INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA

TUESDAY, NOVEMBER 19, 2019 – 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR NOVEMBER 6, 2019

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 PRAIRIE ESTATES, LLLP - CASE NO. 19-48C

Consider the following requests for the property located at 6121-6199 Carmen Avenue:

a) A **conditional use permit amendment** to modify the existing site plan to add a garage space for each unit along with other property improvements.

Planning Commission Action _____

b) A **variance** to exceed 40% impervious surface in the R-3B, multi-family zoning district.

Planning Commission Action _____

4. OTHER BUSINESS

4.01 CITY OF INVER GROVE HEIGHTS – CASE NO. 19-52X

Review of Capital Expenditures associated with the following street reconstruction projects for consistency with the Comprehensive Plan:

- 2016-09G - 60th Street, 62nd Street and Bacon Avenue Improvements
- 2019-09D - 64th Street Area Improvements
- 2019-09F - Carter Path and Carter Court Mill and Overlay
- 2019-09C - Cahill Avenue Mill and Overlay (Concord Boulevard to Inver Grove Trail)

Planning Commission Action _____

5. ADJOURN

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

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, November 6, 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 Brett Kramer Jonathan Weber Elizabeth Niemioja
Commissioners Absent:	Armando Lissarrague (excused) Annette Maggi (excused) Dennis Wippermann (excused)
Others Present:	Heather Botten, Associate Planner Allan Hunting, City Planner

APPROVAL OF MINUTES

The minutes from the October 15, 2019 Planning Commission meeting were approved as submitted.

DAKOTA COUNTY SMART BUILDING – CASE NO. 19-51V

Reading of Notice

Commissioner Simon read the public hearing notice to consider a request for a variance to allow a 34-foot setback along TH 52/55 whereas 75 foot is required, for the property located at the northern corner of Concord Boulevard and Courthouse Boulevard. 35 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is requesting a setback variance to allow a future addition to the SMART center facility 34 feet from the property line along Highway 52/55 whereas 75 feet is required. The future addition would have the same setback to the highway than the fire station. The future addition has been incorporated into the stormwater management plan for the property, so the system has been sized accordingly. The site has constraints that limit building placement due to two large wetland areas, a stormwater infiltration area, and steep topography. The proposed location of the future addition is the logical place and would require a setback variance. Staff recommends approval of the request.

Opening of Public Hearing

Joe Lexa, Dakota County, advised he was available to answer any questions.

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

Mr. Lexa replied in the affirmative.

Commissioner Scales closed the public hearing.

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Planning Commission Recommendation
Motion by Commissioner.Weber, second by Commissioner Kramer, to approve the request for a variance to allow a 34-foot setback along TH 52/55 whereas 75 feet is required, for the property located at the northern corner of Concord Boulevard and Courthouse Boulevard, with the condition listed and the practical difficulty listed in the report.

Motion carried (6/0). This item goes to the City Council on November 12, 2019.

DAVID WICKLUND – CASE NO. 19-46V

Reading of Notice
Commissioner Simon read the public hearing notice to consider the request for a variance to allow an accessory structure that does not comply with exterior building code requirements on single-family residential property, for the property located at 8260 Dawson Way. 11 notices were mailed.

Heather Botten, Associate Planner, advised that the applicant withdrew his variance request.

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

Reading of Notice
Commissioner Simon read the public hearing notice to consider the request for a conditional use permit to exceed the 25% maximum impervious surface allowed in the shoreland district and a conditional use permit to allow a mini-storage facility to be constructed on the property located at 7855 Cahill Avenue. 87 notices were mailed.

Presentation of Request
Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the property is zoned B-3, General Business. The applicant is proposing to develop a 3.8-acre parcel with a three-story, 105,600 square foot climate-controlled storage facility, which is a conditional use in the B-3 zoning district. The property is contained within the Shoreland Overlay District of Simley Lake. Total impervious surface on the lot would exceed the maximum allowed; however, a conditional use permit may be issued if the City has a stormwater management plan in place, which it does. This site also naturally drains into South Valley Park and away from Simley Pond. Mr. Hunting showed a rendering of the proposed building which was a combination of metal, prefabricated brick, and block. The DNR reviewed the request and had no comments. Commissioners were given two emails from residents who had concerns with the project. Commissioners also received a traffic report showing that mini-storage facilities are low traffic generators. Staff recommends approval of the two requests.

Commissioner Robertson asked how long this property had been for sale.

Mr. Hunting was not sure of the exact amount of time, but believed it was quite a few years. The only application he recalled receiving for this property was approximately 15 years ago.

Commissioner Niemioja asked if the City Council had provided any opinions on allowing more storage facilities in response to the Planning Commission's concern about the number of units in the city.

Mr. Hunting replied that staff had not yet broached the subject to Council but would likely bring it to them at a work session in the coming winter months.

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Commissioner Niemioja asked for clarification that there were 11 existing storage facilities in the city.

Mr. Hunting was not sure offhand of the exact number.

Opening of Public Hearing

Max French, Adams French Properties, advised he was available to answer any questions.

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

Mr. French replied in the affirmative.

Commissioner Simon asked how large the internal storage units would be.

Mr. French replied that the average unit would be 100 square feet, with some being larger and the smallest being 250 square feet. All units would be heated and air conditioned, but not refrigerated.

Commissioner Simon asked how items were transported to the upper floors.

Mr. French replied that they will provide a covered loading zone on the north side of the building that can accommodate a 40-foot box truck. Customers can unload their items at the sliding glass doors and move them to their unit using carts and a large hospital-sized elevator.

Commissioner Robertson noted that from Cahill Avenue people would see an industrial-looking building whereas some building fronts have a more aesthetically appealing view from the street with a front entry, etc.

Commissioner Weber noted that because the building would sit below street level, the building would likely look more like a two-story building.

Mr. French advised that the building would sit five feet below street level.

Commissioner Robertson replied that her concern was with the aesthetics of the building rather than the height.

Bill McLean, 7935 Boyd Avenue, suggested that rather than giving them a conditional use permit for impervious surface, the applicants should shrink the building, re-orient it, and make the front more aesthetically appealing with a brick façade. He did not believe the proposed building was a good fit for this neighborhood and asked for clarification on details of the stormwater management system.

Robbie Latta, Civil Site Group, advised that a large underground infiltration basin would be installed along the western drive aisle and would meet all City requirements.

Commissioner Scales closed the public hearing.

Planning Commission Discussion

Commissioner Robertson stated although the property had been for sale for a number of years and would generate minimal traffic, she struggled with approving the request because of the industrial look of the building and the image it would present along Cahill, the City's main corridor.

Commissioner Niemioja stated in her opinion the proposed building was aesthetically a mismatch for this neighborhood and was not a good fit next to the high school, residential properties, park,

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etc. She would prefer something that would generate more traffic as it would help the businesses in the area, and she was not necessarily opposed to the conditional use permit request.

Commissioner Simon asked the developers if they would consider modifying the front façade.

Commissioner Scales stated that designing the building was not what Commissioners were being asked to do.

Commissioner Simon agreed, stating that was why she was asking the applicant if it was something they would consider. She asked staff for direction.

Mr. Hunting stated the Commission could suggest the request be tabled to allow time for the developer to redesign the front of the building, or they could make a recommendation tonight and move the request forward.

Commissioner Scales struggled with whether this was the right type of business for this area.

Commissioner Niemioja agreed that finding the right fit was important regardless of how long the property had been for sale.

Commissioner Kramer stated he struggled with this request because although it complied with zoning requirements, he did not think it was a good fit for the Cahill corridor and therefore he would likely vote against it. He would prefer to see an office building or multiple-family housing development that would benefit from the park setting to the west.

Planning Commission Recommendation

Motion by Commissioner Robertson to deny the request for a conditional use permit to exceed the 25% maximum impervious surface allowed in the shoreland district and a conditional use permit to allow a mini-storage facility to be constructed on the property located at 7855 Cahill Avenue.

Mr. Hunting advised that a basis for denial should be stated.

Commissioner Robertson added that her motion to deny was based upon the fact that the proposed storage facility was not a good fit for what is considered the City's main corridor.

Commissioner Weber questioned whether exceeding the impervious surface should be added as a basis for denial.

Commissioner Robertson replied that with the Cub center across the street she did not feel that was a valid basis.

Second by Commissioner Weber.

Motion carried (6/0). This item goes to the City Council on November 25, 2019.

Commissioner Niemioja stated because this is becoming a constant issue, she would like City Council to provide a recommendation as to their thoughts on additional storage facilities.

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OTHER BUSINESS

City of Inver Grove Heights–Case No. 19-49X and Case No. 19-50X

Mr. Hunting explained that in Case No. 19-49X the owner of the subject property on Seidls Lake approached the City to see if they would be interested in purchasing their land. The City's master plan is for there to be a trail all the way around Seidls Lake. Staff recommends that the City acquire the parcel and include it as a part of Seidls Lake Park. The Planning Commission is being asked to make a recommendation that the purchase of this property would be consistent with the comprehensive plan.

Case No. 19-50X involves the City agreement to sell the property south of the new fire station to the County for the SMART center training facility. The Planning Commission is being asked to make a recommendation on whether the sale of the parcel is consistent with the comprehensive plan.

Commissioner Weber asked if purchasing the subject property on Seidls Lake Park would enable the City to construct the walking path.

Mr. Hunting stated he was uncertain of the other property ownerships and whether the trail could now be completed all the way around the lake.

Commissioner Simon asked if there was a structure, well, or septic on the Seidls Lake property the City was looking to purchase.

Mr. Hunting replied there was not; it was a vacant parcel.

Commissioner Niemioja supported the City taking advantage of the Seidls Lake property purchase and adding it to Seidls Lake Park.

Motion by Commissioner Niemioja, second by Commissioner Simon, to recommend that the purchase of property to be included in Seidls Lake Park is consistent with the comprehensive plan.

Motion carried (6/0).

Motion by Commissioner Weber, second by Commissioner Niemioja, to recommend that the sale of property to Dakota County is consistent with the comprehensive plan.

Motion carried (6/0).

The meeting was unanimously adjourned at 7:42 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

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PLANNING REPORT
CITY OF INVER GROVE HEIGHTS

HEARING DATE: November 19, 2019 **CASE NO:** 19-48C

APPLICANT & PROPERTY OWNER: Prairie Estates, LLLP

REQUEST: A conditional use permit amendment to modify the existing site plan to allow for property improvements and a variance to exceed the maximum impervious surface allowed on the property

LOCATION: 6121-6199 Carmen Avenue

COMPREHENSIVE PLAN: MDR, Medium Density Residential

ZONING: R-3C, Multi-family

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is proposing to add 26 garage spaces, including two ADA compliant garages, on the property known as Prairie Estates. In addition to the proposed garages the applicant is planning to renovate the interior of the existing residential units and the building exteriors. The applicant is also planning to improve the community gathering space and the connectivity of the development. The property is a 40-unit affordable housing townhome development, built in 1980. Currently there are 14 garage units on the property with the remainder of the parking being surface parking. With the addition of the proposed 26 garage spaces, each unit would have their own garage stall. Overall the number of parking spaces would be increasing from 85 spaces to 90 spaces.

While most of the proposed improvements would be happening over existing hard surface there would be a 4% increase in impervious surface. Currently there is 42% impervious surface on the property, the proposed improvements would increase the total to 46%. The R-3C zoning district allows for a maximum of 40% impervious surface, the applicant is requesting a variance to exceed this amount.

The specific request consists of the following:

A.) A **conditional use permit amendment** to modify the existing site plan to add a garage space for each unit along with other property improvements.
B.) A **variance** to exceed 40% impervious surface in the R-3, multi-family zoning district.

EVALUATION OF THE REQUEST

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

North	Apartments; zoned R-3C, Multi-family; guided MDR, Medium Density
East	Industrial; zoned I-1, Light Industrial; guided IOP, Industrial Office Park
South	Industrial; zoned I-1, Light Industrial; guided IOP, Industrial Office Park
West	Vacant/Single-family; zoned R-1C, Single-family Residential; guided LDR, Low Density Residential

SITE PLAN REVIEW

Setbacks. The proposed garages meet or exceed the required perimeter setbacks for the site.

Parking Lot. There will be a reduction of surface parking spaces, but an increase of garage stalls. The existing site has 85 total parking spaces; with the construction of the additional garages there will be a total of 90 parking spaces on the property.

Access. Access to the property is not changing, there are currently two access points off Carmen Avenue.

Landscaping. A landscape plan has been submitted for review. The proposed garage additions do not require any additional trees. There will be removal of 39 trees due to the location of garages, stormwater facilities and emerald ash trees. The City encourages the removal of ash trees and has not required tree replacement with the removal of a diseased or potentially diseased trees. 19 of the 39 trees to be removed are ash trees. The applicant is proposing to install the equivalent of 20 trees, which is in compliance of past practices for removal and replacement of on-site trees.

Lighting: N/A

Rooftop Equipment. N/A

Exterior building material: The proposed garages would consist of vinyl siding in a color palate that would complement the existing buildings. The proposed materials comply with exterior standards.

Engineering. Engineering has reviewed the plans and has been working with the applicant on stormwater and grading requirements. Engineering has made some recommendations on conditions that should be added to the approval. These conditions are included in the list of conditions at the end of this report. The applicant shall continue to work with the City to secure final approval of the construction drawings.

Fire Marshal Review. All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes at time of building permit review.

Signage: N/A

GENERAL CONDITIONAL USE PERMIT 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 MDR, medium density residential; a townhome complex 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 R-3B. the existing townhome development is consistent with the intent of this district.

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

   The proposed use would not have a detrimental effect on public improvements in the vicinity of the project.

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

   This use does not appear to have any negative effects on City facilities or services. The proposed improvements will increase pedestrian safety.

5. *The use is generally compatible with existing and future uses of surrounding properties, including:*
   i. Aesthetics/exterior appearance
   The proposed garage additions would complement the existing building material.
   ii. Noise
   The improvements to the site will not generate noises that are inconsistent with the multi-family zoning.
   iii. Fencing, landscaping and buffering
   The proposed landscaping complies with code requirements.

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 improvements would not be out of the ordinary for a residential area. The garage additions will have little effect on the surrounding properties.

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.

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.*

   The proposed site improvements would be in harmony with the general purpose and intent of the comprehensive plan which is a multi-family housing neighborhood. The proposed garage additions 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.*

   The applicant is proposing the garages within the most reasonable area of the property that provides the least amount of land and building alteration while meeting the needs of the development. The garage additions do not appear to conflict with any other performance standards of the zoning ordinance such as size, setbacks, or building materials.

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

   The existing site was developed in 1980, at that time there was not much consideration taken for all units to have an assigned garage stall and for safe pedestrian routes. The applicant is making improvements to the site that would benefit the residents of Prairie Estates and the surrounding neighborhood. There is a process set up for single-family properties to allow for additional impervious surface with a conditional use permit. The multi-family districts have straight impervious surface standards. The applicant is

complying with the City's stormwater requirements by treating the additional impervious surface on the property.

4. *The variance will not alter the essential character of the locality.*
The proposed improvements do not appear to alter the essential character of the area in a negative way. The City has impervious surface maximums to protect the storm sewer system, to not adversely affect abutting properties, and to maintain open space. The proposed 4% increase of impervious surface will not adversely affect abutting properties or the storm sewer system. Aesthetically, the proposed improvements will add value to development and neighborhood.

5. *Economic considerations alone do not constitute an undue hardship.*
Economic considerations do not appear to be a basis for this request.

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 a **variance** to exceed 40% impervious surface in the R-3, multi-family zoning 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 01/21/19
Grading & Drainage Plan	dated 01/21/19

    2. A stormwater facility maintenance agreement and other agreements related thereto, shall be required to be executed between the City and the developer.

    3. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.

    4. The developer shall meet the conditions outlined in the City Engineers review memo dated 01/29/19 and any subsequent correspondence.

With the practical difficulty being:
The property is unique in that the existing site was developed in 1980, at that time there was not much consideration taken for the residential units to have a garage space and for safe pedestrian connectivity. The proposed improvements do not appear to alter the essential character of the area in a negative way. The proposed 4% increase of impervious surface will not adversely affect abutting properties or the storm sewer

system. Additionally, the applicant is proposing the garages within the most reasonable area of the property that provides the least amount of land and building alteration while meeting the needs of the development.

- Approval of a **conditional use permit amendment** to modify the existing site plan to add a garage space for each unit along with other property improvements 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 01/21/19

   a. Grading & Drainage Plan dated 01/21/19
   b. Landscaping Plan dated 01/21/19

2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.

3. All final development plans shall be subject to the review and approval of the City Fire Marshal.

4. All signage requires a separate sign permit and shall conform to the sign requirements of the B-1 zoning district.

5. All parking lot and building lighting on site shall be a down cast, "shoe-box" style and the bulb shall not be visible from property lines. Details of building lighting shall be submitted with the building permit.

6. Any new roof top and/or ground utility equipment shall be substantially screened on all sides from public view. Screening materials shall be compatible with the building's overall design.

7. A stormwater facility maintenance agreement and other agreements related thereto, shall be required to be executed between the City and the developer.

8. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.

9. The developer shall meet the conditions outlined in the City Engineers review memo dated 01/29/19 and any subsequent correspondence.

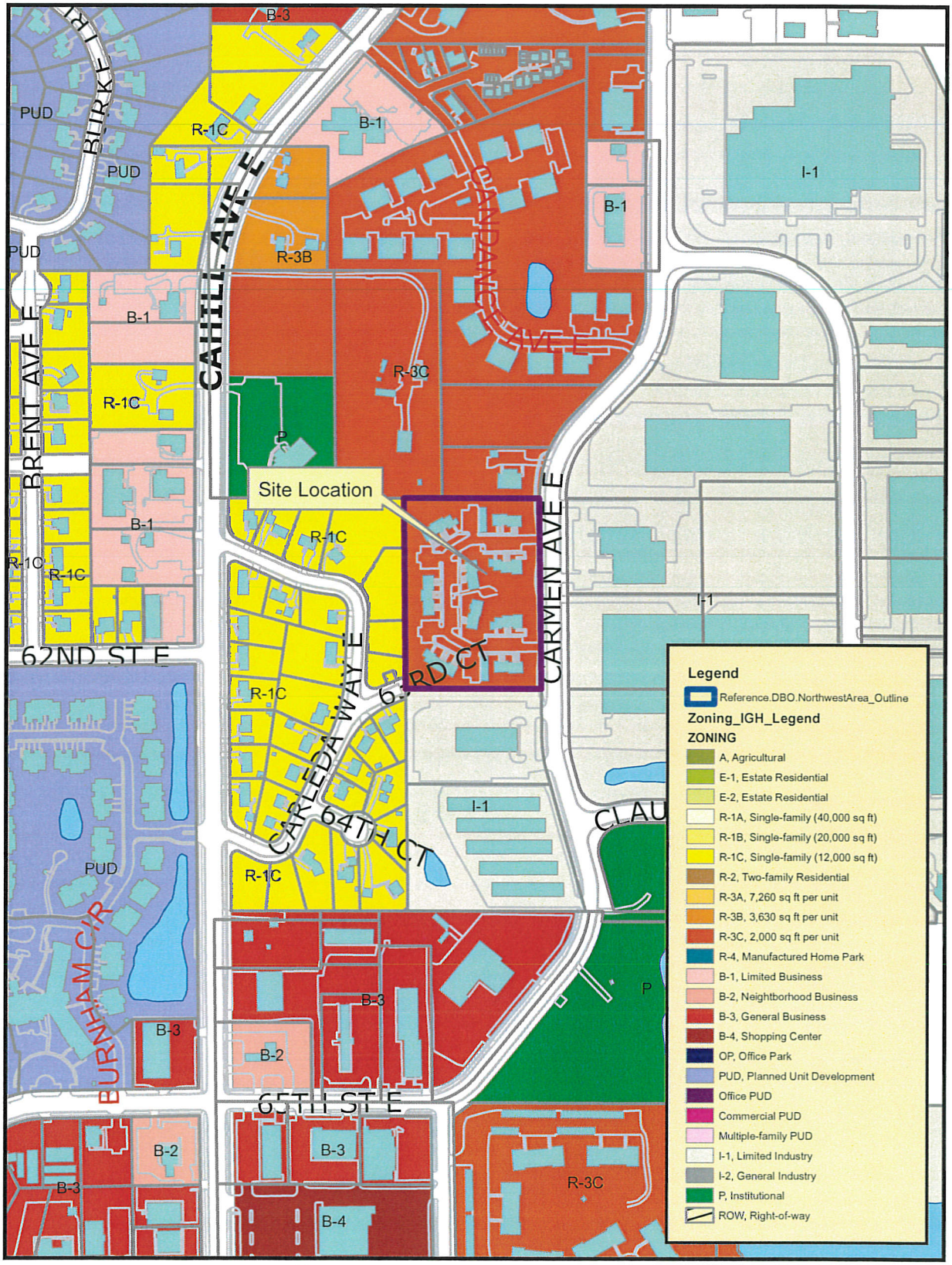
B. Denial. If the Planning Commission does not favor the proposed application the above requests should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

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

Attachments: Location Map
Narrative
Site Plan
Landscape Plan
Exterior Elevations

6121-6199 Carmen Avenue
Case No. 19-48C



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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

TWIN CITIES HOUSING DEVELOPMENT CORPORATION
400 SELBY AVENUE • SUITE C
SAINT PAUL, MINNESOTA 55102
(651) 292-0211

November 6, 2019

Ms. Heather Botten, Associate Planner
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Prairie Estates – CUP/Site Plan Amendment Request/Impervious Surface Variance

Ms. Botten,

Twin Cities Housing Development Corporation (TCHDC), a Saint Paul based nonprofit affordable housing owner and developer, acquired the Prairie Estates rental townhome development in July 2019. Prairie Estates townhomes is an existing affordable 40-unit rental development that was originally developed in 1980.

TCHDC is planning to complete a significant rehabilitation of the entire site including substantial improvements to all of the unit interiors, building exteriors and existing sidewalks, drive aisles, surface/garage parking and to bring the site into compliance with current storm water management requirements.

As part of the overall improvements to the site, we are requesting the City consider an amendment to the existing Conditional Use Permit to modify the existing site plan to increase the overall number of parking spaces and create one garage stall for each unit, including two new ADA compliant garages to serve the two existing ADA units at the site.

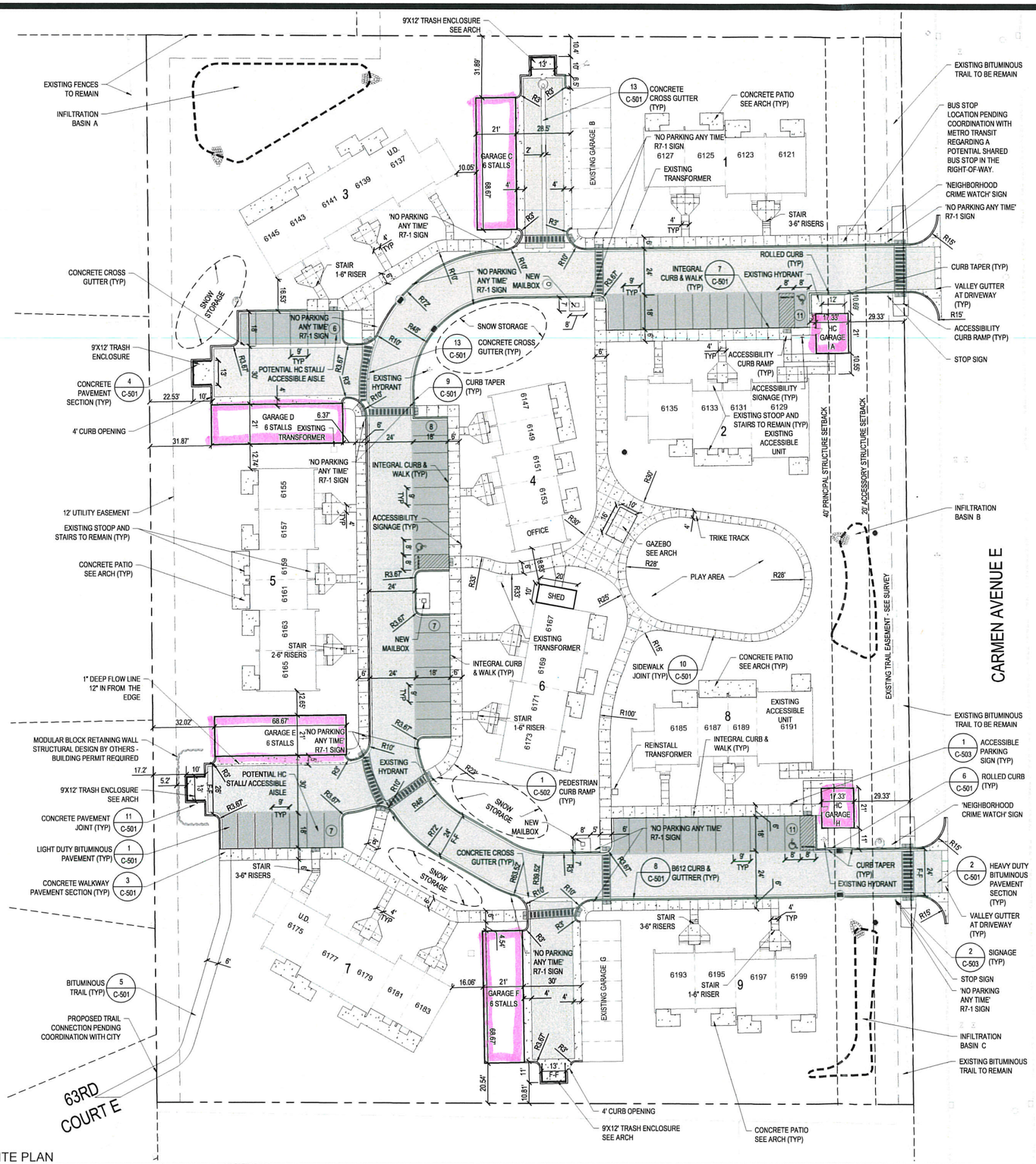
We further understand that our request may require a variance from the impervious surface limits. In the interest of making the site more visitable and comply with current ADA requirements we are increasing the overall impervious surface at the site. We are planning to provide an accessible route around the entire site including access to two new ADA garages stalls. The original development completed in 1982 did not provide an accessible route across the site or a garage stall for each unit. We are also planning to create additional community gathering space in the center courtyard. These improvements do increase the overall impervious surface area, but we are mitigating the additional hard surface area with a new storm water management system that meets current standards and will adequately control the storm water at the site. We believe these changes are beneficial to the development and future residents living at the site.

Currently the site has 85 parking stalls including 14 garages stalls. Our amendment request would allow for a total of 90 parking and garage spaces, including the existing and proposed new garages.

Please let me know what additional information you would like to evaluate our request.

Sincerely,

Ken Isaacson
Development Manager



1 SITE PLAN
1" = 30'

SITE PLAN NOTES

1. DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
2. MEET AND MATCH EXISTING CONDITIONS. PROVIDE TRANSITION AS NECESSARY.
3. ON-SITE CURB TO BE D412 AND B612 CONCRETE CURB & GUTTER, UNLESS NOTED.
4. ALL PARKING STALLS TO BE PAINTED WITH A 4" WIDE WHITE STRIPING. ACCESSIBLE SYMBOLS TO BE PAINTED IN WHITE AND ACCESSIBLE ACCESS AISLES AND CROSSWALKS 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 3592
5. ALL SITE LIGHTS TO BE REPLACED WITH NEW LED FIXTURES MEETING THE PHOTOMETRIC REQUIREMENTS OF INVER GROVE HEIGHTS

PROJECT SUMMARY

TOTAL 40 UNITS

AREA

SITE AREA 218,103 SF. (5.01 AC.)

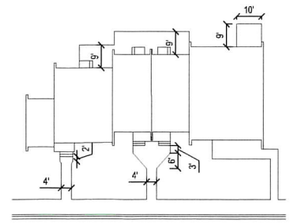
	EXISTING	PROPOSED
EXISTING BUILDINGS	28,445 SF. (13%)	28,445 SF. (13%)
ADDITIONAL GARAGES & SHED		6,668 SF. (3%)
PLAY/ WALK/ PARKING/ DRIVE/ STREET	62,749 SF. (29%)	65,006 SF. (30%)
TOTAL IMPERVIOUS	91,194 SF. (42%)	100,119 SF. (46%)
PERVIOUS	126,909 SF. (58%)	117,984 SF. (54%)

PARKING

ORIGINAL APPROVED	85 STALLS
PROPOSED	90 STALLS
EXISTING GARAGE PARKING TO REMAIN	14 STALLS
ACCESSIBLE GARAGE PARKING	2 STALLS
GARAGE PARKING	24 STALLS
ACCESSIBLE SURFACE PARKING	3 STALLS
SURFACE PARKING	47 STALLS

LEGEND

- PERVIOUS AREA
- CONCRETE PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- LIGHT BITUMINOUS PAVEMENT



2 TYPICAL PATIO AND WALK
1" = 30'

Know what's below. Call before you dig.

30 90
SCALE IN FEET

LHB
PERFORMANCE DRIVEN DESIGN.
LHBcorp.com
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

Élan DESIGN LAB
Civil Engineering | Landscape Architecture | Construction Services
901 N 3rd STREET, SUITE 120
MINNEAPOLIS, MN 55401
p 612.260.7980
f 612.260.7990 | www.elanlab.com

CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION

400 SELBY AVENUE, SUITE C
ST. PAUL, MINNESOTA 55102

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

NO	DATE	ISSUED FOR
1	10/15/2019	SITE PLAN REVIEW

NO	DATE	REVISION

CERTIFICATION

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.

PRELIMINARY
NOT FOR CONSTRUCTION
10/18/2019

Stephen M. Johnston
REGISTRATION NO. 18914
DATE 10/15/19

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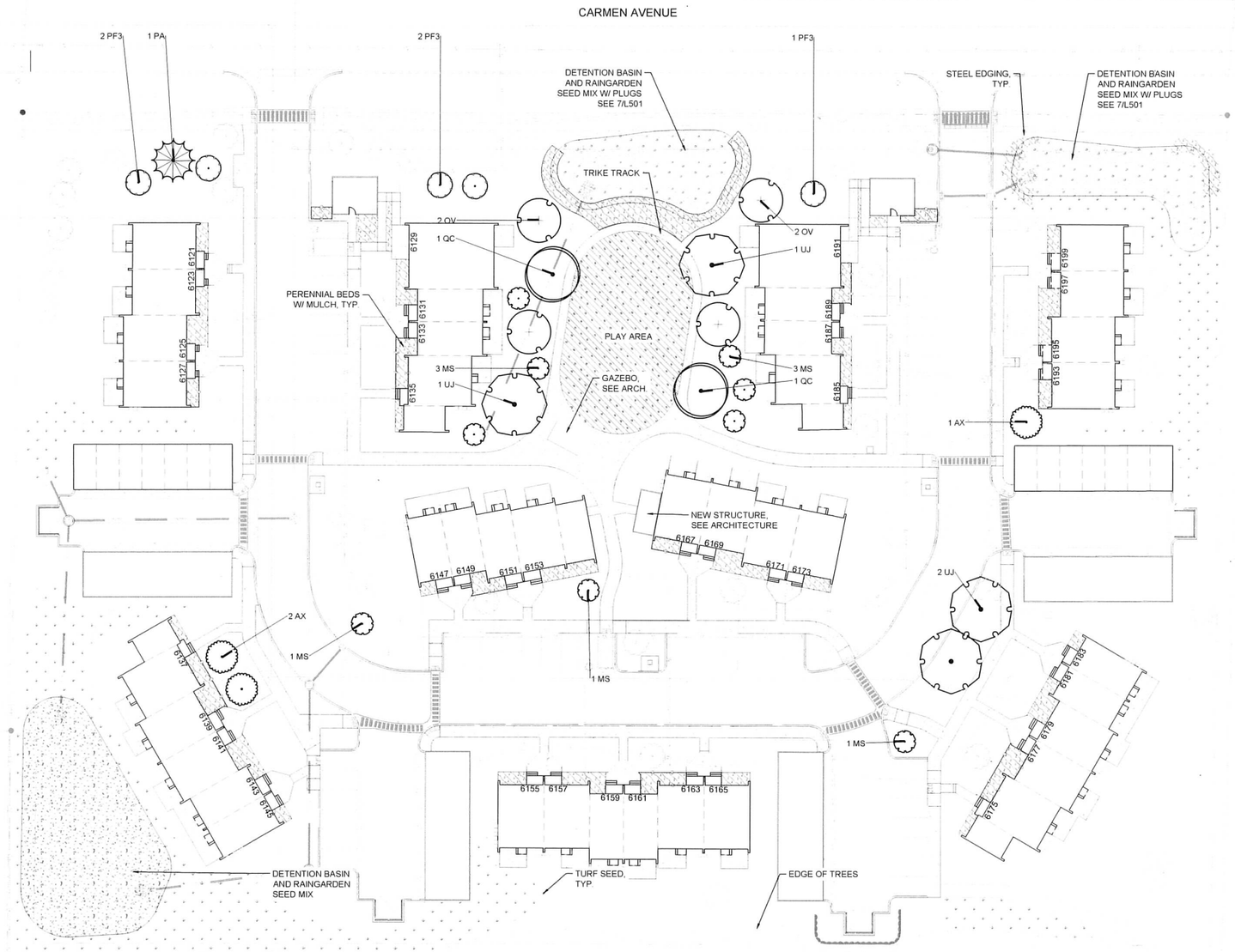
PROJECT NAME:
PRAIRIE ESTATES

INVER GROVE HEIGHTS
MINNESOTA

DRAWING TITLE:
SITE PLAN

FILE: LHB08-C101.DWG
DRAWN BY: XX
CHECKED BY: SMJ
PROJ. NO: 190128
DRAWING NO: C-101



TREE & GROUNDCOVER SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	AX	3	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry	8` CLUMP
	MS	9	Malus x `Spring Snow` / Spring Snow Crab Apple	#20 CONT
	OV	4	Ostrya virginiana / American Hophornbeam	#20 CONT
	QC	2	Quercus macdanielli `Clemons` TM / Heritage Oak	2-1/2" B&B
	UJ	4	Ulmus japonica `Morton` TM / Elm	2-1/2" B&B
CONIFERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**
	PA	1	Picea abies / Norway Spruce	6` B&B
	PF3	5	Pinus strobus `Fastigiata` / Pyramidal White Pine	#20 CONT

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	DB2	5,588 sf	Detention Basin and Raingarden Seed Mix	Seed Mix
	DB	5,375 sf	Detention Basin and Raingarden Seed Mix w/ Plugs	Seed Mix
	MS3	4,557 sf	Mulch xx Shredded Hardwood / Mulch - Shredded Hardwood	None
	MS2	5,602 sf	Pine Bark Fines / In All Planting Beds	Mulch
	TS	13,958 sf	TURF SEED / Refer to 32 9219 (In All Disturbed Areas Unless Otherwise Noted)	Seed Mix

PLAN NOTES

GENERAL NOTES:

1. SEE C-010 FOR DEMOLITION PLAN.
2. SEE C-101 FOR SITE PLAN.
3. SEE C-201 FOR OVERALL GRADING PLAN.
4. SEE C-301 FOR UTILITY PLAN.
5. SEE L100 FOR LANDSCAPE PLAN INDEX SHEET.
6. SEE L102, L103, L104 & L105 FOR SHRUBS AND PERENNIAL ENLARGEMENT PLANS.
7. SEE L501 FOR PLANTING DETAILS.

0 15' 30' 60'

LHB
PERFORMANCE DRIVEN DESIGN.
LHBcorp.com
701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:
TWIN CITIES HOUSING DEVELOPMENT CORPORATION

400 SELBY AVENUE, SUITE C
ST. PAUL, MINNESOTA 55102

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

NO	DATE	ISSUED FOR

NO	DATE	REVISION
1	10/21/2019	CUP SUBMITTAL

PRELIMINARY
NOT FOR CONSTRUCTION
10-21-2019

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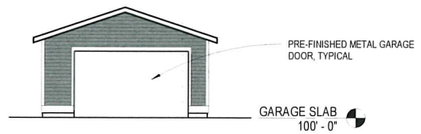
PROJECT NAME:
PRAIRIE ESTATES

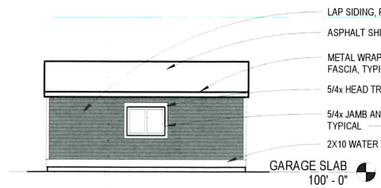
INVER GROVE HEIGHTS
MINNESOTA

DRAWING TITLE:
LANDSCAPE PLAN
TREE PLANTING &
GROUNDCOVER PLAN

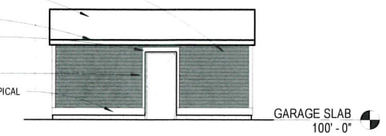
FILE: ..\2MSPprojects\19Proj\190128\600 Drawings\LA\190128_L100_Landscape Plans
DRAWN BY: WMB
CHECKED BY: LAM
PROJ. NO: 190128
DRAWING NO: L101



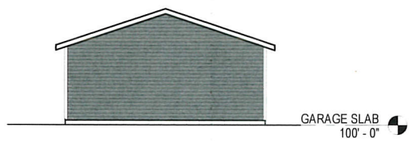
7 **NEW ACCESSIBLE GARAGE FRONT ELEVATION**
1/8" = 1'-0"



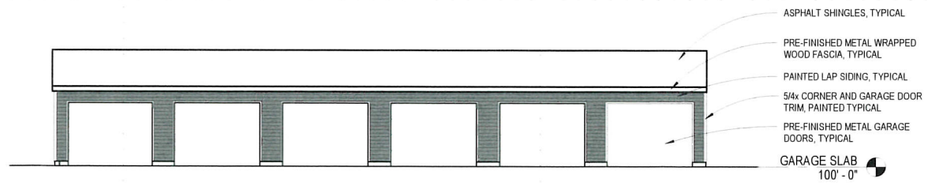
6 **NEW ACCESSIBLE GARAGE STREET SIDE ELEVATION**
1/8" = 1'-0"



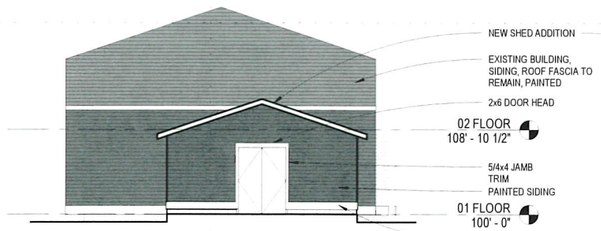
5 **NEW ACCESSIBLE GARAGE DOOR SIDE ELEVATION**
1/8" = 1'-0"



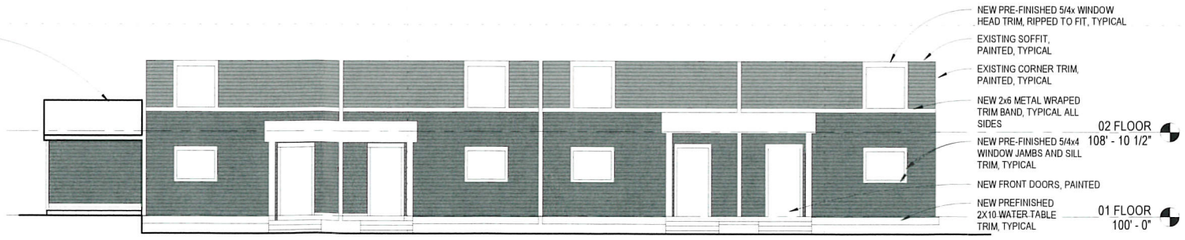
4 **GROUP GARAGE SIDE ELEVATION**
1/8" = 1'-0"



3 **NEW GROUP GARAGE FRONT ELEVATION**
1/8" = 1'-0"



2 **SHED FRONT ELEVATION**
1/8" = 1'-0"



1 **SHED + BUILDING 6 FRONT ELEVATION**
1/8" = 1'-0"

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CLIENT:
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400 SELBY AVENUE, SUITE C
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THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR

NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
10/18/19

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PROJECT NAME:
PRAIRIE ESTATES

6153 Carmen Ave E
Inver Grove Heights, MN 55067

DRAWING TITLE:
BUILDING ELEVATIONS

FILE: XXX
DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 190128
DRAWING NO: **A001**

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

CASE NO: 19-52X

HEARING DATE: November 19, 2019

APPLICANT: City of Inver Grove Heights

PROPERTY OWNER: N/A

REQUEST: Review of Capital Expenditure associated with road reconstruction projects
LOCATION: N/A

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The Engineering Department is requesting the Planning Commission review the following capital improvement projects for consistency with the 2040 Comprehensive Plan. The projects are:

2016-09G - 60th Street, 62nd Street and Bacon Avenue Improvements
2019-09C - Cahill Avenue Mill and Overlay (Concord Boulevard to Inver Grove Trail)
2019-09D - 64th Street Area Improvements
2019-09F - Carter Path and Carter Court Mill and Overlay

The projects consist of street reconstruction and utility and storm water improvements. Four memos from Steve Dodge, Assistant City Engineer are attached providing details and location of the projects. Steve Dodge and Jake Moser, city Civil Engineer will be attending the meeting to answer any questions.

Per State Statures, 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 capital improvement project would fall under the Transportation chapter of the comprehensive plan since it references streets in the city. While the comp plan does not get into details of street maintenance and reconstruction, the capital improvement costs to maintain streets would not be inconsistent with the plan.

ALTERNATIVES

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

An Approval recommendation that City Projects listed below are consistent with the Comprehensive Plan.

2016-09G - 60th Street, 62nd Street and Bacon Avenue Improvements
2019-09C - Cahill Avenue Mill and Overlay (Concord Boulevard to Inver Grove Trail)
2019-09D - 64th Street Area Improvements
2019-09F - Carter Path and Carter Court Mill and Overlay

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

The Engineering Department and Planning Staff both recommend the capital expenditure be found consistent with the Comprehensive Plan.

Attachment: Memos from Steve Dodge, Assistant City Engineer

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve W. Dodge, P.E., Assistant City Engineer SWD

DATE: November 19, 2019 Planning Commission Meeting

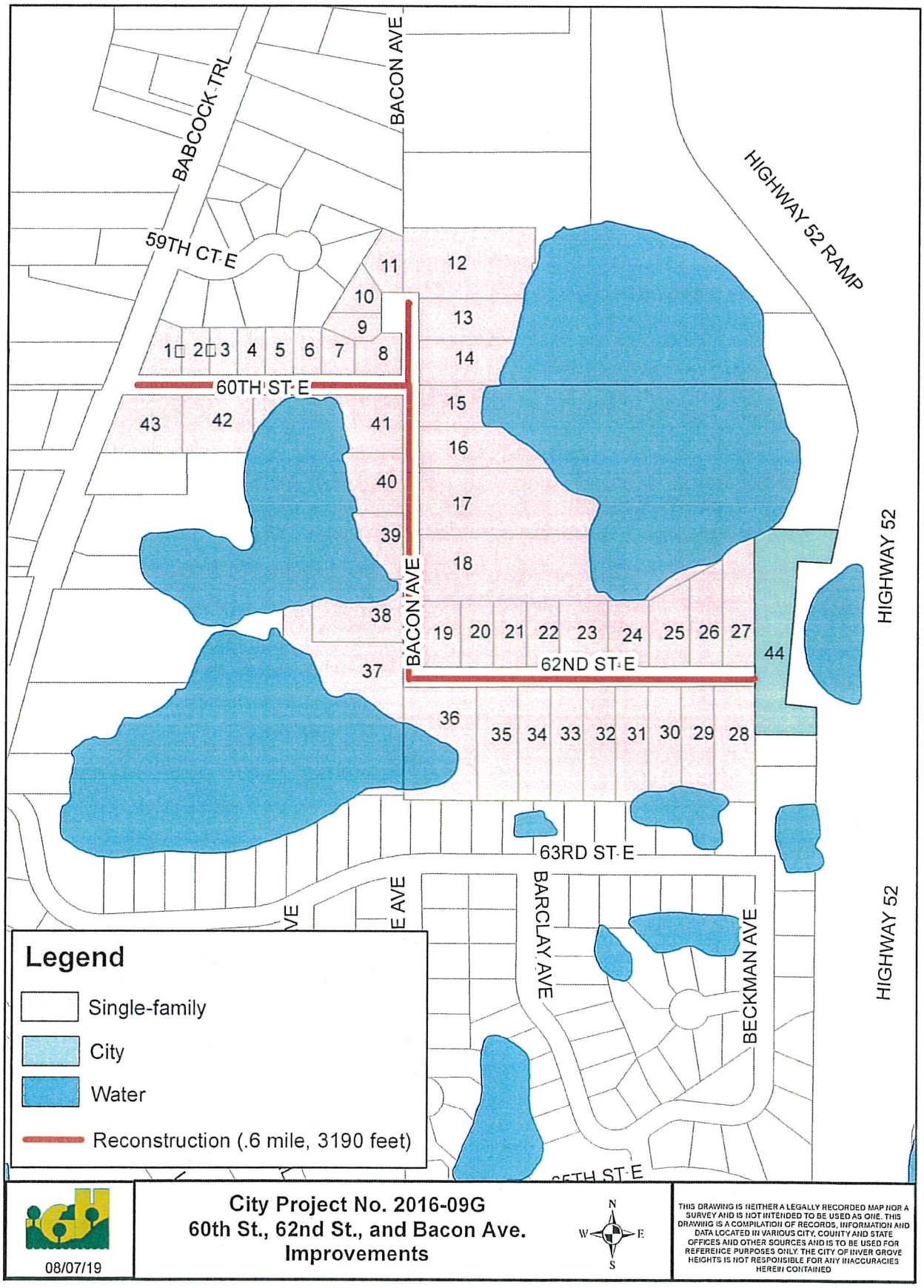
SUBJECT: Comprehensive Plan Review
City Project No. 2016-09G
60th Street, 62nd Street and Bacon Avenue Improvements

At the September 23, 2019 City Council meeting, the Council initiated City Project No. 2016-09G – 60th Street, 62nd Street and Bacon Avenue Improvements. The Public Improvement Hearing is scheduled for November 25, 2019. This project will include street reconstruction, new curb and gutter, storm sewer improvements, drainage improvements, slope and grading improvements, water quality improvements, sanitary sewer system repairs and adjustments, water main system repairs, appurtenances and restoration.

The Planning Commission should review the project to ensure it is consistent with the City's Comprehensive Plan.

SWD/jm
Attachments: Project Map

cc: Scott D. Thureen, Public Works Director
Thomas J. Kaldunski, City Engineer
Tim Kuntz, City Attorney


BABCOCK TRL
BACON AVE
HIGHWAY 52 RAMP
59TH CT E
60TH ST E
62ND ST E
63RD ST E
BARCLAY AVE
BECKMAN AVE
HIGHWAY 52
HIGHWAY 52
Legend
Single-family
City
Water
Reconstruction (.6 mile, 3190 feet)
08/07/19
City Project No. 2016-09G
60th St., 62nd St., and Bacon Ave.
Improvements
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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

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve W. Dodge, P.E., Assistant City Engineer SWD

DATE: November 19, 2019 Planning Commission Meeting

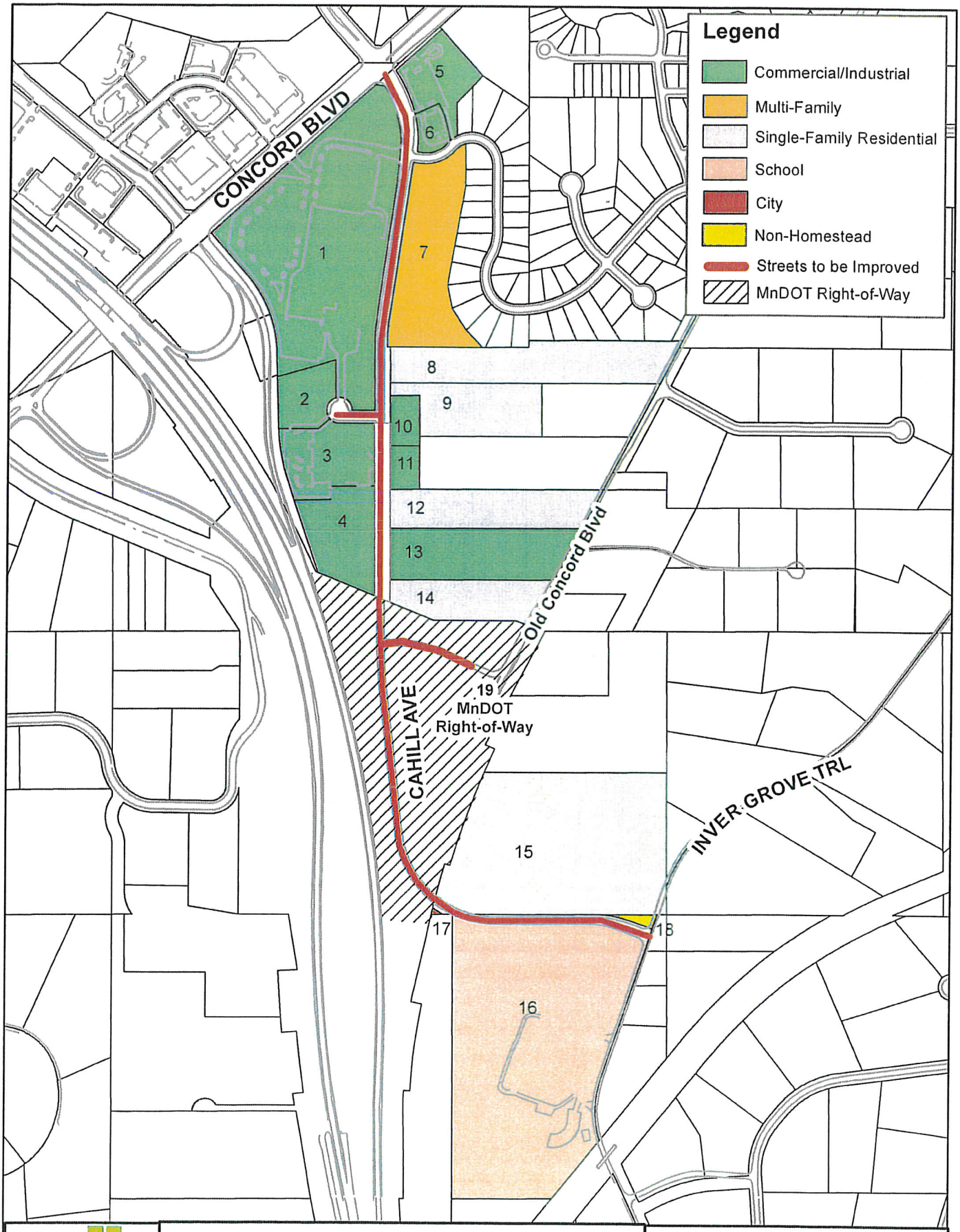
SUBJECT: Comprehensive Plan Review
City Project No. 2019-09C
Cahill Avenue Mill and Overlay (Concord Boulevard to Inver Grove Trail)

At the April 8, 2019 City Council meeting, the Council initiated City Project No. 2019-09C – Cahill Avenue Mill and Overlay (Concord Boulevard to Inver Grove Trail). The Public Improvement Hearing is scheduled for December 9, 2019. This project will include pavement replacement, casting adjustments and appurtenant work.

The Planning Commission should review the project to ensure it is consistent with the City's Comprehensive Plan.

SWD/jm
Attachments: Project Map

cc: Scott D. Thureen, Public Works Director
Thomas J. Kaldunski, City Engineer
Tim Kuntz, City Attorney
Jake Moser, Civil Engineer



11/4/19

City Project No. 2019-09C
Mill and Overlay - Cahill Avenue
(Conncord Blvd. to Inver Grove Trl.)
Preliminary Assessment Map

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MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve W. Dodge, P.E., Assistant City Engineer SWD

DATE: November 19, 2019 Planning Commission Meeting

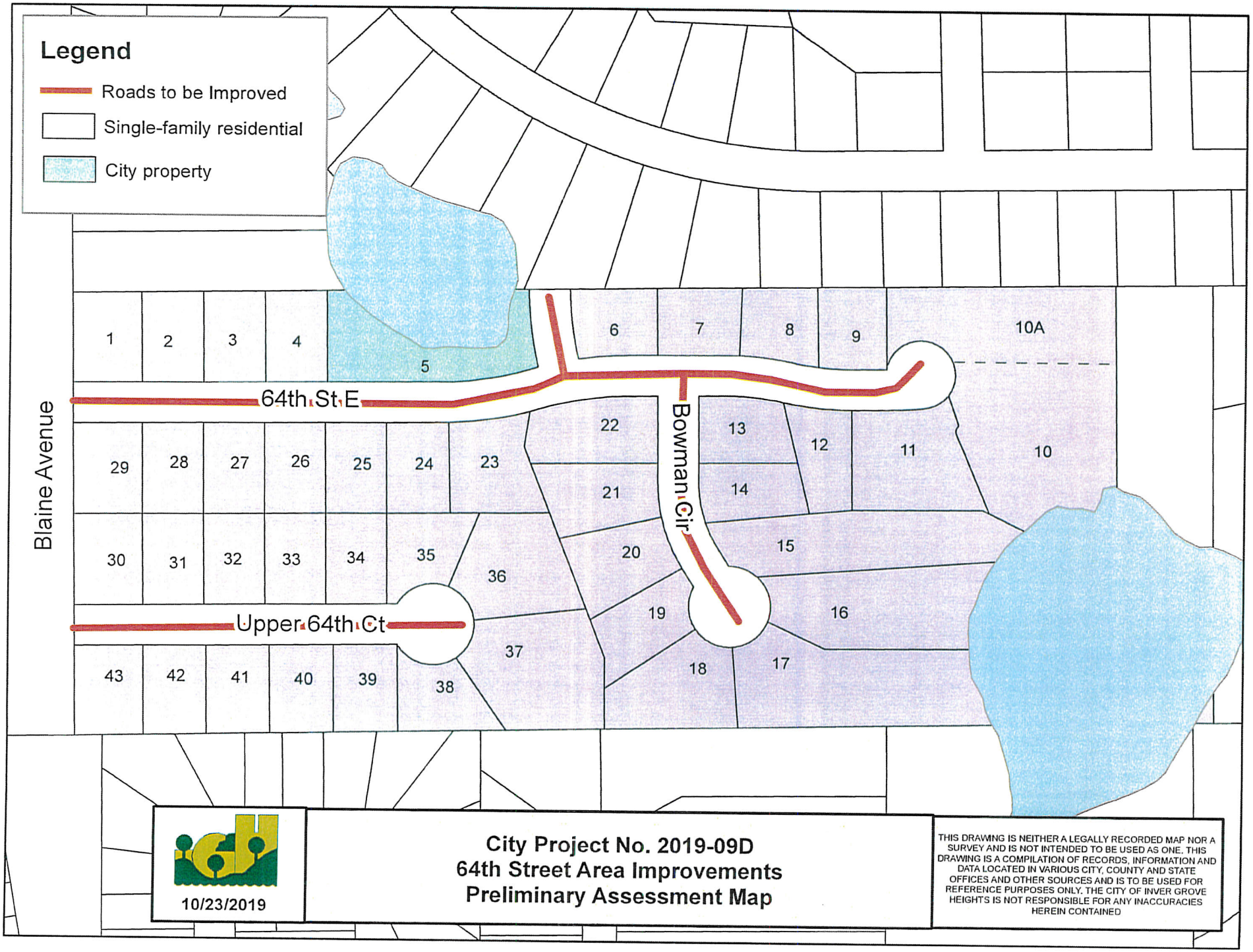
SUBJECT: Comprehensive Plan Review
City Project No. 2019-09D
64th Street Area Improvements

At the September 23, 2019 City Council meeting, the Council initiated City Project No. 2019-09D – 64th Street Area Improvements. The Public Improvement Hearing is scheduled for November 25, 2019. This project will include pavement replacement, spot curb and gutter, street storm sewer improvements, trunk storm sewer improvements, drainage improvements, slope and grading improvements, water quality improvements, sanitary sewer system repairs and adjustments, water main system repairs, appurtenances and restoration.

The Planning Commission should review the project to ensure it is consistent with the City's Comprehensive Plan.

SWD/jm
Attachments: Project Map

cc: Scott D. Thureen, Public Works Director
Thomas J. Kaldunski, City Engineer
Tim Kuntz, City Attorney


Legend
Roads to be Improved
Single-family residential
City property
Blaine Avenue
64th St E
Bowman Cir
Upper 64th Ct
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10/23/2019
City Project No. 2019-09D
64th Street Area Improvements
Preliminary Assessment Map
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MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Steve W. Dodge, P.E., Assistant City Engineer SWD

DATE: November 19, 2019 Planning Commission Meeting

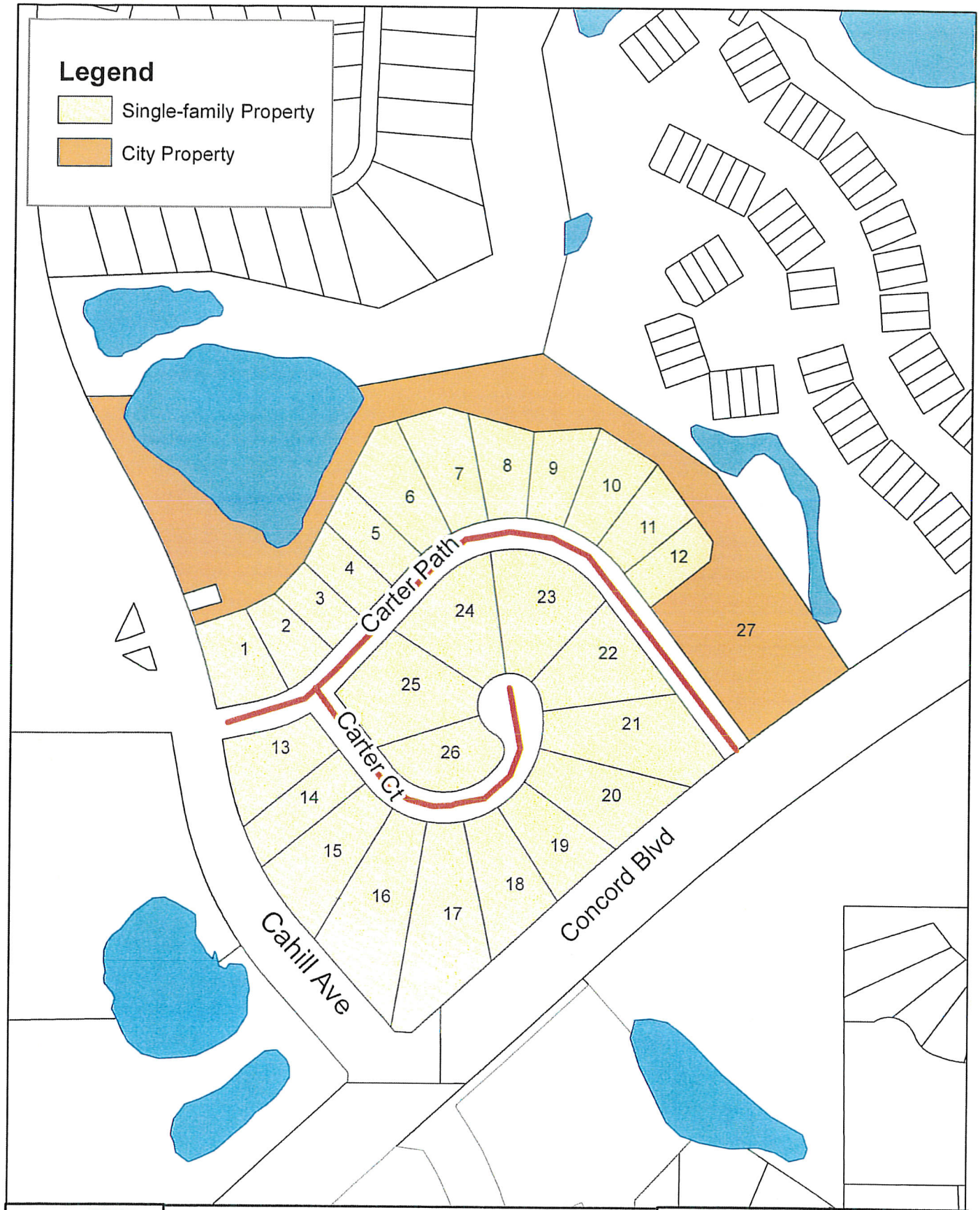
SUBJECT: Comprehensive Plan Review
City Project No. 2019-09F
Carter Path and Carter Court Mill and Overlay

At the September 23, 2019 City Council meeting, the Council established City Project No. 2019-09F – Carter Path and Carter Court Mill and Overlay. The Public Improvement Hearing is scheduled for December 9, 2019.This project will include pavement replacement, casting adjustments and appurtenant work.

The Planning Commission should review the project to ensure it is consistent with the City's Comprehensive Plan.

SWD/jm
Attachments: Project Map

cc: Scott D. Thureen, Public Works Director
Thomas J. Kaldunski, City Engineer
Tim Kuntz, City Attorney
Jake Moser, Civil Engineer



9/30/19

City Project No. 2019-09F
Mill and Overlay (Carter Path and Carter Court)
Preliminary Assessment Map

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