

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA**

**WEDNESDAY, NOVEMBER 6, 2019 – 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue**

- 1. CALL TO ORDER**
- 2. APPROVAL OF PLANNING COMMISSION MINUTES FOR OCTOBER 15, 2019**
- 3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

**3.01 DAKOTA COUNTY SMART BUILDING - CASE NO. 19-51V**

Consider the following request for the property located at 20-02100-01-020 (north corner of Courthouse Blvd and Concord Blvd):

- a) A **variance** to allow a 34-foot setback along TH 52/55 whereas 75 foot is required

Planning Commission Action \_\_\_\_\_

**3.02 DAVID WICKLUND- CASE NO. 19-46V**

Consider a **variance** from the exterior building material requirements for an accessory structure on the property located at 8260 Dawson Way

Planning Commission Action \_\_\_\_\_

**3.03 ADAMS FRENCH PROPERTY, LLC - CASE NO. 19-45C**

Consider the following requests for the property located at 7855 Cahill Avenue:

- a) A **conditional use permit** to allow a mini-storage facility

Planning Commission Action \_\_\_\_\_

- b) A **conditional use permit** to exceed 25% impervious surface within the Shoreland Overlay District of Simley Lake

Planning Commission Action \_\_\_\_\_

**4. OTHER BUSINESS**

**4.01 CITY OF INVER GROVE HEIGHTS – CASE NO. 19-49X**

Review of Capital Expenditure associated with land purchase for Seidl's Lake Park for consistency with the Comprehensive Plan

Planning Commission Action \_\_\_\_\_

**4.02 CITY OF INVER GROVE HEIGHTS – CASE NO. 19-50X**

Review sale of land to Dakota County for consistency with the Comprehensive Plan

Planning Commission Action \_\_\_\_\_

**5. ADJOURN**

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



## **PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS**

Tuesday, October 15, 2019 – 7:00 p.m.  
City Hall Chambers - 8150 Barbara Avenue

Commissioner Scales called the Planning Commission meeting to order at 7:00 p.m.

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

Commissioners Absent: Elizabeth Niemioja (excused)  
Annette Maggi (excused)

Others Present: Heather Botten, Associate Planner

### **APPROVAL OF MINUTES**

The minutes from the October 1, 2019 Planning Commission meeting were approved as submitted.

### **ANDREW HOROWITZ – CASE NO. 19-42C**

#### **Reading of Notice**

Commissioner Simon read the public hearing notice to consider a request for a conditional use permit to allow a medical complex/treatment facility to be operated out of the existing building, for property located at 6775 Cahill Avenue. 61 notices were mailed.

#### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is proposing to renovate an existing building into Gateway Recovery Center which would provide services for up to 16 adults who need residential substance use disorder treatment. The facility would be licensed by the MN Department of Health. The only change to the exterior of the building would be the addition of a 400 square foot patio to the west side of the building. Staff recommends approval of the request with the conditions listed in the report. Staff heard from one neighbor who had general inquiries.

#### **Opening of Public Hearing**

Andrew Horowitz, 1663 Celia Road, Mendota Heights, advised he was available to answer any questions.

Commissioner Scales asked the applicant if he read and understood the report.

Mr. Horowitz replied in the affirmative.

Commissioner Robertson asked the applicant what the acuity level was of their patients.

Mr. Horowitz replied they only take patients with moderate-to-mild withdrawal symptoms from substances and would not accept anyone needing higher acuity hospitalization. Anyone entering this facility needs an appointment, prior authorization, and advance approval from their medical director and medical team.

Commissioner Robertson asked what the staffing would look like.

Mr. Horowitz replied they meet or exceed the MN Department of Health and Human Services staffing requirements, including 24/7 nursing care overseen by an on-call medical director. Overnight awake staff would also monitor patients to make sure they are stable.

Commissioner Wippermann asked how long patients would typically stay at this facility.

Mr. Horowitz replied that patients typically stay 48-72 hours. Once a patient is admitted to the facility, they are not able to leave until the medical doctor authorizes their discharge. A patient's stay depends on their medical response to medications.

Commissioner Kramer asked if Gateway had other facilities currently operating in the Twin Cities.

Mr. Horowitz replied that Gateway is a new establishment providing this service; however, he owns and operates other comparable businesses.

Commissioner Robertson asked if this facility would be locked at all times.

Mr. Horowitz replied in the affirmative, stating no one could enter unless they were preapproved and had an appointment. No one could exit once they had been admitted unless authorized.

Commissioner Kramer asked if there were any issues at the other locations.

Mr. Horowitz replied this would be a quiet establishment with low activity which catered to middle- and upper-class individuals who do not qualify for a free county detox service.

Marie Gadway, 6601 Buckley Circle, Unit 104, asked how many patients the facility would have at any given time and whether they anticipated ambulances and emergency vehicles.

Mr. Horowitz replied that ambulances or police would not be arriving at this location. Individuals in that type of condition would be brought to a hospital. Police could not show up at their facility with someone who was intoxicated and ask them to be admitted. He added that there would be no more than 16 patients at any one time.

Commissioner Scales closed the public hearing.

#### **Planning Commission Discussion**

Commissioner Robertson stated this service was needed and she supported the request.

#### **Planning Commission Recommendation**

Motion by Commissioner Weber, second by Commissioner Kramer, to approve the request for a conditional use permit to allow a medical complex/treatment facility to be operated out of the existing building, for property located at 6775 Cahill Avenue, with the conditions listed in the report.

Motion carried (7/0). This item goes to the City Council on November 12, 2019.

#### **OTHER BUSINESS**

The next Planning Commission meeting has been rescheduled to Wednesday, November 6 due to Election Night on November 5.

The meeting was unanimously adjourned at 7:13 p.m.

Respectfully submitted,

Kim Fox  
Recording Secretary

DRAFT

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

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**CASE NO:** 19-51V

**APPLICANT:** Dakota County

**PROPERTY OWNER:** City of Inver Grove Heights

**REQUEST:** Variance

**HEARING DATE:** November 6, 2019

**LOCATION:** Corner of Courthouse Boulevard and Concord Boulevard

**COMPREHENSIVE PLAN:** Public/Institutional

**ZONING:** P, Institutional

**REVIEWING DIVISIONS:** Planning

**PREPARED BY:** Allan Hunting  
City Planner

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**BACKGROUND**

The applicant is requesting a setback variance to allow a future addition to the SMART center facility 34 feet from the property line along Hwy 52/55 whereas 75 feet is required. They do not have immediate plans for an addition but are requesting a variance now for the future addition.

**EVALUATION OF THE REQUEST**

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

North: Fire Station No 2; zoned P; guided 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

**VARIANCE**

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria

which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

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

The intent of the 75 foot building setback is to provide a deep front yard for aesthetics and safety reasons. Based on the width of the highway right-of-way, an addition would be 150 feet from the road and the site is 25-30 ft higher than the road surface.

The site has constraints that limit building placement. There are two large wetland areas on the westerly side of the lot and steep topography that limit development placement to the eastern side of the lot on the higher portion which is closest to the highway. Areas left to place storm water treatment features add to the restricted building envelope.

The requests would still meet the general purpose and intent of the regulations.

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

The property would be used in a reasonable manner and the setback request would be the same as granted to the approval of the fire station on the lot to the north.

A future addition has been incorporated into the storm water management plan for the building so the system has been sized accordingly.

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

The unique circumstances here relate to the topography of the lot and two wetlands that restrict build pad placement.

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

The future addition would not be closer to the highway than the fire station. The character of the neighborhood would not be changed if the variances are allowed since the setback variance is against the highway frontage and would impact an abutting property.

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

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

## **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 **Variance** for the building setback from Hwy 52/55 of 34 feet subject to the following conditions:
  1. No construction shall occur within the area approved for the variance until the City approves plans for; fire suppression, grading and drainage, erosion control, impervious surface, parking and any other elements as they may arise.

With the practical difficulty listed:

The physical constraints on the lot caused by topography and the two wetlands.

**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**

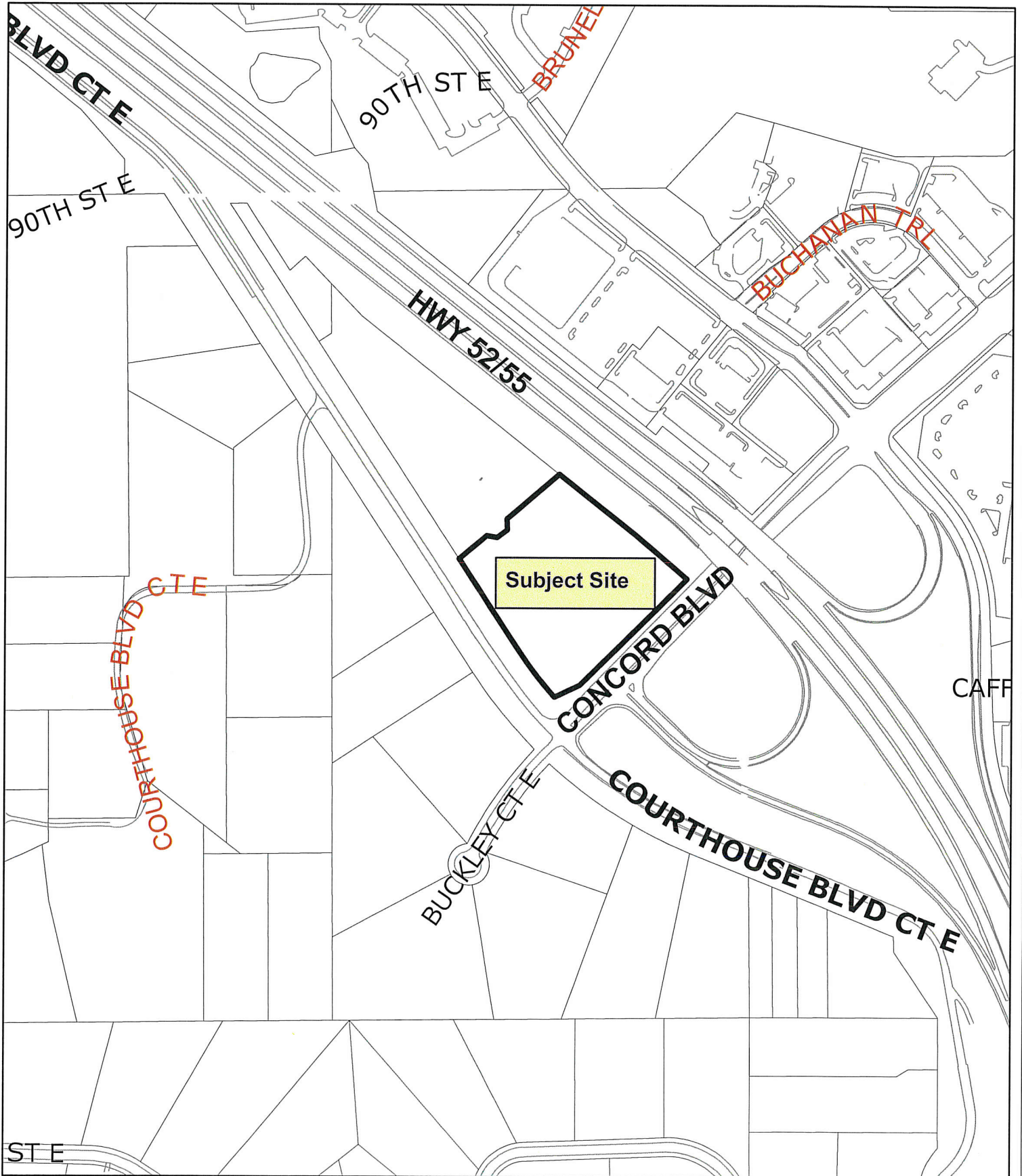
Staff recommends approval of the applications subject to the conditions listed in the report.

Attachments: Location Map  
Site Plan  
Applicant Narrative



# Location Map

## Case No. 19-51V







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**Dakota County**  
**SMART Center**  
Concord Blvd. & Courthouse Blvd.  
Inver Grove Heights, Minnesota

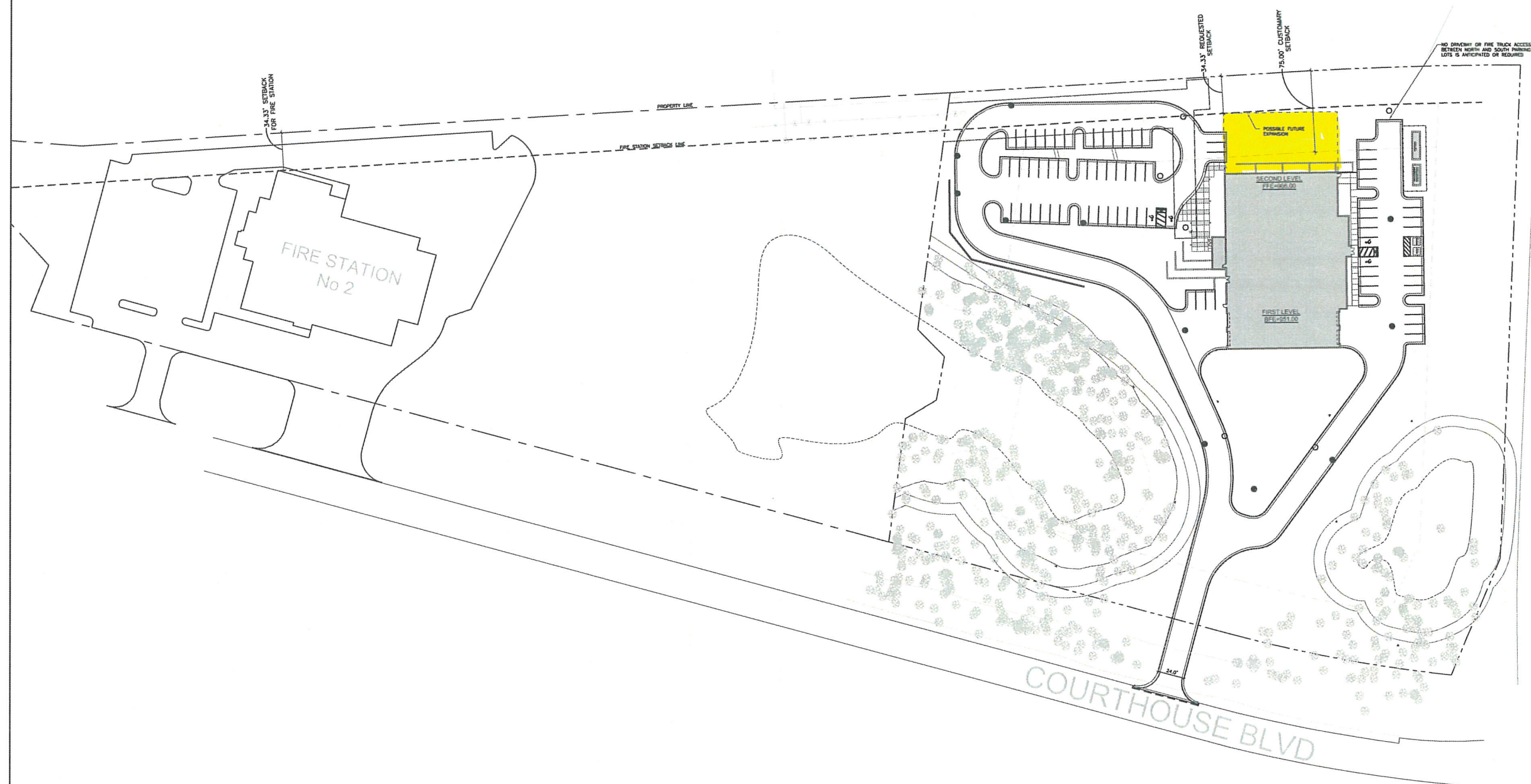
MAJOR SITE PLAN  
REVIEW:  
VARIANCE REQUEST  
October 18, 2019

[illegible]

009  
PROJECT NUMBER  
DRAWN BY  
CHECKED BY  
PROJECT MGR.  
PROJECT ARCH.

## VARIANCE SETBACK EXHIBIT

## EX 1



CONCORD BLVD

NORTH  
 VARIANCE SETBACK EXHIBIT  


1<sup>st</sup> to 40<sup>th</sup>



## Reasoning for Variance

During the property purchase process Dakota County and the City of Inver Grove Heights acknowledged that, because of existing topography and wetlands, the site has very limited location for the placement of the proposed SMART Center building. That limited location comes very close to the customary 75' setback usually required along the northern lot line. The City experienced a similar condition when designing and building the new fire station on the adjacent lot and utilized land within the customary 75' setback. The City acknowledges that there would be a need to grant a similar variance to the County in the purchase agreement between the two entities to permit the maximum utilization of the property and to permit the County to obtain a full return on its investment in the property. Future expansion of the SMART Center building will utilize area within customary 75' setback because of the limitation of the site. The attached drawing demonstrates the possible extent of a future addition that has not been designed in detail but represents the practical extents of such a future addition. There is no timeframe for this addition to occur.

The County has updated its storm water system to accommodate water from the possible addition. That system will be reviewed and approved under the Major Site Plan Review for the original SMART Center building. Stormwater for the addition would therefore not require future review or change. However, before any addition would be constructed other factors customarily reviewed by the city, including but not limited to grading, parking, etc. would be subject to the standard Major Site Plan Review process.

## Answers to City Process Questions

- 1) Practical Difficulties – The site at Concord and Courthouse has both topographic as well as building constraints. Highway 52, Concord and Courthouse bound three sides of the site, forming an atypical triangle shape. This shape pushes the building, parking and drives toward the center of the site. Unto itself this would not be insurmountable. However, the site also has severe topographic issues. As shown on the Civil drawings submitted in the SMART Center's major site plan review, there are two wetland areas on the site. These areas, along with their associated setbacks render most of the southern half of the site unbuildable. This further reduces the buildable portion of the site to only the north half. The building itself has a relatively small footprint, approximately 17,000SF, but the zoning requirements for parking mean that the parking and driveways extend into the setback areas on the north and east sides.
- 2) Applying to Property – Currently the property is zoned P (Public/Institutional). In order to use the property, the County is requesting a rezone to B-3 (General Business). There is very little difference in these two zonings, and the change allows for the proposed building to be built and used for its intended use.
- 3) Character of Locality – As shown in the attached Exhibit, the addition would be at the very northern end of the property and would therefore not change the look or feel of the property from Concord or Courthouse roads. The only noticeable change would be from Highway 55 where the building's north face would come closer to the highway.

- 4) Consistency with Comprehensive Plan – The triangle shaped area between Concord, Courthouse and Highway 52 contains two parcels, A and B respectfully. The spirit of the City Zoning Code and the Comprehensive plan seek to promote like complimentary uses on adjacent sites and areas. In this case the City of Inver Grove Fire Station has recently been built on parcel A. Like the fire station the SMART Center is a governmental entity. Putting these two uses together reinforces both the Comprehensive Plan and the City Zoning Code by creating a campus of civil/governmental buildings. Just recently, the Comprehensive Pan has been approved to accommodate this change.

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

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**HEARING DATE:** November 6, 2019

**CASE NO:** 19-46V

**APPLICANT/PROPERTY OWNER:** David Wicklund

**REQUEST:** Variance from the exterior building material requirements for an accessory structure in an R-1C zoned property

**LOCATION:** 8260 Dawson Way

**COMPREHENSIVE PLAN:** LDR, Low Density Residential

**ZONING:** R-1C, Single-family Residential

**REVIEWING DIVISIONS:** Planning  
Engineering

**PREPARED BY:** Heather Botten  
Associate Planner



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**BACKGROUND**

The applicant is requesting an after-the-fact variance to allow a hoop structure on an R-1C zoned property. The City received a complaint regarding the applicant's structure, staff verified that there was no building permit approved for the structure and then proceeded with enforcement. Prior to the request going to court the applicant is requesting a variance to allow this type of structure. The applicant stated that they installed the hoop structure because it is temporary and because of the large drainage and utility easement on the property that limits the location of any home or building addition.

The City Code chapter 10-15-17 has specific exterior building material requirements for structures on residential properties. City code states that in all residential zoning districts, the placement or use of framing for hoop houses or other hoop designed apparatus, tent garages and other similar apparatus is prohibited, whether it is an accessory structure or an apparatus as described in subsection C5 of this section. The code does have an exception if the property is zoned A or E and a least 2.5 acres in size.

Because hoop structures are *prohibited* in the R-1 district, a variance to allow one is not permitted. If the Planning Commission supports the applicant's structure, staff would suggest either an interim use permit or an amendment to the zoning code as options to allow the hoop structure. The applicant would have to reapply for either of these options.

**SPECIFIC REQUESTS**

The applicant is requesting the following:

- 1) A variance from the exterior building material requirements to allow a hoop structure on the R-1C zoned property.

### **EVALUATION OF THE REQUEST**

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

North – Townhomes; zoned R-3C, multi-family residential; guided MDR, medium-density residential

East – Townhomes; zoned PUD, Planned Unit Development guided LDR, low-density residential

West – Single family homes; zoned R-1C, single-family residential; guided LDR

South – Townhomes; zoned R-3B, multi-family residential; guided MDR

Engineering. The Engineering Department has reviewed the plans and does not support the request. The structure is located within the 75 foot drainage and utility easement that covers a 60 foot deep sanitary sewer line. If a request is approved to allow the structure staff is requiring the structure be moved out of the easement.

### **ALTERNATIVES**

A. **Approval:** If the Planning Commission finds the request to allow a hoop structure in a R-1C zoning district to be acceptable, the Commission should recommend the applicant either apply for a zoning code amendment to remove the words that hoop structures are prohibited or an interim use permit. The applicant would have to reapply for either of these options.

B. **Denial.** If the Planning Commission does not favor the proposed request(s), it should be recommended for denial, which could be based on the following rationale:

1. Denying the request does not preclude the applicant from reasonable use of the property.
2. There are options on the property to construct an accessory building that would be in compliance with the exterior building material requirements. Depending on the size and location a variance may be necessary from setback requirements.

### **RECOMMENDATION**

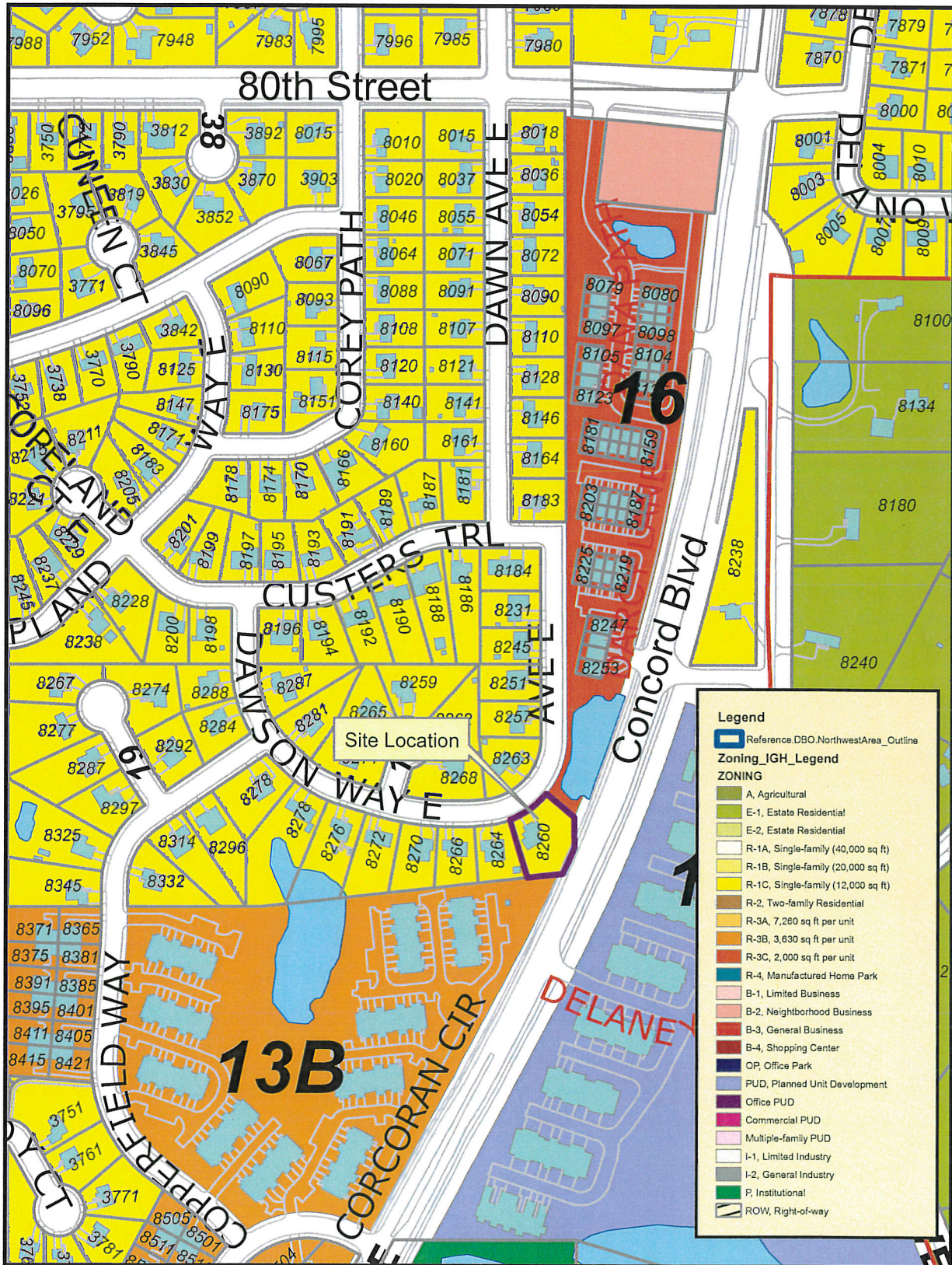
Based on the information in the preceding report staff does not believe the City should allow hoop structures in R-1C zoning districts. The City amended the ordinance 10 years ago to prohibit hoop type structures in urban areas, therefore staff recommends denial of the request as proposed.

Attachments: Exhibit A –Location Map  
Exhibit B –Narrative  
Exhibit C – Site Plan  
Exhibit D – Photo of structure





# 8260 Dawson Way Case No. 19-46V



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

Map produced by the City of Inver Grove Heights GIS Dept.  
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Exhibit A  
Zoning and Location Map

Map not to scale



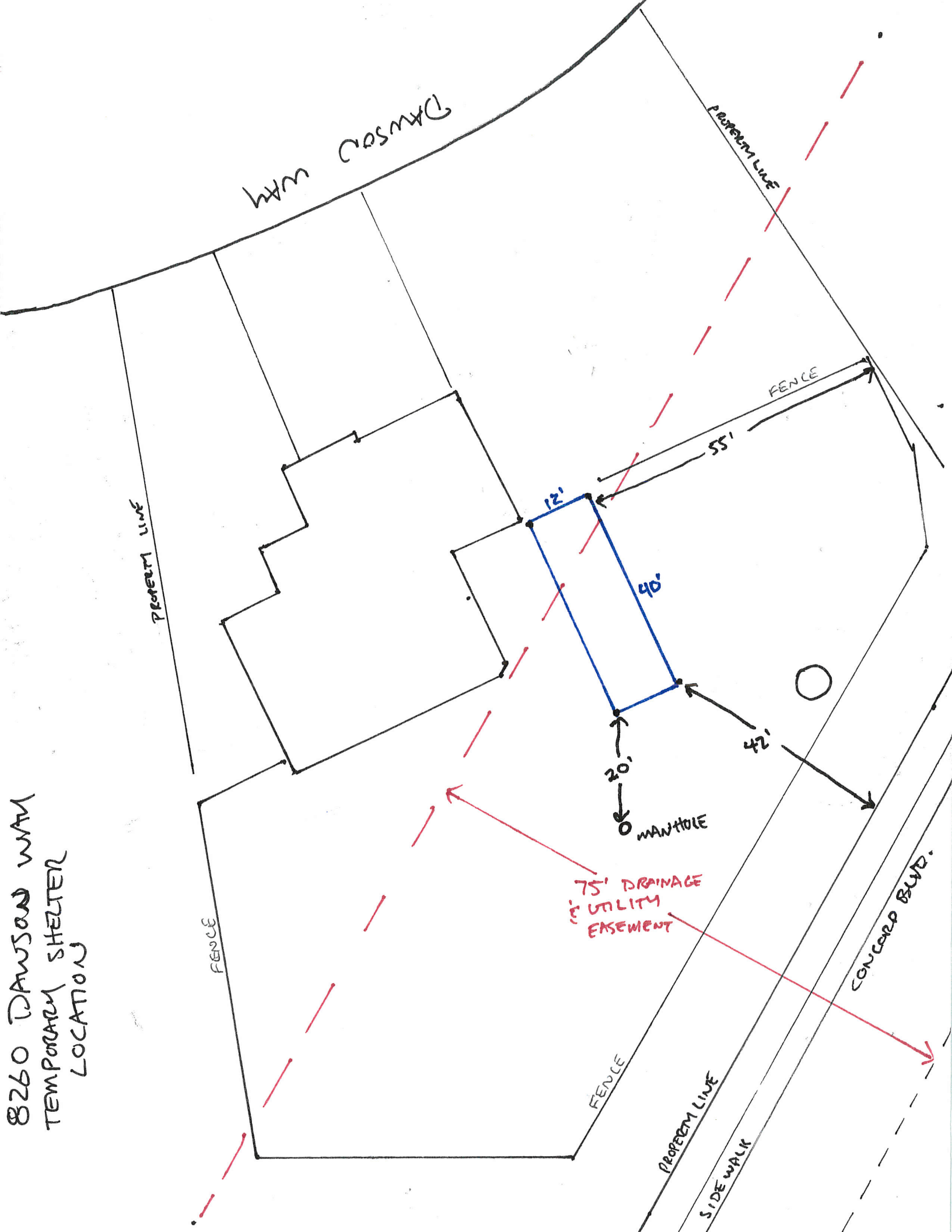
OCT. 14 2019

TO, CITY OF IGH.

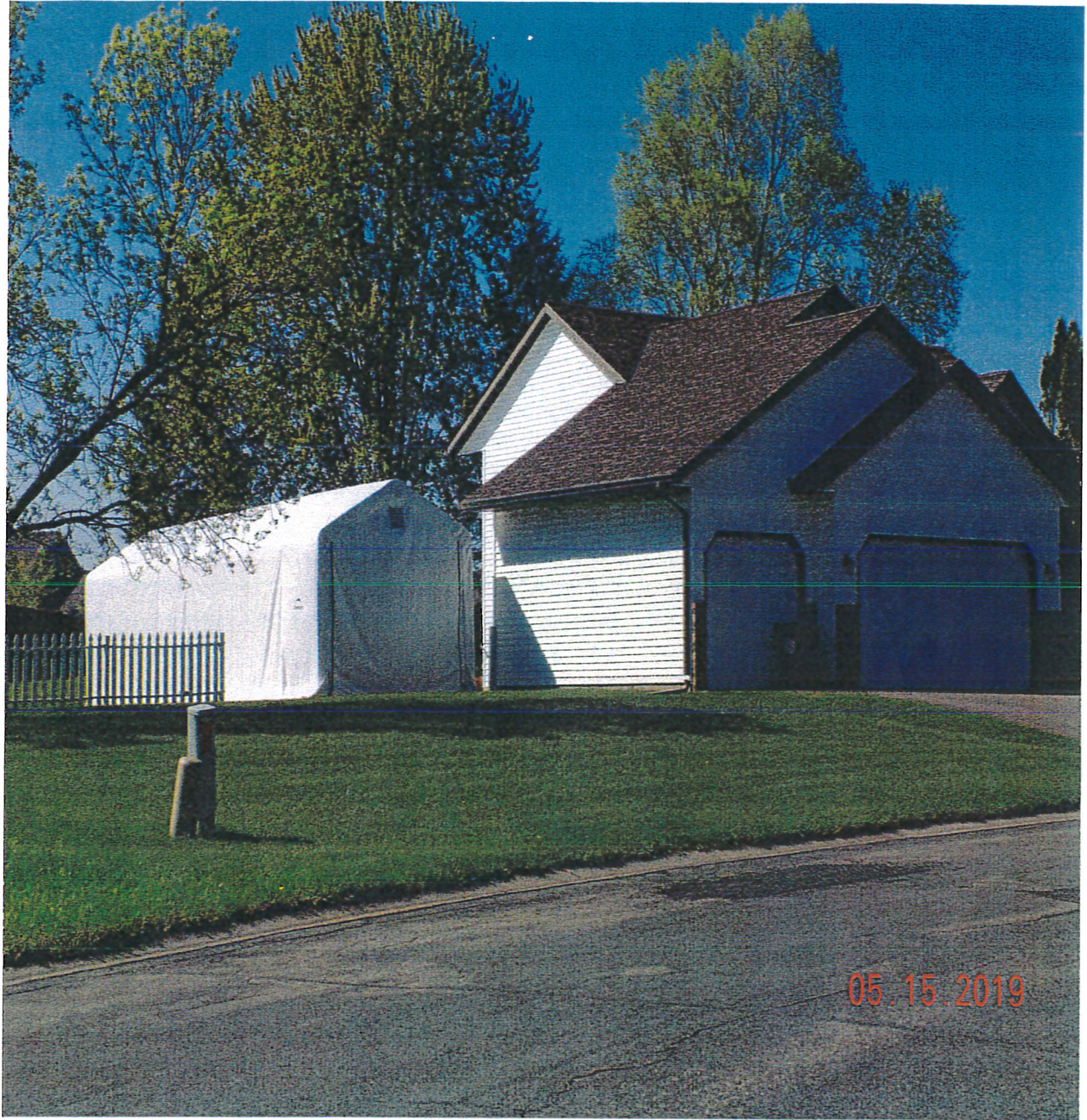
DUE TO THE DRAINAGE & UTILITY EASEMENT THAT RUNS THROUGH OUR BACK YARD WE ARE UN-ABLE TO EXPAND OUR GARAGE, THEREFORE WE OPTED FOR A TEMPORARY SHELTER TO PROTECT OUR BOAT. NOTIC-  
ING SEVERAL OTHER SHELTERS IDENTICAL TO THE ONE WE'VE PURCHASED WE GATHERED THAT IT WOULDN'T BE A PROBLEM. WE HAVE INVESTED OVER \$500000 INTO THIS SHELTER AND PAD THAT IT SITS ON (GRAVEL), ALSO, I LEFT PLENTY ROOM FOR SERVICE TO THE MANHOLE IN MY BACK YARD.

DAVID WICKLUND - OWNER

8260 DAWSON WAY  
TEMPORARY SHELTER  
LOCATION







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

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**CASE NO:** 19-45C

**APPLICANT:** Adams French Property, LLC

**PROPERTY OWNER:** KTTN, LLC

**REQUEST:** Conditional Use Permit

**HEARING DATE:** November 6, 2019

**LOCATION:** 7855 Cahill Avenue

**COMPREHENSIVE PLAN:** CC, Community Commercial

**ZONING:** B-3, General Business

**REVIEWING DIVISIONS:** Planning  
Engineering

**PREPARED BY:** Allan Hunting  
City Planner

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**BACKGROUND**

The applicant is proposing to develop an approximately 3.8 acre parcel with a climate controlled storage facility. The improvements consist of one three-story building of approximately 105,600 gross square feet. There is no outdoor storage proposed. There would be an enclosed entry/loading area on the north side of the building. There are individual exterior doors to individual units on the west and south sides of the building. There would be access circulation around the entire building and parking would be located on the east side.

The property is contained within the Shoreland Overlay District of Simley Lake. Total impervious surface on the lot would exceed the maximum allowed, except that a conditional use permit may be issued if the City has a storm water management system in place.

The specific requests consist of the following:

- a) A Conditional Use Permit for a Mini-storage Facility
- b) A Conditional Use Permit to exceed 25% impervious surface within the Shoreland Overlay District of Simley Lake.

**EVALUATION OF THE REQUEST**

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

North: Single family home; zoned R-1C; guided LDR

East: Commercial; zoned B-3/PUD; guided CC, Community Commercial

West: South Valley Park; zoned P; guided Public Open Space

South: Commercial; zoned B-3; guided CC

### **CONDITIONAL USE PERMIT FOR MINI-STORAGE**

Setbacks. The proposed building meets all required setbacks including the 75 foot setback from residential along the north boundary.

The parking lot complies with all required setbacks.

Parking. Parking for the proposed site consists of 10 parking stalls located on the east side of the property. The zoning code does not have any specific parking requirements for ministorage facilities. Staff reviewed the parking based on the applicants need; the applicant stated there would typically be maximum two employees on site. Unless they are inquiring about the facility, customers are typically parked by the storage unit they are renting. Staff is comfortable with the parking provided.

Access. The project is proposed with one access point onto Cahill Avenue directly across the street from the northern entrance to Cahill Plaza on the east side of the street.

Landscaping/Tree Protection. The site is wooded and qualifies as a woodland. The ordinance allows up to 60% removal of significant trees before any reforestation is required. There will be some tree removal in the building pad area of the site. The majority of the trees are located along the steep slopes on the west side of the site and these will be retained. The plans identify only 33% of the significant trees would be removed.

Landscaping is proposed primarily along the front of the building and along the north boundary. There are some plantings located on the south boundary. Plantings contain a mix of deciduous and coniferous trees.

Building Materials. The proposed building consists of a mix of metal panels, cement siding panels and face brick. All materials proposed comply with ordinance standards. The building height to the top of parapet is 33.5 feet. Maximum height in the Shoreland District is 35 feet. Building complies with height restrictions.

Engineering. Engineering has reviewed plans and finds the design acceptable. There will still be some technical detail elements to be worked out before any permits can be issued.



Lighting. A lighting and illumination plan has been submitted which identifies all lighting will be using down cast style fixtures on the light poles and building. The illumination pattern complies with the zoning code maximums.

Roof Top Screening. The code requires all rooftop and ground mounted mechanical equipment to be screened 100% from view of the public. No screening details are provided with the building elevations as this type of detail is typically not worked out and designed until the building plans are ready to be submitted for permit review. A standard condition of approval is that the building design complies with the rooftop screening requirement.

**General conditional use permit criteria review**

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

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

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is community commercial; mini-storage is consistent with the uses envisioned in this district.

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

The applicant's property is zoned B-3, General Business District. The land use of mini-storage is consistent with the intent of this commercial district.

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

The use would be low intensity and would not generate noise, odors, high traffic volumes, etc. that would have an impact on existing or planned properties.

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

The proposed improvements do not appear to have any negative effects on City facilities or services. Engineering, Fire, and Inspection Departments would review and approve plans for code compliance prior to any improvements being done on the property.

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

- i. *Aesthetics/exterior appearance*

The proposed building materials comply with code requirements.



*ii. Noise*

The proposed building would be a low noise generator.

*iii. Fencing, landscaping and buffering*

The applicant is providing landscaping and preserving existing trees to buffer the site.

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

The proposed layout appears to be laid out appropriately taking advantage of the buildable areas of the lot and retain vegetation on the undisturbed areas. The use would be a low traffic generator and general operating hours would not conflict with surrounding land uses.

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

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

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

This use would not have an undue adverse impact on the environment. Required erosion control plans and stormwater treatment plan will treat runoff from the property.

## **CONDITIONAL USE PERMIT TO EXCEED 25% IMPERVIOUS SURFACE**

The site is within the shoreland overlay of Simley Lake or DNR Lake #19-34. Impervious surface coverage is limited to 25% of the lot. This may be increased by conditional use provided the City has approved and implemented a stormwater management plan affecting the subject site.

Proposed total impervious surface would equal to 41.7% of the site.

The DNR has reviewed the plans and they have no comment on the request.

The lot naturally all slopes to the west and so all the natural and proposed storm water would flow down to South Valley Park. None of the site drains towards Simley Lake, so there would be no impacts to the lake with the development of this site.

## **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:
- o Approval of a Conditional Use Permit for a 105,600 square foot mini-storage facility and to exceed 25% impervious surface in the Shoreland Overlay District subject to the following conditions:
    - 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

|                                       |                |
|---------------------------------------|----------------|
| Site Plan                             | dated 10/25/19 |
| Grading Plan                          | dated 10/25/19 |
| Utility Plan                          | dated 10/25/19 |
| Tree Preservation Plan                | dated 10/25/19 |
| Landscape Plan                        | dated 10/25/19 |
| Lighting/Illumination Plan (2 sheets) | dated 10/4/19  |
| Exterior Elevations & Floor Plans     | dated 10/7/19  |
    - 2. All parking lot lighting on site shall be a down cast “shoe-box” style and the bulb shall not be visible from property lines. Any wall lighting shall be directed such that the source of light is hooded, recessed or controlled in some manner so as not to be visible from streets.
    - 3. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
    - 4. All signage requires a separate sign permit and shall conform to the sign requirements of the B-3 zoning district.
    - 5. Prior to issuance of building permits, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer. The developer shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence
    - 6. Any roof top and/or ground utility equipment shall be substantially screened from public view.
    - 7. An improvement agreement, stormwater agreements, and other agreements related thereto, shall be required to be executed between the City and the developer. The

contract will address specific site improvements and parties responsible for improvements and will require financial surety for the landscaping and any other public improvements that may be necessary.

**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 applications subject to the conditions listed in the report.

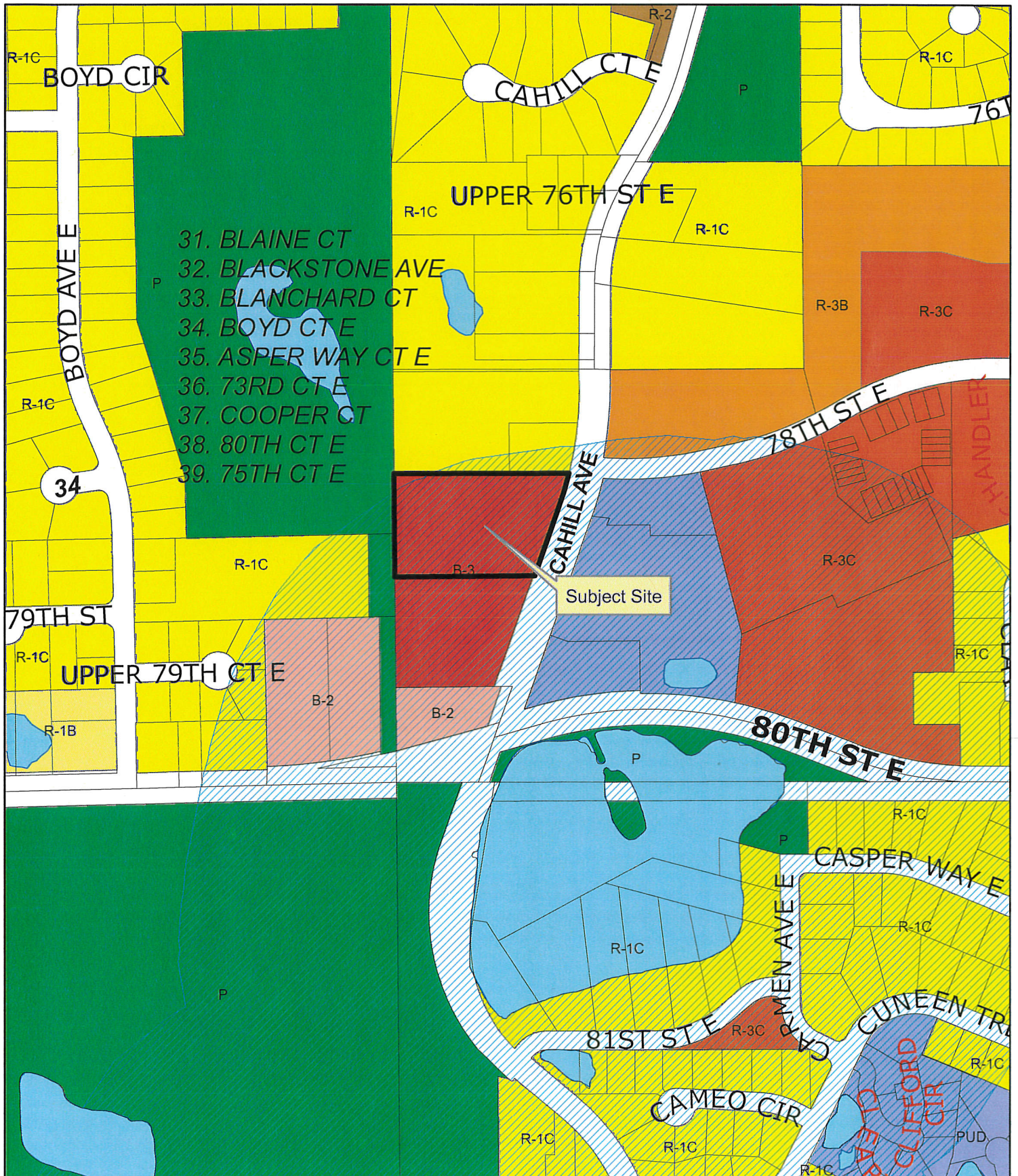
Attachments: Location Map  
Applicant Narrative  
Site Plan  
Grading Plan  
Utility Plan  
Tree Preservation Plan  
Landscape Plan  
Lighting/Illumination Plan (2 sheets)  
Exterior Elevation and Floor Plans





# Location Map

## Case No. 19-45C





## **Adams French Property, LLC**

### **Project Narrative: 7855 Cahill Ave, Inver Grove Heights MN**

#### **Overview:**

Adams French Property, LLC is proposing to develop the 3.79 (165,084 SF) parcel at 7855 Cahill Avenue in Inver Grove Heights, Minnesota, which is currently vacant land. Adams French Property is seeking a Conditional Use Permit and Major Site Plan Review for the development of a class A, fully climate controlled self-storage (ministorage) facility to serve the residents and businesses of Inver Grove Heights. A Conditional Use Permit is also requested to allow this development with more than 25% impervious surface within the Shoreland Management Overlay District. The site sits across the street to the west from Cahill Plaza. There is a landscaping company that borders the site to the south, with residential uses bordering the site to the north and park land and a trail to the west.

#### **Site Improvements:**

The proposed facility will consist of a 3-story structure with a total building area of 105,600 GSF. The structure will include an office area of approximately 1,000 SF on the north east corner of the building. The building will be oriented facing Cahill Avenue and is expected to house upwards of 700 storage units. Most of the units will be accessed via a fully enclosed drive-thru tunnel on the north end of the building. Individual drive-up storage units will line the west and south side of the building and be accessed via a driveway that will loop around the building.

#### **Property Features/Enhancements:**

Access to the property will come directly from Cahill Avenue. The proposed driveway into the site will align with the existing access point across the street to Cahill Plaza. Storage customers will have the option of right-in or left-in access off Cahill Avenue.

The new structure will include a state of the art, fully climate controlled, self-storage facility designed specifically for this site. The primary drive thru loading area will be fully covered and attached onto the north side of the structure. The maximum sized vehicle allowed within this loading area will be limited, by design, to a 40-foot box truck. The exterior of the building will have elements of brick with enhancements including glass and canopy elements, along with a combination of EIFS and metal panelized exterior elements. The exterior materials and building articulation will comply with City code requirements.

The property will be further enhanced with landscaping and exterior lighting that will highlight selective areas of the site. The landscaped areas will include grass as well as a combination of new shrubs and trees appropriate to the area that will screen and buffer the building in relation to adjacent properties. Existing mature trees will be protected and preserved on the west side of the site between the building and the trail and parkland.

Existing road and utility infrastructure is sufficient to support the project with little modification. Sanitary sewer and water services will tap into the mains on Cahill Avenue. Water services will be separate for domestic use and fire suppression. A branch from the fire suppression line will service two hydrants on the site. A new hydrant lead is proposed to be tapped from the main. Storm sewer inlets will be placed around the site and convey storm water to the underground infiltration system. The system is designed to provide discharge rate control and volume/infiltration storage per city requirements. The system contains an overflow outlet which will discharge to the landlocked basin, replicating existing runoff patterns. During construction, erosion control measures will include silt fence and storm sewer inlet protection at the site areas that receive runoff.

## **Operations**

Once completed, the facility will be professionally managed by Extra Space Storage, the top-ranked third-party manager in the public self-storage industry. The facility will have approximately three employees, with a maximum of two employees on site during office hours. Office hours are planned to be 9 AM to 6 PM, Monday through Saturday with building access from 7 AM to 10 PM, Monday through Sunday.

## **Parking**

The site will include 10 parking spaces, including one handicap accessible stall, directly off the Cahill Avenue access entryway. Based on industry customer traffic data and anticipated demands of this particular site, the proposed parking capacity will more than satisfy parking demands at any time during operation.

To expound, self-storage facilities are a low intensity use compared to alternative commercial uses. Based on previous studies, on average 40% of self-storage tenants visit their rental unit only a few times a year, 30% visit about once a month, 15% visit twice a month, 9% once a week, and 6% visit a few times a week. We intend to have approximately 700 units in total for rent, so given the percentages above we should average 51 vehicles a day and just shy of 4 per hour during the 15 hours that the facility is open. Of course, trips will not be so evenly dispersed and peak times for visits are expected to be greater, but rarely more than 7 vehicles at any one time, including employees. After a customer's first visit to their unit for initial unloading and storage, which can take an hour or longer, the length of time that customers are at the facility is generally brief, a half hour or less.

Self-storage properties encounter three types of vehicle flow. The first is employees. Most facilities utilize 2 management personnel on site and require 1 space of parking per employee. The second contributor to vehicle flow is customers of the transactional type. These are customers who are making either their initial visit to complete a new lease agreement or their final visit to close one out. The needs of these customers are satisfied with 3 to 5 standard parking spaces. Because the location of these parking spaces is usually kept close to the location of the on-site management office and are remote from the actual storage units, customers using these spaces are discouraged from loading and unloading storage units while occupying one of these spaces. Instead, they generally complete their office needs and then relocate their vehicles into a designated loading zone. The third contributor to vehicle flow is

currently contracted customers loading and unloading actual storage spaces. These customers load and unload from vehicles that are stopped in designated areas such as loading zones, covered access, in front of drive up units, etc. All their activity is completed within the footprint of the facility and/or designated loading areas.

### **Timing**

The existing site is vacant (except for a small garage), ungraded land which will require rather intensive site work before building construction is to commence following permit approval. The overall construction process is expected to run 10-12 months, with the facility being fully finished and operational within this timeframe. Construction will likely start in the spring of 2020.

### **Public Benefit**

The project will provide a needed service to the community that is currently underserved by self-storage in this area. Inclusion of these services on this site will allow the development to expand the overall tax base. Further, it will provide a viable use on a challenged and undeveloped site, which has been faced with a host of market related challenges in trying to secure a viable end user. A self-storage use is ideal for this site. When compared to other possible uses, the low traffic associated with storage will make it a good buffer to the residential users to the north, while at the same time providing a needed service to an underserved community, and a use for the currently vacant land.

Self-storage facilities of the type proposed are viewed as destination uses that can take advantage of less than desirable sites, when considered from a traditional retail perspective. As a destination use, location and visibility, which are not ideal for this site, are less critical. This type of use then leverages the value of the site to its greatest extent under current market conditions and adds a service element to the mixed-use nature of the surrounding area.

The modern approach for self-storage is starkly different from the storage facilities of the past. Specifically, the new type is fully enclosed in a heated and air-conditioned building that has a quality design and appearance that is designed to be cohesive with retail and office sites in the area. As proposed, the building materials and forms include brick cladding, accent elements, façade articulation and glazing that all relate to the adjacent developments. This modern type of storage provides a clean, safe and secure environment for customers.

Overall, the proposed development has been designed in a way that exceeds the typical standards of the modern storage industry. The proposed development will be an asset to the community and will fit in well with the aesthetic and mixed-uses surrounding Cahill Avenue.

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**PROJECT**  
**CAHILL AVE STORAGE**  
7855 CAHILL AVE, INVER GROVE HEIGHTS, MN 55076  
**ADAMS-FRENCH PROPERTY, LLC.**  
9000 KEYSTONE CROSSING, SUITE 2300, INDIANAPOLIS, IN 46240

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

*Matthew R. Pavlik*  
Matthew R. Pavlik  
DATE 10/07/19 LICENSE NO. 44263

**ISSUE/SUBMITTAL SUMMARY**  
DATE DESCRIPTION  
10/08/19 CITY SUBMITTAL  
10/09/19 CITY PRELIMINARY

**REVISION SUMMARY**  
DATE DESCRIPTION  
10/08/19 CITY SUBMITTAL  
10/09/19 CITY PRELIMINARY

**CAHILL AVE STORAGE**  
7855 CAHILL AVE, INVER GROVE HEIGHTS, MN 55076  
ADAMS-FRENCH PROPERTY, LLC.  
9000 KEYSTONE CROSSING, SUITE 2300, INDIANAPOLIS, IN 46240

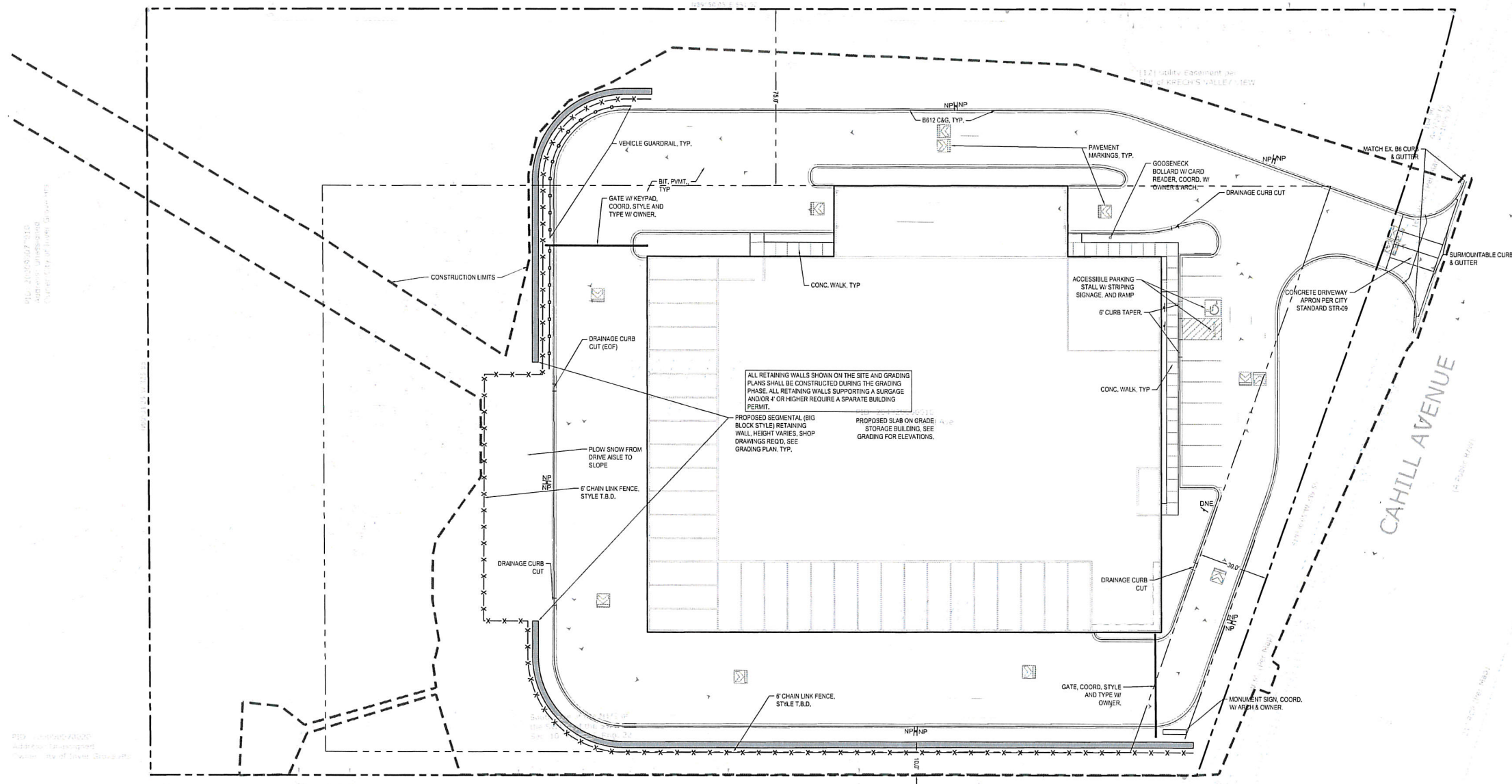
**SITE PLAN**

**C2.0**

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PLN: 204-22000000-0  
Address: 7855 Cahill Ave  
Owner: Michael J & Kristin L. Hovell

PLN: 204-22000000-0  
Address: 7855 Cahill Ave  
Owner: Stanley P & Christine A. Hovell



PLN: 204-22000000-0  
Address: 7855 Cahill Ave  
Owner: Michael J & Kristin L. Hovell

**SITE LAYOUT NOTES:**

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND

- SHALL BE STAKED IN THE FIELD PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 9' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.

- SEE SITE PLAN FOR CURB AND GUTTER TYPES, TAPER BETWEEN

- CURB TYPES-SEE DETAIL.
- ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

**CITY OF INVER GROVE HEIGHTS SITE NOTES:**

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

**SITE AREA TABLE:**

| SITE AREA CALCULATIONS |                    |  |                    |
|------------------------|--------------------|--|--------------------|
|                        | EXISTING CONDITION |  | PROPOSED CONDITION |
| BUILDING COVERAGE      | 1,229 SF 0.7%      |  | 38,200 SF 23.1%    |
| ALL PAVEMENTS          | 3,654 SF 2.2%      |  | 39,556 SF 24.0%    |
| ALL NON-PAVEMENTS      | 160,208 SF 97.0%   |  | 87,328 SF 52.9%    |
| TOTAL SITE AREA        | 165,084 SF 100.0%  |  | 165,084 SF 100.0%  |
| IMPERVIOUS SURFACE     | 4,876 SF 3.0%      |  |                    |
| EXISTING CONDITION     | 77,756 SF 47.1%    |  |                    |
| PROPOSED CONDITION     | 72,880 SF 44.1%    |  |                    |

**SITE PLAN LEGEND:**

- LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT
- GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
- HC = ACCESSIBLE SIGN
- NP = NO PARKING FIRE LANE
- DNE=DO NOT ENTER



Know what's below.  
Call before you dig.



1" = 20'-0"  
10'-0" 0 20'-0"

10/08/19 10:10:43 AM



PRELIMINARY:  
NOT FOR  
CONSTRUCTION

PROJECT  
**CAHILL AVE STORAGE**  
7855 CAHILL AVE, INVER GROVE HEIGHTS, MN 55076  
**ADAMS-FRENCH PROPERTY, LLC.**  
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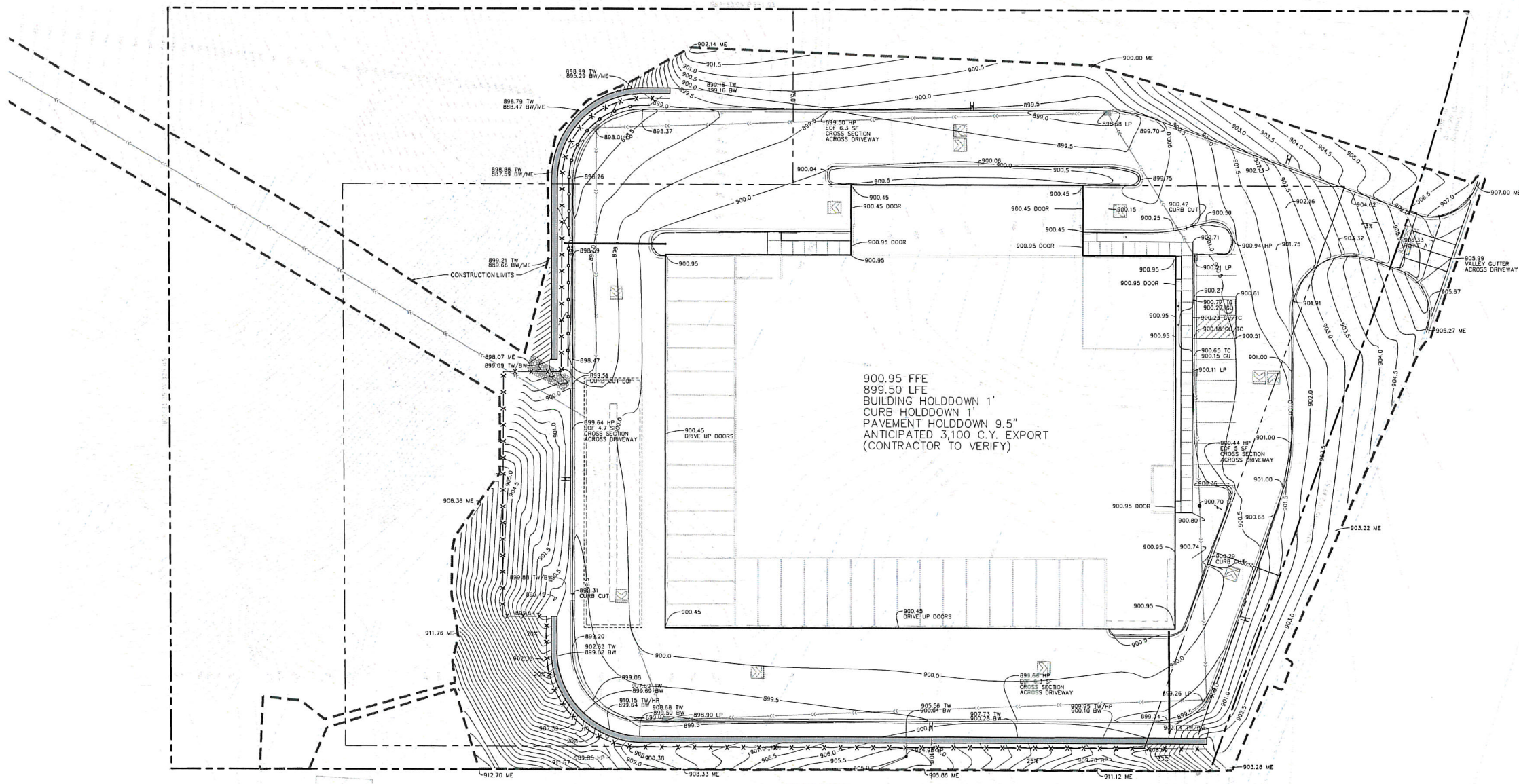
*Matthew R. Fisker*  
DATE 10/07/19 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY  
DATE DESCRIPTION  
19/01/19, CITY SUBMITTAL  
19/01/19, CITY PRE-APPROVAL

DRAWN BY RL REVIEWED BY MP  
PROJECT NUMBER 18024  
REVISION SUMMARY  
DATE DESCRIPTION

GRADING PLAN

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**GENERAL GRADING NOTES:**

- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING

- WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPIDING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPID TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING

- GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUPTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEN AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
  - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
  - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF

- ANY POINT WHERE MEASUREMENT IS MADE.
- AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
  - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
  - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUPTED AREAS TO SPECIFIED TOLERANCES, DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD. ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEED AND MULCHED.
  - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**CITY OF INVER GROVE HEIGHTS GRADING NOTES:**

- ALL RETAINING WALLS SHOWN ON GRADING PLAN SHALL BE CONSTRUCTED DURING THE GRADING PHASE.
- ALL RETAINING WALLS SUPPORTING A SURCHARGE AND/OR 4' OR HIGHER REQUIRE A SEPARATE BUILDING PERMIT.
- UPON COMPLETION OF THE PROJECT, A CERTIFICATION LETTER AND AS-BUILT SURVEY, FROM A REGISTERED ENGINEER OR LAND SURVEYOR SHALL BE PROVIDED TO THE CITY CERTIFYING THAT THE SITE GRADES ARE SHOWN.

**EROSION CONTROL NOTES:**

SEE SWPPP ON SHEETS SW1.8-SW1.5

**GROUNDWATER INFORMATION:**

GEOTECHNICAL REPORT IS FORTHCOMING.

**GRADING PLAN LEGEND:**

- 1137.50
- 41.26
- 891.00 G
- 891.00 TC
- 891.00 85/15
- 891.00 ME
- 891.00 G
- 891.00 TC
- 891.00 85/15
- 891.00 ME
- 891.00 G
- 891.00 TC
- 891.00 85/15
- 891.00 ME

EMERGENCY OVERFLOW  
EOP=1135.52  
Know what's below.  
Call before you dig.  
1" = 20'-0"  
10'-0" 0 20'-0"  
10/03/2019 10:19:47 AM



PRELIMINARY:  
NOT FOR  
CONSTRUCTION

PROJECT  
**CAHILL AVE STORAGE**  
7855 CAHILL AVE, INVER GROVE HEIGHTS, MN 55076  
ADAMS-FRENCH PROPERTY, LLC.  
9000 KEYSTONE CROSSING, SUITE 2300, INDIANAPOLIS, IN 46240

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*Andrew R. Parker*  
DATE 10/07/19 LICENSE NO. 44263

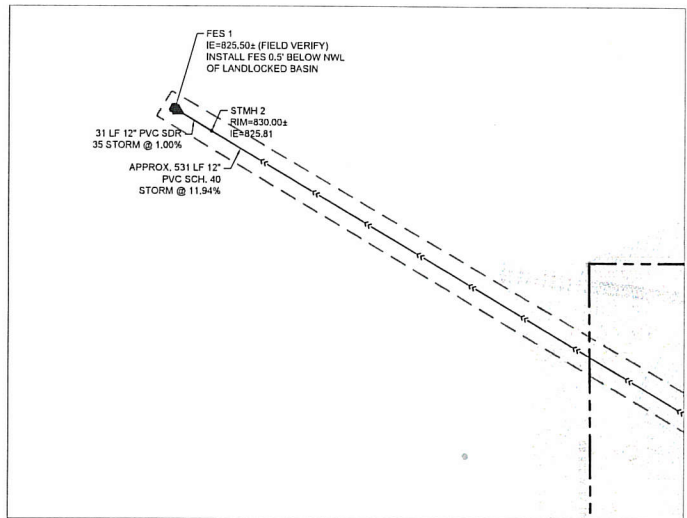
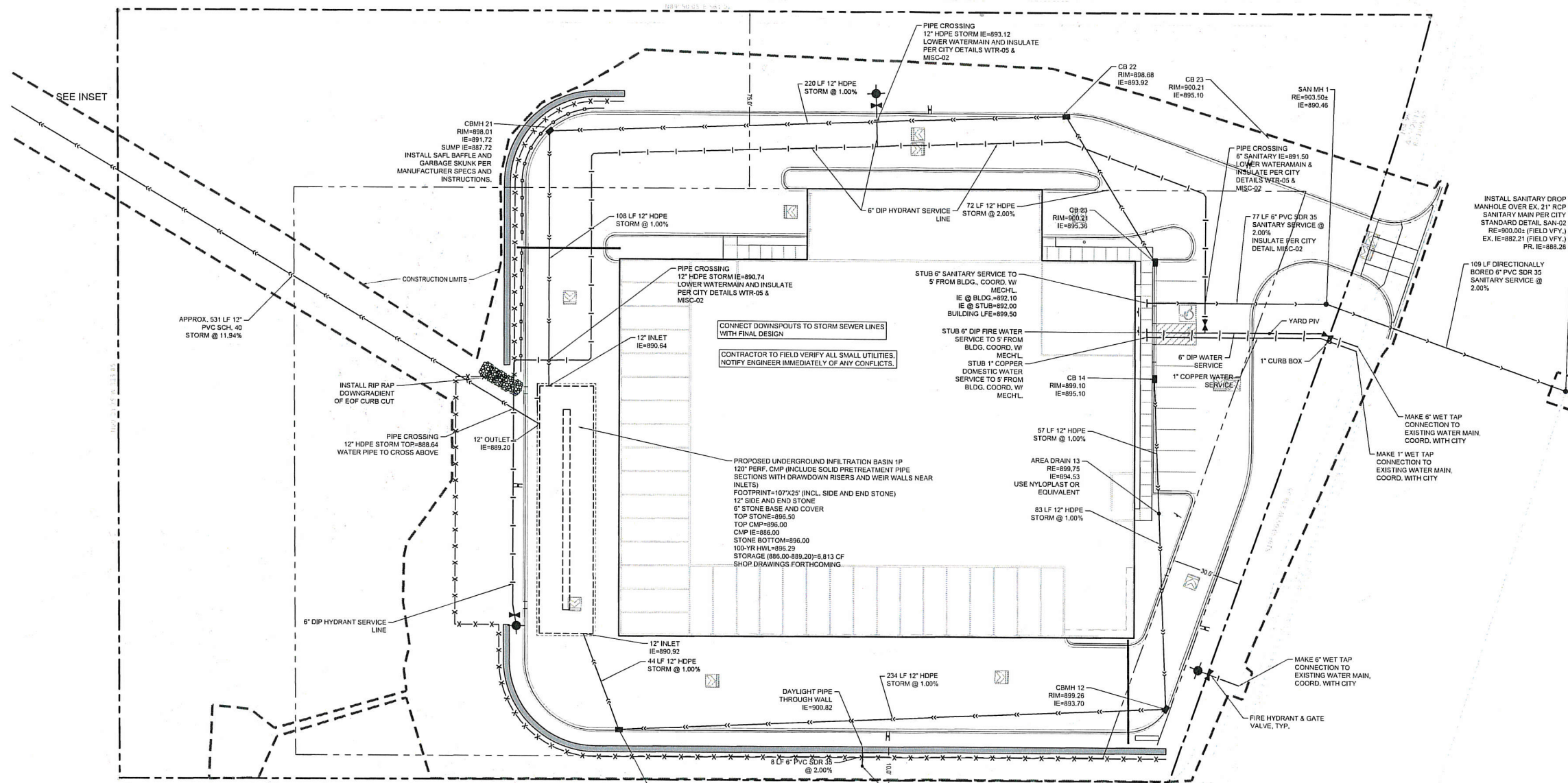
ISSUE/SUBMITTAL SUMMARY  
DATE DESCRIPTION  
10/07/19 CITY SUBMITTAL  
10/07/19 CITY PERMITTING

DRAWN BY RL REVIEWED BY MP  
PROJECT NUMBER 19356  
REVISION SUMMARY  
DATE DESCRIPTION

UTILITY PLAN

C4.0

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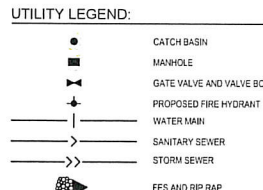


INSET

GENERAL UTILITY NOTES:

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOLDER STATE ONE CALL" (855-454-0002 OR 800-252-1188) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CATCH BASINS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 30 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F979, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866 UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS/GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1105.0.

CITY OF INVER GROVE HEIGHTS UTILITY NOTES:  
1. SANITARY SEWER UMBRELLAS REQUIRED DURING CONSTRUCTION.  
2. CLASS 52 DIP IS REQUIRED ON ALL 6-INCH WATER LINES.  
3. MEGA-LUGS TO BE USED FOR JOINT RESTRAINTS. ALL WATER SYSTEM BOLTS SHALL BE CORE-BLUE.

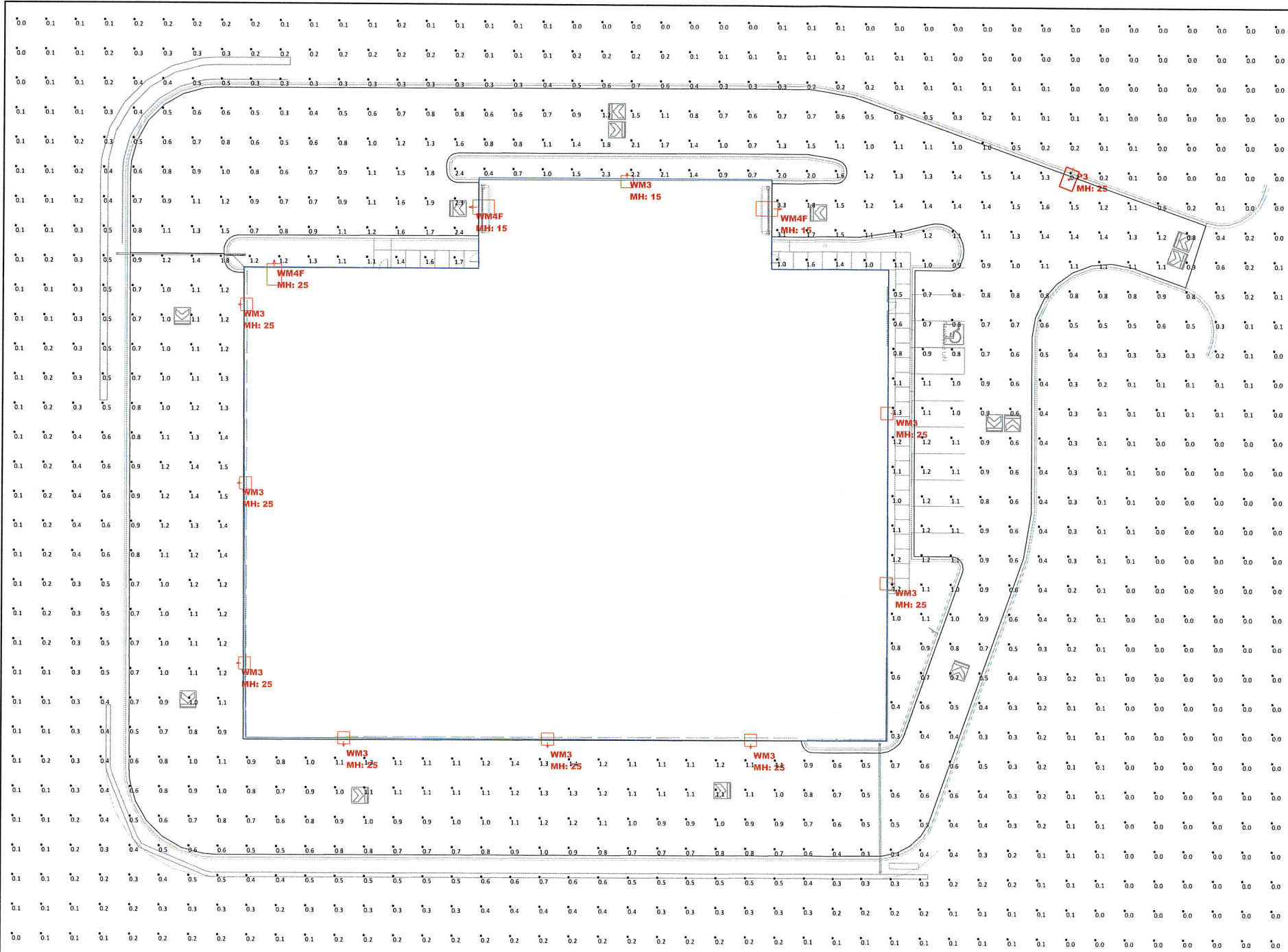












NOTES:  
-Contact Techlite for pricing. (317) 578-2626  
-All readings taken at grade  
-Buildings included as blocking entities  
- Fixture Symbols are not to scale  
-This drawing shows suggested fixtures and mounting locations based on the information provided.  
- Techlite assumes no responsibility for variation of light levels that result from changes in project parameters not reported at the time of design.  
- MH on drawing indicates mounting height from finished grade

LT1.0

| Luminaire Schedule |     |       |             |       |                                                                                     |                    |
|--------------------|-----|-------|-------------|-------|-------------------------------------------------------------------------------------|--------------------|
| Symbol             | Qty | Label | Arrangement | LLF   | Description                                                                         |                    |
| +                  | 3   | WM4F  | SINGLE      | 0.920 | USA RZR-WM1-IV-FT-20PLED-1050mA-NW-VOLT-FINISH @ VARIOUS SEE DRAWING                | Arr. Watts<br>66.7 |
| +                  | 9   | WM3   | SINGLE      | 0.920 | USA RZR-WM1-III-W-20PLED-NW-1050-VOLT-FINISH @ VARIOUS SEE DRAWING                  | Total Watts<br>603 |
| +                  | 1   | P3    | SINGLE      | 0.920 | USA VLL-PLED-III-40LED-525mA-NW-VOLT-1-FINISH-HS-PLED & DS330-400Q250-D1-FINISH64.7 | 64.7               |

| Calculation Summary |             |       |      |     |     |                          |
|---------------------|-------------|-------|------|-----|-----|--------------------------|
| Label               | CalcType    | Units | Avg  | Max | Min |                          |
| ALL POINTS          | Illuminance | Fc    | 0.34 | 3.3 | 0.0 | Avg/Min<br>N.A.          |
| PARKING AND DRIVE   | Illuminance | Fc    | 0.99 | 3.3 | 0.3 | Max/Min<br>3.30<br>11.00 |

Techlite Corporation  
7718 Lumen Court  
Fishers, IN 46038  
317.578.2626  
www.techcorp.com

ILLUMINATING SINCE 1987

TECHLITE

Drawn By: SLB  
Checked By: MB/PM  
Date: 10/4/2019

Scale: 1/16"=1'

Site Photometry

Inver Grove Heights Storage

Comments

Revisions

Page 1 of 1

[illegible]

## D8330

### Fatigue Resistant Soft Square Stem Post

**ANCHORAGE DATA**

| Concrete Strength, $f'_c$ | Embedment Depth, $h$ | Development Length, $l_d$ | Development Length, $l_d$ |
|---------------------------|----------------------|---------------------------|---------------------------|
| 4,000                     | 12                   | 12                        | 12                        |
| 4,500                     | 12                   | 12                        | 12                        |
| 5,000                     | 12                   | 12                        | 12                        |
| 5,500                     | 12                   | 12                        | 12                        |
| 6,000                     | 12                   | 12                        | 12                        |
| 6,500                     | 12                   | 12                        | 12                        |
| 7,000                     | 12                   | 12                        | 12                        |
| 7,500                     | 12                   | 12                        | 12                        |
| 8,000                     | 12                   | 12                        | 12                        |
| 8,500                     | 12                   | 12                        | 12                        |
| 9,000                     | 12                   | 12                        | 12                        |
| 9,500                     | 12                   | 12                        | 12                        |
| 10,000                    | 12                   | 12                        | 12                        |
| 10,500                    | 12                   | 12                        | 12                        |
| 11,000                    | 12                   | 12                        | 12                        |
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| 12,000                    | 12                   | 12                        | 12                        |
| 12,500                    | 12                   | 12                        | 12                        |
| 13,000                    | 12                   | 12                        | 12                        |
| 13,500                    | 12                   | 12                        | 12                        |
| 14,000                    | 12                   | 12                        | 12                        |
| 14,500                    | 12                   | 12                        | 12                        |
| 15,000                    | 12                   | 12                        | 12                        |
| 15,500                    | 12                   | 12                        | 12                        |
| 16,000                    | 12                   | 12                        | 12                        |
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| 17,000                    | 12                   | 12                        | 12                        |
| 17,500                    | 12                   | 12                        | 12                        |
| 18,000                    | 12                   | 12                        | 12                        |
| 18,500                    | 12                   | 12                        | 12                        |
| 19,000                    | 12                   | 12                        | 12                        |
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| 47,500                    | 12                   | 12                        | 12                        |
| 48,000                    | 12                   | 12                        | 12                        |
| 48,500                    | 12                   | 12                        | 12                        |

[illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible][illegible]

LIGHTING PLAN CUT SHEETS

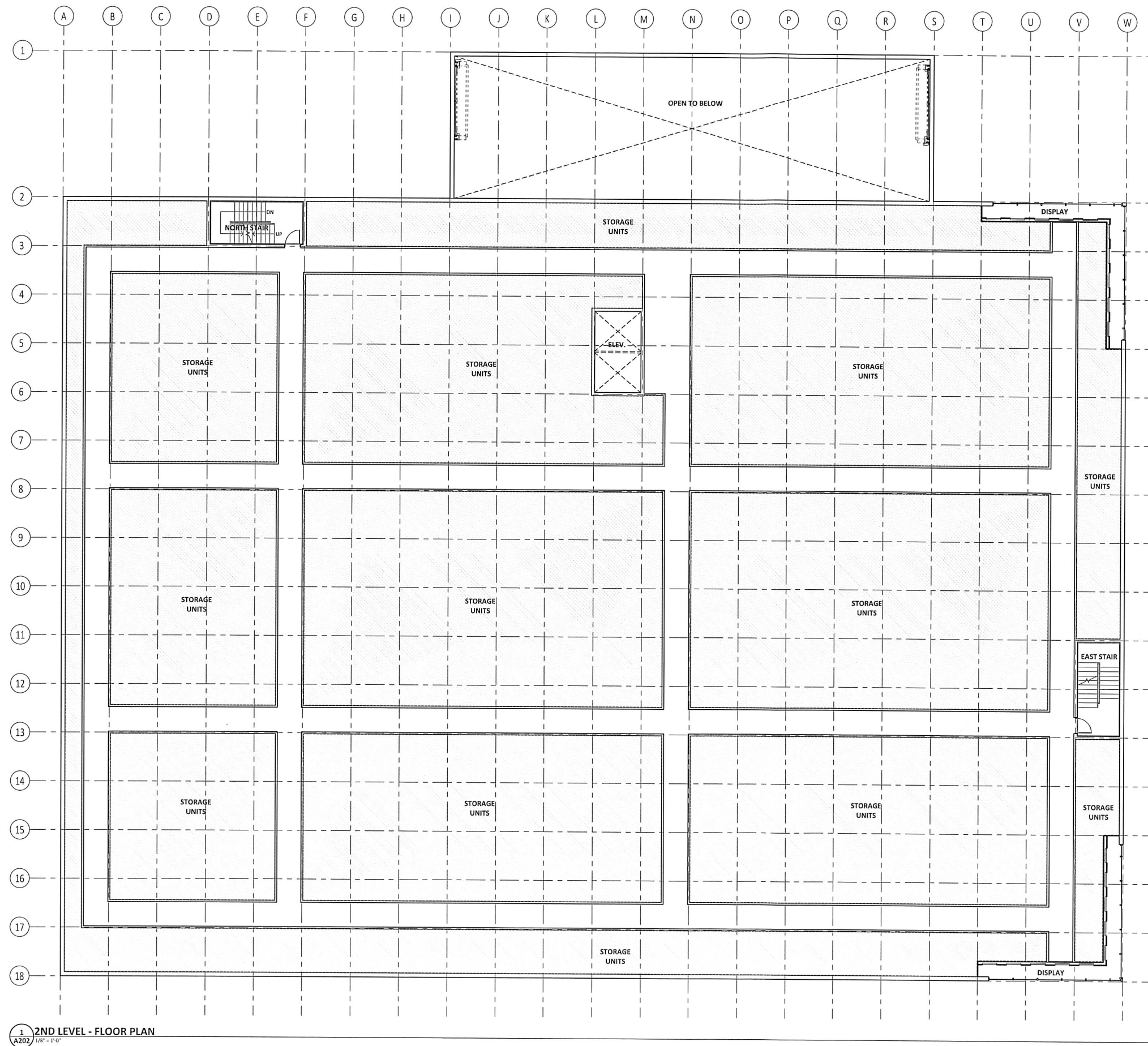
LT1.1











**CAHILL AVE STORAGE  
NEW CONSTRUCTION**



**ISEN**  
1000 Twelve Oaks Center  
Dr.  
Suite 200  
Wayzata MN 55391  
Tel 952-426-7400  
Fax 952-426-7440

NOT FOR  
CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

[illegible]

**DRAWING INFORMATION**

PROJECT NUMBER: 19229.SADA

DRAWN BY: Author

CHECKED BY: Checker

DATE: 10/07/2019

COMPUTER DIRECTORY:

2ND LEVEL FLOOR  
PLAN

CITY SUBMITTAL



A202







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

---

**CASE NO:** 19-49X

**HEARING DATE:** November 6, 2019

**APPLICANT:** City of Inver Grove Heights

**PROPERTY OWNER:** N/A

**REQUEST:** Review of Capital Expenditure associated with land purchase for Seidl's Lake Park

**LOCATION:** N/A

**COMPREHENSIVE PLAN:** N/A

**ZONING:** N/A

**REVIEWING DIVISIONS:** Planning  
Parks and Rec

**PREPARED BY:** Allan Hunting  
City Planner

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**BACKGROUND**

The City of Inver Grove Heights owns Seidls Lake Park on the south side of the lake which is 30-acres. The City of South St. Paul also owns their version of Seidls Lake Park on the north side of the lake which is 3-acres. The two cities have master plans for their respective parks with Inver Grove Heights plan being created in 2007.

Each master plan envisioned a trail around the lake so residents from both communities could access the entire perimeter of the lake. Controlling this parcel will assist in our goal of the development of a future trail. The parcel has significant topography challenges and abuts the South St. Paul municipal border. The master plan identifies two potential "pinch points" to getting a trail constructed, see attached master plan.

The City of Inver Grove Heights was recently approached by a private property owner asking if we would be interested in purchasing the following parcel:

- PID 20-02810-80-010
- 1-acres in size (0.68-land) (0.32 water).
- Appraised value of \$10,000

Per State Statutes, the Planning Commission must review capital improvement projects for consistency with the Comprehensive Plan (Minnesota Statute 462.356 subd. 2).

## **EVALUATION OF THE REQUEST**

Compliance with the Comprehensive Plan. Minnesota Statutes requires the Planning Commission to review capital improvement projects to verify they are in compliance with the City's Comprehensive Plan.

The City has already had an appraisal done on the property and the landowner has verbally agreed to sell the property to the City for the appraised value. The City has also performed a title search of the property and the title is "clean".

City staff is recommending we acquire the parcel and include it as a part of Seidl's Lake Park. All expenses associated with the acquisition will be paid for out of the Park Acquisition and Development Fund (Fund 402).

## **ALTERNATIVES**

A. **Approval.** If the Planning Commission finds the request acceptable, the following actions should take place:

- An Approval recommendation that purchase of property to be included in Seidl's Lake Park is consistent with the Comprehensive Plan.

B. **Denial.** If the Planning Commission does not find the proposed project consistent with the Comprehensive Plan, the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

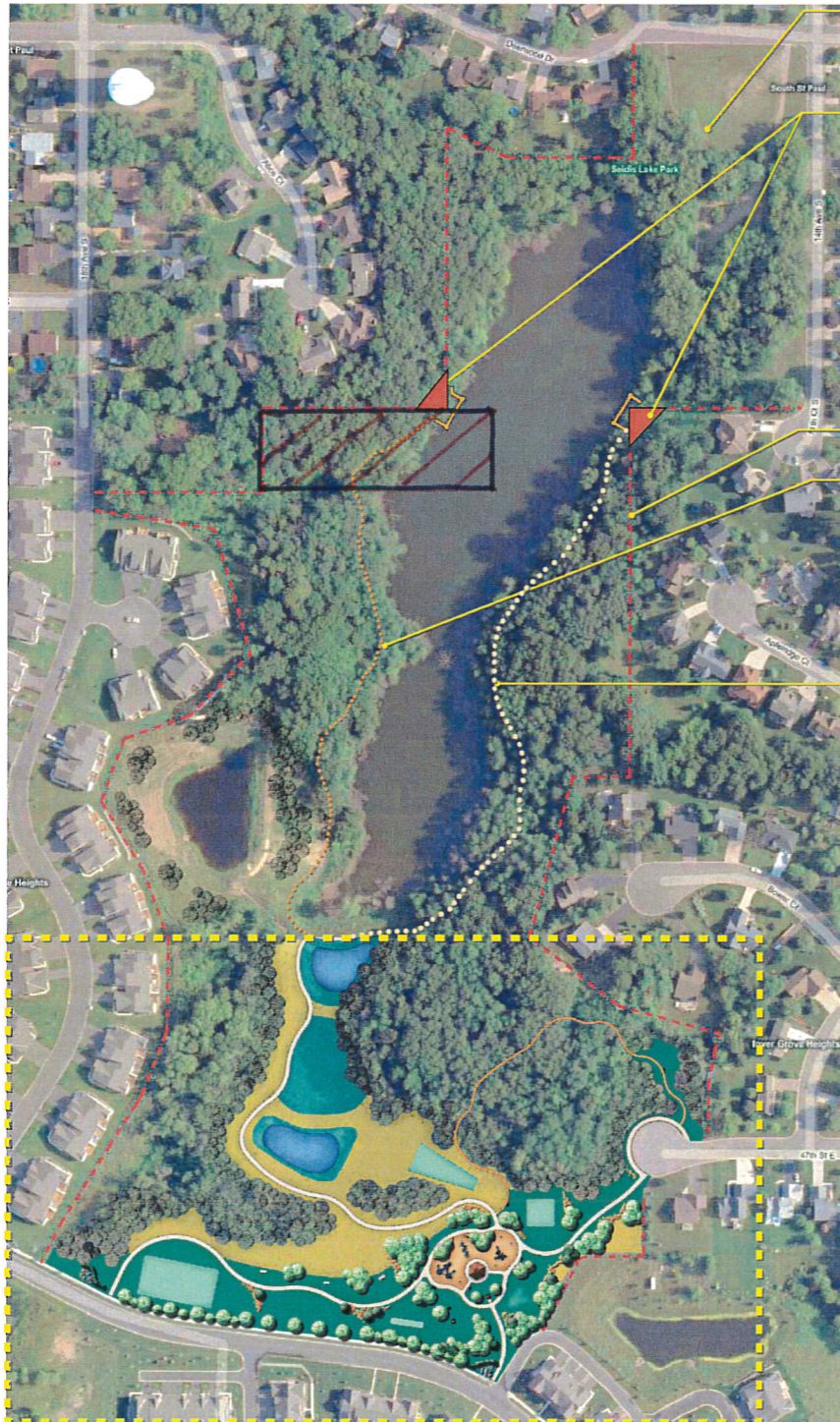
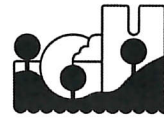
## **RECOMMENDATION**

Staff recommend the capital expenditure be found consistent with the Comprehensive Plan.

Attachment: Seidl's Lake Park Master Plan (with parcel identified)  
Property Map  
Survey of Parcel

# Seidl's Lake Park

## Overall Preliminary Master Plan



### South St. Paul Site

Trails should tie into the South St. Paul's portion of Seidl's Lake Park.

### Property Crossing Options

Crossing the two sections of lakeshore to join the Inver Grove Heights site to the South St. Paul site should be pursued.

One option consists of using boardwalks with overlooks across the water in order to bypass the private property.

The other option consists of the city obtaining trail easements from the private property owners to build the trail on solid ground.

### Park Property Lines (typ)

### Future Trail Alternate

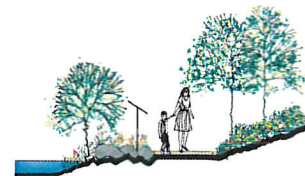
A future trail to complete a loop around the lake could be implemented, if desired, and would tie into the South St. Paul park site. The trail should be minimal in width, possibly built of a nature trail material (bare soil, wood chips, etc.) and should minimize disturbance to the site.

### Lakeside Trail

Future lakeside trail should be a minimum of 6' wide, with an ideal width of 8' and should tie into the South St. Paul trail system.

The trail should be built above the future high water level, where feasible, once this is established and control structures are in place. In areas where it is not feasible, use of suitable construction materials shall be used to reduce the propensity for water damage.

Where the trail is adjacent to steep slopes, the edge of the trail shall have retaining walls built of suitable materials that would blend with the natural character of the site, such as limestone blocks, natural boulders, etc.

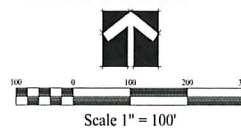


### Interpretive / Educational Information

Placement of interpretive / educational signs along the various park trails would provide the users information about their surroundings and encourage stewardship for the park.

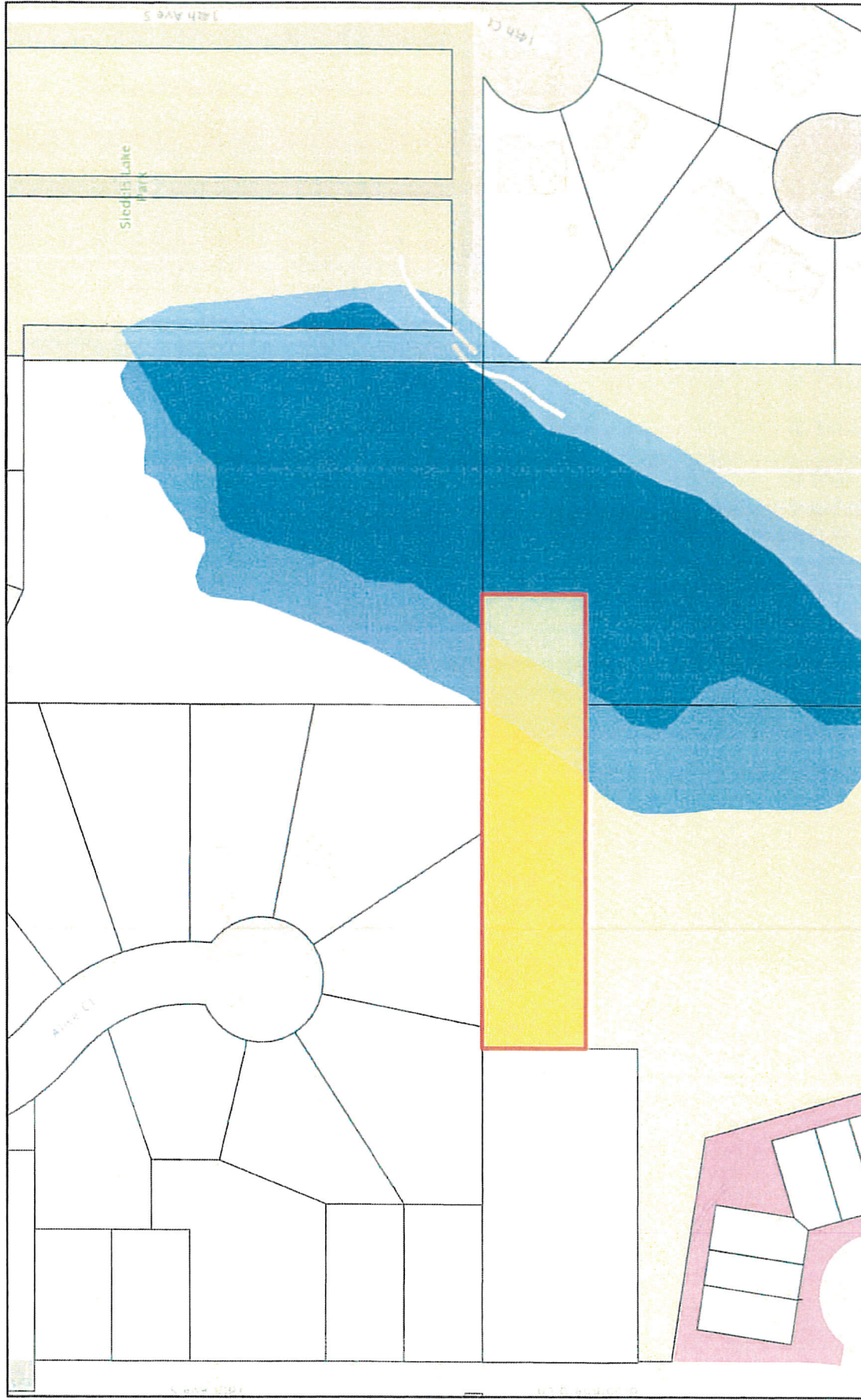


REFER TO ENLARGEMENT  
PLAN FOR INFORMATION  
WITHIN THIS AREA





# Property Map



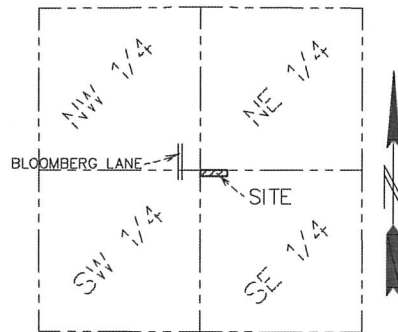
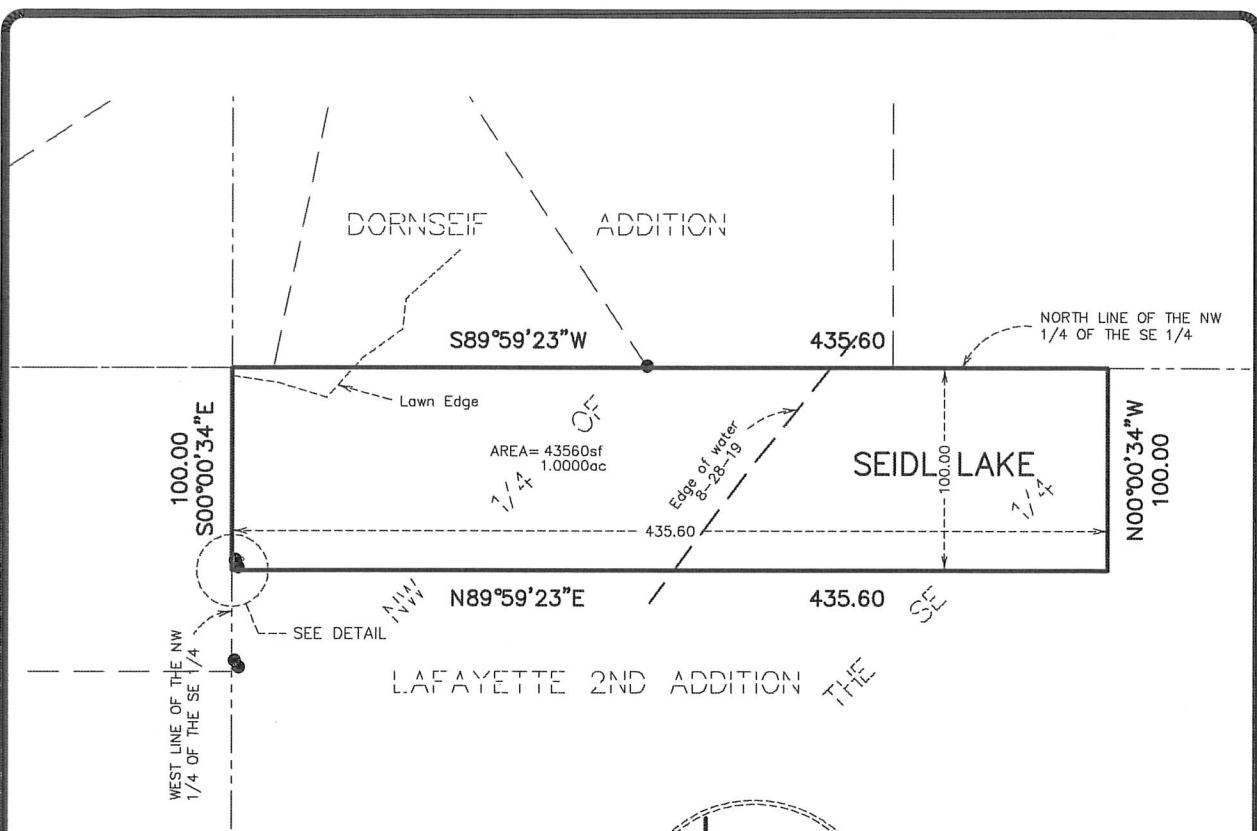
June 3, 2019

Parcels

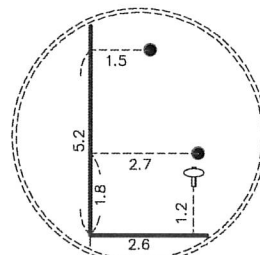
Multi-owner Parcel  
 Water in Tax Parcel  
 Right of Way Easement

Dedicated Right of Way

Dakota County  
 Dakota County



SECTION 28, TWP. 28, RGE. 22  
LOCATION MAP  
NO SCALE



DETAIL  
NO SCALE

#### LEGEND

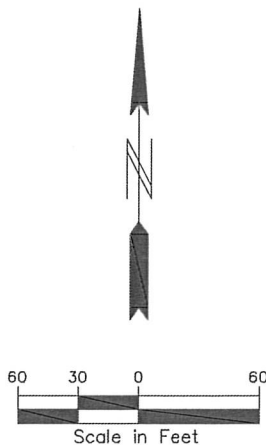
- Denotes sign
- Denotes iron pipe

#### Legal Description per Title Commitment

The North 100 feet of the West 435.6 feet of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-Eight (28), Township Twenty-Eight (28), Range Twenty-Two (22), Dakota County, Minnesota.

- \* Only easements which appear in Schedule B of the Commitment for Title Insurance issued by DCA Title as agents for Old Republic National Title Insurance Company file no. 19-050014 RC dated April 30, 2019 at 7:30a.m. are shown. No other search for recorded or unrecorded easements was made by the surveyor as part of this survey.

We hereby certify to City of Inver Grove Heights that this survey, plan or report was prepared by me, or under my direct supervision, and that I am a duly licensed land surveyor under the laws of the state of Minnesota, dated this 30 day of August, 2019.



SIGNED: Pioneer Engineering, P.A.

BY:   
Peter J. Hawkinson, Professional Land Surveyor  
Minnesota License No. 42299  
email-phawkinson@pioneereng.com

Sheet  
1 of 1

**PIONEER**engineering  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS  
2422 Enterprise Drive  
Mendota Heights, MN 55120  
(651) 681-1914  
Fax: 681-9488  
www.pioneereng.com

Cad File:  
EX-SURV-119204-BASE.dwg  
Date: 8-29-19  
Folder #: 8416  
Drawn by: KSO

Certificate of Survey for:  
City of Inver Grove Heights

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

---

**CASE NO:** 19-50X

**HEARING DATE:** November 6, 2019

**APPLICANT:** City of Inver Grove Heights

**PROPERTY OWNER:** N/A

**REQUEST:** Review consistency with Sale of Land to Dakota County

**LOCATION:** N/A

**COMPREHENSIVE PLAN:** N/A

**ZONING:** N/A

**REVIEWING DIVISIONS:** Planning

**PREPARED BY:** Allan Hunting  
City Planner

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**BACKGROUND**

By Resolution No. 19-38 dated February 25, 2019, the City agreed to sell to the County approximately 6.27 acres of vacant land for \$1,081,864.00. The County is purchasing land next to the new fire station for the SMART center training location at the corner of Concord Boulevard and Courthouse Boulevard Court.

Per State Statutes, the Planning Commission must review capital improvement projects for consistency with the Comprehensive Plan (Minnesota Statute 462.356 subd. 2).

**EVALUATION OF THE REQUEST**

Compliance with the Comprehensive Plan. Minnesota Statutes requires the Planning Commission to review capital improvement projects to verify they are in compliance with the City's Comprehensive Plan.

With any sale of City owned land, the Planning Commission must make a recommendation whether the sale of the parcel is consistent with the Comprehensive Plan. The property is guided Public/Institutional, and the Council has approved the rezoning and Major Site Plan Approval for the project containing a government training facility.



### **ALTERNATIVES**

A. **Approval.** If the Planning Commission finds the request acceptable, the following actions should take place:

- An Approval recommendation that the sale of the property is consistent with the Comprehensive Plan.

B. **Denial.** If the Planning Commission does not find the proposed project consistent with the Comprehensive Plan, 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 recommend the sale be found consistent with the Comprehensive Plan.

Attachment: Parcel Map



# Location Map

Case No. 19-50X

