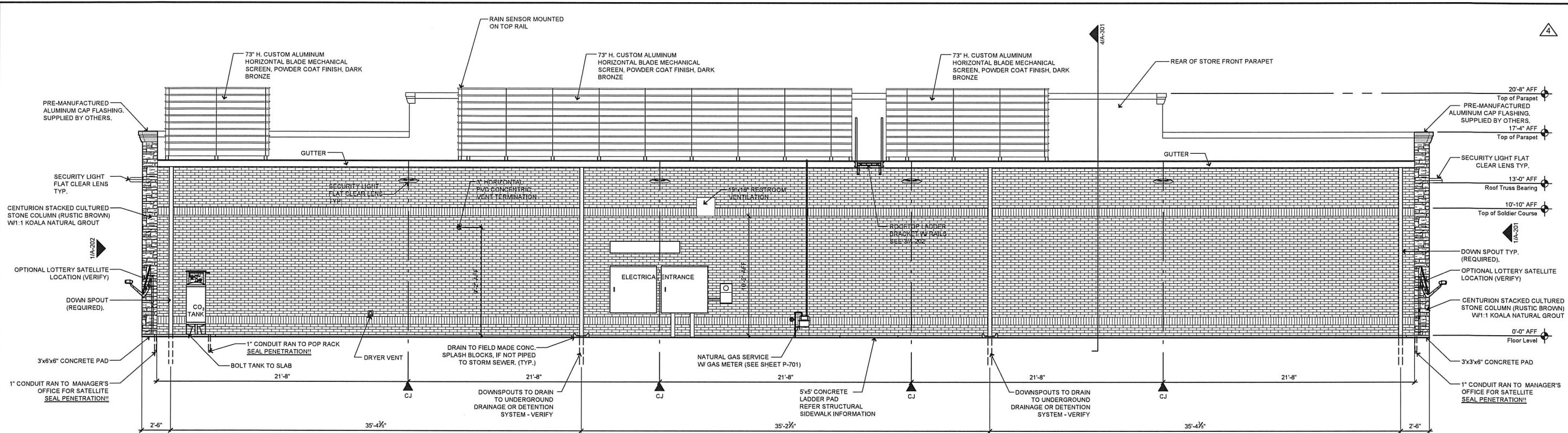
1 Left Side of Building
1/4" = 1' - 0"

General Notes

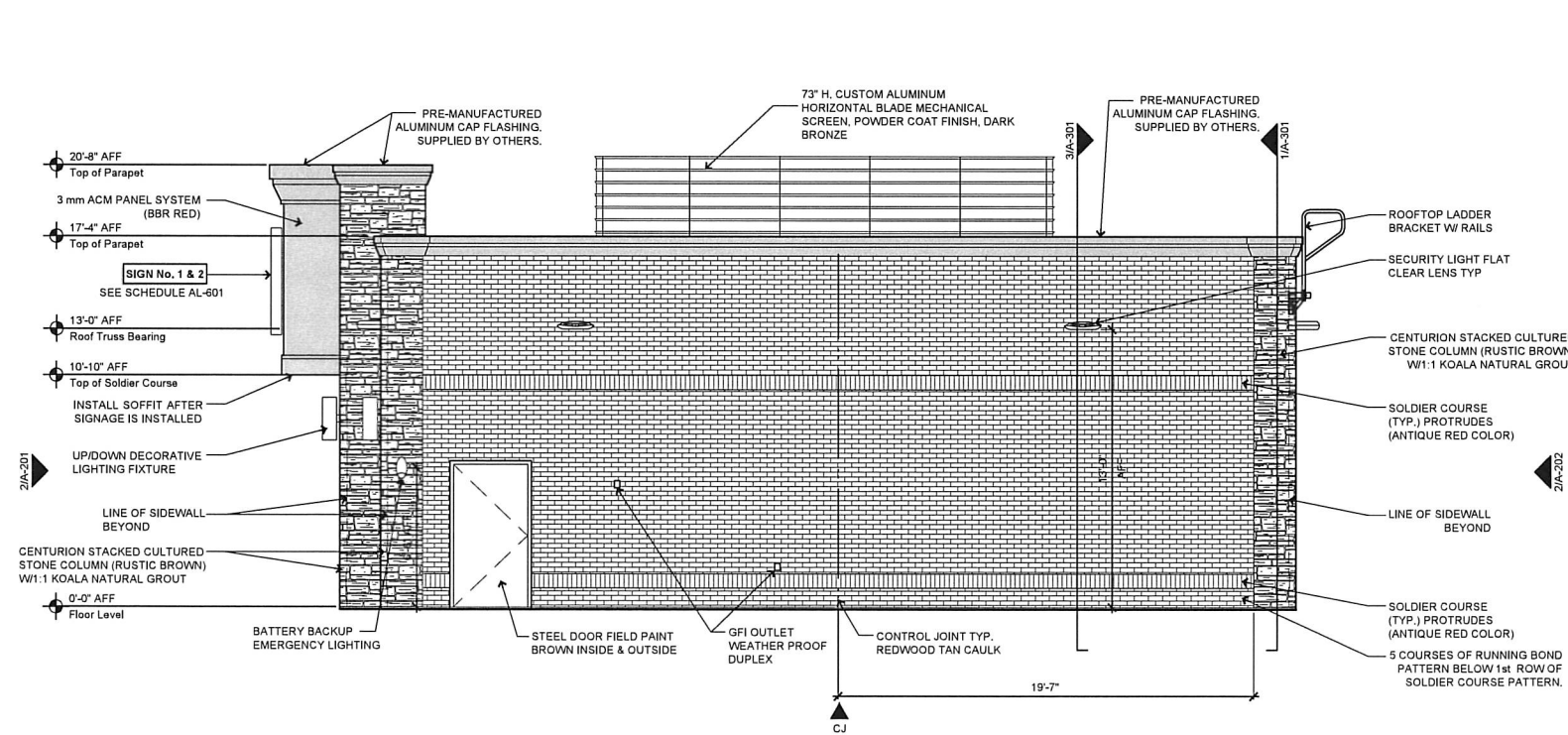
1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

SCREENING

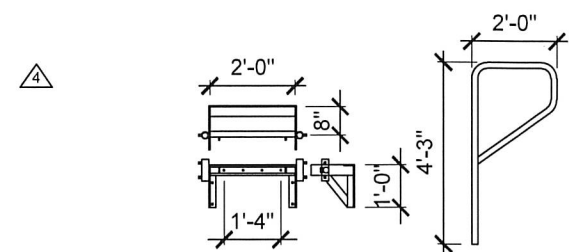
		CASEY'S General Store	
CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Arkeny, Ia. 50021 515-965-6100			
PROJECT 2017 "O4" STYLE STORE FLAT ROOF	DATE 04.14.17 06.23.17	EXTERIOR ELEVATIONS	
DRAWN BY CONSTRUCTION DIVISION BRYAN RAHN	CHECKED BY JEFF JENSEN	A-201	



2 Rear Elevation
1/4" = 1' - 0"



1 Right Side of Building
1/4" = 1' - 0"



3 Ladder Bracket
NTS

General Notes

1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

SCREENING

CASEY'S CONSTRUCTION DIVISION One Convenience Blvd., P.O. Box 3001, Arkeny, Ia. 50021 515-965-6100			
PROJECT 2017 "O4" STYLE STORE FLAT ROOF	DATE 04.14.17 06.23.17	EXTERIOR ELEVATIONS	
CONSTRUCTION DIVISION BRYAN RAHN		A-202	

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A4	17
2	A4	17
3	A4	17
4	A4	17
5	A4	17
6	A4	17
7	C	16.5
8	C	16.5
9	C	16.5
10	C	16.5
11	C	16.5
12	C	16.5
13	C	16.5
14	C	16.5
15	C	16.5
16	C	16.5
17	C	16.5
18	C	16.5
19	C	16.5
20	C	16.5
21	C	16.5
22	C	16.5
23	C	16.5
24	C	16.5
25	C	16.5
26	C	16.5
27	C	16.5
28	C	16.5
29	C	16.5
30	C	16.5
31	SE	10
32	SE	10
33	SE	10
34	SE	10
35	SE	10
36	SE	10
37	SE	10
38	SE	10
39	W	10
40	W	10
41	W	10
42	W	10
43	W	10
44	W	10
45	W	10
46	W	10
47	W	10
48	W	10
49	W	10
50	W	10

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	5.40	20.3	1.0	5.40	20.30
UNDEFINED AREA	1.44	22.9	0.0	N.A.	N.A.
UNDER CANOPY	43.67	58	24	1.82	2.42

NOTE: ALL AREA LIGHTS ON NEW 15 FT. POLES MOUNTED ON 2 FT. CONCRETE BASES

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	6	A4	SINGLE	11259	1.050	B2-U0-G2	134	804	Cree Inc.	ARE-EDG-4M-DA-06-E-UL-BZ-700
	24	C	SINGLE	13251	1.050	B3-U0-G1	134	3216	CREE, INC.	CAN-304-SL-RS-06-E-UL-WH-700
	8	SE	SINGLE	3902	1.050	B2-U0-G0	34	272	CREE, INC.	SFT-228-PS-RM-03-E-UL-BZ-350-IC
	12	W	SINGLE	8739	1.050	B2-U0-G2	100	1200	CREE, INC.	SEC-EDG-3M-WM-06-E-UL-BZ-525

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ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED, USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

SCALE: 1" = 20'
LAYOUT BY: BJM
DATE: 4/05/18
DWG. NO.: D

PROJECT NAME:
CASEY'S
INVER GROVE HEIGHTS, MN
DRAWING NUMBER:
RL-5350-S1

rla

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

REPORT DATE: July 10, 2018

CASE NO: 18-42X

HEARING DATE: July 17, 2018

APPLICANT: City of Inver Grove Heights



PROPERTY OWNER: Tim Biljan

REQUEST: Review Potential Property Acquisition for Consistency with the Comprehensive Plan

LOCATION: 6639 Concord Boulevard

COMPREHENSIVE PLAN: Mixed Use

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning

PREPARED BY: Thomas J. Link
Comm. Dev. Dir.

BACKGROUND

Tim Biljan, owner of a residential and commercial lot at 6639 Concord Boulevard, approached the City and expressed an interest in selling his property. The site has a house, an automobile service shop, and storage garage.

The Inver Grove Heights Development Authority (EDA) will be considering the acquisition at a special meeting scheduled for July 23. The Planning Commission is to consider making a recommendation on the consistency of the acquisition with the Comprehensive Plan.

EVALUATION OF THE REQUEST

In accordance with Minnesota Statutes, the Planning Commission must review the municipal acquisition and sale of properties for consistency with the Comprehensive Plan. Specifically, State Statute Chapter 462.356, Subd. 2, states "no publicly owned interest in real property within the municipality shall be acquired or disposed of...until after the planning agency (Planning Commission) has reviewed the proposed acquisition or disposal...and reported its findings as to the compliance of the proposed acquisition or disposal with the Comprehensive municipal plan."

The Comprehensive Plan has several statements attesting to the importance of economic development and the role of the Economic Development Authority (EDA). One of the EDA's major economic development activities is the redevelopment of the Concord Boulevard Neighborhood. The plan states that the City should "support redevelopment efforts for the

Concord Neighborhood” and should “encourage or facilitate redevelopment and reinvestment along the corridor”.

The City’s redevelopment efforts date back to 1998 when the City Council adopted the Concord Neighborhood Plan. This neighborhood plan is reflected in the current Comprehensive Plan which states:

“Redevelopment of the Concord Boulevard corridor is an important future improvement that will support the significant investment in Heritage Park and the reconstruction of Concord Boulevard and provide an important critical mass that helps sustain commercial development in Inver Grove Heights. Future redevelopment will also take advantage of the Mississippi River Regional Trail Corridor connecting Inver Grove Heights with regional destinations.”

The Comprehensive Plan was refined when the City adopted the Concord Boulevard Neighborhood Plan and Design Guidelines in December, 2012. Those documents identified four redevelopment areas, one of which is the block on which the Biljan property is located. The Neighborhood Plan and Design Guidelines states that the area could be redeveloped as multiple family residential or a mixed use of residential and neighborhood commercial.

The acquisition of this property, from a willing seller, would be consistent with the Comprehensive Plan. The property lies in one of the areas selected by the City for redevelopment efforts. If acquired, the EDA would, at some future undefined time, sell the property for redevelopment as multiple family residential or mixed use. The acquisition would eventually lead to redevelopment, as stated in the Concord Boulevard Neighborhood Plan and Design Guidelines. The acquisition would align with the City’s general economic development goals and the redevelopment plans of the Concord Neighborhood.

ALTERNATIVES

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

- A. **Approval.** If the Planning Commission finds the request acceptable, it should recommend that the acquisition of the property by the Inver Grove Heights EDA is in compliance with the Comprehensive Plan.
- B. **Denial.** If the Planning Commission does not find the proposed acquisition consistent with the Comprehensive Plan, it should recommend denial with findings provided to support that denial.

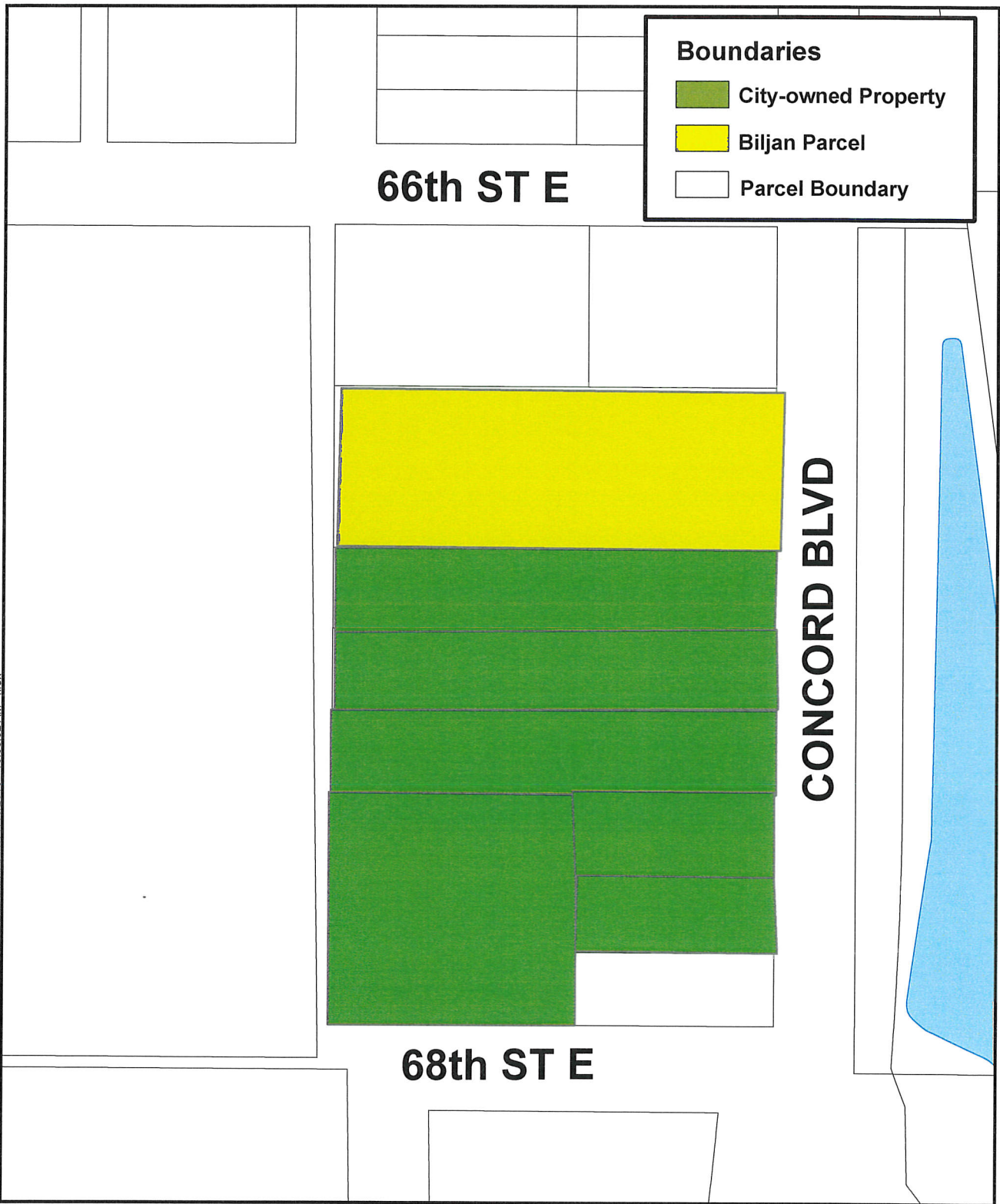
RECOMMENDATION

Staff recommends approval of the request to find the acquisition of 6639 Concord Boulevard consistent with the Inver Grove Heights Comprehensive Plan.

Enc: Location Map
 Comprehensive Plan Map
 Excerpts from Comprehensive Plan
 Excerpts from Concord Boulevard Neighborhood Plan and Design Guidelines

cc: Tim Biljan

Economic Development District No. 11



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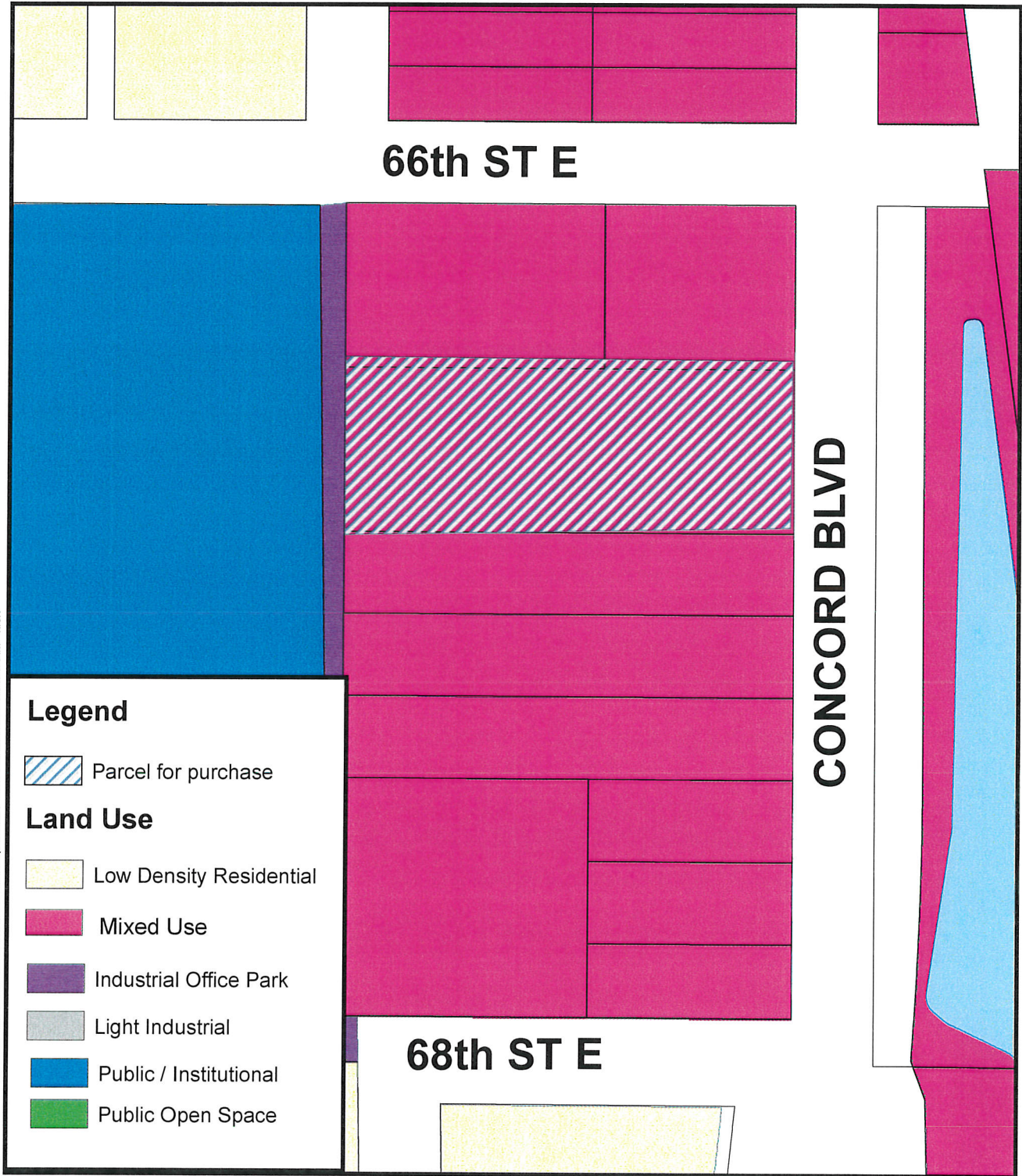
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0 50 100 Feet

Comprehensive Plan Map

Biljan Property - 6639 Concord Blvd.



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0 50 100 Feet

2. Land Use

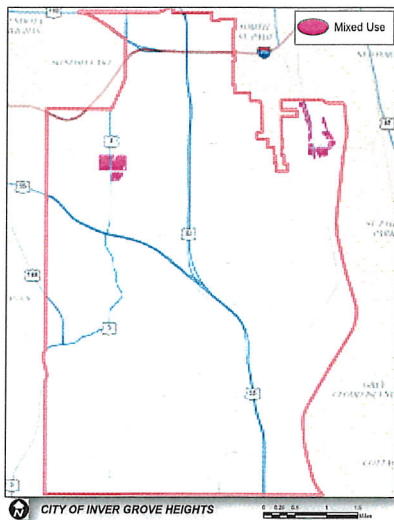


Figure 2.6: Mixed Uses

Mixed Use Assumptions

In order to establish development projections, mixed use areas are assumed to be approximately 2/3 residential and 1/3 commercial. Residential density would be at a minimum of 12 units per acre in mixed use areas.

Mixed Use (MU)

Mixed use areas consist of lots or parcels that contain a mix of retail and service commercial, office, institutional, higher density residential, public uses and/or park and recreation uses, organized in a pedestrian friendly environment (see Figure 2.6: Mixed Uses).

Robert Street and 70th Street West: The Comprehensive Plan designates the area at the intersection of South Robert Trail and 70th Street West as mixed use. The vision for this area is to establish a neighborhood hub that integrates higher density residential uses with neighborhood commercial services. In recent years, there has been an increased interest in creating development patterns that capture historic urban qualities and land use relationships. This movement was originally known as “new urbanism” and is now generally known as “traditional neighborhood design” or TND. The mixed use area in Inver Grove Heights has the potential to be developed utilizing some of these design principles. The development pattern is expected to have a pedestrian orientation rather than a sole focus on vehicular movement. The opportunity exists to integrate a variety of land uses making neighborhood commercial areas truly accessible to the surrounding residential neighborhood both due to the close proximity of the uses and a pedestrian sidewalk or trail system that provides direct linkages. Also of long term consideration is the notion of “Transit Oriented Development” or TOD, which encourages mixed use as a means of supporting transit service because of its ability to generate transit users who both arrive and depart from a particular node (see inset TOD.) Developed in this manner, the mixed use area in Inver Grove Heights has the potential to become an attractive amenity for both the northwest area and the community as a whole.

Concord Boulevard: Another area of mixed use is the Concord Boulevard Corridor (generally north of 70th Street.). The idea for mixed use along the Concord Boulevard Corridor is to encourage or facilitate redevelopment and reinvestment along the corridor in a way that helps traffic flow by controlling access, encourages an attractive street frontage as a gateway corridor to the City and allows flexibility in the use of lands along the corridor as business or residential uses. This pattern of use current exists along the corridor. A redevelopment plan was prepared for the Concord Boulevard area, which was adopted by the City in 1998. The plan addressed a number of issues including:

- Land use patterns
- The role of the Mississippi River levee
- Housing

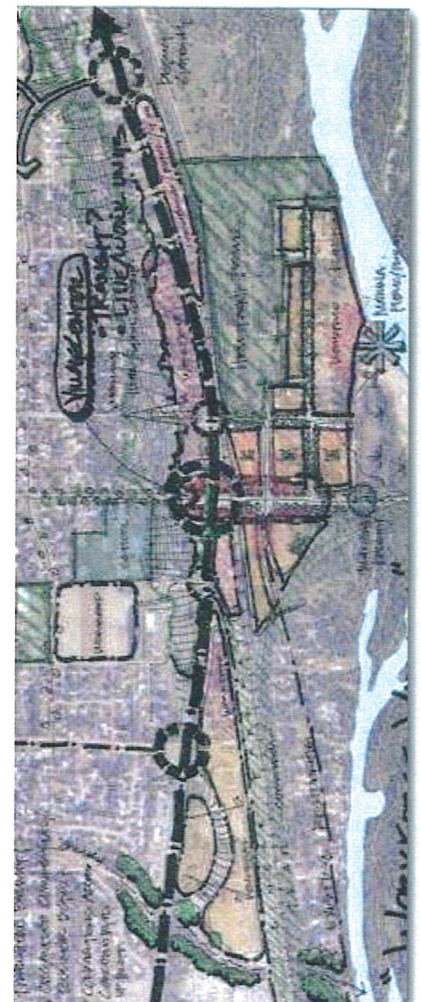
2. Land Use

- Businesses
- The river bridge
- Public recreation

The plan includes a set of detailed policies to direct future redevelopment efforts. The land use recommendations from the adopted Concord Boulevard Redevelopment Plan were directly incorporated into the Future Land Use Plan of the Inver Grove Heights Comprehensive Plan. This plan will continue to serve as a policy guide.

As Concord Boulevard improvements are implemented over the next few years, redevelopment proposals will likely be brought forward by property owners and developers interested in the corridor. The guiding principles for the Concord Boulevard Corridor are as follows:

1. Direct access to the corridor should be reduced and limited over time. Access should be via side streets, alleyways and in limited cases directly via shared drives.
2. Future development in the corridor may be either vertically mixed uses (i.e. residential or office over retail) or horizontally mixed uses. Redevelopment of individual parcels should be designed as part of a master planned area to avoid conflicts with existing adjacent landuses.
3. Commercial or business uses should be located around key intersections at 66th and 63rd Street and should be designed to utilize on street parking on side streets (not on Concord Boulevard) and shared off-street parking.
4. Commercial or office uses located along the corridor between key intersections should be designed to blend in with residential building characteristics and not require significant off street parking.
5. Residential uses occurring along the corridor should have porches that front on Concord Boulevard with yards that provide separation between the street and the residential structure.
6. Sidewalks should separate residential uses from the street and provide connectivity to area amenities and attractions such as Heritage Park and the Mississippi River.
7. Higher density residential uses should be supported not only as a means to redevelopment but as a means of intensifying the corridor to support commercial uses, provide a labor force and take advantage of public improvements such as Heritage Park.
8. Design features should consider building height in relationship to the bluff area and the Mississippi River.



A concept for Concord Boulevard explores the idea of mixed use along the corridor with commercial focused at key nodes. This concept takes advantage of the improvements with Heritage Park and the potential connections to the Mississippi River.

2. Land Use

Redevelopment of the Concord Boulevard corridor is an important future improvement that will support the significant investment in Heritage Park and reconstruction of Concord Boulevard and provide an important critical mass that helps sustain commercial development in Inver Grove Heights. Future redevelopment will also take advantage of the Mississippi River Regional Trail Corridor connecting Inver Grove Heights with regional destinations.

Mixed Use Area Policies

1. Provide a unique mix of commercial, residential, public and related uses in a pedestrian friendly environment.
2. Provide a flexible land use tool that supports redevelopment while minimizing the creation of non-conforming uses.
3. Enact zoning modifications necessary to facilitate a mixed use development pattern that includes small, neighborhood scale structures and design features.
4. Provide walkway and trail linkages to other public recreational facilities in the area.
5. Encourage consistent design standards that serve as a framework for both public and private improvements addressing streets, lighting, landscaping, building materials and building placements.
6. Limit commercial uses to those that provide neighborhood and convenience goods and services.

Industrial Office Park (IOP)

Industrial office park includes lots or parcels containing warehousing, storage and light industrial uses with associated office functions (see Figure 2.7: Industrial Uses). Industrial office park developments are usually designed in a unified manner and feature landscaped open areas and roadway edges, consistent lighting, and entry monumentation. The future land use plan identifies a number of IOP parcels along Highway 55 and 55/52.

Industrial Office Park Area Policies

1. Provide opportunities for new industrial development and expanded employment opportunities in Inver Grove Heights.
2. Provide attractive, planned environments as means to induce employers to locate within the City.
3. Enact standards for industrial developments that are in keeping with the need to improve the appearance and character of industrial properties.
4. Provide public services and infrastructure in keeping with the needs of

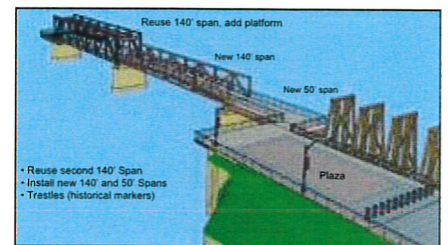
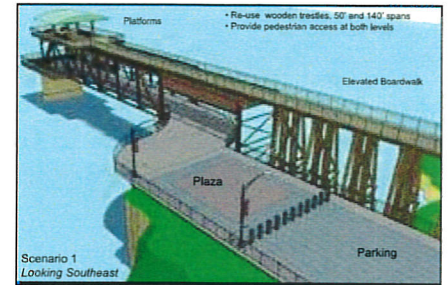
9. Critical Area Plan



could provide educational opportunities to the community at large. A combination of funding from the Park and Recreation Department and Macalister College as well as staff time could be used initially to implement this project.

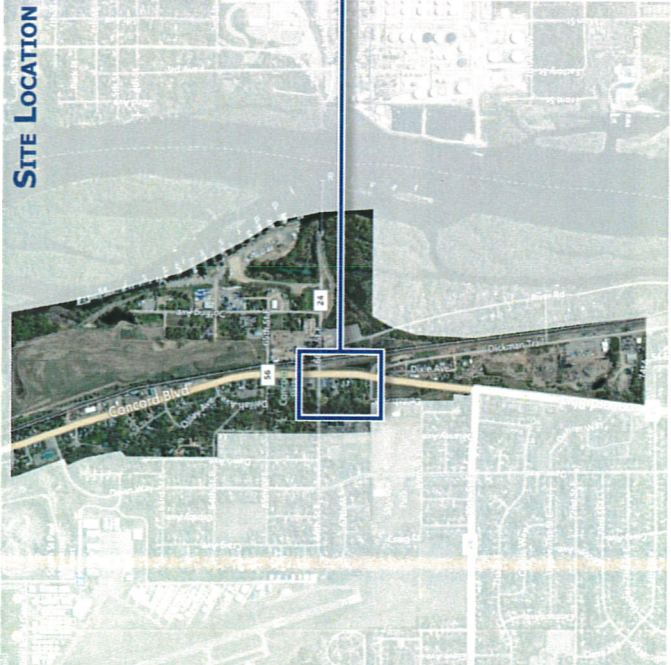
Project #4

Continue to support redevelopment efforts for the Concord Neighborhood. In 1998, the City adopted a redevelopment plan for the Concord Neighborhood, which has the highest concentration of older structures in the community. More recently, Dakota County has begun constructing upgrades to the roadway. The City should actively participate in planning redevelopment efforts that respect the goals and policies of the Critical Area Plan. Continued redevelopment planning in this corridor should seek to enhance the value of Heritage Park improvements and foster economic vibrancy and connectivity with the river corridor.



A photo of Bridge 5600 (top) and two alternative design concepts that were evaluated in 2007 for reuse of Bridge 5600 as a scenic overlook.

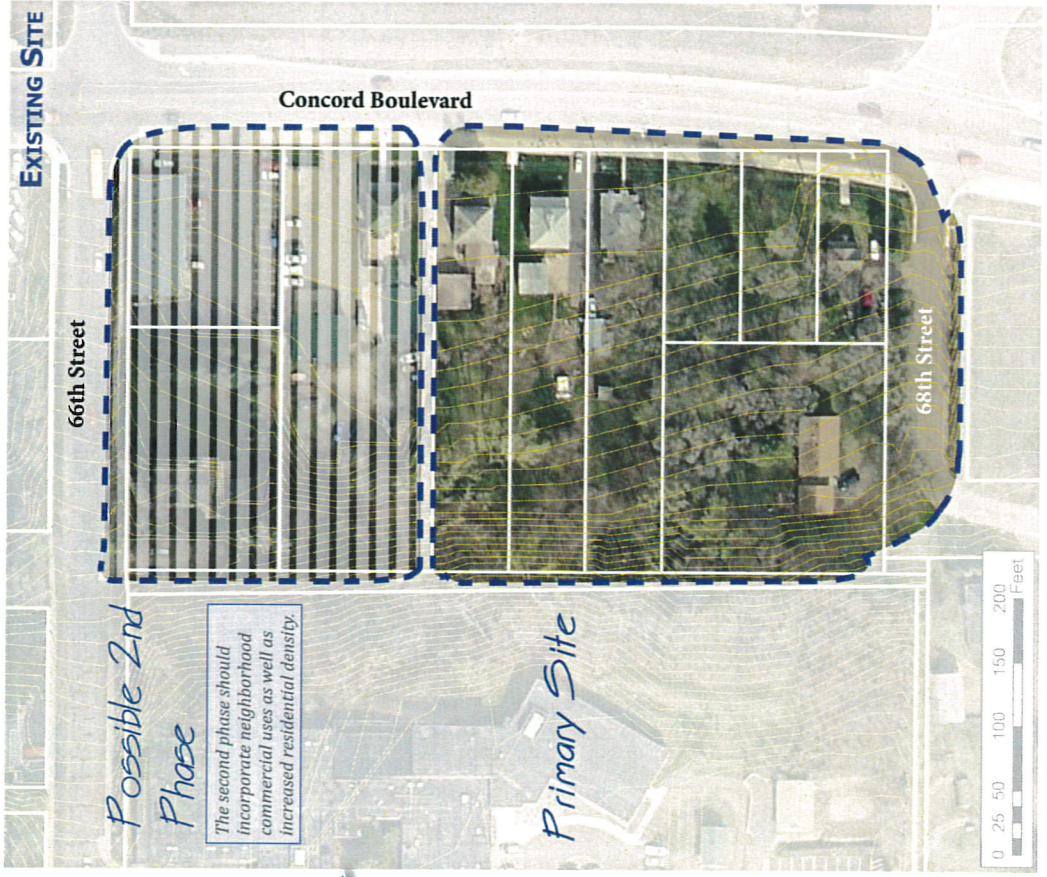
CONCORD BOULEVARD NEIGHBORHOOD CATALYST SITE: Hillside Senior Housing



HILLSIDE SENIOR HOUSING

» This catalyst site transitions from single family residential and vacant lots to 3-4 story senior residential housing. Primary access is from 68th St to minimize conflicts on Concord Blvd. Both underground and above ground parking is provided, with a convenient drop-off/pick-up location for residents with limited mobility and visitors. Private outdoor amenity space is provided for residents with gardens and other features.

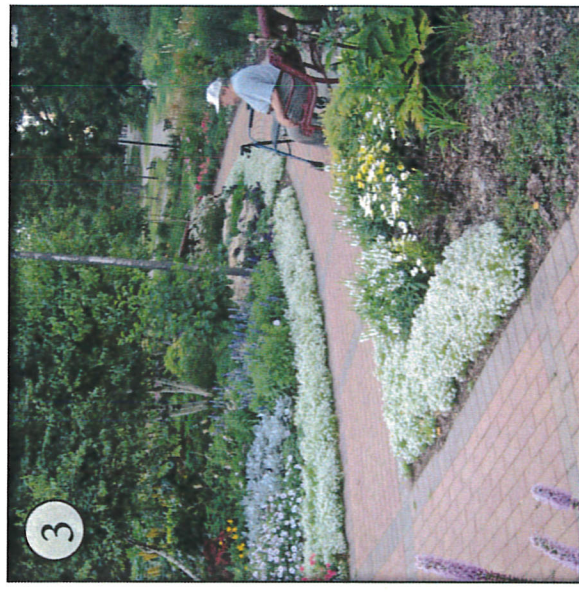
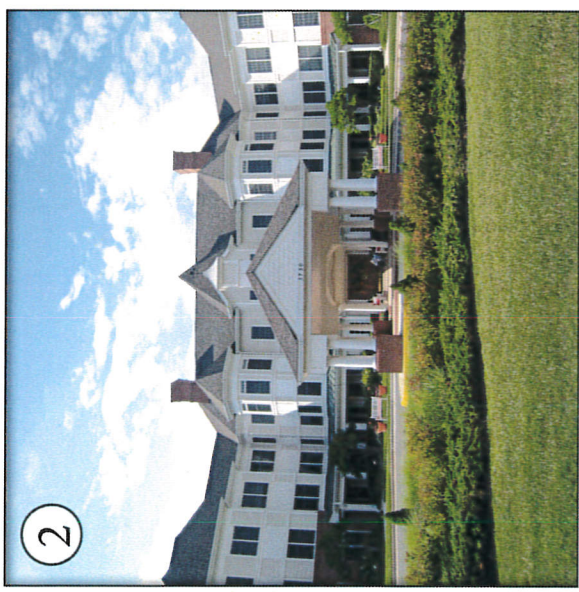
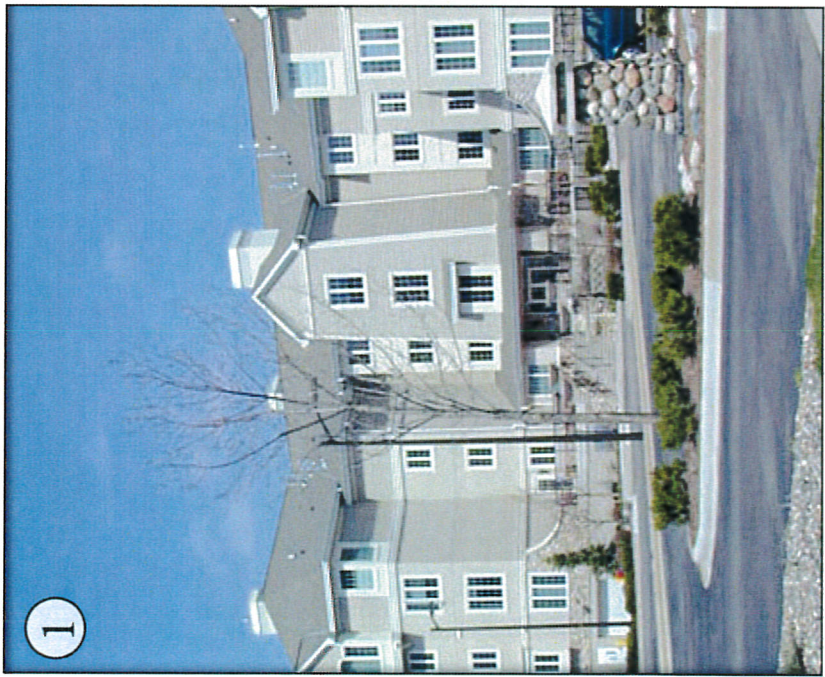
PROJECT SUMMARY	
Site Area	2.68 Acres
Intended Use	Senior Residential
Units	80 Units
Density	30 Dwelling Units / Acre



EXISTING CONDITIONS

HILLSIDE SENIOR HOUSING CHARACTER

- » 1 - Design buildings with underground parking and detailed building articulation.
- » 2 - Provide enhanced drop-off locations for people of all mobility levels.
- » 3 - Create landscape amenities for all abilities (universal design, benches, tables, gardens).
- » 4 - Facilitate easy drop-off/pick-up by allowing developing a covered entryway to the building.
- » 5 - Provide outdoor recreation space that promotes communal gathering.



I. SITE PRINCIPLES:

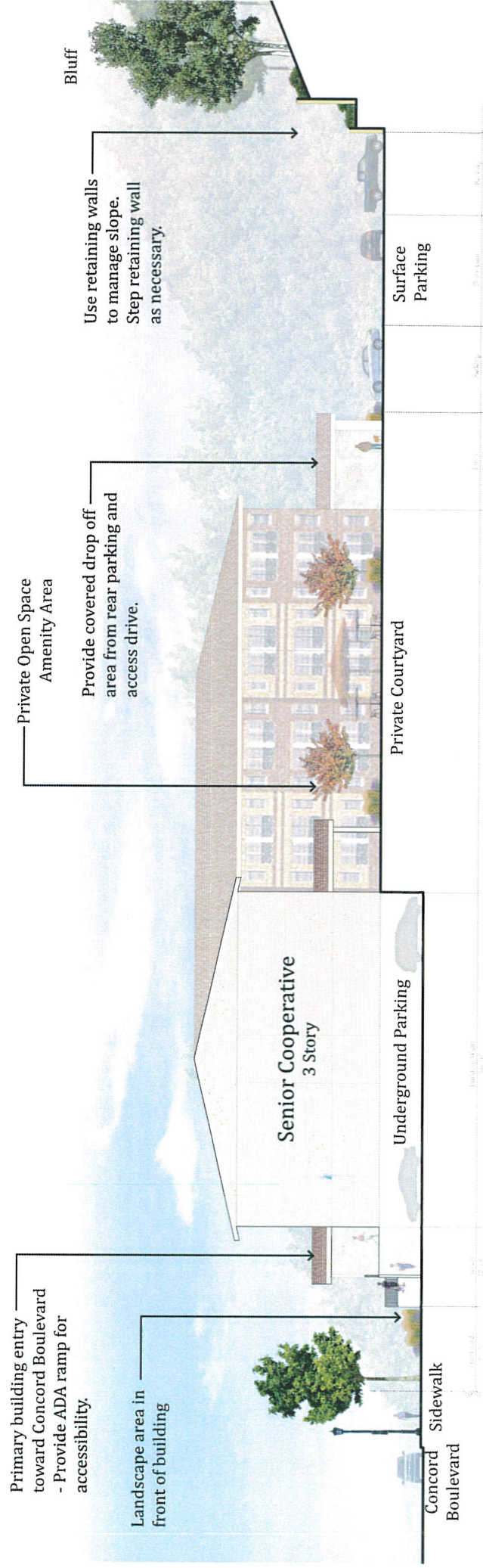
- A. Position the building to take advantage of existing topography for an enclosed, private setting.
- B. Provide adequate accessibility to all entries. Utilize ramps as needed.
- C. Ensure access onto Concord Boulevard is provided at the north portion of the primary site, or mid-block (with potential second phase) rather than near existing intersections.

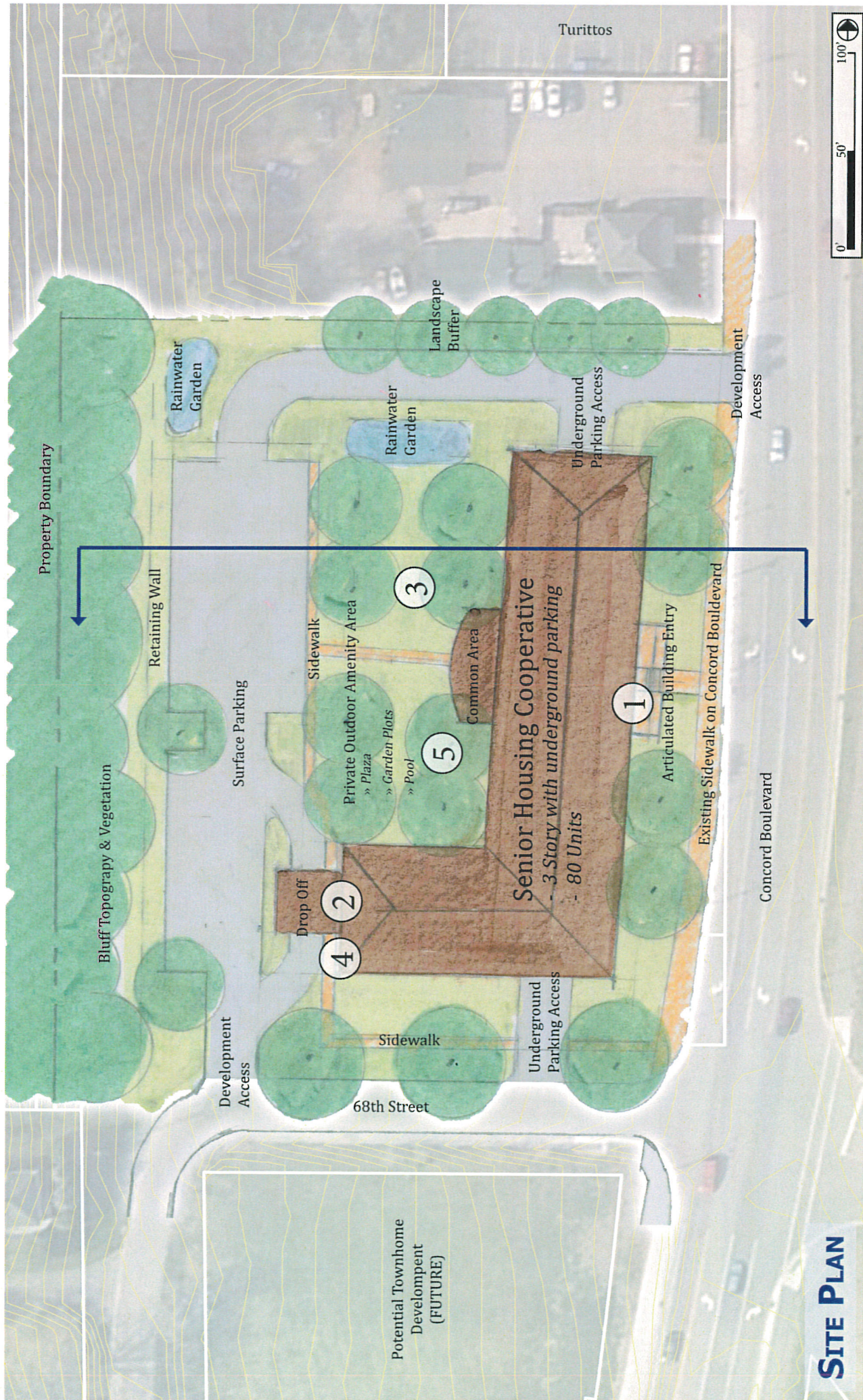
II. BUILDING PRINCIPLES:

- A. Design building with 3-4 stories.
- B. Provide underground parking if possible/feasible with bedrock conditions and site topography.
- C. Screen underground and surface parking from Concord Boulevard.
- D. Provide variations in color, material, and texture to reduce the visual impact of the scale of the building.

III. LANDSCAPE PRINCIPLES:

- A. Develop the public realm along Concord Boulevard with the same character as reconstructed portions to the north. Fixtures and furnishings should match north sections.
- B. Create a landscaped outdoor plaza or gathering space. Outdoor areas should serve residents and visitors.
- C. Utilize retaining walls and vegetation to reduce erosion on the bluff side of the project.
- D. Develop surface parking for visitors at the rear of the building.
- E. Provide attractive stormwater treatment features.
- F. Create opaque landscape buffer between the site and buildings to the north.





SITE PLAN