

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

**Tuesday, April 16, 2019 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR APRIL 2, 2019**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 WILLIAM D. KRECH - CASE NO. 19-07SZC

Consider the following requests for the property located at 2001 120th Street:

- a) A **Rezoning** of the property from A, Agricultural to R-1C/PUD, Single Family Planned Unit Development.

Planning Commission Action _____

- b) **Preliminary Plat** for a 26-lot subdivision to be known as Amberwood.

Planning Commission Action _____

- c) **Preliminary PUD** approval for Amberwood including the specific flexibility requests from standard R-1C requirements

Planning Commission Action _____

3.02 CITY OF INVER GROVE HEIGHTS - CASE NO. 19-08C

Consider a **Conditional Use Permit** to allow fill within the flood fringe for the property known as Heritage Village Park, located at 6701 River Road.

Planning Commission Action _____

- 4. OTHER BUSINESS**
- 5. ADJOURN**

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

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, April 2, 2019 – 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: Armando Lissarrague
Elizabeth Niemioja
Tony Scales
Dennis Wippermann
Pat Simon
Annette Maggi
Jonathan Weber
Joan Robertson
Brett Kramer

Commissioners Absent:

Others Present: Allan Hunting, City Planner
Ally Hillstrom, Environmental Specialist

APPROVAL OF MINUTES

The minutes from the March 5, 2019 Planning Commission meeting were approved as submitted.

ENVIRONMENTAL INITIATIVES PRESENTATION

Ally Hillstrom, Environmental Specialist, gave an overview of the environmental initiatives the City is currently involved in. She advised that the Environmental Specialist position was created in August 2018 and oversees the City's recycling projects, landfills, and environmental programs, as well as acting as the staff liaison for the Environmental Commission. The City receives funding through the Dakota County Community Funding Program to support the City's solid waste management efforts. The MPCA and Dakota County create solid waste masterplans every six years. The State of Minnesota has adopted a new goal of reaching a 75% recycling rate by 2030, which will be a 25% increase from the current recycle rate of 50%. The County plans to do this by providing the Community Funding Grant to help with the implementation of recycling best practices at City facilities, providing community recycling opportunities, and increasing recycling education. For example, the Community Funding Grant has been used to provide the funding for clearly labeled paired trash and recycling containers at the Inverwood Golf Course and Community Center.

Commissioner Weber asked if the need for water bottles to be empty was listed on the recycling labels.

Ms. Hillstrom replied it was not; however, there was a picture of an empty water bottle on the label. She advised that City Hall is also in the process of being equipped with paired trash and recycling containers. The Community Funding Grant also supports Cleanup Day, an event where last year over 600 Inver Grove Heights residents attended, and 35 tons of recyclable material was collected.

Commissioner Niemioja supported this event, stating with current trends attendance would likely increase in 2019.

Ms. Hillstrom advised that in 2018 the County started requiring cities to have two shred

opportunities each year. To fulfill this requirement, this year there will be a shred event in May as well as Clean Up Day in September. The City is also doing a six-month challenge for plastic bag collection, with collection boxes at the Community Center as well as the City Hall entrance. The City is partnering with Trex, a private company that uses the bags to make decks and patio furniture. Ms. Hillstrom advised that plastic bags do not belong in recycling containers as they get tangled up in the sorting equipment and cause shut downs.

Commissioner Robertson hoped the City and County could make it more accessible for residents to drop off plastic bags.

Ms. Hillstrom advised that Trex also has drop-off locations at Cub, Walmart, and Target. Currently the County has no drop sites for plastic bags; their way of supporting the effort is by funding the City's initiatives. She suggested that the conversation should steer towards using fewer plastic bags to begin with. The City has currently collected 850 pounds of plastic bags.

Commissioner Niemioja asked if the City still collected holiday lights.

Ms. Hillstrom replied in the affirmative, stating they are collected for a limited amount of time. Over 1,000 pounds of holiday lights were taken in this year, and they are picked up by Proact, a local non-profit who employs people with difficulties to disassemble them.

Chair Maggi asked Ms. Hillstrom to address the organics program.

Ms. Hillstrom advised that organics recycling collection at City Hall will be implemented by the end of the month.

Chair Maggi asked if they were working with residential trash haulers regarding an organics program throughout the City.

Ms. Hillstrom replied that currently there are no residential waste haulers that collect organics in Dakota County. There are logistical questions that come with implementing organics county-wide, such as must another truck be purchased, does the City want additional trucks on the road, etc. A useful tool that the County has created is a widget on our website that allows residents to research the best way to dispose of an item.

Ms. Hillstrom advised that the City is one of 127 cities that are part of the Minnesota Cities GreenStep Program, a free program designed to help cities achieve their sustainability and quality of life goals. It is managed by the MPCA and other partners and offers step-by-step assistance to implement 29 different best practices. The City has documented 40 completed actions; many of which were completed prior to joining the GreenStep Cities Program. The City was recognized for reaching Step 2 of the program in 2018 and is working on completing the steps necessary to move up to Step 3 of the 5-step program. Ms. Hillstrom showed Commissioners the GreenStep Program website and explained the data and resources available. The City is currently taking advantage of an Xcel Energy grant opportunity by having 20 vehicles collecting data to determine whether it makes financial sense to convert any of the City's fleet to an electric vehicle.

Commissioner Niemioja asked for clarification that the Minnesota GreenStep Cities Program included grant opportunities.

Ms. Hillstrom replied in the affirmative.

Commissioner Robertson noted the importance of grant writing and questioned who wrote the grants for the City.

Ms. Hillstrom replied that she sees grant writing as part of her role as Environmental Specialist. She noted, however, that grant applications would likely be given to the person at the City most knowledgeable of the grant topic, however, she would be available to assist if needed.

OTHER

Mr. Hunting advised that Commissioners whose terms expire this year (Simon, Wippermann, and Weber) must reapply for reappointment no later than May 10 at 4:30 pm; interviews will be held on May 20.

The meeting was unanimously adjourned at 7:34 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

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

CASE NO.: 19-07SCZ

APPLICANT: William Krech

PROPERTY OWNER: Doneene R. Wenzel Trust

REQUEST: Preliminary Plat/Preliminary PUD and Rezoning

LOCATION: 2001 120th Street W.

HEARING DATE: April 16, 2019

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to develop a single family project over the 11 acre parcel. A total of 26 single family home sites are being proposed with a public street system to serve the lots. The applicant is requesting a Planned Unit Development type project in order to provide some flexibility in site design including; lot sizes, setbacks, tree replacement in return will provide permanent open space and preserving more of the existing trees on the site. The property is currently zoned Agricultural and will require a rezoning to R-1C, Single Family Residential/Planned Unit Development.

REQUESTS

The specific requests for the project include the following:

1. Rezoning of the property from A, Agricultural to R-1C/PUD, Single Family Planned Unit Development.
2. Preliminary Plat for a 26 lot subdivision to be known as Amberwood.
3. Preliminary PUD approval for Amberwood including the specific flexibility requests from standard R-1C requirements

EVALUATION OF THE REQUEST

Surrounding Uses.

The subject property is surrounded by:

North:	Single family residential; zoned R-1C; guided Low Density Residential.
East:	Large lot residential; zoned A, Agricultural; guided LDR.
West:	City of Eagan single family residential
South:	Large lot residential; zoned A; guided Low Density Residential.

REZONING

The entire site is currently zoned A, Agricultural. The proposal would be to change the zoning to R-1C, Single Family Planned Unit Development. The R-1C designation is for single family homes that by standard zoning would be on approximate 12,000 square foot lots.

All the residential lots to the north of this property in Inver Grove Heights are zoned R-1C. The properties to the east are 5.0 acre lots zoned Agricultural. The properties to the south are 10 acre lots and zoned Agricultural. This area is within the Eagan Joint Powers agreement and is guided for low density development, 1-3 units per acre and to be served by municipal sewer and water. The zoning to the R-1C category would be consistent with current and future zoning. The request for a single family planned unit development zoning would also be consistent provided the project complies with the goals and criteria set forth in the ordinance for planned unit developments.

PLANNED UNIT DEVELOPMENT AND PLAT

Chapter 13. Article A of the zoning ordinance provides for performance standards for a planned unit development (PUD). The purpose of a PUD from ordinance is as follows:

- A. Providing the means for greater creativity and flexibility in environmental design than is proposed under the strict application of this title while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of the city and its inhabitants.*
- B. Recognizing the economic and cultural advantages that will accrue to the residents of a planned community.*
- C. Encouraging a more creative and efficient approach to the use of the land.*
- D. Encouraging the preservation and enhancement of desirable site characteristics and open space.*
- E. Encouraging a development pattern in harmony with land use density, transportation facilities and community facilities, and objectives of the comprehensive plan.*

Minimum Area.

Ordinance requires minimum total area required for a planned unit development to be 10 acres of contiguous land. The subject site is 10.95 gross acres in size which satisfies this requirement.

Site Coverage.

Ordinance requires total ground areas occupied by buildings in a planned unit development shall not exceed twenty percent (20%) of the net land area, excluding public streets and permanent water areas.

Gross Area	Right-of-way Area	Net Area	20% Net Area
10.95 acres	1.46 acres	9.49 acres	1.9 acres 82,677 sq ft

The plan shows building pad areas for the 26 lots of approximately 2,250 sq ft. for a total of 58,500 sq ft. As proposed, the project would comply with the 20 percent limit on building area.

Residential Unit Densities.

Total number of dwelling units allowed in a development shall be determined by either:

- the area standard of the underlying zoning district; or
- the density specified by the comprehensive plan land use category.

Net Area	R-1C min lot size	Maximum Density per Zoning Category	Proposed Unit Count/Density
9.49 acres	12,000 sq ft	34	26

Net Area	Land Use Category LDR (1-3 units/acre)	Maximum Density per Land Use	Proposed Unit Count/Density
9.49 acres		28	26

The proposed unit count of 26 new lots is consistent with both the base zoning and land use maximum densities.

Lot size and Width.

The project is proposed with lot size and widths that vary from R-1C standards. PUD's are allowed flexibility provided the plan spells out specific minimums. Lot sizes would range from 7,162 square feet to 14,150 square feet. The smallest lot width would be 55 feet. These lots would be comparable to those approved in the Northwest Area.

Building Setbacks.

The project is proposed with specific setbacks that vary from R-1C standards. PUD's are allowed flexibility provided the plan spells out specific setbacks.

	R-1 Standard	Proposed PUD
Front and Corner Setback	30 feet	25 feet
Side Yard	20 foot separation	7.5 feet (15 foot separation)
Rear Yard	30 feet	30 feet

Proposed setbacks are similar to those approved in the Northwest Area.

The standard PUD ordinance requires a 20 foot building separation as a code standard. The applicant is requesting flexibility to allow a 15 foot building separation. A 15 foot separation would be consistent with setbacks in the R-1C district.

Impervious surface coverage.

Based on the proposed lot sizes, standard impervious surface coverage would range from 35 to 40 percent. The applicant has provided a table with the individual lots and the proposed impervious coverage. All lots would comply with the general standards of the zoning ordinance. The table would be part of the approved plans so it can be reference for compliance when building permits are reviewed.

Open Space.

The ordinance requires a minimum of 15% of the site be preserved in open space. The applicant is proposing Outlot B, along the west boundary of the site as the required open space. Total area would be 24% of the site. This area will have to be protected permanently with some type of easement to ensure the open space remains. This would be addressed in the developer's agreement for the project.

Tree Preservation.

The site is heavily wooded and grading and improving the site requires trees to be removed. The ordinance allows up to 30% of the significant trees to be removed before reforestation is required.

The applicant has provided a tree inventory for the site and the development plans show a total of 56% of the trees would be removed. Based on the overage, a total of 902 caliper inches are required to be replanted. The proposed landscape plan shows a mixture of plantings with minimum planting size larger than required. Deciduous trees are proposed at 3 caliper inches and coniferous at 8 feet. Code requires 2.5 caliper inches and 6 feet respectively. The replacement amounts to 564 caliper inches. The plan is still short 338 caliper inches.

The applicant is requesting flexibility so that the required planting doesn't crowd out the lots and the trees don't survive. As part of the PUD, the applicant is preserving a larger portion of the site (2.7 acres) in permanent green space which contains many significant trees. The PUD proposal would preserve more trees than developing the site as a standard R-1C development. Developing as a standard R-1C project would require almost 95% removal of trees.

Park Dedication.

The project area lies within the area of the Joint Powers Agreement with Eagan. The area would be served by Eagan sewer and water. A condition of the JPA is that developments must pay Eagan park dedication and trail fees as well as Inver Grove Height's park fees. Fees will be calculated with the final PUD and will be listed in the Developers Agreement.

Access/Streets.

The project would be served by Azure Lane which is currently dead ended at the north boundary of this site. The public street would extend to the southern boundary for future connection that will ultimately connect to an extension of 120 Street in Eagan and Rosemount. There are no street connections to the west as this land is developed in Eagan. A street connection to the east has not been required because of the topography of the land to the east makes access difficult and because there is a large regional basin that has a drainage and utility easement over it that was acquired by Engineering.

Concerns have been raised regarding additional traffic volumes on the local streets with this project. The project would be served by an extension of Azure Lane. There are currently 11 homes that have driveways on Azure. From Azure Lane, cars can use White Pine Way heading into Eagan and north to Red Pine Lane then out to Hwy 3, or they can proceed north on Avery Drive which has street connections to Cliff Road in Inver Grove Heights and Eagan. A typical single family homes generates 10 vehicle trips per day. Based on the existing homes on Azure and the proposed 26, there is about 370 vehicle trips per day on Azure that can funnel out to different streets. A typical residential local street is designed for between 3,000 to 5,000 vehicle trips per day. Based on traffic generation, the addition of 26 homes would not overburden the street system.

Wetlands.

The plans identify two potential wetlands, one on the west side and the other in the far southwest corner, both located in Outlot B. Since Outlot B would not be disturbed, the wetlands would not be impacted. It is general practice for the developer to have a wetland delineation done to verify location and define boundaries of the wetlands. This will be done when weather permits and would be part of the final plan application.

Grading, drainage, stormwater and utilities.

The City Engineer has drafted a memo with his comments. These comments are required to be addressed with the final PUD plan submittal. These comments would be included in the condition that the plans must be approved by the City Engineer. Generally, Engineering has not identified any issues with the plans.

Development contract.

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed

with the applicant, city attorney and staff as part of the final PUD review. All the agreements will be approved by the City Council as part of the final PUD review.

ALTERNATIVES

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

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

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

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

Cover Sheet	4/10/19
Preliminary Plat	4/10/19
Preliminary Grading Plan	4/10/19
Preliminary Erosion Control Plan	4/10/19
Preliminary Sanitary & Watermain/Site Plan	4/10/19
Preliminary Storm Sewer Plan	4/10/19
Preliminary Street Plan (2 sheets)	4/10/19
Preliminary Landscape Plan	3/14/19
Tree Preservation Plan (2 sheets)	4/10/19

2. The PUD shall be approved with the following specific standards:
 - a. Structure setbacks allowed per table shown on the Preliminary Site Plan and Grading Plan.
 - b. Reduced lot size and width as shown on the Preliminary Plat.
 - c. Tree replacement shall be consistent with the Landscape Plan.
 - d. Impervious surface allowed per lot as identified on the table shown on the Cover Sheet for the preliminary plans.
3. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works.
4. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
5. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved and shall also comply with the dedication requirements of the joint powers agreement.

6. All plans shall be subject to the review and approval of the Fire Marshal.
 7. 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.
 8. The developer shall be responsible to insure Outlot B remains in open space and is controlled by the home owner's association. A conservation easement shall be placed over the easement to restrict use and restrict cutting of vegetation. It shall remain in its present state. The easement would be part of the improvement agreements for the final plans.
 9. 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.
 10. 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.
 11. The approved plans shall be subject to the conditions of the Inver Grove Heights/Eagan joint powers agreement.
- B. Denial:** Should the proposed request, or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

The applicant had originally submitted a preliminary plat for a 22 lot single family development for the property. With a traditional 12,000 sq ft lot design, the entire parcel would have been impacted and approximately 95% of the existing trees would have been removed. In an effort to preserve trees, the applicant chose to redesign the project and is requesting flexibility through a planned unit development in order to preserve open space and trees on the property.

A technical review of the project shows that it meets the size and bulk standards and requests flexibility from lot size, setbacks and tree preservation through the planned unit development rules. The Planning Commission is to determine if the project meets the intent of the criteria for a PUD that is listed in this report.

If a recommendation of approval is supported, then staff would recommend approval with the conditions listed in the report.

Staff recommends approval of the request with the conditions listed.

Attachments:

Location Map

Applicant Narrative

Cover Sheet

Preliminary Plat

Preliminary Grading Plan

Preliminary Erosion Control Plan

Preliminary Sanitary & Watermain/Site Plan

Preliminary Landscape Plan

Preliminary Tree Preservation Plan



Location Map

Case No. 19-07SCZ



To: City of Inver Grove Heights
From: William Krech
Re: Amberwood preliminary plat
Date: April 4, 2019

Thank you for taking the time to review the re-zoning and preliminary plat application for Amberwood.

The Property

The property consists of about 11 acres located in the southwest corner of the City. Directly west of the property are single family homes within the City of Eagan. Single family homes are also north of the site with Azure Lane stubbed to the north property line. The east and south are single family acreages with future development potential. The property is rolling and heavily wooded with high quality trees including oak, cherry, and aspen.

Comprehensive Plan

The Property is currently guided for low density residential allowing 1-4 units/acre. We are not requesting an amendment to this guide plan designation.

Zoning

The existing zoning is Agricultural. We are requesting a re-zoning to a PUD. We are able to provide a better design for the area with the use of the PUD. We believe we are in compliance with the following standards and criteria for a PUD:

1. The proposed PUD is consistent with the comprehensive plan. This application is proposing around 2.3 units/acre which falls within the allowable density range of the low density comp plan designation of 1-4 units/acre.
2. The proposed PUD is designed to form a desirable environment within its own boundaries. This is being achieved by clustering the homes and providing an open space buffer of existing trees between the new homes and existing homes to the west. There is also be a conifer buffer proposed to be planted on the north property line. These homes will have an HOA that takes care of exterior maintenance (snow, lawn, trash, and irrigation). This will provide for uniformity and high standards in landscaping and maintenance.
3. The proposed PUD is compatible with uses in the surrounding area. The homes being proposed will average about \$550,000+ which is in line with area home values. Even though the lots may be smaller than the adjacent neighborhoods, the homes will meet the highest quality standards and provide for an additional life cycle housing option for this area.
4. This application is for 26 lots at a low density of about 2.3 units/acre. This will not put any undue burden on parks, schools, streets, or other public facilities or utilities. We will work closely with the City to ensure all infrastructure design rules and policies are followed.
5. The impact of the PUD on environmental quality will be significantly less than if we were to go in with a standard R-1 zoning. Through the use of a PUD there will be about 2.5 acres of saved wooded open space on the west side of the property. This could not be achieved with an R-1 plan. We are saving about 44% of the tree caliper inches with the PUD. With the standard R-1 zoning we were only able to save about 5% of the tree caliper inches.

PUD Flexibility

In order to significantly increase existing woodland preservation and create open space, we are asking for some flexibility in the R-1 ordinance.

Numbers shown in table below are minimums.

	R-1	PUD
Lot Width	85'	55'
Lot Area	12,000	7,100
Front Setback	30'	25'
Rear Setback	30'	30'
Side Setback	10'	7.5'

Access and Circulation

This proposed neighborhood will be accessed by Azure Lane on the north side of the property. Azure Lane will run through the property to the south property line providing access to potential future development to the south. We are proposing 26 single family villa style homes which tends to attract mainly an empty nester demographic. A standard R-1 style development would produce about 10 trips per day on 22 lots for 220 trips per day total. A townhome development produces about 6 trips/day. For 26 units this would be a total of 156 total trips per day. This product may produce a trip volume somewhere in between. The trips per day this low density development may produce should not be burdensome to the infrastructure in the area.

Tree Preservation and Open Space

The original plan for this property was to ask for an R-1 zoning. After completing the site plans and grading plans, we determined that we'd have to remove 95% of the caliper inches of the trees on site. Even though we'd be allowed to remove this many trees with mitigation, we re-evaluated this issue. It was decided to use the cluster design technique in order to save as many trees as possible while still designing a feasible development. By clustering the homes on smaller lots, we are able to save about 44% of the trees (both in tree numbers and caliper inches). This includes several heritage trees and other high quality oaks, cherry, and aspen. The issue now is fitting the mitigation on a smaller development area. We are required to mitigate for 902" as per the tree preservation ordinance. The landscape plan submitted is showing 564" of trees mitigated which leaves 338 caliper inches unaccounted for. These additional inches cannot fit on this site without planting the trees too close together and completely filling up back yards. The landscape plan shows 162 trees to be planted. We are removing 156 trees (out of 354 significant trees identified on site) which means we are actually planting more trees than we are removing while still developing the area as per the comp plan designation. We understand there are other options when it becomes infeasible to plant the entire mitigation requirement on the site. As part of this PUD, we are asking the City to consider our mitigation requirement fulfilled with the 564". In addition to planting more trees than we are removing, we are providing more than the minimum required amount of open space for a PUD. The PUD requires 15% open space, we are proposing closer to 24% of the site as open space.

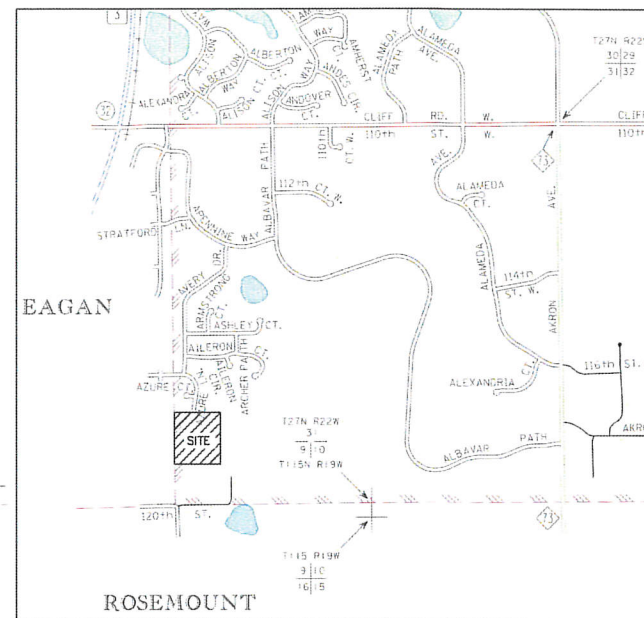
Housing Product

We are proposing a narrow lot using cluster design techniques in order to save open space and trees. The product we are proposing for these narrower lots will have a \$550,000 average price point. These will be HOA maintained exterior providing high quality landscaping and uniformity in maintenance. The homes will be built using creative and high quality architecture and materials bringing the value in line with area homes in both Eagan and Inver Grove Heights. The City of Inver Grove Heights has seen these narrow lot villa style products successfully built in other parts of the City. We are confident that these homes will be a beautiful new addition to the City and to this area specifically. We are also confident that these homes, while not age restricted, will tend to attract empty nesters thereby providing an additional life cycle housing choice in this area.

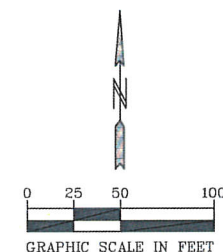
We are excited to bring this new neighborhood to Inver Grove Heights and we look forward to working with the City as we move forward in the approval process.



AMBERWOOD PRELIMINARY PLAT INVER GROVE HEIGHTS, MINNESOTA



LOCATION MAP



BENCH MARK
TOP OF NUT HYDRANT
EAST SIDE OF AZURE LANE
SOUTH OF AZURE CT.
ELEV. = 980.18

PROPOSED ZONING REQUIREMENTS PUD:

MINIMUM LOT WIDTH	55 FEET
MINIMUM CORNER LOT WIDTH	72.5 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	30 FEET
MINIMUM SIDE SETBACK	7.5 FEET
MINIMUM SIDE STREET SETBACK	25 FEET

LOW FLOOR = HWL+2'
LOWEST OPENING = EOF+1'

SITE DATA:

GUIDE PLAN: LDR (1-4 UNITS/ACRE)
GROSS AREA: 10.953 ACRES
TOTAL SINGLE FAMILY UNITS: 26
GROSS DENSITY: 2.4 UNITS PER ACRE

PROPOSED DEVELOPMENT PHASING:

1 PHASE

MAXIMUM ALLOWED IMPERVIOUS SURFACE					
LOT #	BLK #	PROPOSED IMPERVIOUS (SF)	PROPOSED LOT AREA	PROPOSED IMPERVIOUS %	CODE MAXIMUM IMPERVIOUS %
1	1	3,620	10,347	35%	35%
2	1	3,165	9,049	35%	35%
3	1	3,230	9,230	35%	35%
4	1	4,290	12,261	35%	35%
5	1	3,175	7,944	40%	40%
6	1	3,735	10,672	35%	35%
7	1	3,780	10,804	35%	35%
1	2	3,820	10,926	35%	35%
2	2	3,670	10,486	35%	35%
3	2	3,385	9,684	35%	35%
4	2	3,520	10,068	35%	35%
5	2	4,325	12,360	35%	35%
6	2	4,245	14,150	30%	30%
7	2	3,880	12,934	30%	30%
1	3	4,350	12,428	35%	35%
2	3	3,325	9,501	35%	35%
3	3	2,899	7,247	40%	40%
4	3	2,882	7,205	40%	40%
5	3	2,882	7,205	40%	40%
6	3	3,293	9,408	35%	40%
7	3	3,862	11,035	35%	35%
8	3	3,570	8,938	40%	40%
9	3	3,070	7,679	40%	40%
10	3	2,865	7,162	40%	40%
11	3	2,903	7,258	40%	40%
12	3	3,900	11,149	35%	35%

PIONEERengineering

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 651-948-8383
www.pioneereng.com

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

Name: Paul J. Chene
Reg. No.: 19860 Date: 2-19-2019

Revisions:
1. 3-1-19 City Comments
2. 4-10-19 City Comments

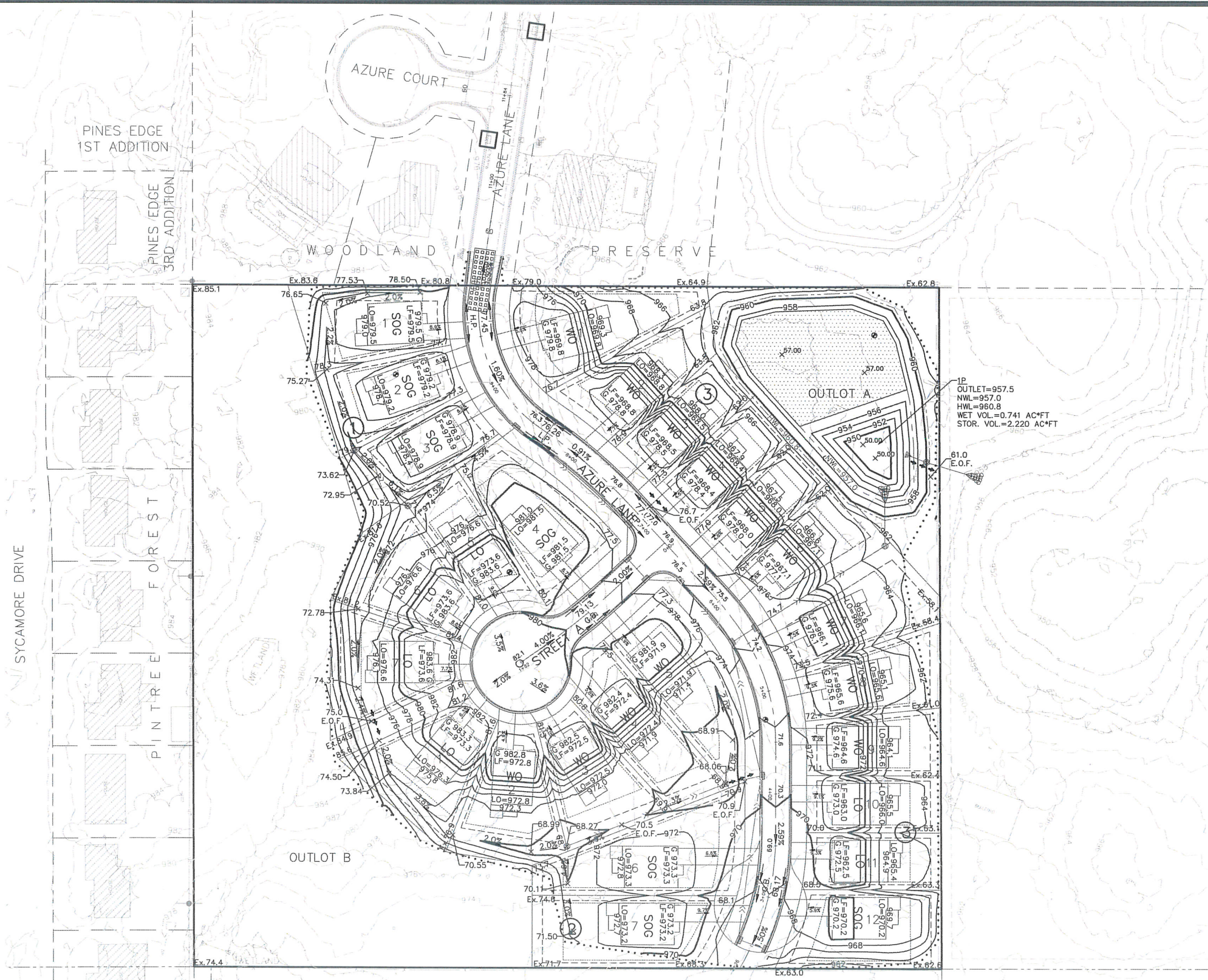
Date: 2-19-2019
Designed: PIC
Drawn: MSN

COVER SHEET

BILL KRECH
5866 BLACKSHIRE PATH
INVER GROVE HEIGHTS, MN 55076

AMBERWOOD
INVER GROVE HEIGHTS, MINNESOTA

0.1 OF 12



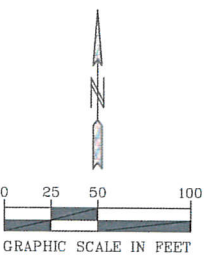
PROPOSED ZONING REQUIREMENTS PUD:

MINIMUM LOT WIDTH	55 FEET
MINIMUM CORNER LOT WIDTH	72.5 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	30 FEET
MINIMUM SIDE SETBACK	7.5 FEET
MINIMUM SIDE STREET SETBACK	25 FEET

LOW FLOOR = HWL+2'
LOWEST OPENING = EOF+1'

LEGEND

- PERIMETER EROSION CONTROL FENCE.
INSTALL BEFORE START OF GRADING
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED PRIOR TO
START OF GRADING
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED PRIOR TO
START OF GRADING
- ROCK CONSTRUCTION ENTRANCE
INSTALL BEFORE START OF GRADING
- INFILTRATION AREA (SEE DETAIL)



BENCH MARK
TOP OF NUT HYDRANT
EAST SIDE OF AZURE LANE
SOUTH OF AZURE CT.
ELEV.= 980.18

PIONEERengineering
CIVIL ENGINEERS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 651-681-9438
www.pioneereng.com

I hereby certify that this plan was prepared by me, or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Name: *Paul J. Chene*
Reg. No.: 19860 Date: 2-19-2019

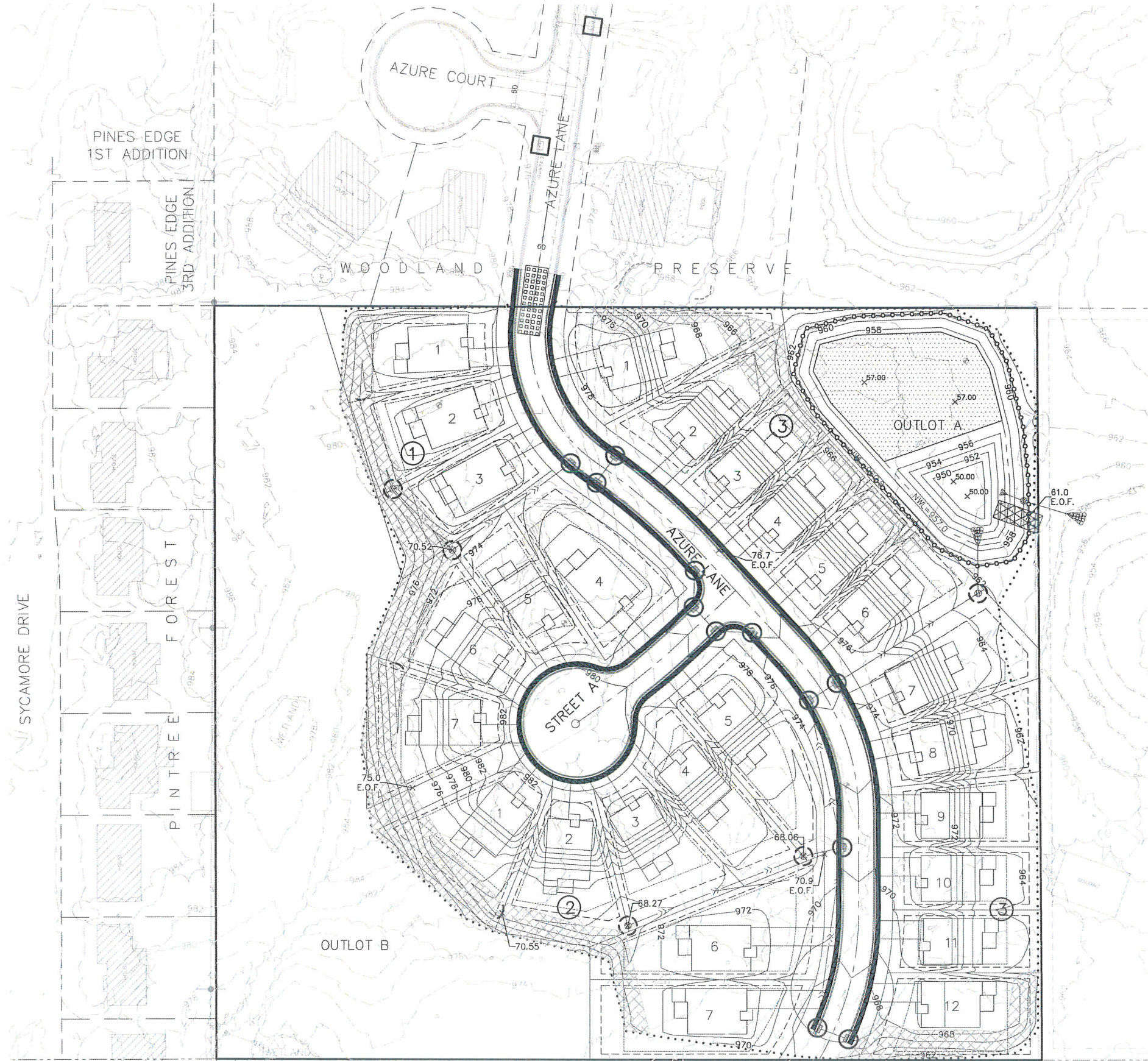
Revisions:
1. 3-13-19 City Comments
2. 4-10-19 City Comments

Date: 2-19-2019
Designed: PIC
Drawn: MSN

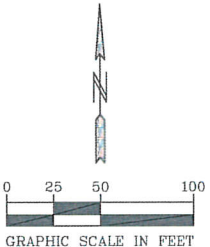
PRELIMINARY GRADING PLAN

BILL KRECH
5866 BLACKSHIRE PATH
INVER GROVE HEIGHTS, MN 55076

AMBERWOOD
INVER GROVE HEIGHTS, MINNESOTA



LEGEND			
	ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING		CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
	PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING		CATCH BASIN INLET PROTECTION TO BE INSTALLED PRIOR TO START OF GRADING
	2' SOD OR EROSION CONTROL FENCE AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF SIDEWALK CONSTRUCTION.		CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
	MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION		CATCH BASIN INLET PROTECTION TO BE INSTALLED PRIOR TO START OF GRADING
	STABILIZED EMERGENCY OVERFLOW MNDOT CAT 6 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION		STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	INFILTRATION AREA (SEE DETAIL)		SUMPED RIP RAP PERMANENT ENERGY DISSIPATER. INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
	SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.		



BENCH MARK
TOP OF NUT HYDRANT
EAST SIDE OF AZURE LANE
SOUTH OF AZURE CT.
ELEV.= 980.18

PIONEERengineering
CIVIL ENGINEERS LANDSCAPES LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 651-943-8888
www.pioneereng.com

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

Name: Paul J. Chmielewski
Reg. No. 19860 Date: 2-19-2019

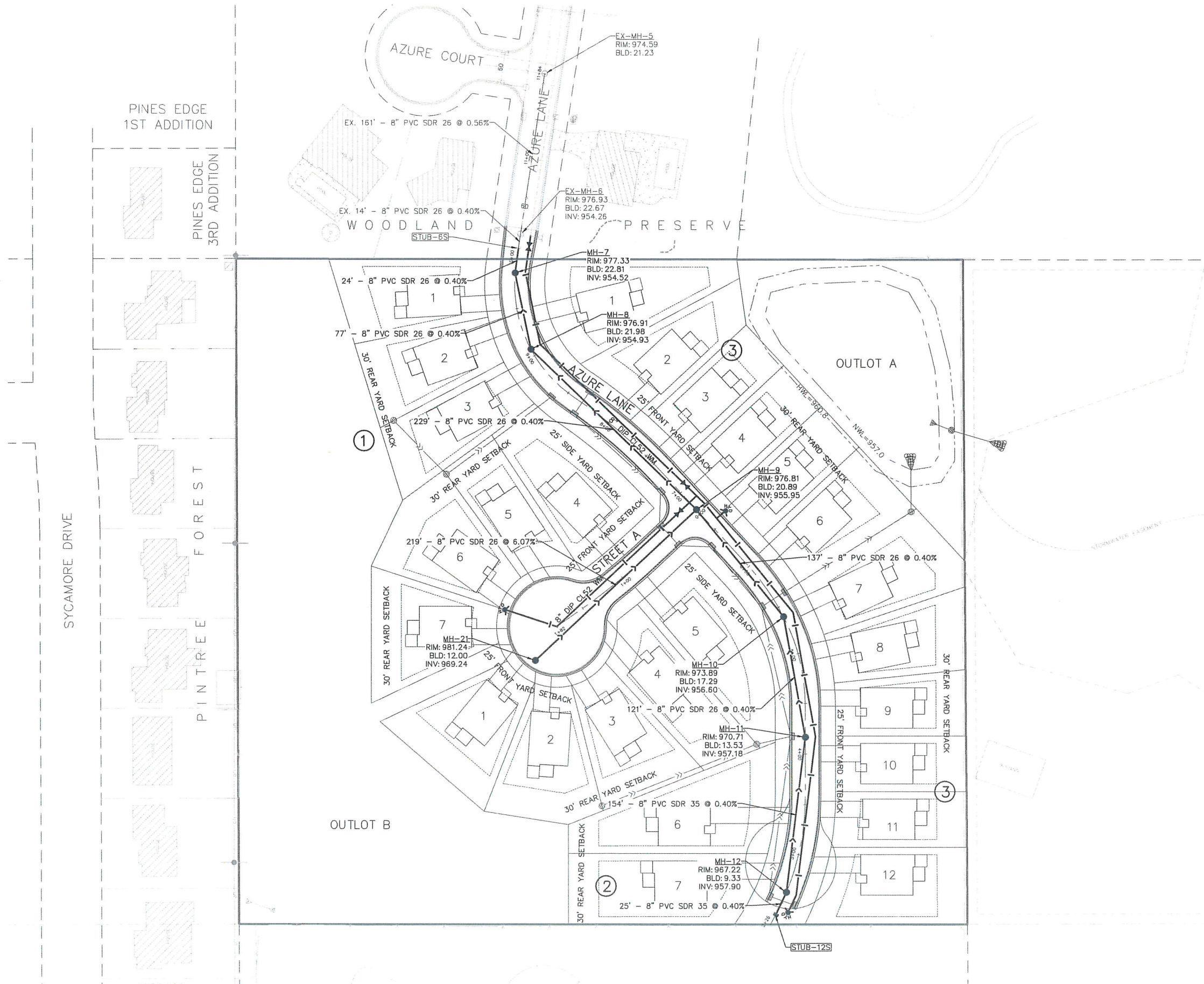
Revises:
3-14-19 City Comments
3-14-19 City Comments

Date: 2-19-2019
Designed: PJC
Drawn: MSN

PRELIMINARY EROSION CONTROL
PLAN

BILL KRECH
5806 BLACKSHIRE PATH
INVER GROVE HEIGHTS, MN 55076

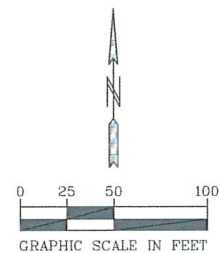
AMBERWOOD
INVER GROVE HEIGHTS, MINNESOTA



PROPOSED ZONING REQUIREMENTS PUD:

MINIMUM LOT WIDTH	55 FEET
MINIMUM CORNER LOT WIDTH	72.5 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
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MINIMUM SIDE STREET SETBACK	25 FEET

LOW FLOOR = HWL+2'
 LOWEST OPENING = EOF+1'



BENCH MARK
 TOP OF NUT HYDRANT
 EAST SIDE OF AZURE LANE
 SOUTH OF AZURE CT.
 ELEV. = 980.18
 104-NG-115375-SHEET-SSWR

PIONEERengineering
 CIVIL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS PLANNING ARCHITECTS
 2422 Enterprise Drive
 Mendota Heights, MN 55120
 (651) 681-1914
 Fax: 681-9438
 www.pioneereng.com

I hereby certify that this plan was prepared by me, or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: *Bill Krech*
 Title: *Chief Engineer*
 Reg. No.: *19940* Date: *2-19-2019*

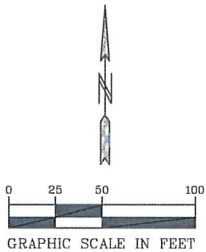
Revisions:
 1. 2-13-19 City Comments
 2. 4-16-19 City Comments

Date: 2-19-2019
 Designed: *PKC*
 Drawn: *MSN*

PRELIMINARY SANITARY & WATERMAIN/ SITE PLAN

BILL KRECH
 5866 BLACKSHIRE PATH
 INVER GROVE HEIGHTS, MN 55076

AMBERWOOD
 INVER GROVE HEIGHTS, MINNESOTA



PLANT SCHEDULE				
KEY	COMMON NAME/Scientific name	ROOT	QUANTITY	INSTRUCTIONS
OVERSTORY TREES				
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	3" B&B	13	
	RIVER BIRCH/Betula nigra 'Heritage'	12-14' B&B	13	Clump
	COMMON HACKBERRY/Celtis occidentalis	3" B&B	7	
	THORNLESS HONEYLOCUST/Gleditsia triacanthos var. inermis	3" B&B	12	
	SENTRY LINDEN/Tilia americana 'Sentry'	3" B&B	6	
	SUGAR MAPLE/Acer saccharum	3" B&B	7	
	NORTHERN PIN OAK/Quercus ellipsoidalis	3" B&B	9	
	SWAMP WHITE OAK/Quercus bicolor	3" B&B	17	
EVERGREEN TREES				
	BLACK HILLS SPRUCE/Picea glauca densata	8' B&B	44	
	WHITE PINE/Pinus strobus	8' B&B	34	

LANDSCAPE NOTES:

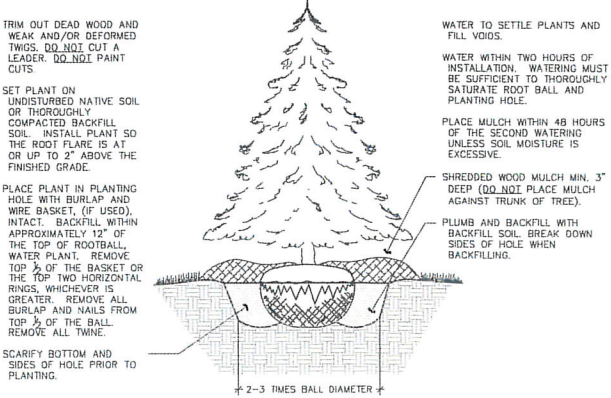
STREET TREE REQUIREMENT: 1 TREE/40 FEET, A MINIMUM OF 1 TREE/LOT
TREES MUST BE PLANTED 5-7' INSIDE PROPERTY LINE AND NO CLOSER THAN 30' TO THE CURBLINE INTERSECTION ON CORNER LOTS.

PROPOSED TREES:
84 OVERSTORY (252")
78 EVERGREEN (312"), EACH 8' EVERGREEN IS 4" CALIPER)
TOTAL TREES: 162 (564")

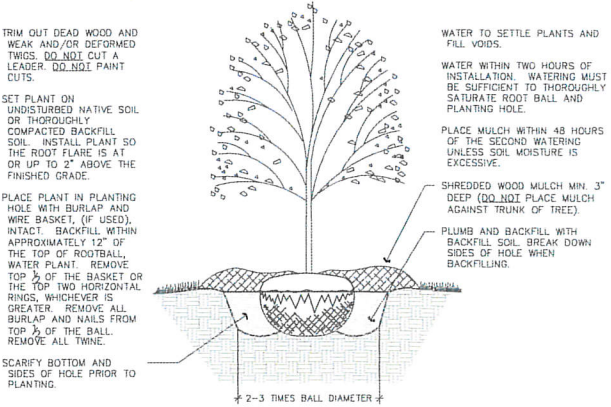
LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH Gopher State One Call 1-800-252-1186 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



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

CASE NO: 19-08C

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: City of Inver Grove Heights

REQUEST: Conditional Use Permit to allow filling in the Floodplain

MEETING DATE: April 16, 2019

LOCATION: 6701 River Road

COMPREHENSIVE PLAN: Park

ZONING: I-1, Limited Industry

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Ally Hillstrom
Environmental Specialist

BACKGROUND

Heritage Village Park is a 63-acre City owned site. Development of this site has followed park master plans initially developed in 2004. Since then, the master plan has gone through several updates however the design remains focused on developing a community park that highlights the site's history. Park improvements have occurred at varying stages, including establishment of a 14-acre protected prairie on the north end of the site and a 9-acre dog park that parallels the regional trail.

Phase 2 of park improvements is focused on development of additional amenities identified in the master plan. A higher level of elevation is needed on the site to accomplish the following goals: build an ADA accessible regional trail and trail connections; build all buildings are above the 100-year flood elevation; fill rather than cut into soil that was previously capped; accommodate stormwater improvements and filtration methods; and account for future anticipated road and storm sewer projects. The City is now proposing to place fill over the site to meet the goals of the Heritage Village Park Phase 2 development. The subject property is located within the Flood Fringe of the Floodplain. Fill is allowed with an approved conditional use permit.

The City is requesting a Conditional Use Permit to allow the placement of fill in excess of 1,000 cubic yards, consistent with City Code provision 10-13D-7-2A2c Flood Fringe District of the Floodplain Management Rules. Filling is allowed provided the plan is prepared by a qualified professional and an erosion control plan is prepared.

ANALYSIS

The proposed fill will be used for leveling and preparing the site for future phases of Heritage Village Park. The City hired WSB to create a grading plan for the fill project. The total fill project will consist of 69,786 cubic yards of soil that will be placed over the larger park area. The amount of fill material within the flood fringe would be 34,521.25 cubic yards of soil. The fill material would come from City street reconstruction projects at 55th Street & 55th Street Court and 65th Street. The Engineering Department has reviewed and approves of the proposed Condition Use Permit. The conditional use permit request to allow 34,500± cubic yards of fill to be located within the flood fringe was submitted to the DNR for review and comment. No comments have been received from the DNR at this time.

Environmental Commission: The Environmental Commission met on April 11, 2019 to review the conditional use permit application. Concerns were raised regarding where the flood water would be displaced if the flood fringe area on the property were filled. The Parks and Recreation Department stated the Engineering Department found no additional engineering is required to approve the plan as the filling will only occur within the flood fringe therefore, outside of the flood way. Questions were asked regarding how the fill would affect the site's existing drainage patterns. The Parks and Recreation Department responded that currently only minimal infiltration occurs on the site; only 2-6 inches of soil exist above bedrock. A stormwater management plan will also be developed by the Engineering Department to treat stormwater on the site. No other issues were brought up and the Environmental Commission recommended approval of the conditional use permit (5-2).

ALTERNATIVES

The Planning Commission has the following actions available:

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- o Approval of a **Conditional Use Permit** to allow the placement of fill in excess of 1,000 cubic yards, consistent with City Code provision 10-13D-7-2A2c Flood Fringe District of the Flood Plain Management rules, for the purpose of grading and filling for future improvements of the Heritage Village Park property subject to the following conditions:
 1. The placement of fill shall be consistent with the following plans, on file with the Planning Department:

Overall Grading Plan

3/15/2019
- B. **Denial.** If the Planning Commission does not favor the proposed applications 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 review of the materials for this request is more of an engineering exercise, rather than a planning exercise, since the project is comprised of soil fill and grading. The plan being presented is the overall grading and filling plan. Engineering has reviewed the plan and finds that it consistent with city code standards. Based on the information provided, Planning recommends approval of the conditional use permit as presented.

Attachments: Location Map
Overall Grading Plan
Plan of Heritage Village Park

Heritage Village Park along the Mississippi has had a varied history of land uses. It was once the site of the initial Inver Grove Village that was established by immigrants, mainly of Irish and German heritage, who arrived to the area along the Mississippi River, a major transportation route. The original Town Hall still stands and is located just south of 66th Street on River Road. The original schoolhouse has since been relocated to Rich Valley Athletic Complex, and both buildings are over 80 years in age and are in a degraded condition.

The park site also held a major railroad yard with numerous railroad lines, including a roundhouse, which left behind areas of pollution. The railroad crossed the river just south of the park site along the old Rock Island Swing Bridge with railroad lines on one level, and vehicles on another level.

The park site is 63 acres total and had an initial master plan prepared in 2004. Due to changes in actual park land and where railroad crossings could occur, the master plan has gone through several updates to stay in alignment with the land changes, as well as community needs and desires. While the master plan has been modified over time, the initial focus of the design remained on developing a community park that would highlight the historic village and related modes of transportation that led to the origins of the community.

The park master plan led to eventual improvements, including refurbishment of the Rock Island Swing Bridge site as a trailhead for the Mississippi River Regional Trail. This included partial redevelopment of the Swing Bridge as a pedestrian pier that draws in users to overlook the Mississippi River. The regional trail traverses through the entire length of Heritage Village Park and highlights its importance as a community park.

Additional improvements to the park have occurred in varying stages, including establishment of a 14 acre protected prairie on the north end of the site, and more recently, the development of a 9 acre dog park that parallels the regional trail.

The next proposed improvements for Heritage Village Park focus on the continued development of additional park amenities as identified in the master plan to include a community inclusive playground that has theming reflective of the site's history. This phase of development also includes support facilities, such as a park picnic shelter with restrooms, parking, and additional trail development to provide a more direct regional trail connection to the Rock Island Swing Bridge trailhead. Future phases would include a large civic lawn space, expansion of parking as necessary, additional picnic spaces, and the use of cultural and historic interpretive pieces. Once complete, Heritage Village Park will truly be reflective of its name.

The proposed grades for the next phases of the ongoing park development indicate the site be filled to higher elevations. This was to accomplish the following goals:

- Create an accessible regional trail connection from the Swing Bridge site up Doffing Avenue that enters the park site at 65th Street and ties into the existing regional trail, which currently sits at approximately 9 feet higher in elevation than the elevation at the corner of 65th and Doffing. The proposed grades are shown to be under the 5% maximum grade for ADA.
- Ensure accessible (ADA) trail connections from proposed HC parking stalls to the regional trail and proposed playground, buildings and other site amenities.
- Ensure all buildings and main development areas are above the 100-year flood elevation.

- Ensure we have a fill situation, rather than a cut, within the park area due to previous efforts of placing clean fill in the park over areas of concern (potential contaminants).
- Ensure the parking lots are higher in elevation in order to accommodate stormwater improvements and filtration methods for treating the stormwater runoff, due to shallow bedrock.
- Raise the elevations along Doffing to account for future anticipated road and storm sewer projects.



WSB PROJECT NO.:
01000400

DESIGN BY:
AS SHOWN
PLAN BY:
BAK
CHECK BY:
CCA

REVISIONS

NO. DATE DESCRIPTION

DATE: 02/15/2019
LPC NO: 40048
CANDACE C. ANDERSON
LAWYER CERTIFY THAT THIS PLAN, SPECIFICATION
OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A duly
LICENSED LANDSCAPE ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

CITY OF INVER GROVE HEIGHTS
HERITAGE VILLAGE PARK PHASE 2

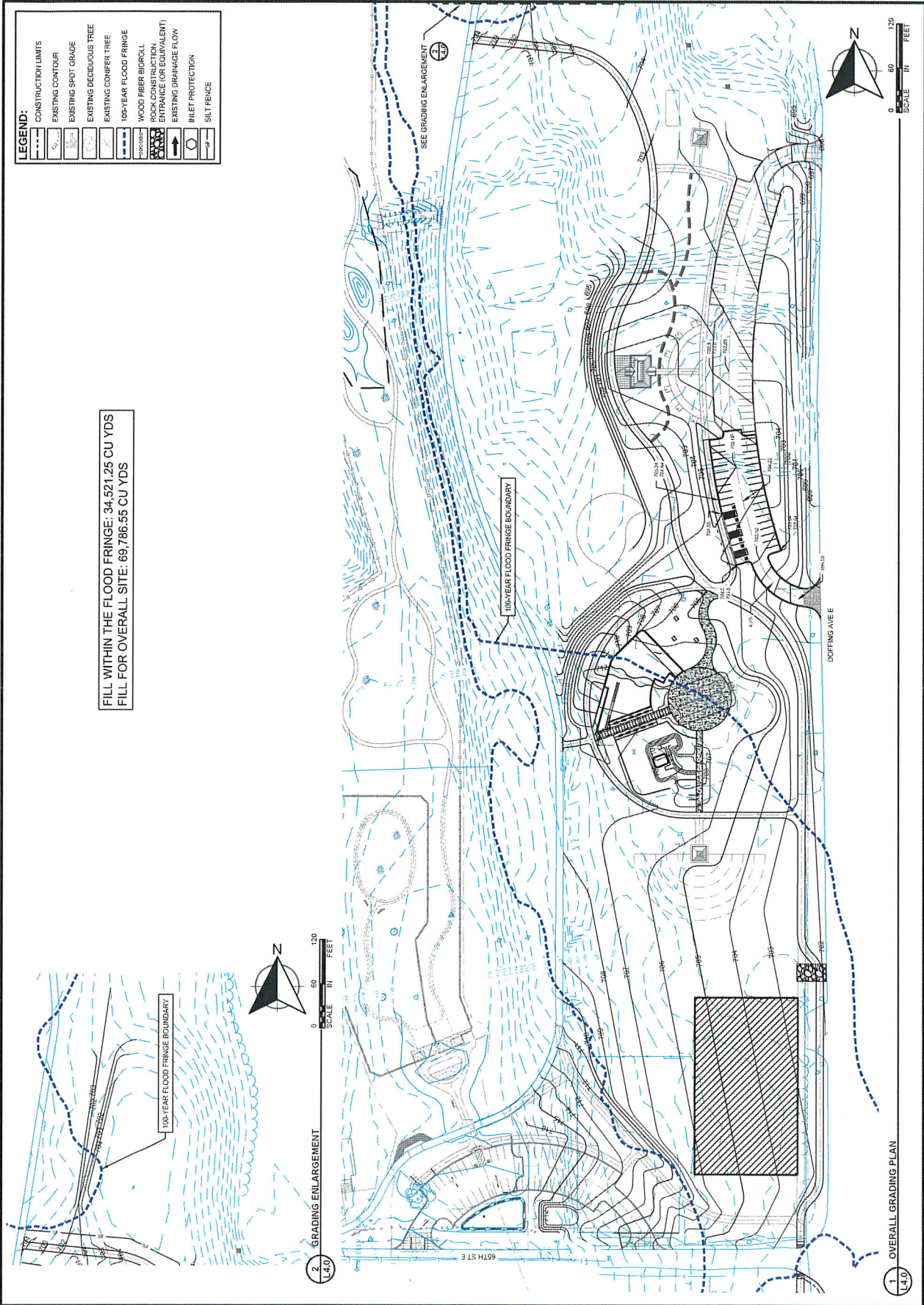
OVERALL
GRADING PLAN

C.P. SHEET
XXXXXXX L4.0

LEGEND:

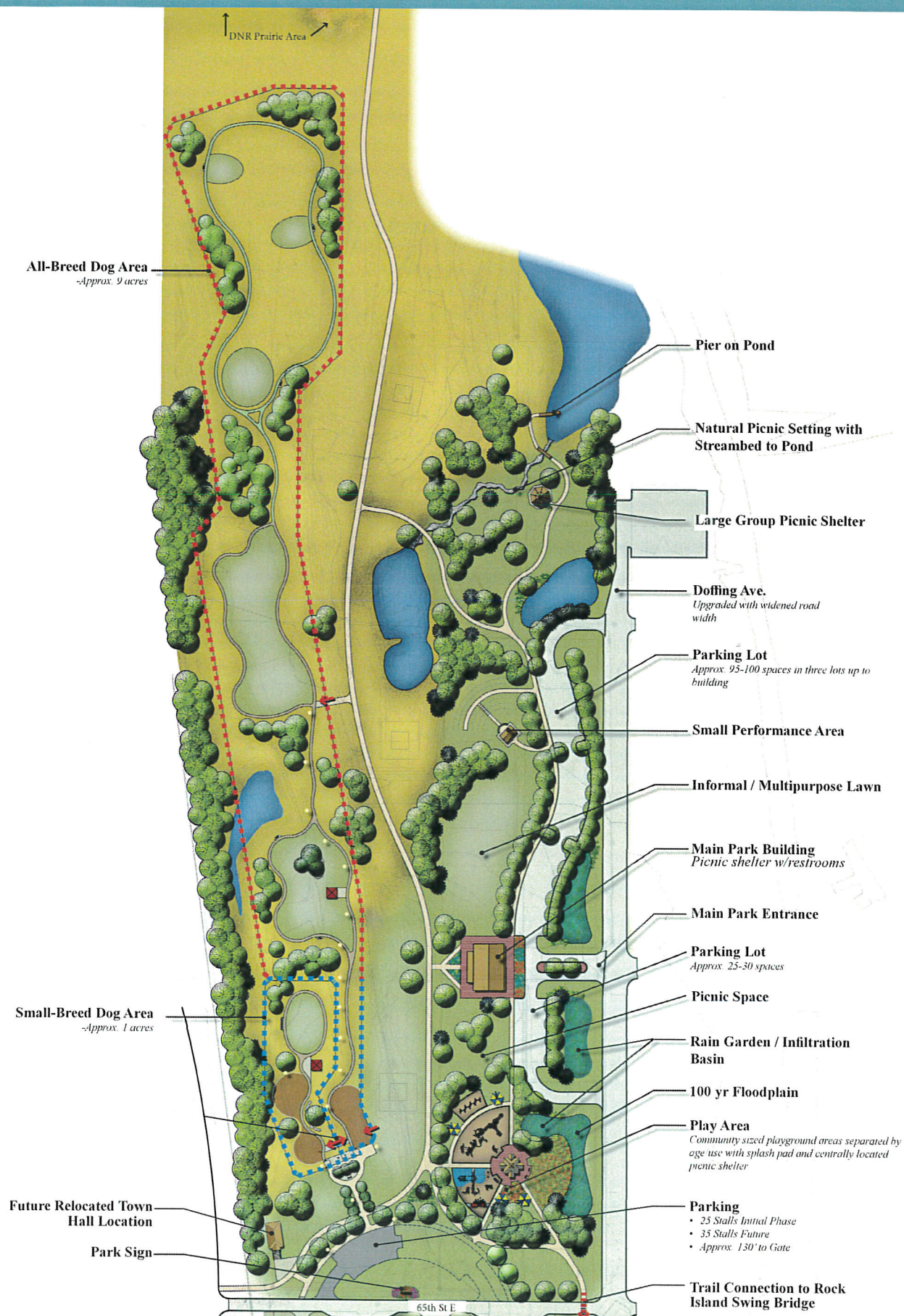
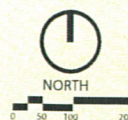
- CONSTRUCTION LIMITS
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- 100-YEAR FLOOD FRINGE
- WOOD FIBER BIOROLL
- ROCK CONSTRUCTION
- ENTRANCE (OR EQUIVALENT)
- EXISTING DRAINAGE FLOW
- INLET PROTECTION
- SILT FENCE

FILL WITHIN THE FLOOD FRINGE: 34,521.25 CU YDS
FILL FOR OVERALL SITE: 69,786.55 CU YDS





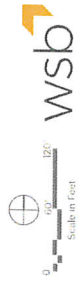
Heritage Village Park ON THE MISSISSIPPI RIVER



Preliminary Master Plan

WSB Project 010132-000
February 14, 2018





Heritage Village Park - Phase 2 | Master Plan

Inver Grove Heights, Minnesota
December 3, 2018 | WSB Project number: 013050-000



Location Map

Case No. 19-08C

