

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, MAY 19, 2020 – 7:00 p.m.**

NOTICE TO RESIDENTS: Due to public facilities being closed during the State Emergency Order, people wishing to testify at the public hearing should call into the meeting using the following information:

Phone number: 651-450-2471

Individuals may submit written public comments in advance of the meeting by emailing comments to Kim Fox (kfox@invergroveheights.org). Comments received prior to 4:00 p.m. on Monday, May 18, 2020, will be provided to the Planning Commission before the May 19, 2020 meeting.

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR MAY 5, 2020

3. OTHER BUSINESS

3.01 CITY OF INVER GROVE HEIGHTS – CASE NO. 20-14X

Review of Capital Expenditure associated with road reconstruction projects for consistency with the Comprehensive Plan

Planning Commission Action _____

4. APPLICANT REQUESTS AND PUBLIC HEARINGS

4.01 R.J. RYAN CONSTRUCTION INC.- CASE NO. 20-11CA

Consider a conditional use permit amendment to add a 22,600+/- gross square foot building along with a one-level parking deck to the existing car sales lot. This request is for the property located at 1055 50th Street.

Planning Commission Action _____

4.02 RON CLARK CONSTRUCTION – CASE NO. 20-10PA

Consider a comprehensive plan amendment to change the land use designation of a portion of the parcel from P, Institutional to HDR, High Density Residential. This request is for the property located at 5590 Babcock 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

Tuesday, May 5, 2020 – 7:00 p.m.
REMOTE MEETING

Chair Maggi called the Planning Commission meeting to order at 7:00 p.m.

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

Commissioners Absent:

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner
Heather Rand, Community Development Director

APPROVAL OF MINUTES

The minutes from the April 21, 2020 Planning Commission meeting were approved as submitted.

DAKOTA ELECTRIC – CASE NO. 20-09C

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a conditional use permit (CUP) to install a 58' antenna whereas 52.5' is the maximum height allowed in the Agricultural zoning district, for the property located at 10583 Barnes Avenue. 13 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is requesting a CUP to install a monopole antenna 58' in height whereas 52.5' is the maximum height allowed in the Agricultural zoning district. The antenna would be installed as part of the permitted use of a substation on the property. The antenna would be used to provide internal communications back to the Dakota Electric control center. A CUP for a 90' antenna was approved in 2008, but since it was never installed the CUP became void. The site grading, stormwater management, and landscaping was completed in 2008-2009 in accordance with the original Council approval. The closest home is over 500' away to the west. The installation of the tower would reduce the amount of truck traffic to the site as Dakota Electric would be able to remotely operate the substation. Staff recommends approval of the request with the conditions listed in the report. Staff received two general inquiries from surrounding property owners.

Chair Maggi asked what the rationale was behind the 52.5' standard.

Ms. Botten replied that the zoning code allows antennas to be 1-1/2 times the height allowed in that district. The maximum height in the Agricultural district is 35', and 35' x 1.5 equals 52.5'.

Opening of Public Hearing

Craig Knudsen, Dakota Electric, 4300 - 220th St W, Farmington, advised he was available to answer any questions.

Chair Maggi asked the applicant if he read and understood the report.

Mr. Knudsen replied in the affirmative. He advised that this is an extension of what they originally planned for, however, based on the equipment that is being used today they were able to reduce the height from what was originally anticipated.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Scales, to approve the request for a conditional use permit to install a 58' antenna whereas 52.5' is the maximum height allowed in the Agricultural zoning district, for the property located at 10583 Barnes Avenue.

Motion carried (9/0). This item goes to the City Council on May 11, 2020.

The meeting was unanimously adjourned at 7:09 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

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

CASE NO: 20-14X

HEARING DATE: May 19, 2020

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 has prepared a memo with the background on the road construction projects for 70th Street and Argenta Trail. City Council will hold a public hearing on the topic May 26, 2020. Cost of project estimated at 41.8 million.

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 capital improvement project would fall under the Transportation chapter of the comprehensive plan since it references streets in the city. These roadways are shown on the Northwest Area Collector Street Study.

ALTERNATIVES

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

- An Approval recommendation that the City Project Nos. listed in the memo from the City Engineer, dated 5-5-20 are 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

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

Attachment: Memo from Tom Kaldunski, City Engineer

MEMO

CITY OF INVER GROVE HEIGHTS

TO: Allan Hunting, City Planner

FROM: Thomas J. Kaldunski, City Engineer

DATE: May 5, 2020

SUBJECT: City Project No. 2015-08 – 70th Street From the Eagan Border to T.H. 3 and City Project No. 2018-19 – Argenta Trail from Amana Trail to 70th Street (Previously City Project No. 2016-04), Argenta Trail from 70th Street To 65th Street (Previously City Project No. 2016-05), And 65th Street from New Argenta Trail to Existing Argenta Trail

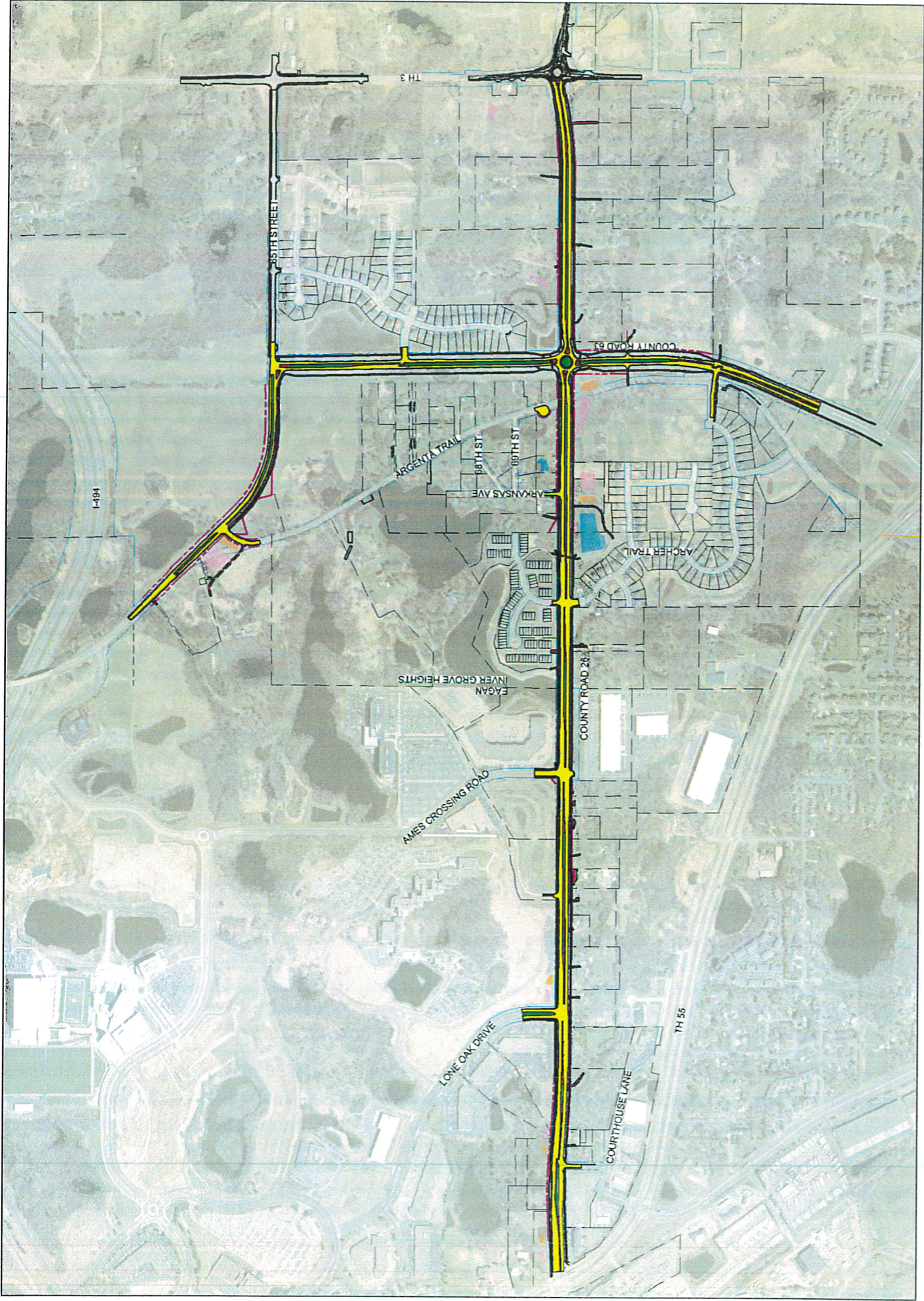
At the March 23, 2020 City Council meeting, these two projects were scheduled by Council action to set a public hearing to order these projects. A copy of the approved feasibility study is available for review in the Council agenda on March 23, 2020 for reference. Attached is a project layout map for County Roads 26 and 63 which is the latest overview provided by Dakota County.

Dakota County and the cities of Inver Grove Heights and Eagan are approaching the 60% plans for the project. The current total project cost is estimated at \$41.8M. Inver Grove Heights' share of costs is currently estimated at \$7.915M. The project will have a public hearing at the Council's May 26, 2020 meeting. A copy of the Public Hearing notice is attached. Construction will be done in multi-year phases starting near Labor Day 2021 and completing the project in winter 2023 or 2024.

The Planning Commission should review the projects to ensure the projects are consistent with the 2040 Comprehensive Plan.

TJK/kf

Attachments: Project layout map
Public Hearing notice
Recommended Collector Roadway System (Figures 5-1 and 5-2)



**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

NOTICE OF PUBLIC IMPROVEMENT HEARING

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of Inver Grove Heights will meet remotely at 7:00 p.m. on Tuesday, May 26, 2020 to hold a public hearing for the 2016 Improvement Program, City Project No. 2015-08 – 70th Street from the Eagan Border to T.H. 3 and City Project No. 2018-19 – Argenta Trail from Amana Trail to 70th Street (previously City Project No. 2016-04), Argenta Trail from 70th Street to 65th Street (previously City Project No. 2016-05), and 65th Street from New Argenta Trail to Existing Argenta Trail.

2016 IMPROVEMENT PROGRAM

CITY PROJECT NO. 2015-08 – 70TH STREET FROM THE EAGAN BORDER TO T.H. 3 AND CITY PROJECT NO. 2018-19 – ARGENTA TRAIL FROM AMANA TRAIL TO 70TH STREET (PREVIOUSLY CITY PROJECT NO. 2016-04), ARGENTA TRAIL FROM 70TH STREET TO 65TH STREET (PREVIOUSLY CITY PROJECT NO. 2016-05), AND 65TH STREET FROM NEW ARGENTA TRAIL TO EXISTING ARGENTA TRAIL

Nature of Work

Grading, aggregate base, bituminous paving, concrete curb and gutter, turn lanes, roundabout, storm sewer ponds and drainage improvements, streetlights, bituminous trail, concrete sidewalks, pedestrian tunnel, noise walls, miscellaneous utility work, restoration and appurtenances.

Affected Area

70th Street (County Road 26) from the Eagan border to T.H. 3 (Robert Street). Argenta Trail from 65th Street to 72nd Street and 65th Street from existing Argenta Trail alignment to the new Argenta Trail alignment adjacent to Blackstone Ridge.

Estimated Cost of Improvements

The total estimated cost of the above listed project is estimated at \$28,856,345. The City of Inver Grove Heights' share is \$8,340,800.

Proposed Project Funding

The proposed project amount for the City of Inver Grove Heights is to be funded by the Local Road Improvement Program Grant (\$6,100,000) and Municipal State Aid funds (\$2,240,800).

Persons desiring to review and inspect the preliminary layout plans may visit the project website at <https://www.cr26andcr63improvements.com/>. A virtual open house will also be held for the project and will be available for viewing beginning on May 14th. A separate notice will be sent by Dakota County the week of May 11th directing interested parties to the open house which will provide the opportunity to leave comments on the proposed project improvements. Questions may be directed to Thomas J. Kaldunski, City Engineer at 651-450-2572 or tkaldunski@invergroveheights.org.

Persons interested in participating in the Public Hearing on May 26, 2020, please contact Rebecca Kiernan prior to this meeting via telephone at 651-450-2513 or by email at cityclerk@invergroveheights.org to inform her of your name, address and that you wish to participate in the Public Hearing on May 26th. Individuals may submit written comments in advance of the meeting by emailing comments to Rebecca Kiernan (cityclerk@invergroveheights.org) or by placing your comments in the City Hall Drop Box outside of City Hall (with a red flag). Comments received prior to 4:00 p.m. on Tuesday, May 26, 2020, will be provided at or before the May 26, 2020 Public Hearing.

Persons will be able to provide comments to the Council at the Public Hearing by calling **651-450-2471** starting at 7:00 p.m., May 26, 2020 and at any time during the public hearing. Upon calling in to participate in the public hearing, please follow the instructions provided at that time in order to make a comment during the public hearing.

Rebecca Kiernan, City Clerk

Publish: Sunday, May 10, 2020

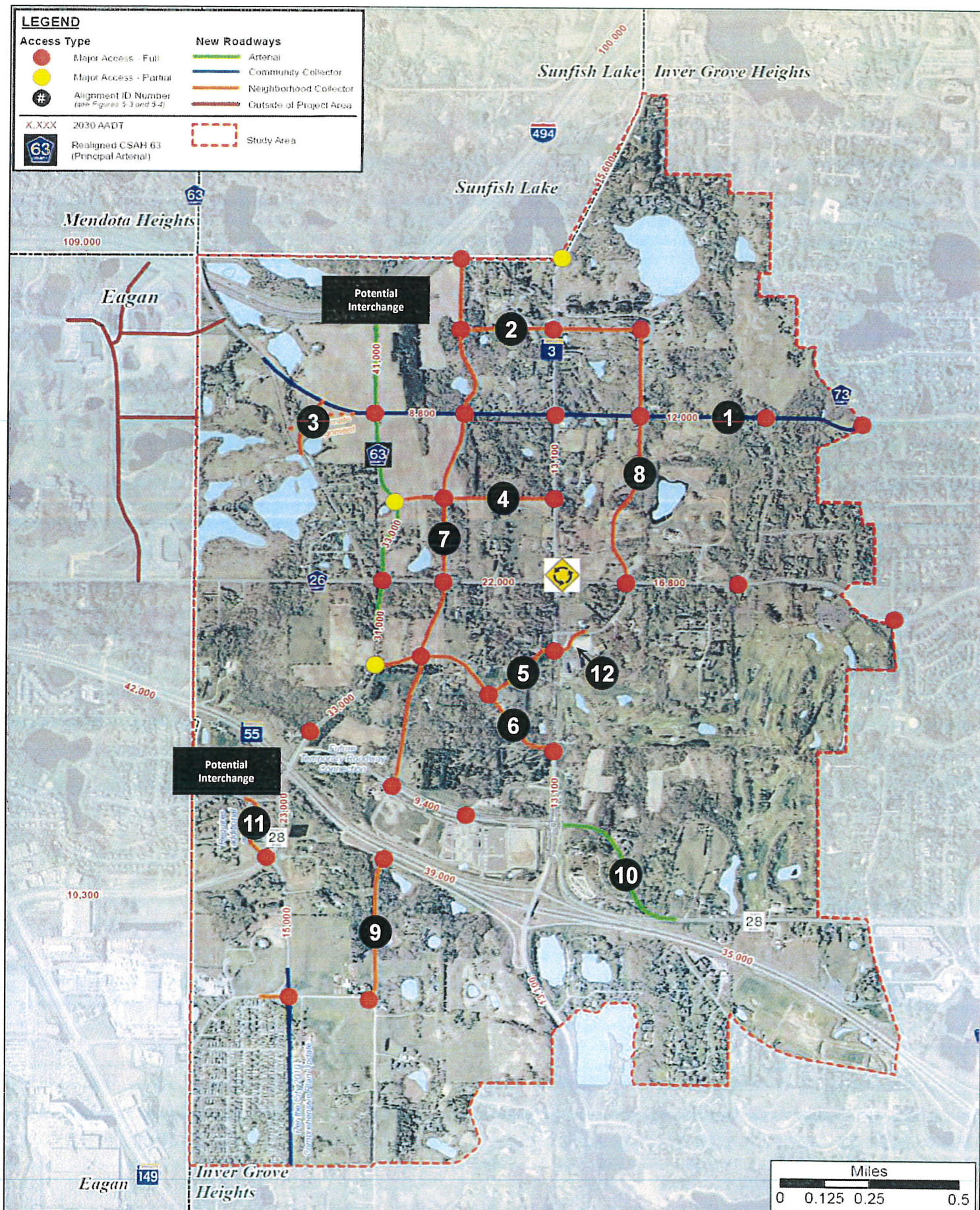


FIGURE 5-1. Recommended Collector Roadway System

**NORTHWEST EXPANSION AREA COLLECTOR
STREET SYSTEM STUDY**



WSB
& Associates, Inc.

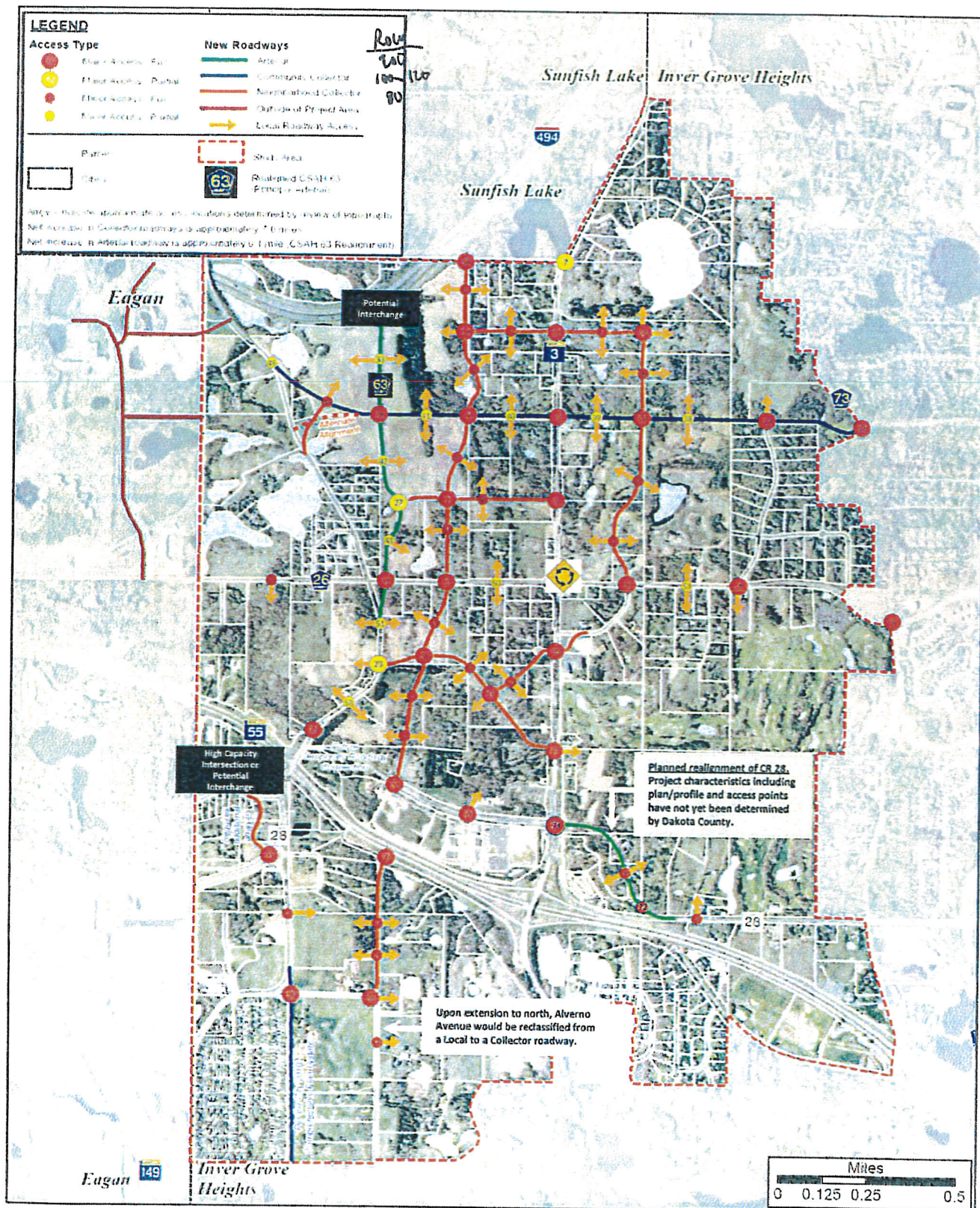


FIGURE 5-2. Recommended Collector Roadway System with Potential Access Locations

NORTHWEST EXPANSION AREA COLLECTOR STREET SYSTEM STUDY



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

HEARING DATE: May 19, 2020

CASE NO: 20-11CA

APPLICANT: R.J.Ryan Construction, Inc.

PROPERTY OWNER: JMEMC IGH, LLC (Mauer Chevrolet)

REQUEST: A conditional use permit amendment to add a new building and parking deck to the existing auto sales site

LOCATION: 1055 50th Street

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting a conditional use permit amendment to construct a 22,666 +/- square foot building and a one-level parking deck to the existing automobile and off-highway vehicle sales lot. The building would be located on the southwest corner of the site and the parking deck would be located on the northern portion behind the existing building. The original CUP for the property dates back to 1969 with amendments in 1996 and 2011 for additions to the existing building.

The specific request consists of the following:

- A.) A Conditional Use Permit Amendment for automobile and off-highway vehicle sales in the B-3, General Business Zoning District

EVALUATION OF THE REQUEST

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

North	Dakota County Northern Service Center – West St. Paul
East	Car Dealerships; zoned B-3; guided RC, Regional Commercial
South	MnDot right-of-way and Sunfish Lake
West	Car Dealership; zoned B-3; guided RC, Regional Commercial

SITE PLAN REVIEW

Building Setbacks. The proposed building is located 30 feet from the side property line and 77 feet from the front, exceeding setback requirements.

Parking Deck Setbacks. The proposed parking deck is located 43+ feet from the closest property line, exceeding setback requirements.

Parking. The proposed building would be constructed primarily over existing parking spaces. Overall, there would be a net gain of 3 parking spaces with the installation of the parking deck once you factor in the reduction of spaces with the new building.

Customer parking must be marked and shall not contain vehicle inventory. No employee, customer, or inventory parking shall be allowed on the street or in the right-of-way. No junk vehicles are allowed to be kept on site. A junk vehicle is defined as any motor vehicle which for a period of 30 days or more: is not in operable condition; partially dismantled; used for the sale of parts or as a source of repair or replacement parts for other vehicles; kept for scrapping; dismantling or salvage of any kind; or not properly licensed.

Lot Coverage/Impervious Surface. Allowable impervious surface coverage in the B-3 district is 100%. No additional impervious surface is being added, the site is around 93% impervious coverage.

Access. Access to the site is not changing; there is one access off of Akron Avenue and another off of 50th Street.

Landscaping. Landscaping requirements require a total of 23 overstory trees or the equivalent to be planted on the property. The applicant has provided a landscape plan which demonstrates a mixture of trees and shrubs. There are nine crabapple trees proposed in the right-of-way, these trees will have to be relocated out of the City right-of-way. A revised landscaping plan shall be submitted and approved by the Planning Department prior to the issuance of a building permit.

Exterior Building Materials. The proposed building would consist of painted precast panels and aluminum composite material on all four sides. The building complies with the exterior material standards.

Engineering. Engineering has reviewed the plans and has been working with the applicant on stormwater and grading requirements. No additional impervious surface would be added to the property at this time. The existing stormwater system on the property meets City requirements. The applicant shall continue to work with the City to secure final approval of the construction drawings.

Lighting. Lighting on the property shall be in conformance with City Code. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Mechanical Unit Screening. All rooftop and ground mounted mechanical equipment must be screened from view. There is a note on the plans that indicate the roof-top mechanical equipment will be screened. This condition would apply to all new roof top equipment.

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.

Signage. The site improvements include new signage. Signage is not approved as part of the CUP request. Signage on the property shall follow section 10-15E of the city code. A building permit is required for any new signs or changes to the existing signs.

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 Regional Commercial, automobile sales 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 commercial. The land use of auto sales is consistent with the intent of the B-3 zoning district.

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

The new building and parking deck would not have a negative impact on the surrounding area as it lies within an area of the City that is currently developed. The use of the property would not be changing.

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 commercial/business neighborhood is all developed and the land use patterns set. The proposed improvements would not have an adverse impact on city services.

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

i. Aesthetics/exterior appearance

All four sides of the building would have an equally attractive or the same fascia as the front of the building.

ii. Noise

The proposed improvements would not generate noises that are inconsistent with B-3 zoning.

iii. Fencing, landscaping and buffering

No fencing is proposed and landscaping would meet the City's 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.*

Access to the site is not changing. The amount of traffic would not be out of the ordinary for a commercial area. Building setbacks meet or exceed code requirements.

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.*

The proposed improvements would not have an undue adverse impact on the environment. The site currently has a stormwater system that complies with City requirements.

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 **Conditional Use Permit Amendment** for automobile and off highway vehicles sales to allow the construction of a new building and parking deck 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 04/20/20
Building Elevations	dated 04/16/20
Civil Plan Set	dated 04/20/20
Landscaping	dated TBD
 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.
 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. Any expansion of the use as shown on the site plan requires additional city approvals and is not part of this conditional use permit.
 5. The developer shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence. Prior to commencement of any grading, the final grading, drainage and erosion control, and utility plans shall be approved by the City Engineer.
 6. All final development plans shall be subject to the review and approval of the City Fire Marshal.
 7. The storm water pollution prevention plan (SWPPP) shall be followed.
 8. No car display, vehicle inventory, or employee parking shall be allowed on public streets, street boulevards, or landscaped areas on the dealership property.
 9. All display pennants, flags, searchlights, balloons and other similar devices shall be limited to no more than 10-days per calendar year. Use of such devices require a sign permit.
 10. All signage shall be in conformance with the sign regulations of the City.
 11. Any new mechanical equipment shall be substantially screened from view as seen from a reasonable viewing perspective.

12. Customer and employee parking shall be clearly signed and no vehicle inventory shall be allowed in this area.
13. Landscaping shall meet the requirements of Section 10-15-11 of the City Code. No landscaping is allowed in the right-of-way.
14. Resolution No. 11-139 shall become null and void and shall be replaced by the terms of this conditional use permit.

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

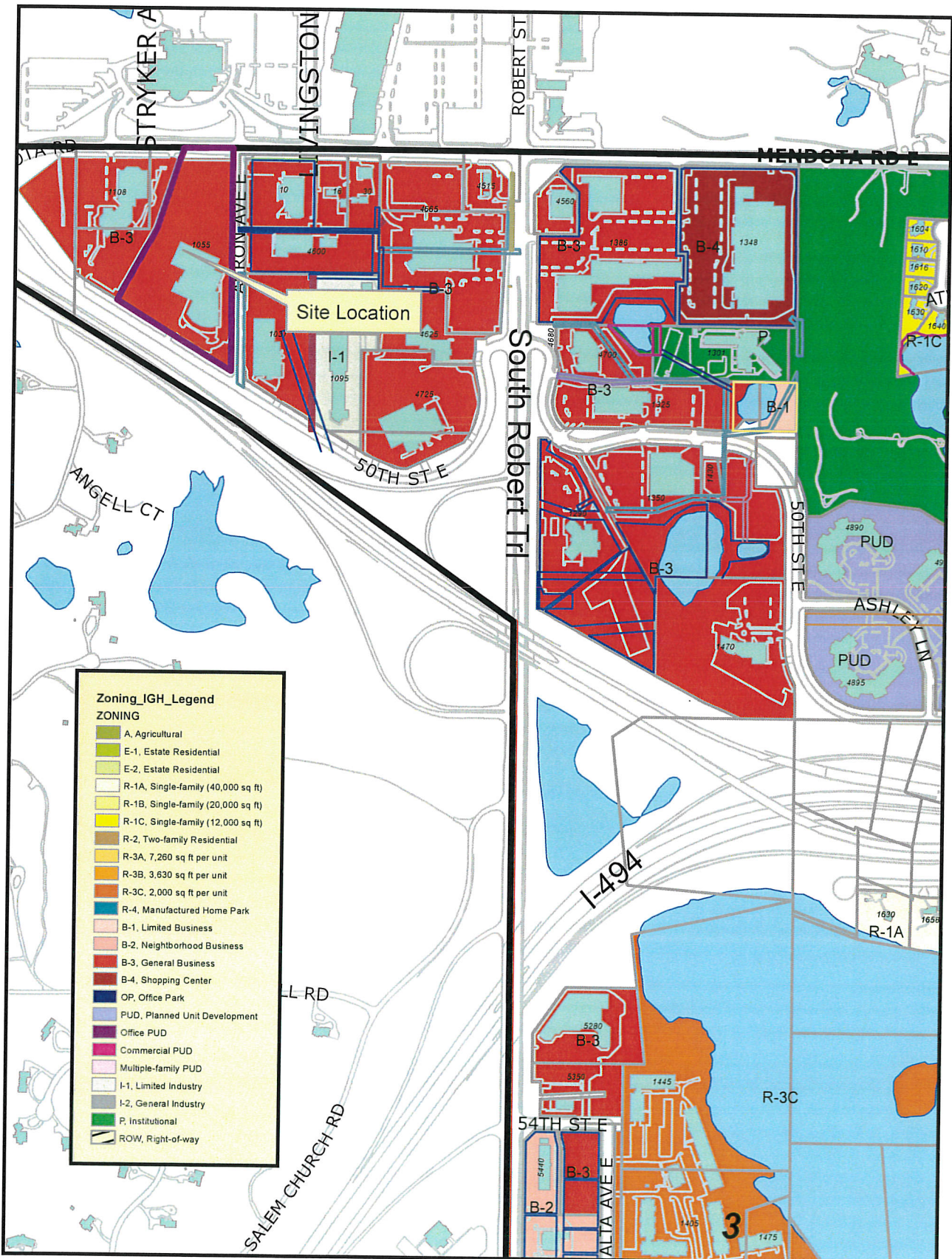
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the request.

Attachments: Zoning/Location Map
Narrative
Site Plan
Landscape Plan
Elevations



1055 50th Street Case No. 20-11CA



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.
Copyright© City of Inver Grove Heights 2020

Exhibit A
Zoning and Location Map

Map not to scale



1100 Mendota Heights Road | (651) 681 - 0200
Mendota Heights, MN 55120 | www.rjryan.com

Commercial Construction | Design

April 20, 2020

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

Attn: Kim Fox, City Planner

Mauer Buick GMC would like to build a new updated car dealership facility to meet Buick GMC standards at 1055 50th Street E. in Inver Grove Heights. Building is to be located in conjunction with but separate from the current Chevrolet site in Inver Grove.

As an option they may also elect to build a one-level parking deck to the back of the site to accommodate the inventory of the cars and trucks that are being dispositioned by the new facility.

Please see attached plans and Planning Application Form for your review.

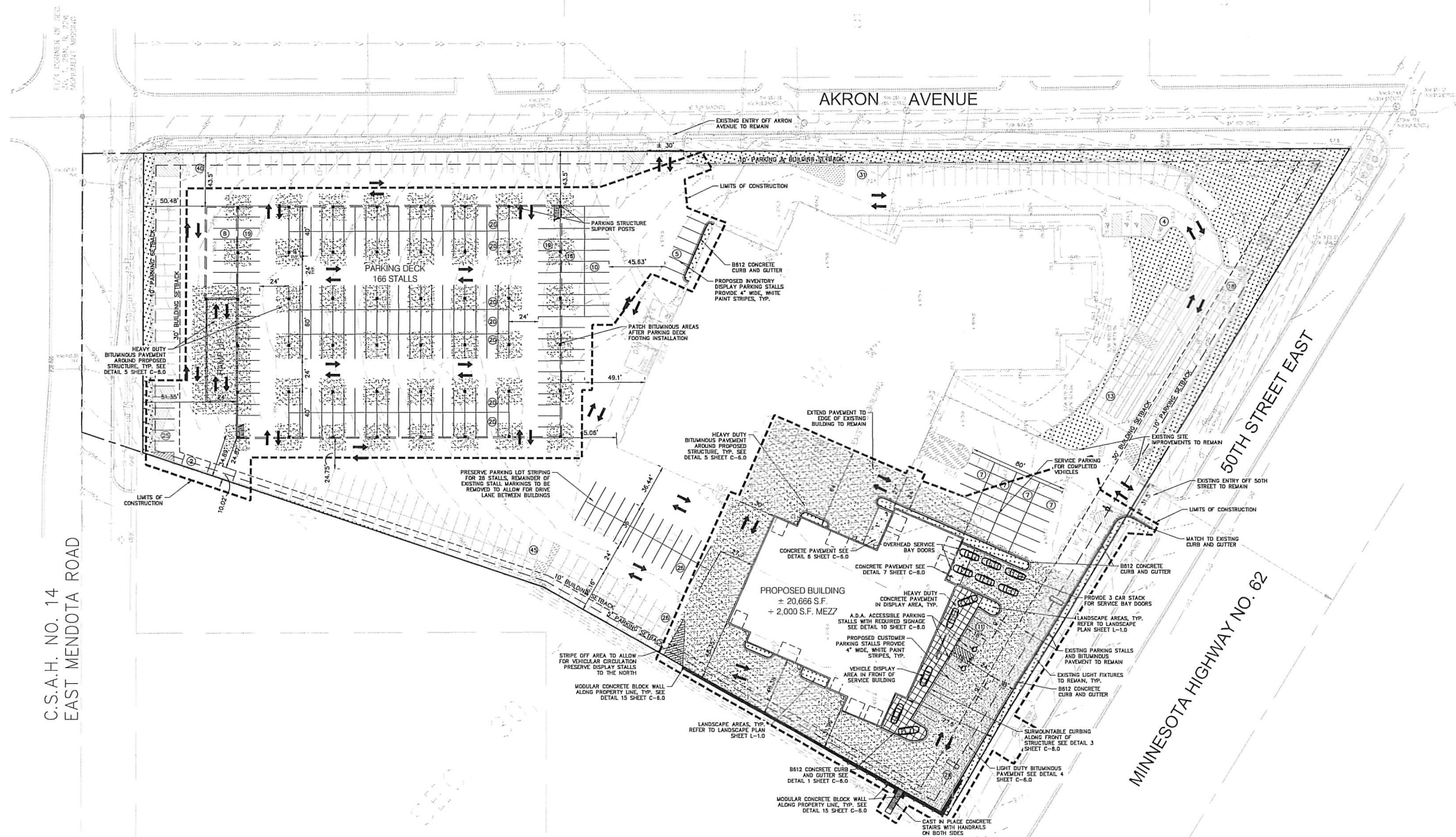
Thank you for your consideration. We look forward to working with the City of Inver Grove Heights.

Sincerely,

R.J. RYAN CONSTRUCTION, INC.

A handwritten signature in blue ink, appearing to read 'Jack Grotkin', is written over the printed name.

Jack Grotkin
President



1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE PERMITTED UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
4. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
5. CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE ROADWAY LIMITS.
6. AFTER REVIEWING EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION IN ACCORDANCE WITH ANY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THE EXISTING PLANS & SUBMITTALS WHICH HAVE NOT BEEN GIVEN.
7. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
8. ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
9. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PLANKS CAUSED BY SITE CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING BITUMINOUS EDGE PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO PATCH CRACKS, TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING, MATCH EXISTING GRADES.
11. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT MAY BE CAUSED BY HIS CONSTRUCTION ACTIVITIES.
12. CONTRACTOR SHALL NOT IMPED E EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. PROVIDE TRAFFIC CONTROL DURING CONSTRUCTION PER MANDATORY STANDARDS.
13. CONTRACTOR SHALL PERFORM SWEEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
14. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
15. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
16. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
17. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK SHALL BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
18. PARKING LOT STRIPING SHALL BE 4 INCH WHITE.
19. ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
20. ALL CURB AND GUTTER TO BE CONCRETE B612 CURB UNLESS NOTED OTHERWISE.
21. CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ONTO PUBLIC STREETS PER CITY STANDARDS.
22. ALL CONCRETE PADS TO BE 3000 PSI AIR ENHANCED 6" CONCRETE WITH #4 BARS @ 12" O.C. AND BROOM FINISHED.

LOT AREA = 335,804 S.F. = 7.70 ACRES
ZONING - B-3 RETAIL
PROPOSED AREA OF BUILDING ADJACENT
22,666 S.F. AUTO SERVICE SPACE

EXISTING SITE PERMEABILITY:

TOTAL SITE AREA:	335,804 SF	= 7.70 AC
EXISTING IMPERVIOUS SF:	312,259 SF	= 93%
EXISTING PERVIOUS SF:	23,545 SF	= 7%

PROPOSED SITE PERMEABILITY:

TOTAL SITE AREA:	335,804 SF	= 7.70 AC
PROPOSED IMPERVIOUS SF:	310,917 SF	= 92.60%
PROPOSED PERVIOUS SF:	24,887 SF	= 7.40%

EXISTING PARKING PROVIDED:	678
EXISTING PARKING REMOVED:	427
EXISTING PARKING TO REMAIN:	251
PARKING STALLS TO BE ADDED:	430
TOTAL PROPOSED PARKING:	681
NET PARKING GAIN:	3 STALLS

MOTOR SERVICE BUILDING ADDITION

2 STALLS PER EACH SERVICE BAY PLUS 3 STALLS
8 SERVICE BAYS PROPOSED = 18 STALLS
PLUS 3 ADDITIONAL STALLS

REQUIRED STALLS FOR MOTOR SERVICE STATION = 19 STALLS
PROVIDED STALLS FOR MOTOR SERVICE STATION = 39 STALLS

	PROPOSED CURB & GUTTER
	PROPOSED OUTFALL CURB & GUTTER (PROVIDE 5' CURB TRANSITION)
	MOUNTABLE CURB (PROVIDE 5' CURB TRANSITION)
	CONCRETE PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	LIGHT DUTY BITUMINOUS PAVEMENT
	LANDSCAPE AREAS
	CONSTRUCTION LIMITS
	PROPERTY LINE
	R.O.W. LINE
	LIMITS OF PAVEMENT REMOVALS
	DRAINAGE & UTILITY EASEMENT
	BUILDING SETBACK
	PARKING SETBACK



MAUER GMC - BUICK
1055 50TH STREET E.
INVERGROVE HEIGHTS MN, 55077

CONDITIONAL USE AMENDMENT

SITE PLAN

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

ARK WICKLUND, PE

to	License No.
----	-------------

QUALITY ASSURANCE/CONTROL

DATE _____

DATE	ISSUE
20-20	CLIP AMENDMENT

[illegible]

DESIGNED: MK

PROJECT NO: 200070

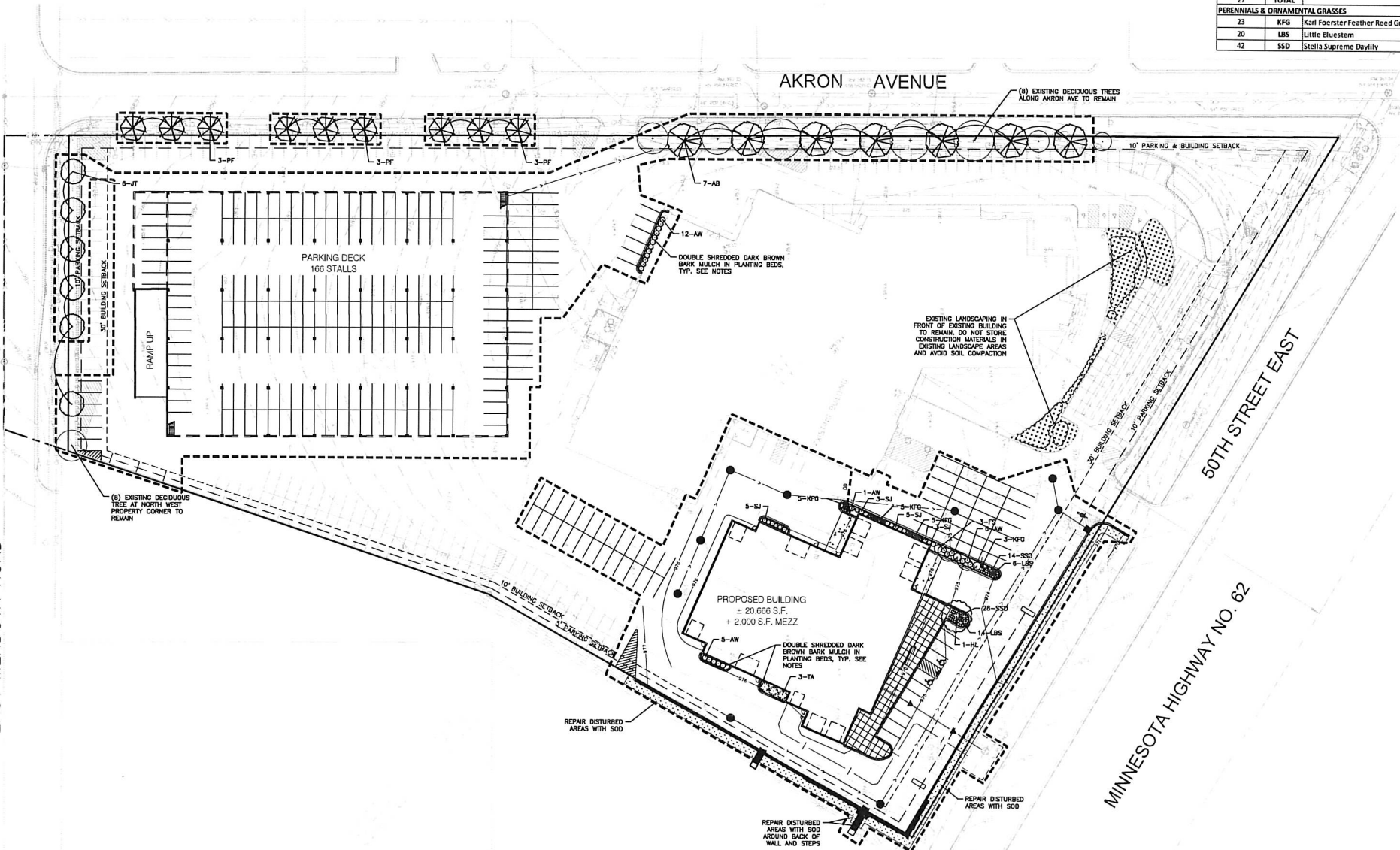
C-3.0

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



A horizontal graphic scale bar. It is divided into four equal segments. The first segment is labeled '0' at its left end. The second segment is labeled '20'' at its right end. The third segment is labeled '40'' at its right end. The fourth segment is labeled '80'' at its right end. Below the bar, the word 'SCALE' is centered under the first segment, 'IN' is centered under the third segment, and 'FEET' is centered under the fourth segment.

C.S.A.H. NO. 14
EAST MENDOTA ROAD



LANDSCAPE SCHEDULE

QUANTITY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE / ROOT TYPE	NOTES
OVERSTORY TREES					
7	AB	Autumn Brilliance	Acer x freemanii 'Jeffersred'	2.5' B&B	Straight Trunk no "V-Crotch"
1	HL	Honey Locust	Gleditsia tricanthos var. inermis 'Harve'	2.5' B&B	Straight Trunk no "V-Crotch"
EVERGREEN TREES					
3	TA	Techny Arborvitae	Thuja occidentalis 'Techny'	6' ht B&B	Full Form
11	SL	Spartan Juniper	Juniperus chinensis 'Spartan'	6' ht B&B	Full Form
ORNAMENTAL TREES					
6	JT	Japanese Tree Lilac 'Ivory Silk'	Syringa reticulata 'Ivory Silk'	2' B&B	Straight Trunk no "V-Crotch"
9	PF	Prairie Fire Crabapple	Malus 'Prairie Fire'	2' B&B	Straight Trunk no "V-Crotch"
SHRUBS					
24	AW	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	24" ht. cont.	Min. 5 canes at ht. spec.
3	YS	Fraser Yellow Birch	Betula papyrifera 'Fraser Yellow'	24" ht. cont.	Min. 5 canes at ht. spec.
27	TOTAL				
PERENNIALS & ORNAMENTAL GRASSES					
23	KFG	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	3 gal. cont.	
20	LBS	Little Bluestem	Schizachyrium scoparium	1 gal. cont.	
42	SSD	Stella Supreme Daylily	Homocallis 'Stella Supreme'	1 gal. cont.	

NOTES

- INSTALL 4" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AND ANNUAL FLOWER AREAS.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF DARK BROWN COLOR SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, UNLESS SPECIFIED AS OTHER. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL. ROCK MULCH TO BE 3-4" DEPTH BUFF LIMESTONE ROCK MULCH OVER FILTER FABRIC.
- INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
- PLANT SOIL SHALL CONSIST OF 1:1:1, SELECT LOAMY TOPSOIL, PEAT MOSS, PIT RUN SAND.
- COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNED).
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSEYMEN.
- ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
- CALL COPPER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
- MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
- COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- STAKING AND GUYING OF TREES OPTIONAL; MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
- LANDSCAPE CONTRACTOR SHALL INSTALL KENTUCKY BLUE GRASS SOD IN DENOTED AREAS INCLUDING ALL R.O.W. PER LOCAL INDUSTRY STANDARDS. SOD SHALL BE Laid PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS.
- SUPPLY DESIGN AND INSTALLATION FOR NEW WATER EFFICIENT IRRIGATION SYSTEM. DESIGN SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE OF NEW SOD. LANDSCAPE ISLANDS AND PLANTING AREAS SOD, SEED AND SHRUB AREAS TO BE ON SEPARATE ZONES. DESIGN TO INCLUDE DRIP IRRIGATION IN SHRUB AREAS ADJACENT TO BUILDING. EXCESS WATER SHALL NOT COME IN CONTACT WITH BUILDING AND SIDEWALKS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN/FREEZE SENSOR SHUTOFF. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C. AND WORK OF OTHER SECTIONS.
- EXISTING TREES TO REMAIN MAY NOT BE LIMBED UP ABOVE 5' IN HEIGHT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED PERMITS FOR WORK IN MNDOT ROW.
- ALL MULCH AND RANDOM GRANITE BOULDERS TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LANDSCAPE DATA

TREES REQUIRED:	23
ORNAMENTAL TREES:	15
TREES PROVIDED:	8
TOTAL:	23

LEGEND

- DECIDUOUS OVERSTORY TREES
- ORNAMENTAL TREE
- EVERGREEN TREE
- FLOWERING SHRUBS
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIAL
- POLY EDGER
- B&B CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPERTY LINE
- R.O.W.
- PROPOSED CONTOUR
- PROPOSED CATCH BASINS
- PROPOSED STORM SEWER
- PROPOSED WATER
- PROPOSED SANITARY SEWER



0 20' 40' 80'
SCALE IN FEET



ALLIANT
ENGINEERING

733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

MAUER GMC - BUICK
1055 50TH STREET E.
INVERGROVE HEIGHTS MN, 55077
CONDITIONAL USE AMENDMENT
LANDSCAPE PLAN

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 LANDSCAPE ARCHITECT under the laws of the State of MINNESOTA

CLARK WICKLUND, PE

Date: License No.:

QUALITY ASSURANCE/CONTROL

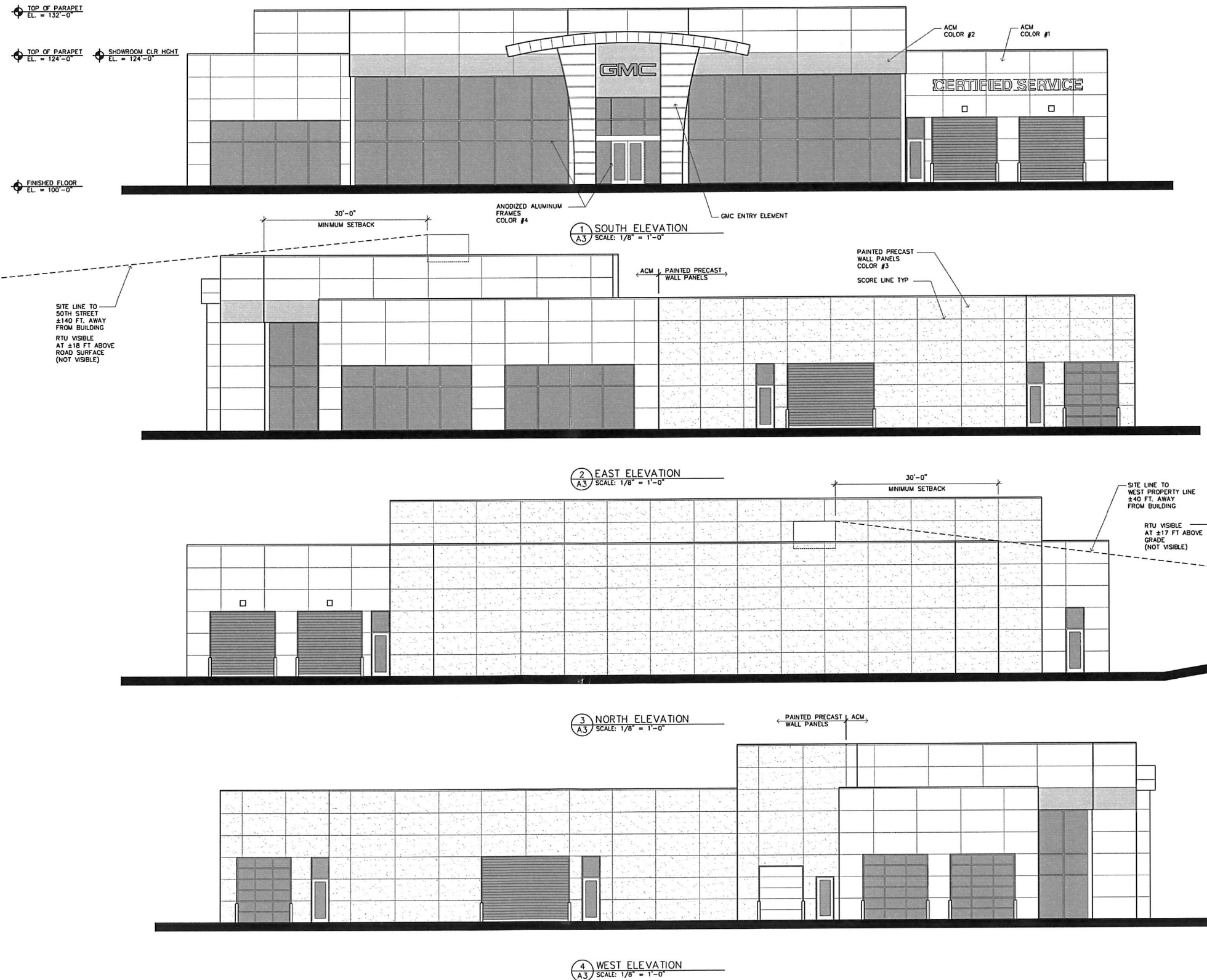
BY	DATE
DATE	ISSUE
4-20-20	CLIP AMENDMENT
5-13-20	LANDSCAPE REVISIONS

PROJECT TEAM DATA
DESIGNED: MK
DRAWN: MLS
PROJECT NO: 200070

L-1.0

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Filename: MAUER GMC-VAUER GMC-A3



LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2549
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

LEONARD LAMPERT
PROJ. NO. 200214
LIC. NO. 13569
DATE: 4/2/20

RJR Ryan
Construction, Inc.
Commercial Design and Construction

102 Inver Grove Heights Road
Inver Grove Heights, MN 55120
PH: 651-481-0233
FAX: 651-481-0232

MAUER
GMC - BUICK
Inver Grove Heights, Minnesota

Copyright 2020
Leonard Lampert Architects Inc.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

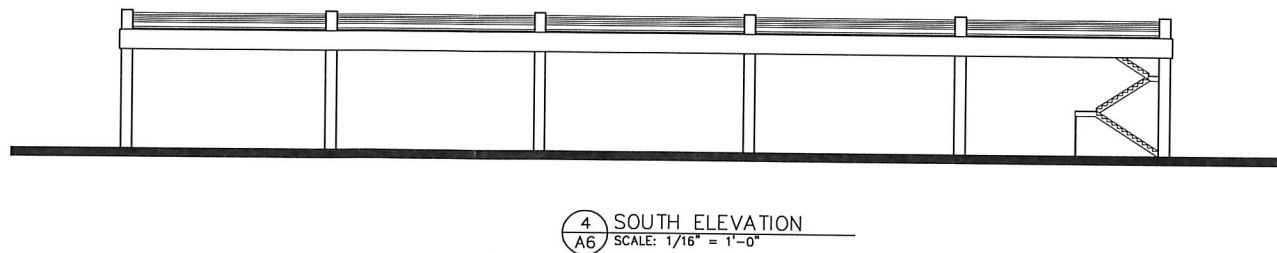
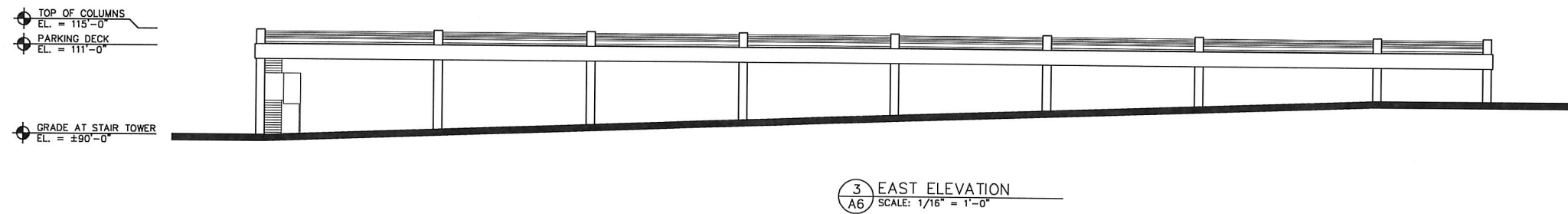
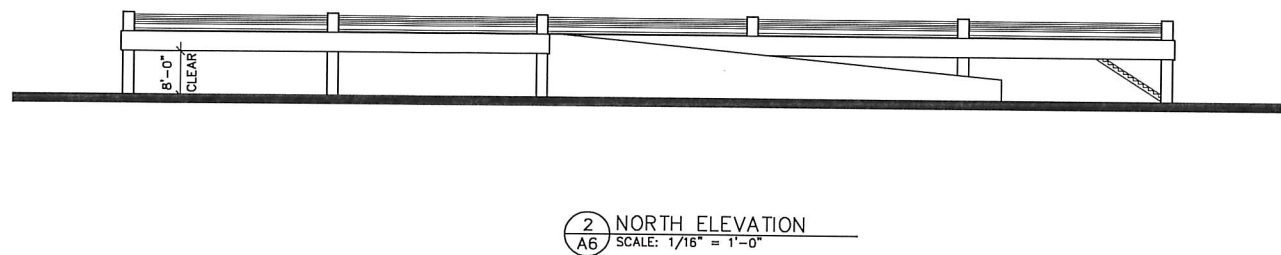
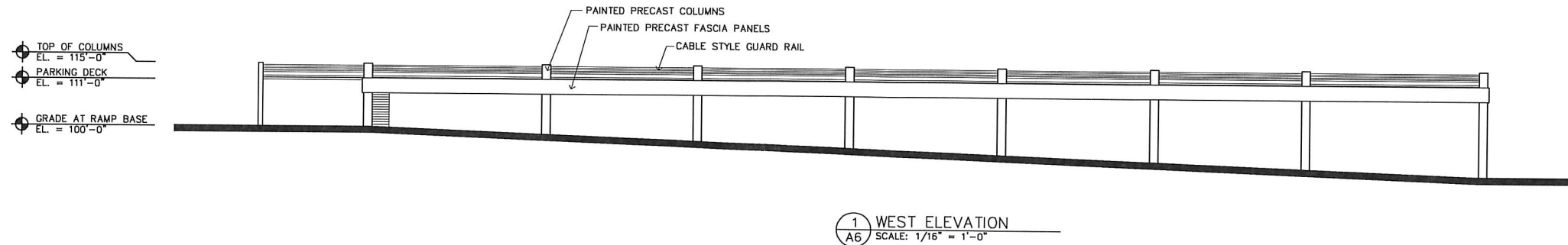
Revisions	
4/2/20	PRELIMINARY
4/20/20	CITY SUBMITTAL

BUILDING ELEVATIONS

Sheet Number

A3

Project No. 200214-1



LAMPERT
ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
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 ARCHITECT UNDER THE
LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR
CONSTRUCTION



Commercial Design and Construction
1100 Mendota Heights Road
Mendota Heights, MN 55120
Ph: 651-681-0200
Fax: 651-681-0233

MAUER
GMC - BUICK
Inver Grove Heights, Minnesota

Copyright 2020
Leonard Lampert Architects Inc.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions	
4/2/20	PRELIMINARY
4/20/20	CITY SUBMITTAL

BUILDING ELEVATIONS

Sheet Number

A6

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

CASE NO.: 20-10PA

APPLICANT: Ron Clark Construction

PROPERTY OWNER: Zion Methodist Church

REQUEST: Comprehensive Plan Amendment to change land use from P, Public/Institutional to HDR, High Density Residential.

LOCATION: Northeast Quadrant of Upper 55th Street and Babcock Trail

HEARING DATE: May 18, 2020

COMPREHENSIVE PLAN: P, Public/Institutional

ZONING: P, Institutional

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to change the land use designation of approximately 2.14 acres from Public/Institutional to High Density Residential. The applicant is proposing to construct a 3-story 49 unit apartment building on vacant land that is owned by the Church. The church owns a total of 5.14 acres that contain the church building and a cemetery. The east side of the property is vacant, and the applicant proposes to purchase the land and construct the apartment building. The applicant is proposing to utilize tax credits from the Dakota County CDA to provide work force housing units.

The applicant has submitted a concept plan that shows the location of the building, parking lot, access point options and general storm water location. The building would be on the far east side of the lot with parking in front and south and west of the building. Some of the parking would be shared between the two uses. Access would be from Upper 55th Street because the grades off Babcock Trail and location of the cemetery make that option not possible. The current driveway on Upper 55th Street is closer to the intersection than all would prefer so the applicant proposed a shared driveway with the far west driveway opening on the fire station property. Upon discussion with the fire department, this arrangement did not work with the way their parking lot is utilized. Therefore, this site would have one driveway on Upper 55th Street.

Staff has met with the applicant a couple of times prior to the application submission and we believe we have sorted out most of the larger site plan obstacles.

If the comprehensive plan amendment is successful, an application for rezoning, platting and conditional use permit for multiple family will be required before development can occur. This subsequent process provides for public review and comment on the actual site plan.

SURROUNDING USES

The subject property is surrounded by:

North	Vacant, parking lot, Cenex Office complex; zoned B-1; guided Office.
East	Group Health medical building; zoned B-1; guided Office
West	Church/cemetery; zoned P; guided P/I
South	Church parking lot, City Fire Station #3; zoned P; guided P/I

EVALUATION OF REQUEST

Comprehensive Plan Amendment

The subject parcel is currently guided Public/Institutional and defined in the 2040 Comprehensive Plan as follows:

“Uses categorized as public/institutional include a number of different types of public and semi-public uses. Most of the institutional land in Inver Grove Heights is developed land occupied by public or private schools, religious institutions, or facilities associated with the government such as City Hall, Veterans Memorial Community Center, state or county facilities.”

The applicant is proposing to change the land use designation to HDR, High Density Residential to be consistent with the type and density of the proposed project.

High Density Residential is defined in the 2040 Comprehensive Plan as:

“Areas designated as high density residential are intended to accommodate multi-family housing at densities exceeding 12 units per net acre. Uses in this category will be principally limited to higher density apartments or condominium buildings for either general occupancy or for special segments of the population such as senior housing.”

This report lists other policies in the 2040 Comprehensive Plan that are relevant to the request:

ESTABLISHED DEVELOPMENT AREA POLICIES

1. Allow infill development in a manner that protects the character of existing residential neighborhoods.

3. Provide a broad range of housing opportunities.
5. Provide appropriate buffers to allow density transitions and to accommodate a range of housing types.

HOUSING POLICIES

3. Partner with housing development agencies to assist with the development of affordable housing in locations of the community that have (or will have) transit options and are in close proximity to employment centers.
4. Maintain a balanced housing supply with housing available for people at all income levels and unit types that meet the varying life-cycle needs of Inver Grove Heights residents.

Existing surrounding uses. The site is currently surrounded by a mix of non-residential uses including; church, office parking lot, medical clinic, city fire station. Across the street on Babcock consists of a mix of single family and multiple family apartment housing. The Cenex office building is north of the site and on the south side of Upper 55th Street is elderly care housing and single family residential along both sides of Babcock Trail south of Upper 55th.

Amending the plan would allow for a broader range of housing opportunities and would provide an economic use for excess land owned by the church.

There is a bus route in this area of the city to provide transportation options for future tenants.

ALTERNATIVES

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

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

- o Approving the Comprehensive Plan Amendment from Public/Institutional to HDR, High Density Residential subject to the following conditions:

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

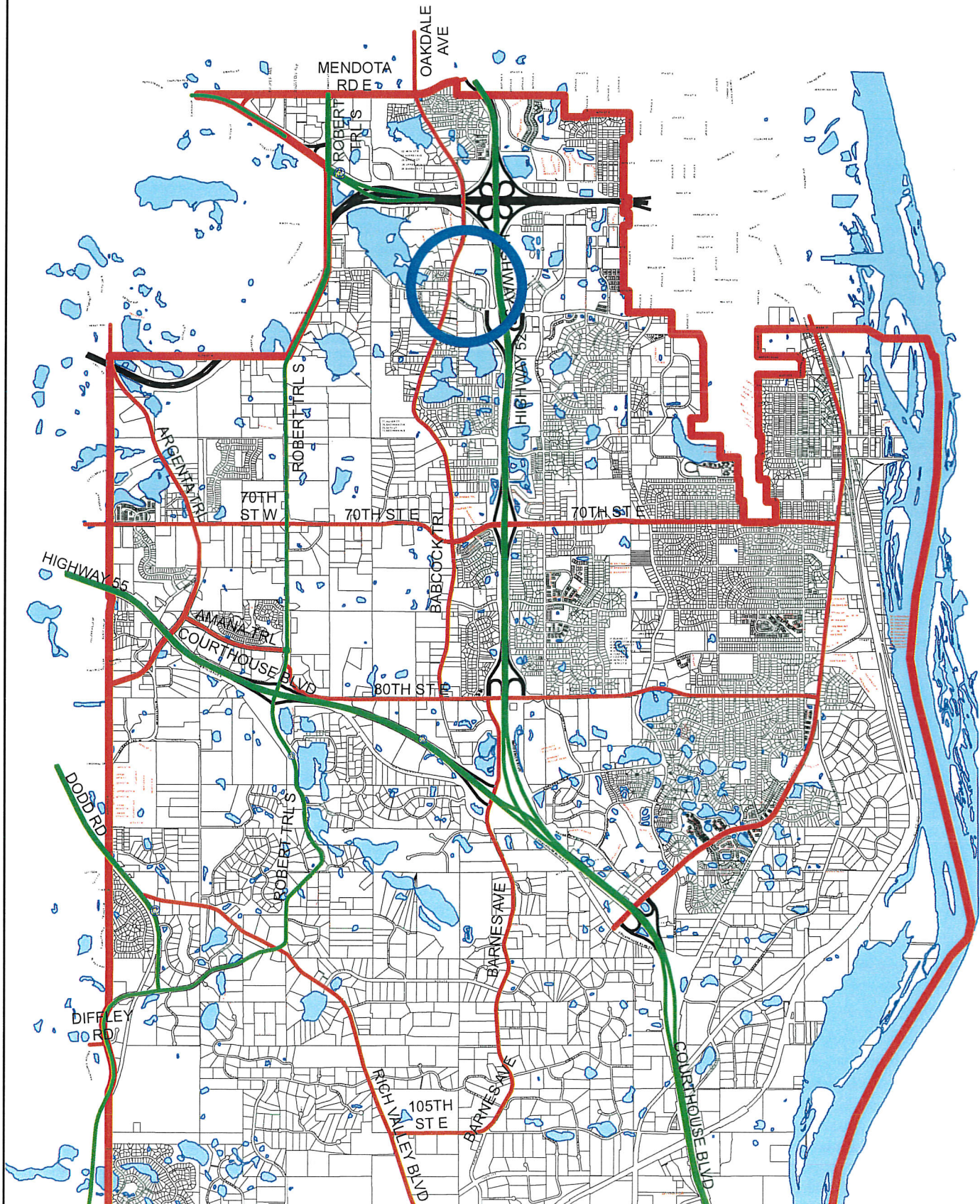
B. Denial If the Planning Commission does not favor the comprehensive plan amendment, a recommendation of denial should be forwarded to the City Council. With a recommendation of denial, findings or the basis for the denial should be given.

RECOMMENDATION

Staff believes there is value to the City in allowing the land use change by providing a housing product that meets goals of varied housing opportunities and brings excess land owned by a church back on the tax rolls providing added tax base.

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

Ron Clark Construction CPA Location Area Map

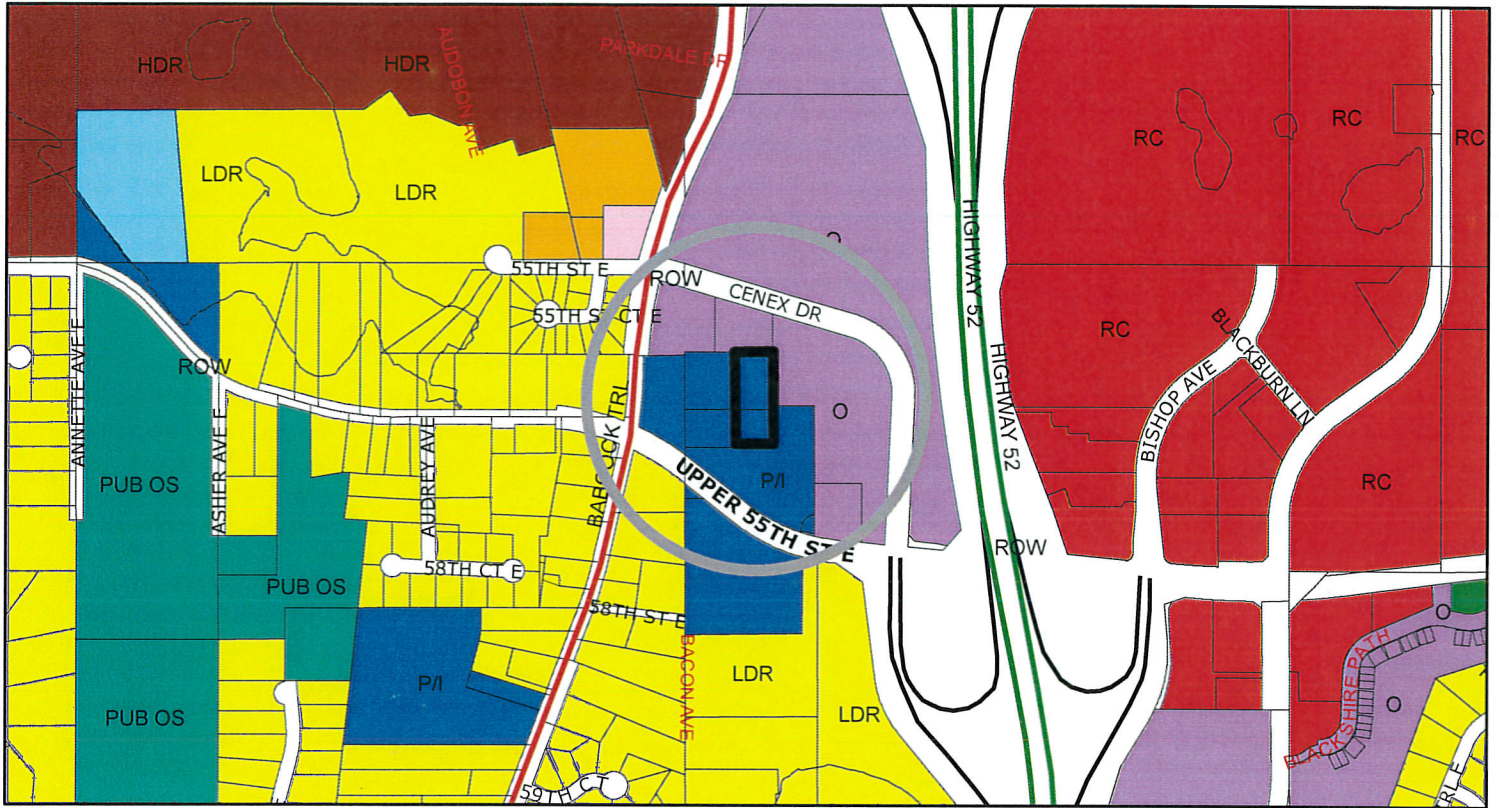




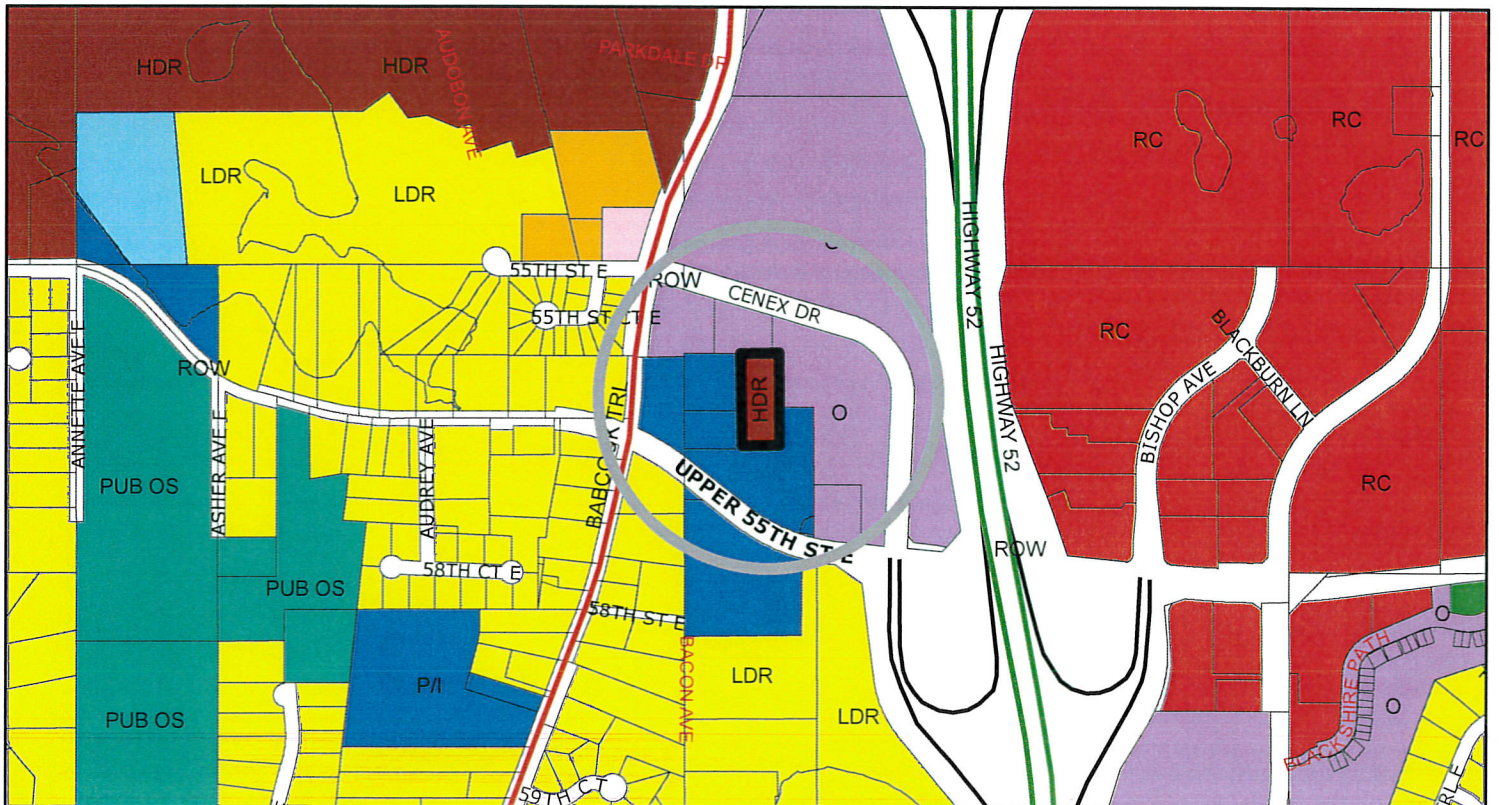
Ron Clark Construction CPA



Existing Land Use Designation



Proposed Land Use Designation



Monday, April 06, 2020

City of Inver Grove Heights
Allan Hunting – City Planner
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Babcock Trail Apartments

Subject: Comprehensive Plan Amendment Application Submittal Letter/Narrative

Dear Allan,

Attached for your review & comment is our application and related information for our proposed Babcock Trail Apartments.

Below is a description of the development as well as the supporting plans and documentation required as part of our submittal:

1) Project Description:

- a. Our project consists of a 49 unit 3-Story wood frame apartment building over a precast concrete parking garage. Parking will consist of 61 stalls of parking in the underground garage, 43 stalls at grade and 19 Proof of Parking stalls for a total of 123 potential parking stalls (2.1 stall/unit base project, 2.5 stall/unit potential w/PP).
- b. Our development team has been working to create a development plan for our site that meets the needs of the whole Inver Grove Heights community and responds to the needs identified in the City's Comprehensive Plan. We are pleased to submit this initial application for The Comprehensive Plan Amendment Application. As discussed, this application will provide proof of the City's support of the development for our upcoming application to Dakota County for their Minnesota Housing Tax Credit Program. If we are selected for tax credits, we will then follow up later this year with the balance of the City applications required for the overall project approval.
- c. The site currently consists of one 5.14 acre lot. Please see attached survey dated 8-16-1993. Our plan would be to split the lot into two lots one for the existing church (3.0 acre) and one for our apartment building (2.14 acre) prior to any additional right of way dedication requirements.
- d. We have been discussing with city staff the potential of utilizing the current west access off upper 55th into the fire department site as a shared access. This allows the access to be farther away from Babcock Trail which give us better stacking and visibility exiting the site, along with better internal circulation for the daycare/church drop off and the main apartment building traffic flow. We are looking for direction from the Planning Commission and City Council as to this potential shared use.

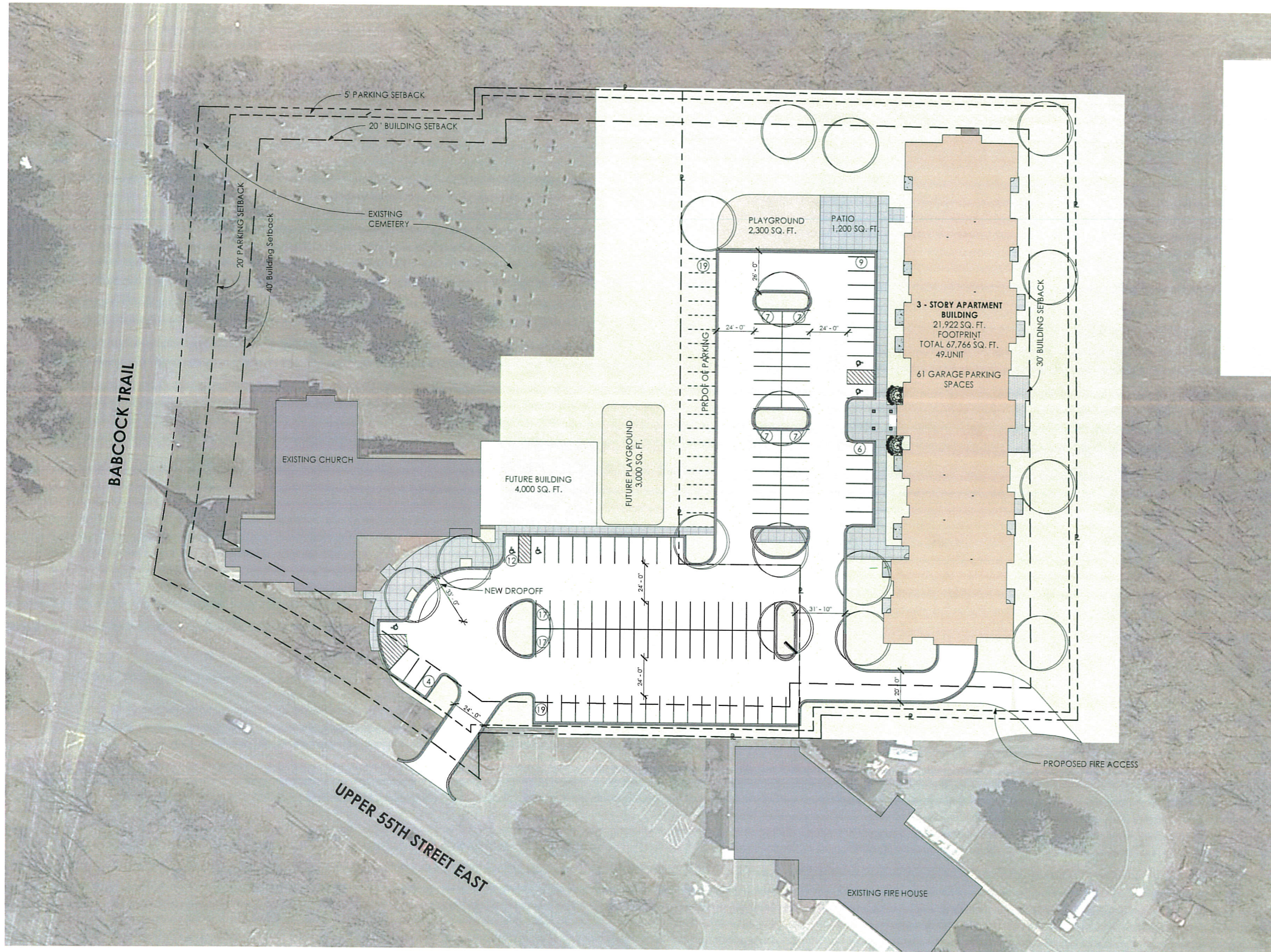
- e. The Babcock Trail apartment will foster a safe and scenic, family oriented community with a play area and numerous interior and exterior common areas for the residents. The site will incorporate sound landscape design to blend in well with the surrounding areas. The project will strive to incorporate Minnesota Green Community Criteria and sustainable building design in order to reduce energy expenditures and to enhance the health, well-being and productivity of the building occupants.
 - f. If awarded the tax credits from Dakota County our project would be in conjunction with Minnesota Housing and the Dakota County Community Development Agency and will provide workforce housing for the community.
 - g. In Dakota County we have successfully completed a similar building in Lakeville in 2017 and are in the process of completing another similar project in Rosemount later this year.
 - h. The project will be professionally managed and operated by Steven Scott Management, a respected Twin Cities management group. Our team is committed to providing a safe, quality living environment and look forward to working with the City of Rosemount.
- 2) Applications Attached:
- a. Comprehensive Plan Amendment
 - i. Completed Checklist
 - ii. Check for Fees of \$450.00 (mailed separately)
- 3) Project Team Information:
- a. Construction Manager:
 - i. Ron Clark Construction
 - ii. 7500 West 78th Street
 - iii. Edina, MN 55439
 - iv. Mike Roebuck
 - v. 952-947-3022
 - vi. mike@ronclark.com
 - b. Civil Engineer & Landscape Architect
 - i. Civil Site Group (CSG)
 - ii. 4931 W. 35th Street #200
 - iii. St. Louis Park, MN 55416
 - iv. David Knaeble
 - v. 763-234-7523
 - vi. dknaeble@civilsitegroup.com

- c. Building Architect:
 - i. Tushie Montgomery Architects (TMA)
 - ii. 7645 Lyndale Avenue S. #100
 - iii. Minneapolis, MN 55423
 - iv. Mike Stueven
 - v. 612-861-9636
 - vi. MikeS@tmiarchitects.com
 - d. Property Manager:
 - i. Steven Scott Management
 - ii. Mark Jensen
 - iii. 5402 Parkdale Drive STE 200
 - iv. St. Louis Park, MN 55416
 - v. 952-540-8647
 - vi. markjensen@steven-scott.com
- 4) Supplemental Project Information included in the Flash Drive:
- a. Architectural Site Plan
 - i. Shared access plan with Church/Daycare for review and comment
 - b. Grading Plan
 - i. Concept plan for review and comment
 - c. Utility Plan
 - i. Concept plan for review and comment
 - ii. Upgrade existing stormwater pond on City Property and provide piped EOF along easement to the North. For review and comment.
 - d. Survey & Legal description (8-16-1993)
 - e. Address List & Address Labels. (to be provided within 2 weeks)
 - f. Project PowerPoint presentation comparing our similar projects in Dakota County located in Lakeville & Rosemount.

We look forward to working with you on this project and please contact me with any comments, questions or any additional information that you require.
Sincerely,

Michael R. Roebuck
President
Ron Clark Construction

Ron Clark -Chairman
Mike Waldo - CEO



DEVELOPMENT SUMMARY

SITE SUMMARY:
SITE AREA: 224,096 SQ. FT. (5.14 ACRES)
 (SHALL BE VERIFIED BY SURVEY AT LATER DATE)

PROPOSED APARTMENT SITE: 93,414 SQ. FT. (2.14 ACRES)
PROPOSED CHURCH SITE: 130,680 SQ. FT. (3.00 ACRES)

BUILDING SUMMARY:
 3 - STORY APARTMENT BUILDING
 49 UNIT
 21,922 SQ. FT. FOOTPRINT TOTAL 65,766 SQ. FT.

PARKING SUMMARY:
REQUIRED PARKING SPACES 2 PARKING SPACES PER UNIT

APARTMENT SURFACE PARKING	43	PARKING SPACES
GARAGE PARKING	61	PARKING SPACES

TOTAL PROVIDED APARTMENT PARKING 104 PARKING SPACES
 (2.1 SPACES PER UNIT)

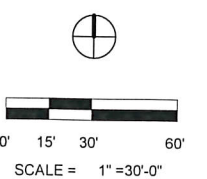
CHURCH SURFACE PARKING 69 PARKING SPACES

TOTAL PROVIDED SITE PARKING 173 PARKING SPACES

PROOF OF PARKING SUMMARY:

TOTAL POSSIBLE APARTMENT PARKING 123 PARKING SPACES
 (WITH 19 PROOF OF PARKING) (2.5 SPACES PER UNIT)

TOTAL POSSIBLE SITE PARKING 192 PARKING SPACES
 (WITH 19 PROOF OF PARKING)



Inver Grove Heights- Proposed Apartment Building 5590 Babcock Tr E, Inver Grove Heights, MN

April 6, 2020



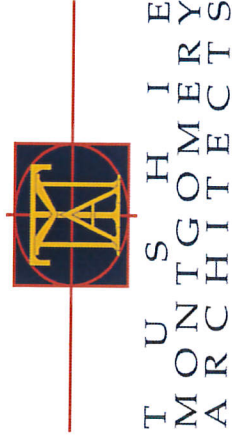
ENTRY DRIVE

Wexford Place Apartment Building – Concept Drawing

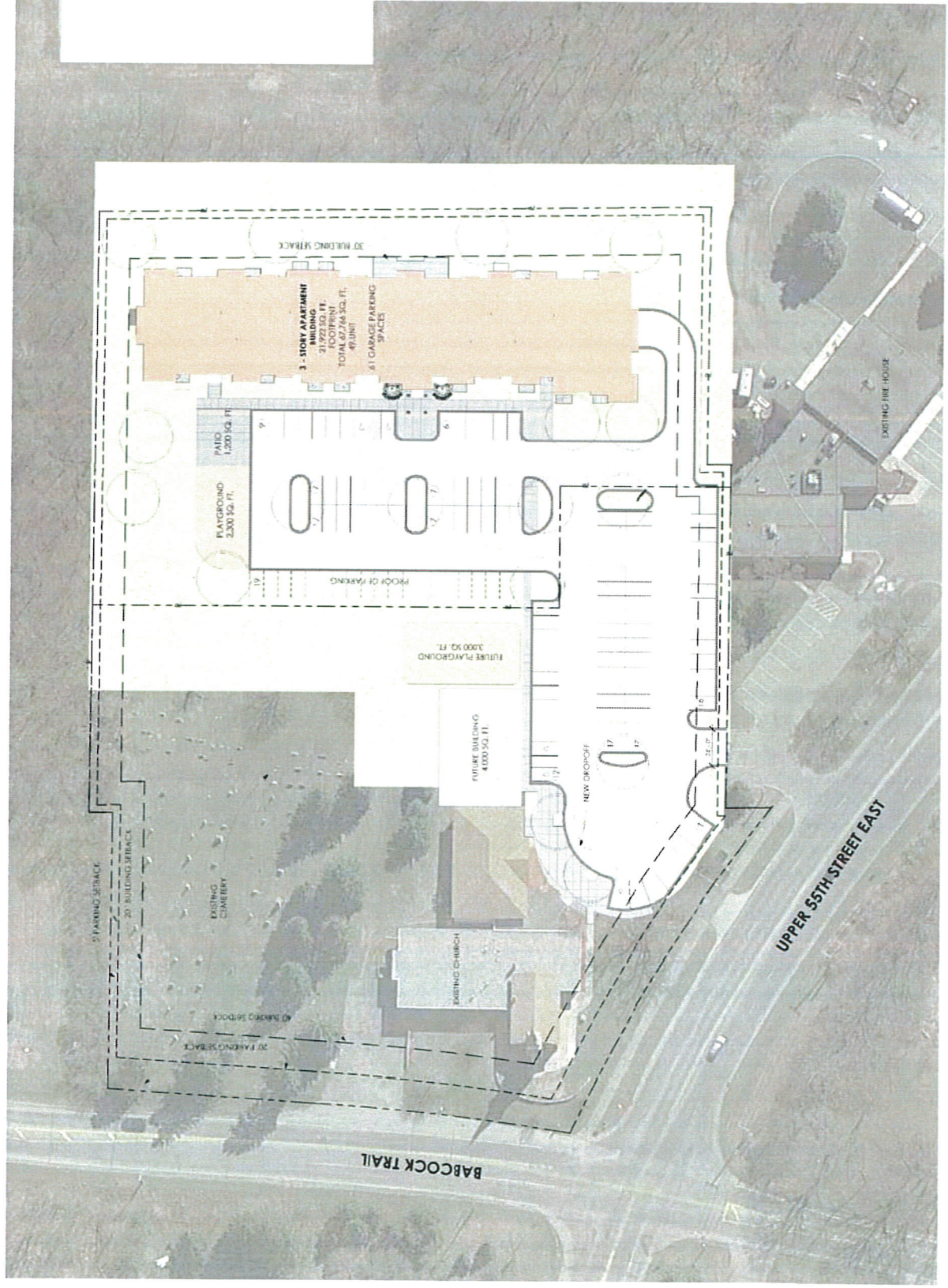


Ron Clark Team for Inver Grove Heights Project

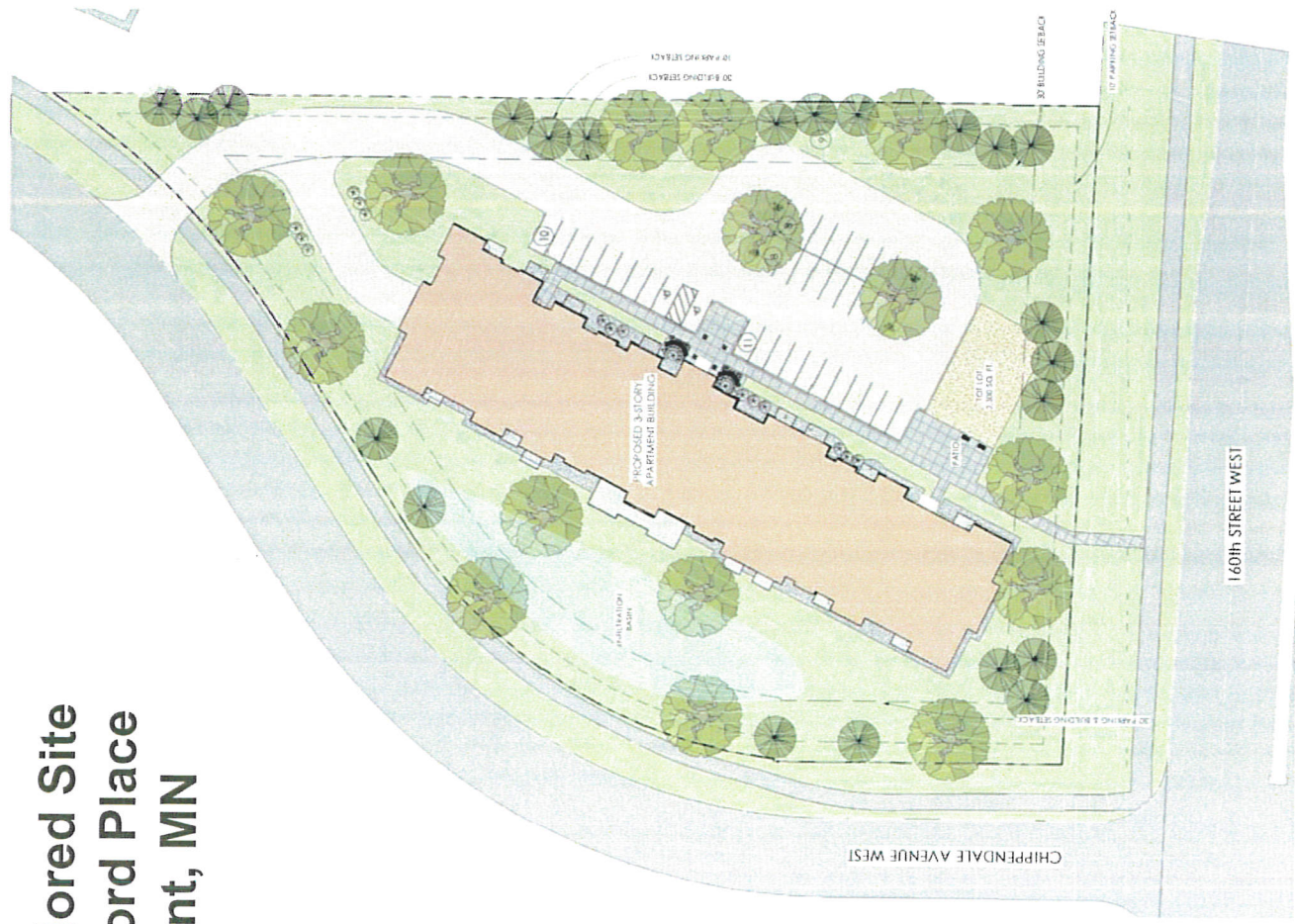
- Ron Clark Construction & Design (owner)
 - Ron Clark
 - Mike Waldo
 - Mike Roebuck
- Tushie Montgomery Architects (architect)
 - Gary Tushie
 - Andy Krenik
 - Kevin Kroen
 - Mike Stueven
- Steven Scott Management (property manager)
 - Kristie Rice & Jana Miller



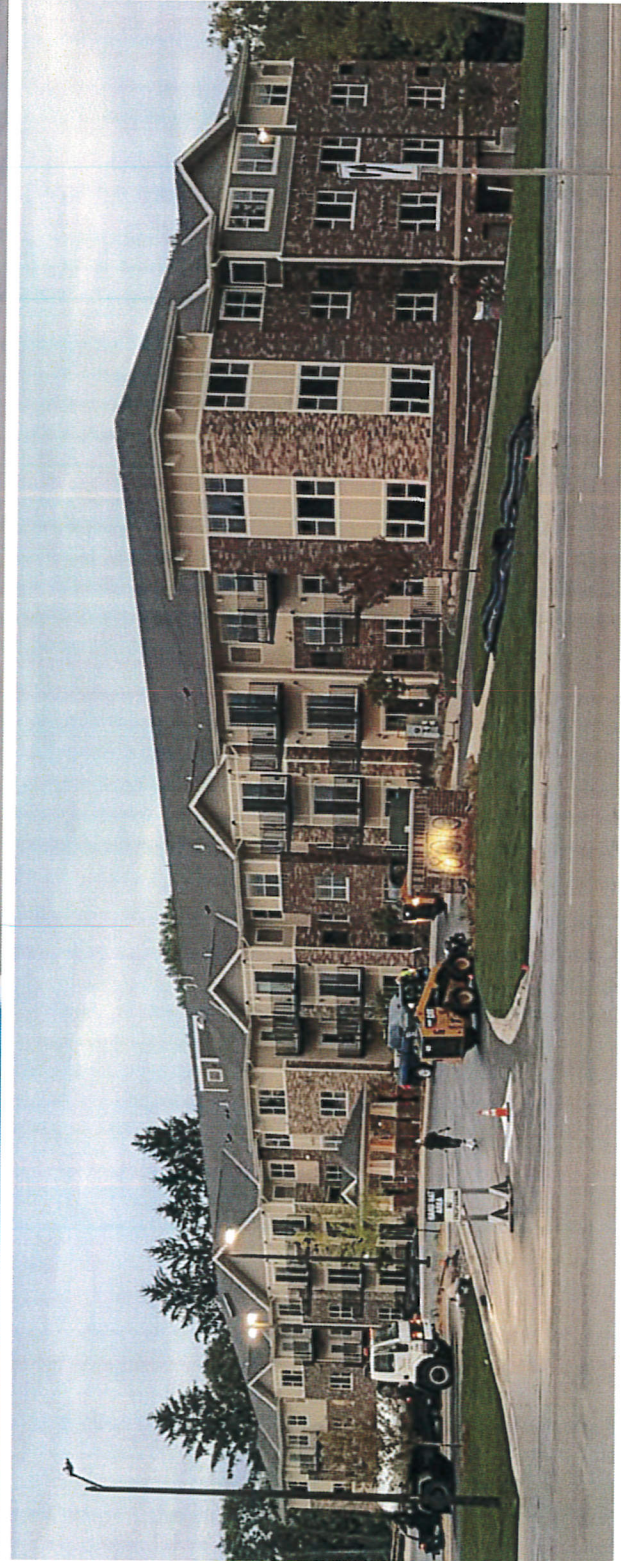
Concept site plan showing existing and proposed uses



[4]



Ron Clark Apartment Buildings in Savage & Lakeville



Ron Clark Apartment Building in Carver





Ron Clark Apartment Building - Pike Lake Marsh - Prior Lake, MN

Architecture

Exterior design features and materials will be consistent with the high standards established by the City in their Design Guidelines.

Architectural roof shingles

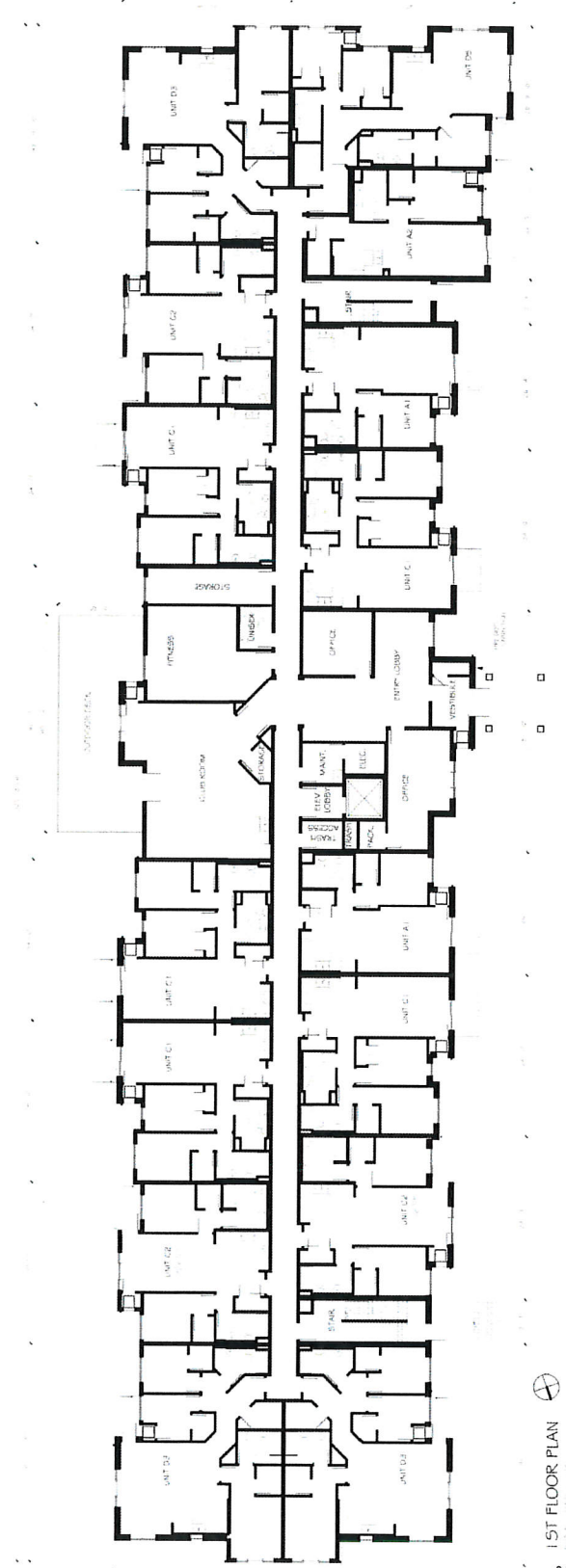
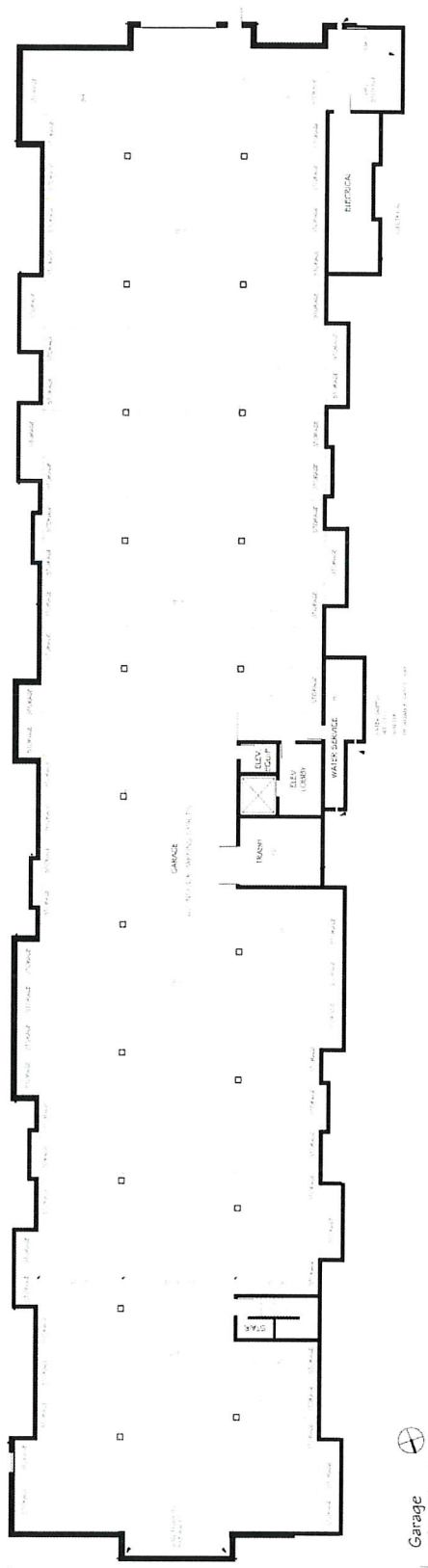
High Quality Lap siding, Brick and other siding accents

Maintenance Free Decks for all units

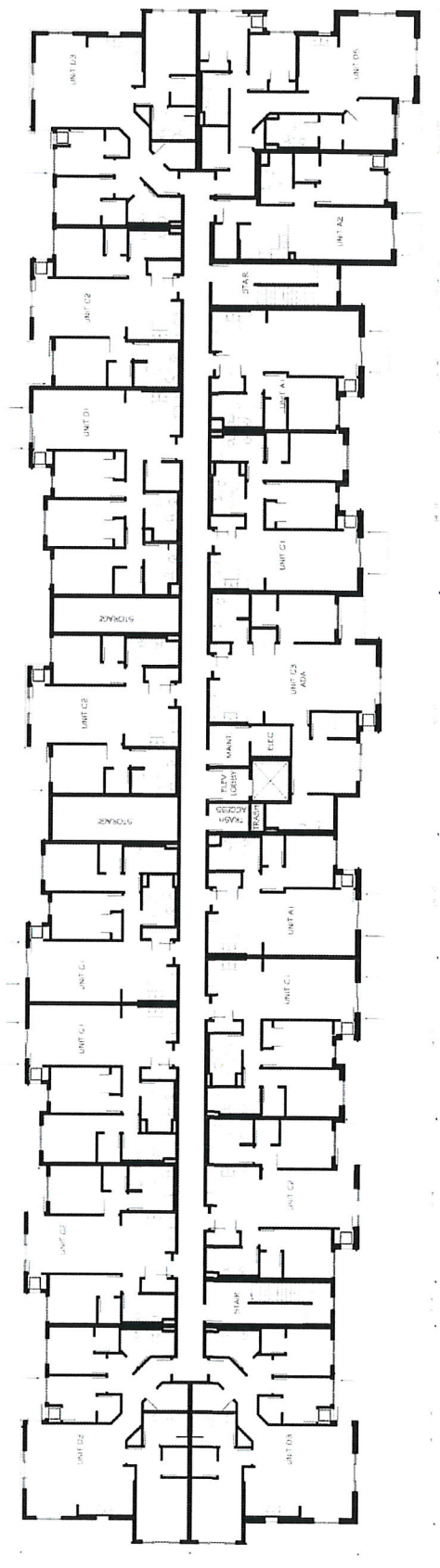
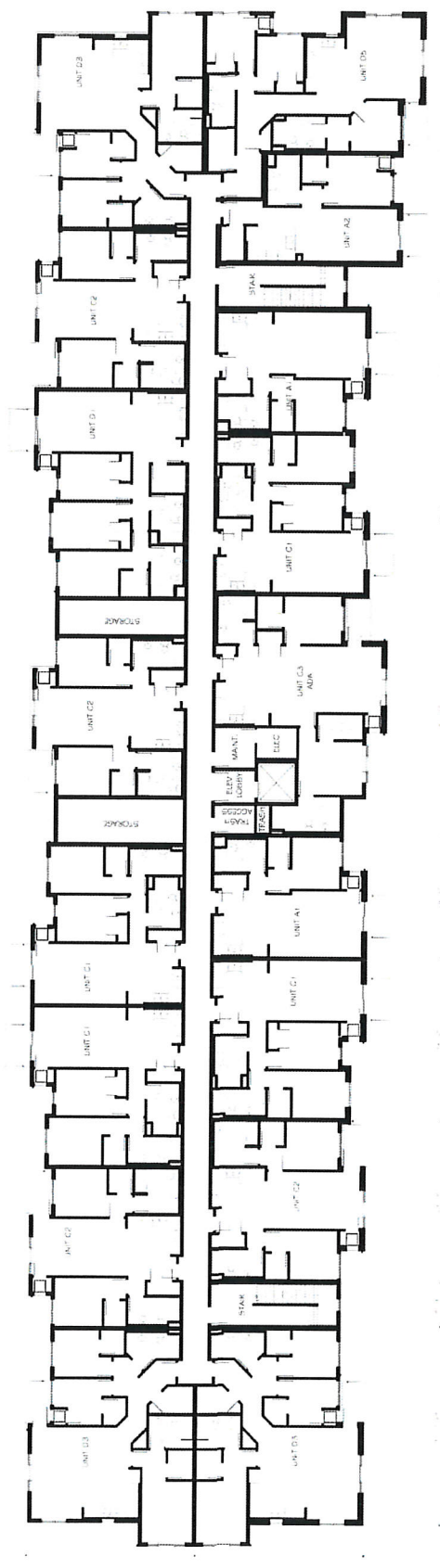
Focus is on Energy Conservation and Sustainability

Exterior deck, fenced in play area and grilling station

Wexford Place - Garage Level and First Floor



Wexford Place – 2nd & 3rd Floors



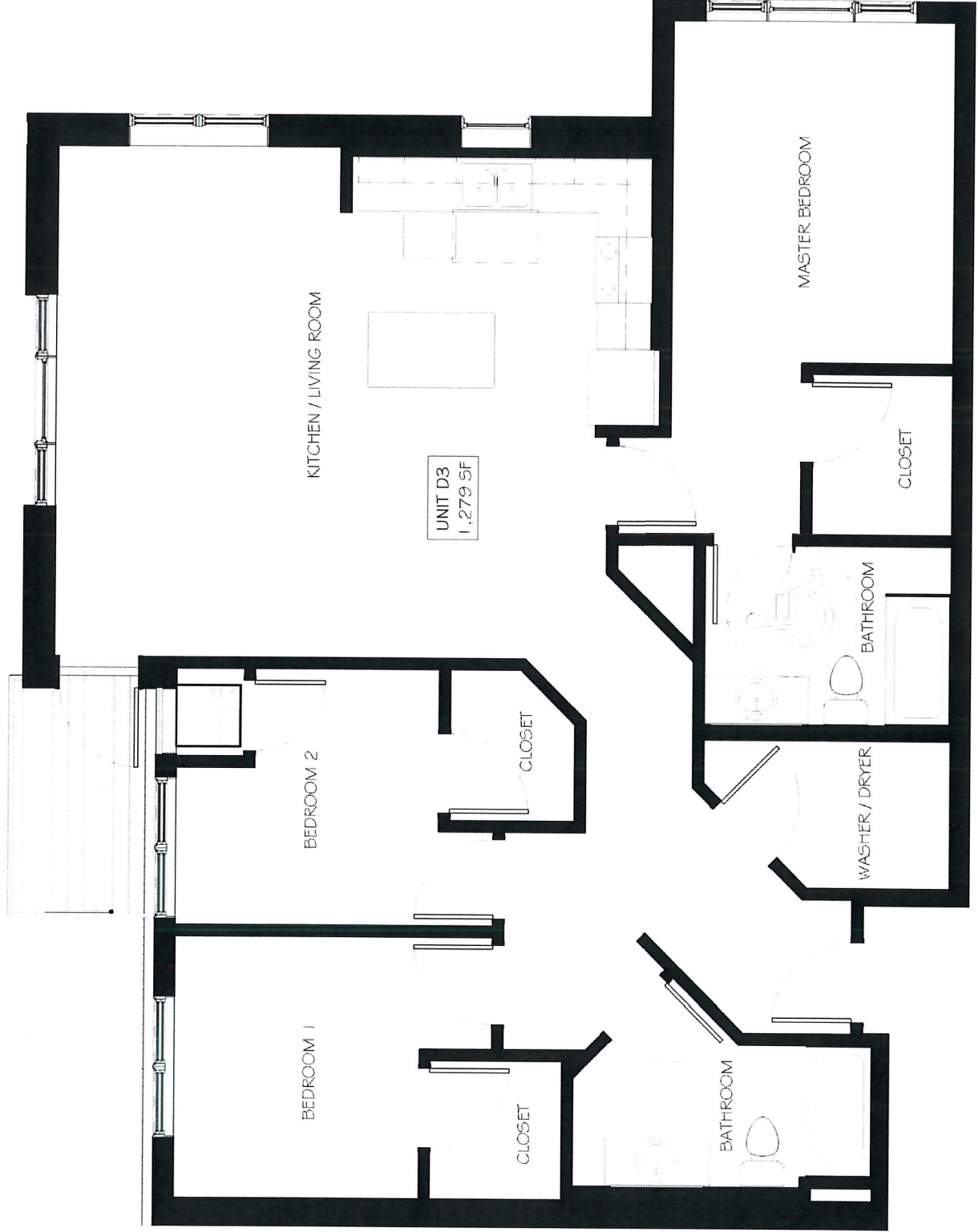
1 Bedroom Floor Plan Concept



2 Bedroom
Floor Plan
Concept



3 Bedroom Floor Plan Concept



Commons Area Pictures from our Savage & New Hope Buildings



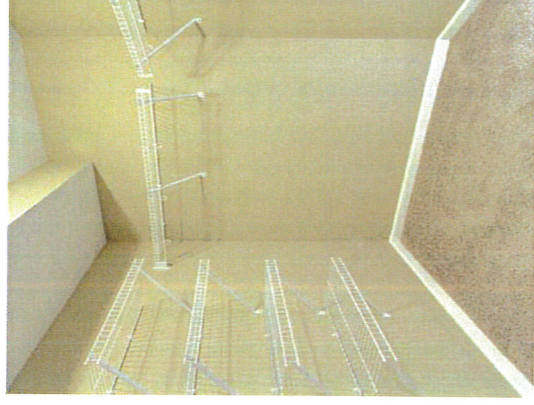
Pictures from our Savage and New Hope Buildings



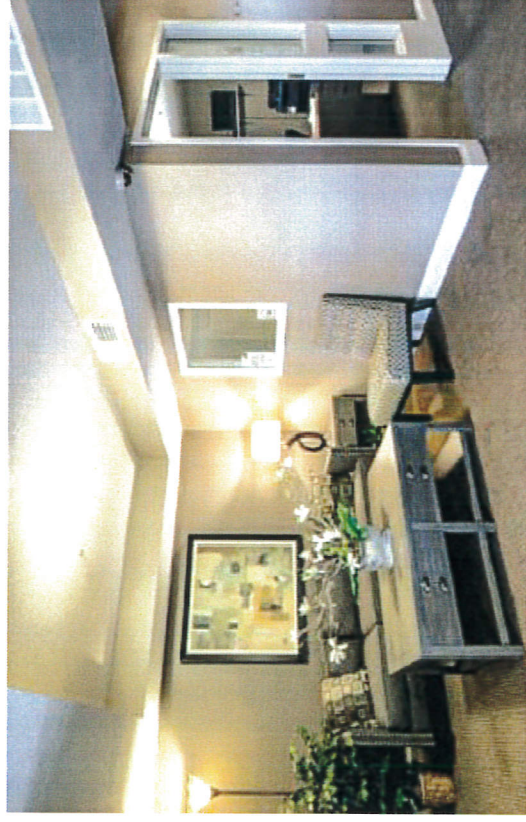
Pictures from our Savage and New Hope Buildings



Pictures from our Savage and New Hope Buildings



Pictures from our Savage and New Hope Buildings



Pictures from our Savage and New Hope Buildings



Preliminary recap of Apartment Building size, unit mix and unit sizes

PROJECT INFO.

UNIT MIX SUMMARY

1 BED ("A" UNITS)	9	18%
2 BED ("C" UNITS)	26	53%
3 BED ("D" UNITS)	14	29%
Grand total	49	100%

UNIT MIX BY UNIT TYPE

UNIT A1	6	747 SF
UNIT A2	3	740 SF
UNIT C1	13	963 SF
UNIT C2	11	952 SF
UNIT C3 ADA	2	1,177 SF
UNIT D1	2	1,215 SF
UNIT D3	9	1,279 SF
UNIT D5	3	1,267 SF
Grand total	49	

BUILDING AREA SUMMARY

GARAGE	22,175 SF
1ST FLOOR	21,992 SF
2ND FLOOR	21,940 SF
3RD FLOOR	21,835 SF
GRAND TOTAL	87,941 SF

PARKING COUNT SUMMARY

GARAGE SPACES	61
SURFACE PARKING	37
PROOF OF PARKING	9
TOTAL POTENTIAL PARKING SPACES -	107
PARKING SUMMARY: (2.0 PARKING SPACES PER UNIT REQUIRED)	
GARAGE PARKING SPACES	61
SURFACE PARKING SPACES	37
TOTAL PARKING SPACES	98
(98 PARKING SPACES / 49 UNITS = 2.0 SPACES PER UNIT)	
PROOF OF PARKING SPACES	9
(107 PARKING SPACES (WITH PROOF OF PARKING) / 49 UNITS = 2.18 PACES PER UNIT	

Based on other buildings which are nearly the same unit mix, we expect about 140 total residents in the building, with about 70 being children: 1 bedroom units ave. 1.2 residents, 2 bedroom ave. 2.6, 3 bedroom ave. 4.3

Current Income requirements and Rents for Inver Grove Heights

- 2019 Qualifying Incomes: at or below \$42,000 (family of 1)
at or below \$48,000 (family of 2)
at or below \$54,000 (family of 3)
at or below \$60,000 (family of 4)
at or below \$64,800 (family of 5)
at or below \$69,600 (family of 6)
- Each resident in the household must pass extensive credit, criminal & housing history checks
- Projected rents - net of utilities:
 - 1 bedroom = \$893/month
 - 2 bedroom = \$1,068/month
 - 3 bedroom = \$1,230/month
- Tenant pays only for their household electric and A/C

Professional Management

- Steven Scott Management will be our management company, they are a highly respected local company.
- We will have an onsite resident caretaker, we also will have a building manager who is at the building a minimum of 30 hours per week, along with a Senior Manager who oversees the building management.
- As part of the maintenance and management of the building we are in each unit, normally monthly or bi-monthly to maintain equipment and to do a quick inspection to confirm no lease violations or undo wear and tear is happening.
- The leases are also very clear as to our right to evict or non-renew a tenant for either a major lease violation or continued smaller issues. They also sign a Drug-free/Crime-free lease addendum.
- Smoking is not allowed anywhere in the building.

Questions/Comments?

Mike Waldo or Mike Roebuck
Ron Clark Construction & Design
7500 West 78th Street
Minneapolis, MN 55439
Phone: 952-947-3000
Email: mwaldo@ronclark.com