

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA**

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

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR APRIL 16, 2019**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

3.01 TIM & AMY JOHNSON - CASE NO. 19-12C

Consider a **Conditional Use Permit** to exceed the maximum impervious surface allowed on the property located at 3790 80th Street.

Planning Commission Action _____

3.02 ANDY CALTON - CASE NO. 19-10CV

Consider the following requests for the property located at 7540 River Road:

- a) A **Variance** from the front yard setback for a home addition

Planning Commission Action _____

- b) A **Conditional Use Permit** to exceed the maximum impervious surface allowed on the property

Planning Commission Action _____

3.03 WADE SCHOWALTER - CASE NO. 19-11C

Consider a **Conditional Use Permit** to exceed the maximum impervious surface allowed on the property located at 6950 River Road.

Planning Commission Action _____

3.04 BWBR ARCHITECTS - CASE NO. 19-15PR

A **Major Site Plan Review** to allow a parking deck over an existing parking lot for the property located at 5500 Cenex Drive.

Planning Commission Action _____

3.05 DAKOTA COUNTY - CASE NO. 19-09PA

A **Comprehensive Plan Amendment** to change the 2040 guided land use from B-3, General Business to P/I Public/Institutional for the property located on the northern corner of Concord Blvd and Courthouse Blvd (PID 20-02100-01-020).

Planning Commission Action _____

3.06 SOURCE LAND CAPITAL - CASE NO. 19-14ZPD

Consider the following requests for the property located at 6477 South Robert Trail:

- a) **Rezoning** the property from A, Agricultural to R-1C/PUD

Planning Commission Action _____

- b) A **Preliminary Plat** for a 66-lot subdivision to be known as Windsor Ridge

Planning Commission Action _____

- c) A **Preliminary PUD** Development plan for 66 single-family homes on 30.25 acres of property

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 16, 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
Eric Carlson, Director of Parks and Recreation

APPROVAL OF MINUTES

The minutes from the April 2, 2019 Planning Commission meeting were approved as submitted.

WILLIAM D. KRECH – CASE NO. 19-07SZC

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a preliminary plat and preliminary PUD for a 26-lot subdivision and a rezoning of the property from A, Agricultural to R-1C/PUD, Single-family, for the property located at 2001 – 120th Street. 51 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the subject property is in the southwest corner of the City. The applicant is proposing to develop a 26-lot single-family project on the 11-acre parcel. The request is for a rezoning to R-1C/PUD, a preliminary plat, and a preliminary PUD. Staff compared the proposed density to the R-1C standards and the Low-Density Residential category of the comprehensive plan. If you take out the streets, the net area is 9.49 acres. Using the R-1C 12,000-square foot minimum lot size, the theoretical maximum would be 34 units whereas the applicants are proposing 26. Using the LDR standards of 1-3 units per acre, the 9.49-acre parcel would allow 28 units whereas 26 are being proposed. The applicants are preserving some open space and are proposing lot sizes ranging from 7,162 square feet to 14,130 square feet in size, with the smallest lot width being 55 feet. These lots would be comparable to those approved in the Northwest Area. The applicant is requesting flexibility from setback standards to allow a 25-foot front and corner setback whereas 30 feet is required, and a 15-foot separation between buildings whereas 20 feet is required. The site is heavily wooded. The applicant plans to remove 56% of the trees. A total of 902 caliper inches are required to be replanted. The applicant is proposing to replace 564 caliper inches, which leave the plan short 338 caliper inches. The applicant is requesting flexibility so that the required planting does not crowd out the lots and kill the trees. The applicant must pay both Eagan and Inver Grove Heights park dedication fees. The project is proposing to extend Azure Lane to the southern boundary for future connection that will ultimately connect to an extension of 120th Street

in Eagan and Rosemount. There will be one cul-de-sac on the west side. Concerns have been raised regarding additional traffic volumes on the local streets with this project. There are currently 11 homes that have driveways on Azure. The addition of the 26 proposed homes would equal 37 driveways. Based on the 11 existing driveways on Azure Lane and the proposed 26, staff believes there would be about 370 vehicle trips per day on Azure that could funnel out to the different streets. According to the City Engineer, a typical residential local street is designed for between 3,000 to 5,000 vehicle trips per day; therefore, the addition of 26 homes should not overburden the street system. The plan identifies two potential wetlands. Since both are in an outlot, the wetlands would not be impacted. Mr. Hunting advised that Condition 2(d) can be stricken as it does not apply. Commissioners were provided electronic and hard copies of emails received from neighbors.

Chair Maggi asked staff to point out the adjacent neighborhoods and lot sizes.

Mr. Hunting stated that the properties to the east are larger lots, the parcel to the south is about 11 acres, and the properties to the north are zoned R-1C but average about 20,000 square feet in size.

Commissioner Lissarrague asked how a person would get from the subject parcel to Highway 3 or Cliff Road.

Mr. Hunting showed the various available routes using a diagram.

Commissioner Wippermann asked which city (Eagan or Inver Grove Heights) would review this to make sure there is an adequate water supply and sewer capability to serve the proposed development, as well as existing properties.

Mr. Hunting replied that Eagan would review the utilities as they were calculating utility connection fees; however, they had already determined they had the capacity to address utility needs per R-1C standards.

Chair Maggi questioned how wide the driveway could be if the lot was only 35 feet.

Mr. Hunting replied 25 feet as it must have at least a 5-foot setback on either side.

Chair Maggi asked what the standard two-car driveway width was.

Mr. Hunting replied 18-20 feet.

Chair Maggi asked if the Planning Commission would be approving exact numbers with this PUD or whether the applicant had the flexibility to change the setbacks.

Mr. Hunting replied that the Commission would be approving the exact numbers listed in the report.

Commissioner Simon noted that the proposed lot sizes were as small as 7,162 square feet, far below the 12,000 square foot minimum R-1C standards. She asked for clarification that they would be allowed up to 40% impervious surface.

Mr. Hunting replied in the affirmative.

Chair Maggi asked if individual lot owners could request a variance on top of that.

Mr. Hunting replied they had the ability to request a conditional use permit for an additional 10%,

just as any other lot owner.

Commissioner Weber asked if setbacks were measured from the building pad or the roof overhang.

Mr. Hunting replied that setbacks were measured from the exterior vertical wall.

Commissioner Robertson asked how wide a typical overhang would be.

Mr. Hunting replied 2-3 feet.

Commissioner Wippermann asked what the gap was on the preliminary plat between Lot 7, Block 1 and Lot 1, Block 2.

Mr. Hunting replied it was an access to Outlot B.

Commissioner Niemioja asked if the City needed access to Outlot B.

Mr. Hunting replied the City did not need access to Outlot B as it was a private outlot.

Commissioner Weber asked if the proposed streets were public or private.

Mr. Hunting replied public.

Commissioner Simon asked if homeowners could request to have more than 40% impervious surface.

Mr. Hunting replied in the affirmative, stating they could request a conditional use permit to allow an additional 10%; anything above that would require a variance. Any impervious surface over what is proposed would require additional stormwater treatment.

Commissioner Lissarrague asked what the average lot size was in the adjacent development.

Mr. Hunting replied approximately 20,000 square feet.

Opening of Public Hearing

Dick Braun, Sunfish Lake, representing Amberwood Development, advised that regarding the previous question about capacity, the Eagan City Engineer confirmed they had the capacity to supply services for this site through the City of Eagan.

Chair Maggi asked Mr. Braun if he read and understood the report.

Mr. Braun replied in the affirmative.

Commissioner Niemioja asked if the developer planned to do anything with Outlot B other than keep it as open space.

Mr. Braun replied they did not.

Commissioner Niemioja asked if ownership of the outlots would transfer to the homeowners once all lots were sold.

Mr. Braun replied that it would be a divided interest amongst the 26 individual owners.

Commissioner Robertson asked if there was a way to reconfigure the plat to have more equitably sized lots that meet the 12,000 square foot minimum.

Mr. Braun replied that their original plat was a 22-lot development, but it was later changed as 95% of the trees would have to be removed. Because there were so many high-quality trees on this parcel, they decided to go in a different direction and changed the plat to the one being proposed.

Chair Maggi asked how large the house pads were.

Mr. Braun replied that he believed they were 40' x 69'.

Chair Maggi asked what the smallest lot width was on the proposed plat.

Paul Cherney, Pioneer Engineering, replied 55 feet.

Commissioner Robertson asked how much separation there would be between buildings.

Mr. Braun replied 15 feet.

Chair Maggi asked for an explanation of the relationship between the applicant and the trust.

Mr. Braun explained that the property is owned by the trust until such time as the development is fully approved.

Chair Maggi asked staff to confirm that the PUD would stay with the land.

Mr. Hunting replied in the affirmative.

Mr. Braun showed a rendering of examples of proposed homes for the site.

Commissioner Niemioja asked if they were proposing primarily two-car garage homes.

Mr. Braun replied in the affirmative, stating some lots may offer a three-car garage.

Commissioner Niemioja asked if they planned to market to older empty-nesters.

Mr. Braun stated that is primarily who they anticipate purchasing this type of product.

Commissioner Niemioja asked if this neighborhood would have an age restriction.

Mr. Braun replied it would not.

Commissioner Wippermann asked if the proposed homes had basements.

Mr. Braun replied in the affirmative, stating there were 13 walkout lots, 8 lookout lots, and 5 flat lots which could have full basements or be slab-on-grade.

Chair Maggi explained that the Planning Commission is an advisory commission whose purview is land use, not financials, etc. At the end of the public hearing they will make a recommendation to City Council, who has a much broader purview.

Prasantha Wells, 11687 Azure Lane, stated she lived on the corner lot abutting the north end of the

proposed development. She researched the City's Planning and Zoning webpage and the 2040 Comprehensive Plan and quoted several statements, including that the focus is to provide the orderly development and redevelopment of the City and that the Comprehensive Plan actively plans for the future so that the physical form of the community represents what the community wants to be rather than a reaction to trends and patterns resulting from outside forces. She was opposed to the request, stating in reviewing this request they should look at not only the technical zoning requirements for the land itself, but also at the impact to the adjacent areas and the overall look and feel of the development in conjunction with those adjacent areas. She stated there was a vast difference between what is being proposed and what already exists in Woodland Preserve and Broadmoor and that should be taken into consideration so as to remain consistent with the comprehensive plan and zoning ordinances. What is being proposed would ultimately look like an unplanned single neighborhood development. One of the comprehensive plan policies for an established development area is to ensure that the new development areas are compatible in size and scale with existing adjacent neighborhoods; however, the look and feel of the houses, reduced lot sizes and setbacks, as well as the two-car garages make it apparent that this new development area will not be compatible with the existing adjacent neighborhood. The comprehensive plan also states that appropriate buffers should be provided to accommodate the range of housing types. The proposed plat is much denser than the adjacent neighborhoods to the north, and has a different housing type, but yet no buffer is proposed to demarcate the difference in the neighborhoods. She advised that the lot immediately behind her home would face a different direction than hers and she would be looking at the side of a house. City ordinances also state there should be a planted screened easement in the Amberwood Development of sufficient depth to provide an appropriate buffer across which there should be no right of access between the northernmost lots and those of Woodland Preserve. Ordinances require that the perimeter of a PUD be designed to minimize the impact of the development on surrounding areas. In her opinion what is being proposed would negatively impact her neighborhood. She is concerned about the variances being requested, the lack of a buffer, and the inconsistency with the adjacent neighborhoods.

Commissioner Simon asked Ms. Wells what the distance was between her home and the rear property line.

Ms. Wells replied that her home was 50 feet from the rear property line and would result in an odd transition as her home faces a different direction than the proposed home next to her.

Commissioner Robertson asked Ms. Wells what the undesirable impacts were that she previously mentioned.

Ms. Wells replied having neighborhoods that do not transition well into other housing types.

Commissioner Lissarrague stated the proposed lots were not consistent with the character of the existing neighborhood.

Ms. Wells stated another impact to her neighborhood was that the trees to be retained bordered the Eagan side of the development rather than the Woodland Preserve.

Commissioner Robertson asked the developer if the intent was to remove the trees across the back yard of Ms. Wells' home.

Mr. Braun replied in the affirmative, stating they would then add some trees back in. The side yard setback of the northernmost home was 15' and they plan to plant a row of 8'-14' trees.

Commissioner Scales stated he gets concerned when they talk about buffer zones because years

ago the owners of the 5 and 10 acre lots in this neighborhood may have had similar comments when the Woodland Preserve development was proposed. He is more concerned about zoning standards and what fits with the neighborhood. If it fits the land use criteria, he thinks they would have a hard time denying the request.

Commissioner Niemioja advised Ms. Wells that the comprehensive plan can be continuously amended and revised, but stated she understood many of her arguments. She asked if there was a monument into Woodland Preserve designating the neighborhood.

Unknown person stated there was no monument sign for Woodland Preserve.

Jeff Halvorson, 4858 Sycamore Drive, Eagan, stated he lived west of the proposed development and was representing some of his neighbors as well. He stated he appreciated the proposed tree buffer between his home and the proposed development. His main concern, other than finances and density, was the additional impervious surface. He advised there is currently a lot of standing water on the subject property which often channels into Eagan. Adding more impervious surface would likely only worsen the problem.

Commissioner Niemioja asked Mr. Halvorson what the average lot size was on his street.

Mr. Halvorson replied that most of the homes were about a third-acre in size with three-car garages; completely different than what is being proposed tonight.

Commissioner Weber stated according to the drawings the land would drop off and may pull more water away.

Mr. Halvorson stated that the lots near him were likely the slab-on-grade rather than walkouts.

Heather Passe, 11671 Azure Court, presented a scaled drawing showing the lot size difference between the proposed lots and those of Woodland Preserve. She stated her home abuts the proposed neighborhood and she has concerns regarding traffic and safety. The only exit/entrance for these 26 homes comes through her neighborhood. When she built her home, she was aware that the subject property would eventually be developed but knew of the City's policy regarding new developments being compatible in size and scale with existing adjacent neighborhoods. However, the proposed development looks extremely distinct and different in size and scale from Woodland Preserve and she asked Commissioners to consider the impacts this development would have on their neighborhood.

Ryan Gore, 11670 Azure Lane, agreed with his neighbors' comments but stated his main concern was safety. He hoped that an alternate road could be created as access for this new development.

Commissioner Robertson stated she takes safety issues seriously, but according to staff the anticipated traffic would be significantly lower than what a typical local street was designed for. She asked if it was true that the traffic was anticipated to triple.

Mr. Hunting stated he was only speculating, 10 trips per day per proposed home would equal 260 trips per day.

Commissioner Robertson asked Mr. Gore how 260 additional trips per day would impact him.

Mr. Gore stated it would be a dramatic increase in vehicle trips for their quiet neighborhood.

Commissioner Scales asked how many homes would fit on this property if no variances were being

requested.

Mr. Hunting replied that the developer's original plan was for 22 lots.

Commissioner Scales noted that was only a difference of four homes.

Ms. Wells advised that variances were being requested with the original design of 22 lots.

Mr. Braun could not recall if there were any variances requested with the original request. He advised that their calculations show that the 26 proposed homes would have less of a traffic impact as they cater to 55-plus which would likely have less drivers, fewer teenagers, and possibly snowbirds whereas the homes in Woodland Preserve and Broadmoor have two-story homes with 3-car garages and likely more drivers living there. The proposed development would also have only one sanitation service, lawn service, and snowplow contractor rather than various companies coming on various days.

Ms. Passe clarified that the previous 22-lot proposal included variances from minimum lot width requirements on specific lots. Therefore, they were not really comparing a 22-lot plan to a 26-lot plan, but rather 26 to some other unknown number.

Brian Rhoades, 4913 Sycamore Drive, Eagan, was concerned about safety, stating his children walk to the nearby school. He stated it is already a very busy intersection and adding any traffic whatsoever was problematic.

Commissioner Weber stated he thought there was a bike path behind the school.

Mr. Halvorson advised that there was a gravel road south of the school. He stated there were already pinch points from a traffic standpoint.

Commissioner Robertson asked how far the pinch point was from the access out of this area.

Mr. Halvorson replied perhaps four blocks. He expressed concerns about roads getting blocked off during construction.

Commissioner Niemioja asked for confirmation that there was an access from the back of the school to White Pine Way.

Mr. Halvorson replied in the affirmative.

Commissioner Scales stated he understood the traffic concerns as there were a lot of kids trying to get to that school. He asked if there was ever a thought of sidewalks in those neighborhoods.

Mr. Hunting replied that Inver Grove Heights does not require sidewalks and he does not believe Eagan does either.

Steve Sandberg, 11686 Azure Lane, was concerned about safety as there were many young children in the neighborhood, as well as limited visibility on Azure Lane because of the tree line, grade, and curved road. He was also concerned about the inconsistency of the size and scale of the homes being proposed compared to the existing. He suggested that the developer may have chosen the 26-lot plan over the 22-lot plan because they could make more money rather than to save trees.

Commissioner Robertson noted that the streets in Woodland Preserve are wider than typical local

streets, and stated that while she was concerned about safety, they should not talk about it in relation to kids not being safe in the streets because streets were designed for cars not children.

Mr. Sandberg stated that denying the request and asking them to put more appropriate homes on the property would reduce safety risks. He noted that the applicant stated homes with three-car garages produce more traffic; however, some of the proposed homes will likely have three-car garages.

Commissioner Robertson asked the developer how many of the 26 proposed homes could have three-car garages.

Mr. Braun stated they would not know for sure until the plans were finalized, but he was told by their engineer that it would be a handful.

Commissioner Robertson asked if the majority would have two-car garages.

Mr. Braun replied in the affirmative.

Mr. Sandberg stated the fact that the applicant has given such a vague answer makes him believe that all the lots can have three-car garages. He suggested Commissioners get more facts before approving anything, including specific numbers of three-car garage lots.

Angela Gier, 11668 Azure Court, addressed a previous comment regarding children and traffic safety. She advised that she watches her children closely and does not let them play in the street; however, she has a teenage driver and her neighbors walk their dogs or their children walk to school and she is very concerned about safety (blind spots, lack of stop signs, speeding, etc.). She suggested they ask the developer to come up with a new plan that reduces safety and drainage concerns.

Gregory Hanson, Rosemount, asked who the developer was.

Mr. Braun replied William Krech.

Mr. Hanson stated the preliminary wetland plan and preliminary street plan seem to be missing. He was concerned about how stormwater would be accommodated. He stated that comparing the 22-lot plan to the 26-lot plan was like comparing apples to oranges as they had dramatically different layouts. He was concerned about the amount of impervious surface being proposed and the small lots being proposed.

Neil Mulrooney, 11617 Aileron Court, stated that his neighbors in Woodland Preserve had issues with water. This prompted City Engineer Tom Kaldunski to do some assessments of the undeveloped portion of Woodland Preserve. He determined that springs were causing water problems for property owners downhill. Because of the existing wetlands and water problems, he was concerned about the additional impervious surface exacerbating existing stormwater issues. He recommended that both surface and groundwater be addressed and stated he was concerned about the small lots and impervious surface being proposed.

Jim Bates, 11494 Armstrong Court, stated when he moved into the Broadmoor development his understanding was that Broadmoor was originally proposed for 128 lots, but they eventually brought it down to 63. He was troubled by a previous comment that if the proposal fits the PUD criteria then the Planning Commission has no choice but to approve it. If that is the case, he does not know what the function is of the Planning Commission. Comparing the proposed lots to the surrounding neighborhood it is obvious that the proposed plat is inconsistent with the character of

adjacent neighborhoods. He stated that Avery Drive is a busy street that does not need the additional traffic pressure from another development. He recommended that they adjust the plat to increase the lot size and reduce the number of homes.

Commissioner Lissarrague asked what happened in Broadmoor where the overall number of homes was reduced.

Mr. Hunting replied that he was not aware of the history of Broadmoor.

Commissioner Wippermann stated that he lived in the Broadmoor development and had also heard that the original proposal was a much higher density than what it ended up being.

Jeff Mademann, 11665 Azure Court, stated that everyone was aware that this land would eventually be developed, but the proposal was not similar in size or scale and does not blend with adjacent developments. He questioned why we were here if the Planning Commission was only going to look at whether the requirements are met. In this case they are asking for substantial variances. Currently there is a significant number of trees within this lot; to remove those and plant a single row of 8' pine trees does not really do it justice. There are only two ways to get in and out of here and both have choke points and are getting increasingly congested. They should consider adding another access point in and out of here; anyone wishing to get to the current house on this property needs to come through a neighboring property to get there. The existing road design cannot handle the current capacity, let alone another 26 houses. They are also asking to remove almost double the number of trees allowed, which is substantial. In his opinion the proposed lots are all too small to have a three-car garage. While he understands that the developer must make a profit, he would ask that they deny the request and ask the developer to provide a plan that meets the zoning criteria and does not require variances.

William Hanson, 11468 Avery Drive, stated that vehicles typically drive too fast along Avery Drive, and adding 26 additional homes would just worsen the problem.

Ms. Passe asked Commissioners to take into consideration that the children in this neighborhood walk to school; fighting with an extra 26 homes on this single exit/entry point will be unsafe.

Mr. Sandberg asked who they would contact regarding getting a flashing yellow light on the corner of Highway 3 and Red Pine Way.

Mr. Hunting replied either the City of Eagan or MNDOT.

Mr. Braun apologized for not recalling that the 22-lot development had a variance request attached to it and stated in his opinion the proposed development is a safer less intrusive development than an 85' wide standard single-family development allowable on the same parcel.

Commissioner Niemioja asked which plan was presented at the neighborhood meeting.

Mr. Braun replied the 26-lot plan.

In response to Chair Maggi's question regarding why the 22-lot plan was scrapped, Mr. Braun showed diagrams of the difference in tree removal between the two plans.

Commissioner Robertson stated the impact of tree removal on the 22-lot plan and the 26-lot plan was basically the same in regard to the two neighbors in Woodland Preserve who lived on the access point to the proposed development.

Unknown person stated there was still a benefit in saving 40% of a canopy full of black cherry and oak trees as shown in the 26-lot plan.

Unknown person asked how many of the lots in the 22-lot plan were larger than 12,000 square feet.

Ms. Passe noted that the public notice for the 22-lot plan asked for a variance from lot width requirements.

Commissioner Simon noted that was not a request from lot size; just lot width.

Unknown person asked if there was a Krech on the City Council.

Chair Maggi replied in the affirmative.

Unknown person asked if that was any relation to the applicant.

Chair Maggi replied that she did not know the family connection there, but if there was a conflict of interest people would have to acknowledge that at the Council meeting.

Jeff Herme, 11676 Asher Court, asked Commissioners to listen to the residents that live in the neighborhood versus the applicant.

Commissioner Scales advised that Commissioners must look at the guidelines they are given; they cannot take their own opinions and design neighborhoods themselves. We are here to make sure what is being proposed fits into the design of the comprehensive plan.

Mr. Herme hoped that Commissioners would take the neighbors' comments into consideration, rather than those of an outsider looking at this as just another opportunity, and consider asking for a revised plan with less density and impact on water, sewer, etc.

Commissioner Robertson encouraged residents to attend the City Council meeting as they have more leeway on how they look at requests.

Mr. Herme questioned whether there was any way they could add a road going east out to Albavar as a second access point.

Ms. Wells reminded Commissioners that one of their responsibilities was to look at the specific development being proposed and its impact to surrounding areas. In this case the proposal is significantly different in size and scale and look from Woodland Preserve as well as the broader area. She does not believe it fits the comprehensive plan for this part of Inver Grove Heights.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi thanked everyone for coming out tonight and presenting their points. She stated the role of the Planning Commission is in part to look consistency with the comprehensive plan. In this City many want to live on 10 acres while others want to live in a traditional neighborhood. That is the beauty of this community, but it also creates challenges. From her perspective the biggest issue of this request is the location. She does not feel that it fits the character of the 2040 comprehensive plan for this part of the city. She would have a hard time approving the request.

Commissioner Wippermann provided a history of the area, stating that the development first

originated on Apennine to the north over 20 years ago. From that point down to Ashley is the Broadmoor development. At the time the people on Apennine expressed concern regarding the high density that was being proposed and it was lessened to 63 lots. Broadmoor is at least four times the size of the subject property with 63 lots on it and complied with the proper size and spacing guidelines. The landowner and developer of the Woodland Preserve area wanted to preserve as much open space as possible so there are only 30-33 lots in that development. The Woodland Preserve total area is at least twice the size of the subject property. The subject property; however, is proposing 26 lots and is clearly out of character compared to the properties to the north. He did not support the request.

Commissioner Lissarrague thanked everyone for coming forward and he stated he understood their safety concerns. He suggested the neighbors attend the City Council meeting as they have more flexibility than the Planning Commission. He did not support the request as it did not fit the character of the neighborhood.

Commissioner Kramer stated that everyone understands that this property will eventually be developed, but the small lot sizes being proposed are out of character for the area and, in many cases, are almost half the size of a traditional City lot. He does not support the request because it does not fit the character of the neighborhood.

Commissioner Robertson stated she was pulled on this request. She realizes the importance of maintaining character, but the challenge is how far do we keep going out with that character and replicating only those types of developments because we must meet the needs of the city as a whole. She agreed that children's safety was important but there are so many variables that affect safety, such as rows and rows of three-car garages. She questioned whether we should look at the three requests separately.

Commissioner Weber stated the city needs development and growth; however, the proposed lot sizes were concerning. He would prefer they reduce the number of lots and increase lot size.

Commissioner Niemioja recognized the safety issues, stating she lived in a neighborhood of 32 houses with only one way in/out, so she understands that adding more houses is concerning. However, the city needs development, she likes the overall concept, the proposed homes are not at the front entrance of the neighborhood, and aesthetically appear to look attractive. The lot size is small though and she believes the plan could be designed better to slightly increase and equalize lot size.

Commissioner Scales stated development was good for the City, however, he does not support the request because of the lot size variances being requested.

Commissioner Simon has an issue with the flexibility request, which is basically the variances the neighbors are referring to. It is troubling that the flexibility requests keep asking for a little bit more and it is becoming overwhelming. She is also concerned about water issues associated with the amount of impervious surface being proposed on those small lots. The only place she recalls having such small lots is Argenta Hills, which she does not want to replicate. She does not support the request.

Chair Maggi asked regarding voting on the three requests separately, would it make sense to approve a rezoning to R-1C/PUD if Commissioners did not approve the preliminary plat or preliminary PUD.

Mr. Hunting replied that it does not make sense to rezone the property to R-1C/PUD if the Commission does not support the PUD as it needs to be tied to an actual PUD plan.

Commissioner Niemioja stated she would like to recommend to City Council that they send this back to be looked at again with a different plan.

Planning Commission Recommendation

Motion by Commissioner Wippermann, second by Commissioner Lissarrague, to deny the request for a preliminary plat and preliminary PUD for a 26-lot subdivision and a rezoning of the property from A, Agricultural to R-1C/PUD, Single-family, for the property located at 2001 – 120th Street, based on the project being out of character to the adjacent neighborhood and the variances being too significant.

Commissioner Robertson advised that she would be abstaining because she must look at the needs of the City as a whole.

Motion carried (8/0 with one abstention – Robertson). This item goes to City Council on May 13, 2019.

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

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to allow 34,500 cubic yards of fill within the flood fringe, for property located at 6701 River Road and identified as all City-owned property contained within Heritage Village Park, located west of Doffing Avenue, east of the railroad along Concord Boulevard, and north of 65th Street extending to the northern Inver Grove Heights boundary. 60 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the City is requesting a conditional use permit to allow 34,500 cubic yards of fill from City street reconstruction projects to be placed in Heritage Village Park, which is within the Flood Fringe of the Floodplain. Almost 70,000 cubic yards of fill will be brought to the site, but only 34,500 of that will be placed within the Flood Fringe. The request was approved by the Environmental Commission and a letter was sent to the DNR; however, no comments have been received. Staff recommends approval of the request.

Opening of Public Hearing

Denise Haugum, 6140 Doffing Avenue, spoke on behalf of Castaways Marina. She advised that in 2010 a large amount of fill was brought into Heritage Village Park and caused some damage to the boats. She asked that the City be proactive in regard to ensuring this did not happen again.

Chair Maggi asked staff to address how the City mitigated the damage mentioned by Ms. Haugum.

Eric Carlson, Director of Parks and Recreation, advised that in 2010 or 2011 the City hauled a significant amount of dirt into Heritage Village Park to remediate the contamination that was found on the site. At the time there were issues with dust migrating onto some of the adjacent properties. Because of that issue, contractors hauling dirt to the site for this project are required to provide dust control. The contractors are also directed to enter the property via 65th Street, deposit the dirt, and then exit the site via Doffing Avenue.

Commissioner Wippermann asked how many feet of dirt they were planning on adding to the site.

Mr. Carlson advised that on average there would be four feet of fill added to most of the site.

Commissioner Scales asked how the City mitigated the dust issues caused by the last placement of fill on this site.

Mr. Carlson replied that the City paid to clean the awnings of the slips in Castaway Marina.

Commissioner Scales asked if the City would ensure the contractors were using proper mitigation procedures this time to avoid similar dust issues.

Mr. Carlson replied in the affirmative.

Commissioner Niemioja asked if the fill being brought in would eventually be seeded.

Mr. Carlson replied that the City would establish groundcover on the site; however, what it was planted with depended on whether Council elected to move forward with the parking lot and playground area at this time.

Ms. Haugum advised that regarding the dust issue associated with the fill that was previously brought onto this site, there was an insurance claim turned in for \$8,100 but the check received from the City was only for \$2500.

Commissioner Weber noted that the check was written to the marina and asked if any of the individual slip owners were paid directly.

Ms. Haugum replied not that she was aware of.

Commissioner Weber asked if some of the slips were privately owned.

Ms. Haugum replied in the affirmative.

Commissioner Weber asked why the city would cut a check to the marina if they were privately owned versus giving the slip owners a check.

Ms. Haugum replied that the marina maintains the property and each shareholder pays a portion towards the maintenance.

Commissioner Weber questioned whether perhaps the City paid owners privately to clean their canopies.

Ms. Haugum noted that the check was received almost two years after the damage was reported and stated if there was damage associated with the current request, she hoped there would be a more timely response.

Chair Maggi recommended that Ms. Haugum bring that issue up at the Council meeting.

Ms. Haugum questioned why the trees had been removed from the subject property.

Mr. Carlson advised that either the significant trees were not in the right location or were in an area where they would be placing four feet of fill. He noted that the tree removal had been reviewed by both the Parks Commission and City Council.

Commissioner Niemioja asked how long the grading would take.

Mr. Carlson replied that it would take place in phases, starting in May and going through the summer.

Commissioner Weber asked if it was the City's responsibility to haul the dirt coming from the 65th Street/Highway 3 project.

Mr. Carlson replied in the affirmative, stating they were able to haul it to a site that benefited the City versus hauling it out of town.

Commissioner Robertson asked for clarification that fill was being brought in to mitigate existing soil contamination.

Mr. Carlson replied in the affirmative, stating it was also a means of building up the site to avoid future flooding.

Commissioner Niemioja asked what information would be included if they received a report from the DNR.

Mr. Hunting replied that he did not anticipate receiving any comments from DNR, but they would likely look specifically at any potential impacts to the area.

Mr. Carlson advised that they notified the DNR as a courtesy since they were filling within the Flood Fringe.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Commissioner Niemioja stated she was hopeful that the City followed through with the contractors regarding dust control and that any damages would be resolved in a timely manner.

Motion by Commissioner Wippermann, second by Commissioner Scales, to approve the request for a conditional use permit to allow 34,500 cubic yards of fill within the flood fringe, for property located at 6701 River Road and identified as all City-owned property contained within Heritage Village Park, located west of Doffing Avenue, east of the railroad along Concord Boulevard, and north of 65th Street extending to the northern Inver Grove Heights boundary with the condition listed in the report.

Motion carried (9/0). This item goes to the City Council on April 22, 2019.

The meeting was unanimously adjourned at 9:53 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT

CITY OF INVER GROVE HEIGHTS

HEARING DATE: May 7, 2019

CASE NO.: 19-12C

APPLICANT & PROPERTY OWNER: Tim and Amy Johnson

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

LOCATION: 3790 80th Street

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, Single-family Residential

REVIEWING DIVISIONS: Planning
Engineering

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 would like to add a garage/basketball court addition along with increasing the size of the driveway. Adding the additional hard surface would put the home owner over the maximum allowed. City code allows additional impervious surface on a property, up to 10% of the lot area, with a conditional use permit. The applicant would like to add 543 square feet of impervious surface over the allowed amount which is within the additional 10% allowance.

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

	Square Feet	Allowed Impervious Coverage (sq. ft)
Lot Size	12,027	4,209
Additional impervious allowed w/ CUP	10% of lot area	<u>1,203</u>
Total impervious allowed on property w/CUP		5,412
Existing impervious surface	2,846	
Impervious surface requested (garage, driveway, future fire pit)	1,906	
Total sq ft requested by CUP and required to be treated	543	
Total impervious approved for the property		4,752
Total impervious remaining for possible future request		660

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

North	Single-family home; zoned R-1C; guided LDR, Low Density Residential
East	Single-family home; zoned R-1C; guided LDR, Low Density Residential
West	Single-family home; zoned R-1C; guided LDR, Low Density Residential
South	Single-family home; zoned R-1C; 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. The garage addition and driveway expansion would comply with setback requirements. The applicant is proposing a rain garden on the property, complying with the storm water treatment conditions. The proposed raingarden would be designed to treat 543 square feet of impervious surface.

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 is proposing a rain garden on the property, complying with the storm water treatment conditions which help maintain the drainage and storm water runoff on the applicant's property. 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 543 square feet of impervious surface above the maximum amount allowed 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 - Site Plan



3790 80th Street Case No. 19-12C



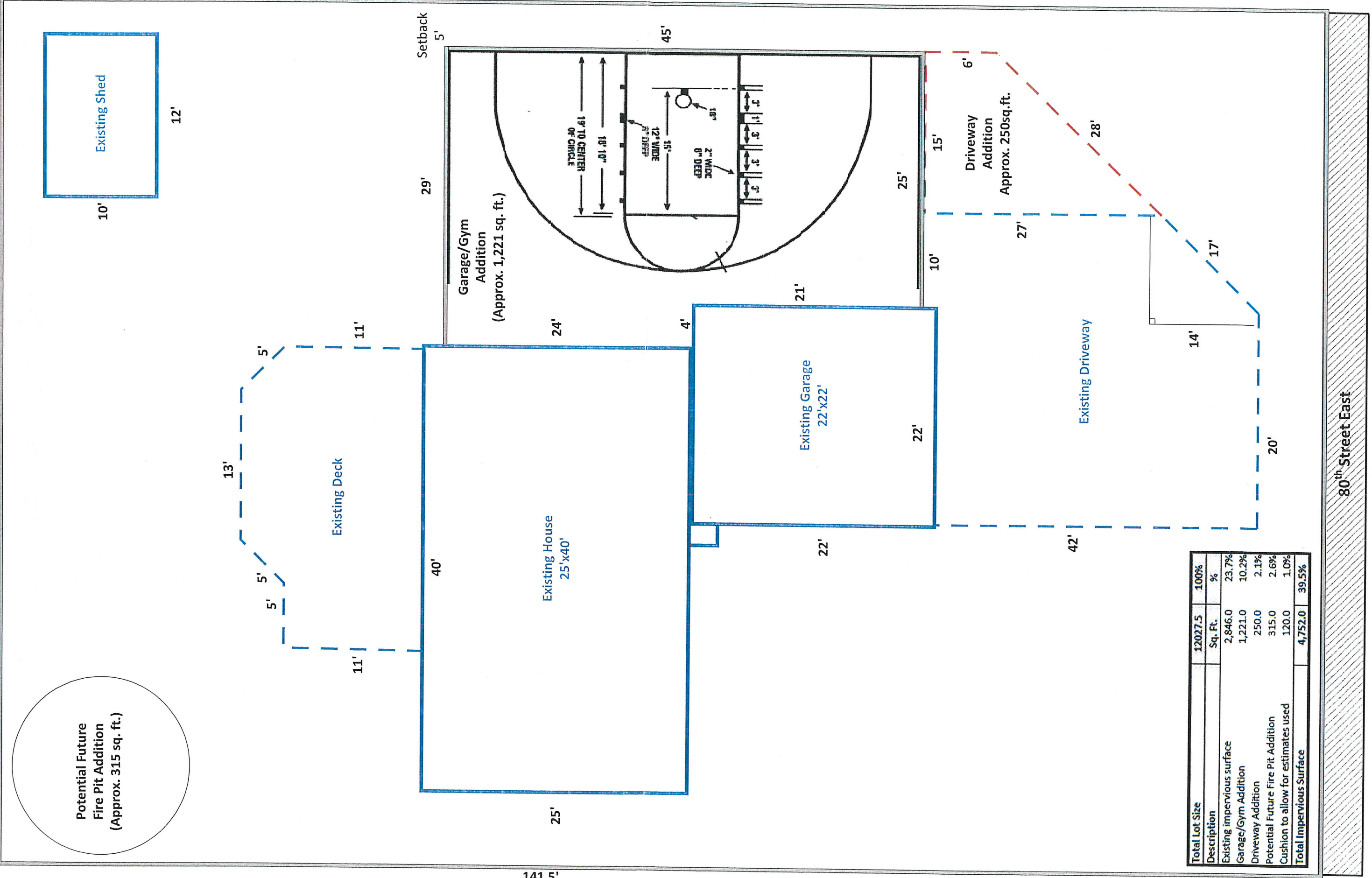
THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, INFORMATION AND DATA LOCATED IN VARIOUS CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE CITY OF INVER GROVE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

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Exhibit A
Zoning and Location Map

Map not to scale

85'



Total Lot Size	12027.5	100%
Description	Sq. Ft.	%
Existing impervious surface	2,846.0	23.7%
Garage/Gym Addition	1,221.0	10.2%
Driveway Addition	250.0	2.1%
Potential Future Fire Pit Addition	315.0	2.6%
Cushion to allow for estimates used	120.0	1.0%
Total Impervious Surface	4,752.0	39.5%

80th Street East

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

HEARING DATE: May 7, 2019

CASE NO.: 19-10CV

APPLICANT & PROPERTY OWNER: Andy Calton and Anne Phillips

REQUEST: Variance from the front yard setback for a home addition and conditional use permit to exceed the maximum impervious surface

LOCATION: 7540 River Road

COMPREHENSIVE PLAN: LDR, Low density residential

ZONING: R-1B, Single-family residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten 
Associate Planner

BACKGROUND

The applicant is proposing to construct a home addition that would include an eight foot porch that would encroach into the front setback. Adding the additional hard surface would also put the home owner over the maximum allowed. City code allows additional impervious surface on a property, up to 10% of the lot area, with a conditional use permit.

The property is .67 acres in size and zoned R-1B, single-family residential. The existing home was built in 1900 and currently does not meet setbacks. The house is located about 19 feet from the easement line and about 48 feet from the edge of the road. The applicant is proposing to add a bedroom and bath addition that would be directly south and in-line with the existing home. Additionally, the applicants are wanting to add a front porch that would tie the addition in with the original home and make it more aesthetically pleasing. The eight-foot porch addition would be located eight feet from the property line at the closest point. Due to the placement of River Road the addition would be about 37 feet from the edge of the road.

The following specific applications are being requested:

- a.) A **Variance** from front yard setback to construct an addition eight feet from the front property line whereas 30 feet is required.
- b.) 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 following land uses, zoning districts, and comprehensive plan designations surround the subject property:

North – Residential; zoned R-1B, Single Family; guided LDR, Low density residential
East - Residential; zoned R-1B, Single Family; guided RDR, Rural density residential
West - Railroad
South - Residential; zoned R-1B, Single Family; guided RDR, Rural density residential

EVALUATION OF THE REQUEST

VARIANCE

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 variance, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

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

With the exception of the railroad to the west, the abutting properties are zoned and developed residential. Adding on and improving an existing home on the property would be in harmony with the general purpose and intent of the comprehensive plan which is a single-family housing neighborhood. The proposed addition would meet other code requirements including setbacks and exterior building material requirements.

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

River Road provides a variety of older and newer single-family homes; some, such as the applicants being constructed in 1900. The applicant is proposing the addition within the most reasonable area of the property that provides the least amount of land and building alteration while meeting the needs of the applicant. The home addition does not appear to conflict with any other performance standards of the zoning ordinance such as size, setbacks, or building materials. A CUP is being requested for the amount of impervious surface on the property, which is within the allowed amount as stated in the zoning ordinance.

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

Due to the location of the septic system the main addition would be located south of the existing home. The proposed porch addition would be located 8 - 11 feet from the front property line but would be 37 - 40 feet away from River Road. Aesthetically, there are other homes constructed pre-1960 that encroach within the front setbacks but are also located about 30 - 40 feet from the road.

4. *The variance will not alter the essential character of the locality.*
The proposed addition does not appear to alter the essential character of the area. The majority of the addition would be at the existing home setback, the addition of a porch would complement the existing home and new addition. The addition would be located over 30 feet from River Road.
5. *Economic considerations alone do not constitute an undue hardship.*
Economic considerations do not appear to be a basis for this 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. The applicant is proposing a rain garden in the northwest corner of the property, complying with the storm water treatment conditions. The proposed raingarden is designed to treat 622 square feet of impervious surface.

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

The Engineering Department has reviewed the request and is working with the applicant on the stormwater and grading requirements listed above. The applicant is proposing a rain garden on the property, complying with the storm water treatment conditions which help maintain the drainage and storm water runoff on the applicant's property. The applicant shall continue to work with the City to secure final approval of the construction plans.

ALTERNATIVES

The Planning Commission has the following actions available for the proposed requests:

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

- Approval of a **Variance** to allow the home and porch addition to be located eight feet at the front property line whereas 30 feet is required subject to the following conditions:
 1. The addition shall be in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.
 2. The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.
- Approval of the **Conditional Use Permit** to allow 622 square feet of impervious surface above the maximum amount allowed 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 and variance, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

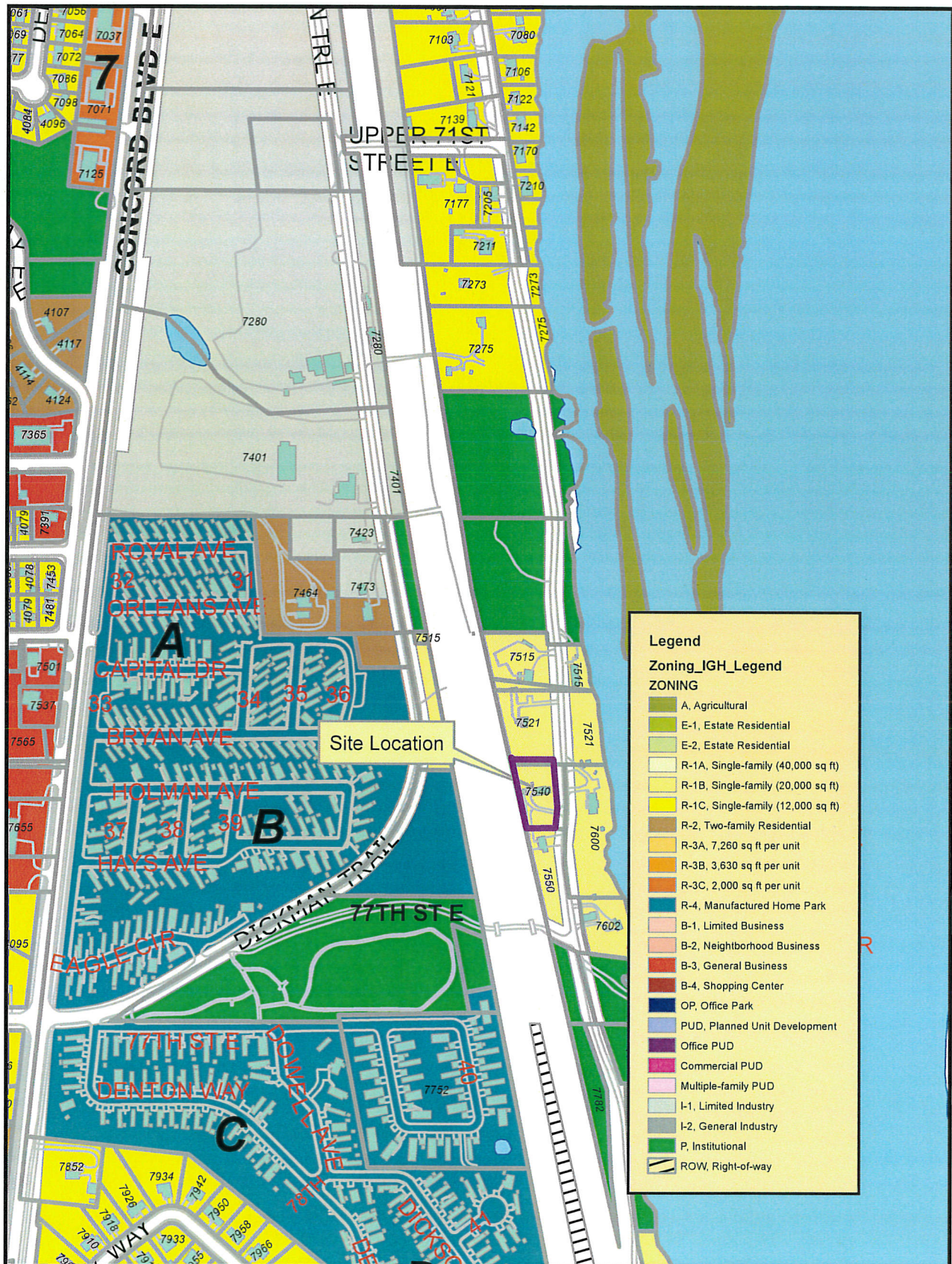
RECOMMENDATION

Staff believes the proposed property improvements would not be out of character of the neighborhood and would be a reasonable use of the residential property. A practical difficulty can be found based on the age and location of the existing home, location of the septic system, and setbacks of other structures along River Road. Staff recommends approval of the setback variance and conditional use permit to exceed the impervious surface with the conditions listed in Alternative A.

Attachments: Location/Zoning Map
Applicant Narrative
Site Plan
Exterior Elevations



7540 River Road Case No. 19-10CV



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Exhibit A
Zoning and Location Map

Map not to scale

Summary for variance & conditional use permits for the property at 7540 River Rd.

Owners: Andy Calton & Anne Phillips

We are the owners of said property and are looking to add a 26 x 20 room on the south side of the home. We will also add an 8 ft porch to the east side of the property.

2 issues arise with this plan:

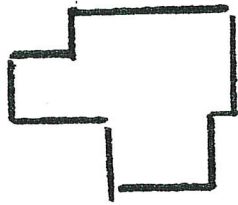
- 1) We will not meet the setback requirement.
- 2) The would exceed the allowed 6250 sq. ft. of impervious surface by 622 sq. ft.

The home was built in 1900 and is sitting 19 ft from the setback. The back of the property butts up to train tracks. The project would bring the south east corner of the home to 8 ft of the setback. This addition is for a main floor bedroom and bath. We are unable to add on to the north due to the septic system is located there. The front porch would tie the front of the home together and make it aesthetically pleasing.

Because we will exceed the allowable impervious surface, we will build a water garden as required. This will be placed on the property behind the home. (See land elevation map.)

We plan on staying here the rest of our lives and want to make the home suitable for us now and as we get older.

Andy Calton & Anne Phillips
612-839-2639



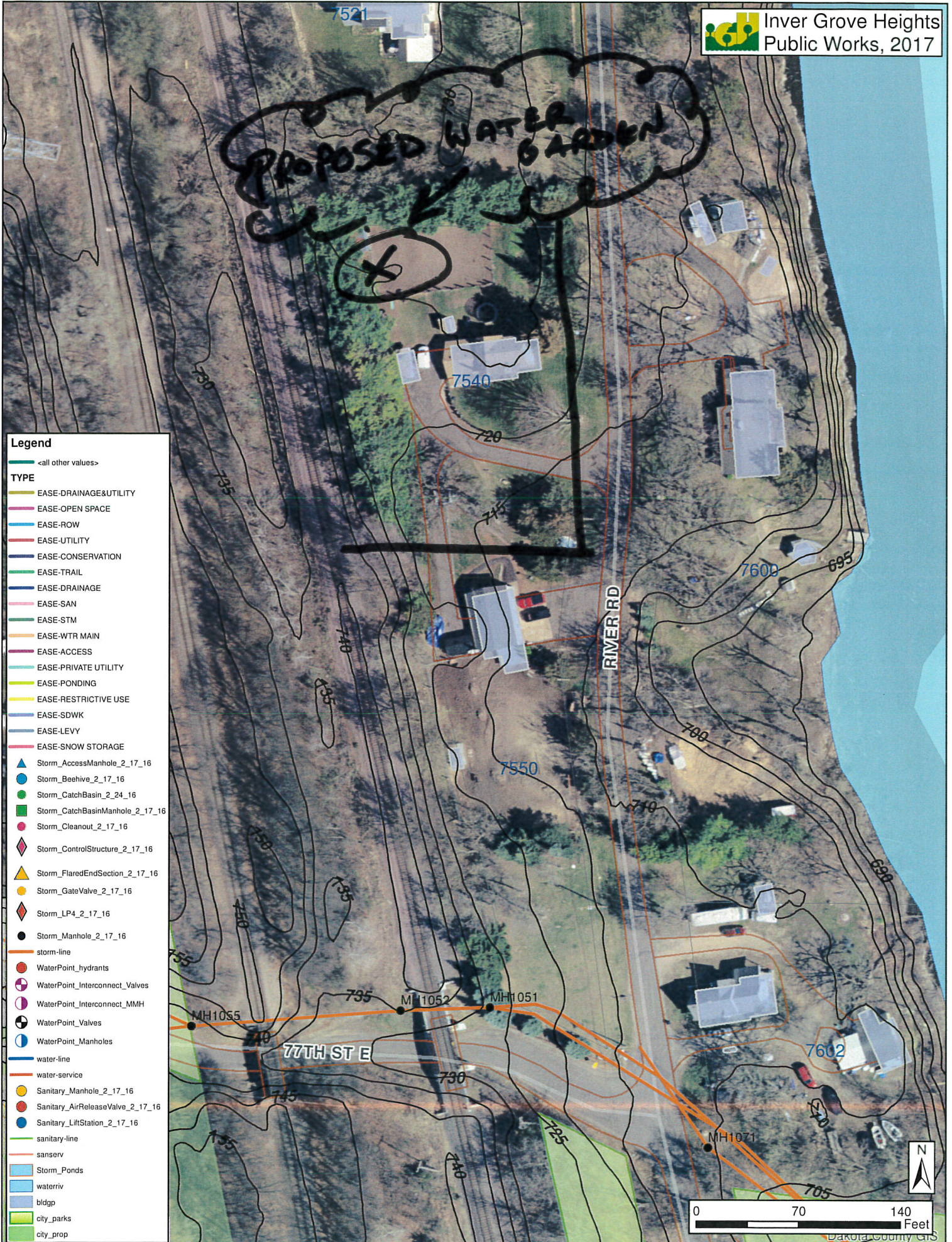
CALTON PROPERTY

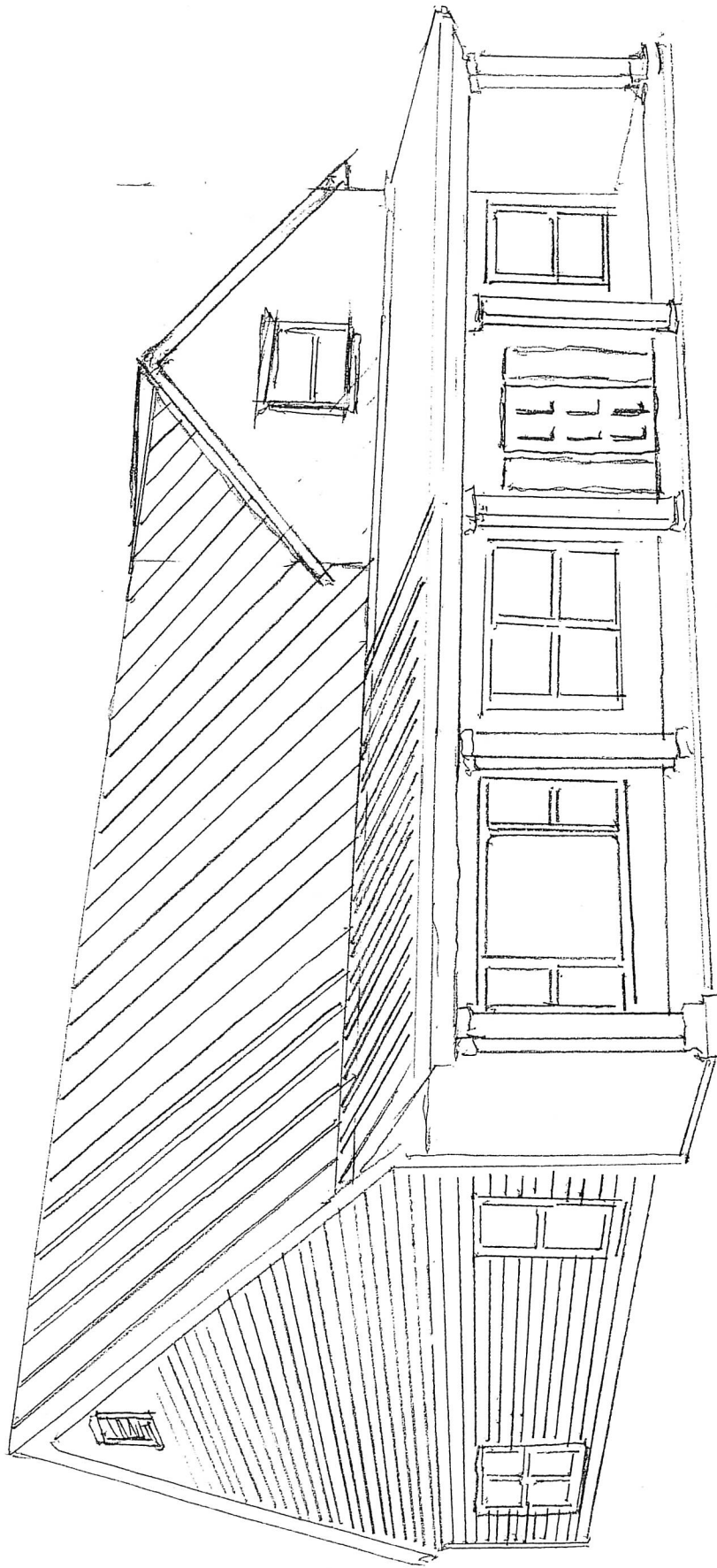
ADDITION 26' x 20'

8' PORCH ACROSS FRONT
OF WHOLE HOUSE



- Legend**
- <all other values>
- TYPE**
- EASE-DRAINAGE&UTILITY
 - EASE-OPEN SPACE
 - EASE-ROW
 - EASE-UTILITY
 - EASE-CONSERVATION
 - EASE-TRAIL
 - EASE-DRAINAGE
 - EASE-SAN
 - EASE-STM
 - EASE-WTR MAIN
 - EASE-ACCESS
 - EASE-PRIVATE UTILITY
 - EASE-PONDING
 - EASE-RESTRICTIVE USE
 - EASE-SDWK
 - EASE-LEVY
 - EASE-SNOW STORAGE
 - Storm_AccessManhole_2_17_16
 - Storm_Beehive_2_17_16
 - Storm_CatchBasin_2_24_16
 - Storm_CatchBasinManhole_2_17_16
 - Storm_Cleanout_2_17_16
 - Storm_ControlStructure_2_17_16
 - Storm_FlaredEndSection_2_17_16
 - Storm_GateValve_2_17_16
 - Storm_LP4_2_17_16
 - Storm_Manhole_2_17_16
 - storm-line
 - WaterPoint_hydrants
 - WaterPoint_Interconnect_Valves
 - WaterPoint_Interconnect_MMH
 - WaterPoint_Valves
 - WaterPoint_Manholes
 - water-line
 - water-service
 - Sanitary_Manhole_2_17_16
 - Sanitary_AirReleaseValve_2_17_16
 - Sanitary_LiftStation_2_17_16
 - sanitary-line
 - sanserv
 - Storm_Ponds
 - waterriv
 - bldgp
 - city_parks
 - city_prop





PLANNING REPORT CITY OF INVER GROVE HEIGHTS

HEARING DATE: May 7, 2019

CASE NO.: 19-11C

APPLICANT & PROPERTY OWNER: Wade Schowalter

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

LOCATION: 6950 River Road

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, Single-family Residential

REVIEWING DIVISIONS: Planning
Engineering

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 recently purchased the property and has realized it is difficult to turn into the garage with his vehicle, therefore he would like to expand his driveway which would then exceed the maximum impervious surface allowed on the property. City code allows additional impervious surface on a property, up to 10% of the lot area, with a conditional use permit. The applicant would like to add 2,400 square feet of impervious surface which is within the additional 10% allowance.

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

	Square Feet	Allowed Impervious Coverage (sq. ft)
Lot Size	31,000	6,250
Additional impervious allowed w/ CUP	10% of lot area	<u>3,100</u>
Total impervious allowed on property		9,350
Existing impervious surface	6,257	
Impervious surface requested	2,400	
Total sq ft requested by CUP and required to be treated	2,400	
Total impervious remaining for possible future request		693

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

North	Single-family home; zoned R-1C; guided LDR, Low Density Residential
East	River
West	Single-family home; zoned R-1C; guided LDR, Low Density Residential
South	Single-family home; zoned R-1C; 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 meets the above criteria. The driveway expansion would comply with setback requirements. The applicant is proposing a rain garden in the northwest corner of the property, complying with the storm water treatment conditions. The proposed raingarden would be designed to treat 2,400 square feet of additional impervious surface.

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 is proposing a rain garden in the northwest corner of the property, complying with the storm water treatment conditions which help maintain the drainage and storm water runoff on the applicant's property. 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 2,400 square feet of impervious surface above the maximum amount allowed 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.

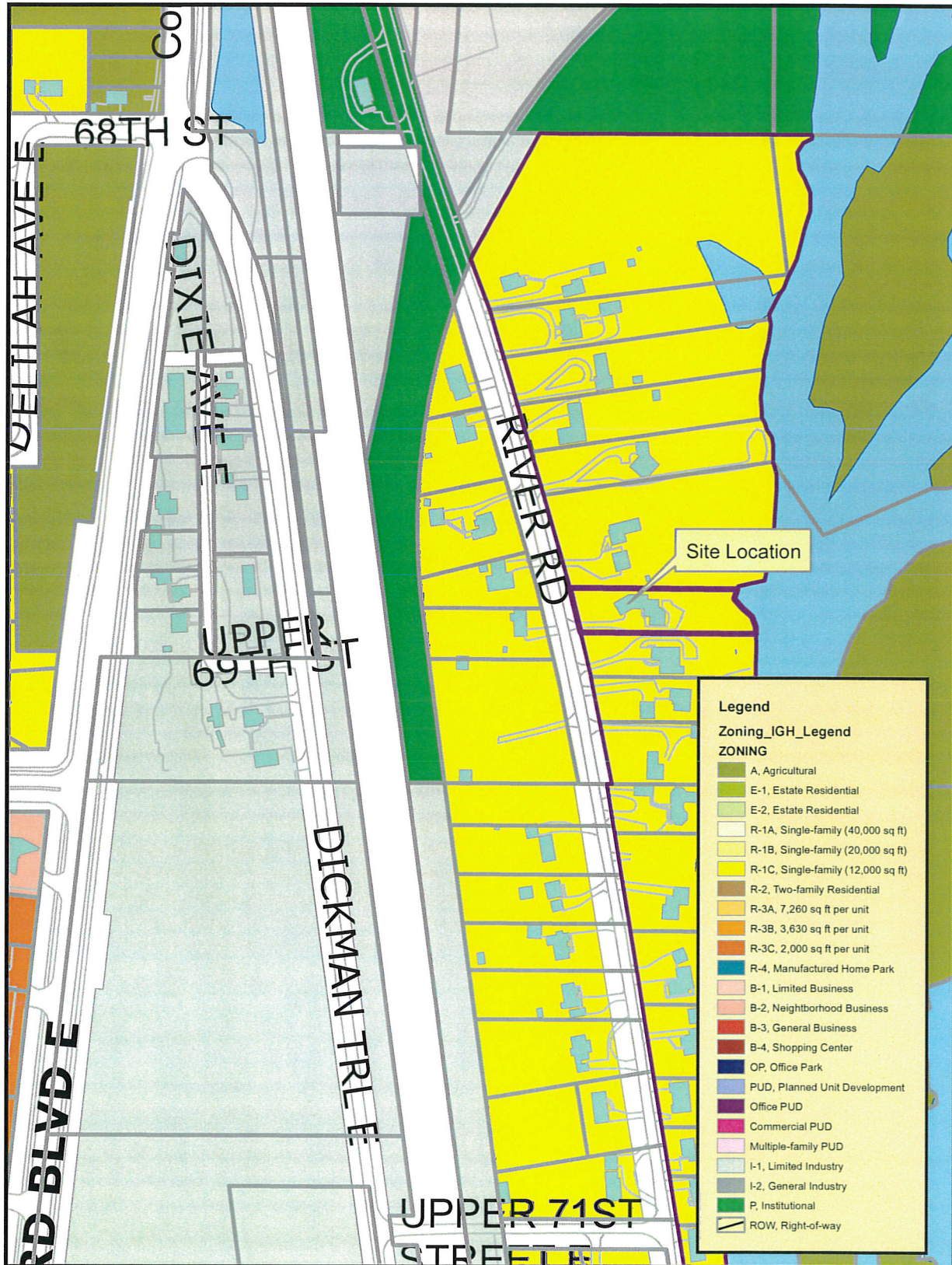
RECOMMENDATION

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 - Zoning and location map
Exhibit B - Narrative
Exhibit C- Site plan



6950 River Road Case No. 19-11C



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Exhibit A
Zoning and Location Map
Map not to scale

North
American Trailer
PARTS • SERVICE • SALES

April 2, 2019

Dear Sirs,

I would like to apply for a conditional use permit, I recently purchase the house at 6950 River Road and my driveway isn't functional the way it is. The garage is at an angle so I can't pull my pickup truck into the garage the way it is laid out. What I purpose is a 30-foot x 80-foot addition which is 2,400 square feet needed. After talking with Mike Edwards he said that with my lot size x 10% I could expand max of 3,152 feet. I'm under by 752 square feet. I'm also working with the engineering department working on the water garden that I will install per their instruction.

Wade Schowalter



7649 Concord Blvd
Inver Grove Heights, MN 55076
651-450-9109



8116 S 61st Street - Lot 6
Stanley, ND. 58784
701-628-0566



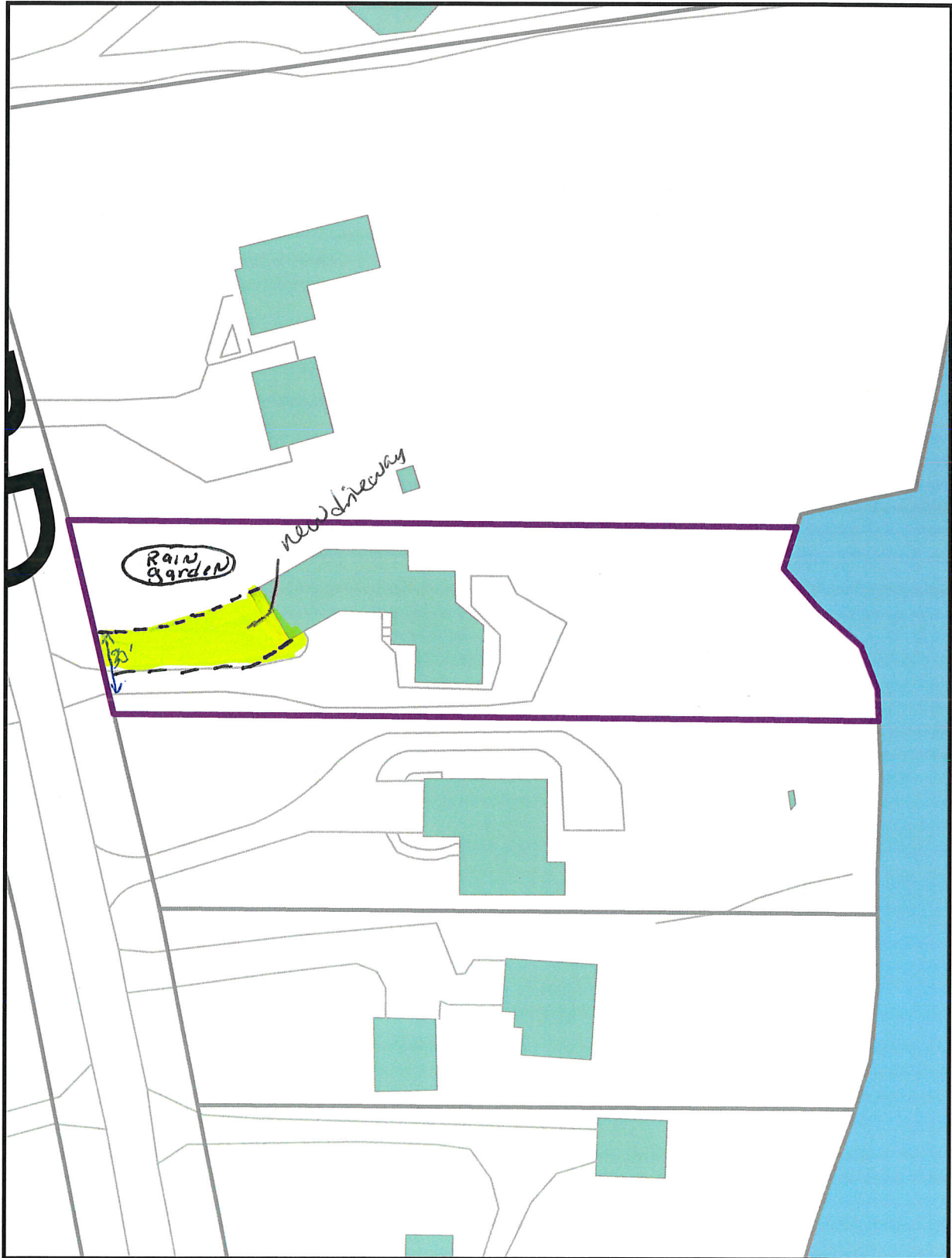
1325 Hwy 45
Scanlon, MN 55720
218-655-1130



2929B Lone Oak Circle
Eagan, MN 55121
651-552-0066

Email: sales@natrailer.com

Website: <http://www.natrailer.com>



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PLANNING REPORT CITY OF INVER GROVE HEIGHTS

CASE NO: 19-15PR

HEARING DATE: May 7, 2019

APPLICANT/PROPERTY OWNER: BWBR Architects/CHS Inc.

REQUEST: Major Site Plan Review for a parking deck over existing parking

LOCATION: 5500 Cenex Drive

COMPREHENSIVE PLAN: O, Office

ZONING: B-1, Limited Business

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

CHS is working to address an issue of shortage of parking on their property. The site is under parked based on their current demand and additional parking is needed. The City granted a parking variance when the building was first constructed at a rate of 2.6 spaces/1000 sq ft of building instead of the required 4 spaces/1000 sq ft. Over the years, CHS has added additional parking spaces along the main entrance and constructed a new parking lot across the street in 2014. CHS proposes to construct a one level parking deck over a portion of the existing parking lot nearest the office building. The new parking deck would have a total of 283 new spaces. With this addition, 40 spaces along the main entrance would be eliminated, leaving a total of 243 new spaces being proposed.

EVALUATION OF THE REQUEST

Major Site Plan Review

Setbacks and Parking. The new parking deck would cover the first few rows of parking near the main entrance. The deck would not extend any further than the existing parking area so all setbacks would be met.

Access to the upper level would be on the north side of the deck to avoid car/pedestrian conflicts. The upper level would have a pedestrian access directly to the existing sidewalk leading to the building. Both level access is designed to minimize car/pedestrian conflicts.

Engineering. Because the deck would be located above existing impervious surface, no further storm water management is required.

Landscaping. There are some parking lot landscape islands that would be eliminated. The removed vegetation would be replaced in the green areas in front of the parking lot.

ALTERNATIVES

- A. **Approval.** If the Planning Commission finds the application to be acceptable, the following actions should be taken:
- o Approval of the **Major Site Plan Review** for a 283 space parking deck on the CHS campus subject to the following conditions:
 - 1. The site shall be developed in substantial conformance with the following plans on file in the Planning Department:

Overall Site Plan	dated 4/8/19
Site Plan	dated 4/4/19
Tree Planting Plan	dated 4/4/19
Perspective Images	
Exterior Elevations	dated 4/4/19
- B. **Denial** If the Planning Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff recommends approval of the Major Site Plan Review for the parking deck addition with the condition listed.

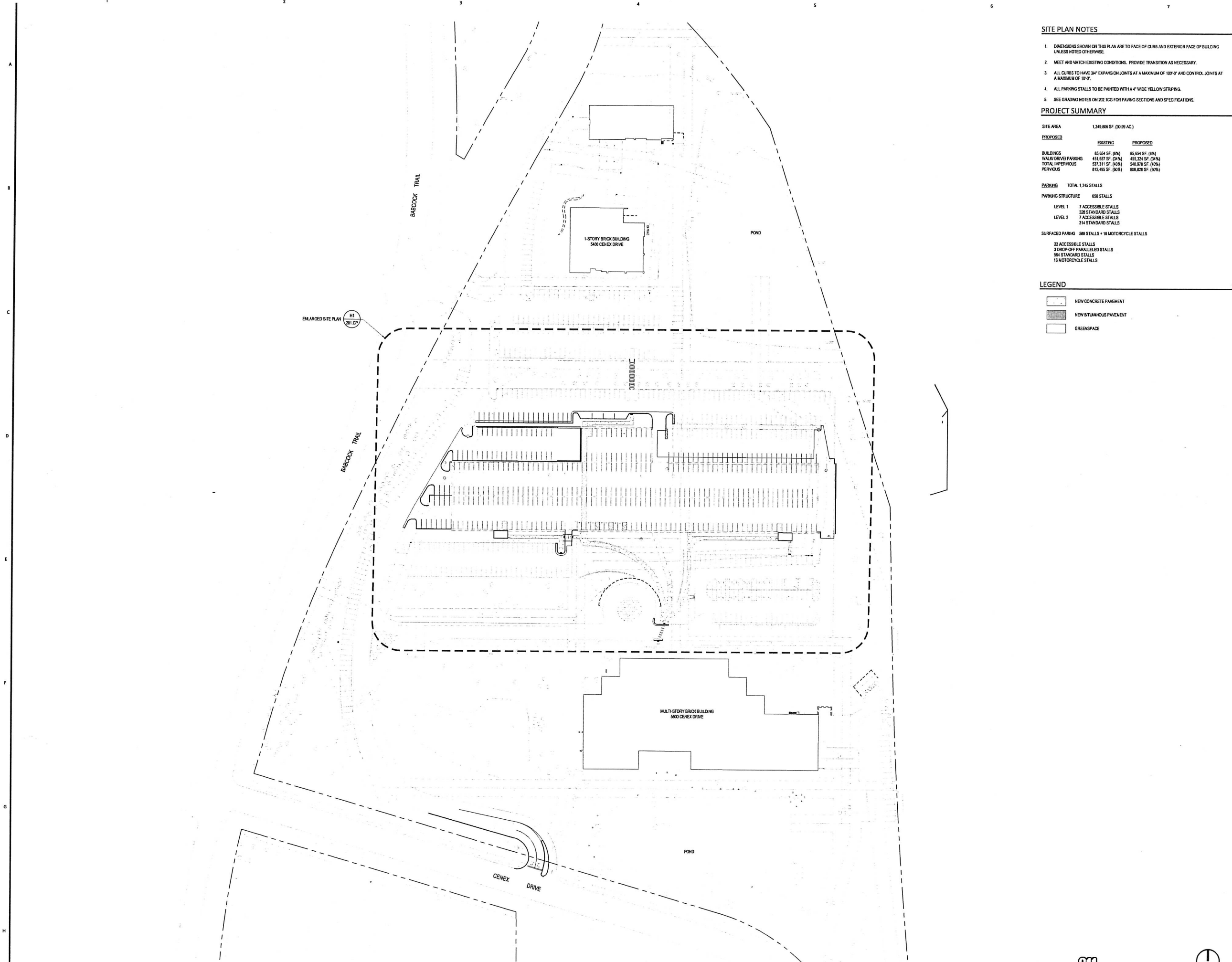
Attachments: Site Location
Overall Site Plan
Site Plan
Tree Planting Plan
Perspective Images
Exterior Elevations



Location Map

Case No. 19-15PR





H1 OVERALL SITE PLAN
1" = 60'

811
Know what's below.
Call before you dig.

0 60 180
SCALE IN FEET

SITE PLAN NOTES

- DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
- ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 10'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
- ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE YELLOW STRIPING.
- SEE GRADING NOTES ON 202.1CG FOR PAVING SECTIONS AND SPECIFICATIONS.

PROJECT SUMMARY

SITE AREA	1,349,806 SF (30.99 AC)	
PROPOSED	EXISTING	PROPOSED
BUILDINGS	85,654 SF (8%)	85,654 SF (8%)
WALK/DRIVE/PARKING	451,657 SF (34%)	455,324 SF (34%)
TOTAL IMPERVIOUS	537,311 SF (40%)	540,978 SF (40%)
PERVIOUS	812,495 SF (60%)	808,828 SF (60%)
PARKING	TOTAL 1,245 STALLS	
PARKING STRUCTURE	666 STALLS	
LEVEL 1	7 ACCESSIBLE STALLS	
LEVEL 2	328 STANDARD STALLS	
LEVEL 2	7 ACCESSIBLE STALLS	
LEVEL 2	314 STANDARD STALLS	
SURFACED PARKING	589 STALLS + 16 MOTORCYCLE STALLS	
22 ACCESSIBLE STALLS		
3 DROP-OFF PARALLELED STALLS		
564 STANDARD STALLS		
16 MOTORCYCLE STALLS		

LEGEND

- NEW CONCRETE PAVEMENT
- NEW BITUMINOUS PAVEMENT
- GREENSPACE



PARKING DECK



1241 Johnson Street, Suite 500
Madison, WI 53702
608.829.8500
bwbr.com



DF/

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Name: MARCELLE J. WESLOCK
Date: 04/08/2019 Lic./Reg. No. 42323

Item	Date
CITY SUBMITTAL ISSUE	04/08/2019
PR-01	07/27/2018
PR-03	08/21/2018
PR-04	10/03/2018

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Comm. No. Drawn

Sheet Title
OVERALL SITE PLAN

Sheet No.

201.1CP



PARKING DECK

B|W|B|R

1241 Johnson St. Minneapolis, MN 55402
608.829.8500
bwbbr.com



DF/

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Name: MARCELLE J. WESLOCK

Date: 04/08/2019 Lic./Reg. No. 42323

Issued For:

Item: CITY SUBMITTAL ISSUE Date: 04/08/2019

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Sheet Title: SITE PLAN

Sheet No.

201.2CP

SITE PLAN NOTES

1. VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES OR UNKNOWN UTILITIES ARE FOUND THAT IMPACT DESIGN OR IMPAIR CONSTRUCTION, THE ENGINEER AND OWNER SHOULD BE IMMEDIATELY NOTIFIED.
2. DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
3. MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
4. ON-SITE CURB TO BE B612 CONCRETE CURB & GUTTER. MATCH EXISTING CURBS ON CITY STREETS.
5. ALL CURBS TO HAVE 3/4" EXPANSION JOINTS AT A MAXIMUM OF 100'-0" AND CONTROL JOINTS AT A MAXIMUM OF 10'-0".
6. ALL PARKING STALLS TO BE PAINTED WITH 4" WIDE WHITE STRIPING. ACCESSIBLE SYMBOLS TO BE PAINTED IN WHITE AND ACCESSIBLE ACCESSIBLES TO BE PAINTED WITH A 4" WIDE WHITE PAINTED STRIPE 18 INCHES ON CENTER AND AT 45 DEGREE ANGLES TO STALL WITH NO PARKING MARKED. REFLECTORIZED PAINT SHALL COMPLY WITH MNDOT 302.
7. THE COST OF ALL CITY PERMITS AND INSPECTIONS SHALL BE BORNE BY THE CONTRACTOR.

BABCOCK TRAIL

G1 SITE PLAN
1" = 30'



30 90

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Keyplan:

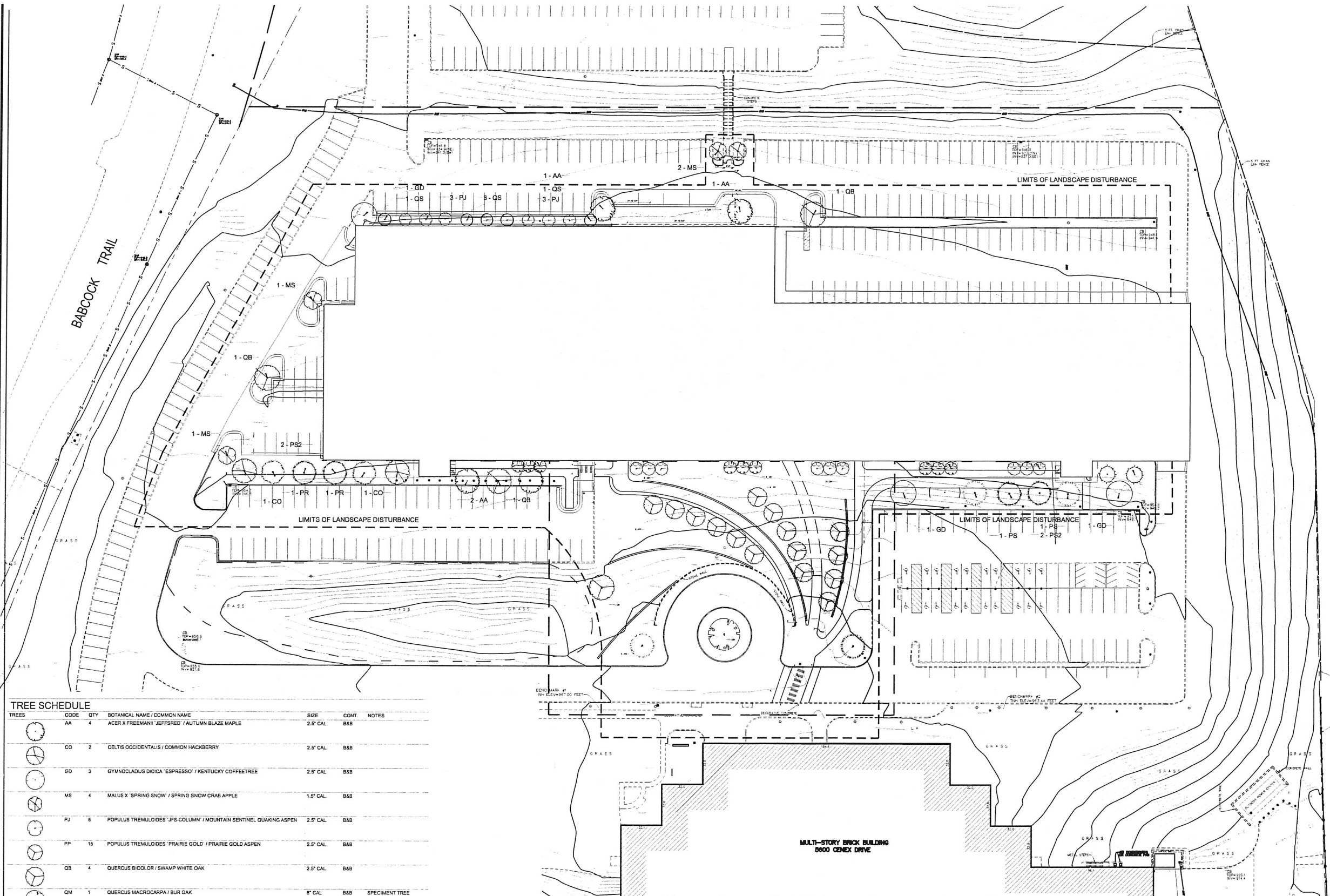
CS
Corr. No. Drawn

Sheet Title:

TREE PLANTING PLAN

Sheet No:

L160



TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES
	AA	4	ACER X FREEMANII 'JEFFS RED' / AUTUMN BLAZE MAPLE	2.5" CAL.	B&B	
	CO	2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2.5" CAL.	B&B	
	GD	3	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	2.5" CAL.	B&B	
	MS	4	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	1.5" CAL.	B&B	
	PJ	6	POPULUS TREMULOIDES 'JFS-COLUMN' / MOUNTAIN SENTINEL QUAKING ASPEN	2.5" CAL.	B&B	
	PP	15	POPULUS TREMULOIDES 'PRAIRIE GOLD' / PRAIRIE GOLD ASPEN	2.5" CAL.	B&B	
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL.	B&B	
	QM	1	QUERCUS MACROCARPA / BUR OAK	8" CAL.	B&B	SPECIMENT TREE
	QS	5	QUERCUS ROBUR X ALBA 'JFS-KW20X' / SKINNY GENES OAK	2.5" CAL.	B&B	
	QN	9	QUERCUS X WAREI 'NADLER' / KINDRED SPIRIT OAK	2.5" CAL.	B&B	
	QC	5	QUERCUS X 'CRIMSON SPIRE' / CRIMSON SPIRE OAK	2.5" CAL.	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	CONT.	NOTES
	JE	2	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	8" HEIGHT	B&B	
	PR	2	PINUS RESINOSA / RED PINE	12" HEIGHT	B&B	NATURAL FULL FORM
	PS2	4	PINUS STROBUS / WHITE PINE	12" HEIGHT	B&B	
	PS	4	PINUS SYLVESTRIS / SCOTCH PINE	10" HEIGHT	B&B	

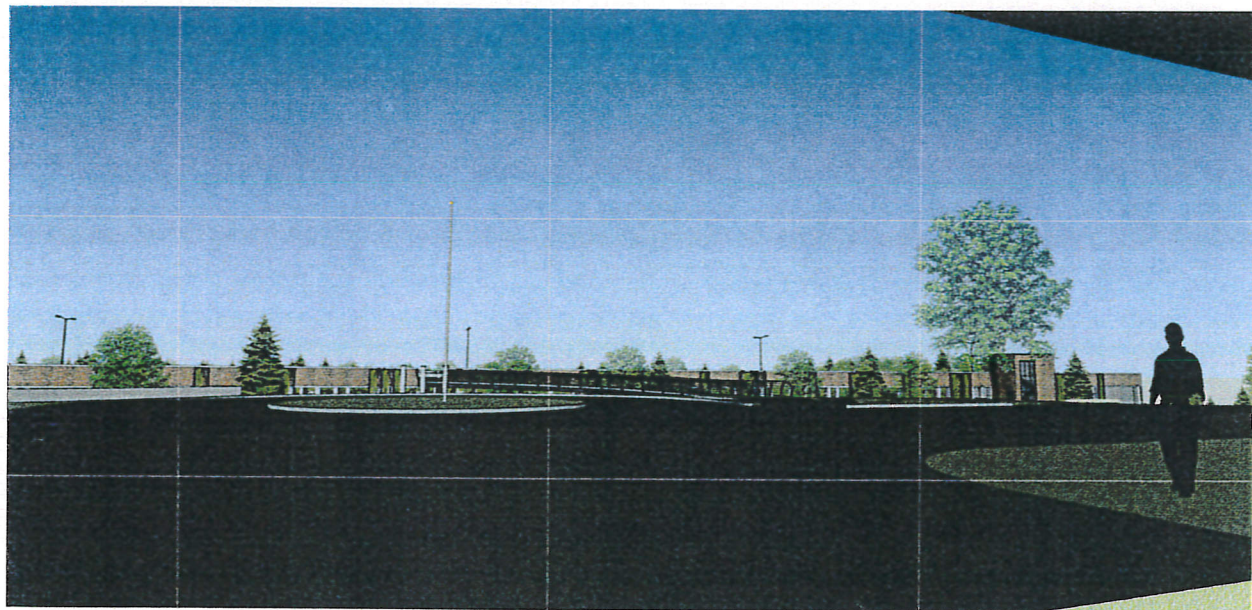
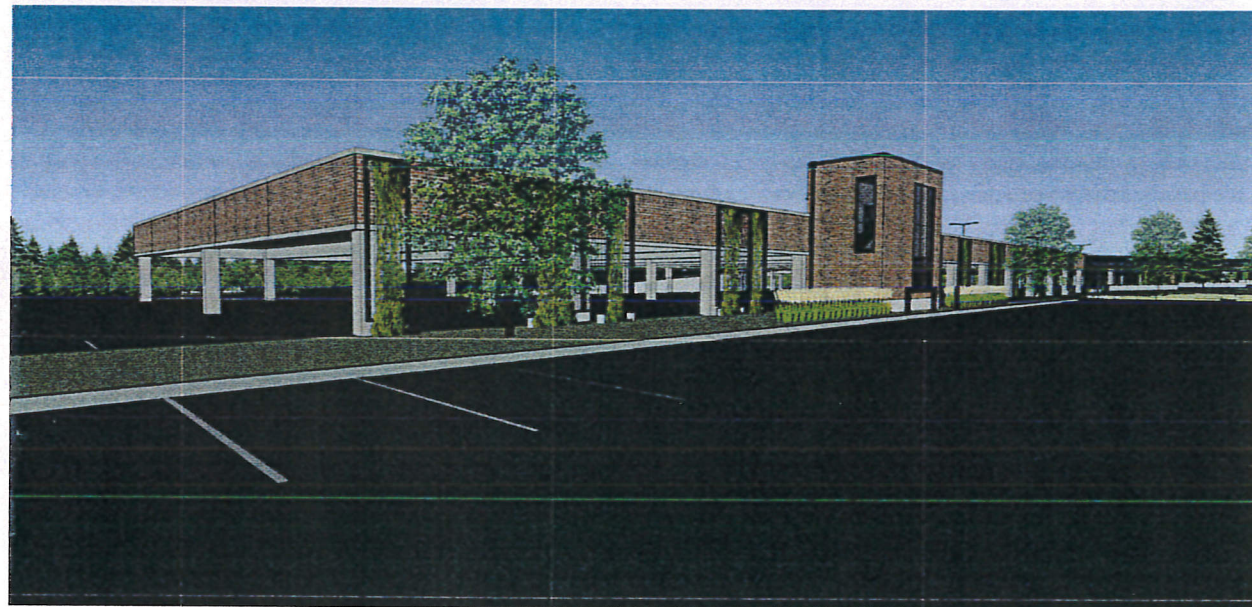
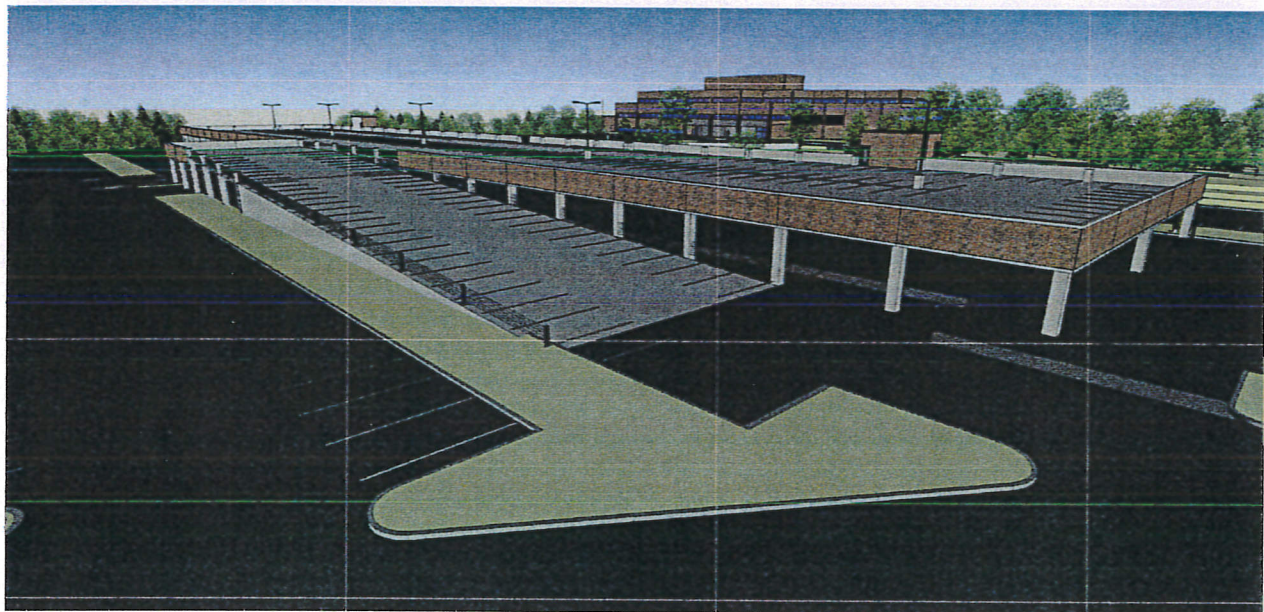
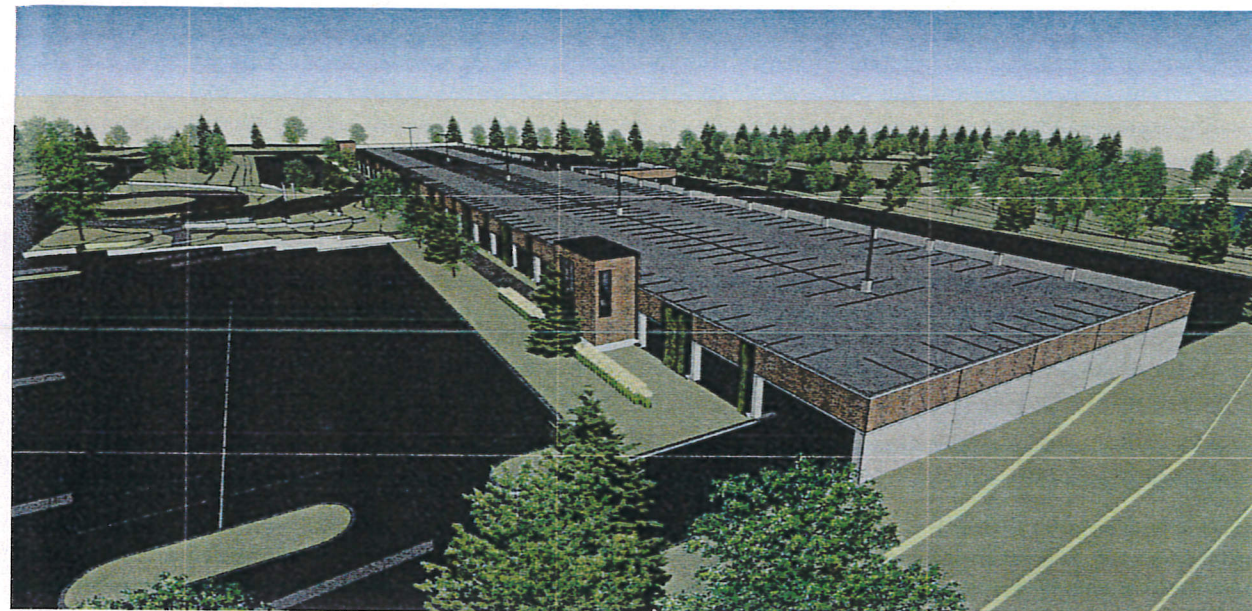
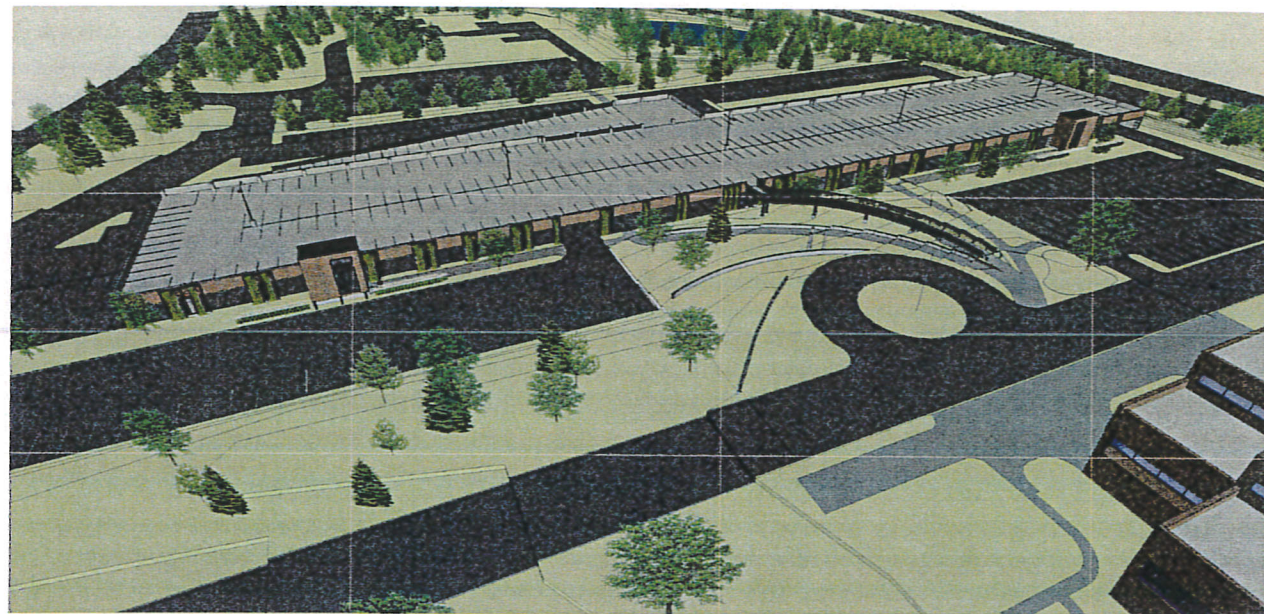
CITY CODE- TREE PLANTING REQUIREMENTS

ORDINANCE	REQ.	PROVIDED	COMMENT
10-15-11 B: PARKING LOT LANDSCAPING 1 TREE PER 10 SPACES	66 QTY (656 PKG STALLS)	72 QTY	ALL TREES WILL BE COVERED BY 2 YR WARRANTY
10-15-11.3: COMPOSITION/ SPECIES MIN 25% CONIFEROUS TREES MIN 25% DECIDUOUS TREES ORNAMENTAL TREES SHRUBS- CONIFEROUS & DECIDUOUS	17 QTY 17 QTY	12 QTY 58 QTY 4 QTY 1954 QTY	CONIFEROUS SHRUBS WILL FULFILL REMAINING QTY REQ. 2 ORNAMENTALS = 1 TREE COUNT 6 SHRUBS = 1 TREE COUNT

NOTES:

- REFER TO PLANTING PLAN FOR PERENNIAL AND SHRUB PLANTINGS.
- REFER TO GENERAL NOTES FOR PLANTING NOTES, SOILS TESTING & TYPES, IRRIGATION, AND WARRANTY INFORMATION.
- REFER TO CIVIL FOR GRADING & UTILITIES.

0 30 60 90
SCALE: 1" = 30'



MATERIALS LEGEND - EXTERIOR ELEVATION			
	EXISTING BUILDING		GLASS SPANDREL PANEL
	BRICK		METAL SIDING - MPI
	BRICK SOLDIER COURSE		VENEER STONE 1
	VENEER STONE 2		PRECAST CONCRETE

NOTE: SEE SHEET 524 FOR CURTAINWALL TYPES

MATERIALS LEGEND - EXTERIOR ELEVATION			
	EXISTING BUILDING		GLASS SPANDREL PANEL
	BRICK		METAL SIDING - MP1
	BRICK SOLDIER COURSE		
	VENEER STONE 1		
	VENEER STONE 2		PRECAST CONCRETE

NOTE: SEE SHEET S24 FOR CURTAINWALL TYPES



PARKING DECK

B | W | B | R

380 St. Peter Street, Ste. 600
Saint Paul, MN 55102
651.222.3701
bwbr.com

Consultants



**DF/
HUNT**
Electric Corporation

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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/Registered Architect under the laws of the State of Minnesota.

Name _____
Date Issue Date I/C/Reg. No. _____
Issued For _____
Item _____ Date _____

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Keyplan

Comm. No. 3.2018222.00 Drawn Author

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.

511

SEE SHEET 150 FOR KEYNOTES
SYMBOLS, LEGEND, & NOTES

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

HEARING DATE: May 7, 2019

CASE NO: 19-09PA

APPLICANT: Dakota County

PROPERTY OWNER: City of Inver Grove Heights

REQUEST: Comprehensive Plan Amendment

LOCATION: Property east of 9250 Courthouse Blvd.

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner

HB

BACKGROUND

The City acquired an 11.6-acre parcel located at 9250 Courthouse Blvd. to construct the City's third fire station. Through the administrative subdivision process, the parcel was split into two lots. The new fire station is currently being constructed on 5.5 acres; Dakota County is requesting the remaining 6.18 acres to be guided P/I, Public/Institutional for the purchase of the property. If the comprehensive plan amendment is approved the County would then apply for a rezoning and major site plan request for the construction of a training and office building along with other property improvements.

The specific requests consist of the following:

- a) A Comprehensive Plan Amendment to change the land use designation from RC, Regional Commercial to P/I, Public/Institutional.

EVALUATION OF THE REQUEST

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

North: Fire station; zoned P, Institutional; guided P/I, Public Institutional

East: Highway 52/55, Arbor Pointe commercial

West: Large lot residential; zoned E-1; guided RDR

South: Large lot residential; zoned E-1; guided RDR

COMPREHENSIVE PLAN AMENDMENT

The property is currently guided RC, Regional Commercial. In order for the County to construct a new training and office building on the property and the use to be consistent with comp plan and zoning, a change to Public/Institutional is necessary.

The land use category of Public/Institutional reads as follows:

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

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

A change of land use designation would be consistent with the comprehensive plan for the uses intended in this category.

REZONING

The property is currently zoned B-3, General Business. A rezoning to P, Institutional would be required to be consistent with the proposed comprehensive plan change. A training and office building owned by the County would be a permitted use within this zoning district. A rezoning request is anticipated to be submitted summer of 2019.

MAJOR SITE PLAN APPROVAL

Major site plan approval would be required prior to any improvements on the property. At this time there is no plan review.

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 taken:

- Approval of the **Comprehensive Plan Amendment** to change the designation of the parcel to Public/Institutional 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.

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

RECOMMENDATION

Staff recommends approval of the request subject to the conditions listed in Alternative A.

Attachments: Narrative
Comp plan land use plan change map
Site Plan



Subject: Inver Grove Heights Land – Comprehensive Plan Amendment Application
Date: March 21, 2019

NARRATIVE FOR COMPREHENSIVE PLAN AMENDMENT

This is a request for an amendment to the City of Inver Grove Heights 2040 Comprehensive Plan for 20-02100-01-020 to change from the Planned Land Use of "Regional Commercial" to "Public/Institutional". This is consistent with a similar Planned Land Use change of the adjacent property to the northwest (site of City Fire Station) and to accommodate a proposed Dakota County public training/office building. See attached Site Plan Concept Overlay dated Nov 2018.

Due to the timing of the purchase of this property, the opportunity to request an amendment to the 2030 Comprehensive Plan is no longer available. So as not to delay the land purchase, this request is being done while the 2040 Comprehensive Plan is being processed. A separate rezoning request will be part of the Major Site Plan Review (MSPR) process. We expect to submit the MSPR in August 2019.

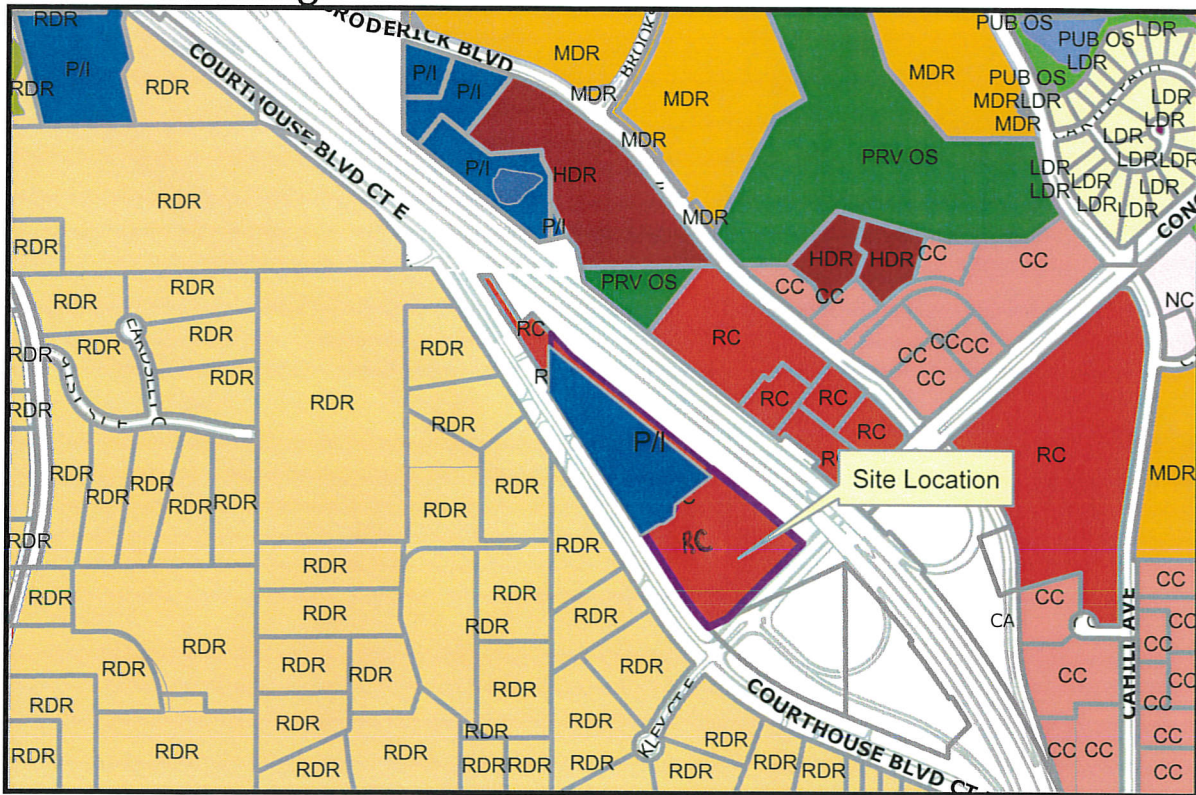
Attachments:

- Completed Planning Application Form with \$450 fee (check)
- Site –Written Legal Description
- List of Names of Address and Property Owners within 350 feet of the property as prepared by Dakota County GIS team plus associated Site Buffer Map
- Ten (10) copies of site map showing the property to be considered for the amendment – Concept Overlay Plan dated Nov. 2018

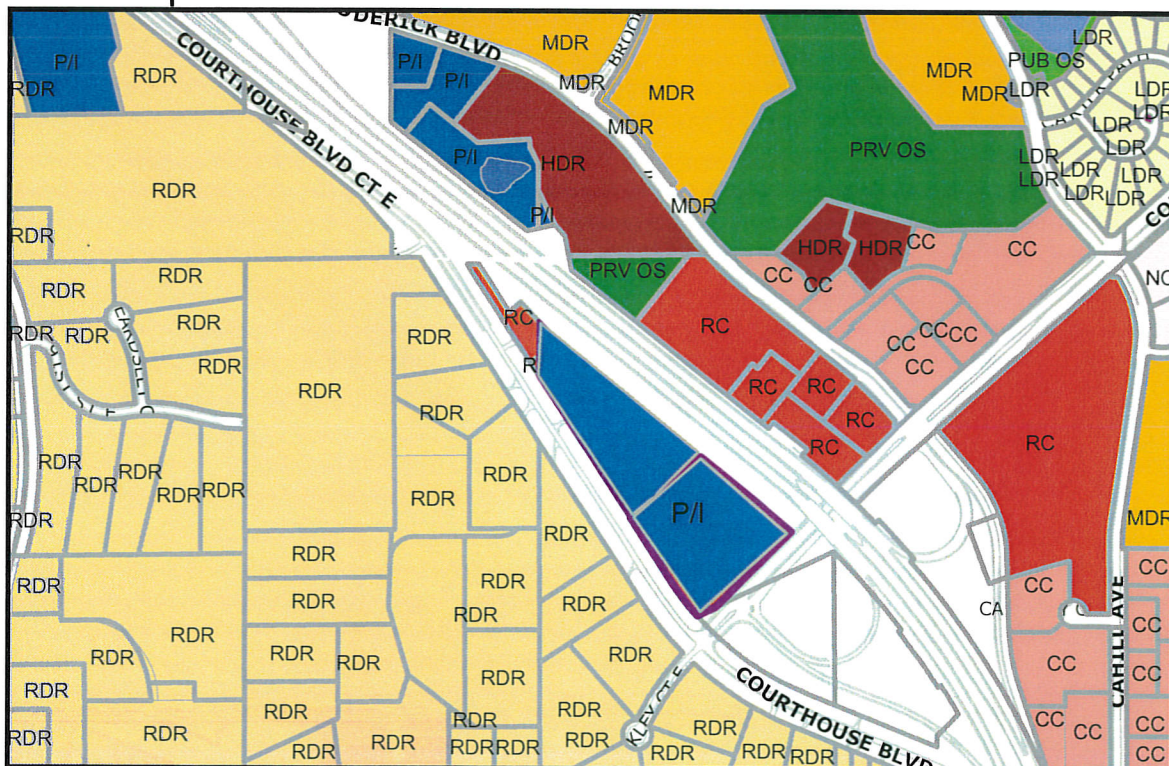


Dakota County Case No. 19-09PA

Existing



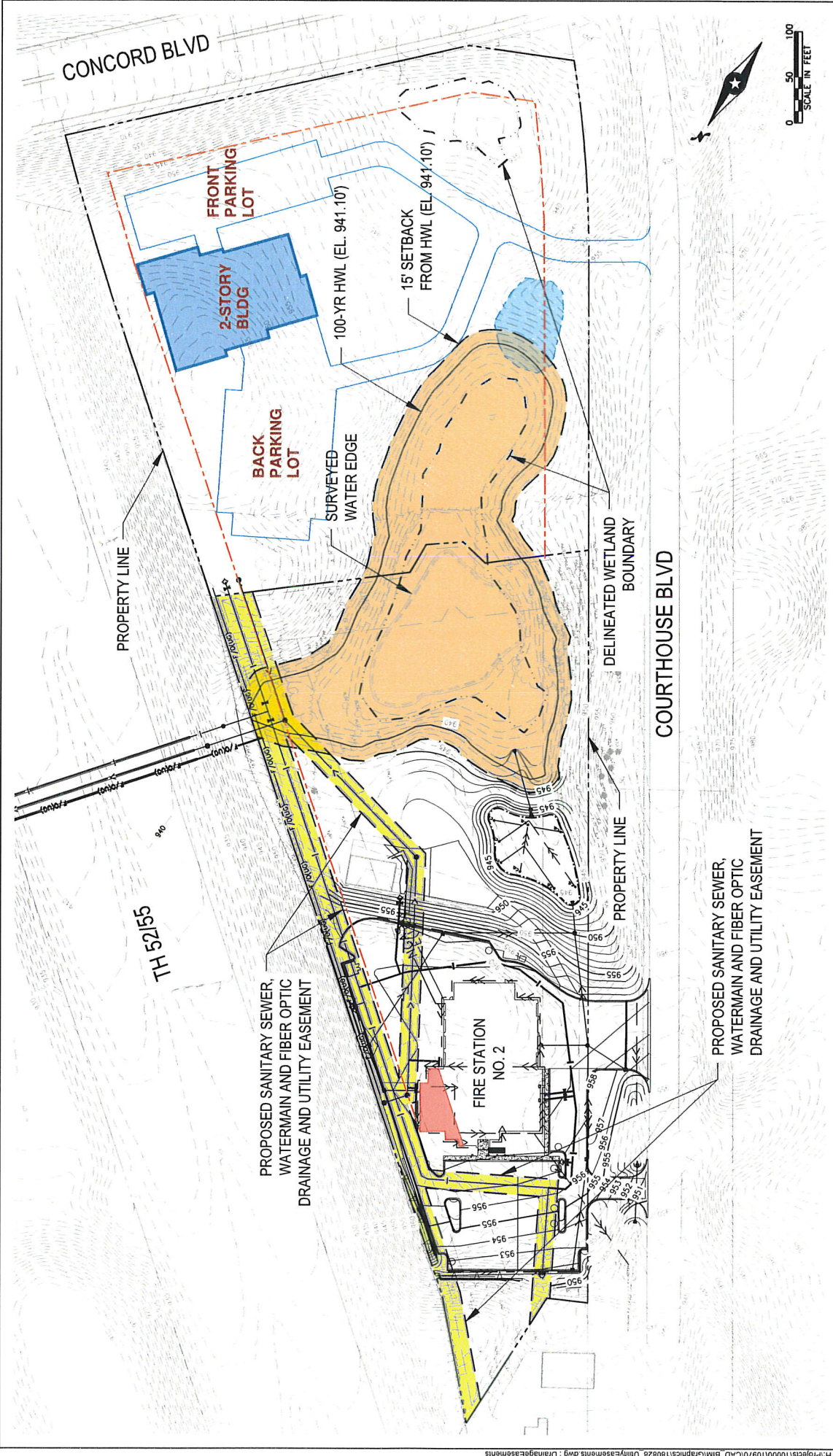
Proposed



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

CASE NO.: 19-14ZPD

APPLICANT: Source Land Capital

PROPERTY OWNER: Source Land Capital

REQUEST: Preliminary Plat and PUD, Rezoning

LOCATION: West side of Hwy 3 and north side of future 65th Street

HEARING DATE: May 7, 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 a 66 lot, two outlot single family development on an approximate 30.25 acre parcel to be named Windsor Ridge. The project is located just north of Windwood 2nd Addition (east of Blackstone Ridge) and would receive sewer, water and street extensions from the south. Access would be via future 65th Street which is a City Major Collector that will be constructed this construction season. The project is located in the Northwest Area and the standard series of applications are being requested.

REQUESTS

The specific requests for the Windsor Ridge development project include the following:

1. Rezoning of the property from A, Agriculture to R-1C/PUD Single Family Residential District.
2. Preliminary Plat approval of Windsor Ridge consisting of 66 single family lots and two outlots.
3. Preliminary PUD approval of the Windsor Ridge PUD as required by the Northwest Overlay District.

EVALUATION OF THE REQUEST

SURROUNDING USES

The subject property is surrounded by:

North:	Large lot residential; zoned A, Agricultural; guided LDR, Low Density Residential.
East:	Large lot residential; zoned A; guided LDR
West:	Large lot residential; zoned A; guided LMDR, Low Medium Density Residential.
South:	Single family residential (Windwood 2 nd Addition), Large lot residential; zoned R-1C/PUD, A; guided LDR, MDR.

IDENTIFICATION OF NATURAL RESOURCES

In 2003, a Natural Resource Inventory and Management Plan were completed for the Northwest Area. The NRI inventoried and qualified natural resources systems within the area and established a management classification system to guide the preferred treatment of these features.

The site contains low quality woodlands and wetland marshes. Both are in the Manage 3 category. The wetland areas would be preserved for stormwater ponding and the woodland area is considered poor quality which could be developed. No specific preservation is required with this project.

NET DEVELOPABLE AREA

Note: the numbers that are referenced within this staff report are approximate based on preliminary plan submittals. They will likely change slightly between preliminary and final plat. The numbers provided are sufficient for preliminary plat review.

Net developable area is defined as the area of a property remaining after excluding those portions that are either: a) encumbered by right-of-way for arterials roads as defined in the IGH Comprehensive Plan; or b) lying below the ordinary high water level of public waters; or c) lying within the boundaries of delineated wetlands; or d) bluffs in shoreland areas; or e) land to be dedicated for public park needs. Based on this definition, the proposed project area contains approximately 18.20 net developable acres. This excludes the proposed right-of-way for 70th Street (Co Rd 26).

General Project Data	Acres
Gross Project Area	30.25
Delineated Wetlands	0.92
Public Water Bodies (PWI)	0.00

Bluffs in Shoreland Area	0.00
Planned “Arterial” Road Right of Way	1.61
Total Net Developable Area	27.72

NATURAL AREA/OPEN SPACE

Section 10-13J-5. D. establishes requirements for open space preservation within the Northwest Area Overlay. Based on the net developable area the project contains the following:

	Required Acres	Proposed Acres
<i>Total Net Developable Area</i>	<i>27.72</i>	<i>NA</i>
Minimum Open Space Required = 20% of net area	5.54	6.61 (25%)
Required contiguous area = 75% of required open space with a minimum 100 foot corridor width	1.39	4.16
Area to be undisturbed = 50% of required open space	2.77	3.19 (58%)

The site design has prioritized the open space areas around the two storm water ponds in Outlots A and B. The largest corridor is at least 100 feet wide. Outlots A and B are for storm water treatment and contain regional basins. These outlots will be owned by the City. The site design exceeds all open space requirements.

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.

DEVELOPMENT CAPACITY PLAN

Section 10-13J-5. E. of the Northwest Area Overlay Ordinance outlines a process by which a site’s development capacity is determined as a means to allocate development across a site. This exercise only determines the number of units that would be permissible on the site and not the actual proposed development.

The development capacity plan was established for Windsor Ridge utilizing the base zoning district of R-1C. When applying the base district and factoring in the open space as part of the R-1C district, the development capacity plan yields a range of 55 to 100 possible units. This equates to a density range of 1.99 to 3.6 units per net acre.

Base Zoning District	Net Acres	Min Density (units per acre)	Max Density (based on lot size per zoning code)	Min Units	Max Units
R-1C	27.72	2	12,000	55	100

The proposed net density for Windsor Ridge would be 2.38 units/acre which is consistent with the comp plan designation and development capacity plan.

PROPOSED DEVELOPMENT MAGNITUDE, DENSITY AND BULK STANDARDS

Building setbacks and separation.

The Northwest Area Zoning Overlay establishes suggested guidelines for building separation and setbacks. The objectives for establishing such regulations are to ensure adequate area for certain uses on a site such as storm water management, parking, buffering of mechanical equipment and landscaping. The Northwest Area setbacks and structure separation standards consider compact development and reduced setbacks in order to minimize hard surface coverage and enable greater ability to leave larger areas of intact open space. This objective has to be carefully balanced with aesthetics also.

Units within the proposed development comply with the required setbacks, except for the following situations listed below:

- Building setbacks within the development are proposed with a separation of 15 feet.
- Setback from Hwy 3 for Lot 5, Block 2 to be 48 feet, where 50 feet is required.
- Setback from Hwy 3 for Lot 6, Block 2 to be 40 feet, where 50 feet is required.
- Setback from 65th Street for Lot 11, Block 3 to be 36 feet, where 40 feet is required.

Impervious surface coverage.

Impervious surface coverage standards are applied to give the city the authority to ensure sufficient areas for infiltration. Impervious surface areas include roads, sidewalks, parking areas, buildings, and other hard surface areas that do not allow infiltration.

The applicant has provided impervious surface calculations for the entire project. By ordinance, the maximum impervious surface coverage allowed is 25% for R-1C, single family. The applicant provided hardcover calculations for the entire project. After counting street and sidewalk hardcover, there is approximately 3,630 square feet of impervious surface for each lot which equals 29.0% total impervious.

a) The applicant is requesting a total impervious surface coverage to 30.0% to allow for flexibility in home styles and amenities such as patios and pools. These numbers are still preliminary and may change somewhat with the final PUD submittal.

b) The applicant is requesting flexibility from the maximum driveway width requirement to allow driveways greater than 20 feet without utilizing porous pavement.

PRELIMINARY PLAT

The applicant is proposing a preliminary plat which consists of 66 single family lots and 2 outlots. The outlots are for storm water purposes. All of the outlots would be owned and maintained by the City. The single family lot sizes range from approximately 8,260 square feet to 21,379 square feet. Average lot size is approximately 10,000 square feet. The majority of lot widths are approximately 65-70 feet wide, with 80 foot+ corner lots. Each lot is shown with a typical 50'x65' building pad.

The plat provides for the required 50 foot half right-of-way dedication for 65th Street and a 75 foot half right-of-way for Hwy 3. Streets 1 and 2 provide for 60 foot wide right-of-way and Street 4 and 5 provide for a 50 foot wide right-of-way.

PARKS/TRAILS

No additional trail segments are proposed in the project. The site plan identifies sidewalks along all the public streets as required by the Northwest Ordinance. The construction of 65th Street will contain a trail on the north side of the street.

The site lies at the periphery of two park search areas. At this point, no park land dedication is being required. The recommendation would be for a cash contribution per lot. The developer is also proposing and supportive of a cash contribution for park dedication.

The amount of cash contribution would be in the rates in affect at the time the final plat is approved. The current 2019 rate is as follows:

Single Family Rate \$2,850 x 66 units = \$188,100.

STREETS & CONNECTIVITY

The proposed street system consists of the extension of Agate Trail that would extend north and west for future connection to neighboring properties. There are two cul-de-sacs that would branch off from Agate. The northerly cul-de-sac has a street stub to the north to provide future access to the properties to the north. There is a 24 foot elevation change between streets 2 and 4 which makes it too difficult to have a through street connection. The City will be constructing 65th Street this year which provides the main access to the site. Street 1 on the plans would be a 60 foot wide right-of-way and Streets 2, 4 and 5 would be 50 foot wide right-of-way. All streets would have a sidewalk on one side. Street widths would be 28 feet wide with parking allowed on one side.

LANDSCAPING/TREE PRESERVATION

The developer has provided a tree inventory of the site. The Code allows a tree removal of 30% for single family. The code allows removal beyond the threshold but requires replacement for those trees over the limit. The applicant is requesting flexibility to allow a removal threshold of 50% before replacement is required. Based on a 30% allowed removal, a total of 4534 caliper

inches would be required to be replaced. Based on a 50% allowed removal, a total of 2222 caliper inches would be required to be replaced. Based on the proposed plan, a total of 889 trees are required.

The proposed landscape plan provides for a total of 483 trees, consisting of one tree per lot to meet standard requirements and 417 trees for reforestation. The plan is short a total of 406 trees. If all required tree replacement does not fit on site, the code allows the trees to be planted on park property or a cash in lieu be paid. Method to be determined with preliminary plans.

Based on the landscape plan, the applicant would still request some flexibility from the reforestation requirements as the number of plantings required may be difficult to achieve on site. The rate for a planted tree is estimated at \$300 per tree. Staff is open to any options but would recommend compliance with the reforestation requirements.

WETLANDS

The plans indicate a total of approximately 0.92 acres of wetlands that are located within the outlot open space areas. The wetland will not be disturbed with this project.

GRADING, DRAINAGE, STORMWATER AND UTILITIES

The grading and storm water plan have been reviewed by the engineering staff and their consultants Barr Engineering. As proposed, preliminary engineering review finds the project will work as generally designed. Storm water is being treated through a series of basins and regional ponds.

Engineering staff and the consultants have drafted comment memos discussing the items that will need to be addressed as part of the final plans. These memos will be incorporated into the conditions of approval in the general engineering comment condition.

FLEXIBILITY REQUESTS

Previous sections of the report have covered some of the flexibility requests. This section provides a summary of all flexibility requested:

1. SETBACKS

1. Building setbacks within the development are proposed with a separation of 15 feet.
2. Setback from Hwy 3 for Lot 5, Block 2 to be 48 feet, where 50 feet is required.
3. Setback from Hwy 3 for Lot 6, Block 2 to be 40 feet, where 50 feet is required.
4. Setback from 65th Street for Lot 11, Block 3 to be 36 feet, where 40 feet is required.

The code requires a minimum 20 foot separation. The intent of the code requirement was to provide space between houses for infiltration basins or rain gardens. In order for this to work, houses would have to be built at the same time so an infiltration system could be installed between the houses on both lots. This typically will not occur because houses are not always built at the same time and the infiltration feature must be constructed all at the same time in order for it to function correctly. The applicant is not proposing any storm water features between houses,

but in larger basin areas. The setback separation proposed is typical of the standard required in all other parts of the City. All residential developments approved so far have been with either a 10 foot or 15 foot separation. Staff supports this separation and flexibility request.

Staff raises some concerns with the reduced setbacks along Hwy 3. Traffic noise and proximity to the higher volume road could raise some concerns. Staff would recommend the 50 foot setback be maintained for all lots.

Only one lot would have potential corner of a house closer than required along 65th Street. The landscape plan provides for additional buffer from the road. Staff would support this request.

2. IMPERVIOUS SURFACE

- a) The applicant is requesting a total impervious surface coverage to 30.0% to allow for flexibility in home styles and amenities such as patios and pools. These numbers are still preliminary and may change somewhat with the final PUD submittal.

The amount of roadway and sidewalk in the plat consumes a large amount of the allowed 25% impervious surface. The applicant is requesting the impervious surface be allowed up to 30.0% in order to provide building coverage on each lot to approximately 3,700 square feet per lot. This is comparable to lot coverage approved in other developments. A definite number would be established with the final plat and the storm water plans would be modified to address the additional impervious surface.

Engineering have indicated that they have no issues with the request because the storm water system shown on the plans assumed 30% impervious surface coverage. Any additional storm water needs can be addressed in the final PUD plans.

- b) The applicant is requesting flexibility from the maximum driveway width requirement.

They are requesting that the driveways be allowed to be full length and width with non porous pavement The Northwest Area District requires any portion of a driveway greater than 20 feet in width shall be constructed of a porous pavement material. Function of the regulation is to minimize the amount of impervious surface. The applicant has designed the project to accommodate the additional runoff from the hard surface driveways in the storm water design. The amount of impervious surface maximum per lot would address the coverage issue. All previous developments in the Northwest Area were granted this same flexibility and no known issues exist with this flexibility.

3. TREE REFORESTATION

The applicant is requesting the reforestation threshold be 50% before reforestation is required. Based on that request, the landscape plan is still 406 trees short. The balance must comply with reforestation standards set forth in the code which requires planting on park property or pay a cash payment.

4. CUL-DE-SAC LENGTH

The code has a 500 foot maximum length for cul-de-sacs in urban areas. Street 2 is approximately 720 feet in length. As stated earlier, there is an approximate 24 foot elevation change between Street 2 and Street 4 which makes a connection very difficult.

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 of 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:
 - o Approval of a **Rezoning** of the property from A, Agricultural to R-1C/PUD, Single Family Residential subject to the following conditions:
 - 1. The rezoning shall not become effective until the final plat is approved by the City and recorded with the County. In the event a final plat is not approved, the rezoning shall become null and void and the zoning of the property shall remain in its current classification.
 - o Approval of the **Preliminary Plat and Preliminary PUD** for Windsor Ridge 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	4/26/19
Preliminary Open Space Plan	4/25/19
Preliminary Grading Plan	4/26/19
Preliminary Utility Plan	4/26/19
Preliminary Sanitary/Watermain Plan (4 sheets)	4/26/19
Preliminary Street and Storm Sewer Plan (4/sheets)	4/26/19
Preliminary Storm Sewer Plan	4/26/19
Preliminary Overall Tree Preservation Plan	4/26/19
Preliminary Landscape Plan	4/26/19

- 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. 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. 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.
9. 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.
10. 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

11. 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.

12. 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 particular requirements of the Planned Unit Development plans.
13. The following documents shall be recorded when the plat is recorded:
 - Development Contract;
 - Storm Water Facilities Maintenance Agreement;
 - Acknowledgement of PUD Zoning.
14. Prior to City Council review of the final PUD development plans, the Developer must respond to all the comments of the City Engineer memo dated 4/17/19, and comments from Barr Engineering.
15. Street lighting shall be required along all public streets. The street lighting plans shall be approved by the City prior to installation.
16. All lots along Hwy 3 shall maintain the required 50 foot setback.
17. The reforestation shortage of 406 trees shall be addressed as required by the City Council.
- 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 project complies with nearly all performance standards of the Northwest Area. Flexibility requests have been made for building separation, driveway width, setback requirements, impervious surface and tree reforestation. Staff supports these requests except for the setbacks from Hwy 3. The reforestation shortage must still be addressed. Engineering is comfortable with the overall preliminary grading and storm water plans.

Staff recommends approval of the preliminary plat, preliminary PUD and rezoning requests with the conditions listed.

Attachments:

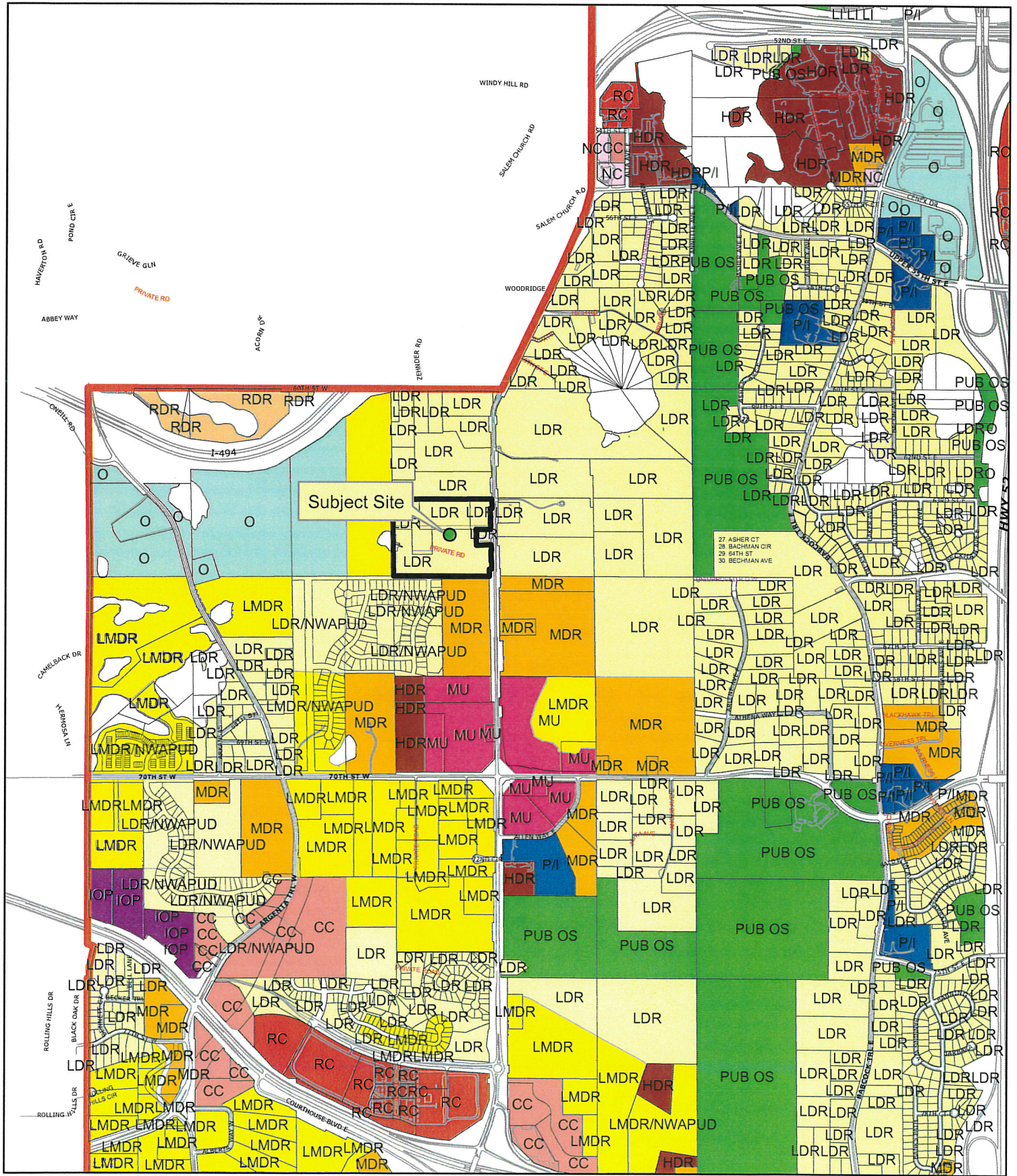
Location Map
Applicant Narrative
Preliminary Plat
Preliminary Open Space Plan
Preliminary Grading Plan
Preliminary Utility Plan

Preliminary Sanitary/Watermain Plan (4 sheets)
Preliminary Street and Storm Sewer Plan (4/sheets)
Preliminary Storm Sewer Plan
Preliminary Overall Tree Preservation Plan
Preliminary Landscape Plan



Location Map

Case No. 19-14ZPD





April 22nd, 2019

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

Attached please find our completed Preliminary Plat application for the proposed residential development located at 6477 Robert Trail South (15.89 acres). There are three additional PID's that are included in this application. Additional parcels included; 20-00600-03-051 (5.22 acres), 20-00600-03-020 (6.14 acres), and 20-00600-03-034 (3.01 acres). Total gross acres in this plat application is 30.26.

Source Land Capital would like to submit this preliminary plat application for review.

Our Preliminary Plat plan focuses on the following priorities:

- This proposed development is located within the Northwest Area Overlay District, which is unique to its topography and stormwater management standards. We intend to maintain and enhance the natural beauty of the site as much as possible.
- Maintain and strive to meet the open space requirement for the NW Area. The varied elevations and current soil conditions have required us to get creative with the stormwater design. BARR Engineering has developed a plan that will enhance the storm water management plans. Our collective efforts will only enhance the quality of vegetation and natural elements in this area.
- Create a beautiful, new neighborhood about which the new residents, the surrounding neighbors and the city can be proud. We have partnered with Pulte Homes to build out the site.
- Meeting the Comprehensive 2040 Land Use plan requirements for the NW Area. The parcels included in this application are all guided for Low-Medium Density Residential (LMDR), correlating to R-1C (min. 2 units/acre).
- Submitting a plan that is consistent with its surrounding neighbors, and also matches development patterns and sizing.

- Application will require a zoning change. We have included the zoning change application to R-1C/PUD.
- Early grading permit, granted once Preliminary Plat approval is attained. The early grading permit is critical for Pulte Homes to complete the site development prior to winter. Required financial securities will be in place prior to grading, along with a mutually agreed Developers Agreement.
- Optimize site grading and excess dirt. The grading plan generates an excess of roughly 40,000+/- cyds of soil. City staff has indicated a need for excess fill for their Parkland Site. Source Land Capital/Pulte Homes would make the dirt available for the city to haul, all in coordination with the 65th improvement project. The developer/builder will require a written agreement with the city to proceed.

The new homes planned for the site will be single family two stories. Pulte intends to supply a diverse range of housing styles. Home sizes will range from 1,712 – 2,873 SqFt (excluding basements). The anticipated range of selling prices is low \$400k's to mid \$500k's. Some of their model examples include the Newton, Dalton, Newberry, and Continental designs. More information on these examples can be found on their website.

NW Area – Flexibility Request

We are submitting a PUD application, which is required for all applications located within the NW Area Overlay. We have a few requests that we would like to include in our PUD Application:

- Tree Forestation:
 - 30% removal allowance, asking for 50% removal. The additional tree removal is necessary due to the significant vertical relief of the site and the ponding areas needed to meet the Northwest Area stormwater management requirements.
- Setbacks from Major Streets:
 - Code building setback is 40' from 65th Street and 50' from Hwy 3. We request to allow a reduced setback for the lots listed below. Please note the setbacks to Hwy 3 exceed 50' to the existing right-of-way for all lots, but since additional right-of-way is being dedicated, two lots do not meet the 50' setback.
 - Lot 5 Block 2, 48' setback from Hwy 3 R/W
 - Lot 6, Block 2, 40' setback from Hwy 3 R/W
 - Lot 11, Block 3, 36' side setback from 65th Street R/W
- Building Separation:
 - Code states buildings should be 20' apart. We request to allow separation of 15'. This will be accomplished with 7.5' side setbacks for non-corner lots.

- Driveway Widths:
 - Code states driveway widths should be limited to 20'. We request the flexibility to exceed 20' at the front of the home to allow for 3-car garages. Driveway widths at the street will be restricted to 20' in width.
- Cul-De-Sac Length:
 - Code states cul-de-sacs should be limited to 500' long. We request to allow longer cul-de-sac streets for flexibility in street design to better respond to the site characteristics and topography.
- Site Impervious:
 - Code states total impervious area should be a maximum of 25% of the net area. We request to allow up to 30% impervious to allow flexibility in home styles and amenities such as patios and pools.

Roads & Utility

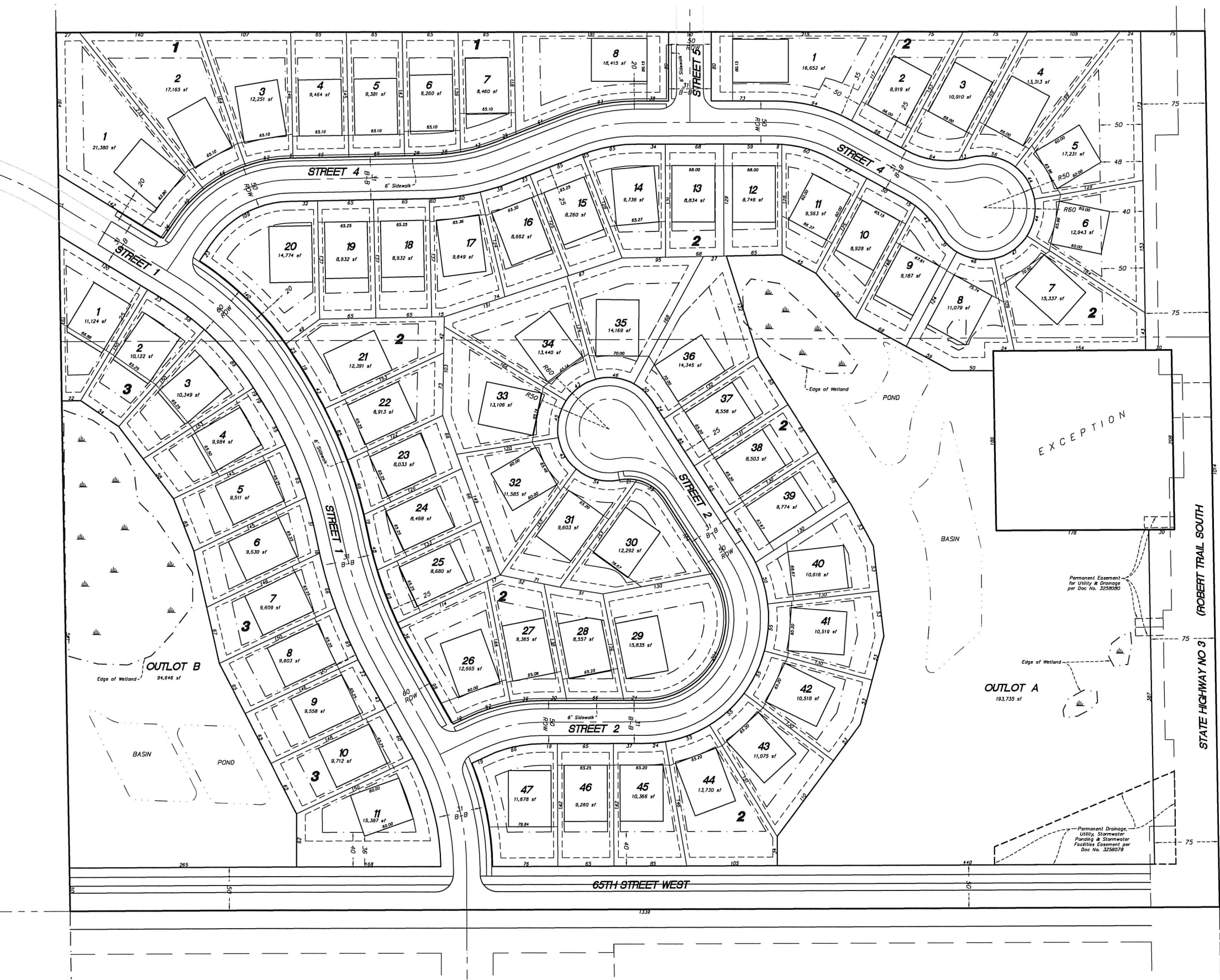
Our plans show an entrance connection to be made at the future 65th and Agate Trail. Discussions with city staff and WSB have occurred and utility connections (water and sewer) will be stubbed to service the site at this connection. Source Land Capital will be required to amend the settlement agreement (Article 2c), but agree that the installation of utility connections will be at the expense of the developer. Agate Trail will serve as the community collector road, stubbing to the west property line. We have also included a neighborhood collector road, stubbing to north property line. The proposed plans meet the 2030 comprehensive North West Area Street Plans.

Thank you in advance for your consideration.

Best regards,



Patrick Hiller
Source Land Capital



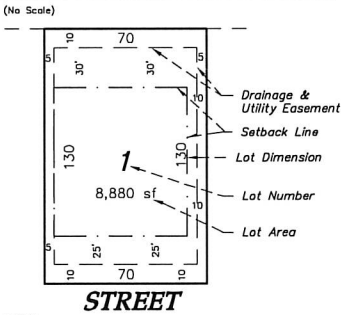
Property Description:

See Existing Conditions sheet for property description.
REGISTRATION OF THE PROPERTY IS IN PROCESS

Development Data

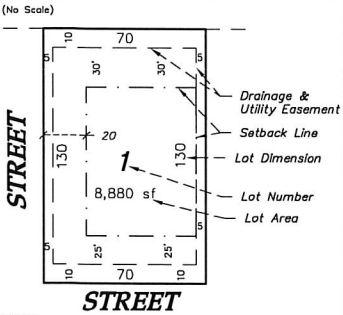
EXISTING ZONING	AGRICULTURE
PROPOSED ZONING	R-1C (PUD)
SITE AREA	30.25 ac
PROPOSED HOMES	66
GROSS DENSITY	2.18 un/ac
PROPOSED SETBACKS (minimums)	
FRONT	20 ft min; 30 ft max; 25 ft typical
SIDE	7.5/7.5 ft (15 ft total)
SIDE CORNER	20 ft
REAR	30 ft
HWY 3	50 ft (except as noted, L5-6B2)
65TH STREET	40 ft (except as noted, L11B3)
NET DEVELOPABLE AREA:	
GROSS AREA	31.25 AC
LESS EXCEPTION AREA	1.0 AC
LESS MAJOR R/W (HWY 3)	1.61 AC
LESS WETLANDS	0.92 AC
NET DEVELOPABLE	27.72 AC
REQUIRED OPEN SPACE: (20% of net developable)	
CONTIGUOUS OPEN SPACE: (75% of required open space)	4.16 AC
UNDISTURBED OPEN SPACE: (50% of required open space)	2.77 AC
PROVIDED OPEN SPACE: (25% of net developable)	
CONTIGUOUS OPEN SPACE: (Outlot A)	4.45 AC
UNDISTURBED OPEN SPACE: (Outlot A undisturbed; 2.20 ac) (Outlot B undisturbed; 0.99 ac)	3.19 AC

Typical SF Lot Detail



NOTE:
65' Lot width

Typical Corner Lot Detail



NOTE:
65' Lot width

Development Notes

- 1.) ALL LOT DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- 2.) ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- 3.) STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.
- 4.) DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- 5.) STREET WIDTHS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB.



NOT FOR CONSTRUCTION

Latest Revision Date: 04/26/19

0008121PPP01.dwg

Date: 04/08/19 Sheet: 3 OF 25

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

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

Craig W. Morse
Date: 04/26/19 License No. 23021

Revisions:

04/26/19 City Comments

Designed: SRS
Checked: CWM
Drawn: SRS
Record Drawing by/date:

Prepared for:

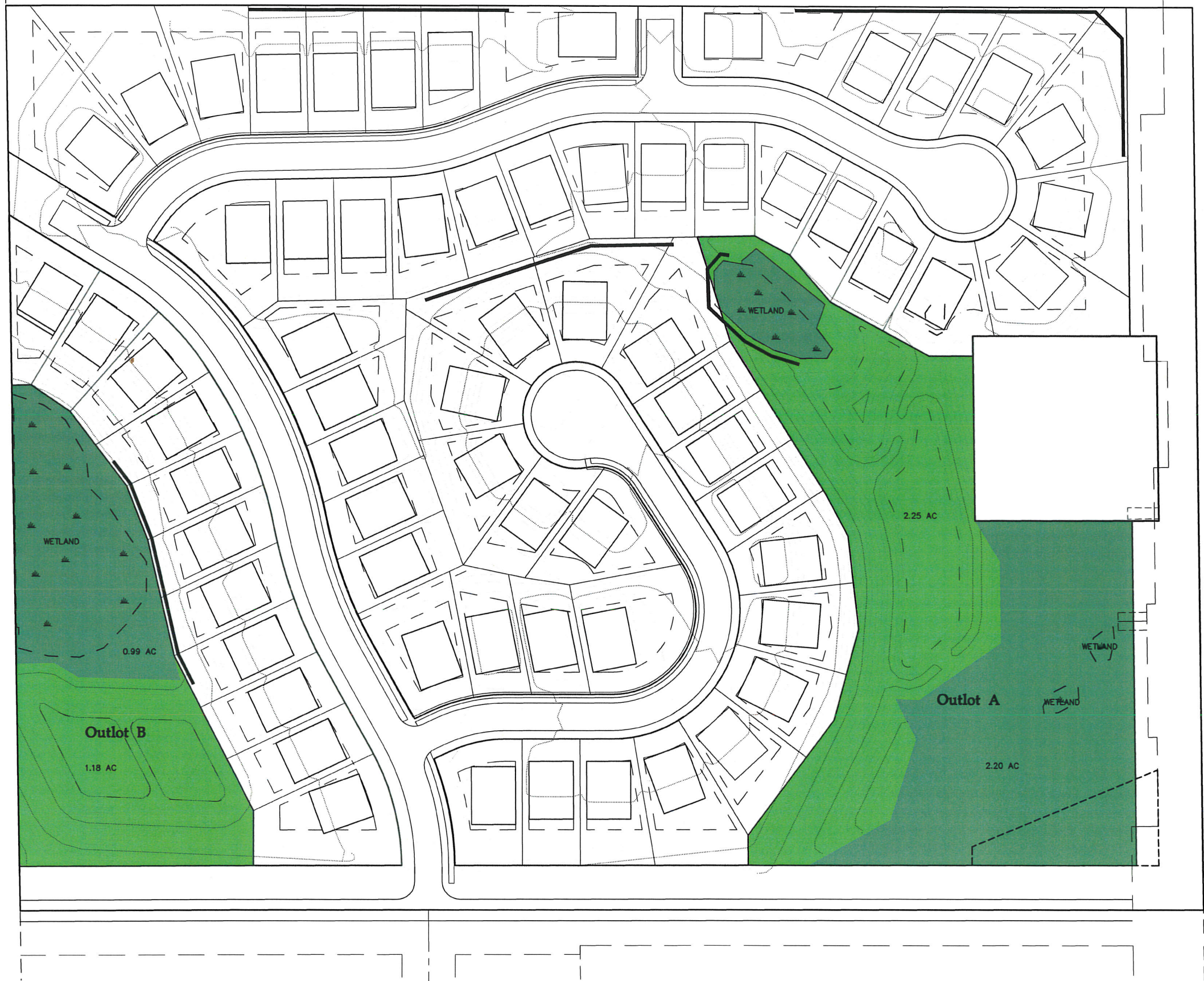
Source Construction Capital

18215 45th Avenue North, Suite D
Plymouth, Minnesota 55446

Windsor Ridge

Inver Grove Heights, Minnesota

Preliminary Plat



Property Description:

See Existing Conditions sheet for property description.

REGISTRATION OF THE PROPERTY IS IN PROCESS

Development Data

EXISTING ZONING	AGRICULTURE
PROPOSED ZONING	R-1C (PUD)
SITE AREA	30.25 ac
PROPOSED HOMES	66
GROSS DENSITY	2.18 un/ac

PROPOSED SETBACKS (minimums)	
FRONT	20 ft min; 30 ft max; 25 ft typical
SIDE	7.5/7.5 ft (15 ft total)
SIDE CORNER	20 ft
REAR	30 ft
HWY 3	50 ft (except as noted, L5-682)
65TH STREET	40 ft (except as noted, L11B3)

NET DEVELOPABLE AREA:	
GROSS AREA	31.25 AC
LESS EXCEPTION AREA	1.0 AC
LESS MAJOR R/W (HWY 3)	1.61 AC
LESS WETLANDS	0.92 AC

NET DEVELOPABLE	27.72 AC
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REQUIRED OPEN SPACE: (20% of net developable)	5.54 AC
---	---------

-CONTIGUOUS OPEN SPACE: (75% of required open space)	4.16 AC
--	---------

-UNDISTURBED OPEN SPACE: (50% of required open space)	2.77 AC
---	---------

PROVIDED OPEN SPACE: (25% of net developable)	6.61 AC
---	---------

-CONTIGUOUS OPEN SPACE: (Outlot A)	4.45 AC
------------------------------------	---------

-UNDISTURBED OPEN SPACE: (Outlot A undisturbed; 2.20 ac) (Outlot B undisturbed; 0.99 ac)	3.19 AC
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-DISTURBED OPEN SPACE: (Outlot A disturbed; 2.25 ac) (Outlot B disturbed; 1.18 ac)	3.43 AC
---	---------



NOT FOR CONSTRUCTION
Latest Revision Date: 04/25/19
0008121_EX01_OS.dwg

Date: 04/25/19 Sheet: 1 OF 1

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan 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.

Cory Meyer
Date: 04/25/19 License No. 26971

Revisions:

Designed: SAR
Checked: NTM
Drawn: SAR
Record Drawing by/date:

Prepared for:

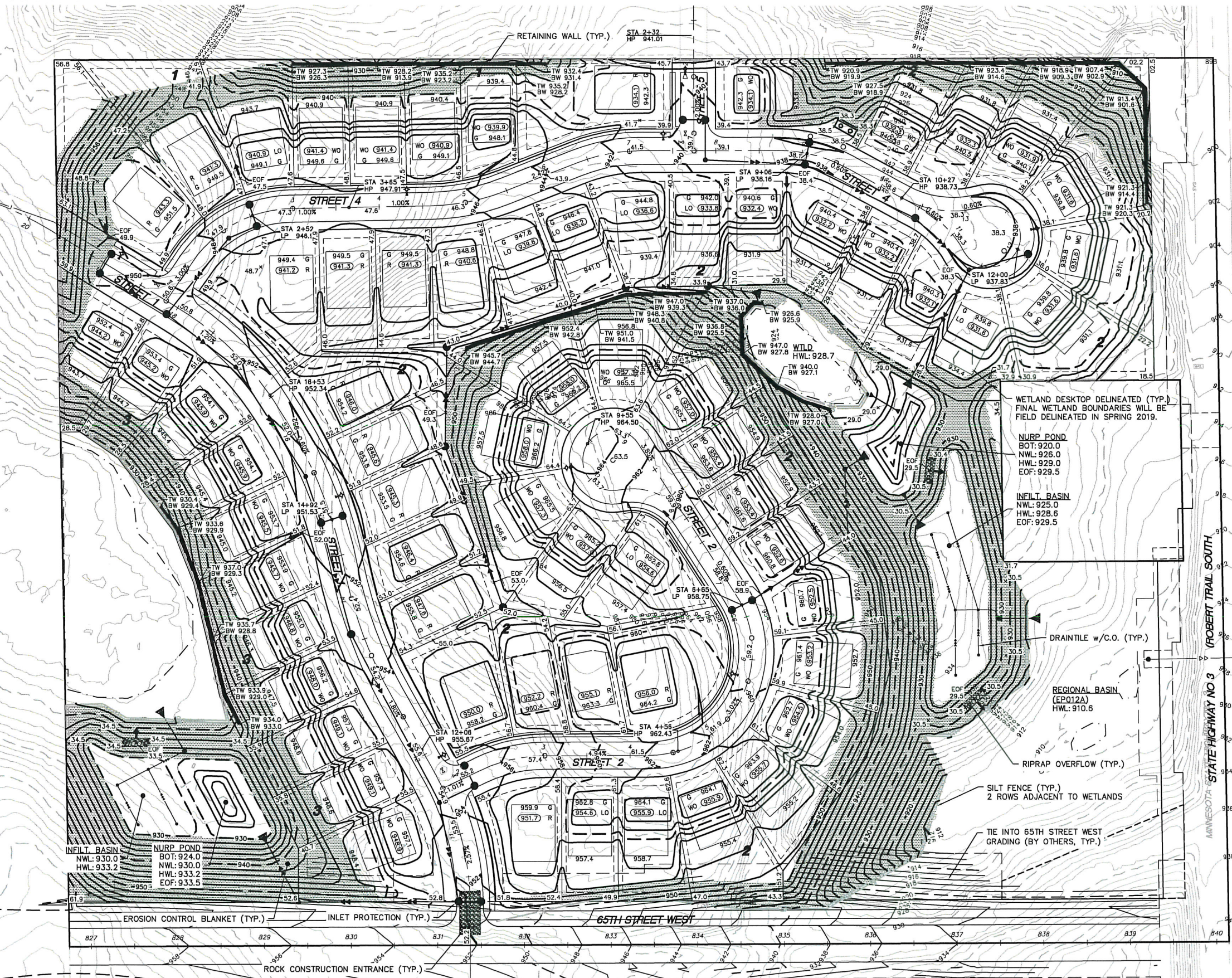
Source Construction Capital

18215 45th Avenue North, Suite D
Plymouth, Minnesota 55446

Windsor Ridge

Inver Grove Heights, Minnesota

Open Space Exhibit



EROSION CONTROL NOTES:

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.

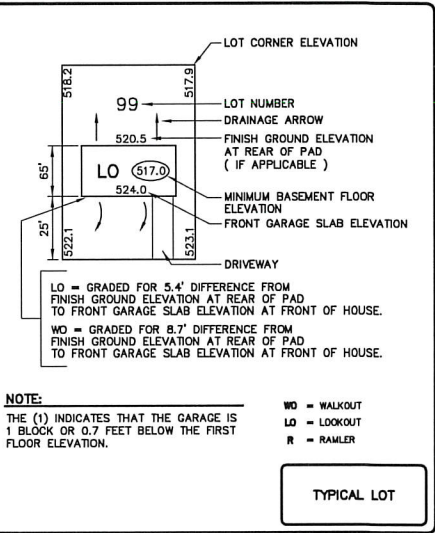
GENERAL GRADING & DRAINAGE NOTES:

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
- RETAINING WALLS 4' HIGH OR TALL REQUIRE A SEPARATE BUILDING PERMIT.

LEGEND:

- DENOTES SOIL BORING
- DENOTES SILT FENCE
- DENOTES POST CONSTRUCTION SILT FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES EXISTING STORM SEWER
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED DRAINLINE
- DENOTES EXISTING TREE LINE
- DENOTES APPROXIMATE TREE REMOVAL LIMITS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES BIO-ROLL EROSION CHECKS
- DENOTES EMERGENCY OVERFLOW ELEVATION
- DENOTES EROSION CONTROL BLANKET

TOTAL APPROXIMATED EXCAVATION: 226,985 CY
TOTAL APPROXIMATED FILL (CV): 223,592 CY



NOT FOR CONSTRUCTION

Latest Revision Date: 04/26/19

0008121GDP01.dwg

Date: 04/08/19

Sheet: 4 OF 25

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-8622 Minneapolis, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

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.

John Bender
Date: 04/26/19 License No. 43358

Revisions:

04/26/19 City Comments

Designed: JTB
Checked: JTB
Drawn: CTY
Record Drawing by/date:

Prepared for:

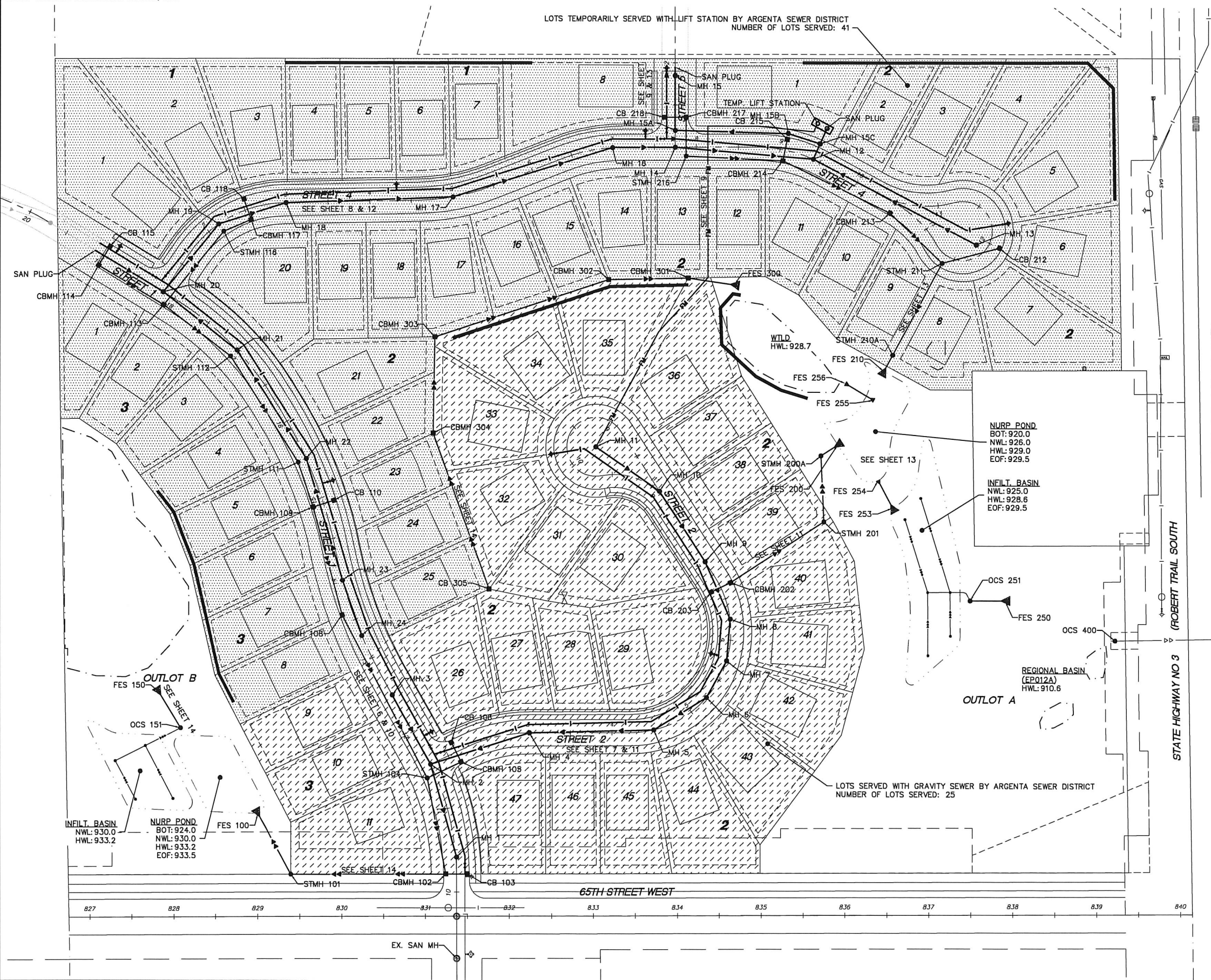
Source Construction Capital

18215 45th Avenue North, Suite D
Plymouth, Minnesota 55446

Windsor Ridge

Inver Grove Heights, Minnesota

**Preliminary Grading
Plan**



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 - TEMPORARY LIFT STATION TO BE REMOVED ONCE FUTURE DEVELOPMENT HAS ALLOWED GRAVITY SEWER DRAINAGE TO THE NORTH.

LEGEND

EXISTING

- SANITARY SEWER — SAN —
- WATER — WAT —
- HYD. W/VALVE — HYD. W/VALVE —
- STORM SEWER — STO —

PROPOSED

- SANITARY SEWER — SAN —
- WATER — WAT —
- HYD. W/VALVE — HYD. W/VALVE —
- STORM SEWER — STO —
- 6" PERFORATED PVC DRAIN TILE — 6" PERFORATED PVC DRAIN TILE —



NOT FOR CONSTRUCTION
Latest Revision Date: 04/26/19
00081210AP01.dwg
Date: 04/08/19 Sheet: 5 OF 25

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55343
Toll Free (800) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

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.

John Bender
Date: 04/26/19 License No. 43358

Revisions:

04/28/19 City Comments

Designed: JTB
Checked: JTB
Drawn: CTY
Record Drawing by/date:

Prepared for:

Source Construction Capital

18215 45th Avenue North, Suite D
Plymouth, Minnesota 55446

Windsor Ridge

Inver Grove Heights, Minnesota

**Preliminary Overall
Utility Plan**

GENERAL UTILITY NOTES:

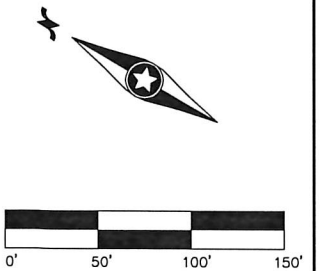
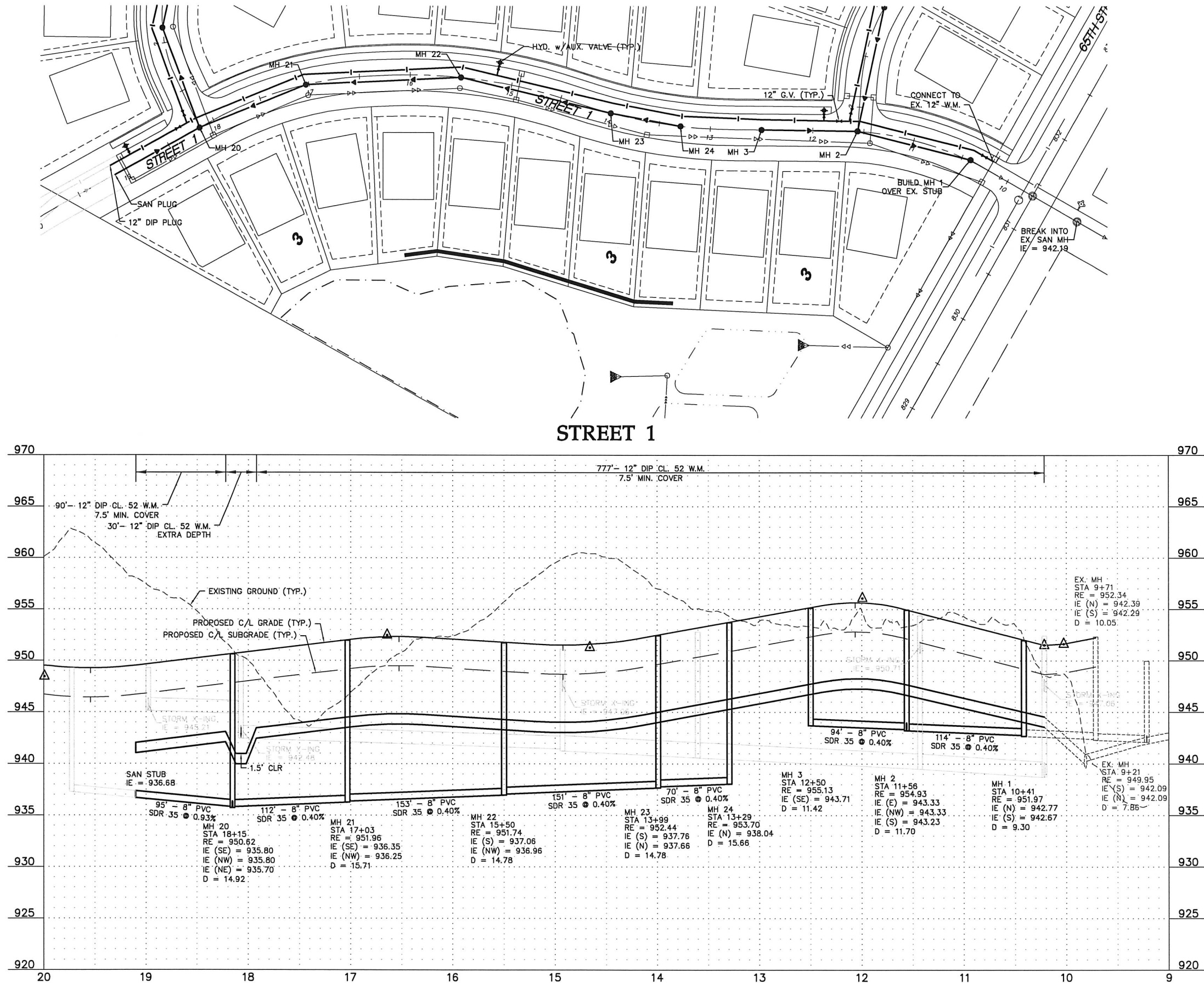
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LEGEND**EXISTING**

SANITARY SEWER — SAN — 
 WATER — WAT — 
 HYD. W/VALVE — 
 STORM SEWER — STO — 

PROPOSED

SANITARY SEWER — 
 WATER — 
 HYD. W/VALVE — 
 STORM SEWER — 
 6" PERFORATED PVC DRAINTILE — 



NOT FOR CONSTRUCTION
 Latest Revision Date: 04/26/19
 0008121UTP01.dwg
 Date: 04/08/19 Sheet: 6 OF 25

Westwood

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Revisions:

04/26/19 City Comments

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 Checked: JHB
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 Plymouth, Minnesota 55446

Windsor Ridge

Inver Grove Heights, Minnesota

Preliminary Sanitary &
 Watermain Plan

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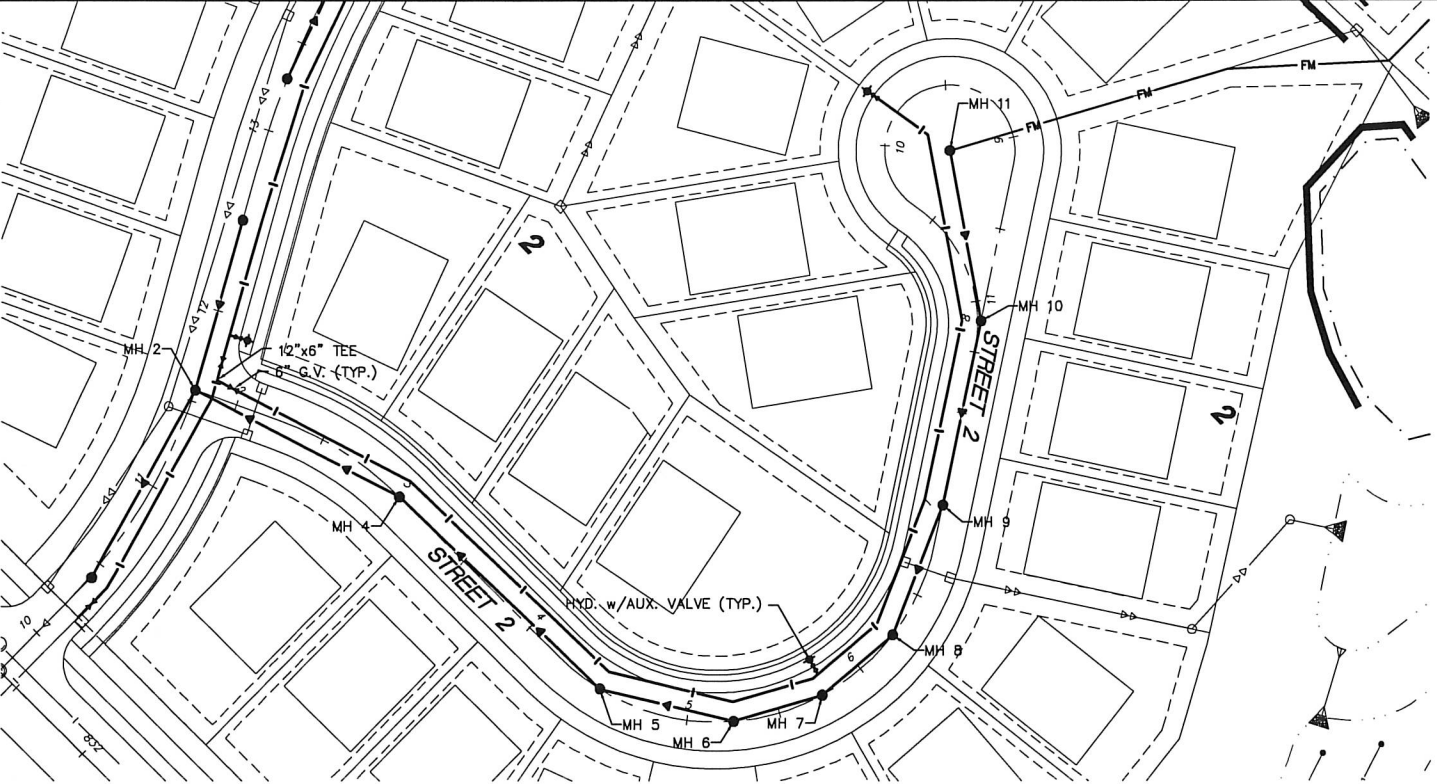
LEGEND

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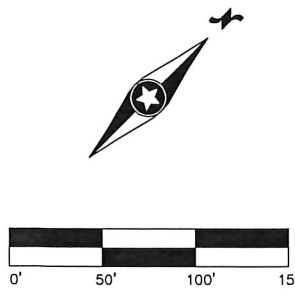
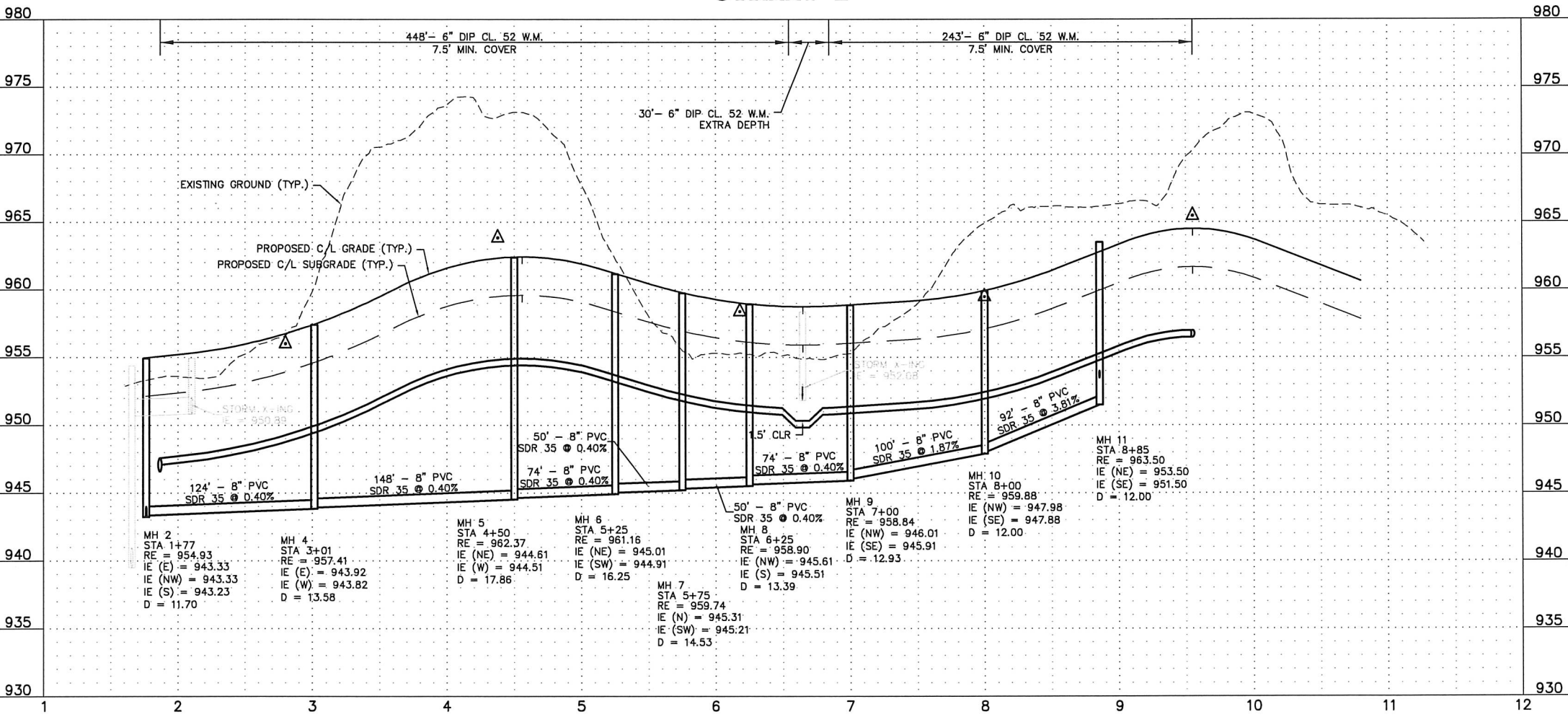
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WATER — WAT — 
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STORM SEWER — STO — 

PROPOSED

- SANITARY SEWER — 
WATER — 
HYD. W/VALVE — 
STORM SEWER — 
6" PERFORATED PVC DRAINTILE — 



STREET 2



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Latest Revision Date: 04/26/19
0008121U/TP01.dwg
Date: 04/08/19 Sheet 7 OF 25

Westwood

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Date: 04/26/19 License No. 43358

Revisions:

04/26/19 City Comments	

Designed:

JHB
Checked: JHB
Drawn: CTY
Record Drawing by/Date:

Prepared for:

Source Construction Capital
18215 45th Avenue North, Suite D
Plymouth, Minnesota 55446

Windsor Ridge

Inver Grove Heights, Minnesota

Preliminary Sanitary & Watermain Plan

GENERAL UTILITY NOTES:

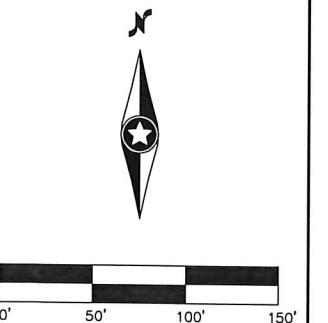
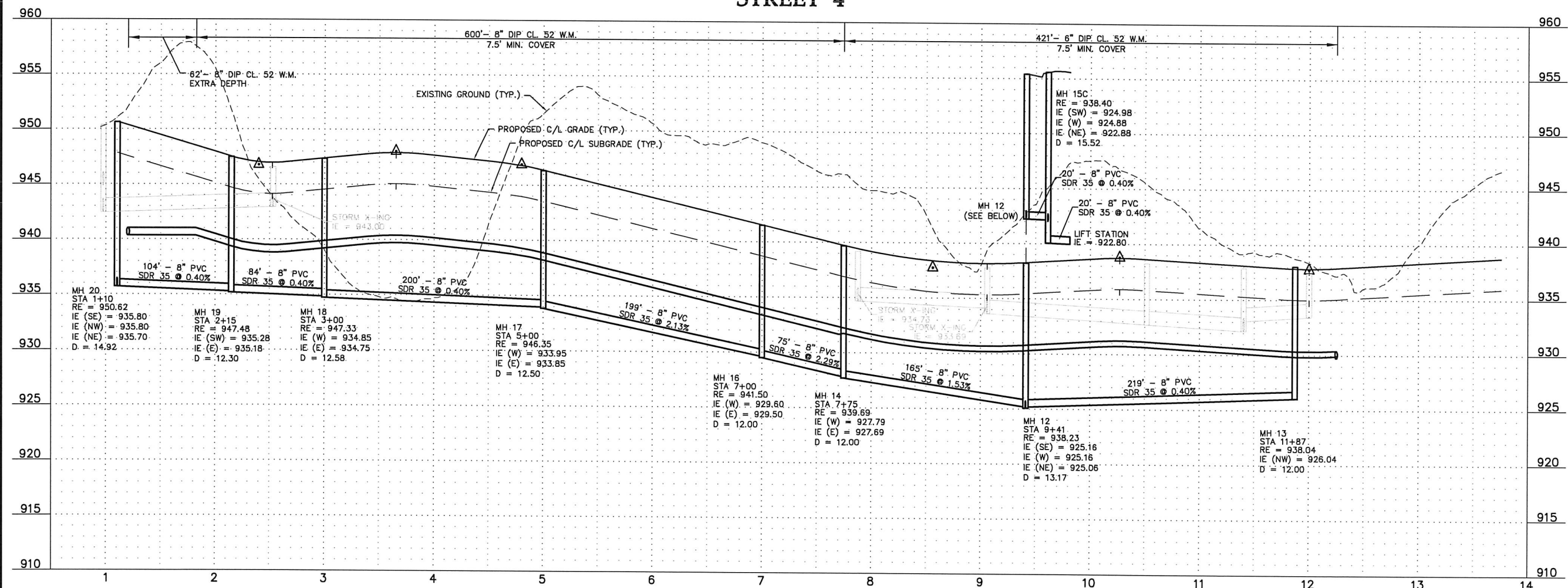
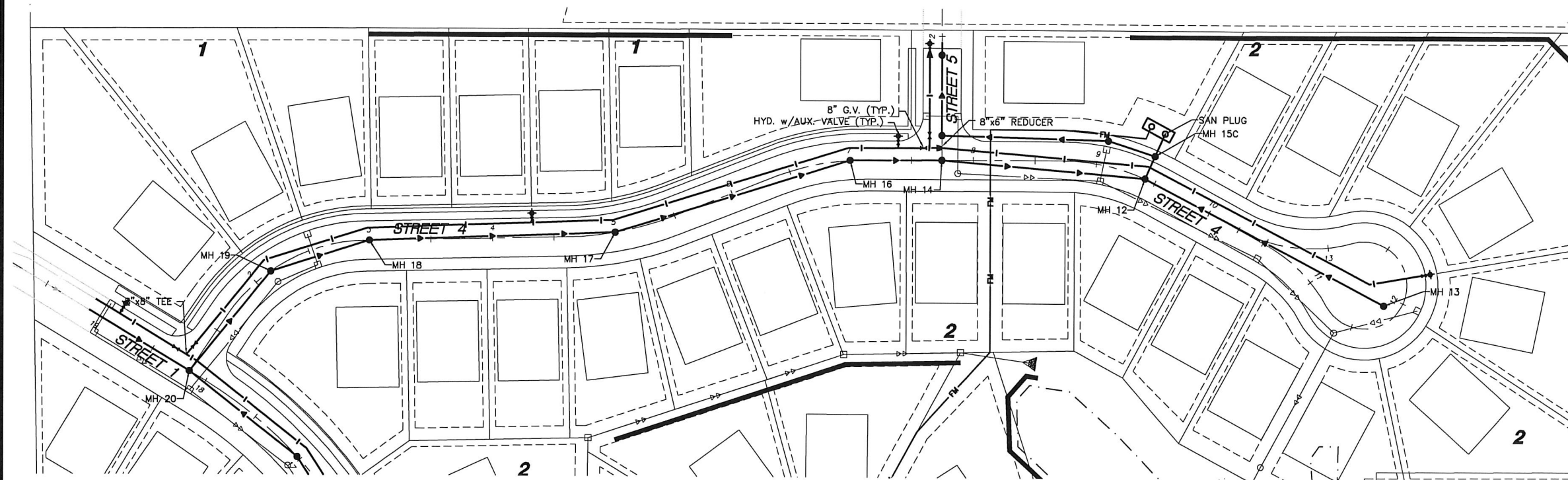
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SANITARY SEWER — SAN — 
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PROPOSED

SANITARY SEWER — 
 WATER — 
 HYD. W/VALVE — 
 STORM SEWER — 
 6" PERFORATED PVC DRAIN TILE — 

**NOT FOR CONSTRUCTION**

Latest Revision Date: 04/26/19

0008121UTP01.dwg

Date: 04/08/19 Sheet: 8 OF 25

Westwood

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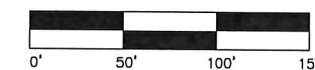
Source Construction Capital

18215 45th Avenue North, Suite D
 Plymouth, Minnesota 55446

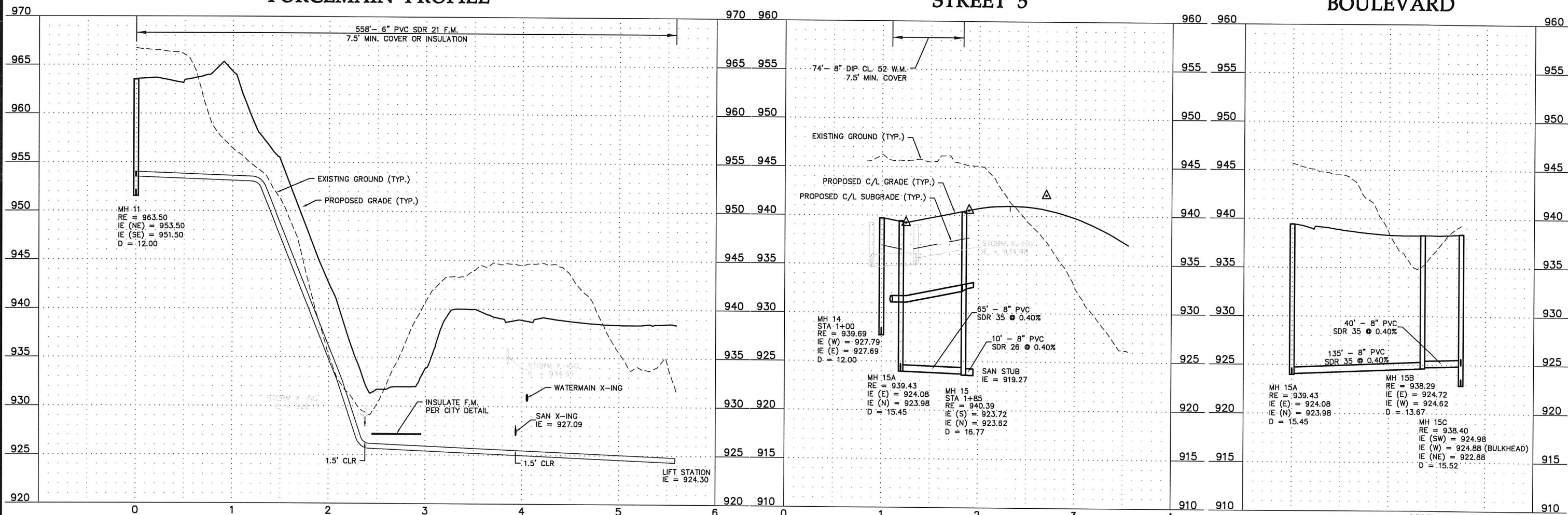
Windsor Ridge

Inver Grove Heights, Minnesota

**Preliminary Sanitary &
 Watermain Plan**



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Date: 04/08/19 Sheet: 9 OF 25

LEGEND**EXISTING**

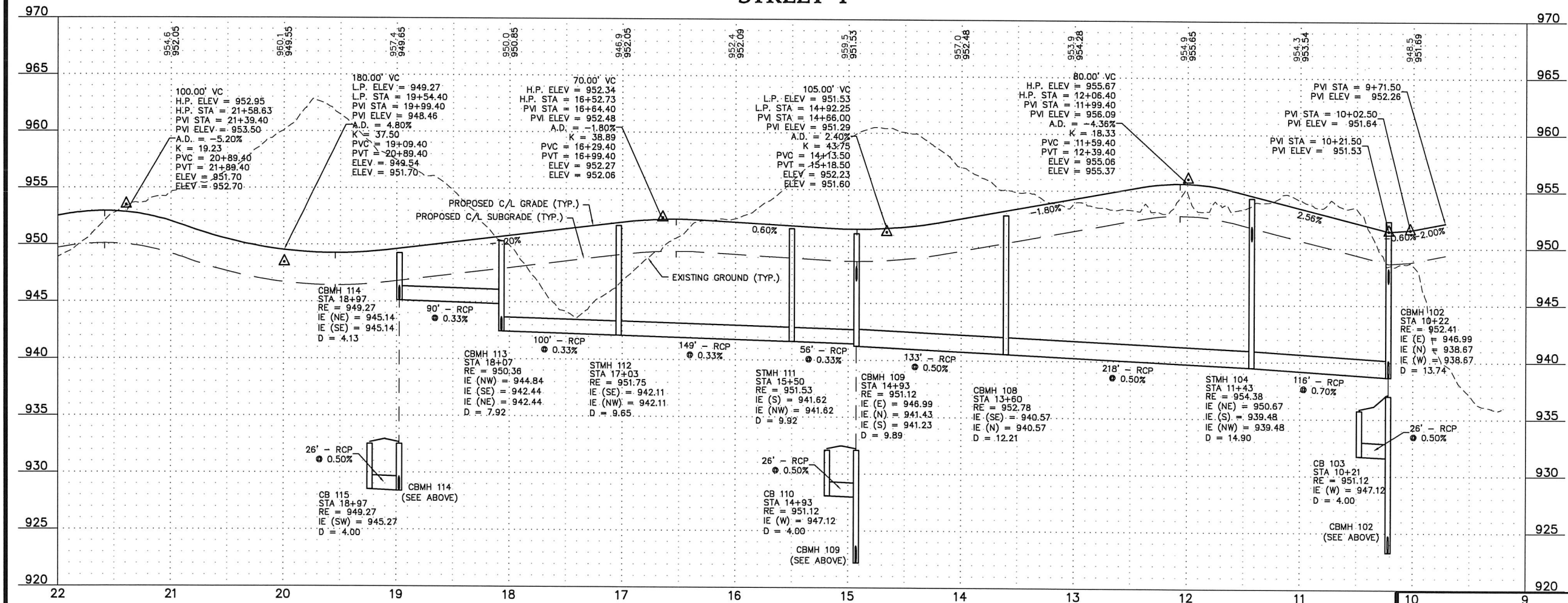
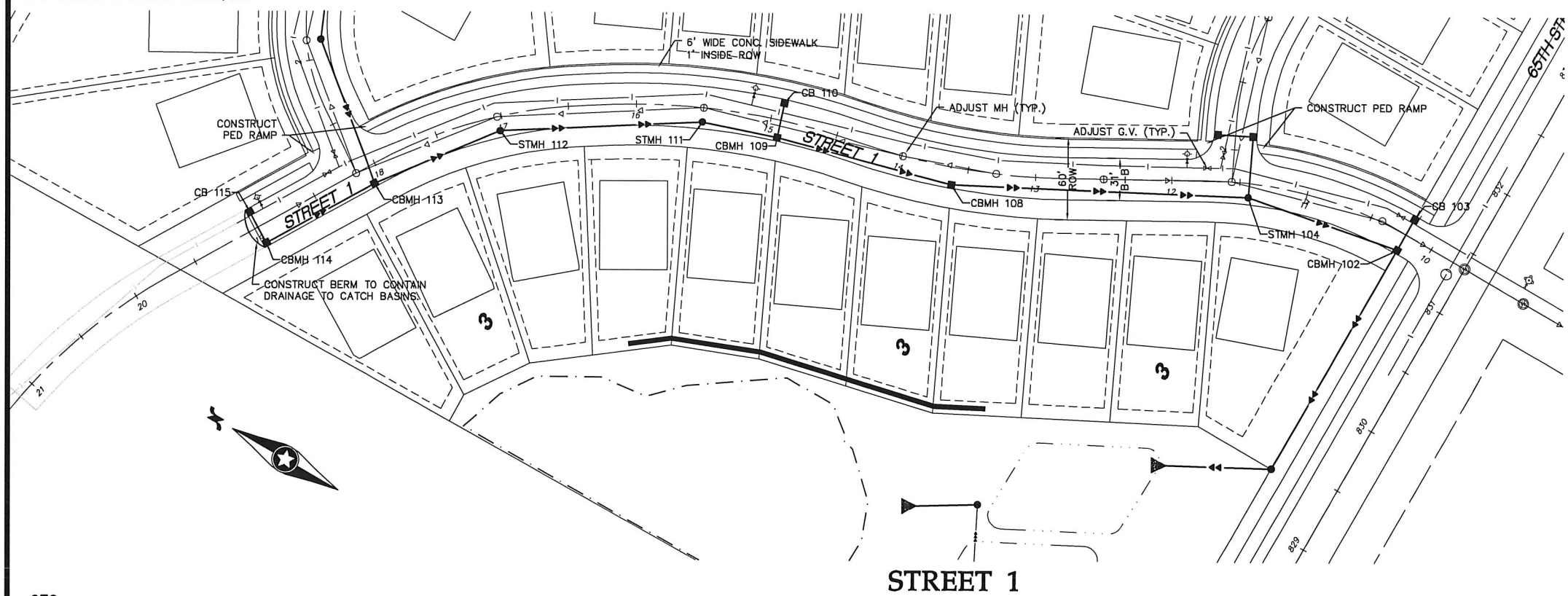
SANITARY SEWER — SAN — 
 WATER — WAT — 
 HYD. W/VALVE — 
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PROPOSED

SANITARY SEWER — 
 WATER — 
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NOT FOR CONSTRUCTION

Latest Revision Date: 04/26/19

00081215TP01.dwg

Date: 04/08/19

Sheet: 10 OF 25

Westwood

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 Fax (952) 937-5822 Minnetonka, MN 55343
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John Bender
 Date: 04/26/19 License No. 43358

Revisions:

04/26/19 City Comments

Designed: JHB

Checked: JHB

Drawn: CTY

Record Drawing by/date:

Prepared for:

Source Construction Capital

18215 45th Avenue North, Suite D
 Plymouth, Minnesota 55446

Windsor Ridge

Inver Grove Heights, Minnesota

**Preliminary Street &
 Storm Sewer Plan**

LEGEND

EXISTING

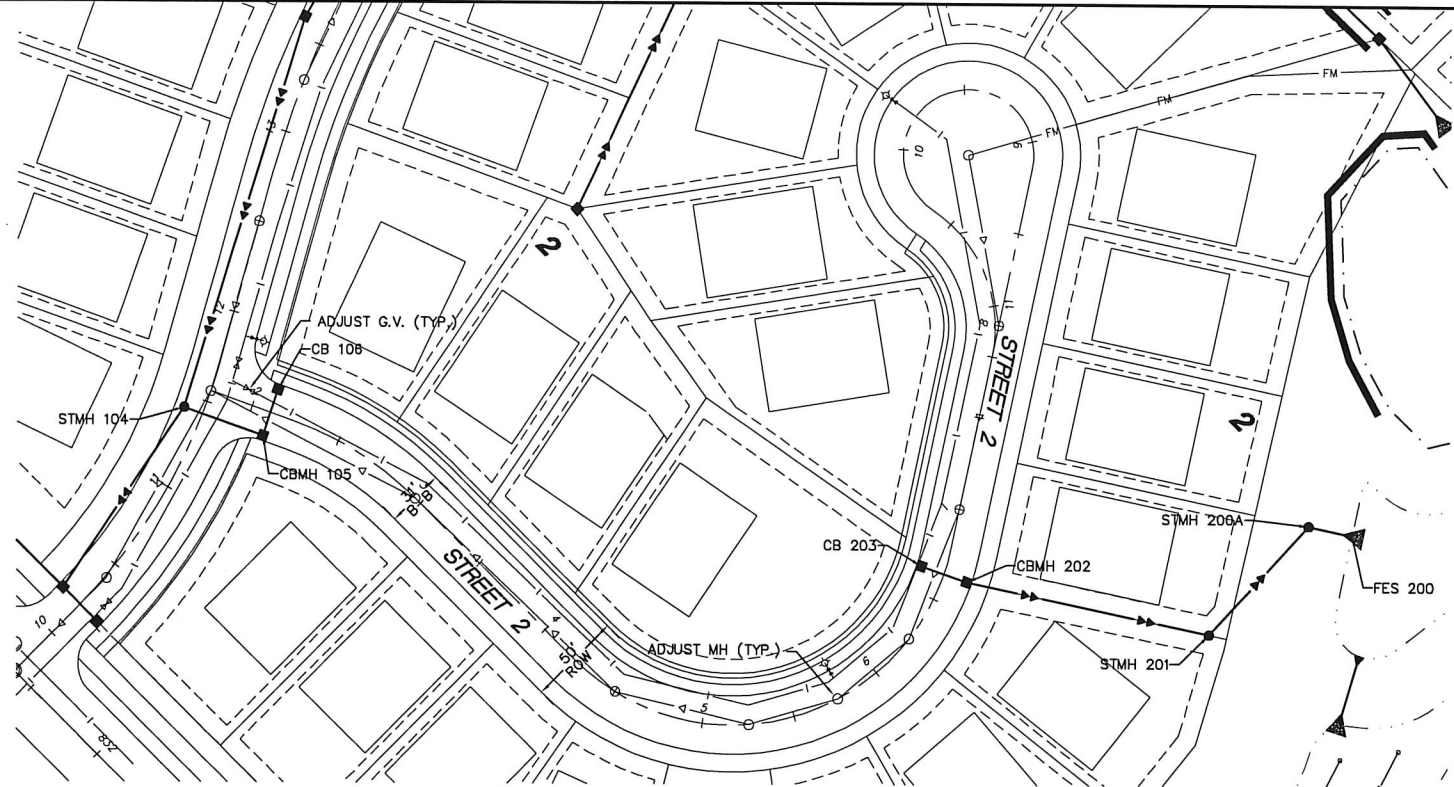
SANITARY SEWER — SAN — 
WATER — WAT — 
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PROPOSED

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WATER — 
HYD. W/VALVE — 
STORM SEWER — 
6" PERFORATED PVC DRAIN TILE — 

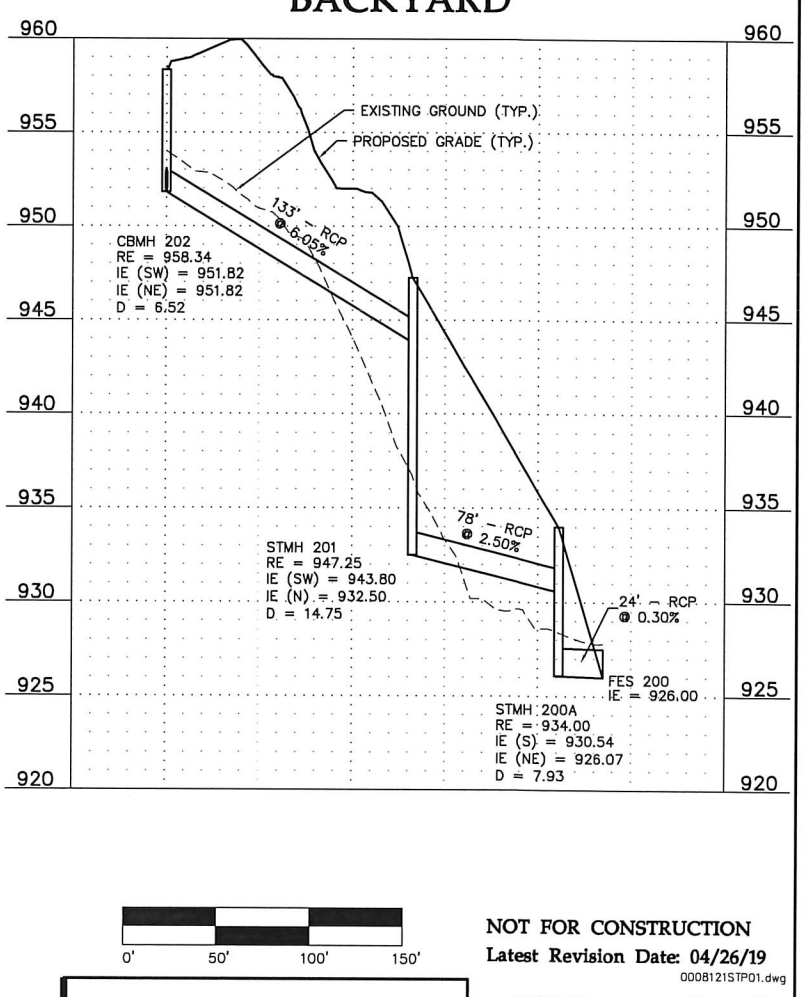
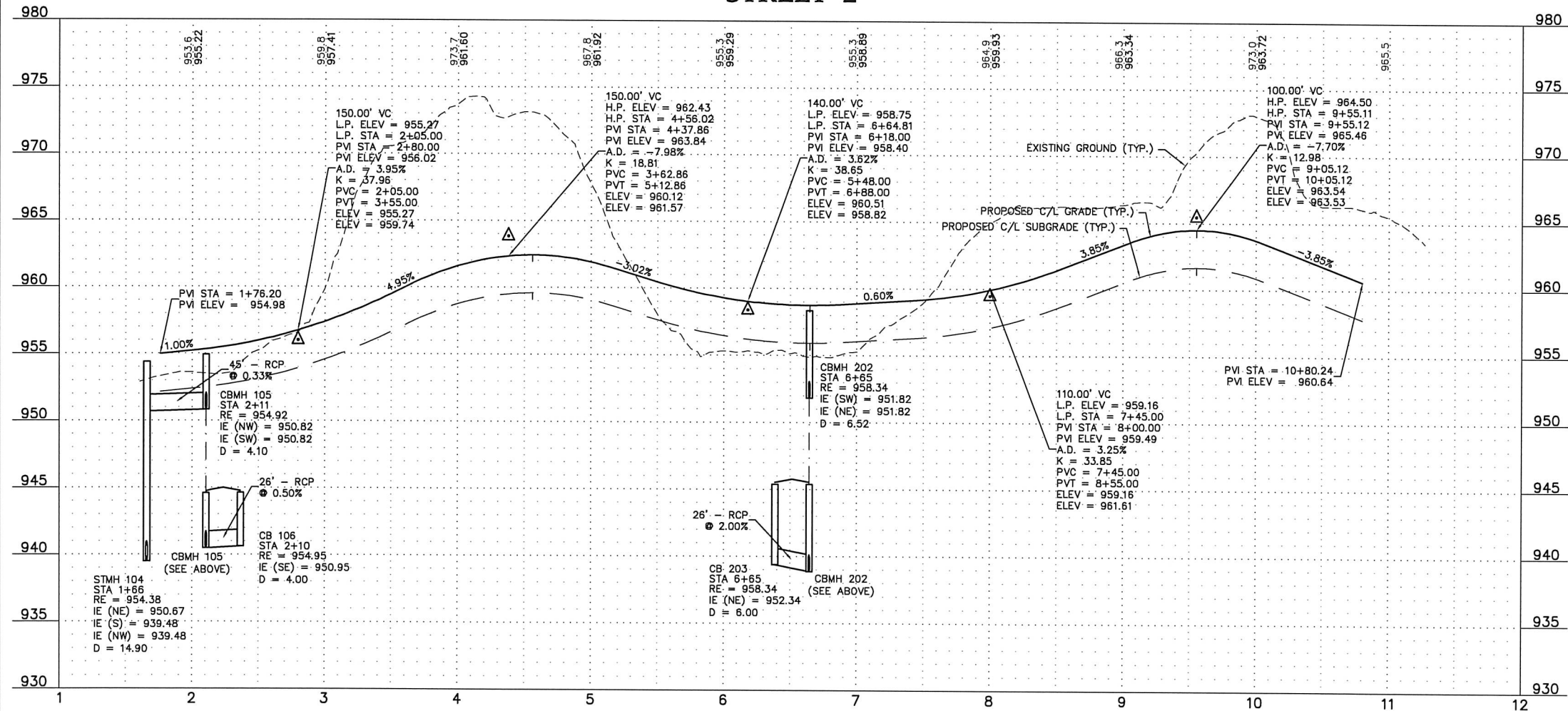
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STREET 2

BACKYARD



NOT FOR CONSTRUCTION
Latest Revision Date: 04/26/19

Date: 04/08/19 Sheet 11 OF 25

Westwood

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Date 04/26/19 License No. 43358

Revisions:

04/26/19 City Comments

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Checked: JHB
Drawn: CTY
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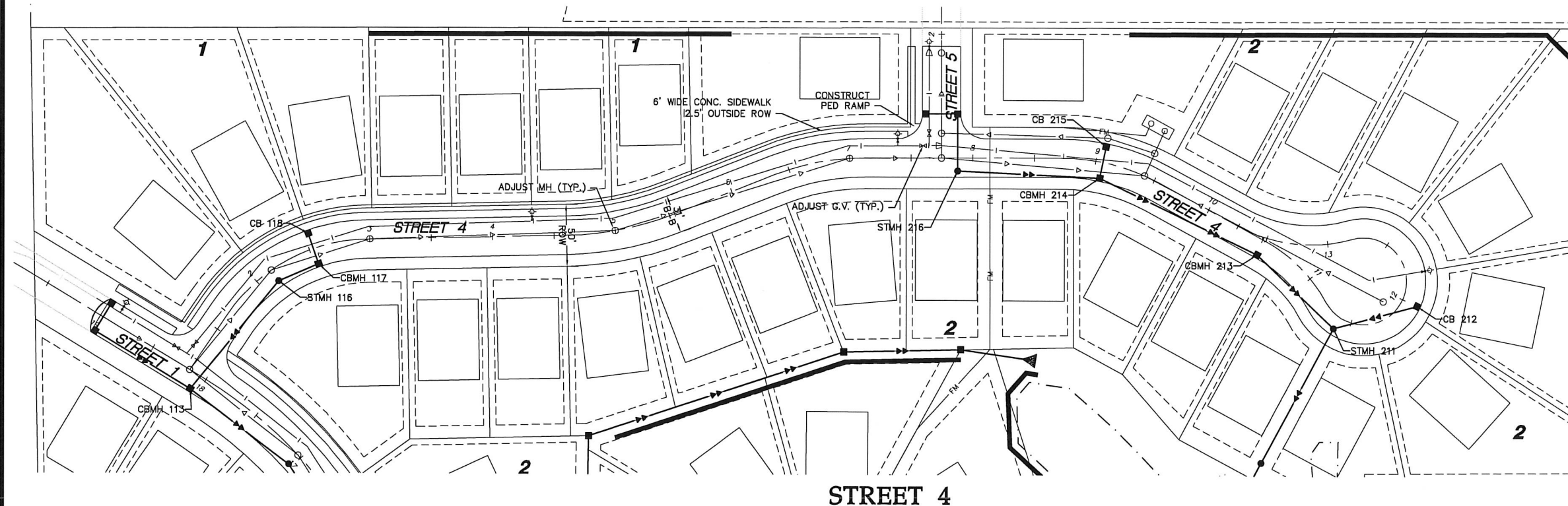
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Preliminary Street & Storm Sewer Plan

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WATER — WAT —

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PROPOSED

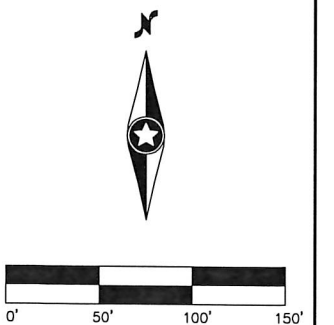
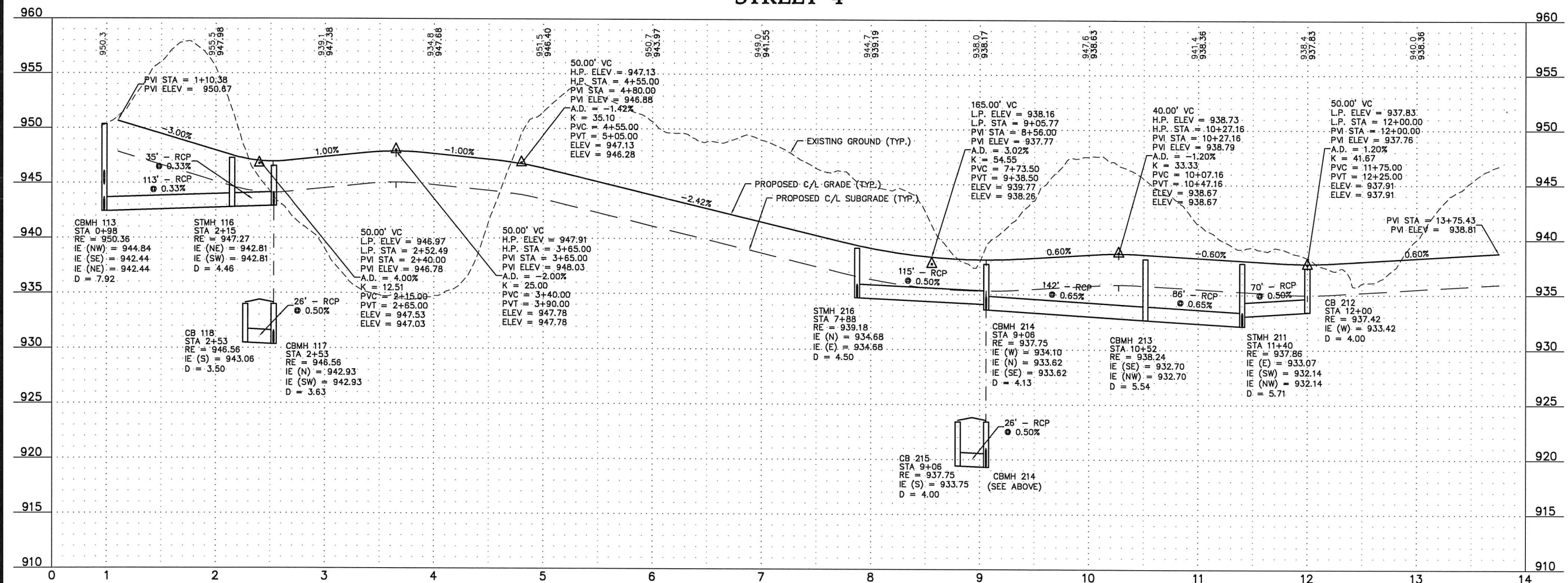
SANITARY SEWER —

WATER —

HYD. W/VALVE —

STORM SEWER —

6" PERFORATED PVC DRAIN TILE —



NOT FOR CONSTRUCTION
 Latest Revision Date: 04/26/19

Date: 04/08/19 Sheet: 12 OF 25

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Revisions:

04/26/19 City Comments

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 Checked: JHB
 Drawn: CTY
 Record Drawing by/date

Prepared for:

Source Construction Capital

18215 45th Avenue North, Suite D
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**Preliminary Street &
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 WATER — WAT —
 HYD. W/VALVE — — (V)
 STORM SEWER — STO — (ST)

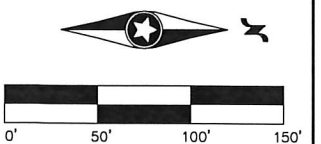
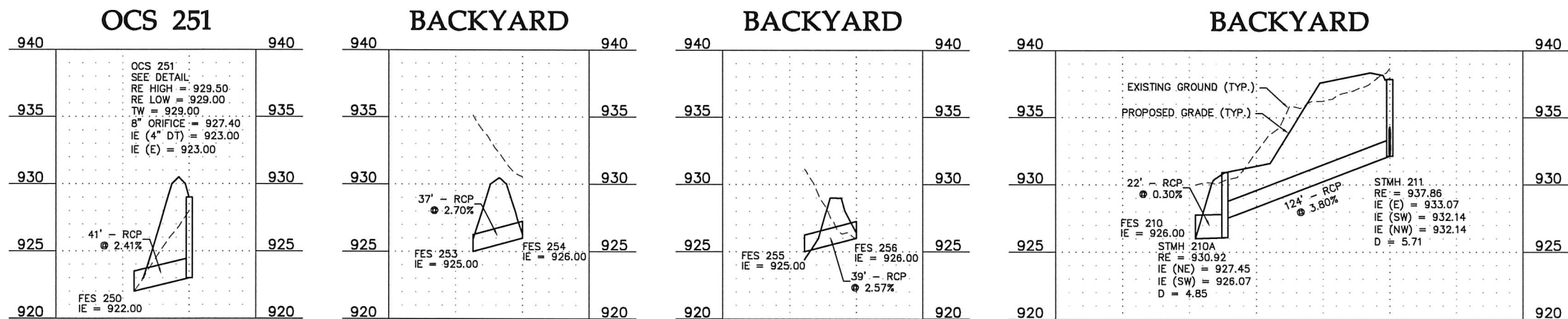
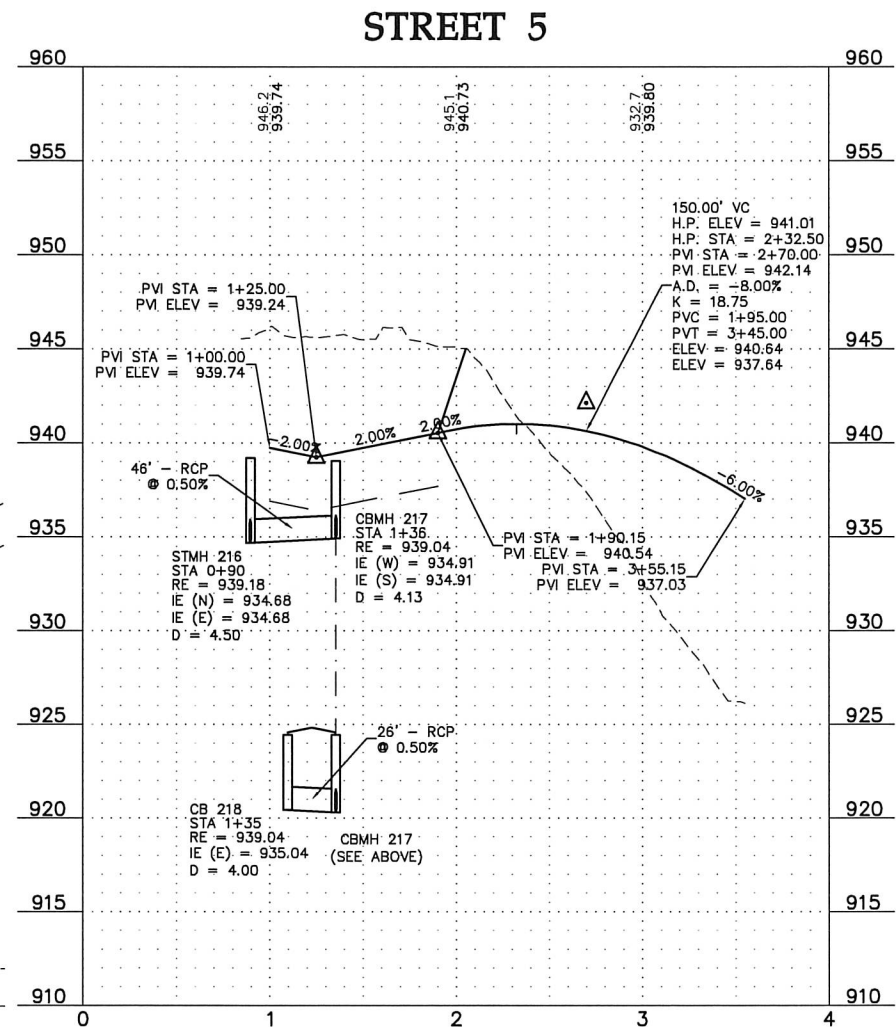
SANITARY SEWER ——— ◀ ●

WATER ——— | ▶ ◀

HYD. W/VALVE ——— ◀ ▶

STORM SEWER ■ ——— ◀ ●

6" PERFORATED
PVC DRAINTILE ——— ◀ ◀ ◀



NOT FOR CONSTRUCTION
Latest Revision Date: 04/26/19
0008121STP01.dwg
Date: 04/08/19 Sheet: 13 OF 25

John Bender
Date 04/26/19 License No. 43358

04/26/19 City Comments

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Drawn:	CTY
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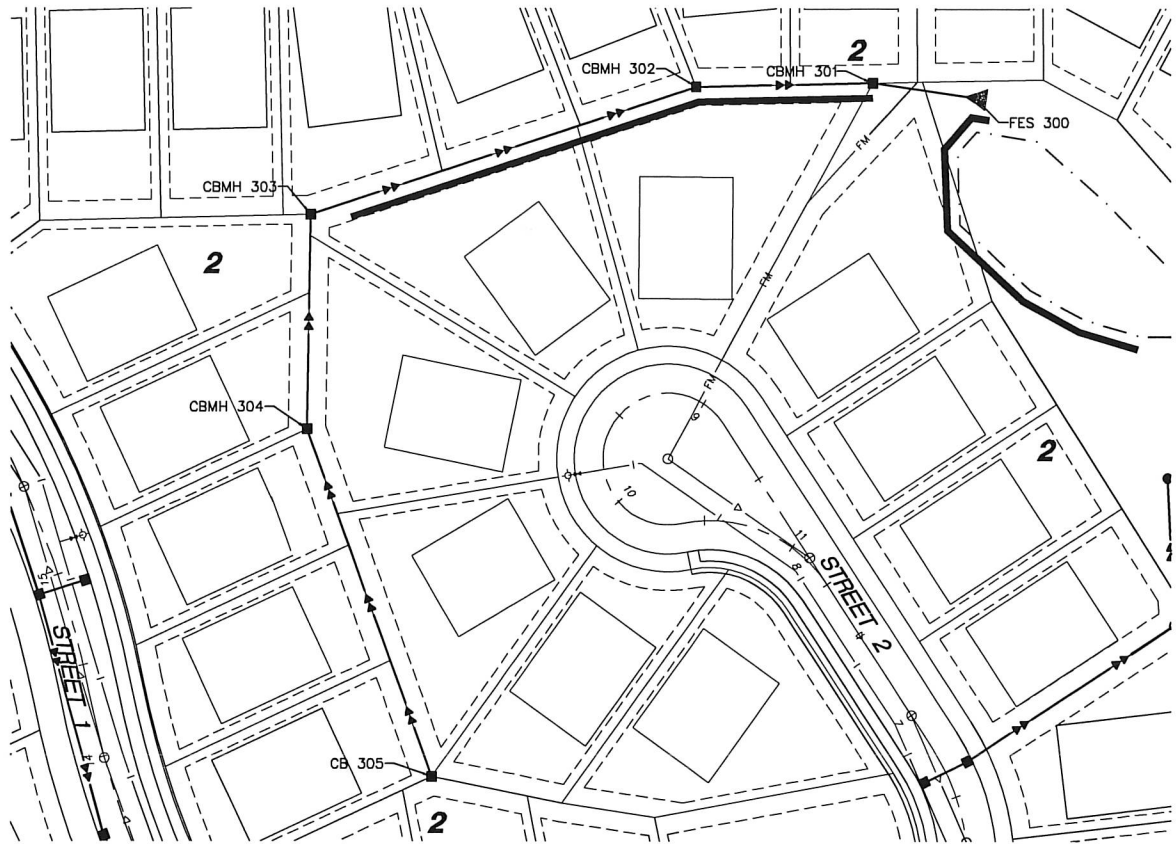
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STORM SEWER — STD — (ST)

PROPOSED

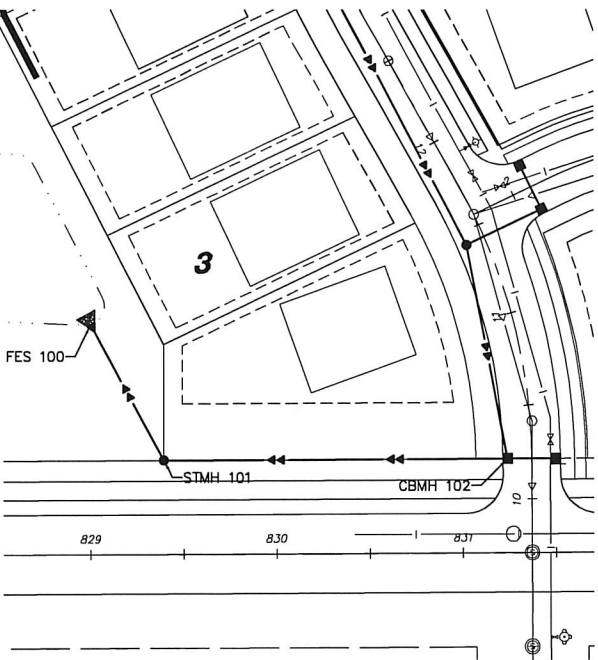
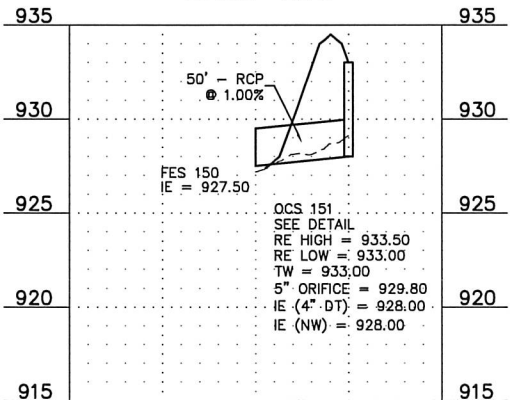
- SANITARY SEWER — (S)
WATER — (W)
HYD. W/VALVE — (V)
STORM SEWER — (ST)
6" PERFORATED PVC DRAINILE — (D)



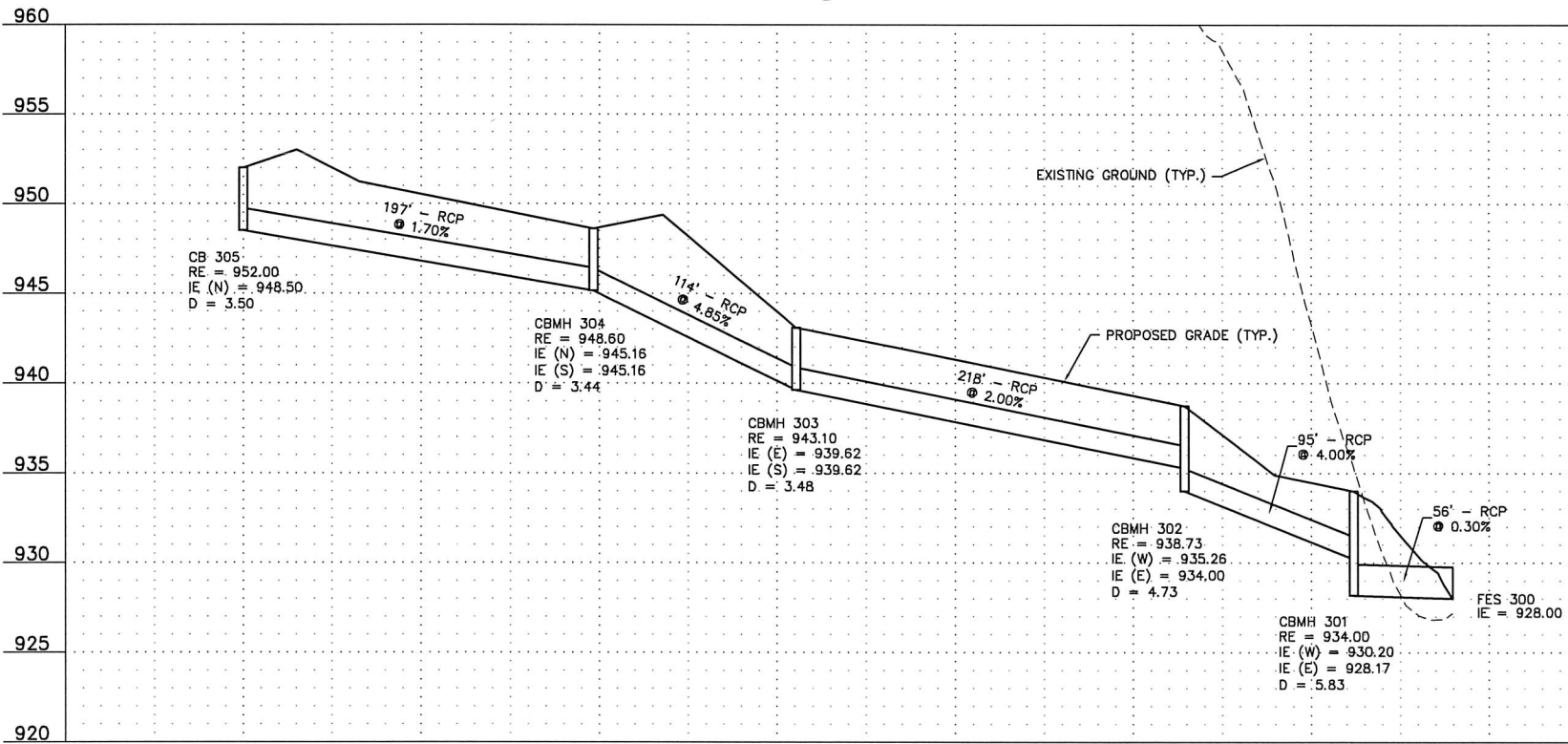
NOT FOR CONSTRUCTION
Latest Revision Date: 04/26/19
00081215TP01.dwg
Date: 04/08/19 Sheet: 14 OF 25



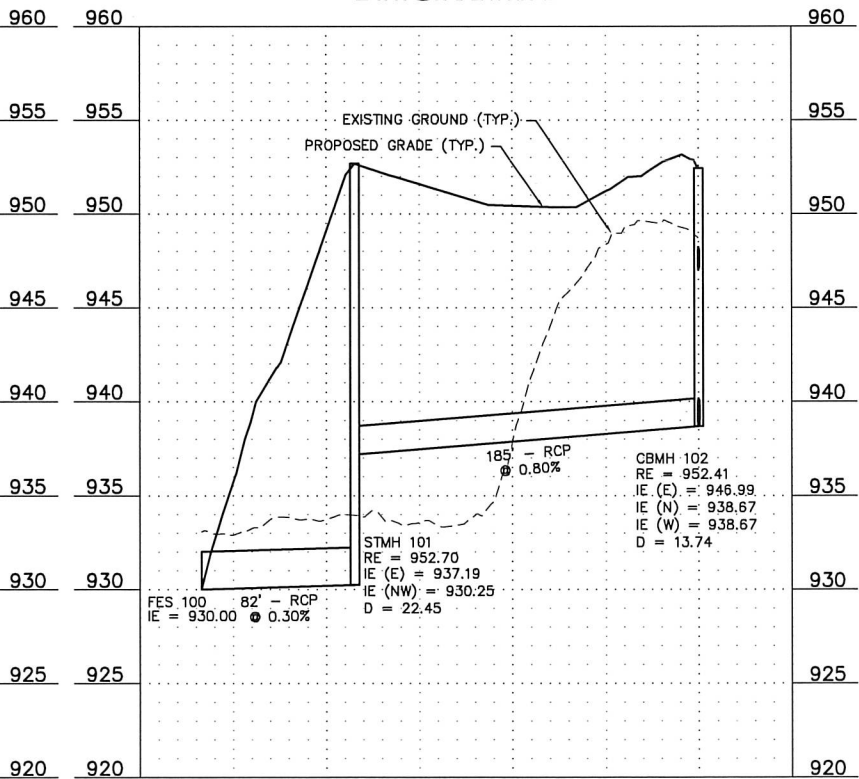
OCS 151



BACKYARD



BACKYARD



Westwood

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Westwood Professional Services, Inc.

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.

John Bender
Date: 04/26/19 License No. 43358

Revisions:

04/26/19 City Comments

Designed: JHB
Checked: JHB
Drawn: CTY
Record Drawing by/date:

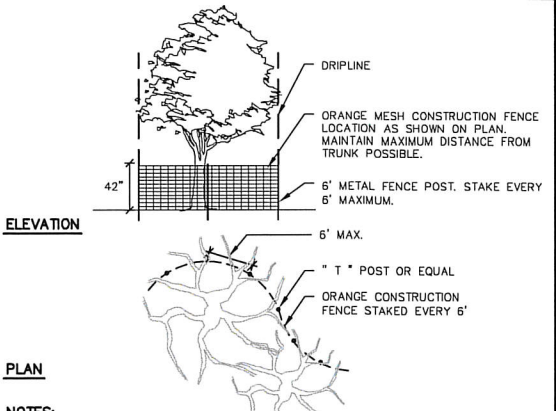
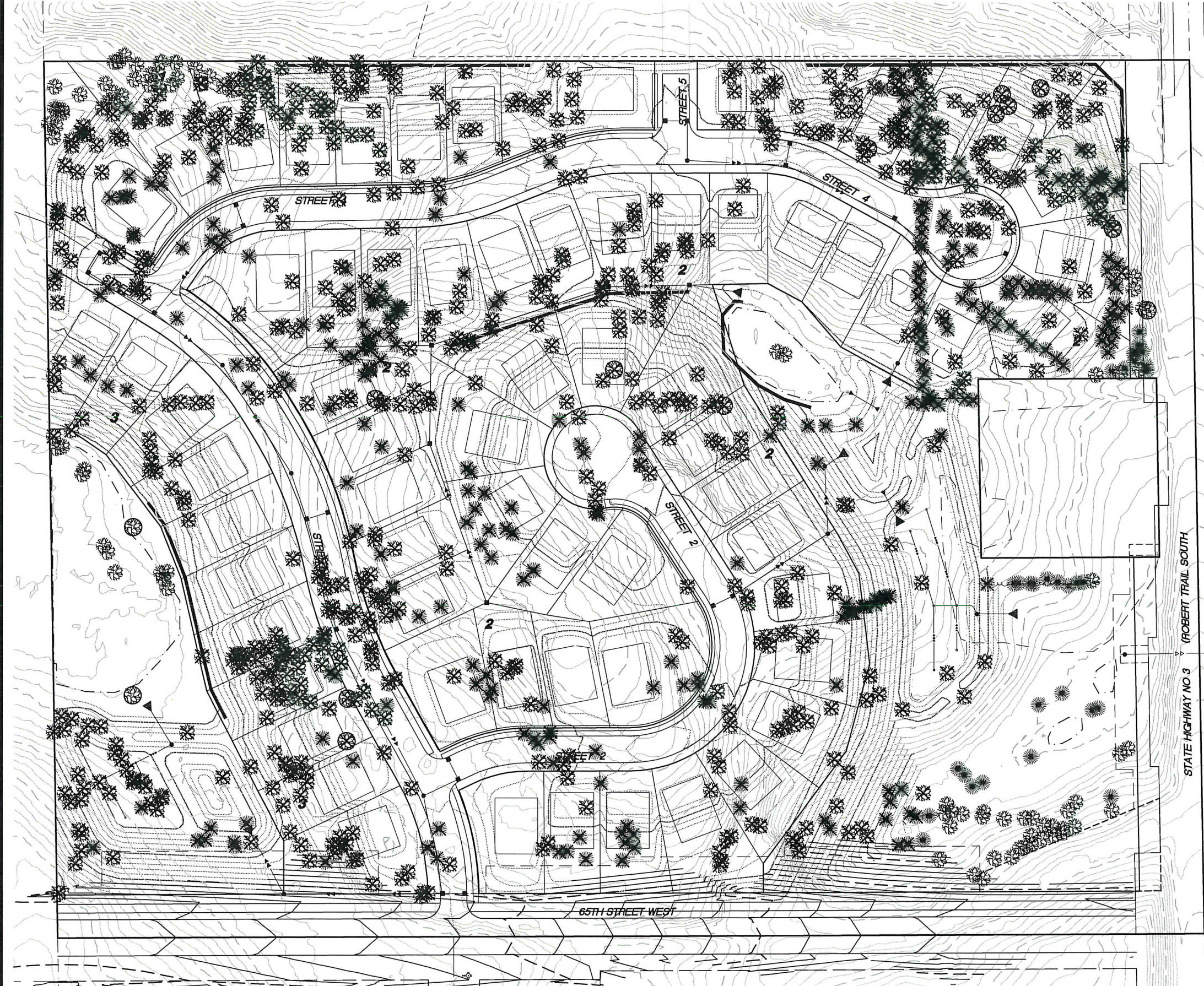
Prepared for:

Source Construction Capital
18215 45th Avenue North, Suite D
Plymouth, Minnesota 55446

Windsor Ridge

Inver Grove Heights, Minnesota

**Preliminary Storm
Sewer Plan**



NOTES:

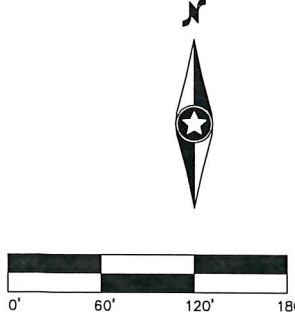
1. PRUNING WILL BE DONE BY PROFESSIONALS DURING APPROPRIATE PRUNING SEASON.
2. NO STORAGE OF MATERIALS, OPERATION OF MACHINERY, OR DEVELOPMENT OF ANY SORT WILL OCCUR WITHIN THE FENCE-LINE WITHOUT APPROVAL IN WRITING FROM THE CITY.
3. SITE GRADING TO BE DONE ONLY AFTER PROTECTIVE MEASURES HAVE BEEN TAKEN, CITY HAS APPROVED FENCING LOCATIONS, AND ALL CONTRACTORS HAVE BEEN BRIEFED ON TREE PRESERVATION TECHNIQUES.

Westwood TREE PROTECTION LAST REVISED: 03/28/25 TPOB

TREE REPLACEMENT CALCULATIONS	
TOTAL SIGNIFICANT DBH INCHES	8354 DBH IN.
ALLOWABLE TREE REMOVAL (50%)	4177 DBH IN.
TOTAL SIGNIFICANT HEALTHY DBH INCHES REMOVED	7168 DBH IN.
CLASS A TREES REMOVED	1281 DBH IN.
CLASS B TREES REMOVED	5501 DBH IN.
CLASS C TREES REMOVED (HERITAGE)	386 DBH IN.
EXCESS TREE REMOVAL:	2991 DBH IN.
TREE REPLACEMENT	RATE 2350.5 DBH IN.
CLASS A TREES	50% 640.5 DBH IN.
CLASS B TREES	100% 1710 DBH IN.
CLASS C TREES	100% 0 DBH IN.
* Allowable tree removal shall be deducted from the removed Class C trees first, then Class B, and then Class A. If trees removals are in excess of the allowable limit they shall be replaced at the specified rate.	
SAVED HERITAGE TREE CREDIT	128 DBH IN.
HERITAGE TREE DBH SAVED	64 DBH IN.
HERITAGE TREE CREDIT (2:1 IN. SAVED)	128 DBH IN.
TOTAL DBH TO BE REPLACED	2222.5 DBH IN.
TOTAL TREES TO BE REPLACED	889 TREES
* Replacement trees calculated at 2.5" deciduous / 6" evergreen	
* Heritage trees to be replaced with identical or equivalent species	
* Siberian Elm, Black Locust (invasive species) and any removed Ash (emerald ash borer - no longer recommended for planting) are excluded from total significant inches on site.	
* Planted evergreens for landscape or windbreak purposes that are removed are not counted as significant trees.	

Legend

- DENOTES EXISTING TREE TO REMAIN
- DENOTES EXISTING TREE TO BE REMOVED
- DENOTES HERITAGE TREE



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Date: 04/08/19 Sheet: 19 OF 25

Westwood

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Westwood Professional Services, Inc.

I hereby certify that this plan 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.

Cory Meyer
Date: 04/26/19 License No. 26971

Revisions:

04/26/19 City Comments

Designed: SAR
Checked: NTM
Drawn: SAR
Record Drawing by/date

Prepared for:

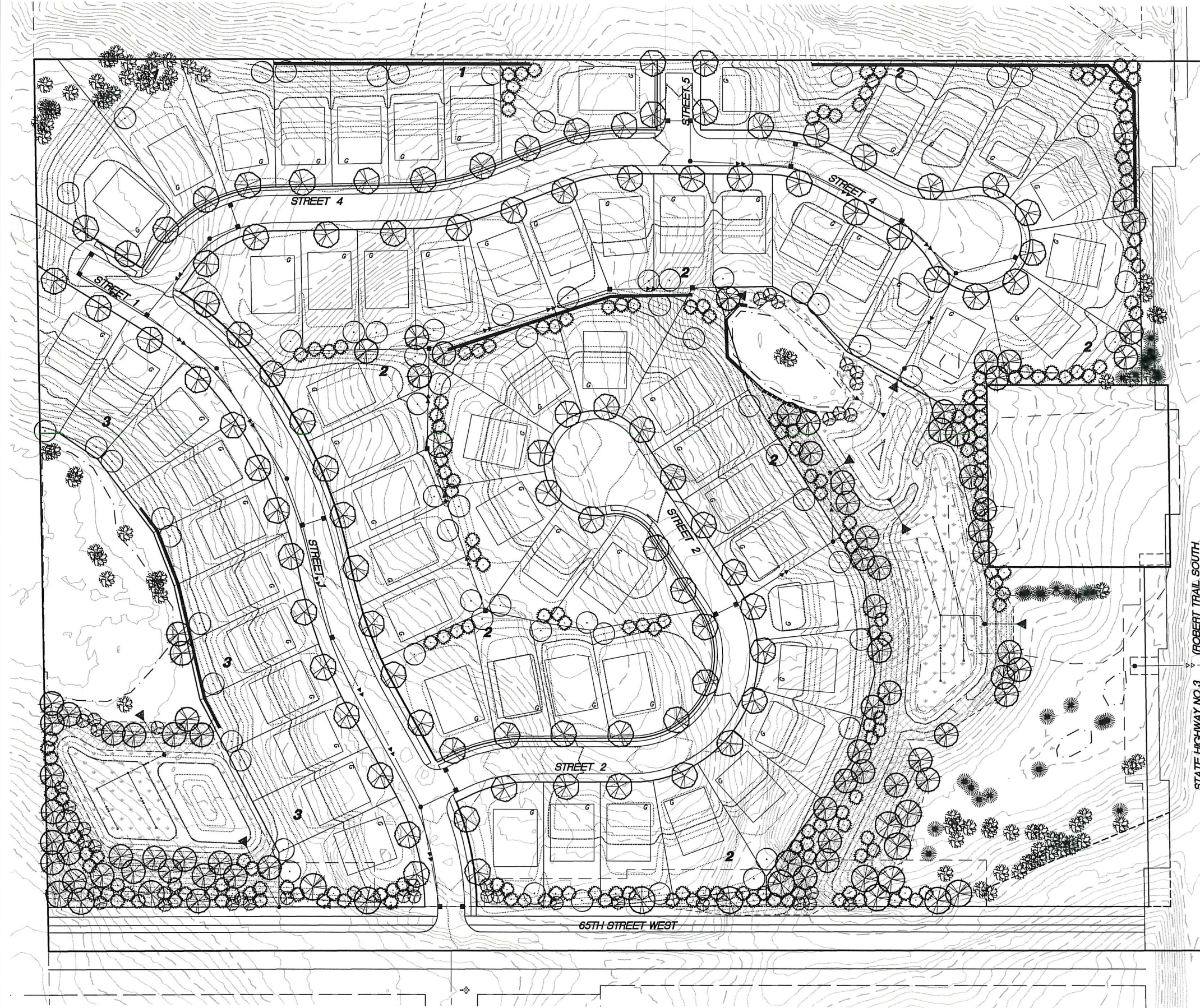
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**Preliminary Overall
Tree Preservation Plan**



Preliminary Plant Schedule

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
STREET TREES	92	Sienna Glen Maple	2.5" BB	AS SHOWN
		Acer x freemanii 'Sienna'		
		Northwood Maple	2.5" BB	AS SHOWN
		Acer rubrum 'Northwood'		
		Skyline Honeylocust	2.5" BB	AS SHOWN
BUFFER OVERSTORY TREES	93	Gleditsia triacanthos var. inermis 'Skycole'		
		Northern Pin Oak	2.5" BB	AS SHOWN
		Quercus ellipsoidalis		
		Red Oak	2.5" BB	AS SHOWN
		Quercus rubra		
FUTURE YARD TREES	66	Bur Oak	2.5" BB	AS SHOWN
		Quercus macrocarpa		
		Redmond Linden	2.5" BB	AS SHOWN
		Tilia americana 'Redmond'		
		Hackberry	2.5" BB	AS SHOWN
BUFFER ORNAMENTAL TREES	37	Celtis occidentalis		
		Prairie Cascade Willow	2.5" BB	AS SHOWN
		Salix 'Prairie Cascade'		
		River Birch	2.5" BB	AS SHOWN
		Betula nigra		
BUFFER EVERGREEN TREES	195	Profusion Crab	1.5" BB	AS SHOWN
		Malus 'Profusion'		
		Snowdrift Crab	1.5" BB	AS SHOWN
		Malus 'Snowdrift'		
		Autumn Brilliance Serviceberry	6" H.T. BB CLUMP	AS SHOWN
		Amelanchier x grandiflora 'Autumn Brilliance'		
		Colorado Green Spruce	6" H.T. BB	AS SHOWN
		Picea pungens		
		Norway Spruce	6" H.T. BB	AS SHOWN
		Picea abies		
		Ponderosa Pine	6" H.T. BB	AS SHOWN
		Pinus ponderosa		
		White Pine	6" H.T. BB	AS SHOWN
		Pinus strobus		
		Canadian Hemlock	6" H.T. BB	AS SHOWN
		Tsuga canadensis		

Landscape Requirements

LANDSCAPE REQUIREMENTS: 66 TREES
*1 OVERSTORY TREE PER LOT
(66 PROPOSED UNITS)

Tree Preservation Requirements

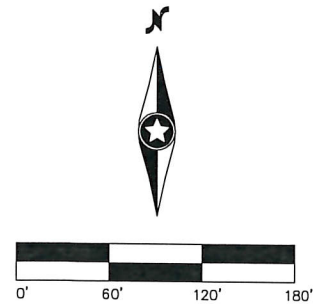
TREE REPLACEMENTS REQUIREMENTS: 889 TREES
*SEE TREE PRESERVATION PLAN FOR COMPLETE CALCULATIONS

Landscape Provisions

TOTAL LANDSCAPING PROVIDED: 483 TREES
• STREET TREES: 92 TREES
• BUFFER DECIDUOUS TREES: 93 TREES
• BUFFER EVERGREEN TREES: 195 TREES
• BUFFER ORNAMENTAL TREES: 37 TREES
• FUTURE REAR YARD TREES (BY BUILDER): 66 TREES

Native Seeding Legend

■ DENOTES STORMWATER NATIVE SEED MIX (33-261)
TOTAL AREA (1.2 AC)
■ MESIC PRAIRIE GENERAL SEED MIX (35-241)
TOTAL AREA (1.9 AC)
* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE



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Date: 04/08/19 Sheet: 24 OF 25

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Date: 04/26/19 License No. 26971

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Preliminary Landscape Plan