

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 2, 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 19, 2020

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 GREG HUNDER.- CASE NO. 20-07V

Consider a variance to allow a detached accessory building to be 1,152 square feet in size whereas 1,000 square feet is the maximum size allowed for the property located at 3527 69th Street.

Planning Commission Action _____

3.02 KIMLEY-HORN & ASSOCIATES – CASE NO. 20-13ZPV

Consider the following items for the property located at Outlot B Robert Curve:

- a) A Rezoning of the property from PUD, Planned Unit Development to B-3, General Business

Planning Commission Action _____

- b) A Major Site Plan Approval for the construction of a 5,000 square foot automotive repair center

Planning Commission Action _____

- c) A Variance from minimum lot width standards

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

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

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, May 19, 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 May 5, 2020 Planning Commission meeting were approved as submitted.

OTHER BUSINESS

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

Presentation of Request

Allan Hunting, City Planner, asked Commissioners to review four road improvement projects for consistency with the comprehensive plan.

Tom Kaldunski, City Engineer, provided an overview of four proposed projects, including 1) 2015-08, 70th Street from Highway 3 west to Highway 55 in Eagan, 2) 2018-19, Argenta Trail from Amana Trail to 70th Street, 3) 2016-04, Argenta Trail from 70th Street to 65th Street, and 4) 2016-05, 65th Street from the new Argenta Trail to the existing Argenta Trail. A roundabout will be built at the intersection of 70th Street and the future Argenta Trail. The project has an estimated cost of \$42 million, of which about \$28 million is being spent within the Inver Grove Heights city limits. The City's share is about \$8 million and will be funded through Federal and State dollars, and a special local road improvement fund. No assessments are planned at this time for the City's portion of this project. Additional details can be found at the ten-day virtual open house held by Dakota County. The City will hold a public hearing at the May 26 City Council meeting. They are hoping for a construction start in Fall 2021. Staff recommends that the Planning Commission find the projects consistent with the Comprehensive Plan.

Commissioner Simon asked for clarification of the timing of the phasing.

Mr. Kaldunski explained the phasing plan and advised that it was available on the City's website. He stated the first phase would begin in Fall 2021 at 65th Street and the future Argenta Trail. Final plans are subject to the final contractor proposal.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Wippermann, to recommend that the capital expenditure for the proposed road improvement projects is consistent with the City's Comprehensive Plan.

Motion carried (9/0). This item goes to the City Council on May 26, 2020.

PUBLIC HEARINGS

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

Reading of Notice

Commissioner Simon read the public hearing notice to consider a conditional use permit (CUP) amendment to add a 22,500 gross square foot building along with a one-level parking deck to the existing car sales lot, for the property located at 1055 – 50th Street. 11 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the property is located on the corner of Akron and 50th Street and is zoned B-3, General Business. The applicant is requesting a CUP amendment to construct a 20,666-square foot building with a 2,000-square foot mezzanine on the southwest corner of the site and a one-level parking deck on the northern portion of the site. Access would not change, and a revised landscape plan would be required prior to issuance of a building permit. Staff recommends approval of the request with the 14 conditions listed in the report. Staff did not hear from any surrounding property owners.

Opening of Public Hearing

Jack Grotkin, RJ Ryan Construction, 1100 Mendota Heights Road, Mendota Heights, advised he was available to answer any questions.

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

Mr. Grotkin replied in the affirmative. He explained that Mauer Chevrolet purchased the abutting dealership, which is now Buick GMC. The configuration and circulation on that lot was not ideal; however, so they would like to turn the existing facility into a certified pre-owned facility and build a new updated Buick GMC dealership at 1055 – 50th Street.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Simon, to approve the request for a conditional use permit (CUP) amendment to add a 22,500 gross square foot building along with a one-level parking deck to the existing car sales lot, for the property located at 1055 – 50th Street, with the 14 conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on June 8, 2020.

RON CLARK CONSTRUCTION – CASE NO. 20-10PA

Reading of Notice

Commissioner Simon read the public hearing to consider the request for a comprehensive plan

amendment to change the land use designation on a portion of the property from P, Institutional to HDR, High Density Residential, for the property located at 5590 Babcock Trail. 19 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 to change the land use of approximately 2.14 acres of the total site from Public/Institutional to High Density Residential. The applicant would like to construct a 49-unit apartment building on vacant land on the east side of the Church's property. If the comprehensive plan amendment is successful, an application for rezoning, platting, and conditional use permit would be required before development could occur. This subsequent process provides for public review and comment on the actual site plan. 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 the church back on the tax rolls and thus providing added tax base. If a comprehensive plan change were approved, it would not take effect until a project was approved. Staff recommends approval of the request.

Chair Maggi thanked Mr. Hunting for clarifying that tonight's discussion was regarding the comprehensive plan designation only, not about the detailed layout of the property and apartment building. She noted that Commissioners received emails from two neighbors who were opposed to the request and had traffic concerns.

Mr. Hunting advised that many ideas were discussed regarding access and the proposed location off Upper 55th Street was ultimately determined to be the best. He noted that the County has jurisdiction over Babcock Trail and likely would not support an access point there.

Chair Maggi asked if the vacant property directly north of the proposed apartment building location was owned by CHS.

Mr. Hunting replied in the affirmative.

Commissioner Simon asked if this change would require Met Council approval.

Mr. Hunting replied in the affirmative.

Commissioner Niemioja asked how many high-density housing units the City was supposed to have.

Mr. Hunting replied that over the next 30 years the City should try to construct 571 new affordable workforce housing units.

Opening of Public Hearing

Mike Waldo, Ron Clark Construction, 7500 West 78th Street, Edina, advised he was available to answer any questions.

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

Mr. Waldo replied in the affirmative. He advised that this will be their seventh affordable housing building, with three of them being in Dakota County. He thinks this will be a great addition to the nearby church and daycare, is a good location from a transit perspective, and would be a good transition between the single-family to the south and west and the heavy uses to the north and east. It will also provide an improved pick up/drop off area for the church and will give them a couple additional handicapped parking spots.

Commissioner Wippermann asked how the proposed building compared to one they built in Rosemount.

Mr. Waldo replied that it was almost identical in size and layout.

Commissioner Wippermann asked who would own the building.

Mr. Waldo replied himself and Ron Clark.

Commissioner Wippermann asked for clarification of their involvement with the County.

Mr. Waldo replied that the County would be involved with the initial financing and allocation of tax credits. The County also inspects properties every 1-3 years for 30 years to make sure the building is kept up to their standards. From that perspective this is better than a market rate project in that buildings are maintained at a higher level than you would see in most market rate buildings.

William Bader, 1925 Upper 55th Street, stated he lived across the street from the church was concerned about the additional traffic this project would bring to an already busy area. He was also concerned about crime and the potential for the church to sell and be replaced by more multi-family housing.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi noted that at this point they are only addressing the comprehensive plan amendment but will eventually be looking at the access point, which is a concern because Babcock Trail and Upper 55th Street is a busy intersection.

Commissioner Niemioja stated she agreed with the traffic concern; however, in her opinion this is the right location for a project of this type, especially with its access to transportation and surrounding properties that do not have a conflict. She supported moving forward with the application knowing that they will be looking at it more closely down the road.

Commissioner Weber asked if they would be creating a new parcel and if so, would the parking lots be on the church's property.

Mr. Hunting replied that they would eventually create a new lot which would have its own parking, as well as some shared parking in another area.

Commissioner Weber stated that for clarity reasons he believed everything tied to this building should be put on one lot and guided High Density Residential.

Chair Maggi asked if the new lot would be sold to the applicant with the remainder being owned by the church.

Mr. Hunting replied in the affirmative and asked the applicant to address proposed boundaries.

Mr. Waldo showed where the lot would be split, and noted that the parking in front of their building would be on their property and the church's parking would stay on the church property. There would also be a shared easement for access and parking, in addition to 19 proof of parking stalls that would be kept as green space until parking needs deemed them necessary.

Commissioner Weber asked if 2.14 acres was the accurate size of the proposed lot.

Mr. Waldo replied in the affirmative, stating the lot line is defined based on that acreage.

Commissioner Simon noted that according to the applicant's narrative there will also be 61 underground parking spaces.

Commissioner Robertson stated in her opinion this is an ideal location for an affordable housing project and it addresses the City's commitment to respecting the integrity and needs of individuals across all housing types.

Commissioner Kramer stated there is a need for this type of housing; however, this particular location feels a little bit forced. He also had concerns about the access point. At this point he would support the comprehensive plan amendment to let it continue to evolve and get into greater detail.

Commissioner Niemioja stated the church/cemetery property would likely stay intact as it would be difficult to move a cemetery.

Commissioner Robertson stated she agreed with the access concern but would support the proposal because tonight's decision was only on the guiding and not specific details of the plan. She also felt this was a good location for this type of project.

Commissioner Scales supported the request, stating it was a good location to have affordable housing next to a church with daycare and access to public transportation. He agreed that there were traffic/access challenges but stated they could be worked out at a later date.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Robertson, to approve the request for a comprehensive plan amendment to change the land use designation on a portion of the property from P, Institutional to HDR, High Density Residential, for the property located at 5590 Babcock Trail, with the conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on June 8, 2020.

The meeting was unanimously adjourned at 7:53 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

HEARING DATE: June 2, 2020

CASE NO: 20-07V

APPLICANT/PROPERTY OWNER: Greg Hunder

REQUEST: Variance from the maximum size of an accessory structure

LOCATION: 3527 69th Street

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, Single Family Residential

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is proposing to construct a 1,152 square foot accessory structure. The property is zoned R-1C, Single Family Residential. The maximum allowed size of an accessory structure in the R-1 district is 1,000 gross square feet. The applicant is requesting a variance to allow the larger structure.

The house on the property was built in 1965, it does not have an attached garage. There is a 576 square foot detached garage that is in disrepair that will be demolished and replaced with a new structure. The proposed garage would be setback behind the house but would meet all required setbacks. The applicant calculated the impervious surface on the property including the proposed garage, the property would be in compliance with impervious surface requirements.

SPECIFIC REQUESTS

The request consists of the following:

1. Variance to allow an accessory structure 1,152 square feet in size, whereas 1,000 square feet is the maximum size allowed on lots in the R-1C district.

EVALUATION OF THE REQUEST

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

North - Single family residential; zoned R-1C; guided LDR

East - Single family residential; zoned R-1C; guided LDR

West - Single family residential; zoned R-1C; guided LDR.

South - Single family residential; zoned R-1C; guided LDR.

VARIANCE REVIEW

City Code Title 10, Chapter 3. Variances, states that the City Council may grant variances when they are in harmony with the general purposes and intent of the zoning ordinance and consistent with the comprehensive plan and establishes that there are practical difficulties in complying with the official control. In order to grant the requested variances, City Code identifies criteria which are to be considered practical difficulties. The applicant's request is reviewed below against those criteria.

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

The City Council has reviewed and modified the allowed size of accessory structures over the years, increasing the size on larger lots, but has held the size in the urban areas to control the massing of structures. Even though the applicant is only asking for a 152 square foot variance, staff does not believe the variance request is consistent with, or in harmony with the zoning ordinance and comprehensive plan.

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

The property does not have an attached garage. City Code does not allow flexibility for properties that do not have an attached garage to have more than one or larger detached structures. The property can be used in reasonable manner without the need for a variance.

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

There is nothing unique to this property that would support allowing a larger structure. The property is used in a reasonable manner and like other residential properties in the area. A larger structure appears to be a convenience to the landowner and not dictated by unique circumstances of the property.

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

The property is 9,600 square feet in size. A maximum accessory structure size of 1,000 square feet was based partly on limiting the size or bulk of buildings on R-1C lots. Allowing large accessory buildings could have visual impacts on neighborhoods as demonstrated by the neighboring property that constructed a large detached accessory building in 1989.

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

Economic considerations do not appear to be a basis or a sole basis for this request.

ALTERNATIVES

A. **Approval:** If the Planning Commission finds the application acceptable, the following request should be recommended for approval:

- Approval of a Variance to allow an accessory structure 1,152 square feet in size subject to the conditions listed below.
- 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
- 2. The accessory structure shall not be used for commercial uses, storage related to a commercial use, or home occupations.
- 3. A grading/erosion control plan shall be required at the time of the building permit application.

Practical difficulty:

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

1. Denying the variance request does not preclude the applicant from reasonable use of the property.
2. Approval of the variance could set a precedent for other accessory building size variances.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance. A larger structure appears to be a convenience to the landowner and not dictated by unique circumstances of the property.

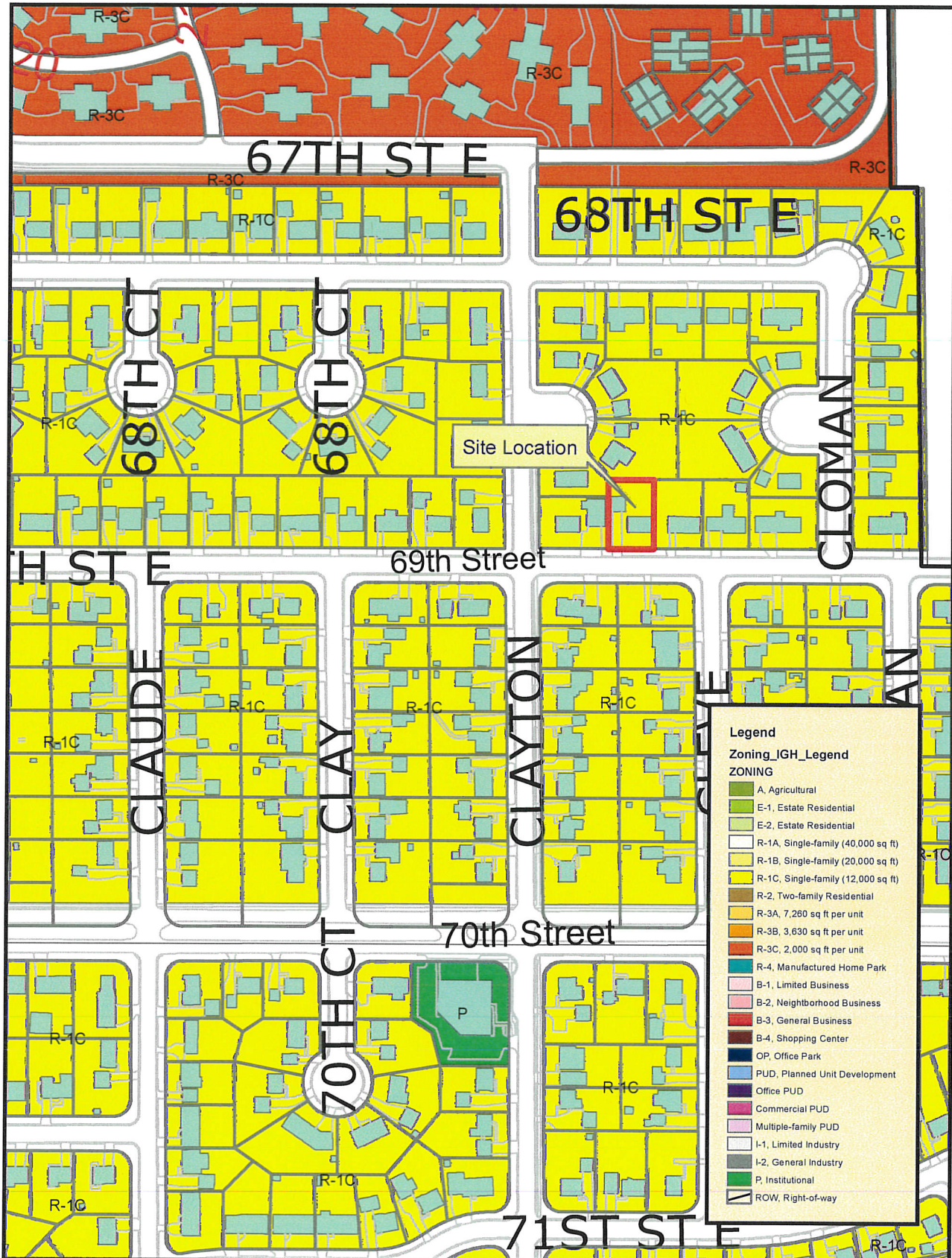
RECOMMENDATION

Since over the years, Council has not changed the allowed size of accessory structures in the urban areas when they allowed increases in the rural areas, staff considers this to be the direction for the City to limit size of accessory structures. Staff does not believe there is sufficient rationale to support all criteria of a variance review and therefore recommends denial of the request as proposed.

Attachments: Exhibit A –Location Map
Exhibit B –Narrative
Exhibit C – Site Plan



3527 69th Street Case No. 20-07V



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

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

Map not to scale

Dimensional Variance request.

The detached garage on my property is 24 feet by 24 feet in size. It is currently in disrepair and is going to be demolished. My plan was to construct a new one to the largest size the building code would allow in my area. However, upon review of my property configuration, I am requesting a dimensional variance to extend the garage an additional 6 ½ feet (152 square additional feet).

My location in Inver Grove Heights has a 1000 square foot maximum size restriction for residential garages. I am requesting a variance to build a residential garage that will be 1152 square feet. This new proposed size would still meet the required 8 foot setback for the rear of the property and the 5 foot setback for the side of the property as shown in the attached documents. The additional length of the proposed garage would be facing the back of the property which would not be visible from the front of the property (street side).

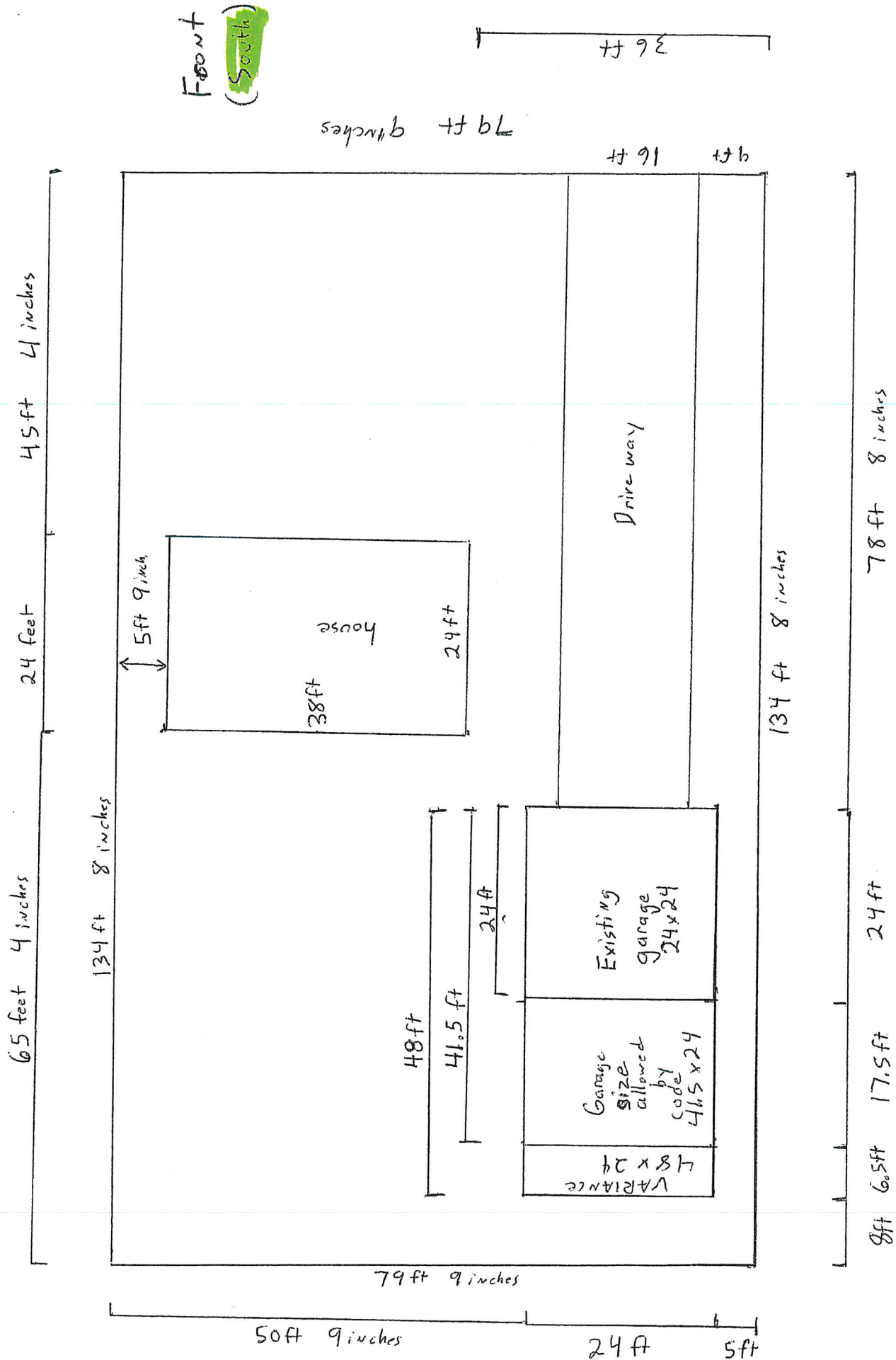
The maximum impervious surface for this property according to the building code is 3600 square feet. Adding up all the impervious surfaces, house, driveway, proposed new garage at 24x48 (Includes roof overhangs as impervious surface count, not foundation size as code dictates) adds up to 3596 total square feet, below the 3600 square feet maximum. (House at 1176 sqft, driveway 1120 sqft, proposed garage 1300 sqft, roof size). Sidewalk in disrepair in front of house to be removed.

This additional length of the proposed garage will allow me to store unsightly sports and lawn equipment inside the garage utilizing my property more effectively rather than having it stored outside in the back of the garage to be an eye sore for the neighbors. I believe it would also be consistent with the character of the neighborhood as my neighbor to the west has a 1344 square foot garage.

With the code restriction at 1000 sq ft for a residential garage, the garage size would be 24x41 ½ in dimension. The remaining property in back of the garage basically would not have any beneficial use due to its constricted size which I believe makes it a practical difficulty of utilization.

Please consider my request for this dimensional variance and thank you for your time.

SIDE (East)



PLANNING REPORT CITY OF INVER GROVE HEIGHTS

HEARING DATE:	June 2, 2020	CASE NO.: 20-13ZPV
APPLICANT:	Kimley-Horn & Associates	
PROPERTY OWNER:	Robert Curve Development, LLC	
REQUEST:	Rezoning, Major Site Plan, Variance	
LOCATION:	Portion of Outlot B, Robert Curve	
COMPREHENSIVE PLAN:	MU, Mixed Use	
ZONING:	PUD, Planned Unit Development	
REVIEWING DIVISIONS:	Planning Engineering	PREPARED BY: Heather Botten Associate Planner

BACKGROUND

The applicant is proposing an automotive repair center located on the east side of Hwy 3 and Diffley Court, behind Casey's. The application includes a rezoning of the proposed development from PUD, to B-3 General Business, site plan approval for the new building, and a variance from minimum lot width requirements for the creation of a new lot. The plat of Robert Curve was recorded at the end of 2017 and contained one lot and the balance of the property in outlots. The proposed development will require a plat for a portion of Outlot B, which will be submitted at a later date. The new building would be approximately 5,000 square feet in size with one access to Diffley Court. The proposed use of a minor auto repair is a permitted use in the B-3 district.

SURROUNDING USES

The subject property is surrounded by:

North	Vacant; zoned PUD; guided Mixed Use
East	Vacant; zoned PUD; guided Mixed Use
West	Commercial property/City of Eagan
South	Casey's General Store; zoned B-3; guided MU, Mixed Use

EVALUATION OF REQUEST

REZONING

This property had previously been zoned and platted for a mixed use planned unit development in 1999. No development occurred and the PUD approvals have expired. Any development on the site would require a rezoning to remove the old PUD zoning.

The City Code, Title 10-3-5 states that a rezoning request must be “in the best interest of the physical development of the City” in order to be approved. This suggests that the request should be reviewed against such factors as infrastructure availability; compatibility with existing land uses in the neighborhood; and consistency with the Comprehensive Plan.

The comprehensive plan designation for the property is MU, Mixed Use. A rezoning of the lot to B-3 would be consistent with the comp plan. Infrastructure is in place to accommodate commercial development on this parcel. The surrounding uses are commercial and therefore due to its proximity to a major road intersection, a rezoning to B-3 would be appropriate.

SITE PLAN REVIEW

Building Setbacks. The proposed building is located 40 feet from the closest property line, exceeding setback requirements.

Parking The proposed parking lot is located 5 feet from the side property lines and 10 feet from the front property lines, complying with code requirements.

Customer parking must be clearly signed. 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.

Access. There is one access point proposed on Diffley Court. The access meets the minimum spacing guideline.

Lot Coverage/Impervious Surface. Allowable impervious surface coverage in the B-3 district is 100%. No additional impervious surface is being added, the site would be at 60% impervious surface.

Landscaping. Zoning code requires the equivalent of 24 trees to be planted on the property based on one tree per 50 lineal feet of site perimeter plus one tree for every 10 parking spaces. The applicant has provided a landscape plan which demonstrates a mixture of trees and shrubs. Most of the trees would be located along the north side of the property and the shrubs around the customer parking and entrance of the building.

Exterior Building Materials. The proposed building would consist of primarily brick and limestone 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. In general, the plans meet City standards but will require some refinements before final plan approval is given by the City Engineer.

An improvement agreement and SWFMA will be required to address site improvements and storm ponds. The developer is required to enter into a contract with the City addressing the improvements and construction on site. A letter of credit equal to 125% of the cost of these improvements is required before permits are issued. This requirement assures the City that these improvements will be constructed to the satisfaction of the City.

Lighting. A lighting plan has been submitted. The lighting complies with the maximum illumination allowed. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets.

Screening. All rooftop and ground mounted mechanical equipment must be screened from view. The proposed trash enclosures would be constructed on materials similar to the building, meeting code requirements.

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. Signage is not approved as part of site plan approval. 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.

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 B-3 district requires a minimum of 100 feet of lot width. Due to the access being on a cul-de-sac and to allow for future development the proposed width at the access point is 50 feet. The majority of the lot would be over 100 feet in width.

The intent of minimum lot area and width is that parcels of land are created large enough to accommodate a use and meet all other code performance standards. In this case, most of the lot would be over 100 feet in width and all other performance standards would be met, complying with the intent of the city code. The use would be consistent with the comprehensive plan.

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

The property is not physically large enough to comply with the minimum lot width requirements while allowing for maximum development of the site; therefore, subdividing the property would require some type of lot width variance.

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

The plat was created with a cul-de-sac which by nature has narrower lot widths due to the shape. The majority of the property would be in compliance with the minimum lot width standards. The access point complies with separation requirements.

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

The request is not out of character for the neighborhood and the proposed use of the building would be consistent with the zoning of the property and with the surrounding uses. The automotive repair center is not a high traffic use where there would be a back up of people entering or existing the facility.

In respect to the land use, impervious surface, other setbacks and code requirements the request is in harmony with the provisions in the zoning ordinance.

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 alternatives available for the proposed request:

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

- Approving the **Rezoning** of the property from PUD, Planned Unit Development to B-3, General Business subject to the following conditions:
 - 1) The rezoning shall be contingent on plat approval and recording.
- Approving the **Major Site Plan** for the construction of a 5,000 square foot minor auto repair building subject to the following conditions:

- 1) The development shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.
 - a) Site Layout Plan dated 5/04/20
 - b) Grading Plan dated 5/04/20
 - c) Landscape Plan dated 4/28/20
 - d) Exterior Elevations dated 4/29/20
 - e) Lighting Plan dated 4/29/20
- 2) Any roof top or ground mounted mechanical equipment shall be substantially screened from view.
- 3) All parking lot lighting on site shall be a down cast “shoe-box” style and the bulb shall not visible from property lines.
- 4) Prior to construction, the Developer and Owner shall enter into an Improvement Agreement and Storm Water Facilities Maintenance Agreement with the City.
- 5) 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.
- 6) 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.
- 7) Customer and employee parking shall be clearly signed and no vehicle inventory shall be allowed in this area.
- 8) No junk vehicles, as defined by City Code, shall exist on the property. There shall be no storage of vehicle parts on the property.
- 9) All final development plans shall be subject to the review and approval of the City Fire Marshal.
- 10) 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.
- 11) Development is subject to the approval of the plat of Outlot B, Robert Curve.

- Approval of a **Variance** to allow a minimum lot width of 50 feet whereas 100 feet is required subject to the following conditions:

1. The site shall be developed in substantial conformance with the plans on file with the Planning Division except as modified herein.

2. The applicant shall meet all the conditions outlined in the City Engineers review letters and subsequent correspondence.

Practical difficulty: Due to the location of the parcel on a cul-de-sac, to allow for maximum development of the site a lot width variance would be required at the access point. The majority of the site would comply with the minimum lot width requirements. The driveway width and spacing guidelines would be in compliance with code requirements.

B. Denial If the Planning Commission does not favor the requests, 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.

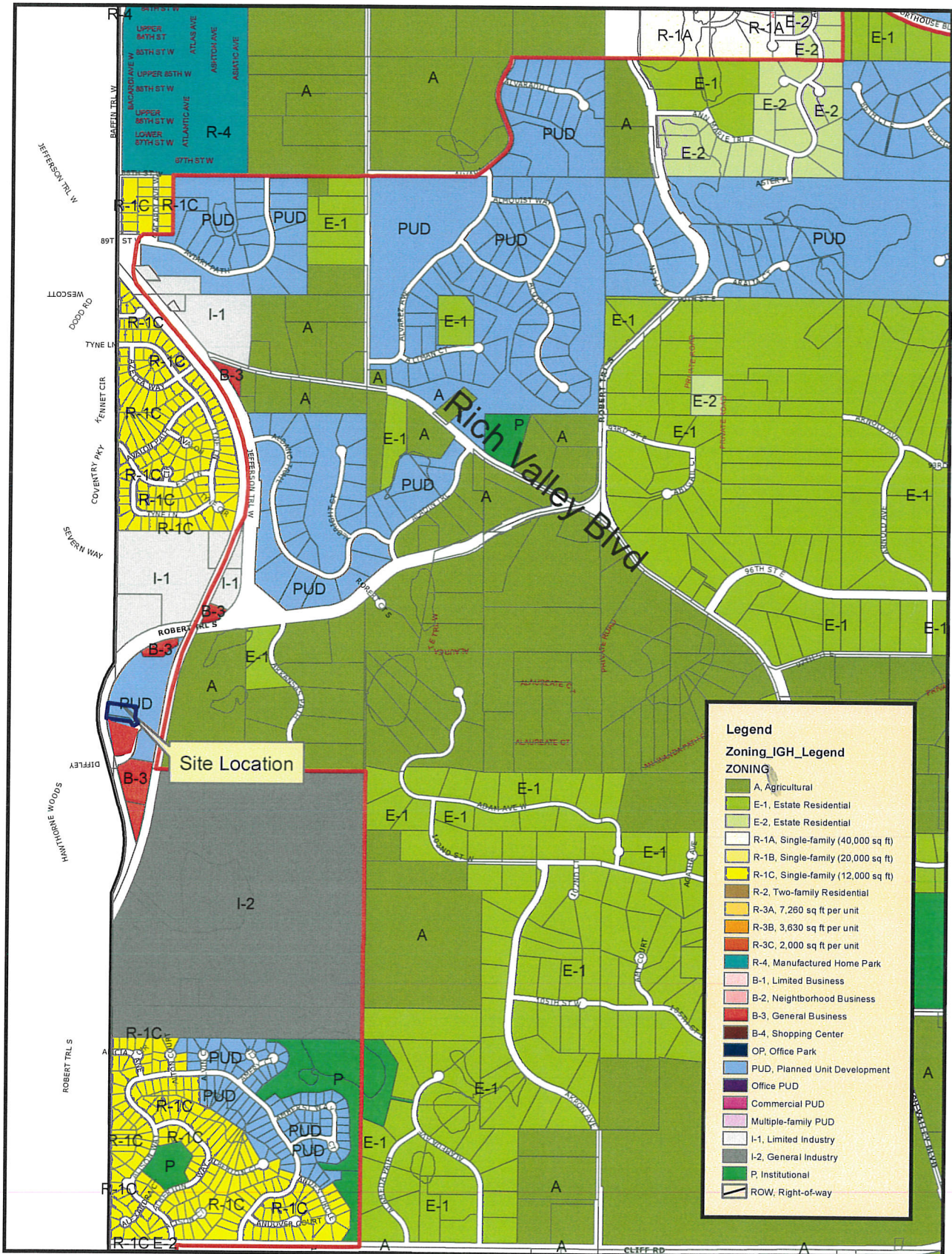
RECOMMENDATION

Staff recommends approval of the three requests with the conditions listed.

Attachments: Location Map
Applicant Narrative
Site Plan
Grading Plan
Landscape Plan
Exterior Elevations
Light Illumination Plan



Christian Brothers Automotive Case No. 20-13ZPV



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Exhibit A
Zoning and Location Map

Map not to scale



May 4, 2020

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

RE: *Christian Brothers Automotive – Project Narrative*

Christian Brothers Automotive is requesting the proposed site be considered for approval within the existing Robert Curve Development PUD. The parcel is legally described as: That part of Outlot B, Robert Curve Second Addition, Dakota County, Minnesota.

Proposed Development Overview

Christian Brothers Automotive is proposing to construct an approximately 5,000 SF, 9-bay automotive repair center located along Diffley Court, approximately 500' north of the intersection of Diffley Road and South Robert Trail in Inver Grove Heights, MN. The front of the building will face the existing Casey's development to the south. The development is a part of the Robert Curve Development PUD which was approved in 2017.

Proposed Site Plan Review and Rezoning

Christian Brothers Automotive is proposing a Rezoning to modify the existing PUD. The underlying zoning of the Site is B-Business. The proposed development will be zoned as B-3 (General Business District)

Christian Brothers provides light automotive repair and the scope of repairs provided by Christian Brothers has been included within the submittal package. Overnight parking only occurs when customers have a conflict retrieving their vehicles during business hours or to drop off their vehicles. Long term exterior storage is not permitted at Christian Brothers Automotive.

Proposed Variance of Lot Width

Christian Brothers Automotive is requesting a variance for lot width along Diffley Court from required 100' lot width to a proposed 50' lot width. The majority of the proposed lot is over 100' in width, but to allow for future development, the width of the lot is reduced to less than 100' wide at the point of access from Diffley Court. The proposed position of the development will provide access to the Christian Brothers building via an independent driveway while allowing for further development to the north and additional access off Diffley Court, if needed.

Consultants:

Civil Engineer – Christian Jones, Brandon Elegert, P.E. – Kimley-Horn
Architecture – Tricia Russel – Cortland Morgan Architect
Landscape Architecture – Rodney McNabb – Evergreen Design Group, Inc.
Photometrics – Mike Hohl – City Lighting Products Company

Site Design

The site is currently vacant with a soil stockpile occupying the site, generally sloping to the south. Water, sanitary sewer, and electric utilities are provided as part of the Robert Curve Development to the east. Gas and communications are provided to the west along South Robert Trail.

The proposed building is to be located with the building facing the existing Casey's development and surface parking directly south of the proposed building. Access is proposed to be east of the building and parking lot with a new driveway connecting the development to Diffley Court.

The existing site is currently vegetated with no impervious area; the proposed site will be comprised of approximately 60% impervious area. Above ground and underground stormwater management will be provided adhering to City and Watershed treatment and rate control requirements.

Architecture

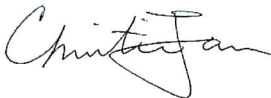
Architectural elevations are provided within the submission. The proposed building is to be constructed of primarily brick and limestone. The trash enclosure is also to be constructed in materials similar to the building and will have gates to screen the trash from the public right-of-way.

Landscape Architecture

A Landscape plan is included within the submission to comply with the City Code. Trees, shrubs, and other plantings will complement the site to meet the City Code requirements. The landscape areas provided meet the landscape area requirements for the parking lot and the overall site as set by the City Code.

Please contact me at (763) 251-1016 or christian.jones@kimley-horn.com should you have any questions or comments.

Sincerely,

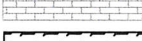
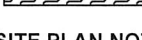


Christian Jones
Project Manager

- | | |
|-----|--|
| (A) | CONCRETE SIDEWALK |
| (B) | MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER |
| (C) | ACCESSIBLE PARKING SIGN |
| (D) | ACCESSIBLE PARKING |
| (E) | AREA STRIPED WITH 4" SYSL @ 45° Z' O.C. |
| (F) | STANDARD DUTY CONCRETE PAVEMENT |
| (G) | LANDSCAPE AREA - SEE LANDSCAPE PLANS |
| (H) | HEAVY DUTY CONCRETE PAVEMENT |
| (I) | B612 CURB & GUTTER (TYP.) |
| (J) | PROPOSED RETAINING WALL, SEE PLANS BY OTHERS |
| (K) | FLUSH CURB |
| (L) | TRANSITION FLUSH CURB TO 6" CURB |

EX. CONVENIENCE STORE
(NOT A PART)

LEGEND

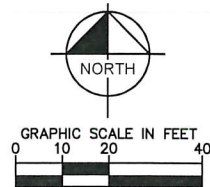
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	LIMITS OF CONSTRUCTION
	RETAINING WALL
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED STORMWATER MANAGEMENT AREA

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL INNER CURBED RADI ARE TO BE 3' AND OUTER CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 5'.
4. ALL DIMENSIONS AND RADI ARE TO BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED. REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY <SURVEYOR>. DATED 03/13/2020.

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
8. TOTAL LAND AREA IS 1.00 ACRES.
9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
17. THERE ARE 0.00 ACRES OF WETLAND IMPACTS.
18. FOR OFFSITE IMPROVEMENTS, SEE THE <OFFSITE PLANS> IMPROVEMENTS PLANS.

ZONING SUMMARY	
EXISTING ZONING	PLANNED-UNIT DEVELOPMENT
PROPOSED ZONING	B-3 (GENERAL BUSINESS DISTRICT)
PARKING SETBACKS	SIDE/REAR = 5' FRONT = 10'
BUILDING SETBACKS	FRONT = 30' SIDE = 10' REAR = 30'
BUILDING DATA SUMMARY	
AREAS	
PROPOSED PROPERTY	43,586 SF (1.00 AC)
BUILDING AREA	±5,100 SF (11.7% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	14 SPACES @ 8 SPACES, PLUS 1 SPACE FOR EACH 800 SF OF FLOOR AREA OVER 1,000 SF
PROPOSED PARKING	40 SPACES
ADA STALLS REQ'D / PROVIDED	2 STALLS / 2 STALLS



PRELIMINARY - NOT FOR CONSTRUCTION

INVER GROVE
HEIGHTS

PREPARED FOR
**CHRISTIAN BROTHERS
AUTOMOTIVE**
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202

SITE 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 PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF

MINNESOTA.  BRANDON R. ELEGERT, P.E.

Kimley»Horn

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

[illegible]

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EROSION CONTROL PLAN NOTES

- ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
- WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
- ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
- REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
- IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
- IN THE EVENT OF FROZEN SOILS, THE GC MAY UTILIZE BIO LOG (EROS-11). THE GC IS TO PROHIBIT SEDIMENT DISCHARGE FROM THE SITE.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

- INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
- PREPARE TEMPORARY PARKING AND STORAGE AREA.
- PERFORM CLEARING AND GRUBBING OF THE SITE, PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
- START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
- TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF INVER GROVE HEIGHTS GRADING PERMIT.

GRADING PLAN NOTES

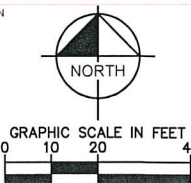
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF INVER GROVE HEIGHTS, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL GOPHER STATE CALL ONE @ 1-800-252-1166 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HDPE 0" - 10" PER AASHTO M-252
HDPE 12" OR GREATER PER ASTM F-2306
PVC SCH. 40 PER ASTM D-3034
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE PER ASTM 3212
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
- GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- CONTRACTOR TO PROVIDE 3" INSULATION BY 5" WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3" OF COVER IN LANDSCAPE AREAS.
- ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
- ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

PH II BMP QUANTITIES	
SILT FENCE	750 LF
EROSION CONTROL BLANKET	10,000 SF
INLET PROTECTION	6 EA.

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EROSION CONTROL BLANKET
	INLET PROTECTION
	SILT FENCE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER
	SOIL TYPE BOUNDARY
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED DRAINAGE DIRECTION

	PROPOSED ADA SLOPE
	KINGSLEY-MAHTOMEDI COMPLEX, 15 TO 25 PERCENT SLOPES
	KINGSLEY-MAHTOMEDI COMPLEX, 25 TO 40 PERCENT SLOPES



PRELIMINARY - NOT FOR CONSTRUCTION

INVER GROVE HEIGHTS
PREPARED FOR
CHRISTIAN BROTHERS AUTOMOTIVE
INVER GROVE HEIGHTS, MN

GRADING, DRAINAGE & EROSION CONTROL
- PH. 2 PLAN

KHA PROJECT 160691004
DATE 05/04/20
SCALE AS SHOWN
DESIGNED BY C/JJ
DRAWN BY KAM
CHECKED BY BRE

THEIR CERTIFY THAT THIS PLAN, SPECIFICATIONS, AND DESIGN 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.
BRANDON R. ELEGERT, P.E.
DATE 05/04/2020 LIC. NO. 50987

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-665-4197
WWW.KIMLEY-HORN.COM

REVISIONS	DATE	BY
No.		

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
4. THE CONTRACTOR SHALL START WITH THE FINISH GRADE CONDITIONS SHOWN ON THE GRADING PLANS. THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
5. a. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED ON GEOTECHNICAL REPORT. FOR ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES.
6. b. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FILL DEPTHS TO BE ESTIMATED.
7. c. THE CONTRACTOR SHALL NOT ALLOW ANY FILL OR INADEQUATELY ADJUSTED TO WALKS AND OTHER WALKING SURFACES. AFTER INSTALLING SOIL AMENDMENTS, IS 2' BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULD DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT AN ANGLE OF 15' AWAY FROM THE WALKS.
8. d. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES. AFTER INSTALLING SOIL AMENDMENTS, IS 1' BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 15' AWAY FROM THE WALKS.
9. e. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ADDITIONAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION.
10. 4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E.G., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
11. a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALCULATIONS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANS AND THE QUANTITIES AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
12. b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY BY WRITING.
13. c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO VISIT THE PLANT SOURCE TO REVIEW THE QUALITY OF ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
14. 5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
15. 6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

SITE TREES

THE LARGER OF:

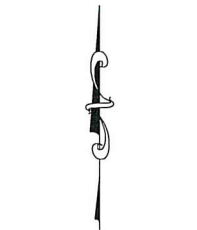
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|------------------------------|-------------------------------|
| 1) GROSS BUILDING AREA: | 5,100 SF |
| TREES REQUIRED: | 5 TREES (1 TREE PER 1,000 SF) |
| 2) TOTAL SITE PERIMETER: | 986 SF |
| TREES REQUIRED: | 20 TREES (1 TREE PER 50 LF) |
| TOTAL TREES REQUIRED: | 20 TREES |

PARKING LOT TREES

TOTAL PARKING SPACES:

- TREES REQUIRED: 4 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED: 4 TREES

33-251		Stormwater South & West			
Common Name	Scientific Name	Ratio (kg/ha)	Ratio (lb/ac)	% of Mix (by % by wt)	Seeds/ sq ft
big bluestem	<i>Andropogon gerardi</i>	2.24	2.00	5.72%	7.35
bringed brome	<i>Bromus ciliatus</i>	2.00	2.00	5.72%	11.14
blueoat	<i>Calamagrostis canadensis</i>	0.07	0.06	0.18%	6.40
slender sheathgrass	<i>Elymus trachycephalus</i>	1.12	1.00	2.85%	2.53
virginia wild rye	<i>Elymus virginicus</i>	1.89	1.50	4.20%	2.31
twice-flowered	<i>Hordeum artemisium</i>	0.38	0.35	0.97%	1.83
low bluestems	<i>Poa polystrum</i>	1.69	1.50	3.03%	50.70
Indian grass	<i>Sorghastrum nutans</i>	0.13	0.12	0.36%	0.51
purple cordgrass	<i>Spartina pectinata</i>	0.43	0.38	0.97%	0.91
	Total Grasses	8.53	8.50	24.20%	73.80
zawf fescue	<i>Carex diaphana</i>	0.28	0.25	0.71%	3.10
dark green bushy woodgrass	<i>Scirpus obrovatus</i>	0.21	0.19	0.54%	31.70
	Total Sedges and Rushes	0.07	0.06	0.18%	39.00
	Total Sedges and Rushes	0.56	0.50	1.43%	73.80
Canada anemone	<i>Anemone canadensis</i>	0.08	0.07	0.19%	0.20
marsh milkweed	<i>Asclepias incarnata</i>	0.12	0.11	0.32%	0.20
leafy begonia	<i>Rubus fruticosus</i>	0.12	0.11	0.31%	0.20
flat-topped aster	<i>Dicentra uniflora</i>	0.07	0.06	0.17%	0.20
spotted Joe pye weed	<i>Eutrochium maculatum</i>	0.08	0.06	0.16%	0.20
antennae wormwood	<i>Achillea millefolium</i>	0.13	0.11	0.31%	0.20
coarcted plant	<i>Physostegia virginiana</i>	0.07	0.07	0.21%	0.39
tail coneflower	<i>Rudbeckia hirta</i>	0.08	0.07	0.21%	0.37
New England aster	<i>Symphoricarpos racemiflorus</i>	0.08	0.07	0.19%	1.56
blue violet	<i>Viola blanda</i>	0.05	0.05	0.14%	0.20
golden alexanders	<i>Zizia aurea</i>	0.22	0.20	0.56%	0.79
	Total Forbs	1.12	1.00	2.85%	15.13
Oaks or wetter wetland (see note at beginning of list for recommended rates)		28.02	25.00	71.43%	11.14
	Totals:	39.23	35.50	100.00%	180.85
Purpose:	Skirmish pond edges, temporarily flooded dry ponds, and temporarily flooded bottom bays				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland and Eastern Broadleaf Forest Provinces, MnDOT Districts 2 (west), 3b, 4, Metro, 6, 7 & 8.				



THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
BENI	<i>Betula nigra</i>	River Birch	2" cal., 8'-10' high	Per plan	5	
GYDI	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Coffee Tree	2" cal., 8'-10' high	Per plan	8	
LALA	<i>Larix laricina</i>	Tamarack	6' high	Per plan	7	

NOTE: ALL TREES SHALL BE B&B, ROOTBALL SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

NOTE: ALL TREES SHALL BE B&B, ROOTBALL SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS AND ORNAMENTAL GRASSES

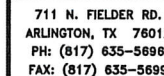
COSE	<i>Cornus sericea</i> 'Ivory Halo'	Ivory Halo Red-twig Dogwood	B&B, 30" high	3' o.c.	37	
FOBS	<i>Fothergilla x intermedia</i> 'Blue Shadow'	Blue Shadow Fothergilla	B&B, 30" high	4' o.c.	15	
HYP A	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	B&B, 30" high	Per plan	4	
PHOP	<i>Physocarpus opulifolius</i> 'Podaras 3'	Lemon Candy Ninebark	#5 cont.	3' o.c.	25	Low growing
SCSC	<i>Schizachyrium scoparium</i>	Little Bluestem	#3 cont.	2' o.c.	141	Grass

TURF AND SEED

	Poa pratensis	Kentucky Bluegrass	Hydroseed	---	---	
	---	Mesic Prairie Southeast Mix	Hydroseed	---	---	
	---	Stormwater South & West Mix	Hydroseed	---	---	

ALL SEED MIXES TAKEN FROM STATE SEED MIX LIST - SEE THIS SHEET FOR MIX COMPONENTS.

[illegible]



Christian Brothers
Automotive
South Robert Trail and Diffley Court
Inver Grove Heights, MN 55077



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.

Signature: Lax Date: 5/13/20
Print Name: Portland, Margan Reg. No. 24249

Revisions

4/29/2020 - Issued for Site
Development Plan Submittal

Project No. 20-17

Drawn By: Staff

Date: 4/29/

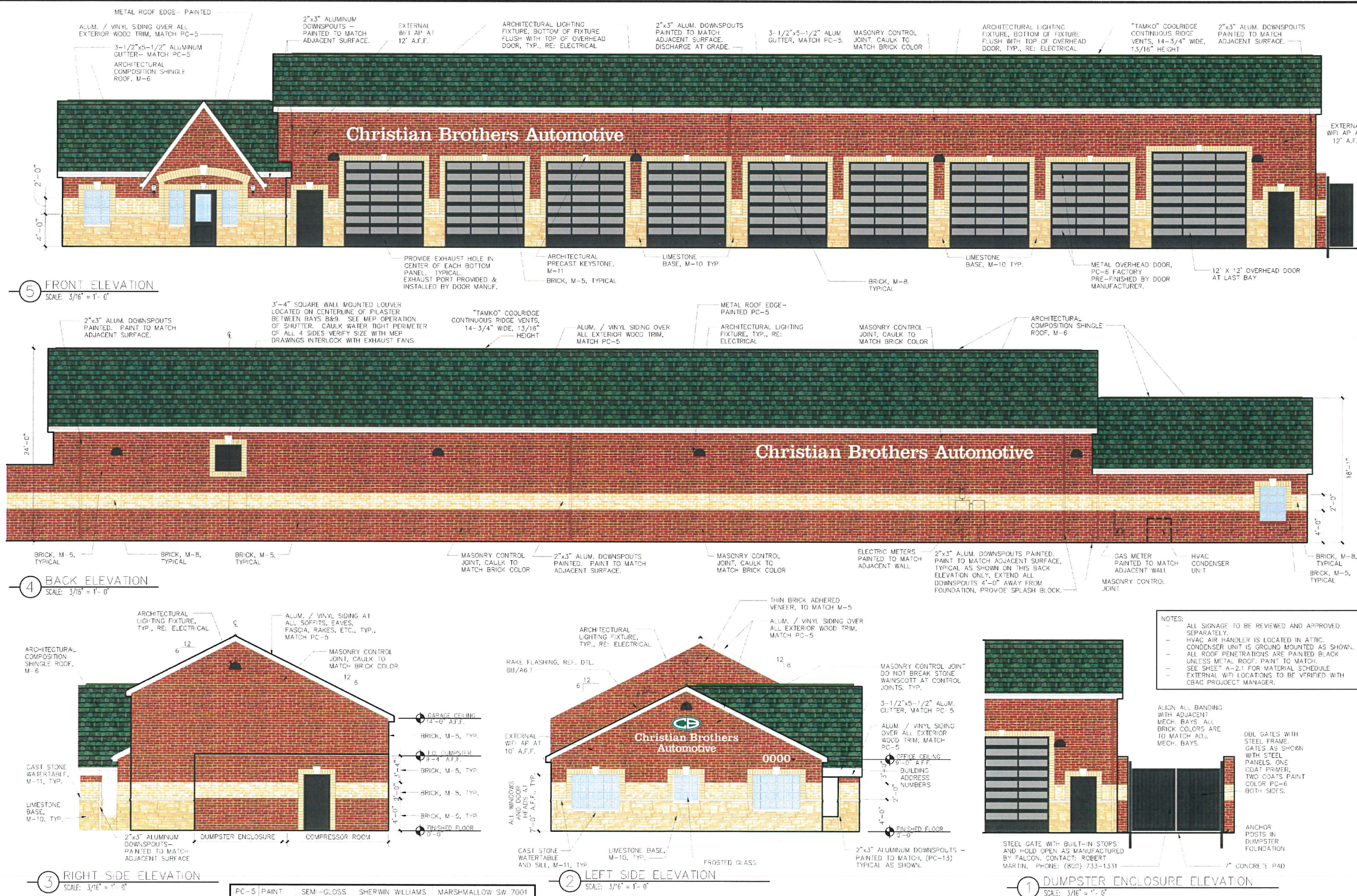
Sheet Title:

COLOR
EXTERIOR
ELEVATIONS

Drawing No.

A-4.1

9LH-1-2020



TYPICAL NOTES
FOR ALL ELEVATIONS

1. 2"-3" BAND, JAMBS, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR, M-8
2. ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCCO INC. BLOCK GUARD AND GRAFFITI CONTROL #40093 - PH: 800-255-4255
3. ALL DOWN SPOTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
4. ALL WOOD TRIM AT SOFFITS, EAVES, FASCAS, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
5. ALL EXTERIOR LIGHTS ARE TO BE ON PHASE TO MATCH THE TYPICAL CONDITIONS.
6. GUTTERS TO BE SLOPED PER MANUFACTURER TO ENSURE PROPER DRAINAGE
7. FINISH GRADE TO BE MIN. 6" BELOW FINISH FLOOR.

		PC-5	PAINT	SEMI-GLOSS	SHERWIN WILLIAMS	MARSH-MALLOW SW 7001
		PC-6	PAINT	SEMI-GLOSS	SHERWIN WILLIAMS	BLACK
M-5	BRICK	ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: BURGANDY, MORTAR COLOR "WHITE"				
M-6	COMPOSITION SHINGLE ROOF	CERTAINTED LANDMARK 30 AR, COLOR: "HUNTER GREEN"				
M-8	BRICK	ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: GLACIER WHITE, MORTAR COLOR "WHITE"				
M-10	LESTONE	4" NATURAL LESTONE BLOCK, SALADO QUARRY, MORTAR COLOR "WHITE"				
M-11	CAST STONE	PRE-CAST STONE WATERBABLE AND SILL, COLOR: WHITE, SEE A-5 FOR PROFILES				

