

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, November 20, 2018 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. PLANNING COMMISSION MINUTES FOR NOVEMBER 7, 2018 ARE NOT YET AVAILABLE; THEY WILL BE INCLUDED WITH THE NEXT PACKET**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**
 - 3.01 INVER GROVE STORAGE - CASE NO. 18-59CA**

Consider the following requests for the property located at 10125 Courthouse Blvd:

 - a) a **conditional use permit amendment** to expand the outdoor storage area

Planning Commission Action _____

 - b) a **variance** from the front parking setback

Planning Commission Action _____
 - 3.02 DISCOUNT STORAGE - CASE NO. 18-55CAZ**

Consider the following requests for the property located at 10805 Rich Valley Blvd:

 - a) A **comprehensive plan amendment** to change the land use from RDR, Rural Density Residential to LI, Light Industrial

Planning Commission Action _____

 - b) A **rezoning** of the property from A, Agricultural to I-1, Light Industry

Planning Commission Action _____
- 4. ADJOURN**

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

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

HEARING DATE: November 20, 2018

CASE NO.: 18-59CA

APPLICANT & PROPERTY OWNER: Inver Grove Storage, LLC

REQUEST: Conditional Use Permit Amendment to expand an outdoor storage area and a Variance from the front yard parking setbacks

LOCATION: 10125 Courthouse Blvd

COMPREHENSIVE PLAN: LI, Light Industrial

ZONING: I-1, Limited Industrial

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting to expand the outdoor storage area to the space currently designated for U-hauls. The property is 5.54 acres in size and zoned industrial. The expansion would add about 20 additional storage spaces. The additional outdoor storage would be located on existing impervious surface. The applicants have stated they are going to continue with the U-haul rental as an accessory use but are seeing a higher demand for storage space.

The current outdoor storage area is screened with a solid fence and a secured gate. City code requires outdoor storage areas to be screened from view. The applicant is proposing a four-foot solid fence along the front property line to screen the additional outdoor storage. City code does not have a minimum height requirement for screening in the I-1 district; other zoning districts require a minimum fence height of five to six feet to meet screening requirements. Staff is recommending the new fence be at the same height as the existing solid fence.

City code requires a 10-foot setback for parking along the front property line. The applicant is requesting to utilize the existing hard surface which is located up to the property line. A variance is discussed later in the report to allow the reduced setback.

The specific requests consist of the following:

- a) A **Conditional Use Permit Amendment** to expand the outdoor storage area
- b) A **Variance** from the front parking setback

EVALUATION OF THE REQUEST

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

North	Single family; zoned B-3, General Business; guided RDR, Rural Density Residential
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East	Hwy 52
South	Single family; zoned A, Agricultural; guided RDR, Rural Density Residential
West	Single family; zoned A, Agricultural; guided LI, Light Industrial

SITE PLAN REVIEW

Parking. The applicant is proposing three customer parking stalls, including one handicap space. The zoning code does not have any specific parking requirements for ministorage facilities. Typically, this type of use customers are driving into the facility directly to their storage space. Staff reviewed the parking based on the applicants need, staff is comfortable with the parking provided.

City code requires a 10-foot setback for parking along the front property line. The applicant is requesting to utilize the existing hard surface which is located up to the property line. The variance to allow parking closer than 10 feet is discussed below.

Access and Surfacing. Access to the property is not changing; there is one access point off of the Courthouse Blvd frontage road.

Lighting. Existing lighting will remain. If improvements are made in the future, the source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Screening. City code requires outdoor storage areas to be screened from view. The applicant is proposing a four-foot fence. The four-foot height fence would allow the office to be seen from the highway and allow employees within the office to see beyond the fenced in area. City code does not have a minimum height requirement for screening in the I-1 district; other zoning districts require a minimum fence height of five to six feet to meet screening requirements. Staff is recommending the proposed storage area be in compliance with the minimum screening requirement of a five-or six-foot fence.

Engineering. No additional impervious surface would be added to the property at this time. The City Engineer has reviewed the plans and takes no exception to the request.

Any future impervious surface changes, site improvements, or disturbance may require the addition of a storm water treatment facility complying with the City's Water Resources Management Plan requirements.

GENERAL CONDITIONAL USE PERMIT REVIEW

Ministorage facilities and outdoor vehicle storage are a conditional use in the I-1 zoning district. The site currently has conditional use permit to operate the outdoor storage space located within the fenced area. The amendment is to add additional storage space outside of the current fence area.

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

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

This criterion is met. The Comprehensive Plan recognizes the proposed area as industrial. A storage facility is a conditional use in the light industrial areas.

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

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

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

This criterion is satisfied, the closest home is to the north about 330 feet away from the office area. The additional outdoor storage would not create additional noise or traffic levels or other adverse impacts to the neighborhood.

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

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

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

- i. Aesthetics/exterior appearance*

No changes are proposed to the existing office building.

- ii. Noise*

The noise from the expansion would not be any greater than the existing operation.

- iii. Fencing, landscaping and buffering*

The property has a privacy fence surrounding the existing storage area. Additional fencing is discussed in the report for the expansion area.

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

The lot is about 5.54 acres in size. Ministorage facilities are a conditional use in the I-1 zoning district; the proposed use is appropriate for the zoning, location, and the size of the lot.

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

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

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

This criterion is satisfied. No additional impervious surface is being proposed; if there are any future building additions or site changes staff would review for compliance with code requirements at that time.

VARIANCE CRITERIA

The applicant is requesting the location of the outside storage to be allowed up to the front property line whereas 10 feet is the required front parking setback.

City Code Title 11, 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.*

City Code requires a 10-foot setback for parking areas in the front yard in the I-1 zoning district. The function of a front yard setback is to maintain consistency of parking setbacks, to provide green space for drainage, and to keep improvements out of easements. With these reasons in mind, granting the variance may establish a precedence that is contrary to the intent of the City Code.

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

The property would continue to be used in a reasonable manner as a ministorage facility. Although the I-1 district does not have maximum impervious surface requirements, setbacks are in place to provide a buffer from abutting properties and right-of-way. The additional space proposed to be used for storage is not a requirement of city code, it is at the owners request to expand the storage area.

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

The existing parking lot was installed prior to the applicant owning the property. The request would not be adding any additional impervious surface. The applicant is requesting to utilizing the existing parking surface.

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

Staff does not believe this variance would alter the essential character of the locality. The lot is over five acres in size with acreage lots surrounding the property. The

applicants would like to install the new fence in line with the existing fence, which is located along the property line. Once this fence is installed it would be difficult to see the actual parking setback of vehicles. Additionally, there is a 30 foot right-of-way providing green space between the road and parking area.

5. *Economic considerations alone do not constitute an undue hardship.*
Economic considerations do appear to be a basis for the request as the applicants would have to install the fence over existing hard surface or install curb stops to maintain the ten-foot setback. Additionally, the extra 10 feet of space would allow for larger types of vehicles to be stored along the front property line.

ALTERNATIVES

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

- A. **Approval** If the Planning Commission finds the application acceptable, the following requests should be recommended for approval:
- Approval of a **Conditional Use Permit Amendment** to allow the expansion of the outdoor storage area subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department except as may be modified herein.
 2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
 3. All signage requires a separate sign permit and shall conform to the sign requirements of the I-1 zoning district.
 4. All parking lot and building lighting on site shall be a down cast, “shoe-box” style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with the building permit.
 5. Any expansion of the use not shown on the site plan requires additional city approvals and is not part of this conditional use permit.
 6. Screening shall be required around the outdoor storage. The height of the fence shall be determined by City Council.
 - Approval of a **Variance** to allow a zero-parking setback whereas 10 feet is required subject to the following conditions:
 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 variance request, it should be recommended for denial, which could be based on the following rationale:
1. The conditions of the property are not so limiting or unique that the property could not be used in a reasonable manner without the reduced front parking setback. The property would still function as a storage lot.
 2. Approval of the variance could set a precedent for other front yard parking setbacks.
 3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance; utilizing the existing impervious is a convenience to the applicant, not a practical difficulty.

If the Planning Commission recommends denial of the parking setback but would allow the applicants to keep the bituminous paving, the following condition shall be considered:

- a. The property owner shall install the solid fence or curb stops (or similar material) at the ten-foot setback line to maintain a ten-foot parking setback at all times.

RECOMMENDATION

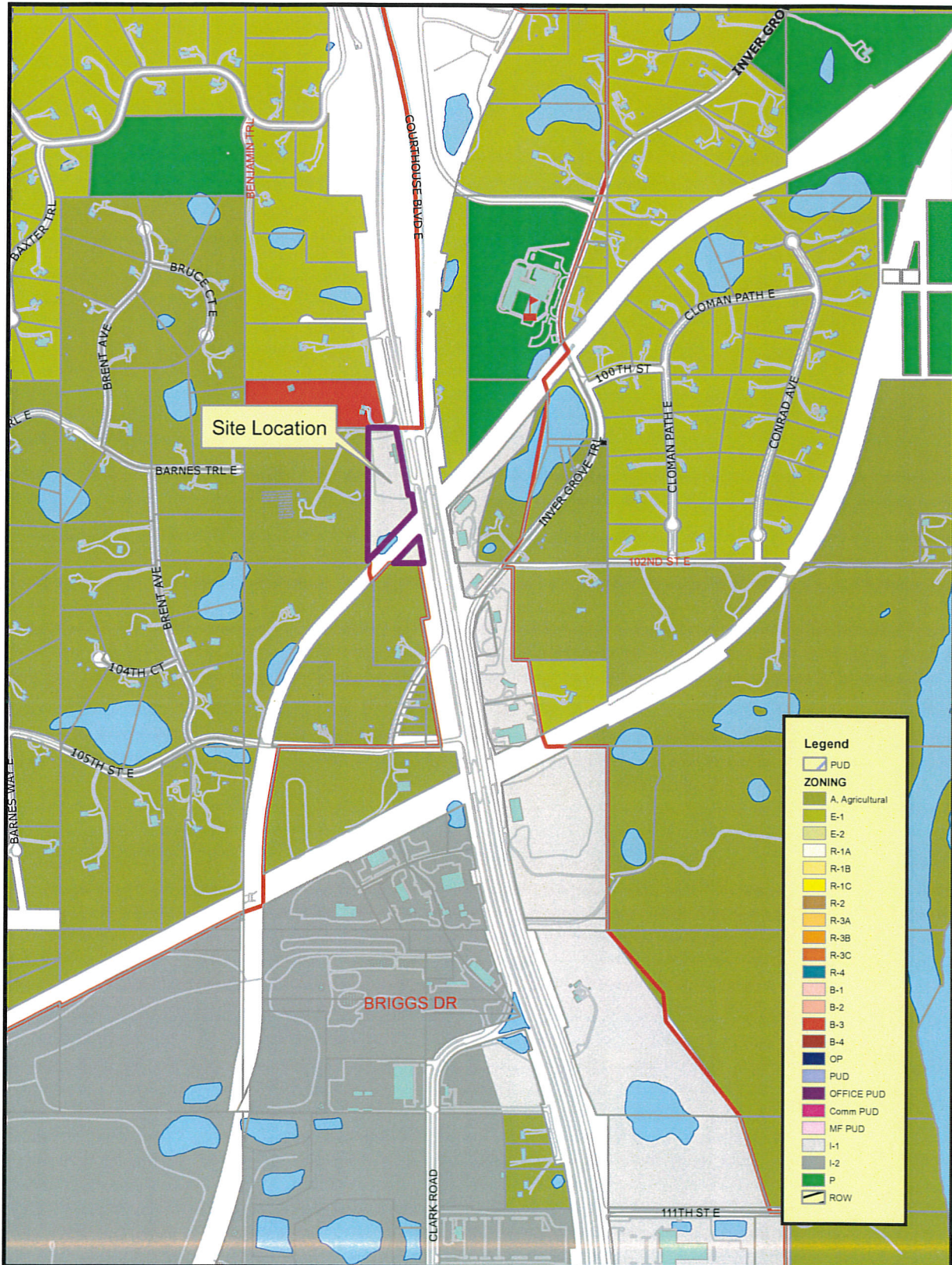
The conditional use permit to expand the outdoor storage area is consistent with the goals and policies of the zoning code and comprehensive plan. Staff recommends **approval** of the conditional use permit with the six conditions listed in Alternative A.

Based on the information in the preceding report and the rational listed in Alternative B, staff is recommending **denial** of the variance request as staff believes the request does not meet the variance criteria. With the recommendation of denial, staff would add the one condition listed in Alternative B.

Attachments: Exhibit A – Location and Zoning Map
Exhibit B – Narrative
Exhibit C – Site Plan
Exhibit D- Photos of the property



10125 Courthouse Blvd Case No. 18-59CA



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

Map produced by the City of Inver Grove Heights GIS Dept.
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Exhibit A
Zoning and Location Map
Map not to scale

Narrative

Inver Grove Storage (highway 55/52)

10125 Courthouse Blvd

Inver Grove Heights MN 55077

Parking designation change

Inver grove Storage has two locations within the City of Inver Grove Heights. One located at 9735 Robert Trail (Highway 3) the other at 10125 Courthouse Blvd (Highway 55/52). We are requested a parking designation change at our Courthouse Blvd location.

The current front area is designated U-Haul equipment. We want to change this designation to outdoor storage parking and still allow U-Haul. This front area would remain unsecure but we do have cameras covering the entire area and a security firm drives through every night.

We are also asking for a variance from the 10' parking set back from fence/property line to allow parking up to the fence/property line. This would allow a larger operating area for customers to pull into and out of spaces. It will also allow our U-Haul customers more room for maneuvering the area.

Knowing the city may want this area screened and if it is proposed that we do need screening, we would like to place a 4' fence rather than a six foot fence. This will then allow the front area to be seen from the highway and allow employees within the office to see beyond the front area. The office would be cut off from views from the highway and frontage road should a 6' fence be required. We have office workers in the office after dark that would feel uncomfortable with a higher fence.

inver grove storage

Legend

-  10125 Courthouse Blvd
-  Inver Grove Storage & Rental



inver grove storage

Legend

-  10125 Courthouse Blvd
-  Inver Grove Storage & Rental



PLANNING REPORT CITY OF INVER GROVE HEIGHTS

CASE NO.: 18-55C

APPLICANT: Discount Storage

PROPERTY OWNER: TSA Holdings, llc

REQUEST: Comprehensive Plan Amendment to change land use from RDR, Rural Density Residential to LI, Light Industrial and Rezoning from A, Agricultural to I-1, Limited Industry.

LOCATION: 11278 Rich Valley Boulevard

HEARING DATE: November 20, 2018

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to change the land use designation and rezone a 20 acre parcel for a mini-storage development. The idea would be to create a mini-storage with outdoor storage facility over approximately 17 acres of the site. The development would be an open mini-storage lot for cars, campers, trailers, boats, etc. There would not be any storage buildings. The office for the site would be located just south on Rich Valley Boulevard on land owned by the applicant. The storage space surface would be crushed rock and storm water ponding and treatment would be required. There is an existing house along the front side of the property and the surrounding 3 acres would remain as is.

This phase of the application process will address only the land use issues. If the amendment is approved by Council, the applicant would then apply for a conditional use permit which would review the site plan details. This subsequent process provides for public review and comment on the actual site plan.

SURROUNDING USES

The subject property is surrounded by:

North Large lot agricultural; zoned A; guided Rural Density Residential.

East	Large lot agricultural and residential; zoned A; guided Rural Density Residential.
West	Large lot agricultural; zoned A; guided Rural Density Residential.
South	Large lot agricultural; zoned A; guided Rural Density Residential.

EVALUATION OF REQUEST

Comprehensive Plan Amendment

The subject parcel and surrounding properties are all guided Rural Density Residential.

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

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

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

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

The main issue is what is the most appropriate future land use for the property. The following provides some rationale for approval and denial of the proposed land use change.

RATIONAL FOR THE LAND USE CHANGE

- The land to the west, north and east abutting the parcel is owned by Flint Hills Resources. Flint Hills has purchased a number of parcels in Inver Grove Heights to create a buffer from residential uses around the refinery. The parcel and land use pattern on these parcels are essentially fixed so there would be no further residential development on any parcel Flint Hills owns. The proposed use would be low intensity for an industrial use.

- Mini-storage operations are typically low traffic generators. The site is also along Rich Valley Boulevard which is a county road. Rich Valley Boulevard is used for other industrial uses located in southern Inver Grove Heights and Rosemount.
- A change of land use to industrial has the potential to generate employment, tax base, variety of goods and services.

RATIONALE AGAINST THE LAND USE CHANGE

- There are some industrial uses established along the east side of Rich Valley Boulevard south of the Cliff Road intersection. Those properties are currently guided and zoned industrial. There are no other industrial type uses north of that intersection. Expanding industrial uses north of Cliff Road would be a major change in land use direction. The large lot residential and agricultural uses in the area are a long established land use pattern and recognized during the last few comprehensive plans.
- The proposed 2040 Comprehensive Plan continues to recognize the rural land use pattern and does not make any changes to the rural density residential pattern in the southern portion of the city.
- A change in direction and possible expanding industrial uses has never been discussed or studied. This could result in negative or unintended consequences to this area because the land use pattern was always to be rural residential.
- Mini-storage operations typically are not large employers. There may be only the need for a small office support. The proposed improvements do not include any buildings at this time. An open storage lot would provide minimal tax generation for the City.

Rezoning

The applicant is proposing to change the zoning to I-1, Limited Industry District. The purpose of the I-1 district listed as follows:

“The I-1 limited industry district is intended for the continued operation of light manufacturing, warehousing, and wholesale businesses.”

The list of uses in the district are attached to this report. Once the property is zoned to I-1, it could be used for all those uses. In general, most allowed uses follow the purpose of the district, however some could be problematic such as auto related uses.

ALTERNATIVES

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

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

- o Approving the Comprehensive Plan Amendment from Rural Density Residential to LI, Light Industrial subject to the following conditions:

1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
3. The comprehensive plan land use change shall not become effective until a land use development plan has been approved by the City Council.

- o Approving the Rezoning of the property from A, Agricultural to I-1, Limited Industry District subject to the following:

1. The rezoning shall not become effective until a land use development plan has been approved by the City Council.

B. Denial If the Planning Commission does not favor the comprehensive plan amendment or the rezoning, 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.

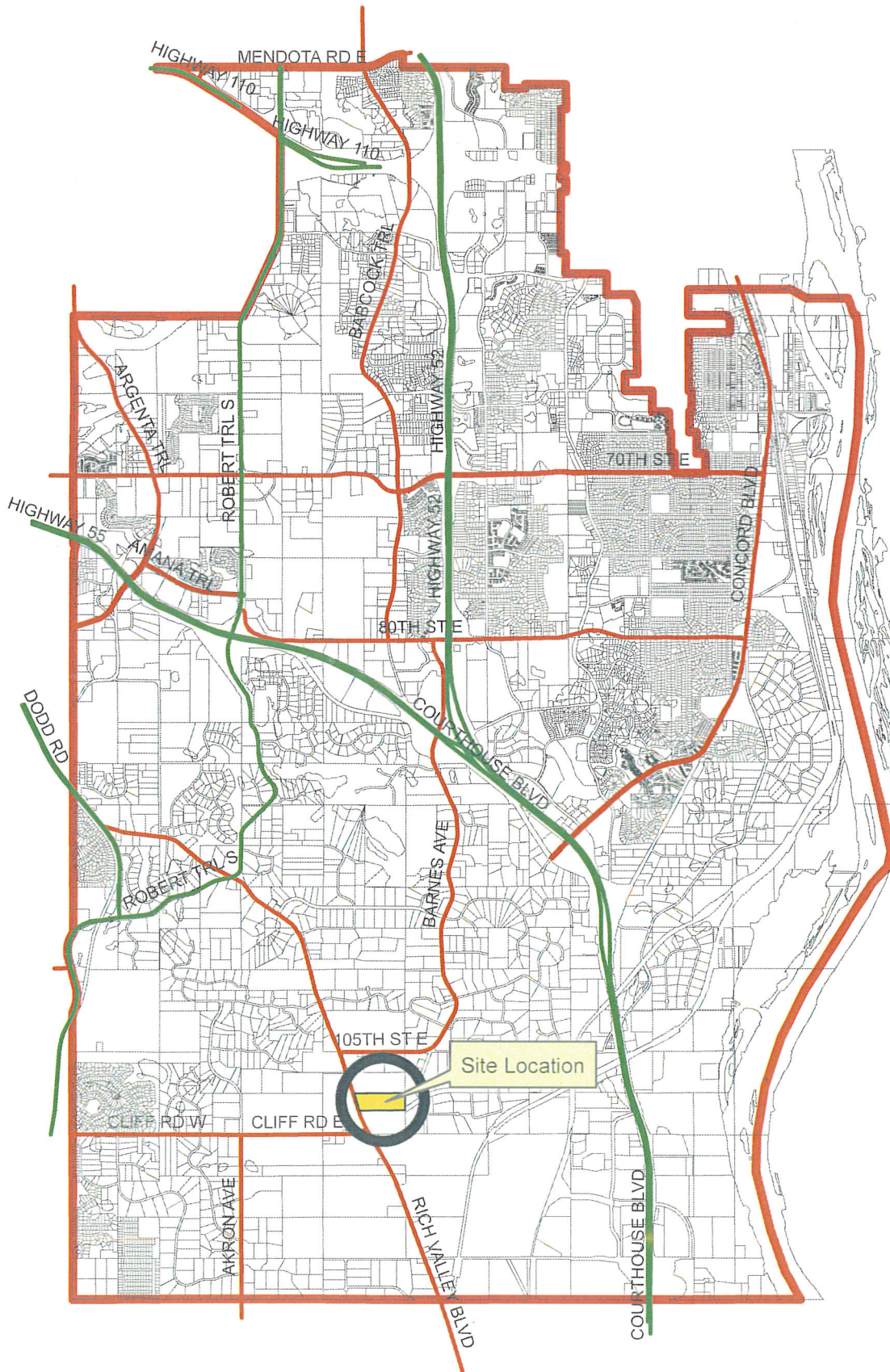
RECOMMENDATION

The proposed land use change is a significant departure from a well established land use pattern and long standing guidance from previous comprehensive plans. While the land use would typically be a low intensity use, more intense uses could be a possibility in the future. The proposed use would not provide significant employment or tax generation.

Based on the above summary, staff does not believe a change of land use to industrial would be in the best interest to the surrounding neighborhood and City.

Attachments: Location Map
Existing/Proposed Comp Plan Map
Applicant Narrative
Applicant Concept Plan

Discount Storage Location Map

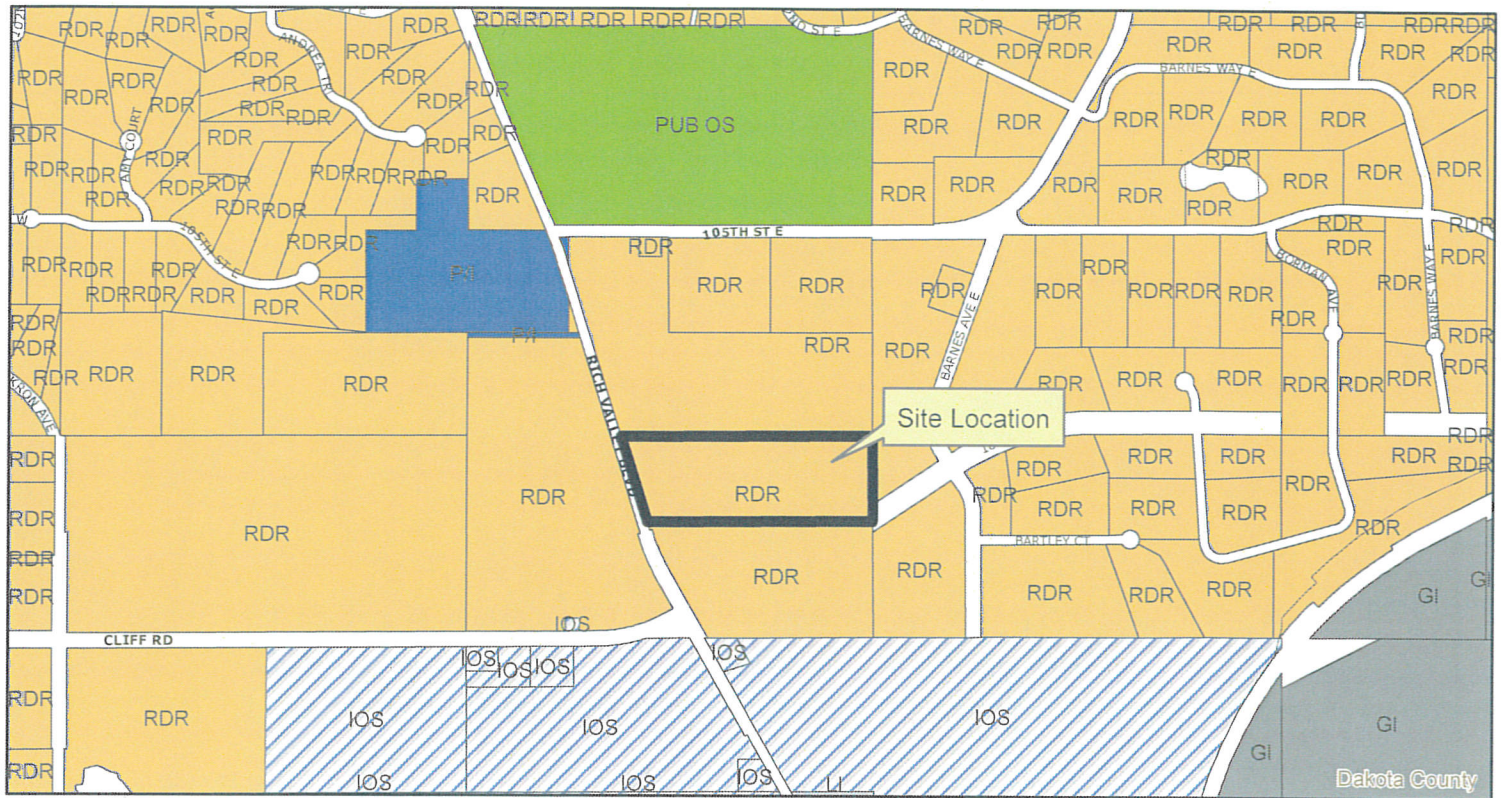




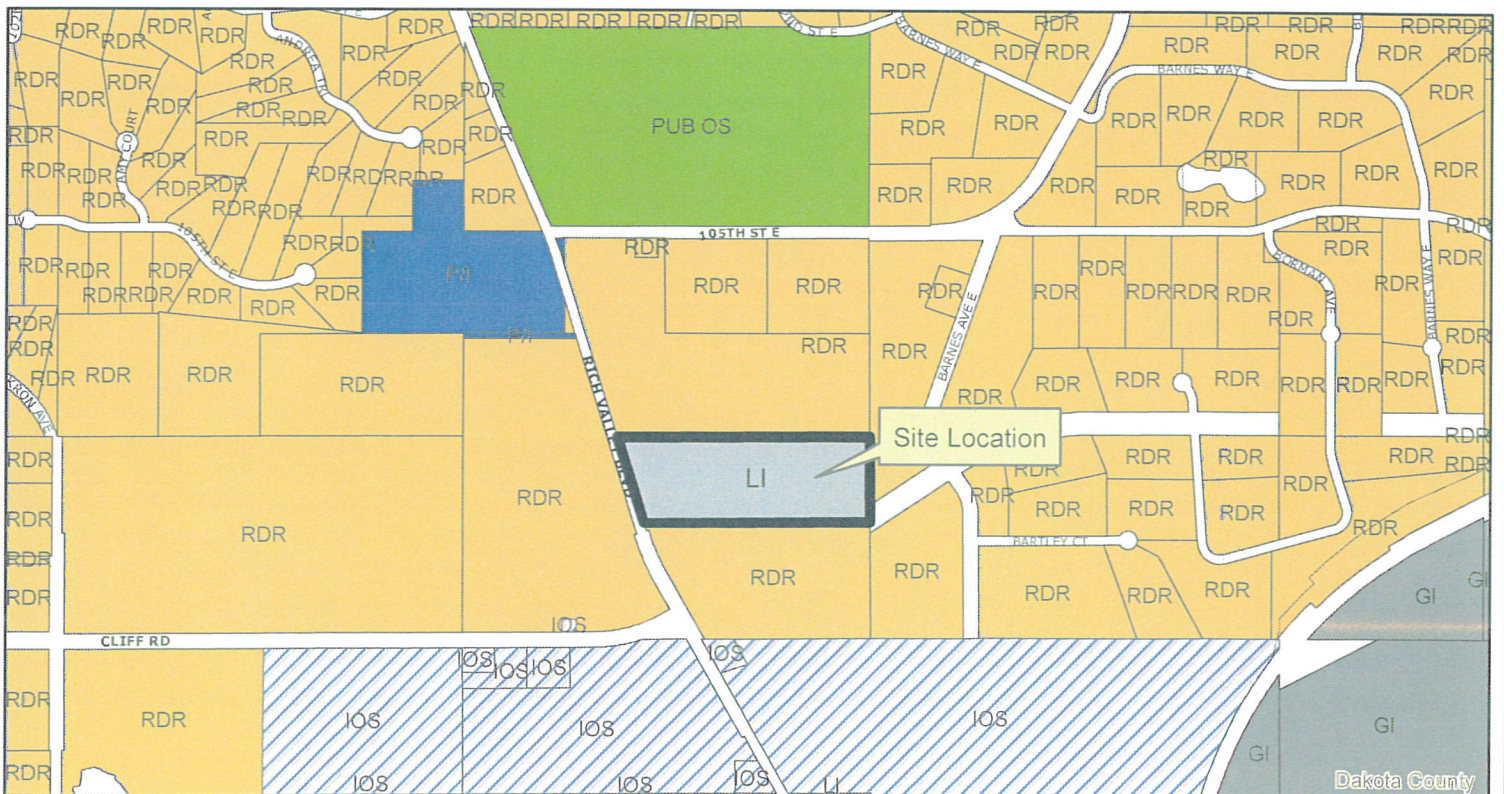
Discount Storage Comp Plan Amendment



Existing Comp Plan



Proposed Comp Plan



October 23, 2018



Janice Gundlach
Director of Development
City of Inver Grove Heights

Ms. Gundlach:

Please be advised that TSA Holdings llc. wishes to revise its original request concerning Comprehensive Plan Amendment, Rezoning, and Conditional Use Permit for Pid# 20-02900-75-018 10805 Rich Valley Blvd. Inver Grove Heights to Comprehensive Plan Amendment and Rezoning only at this time.

TSA Holdings llc. would like to begin this process and continue it moving forward.

It is the goal of TSA Holdings llc. to rezone this property and continue purchasing property along Rich Valley Blvd. South of this location to build an industrial park and attract businesses

to the area thus bringing jobs that pay higher than average wages to help revitalize the economy of the City of Inver Grove Heights.

Between 2000 and 2010 the medium income per household in Inver Grove Heights dropped by \$10,000.00.

It is the goal of TSA Holdings llc. to help restore this deficit and revitalize a city of 35,000 people where there are nearly as many vacant store fronts as there are filled.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Wm. Saver", with a stylized flourish at the end.

Paul Wm. Saver
TSA Holdings llc.

Project 10805 PID# 20—02900-75-018

Project 10805 is a collaboration between Discount Storage (developer), TSA Holdings (land owner), E. Johnson Excavating (which has operated continuously from this property since 1965) and Action Construction a remedial contracting, consulting, and design firm.

Discount Storage, E. Johnson Excavating, and Action Construction are owned by Paul Saver. A resident of Inver Grove Heights for nearly 50 years Paul has started and owned eight companies in this city and has owned or had controlling interest in several million dollars of property in Inver Grove Heights in this length of time. Paul has owned and lived in four different homes in the city of Inver Grove Heights.

I believe it could be said that Paul Saver has a vested interest in Inver Grove Heights and its future.

TSA Holdings LLC. is owned by Steve and Peter Tjornhom of TruSeal America, TruCrete, and TruStone all Inver Grove Heights Based companies.

Combined these companies employ between 60 and 100 People many in and from this community who make well in excess of the median income for Inver Grove Heights.

The purpose of this collaboration is to develop and operate a 14.5 acre 700 site Recreational and Commercial Vehicle Storage Facility on land that at best would be considered useless or marginal for any other use.

The close proximity to Pine Bend Landfill and Flint Hills Refinery and the fact Flint Hills owns nearly all the surrounding property are compelling factors that PID# 20-02900-75-018 is ideally suited for this development.

According to Dakota County Records and aerial Images taken at various times over years approximately six acres of this property have been in continuous use as storage for construction and various licensed vehicles.

Project 10805 seeks to expand and formally legitimize this space and use.

Using sustainable Eco Friendly Methods, Storm Water will be directed, collected, and retained using a combination of berms, slope, and collection pond.

Berms and slopes will be planted with Buckwheat and other natural vegetation which will reseed annually and

naturally provide both erosion control as well as sustenance for animals such as Deer and Migratory Fowl.

This property will be developed using the latest Methods Standards and Practices with the goal of leaving the smallest carbon footprint possible in its creation.

Although there are no established standards set by either “The Green Building Initiative” or “The US Green Building Council” through their Leeds Certification Program it is the goal of this collaborative to use this project to begin to set the standards for projects such as this that do not include brick and mortar construction.

Documentation and findings from this process will be forwarded to both of these organizations as well as several schools of civil engineering for study and evaluation.

Recent studies show there is a need for facilities such as this close to urban areas. There are an estimated 23 million Recreational Vehicles registered in the United States as of 2017 with that number increasing daily. Many municipalities are enacting ordinances prohibiting storage of recreational vehicles, boats, and commercial vehicles in residential areas.

The so called “Baby Boomer Generation” who possess a significant amount of wealth in this country and make up an ever increasing portion of the storage market because many are downsizing residences as they age and move from single family homes to condominiums and townhouse complexes that offer no storage for such vehicles.

There is further indication that people who own these types of vehicles and recreational toys often have much higher than median income, live within three to five miles of the storage facility, and spend more than the average individual in the community where the vehicle is stored purchasing goods and services or relocating from a neighboring community to the community where The vehicle is stored.

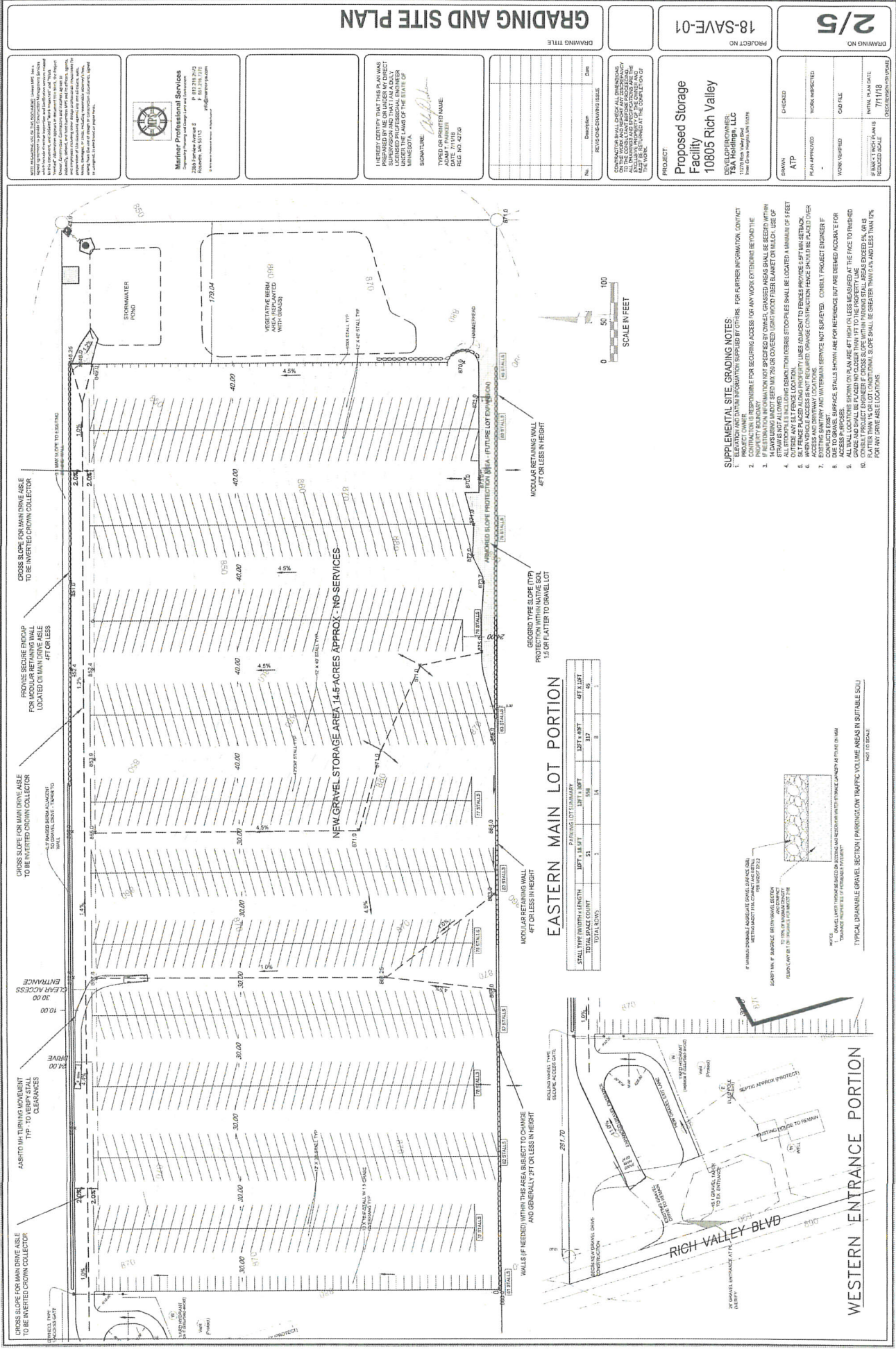
PROJECT 10805 seeks the following:

- 1) Secure proper zoning for 20 acres of PID# 20- 02900-75-018 to construct secure outdoor recreational and commercial vehicle storage facility.
- 2) Secure proper permits to construct and operate a recreational and commercial vehicle storage facility at 10805 Rich Valley Blvd. IHG. Mn.55077.

On April 17, 2017 Wallet Hub® released a study they commissioned on the “Best & Worst Small Cities to Start a Business in.” By Richie Bernardo
The City of Inver Grove Heights, Minnesota was ranked 29 in the nation out of 1261 cities.

Project 10805 is going to be closely monitored by a writer for a major business publication who will document the process from Initial meeting to ribbon cutting on opening day to be included four part series about cities and whether they foster a climate that promotes healthy sustainable economic growth.

Construction will be filmed for documentation as part of a possible series on being considered for a major cable network.



NOTES: 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

Mariner Professional Services
2385 Fairview Avenue S
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Huntsville, AL 35891
256.833.1111
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No.	Description	Date
1	Revised	10/1/20
2	Revised	10/1/20
3	Revised	10/1/20
4	Revised	10/1/20
5	Revised	10/1/20
6	Revised	10/1/20
7	Revised	10/1/20
8	Revised	10/1/20
9	Revised	10/1/20
10	Revised	10/1/20

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

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Supplemental Site Grading Notes:

1. ELEVATION AND DATA INFORMATION SUPPLIED BY OTHERS FOR FURTHER INFORMATION, CONTACT THE SOURCE OF INFORMATION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ACCESS FOR ANY WORK EXTENDING BEYOND THE PROPERTY BOUNDARY.
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Typical Drivable Gravel Section (Parking/Low Traffic Volume Areas in Suitable Soil)

NOT TO SCALE