

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, JULY 7, 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, June 15, 2020, will be provided to the Planning Commission before the June 16, 2020 meeting.

1. CALL TO ORDER

2. APPROVAL OF PLANNING COMMISSION MINUTES FOR JUNE 16, 2020

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 KIMLEY-HORN & ASSOCIATES - CASE NO. 20-19S

Consider a preliminary and final plat for the subdivision to be known as Robert Curve Third Addition. This request is for the property identified as 20-64441-00-020.

Planning Commission Action _____

3.02 TITAN LAND – CASE NO. 20-17ZPA

Consider the following requests for 1462 80th Street:

- a) A comprehensive plan amendment from IOP, Industrial Office Park to HDR, High Density Residential

Planning Commission Action _____

- b) A rezoning of the property from A, Agricultural to R-3C/PUD Multiple Family Planned Unit Development

Planning Commission Action _____

4. OTHER BUSINESS

4.01 Accessory Structure discussion

4.02 Elections

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, June 16, 2020 – 7:00 p.m.
REMOTE MEETING

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

Commissioners Present: Tony Scales
Joan Robertson (arrived at 7:05 p.m.)
Jonathan Weber
Elizabeth Niemioja
Annette Maggi
Brett Kramer
Armando Lissarrague
Dennis Wippermann

Commissioners Absent: Pat Simon (excused)

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

APPROVAL OF MINUTES

The minutes from the June 2, 2020 Planning Commission meeting were approved as submitted.

COMMONBOND COMMUNITIES – CASE NO. 20-16Z

Reading of Notice

Commissioner Scales read the public hearing notice to consider the request for a rezoning of the parcel from A, Agricultural to R-3C, Multiple Family Planned Unit Development, for PID No. 20-14168-00-050. 32 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is proposing to rezone a 12.8-acre parcel from A, Agricultural to R-3C, Multiple Family PUD. The property is located on Old Argenta Trail and Highway 55. R-3C would be consistent with the Medium Density Residential (MDR) guiding of the property which allows for 8-12 units per acre. If this request is successful, the applicant's plan would be to develop a two-building apartment project for a total of 120 units. He noted that it is a typical development pattern to have higher density uses along major roads and he showed a concept plan of how the applicant envisions the property. Access is the biggest issue. Currently the site only has access to Argenta Court (Old Argenta Trail) which leads to Archer Avenue. There must be two public ways in and out of the project. Dakota County has indicated no new access points to new Argenta Trail would be allowed. Access alternatives must be determined before an application for development is submitted. Staff recommends approval of the request. Mr. Hunting noted that 13 emails from residents stating their concerns were provided to Commissioners prior to tonight's meeting.

Chair Maggi summarized the emails received from residents, stating they were opposed to the rezoning, with traffic issues and loss of the natural buffer being primary concerns.

Commissioner Kramer asked what would happen if the rezoning were approved but the project ultimately did not move forward.

Mr. Hunting replied that the rezoning would remain in place.

Commissioner Wippermann asked if the Peltier property between old and new Argenta was privately owned.

Mr. Hunting replied in the affirmative. Mr. Peltier also owns land on the east side of Argenta Trail as the new road bisected his property.

Commissioner Wippermann asked how the Peltier property was guided and zoned.

Mr. Hunting replied that it was changed from Community Commercial to Medium Density Residential in the 2040 comprehensive plan when it was recognized that it was not viable for commercial development. Higher density residential is a typical land use along major highways.

Commissioner Wippermann asked if there had been any discussion with the landowner or County regarding the Access B option indicated in the packet.

Mr. Hunting was unsure if the applicant had had discussions with the landowner. He advised there have been preliminary discussions with Dakota County about access points. Dakota County advised there could not be an access directly across from Amana Trail because of a potential future interchange in that area. The other option would be to move the access to the north on Argenta. The County has concerns about that. If they were to agree to an access there it would have to be a right-in right-out.

Commissioner Wippermann asked if traffic from the Peltier property would also go to Archer Trail were it ever to be developed.

Mr. Hunting replied that was unknown and would depend on how this project's access was ultimately determined.

Chair Maggi questioned whether they could legally deny the rezoning as it was consistent with the comprehensive plan.

Mr. Hunting replied they could perhaps qualify a denial with rationale such as it being premature if they would like to see something resolved first.

Commissioner Lissarrague was concerned about approving this without the access issue resolved as in his opinion using Archer Trail would be devastating to the neighborhood. He understood that it was just a rezoning at this point, but in the past access had already been determined when the request was made.

Mr. Hunting replied that typically you will see a rezoning application with a development plan; however, one is not required.

Commissioner Robertson asked if they could approve the rezoning with a condition that the access issue be resolved.

Mr. Hunting replied that rezonings could not have conditions but you could make the comment that although you were recommending approval, you recognize that the access needs to be addressed before a development plan was approved.

Chair Maggi asked if a second access point was required for this to move forward.

Mr. Hunting replied that two ways in and out would be required with a development plan.

Commissioner Weber stated the steep topography west of Argenta Trail would make it difficult to put in a roadway. He would prefer the second access point be an extension of the frontage road along Highway 55 which would draw traffic away from the neighborhoods.

Mr. Hunting stated there are existing wetlands and a regional basin that would make extending the frontage road difficult, but it may be possible to run a public street westward and then north back towards 70th Street.

Commissioner Scales stated the applicant did not need to provide a concept plan tonight and could have asked for the rezoning without a plan. In his opinion the access was not necessarily germane to tonight's request for a rezoning, but rather would be part of a subsequent application if the developer decides to move forward.

Opening of Public Hearing

Andy Hughes, Commonbond Communities, 1080 Montreal Ave S, St. Paul, advised he was available to answer any questions.

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

Mr. Hughes replied in the affirmative. He stated he recognized that if this development plan were to proceed, they would have to get subsequent approvals which includes resolving the access issue. The realignment of Argenta Trail created the issue for this property, the Peltier property, and the adjacent triangular parcel.

Commissioner Lissarrague asked if there was a way to make two accesses that did not go through the neighborhood to the north.

Mr. Hughes stated that the primary option is extending Archer onto Argenta. Another potential option would be extending a new road to Argenta south of that access point; however, that is unlikely because of topography issues. Another potential option would be to go west to try to minimize the impacts to the residential neighborhood.

Samantha and Ken Zarsky (spelling?) stated their main concerns were the access point, the negative impact low income housing would have on their property value, and the impact the increased traffic would have to children's safety.

Robert Slattery, 7250 Archer Trail, was opposed to the rezoning, stating it would have multiple negative impacts to their neighborhood. He stated that Archer Trail had multiple blind spots and he was concerned about people using their neighborhood as a shortcut. He chose to live here because it was secluded and quiet and the addition of two apartment buildings would make it an undesirable place to live.

Sondee Kdafor (spelling?) asked for clarification of the ownership and the standards for Medium Density Residential.

Chair Maggi replied that MDR allows for 8-12 units per acre for density, and the concept plan shows 9 units per acre.

Mr. Hunting stated that the property was in private ownership.

Mr. Kdafor stated the reason he was asking if the property was public or private was because there

is a need for a park in this neighborhood. There are many children living in this neighborhood, and he is concerned about their safety due to traffic increases from the proposed apartment buildings.

Verda Sites, 7219 Archer Trail, stated a major concern is traffic. There are many children in this neighborhood who would be at risk for potential accidents. It would also open up the natural barrier between their property and the freeway. They purchased their lot because it backed up to the tree line and paid a premium for that. She was also concerned about water flow and where the drainage from the apartment buildings would go.

Catherine Cascalenda, 7221 Archer Trail, stated that in addition to the traffic and access concerns, losing the natural space that so many people enjoy would be devastating. Even if this project does not move forward, approving a rezoning would open it up to other developers.

Chair Maggi acknowledged the 13 emails received prior to tonight's meeting and closed the public hearing.

Planning Commission Discussion

Commissioner Niemioja stated she understood the traffic concerns brought up by the residents. She noted; however, that the comprehensive plan was the product of extensive public surveys, public input, and hours of work by staff, consultants, City Council, and Planning Commissioners. How the City was going to use the space they have left was well thought out and this is the ideal location for this type of project. Tonight, she will support the rezoning; however, if the development plan comes back in the next phase with an access going through the neighborhood, she would likely not support that. She noted that the issue of parks has come up many times; however, for various reasons the Parks Director has stated that will not occur in that location. She understands the neighbors wanting to keep this as a natural area, but much work has been done on the comprehensive plan to allow for this rezoning.

Chair Maggi asked when this area was changed to Medium Density Residential.

Mr. Hunting replied that it was Community Commercial in the 2030 comprehensive plan, but as the roadway system was established it was recognized that it was not viable for commercial due to lack of direct access. It was changed to Medium Density Residential in the 2040 comprehensive plan.

Commissioner Scales stated he sympathized with the residents; however, the same arguments were likely made from the people around them when their neighborhoods were being developed. The Planning Commission hears arguments about increased traffic and loss of habitat with every development, but they have to look to the comprehensive plan and how we are guiding the community for growth. He stated he supports the request.

Commissioner Robertson reiterated that right now the issue is rezoning of the property which has been part of a plan for a substantive amount of time. No one is saying they must go through the Blackstone property for access. The Planning Commission hears the concerns and there will be multiple opportunities for the neighbors to have input on the final plan.

Commissioner Lissarrague stated the reason he asked to be appointed to the Planning Commission was because he was concerned about the right of property owners to enjoy their property without unnecessary nuisances. He advised the neighbors they are going to have opportunities to give their input to the Planning Commission and City Council once they get to that part of the development process.

Commissioner Kramer stated he struggled with approving the request knowing that it could not be

used for what they are proposing as it stands right now; however, he would reluctantly support the change to let it continue in the process

Commissioner Weber asked at what point does a development need two accesses.

Mr. Hunting replied that two accesses are required almost anywhere in the city. If this had been developed as single-family homes, they would still need two ways in and out.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Lissarrague, to approve the request for a rezoning of the parcel from A, Agricultural to R-3C, Multiple Family Planned Unit Development, for PID No. 20-14168-00-050.

Motion carried (8/0). This item goes to the City Council on June 22, 2020.

CITY OF INVER GROVE HEIGHTS – CASE NO. 20-15ZA

Reading of Notice

Commissioner Scales read the public hearing notice to consider the request for an ordinance amendment to Title 10 of the City Code (Zoning Regulations) to remove mini-storage and outdoor vehicle storage as a conditional use in the B-3, General Business District. No notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the City Council directed staff to hold a public hearing with the Planning Commission regarding amending the zoning code to remove mini-storage facilities and outdoor vehicle storage as an allowed use in the B-3 district. Mini-storage is currently allowed in the B-3 district by conditional use permit (CUP) and as a permitted use in the I-1 and I-2 districts. The ordinance presented would remove the mini-storage use from the B-3 district and keep it as an allowed use in the I-1 and I-2 districts. Staff sent a notice of tonight's meeting to the three mini-storage businesses that are on properties currently zoned B-3. He heard from one of those individuals who stated he did not have an issue with the proposed change based on the long-range plans for his property.

Commissioner Weber stated there were a number of vacant B-3 properties in the City and he would have liked to see those property owners notified of the proposed change. He asked how many such properties there were in the city.

Commissioner Kramer stated that according to the map in the packet there appeared to be 21 vacant B-3 properties.

Commissioner Weber asked if they could put a moratorium on mini-storages rather than doing an ordinance change.

Mr. Hunting replied that was an option; however, Council chose instead to amend the ordinance.

Commissioner Weber hoped that staff would notify owners of vacant B-3 properties prior to the Council meeting.

Commissioner Niemioja asked why Quality Moving & Storage on Claude Way was not included in the map of mini-storages in the City.

Mr. Hunting replied that they have never received a CUP for mini-storage so perhaps they are

more of a moving company versus mini-storage.

Commissioner Niemioja liked the idea of a moratorium and supported having mini-storages located in non-commercial areas.

Commissioner Robertson was concerned about the precedent it would set to contact every owner of B-3 vacant property. She noted that those property owners have had opportunity for quite some time to request a CUP and have not done so.

Chair Maggi commented that it was possible someone could have only recently purchased a B-3 property and had not yet had the chance to apply for a CUP.

Commissioner Weber stated there are not a lot of B-3 properties in the City and they may have been purchased for a long-term investment. Notifying the owners would give them a chance to comment.

Commissioner Scales stated eliminating a use is the same process as adding a use, and the City does not notify property owners of those amendments either. He supported the proposed ordinance amendment to prevent more self storages along the City's main roadways in the future.

Commissioner Kramer stated we are not placing a moratorium on mini-storage so if someone owns a B-3 property and they are looking to build a mini-storage facility, they could request a change in zoning to be in compliance.

Opening of Public Hearing

Jeff Polacek, owner of Stagecoach Storage, 7649 Concord, asked what was driving the need to remove mini-storage from the B-3 district.

Mr. Hunting replied that both the Planning Commission and City Council were concerned about the number of storage facilities that exist and when the property on Cahill Avenue was approved for self-storage they felt the B-3 district was not the appropriate district for additional mini-storage facilities.

Mr. Polacek asked how this would affect his existing storage facility which is in the B-3 district.

Mr. Hunting replied that his use can continue. It would become a legal non-conforming use which would have some limitation to the size of any building expansions that could occur.

Mr. Polacek stated that based on that it would be in his best interest to support the change because then there would be a limited supply and an increasing demand. However, approving this would be a disservice to people who need this service. He proposed that the City work with businesses like his and come up with plans that make them fit into the area better so that the neighbors are accommodated and the people who need the services are accommodated.

Chair Maggi clarified that this change only impacted the B-3 district; mini-storage units would still be allowed in the I-1 and I-2 districts.

Mr. Polacek asked how this ordinance amendment would restrict any potential development of their business going forward.

Mr. Hunting replied that it would become a legal non-conforming use which puts some limitations on expansion of the facility. These limitations were included in the letters that were sent out to B-3 storage facility property owners.

Mr. Polacek stated this type of storage is critical to small businesses and homeowners and it is extremely difficult to find cities that will allow it. To meet this demand, he proposed they work together to find a way to make these facilities less obtrusive and more acceptable to the City rather than disallowing them in the B-3 district.

Chair Maggi closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Robertson, to approve the request for an ordinance amendment to Title 10 of the City Code (Zoning Regulations) to remove mini-storage and outdoor vehicle storage as a conditional use in the B-3, General Business District.

Commissioner Niemioja agreed that there was a demand for storage units but would like to keep some areas commercial-friendly areas for businesses such as restaurants or stores.

Motion carried (8/0). This item goes to the City Council on July 13, 2020.

OTHER

Chair Maggi noted that it was Commissioner Scales and Lissarrague's last night on the Planning Commission and thanked them for their many years of service.

The meeting was unanimously adjourned at 8:19 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT

CITY OF INVER GROVE HEIGHTS

HEARING DATE:	July 7, 2020	CASE NO.: 20-19S
APPLICANT:	Kimley-Horn & Associates	
PROPERTY OWNER:	Robert Curve Development, LLC	
REQUEST:	Preliminary and Final Plat	
LOCATION:	Outlot B, Robert Curve	
COMPREHENSIVE PLAN:	MU, Mixed Use	
ZONING:	B-3, General Business/ PUD, Planned Unit Development	
REVIEWING DIVISIONS:	Planning Engineering	PREPARED BY: Heather Botten Associate Planner

BACKGROUND

The applicant recently received approval for a rezoning, variance, and site plan approval for the construction of a 5,100 square foot automotive repair center. The property is currently an outlot and requires platting prior to construction. The applicant has applied for both preliminary and final plat.

The proposed plat of Robert Curve Third Addition includes replatting a portion of the outlot to create a new lot for the development. Additionally, due to an error of the location of Diffley Court a replat of the Casey's property is included with this request with the remainder of the property to be kept in an outlot for future development.

The following specific application is being requested:

- a.) A **Preliminary and Final Plat** for a two-lot, one outlot subdivision to be known as Robert Curve Third Addition.

EVALUATION OF THE REQUEST

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

North	Local Businesses; zoned B-3 and I-1; guided CC, Community Commercial and I, Limited Industry
East	Large lot residential/railroad; zoned A; guided RDR
West	City of Eagan
South	Casey's and vacant property; zoned B-3; guided CC

PLAT REVIEW

Lots & Blocks. The proposed plat consists of two lots and one outlot. Lot 1 contains Casey's convenience store; due to the location of Diffley Court being constructed outside of the platted right-of-way the Casey's lot would be replatted dedicating .082 acres of property to right-of-way. Lot 2 would contain the approved automotive repair center. Outlot A would be for future development. With the recent variance approval from the minimum lot width for Lot 2, the proposed plat meets the minimum requirements for the B-3 District.

Park Dedication. At the time the property was originally platted in 1999, park dedication was collected with a building permit. The subdivision ordinance has changed requiring contribution to be paid at time of plat. Therefore, cash contribution is required for Lot 2 based on 1 acre x \$7,000 per acre for a total of \$7,000. This fee is paid at time of plat release for recording.

MnDOT Review. The plat has been sent to MnDOT for their review. No changes are expected since MnDOT already commented on the Robert Curve plat. A standard condition of approval of plat is subject to any MnDOT comments.

Access. Access for the new lot would be off of Diffley Court.

Engineering. Engineering has reviewed the request and has been working with the applicant on plat, stormwater and grading requirements for the new development. A custom grading agreement and storm water facilities maintenance agreement would be required to be executed between the City and the property owner prior to any issuance of building permits. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer. Engineering has made some recommendations on conditions that should be added to the approval; these conditions are included in the list of conditions at the end of this report.

ALTERNATIVES

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

- A. Approval. If the Planning Commission finds the application to be acceptable the following actions should be recommended for approval:
- Approval of the **Preliminary and Final Plat** for Robert Curve Third Addition subject to the following conditions:
 1. The final plat and development plan shall be in substantial conformance with the plans on file with the Planning Department except as may be modified by the conditions below.
 2. A park dedication fee equal to \$7,000 for Lot 2 shall be paid to the City prior to release of the final plat.

3. The plat shall be subject to any comments received by MnDOT.
4. The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.

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.

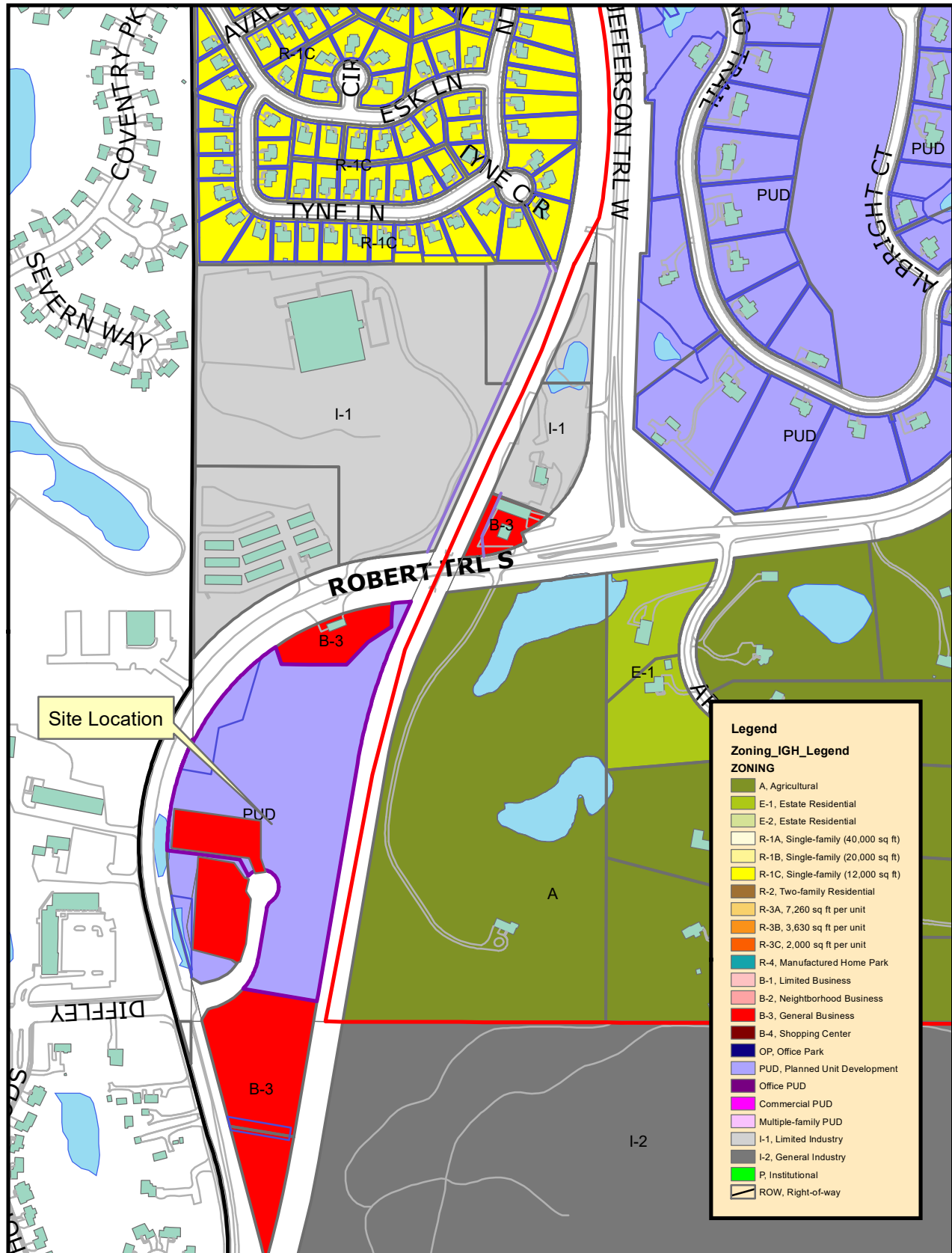
RECOMMENDATION

Based on the information in the preceding report and the conditions listed in Alternative A, staff is recommending approval of the preliminary and final plat request for Robert Curve Third Addition.

Attachments: Exhibit A -Location/Zoning Map
Exhibit B- Narrative
Exhibit C- Preliminary Plat
Exhibit D- Final Plat



Kimley-Horn & Associates Case No. 20-19S



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



July 1, 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 Re-Plat of Outlot B, Robert Curve Second Addition, Dakota County, Minnesota

Christian Brothers Automotive is proposing to re-plat the existing Outlot B as part of the Robert Curve Development, to plat a separate lot for development of the proposed Christian Brothers facility. The remainder of Outlot B will remain as a platted outlot. The proposed lot is to be 1.00 ± acres.

A portion of the existing Casey's lot and the Diffley Court right-of-way is required to be re-platted to accommodate the as-constructed cul-de-sac of Diffley Court. An additional 0.082 ± acres will be dedicated as Diffley Court right-of-way due to the re-plat.

Consultants:

Civil Engineer – Christian Jones, Brandon Elegert, P.E. – Kimley-Horn

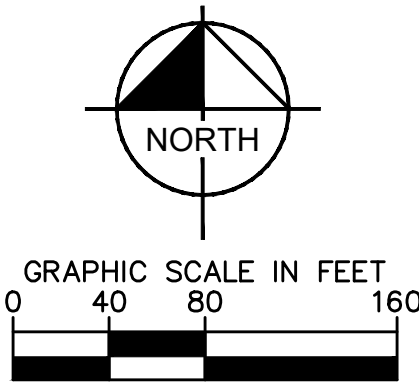
Surveyor – Eric Roeser, LS – EFN, Inc.

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

Sincerely,

A handwritten signature in cursive script that reads "Christian Jones".

Christian Jones
Project Manager



EXISTING		PROPOSED	
	PROPERTY LINE		PROPERTY LINE
	EXISTING CONTOUR		PROPOSED CONTOUR
	EASEMENT LINE		
	SETBACK LINE		
	SANITARY MANHOLE		GATE VALVE
	STORM MANHOLE		HYDRANT
	CATCH BASIN		REDUCER
	CULVERT		TEE
	GATE VALVE		SANITARY SEWER MANHOLE
	HYDRANT		SANITARY CLEANOUT
	GAS METER		
	ELECTRIC BOX		WATERMAIN
	UTILITY POLE		SANITARY SEWER
	SIGN		STORM SEWER
	LIMITED ACCESS		UNDERGROUND ELECTRIC
	SANITARY SEWER		TELEPHONE
	STORM SEWER		GAS MAIN
	WATERMAIN		
	OVERHEAD WIRE		
	UNDERGROUND TELECOMMUNICATION		
	UNDERGROUND ELECTRIC		
	UNDERGROUND GAS		

ROBERT CURVE DEVELOPMENT LLC
2975 80TH ST E
INVER GROVE HEIGHTS, MN 55076

CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY
HOUSTON, TX 77094

KIMLEY-HORN & ASSOCIATES, INC.
BRANDON R. ELEGERT, P.E.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114

EGAN, FIELD & NOWAK, INC.
ERIC ROESER
1229 TYLER STREET NE, SUITE 100
MINNEAPOLIS, MN 55413

PRELIMINARY PLAT DATA TABLE	
BLOCK 2	43,482 SF (1.00 AC)
OUTLOT A	476,559 SF (10.936 AC)
RIGHT OF WAY DEDICATION	3,551 SF (0.082 AC)
TOTAL AREA	522,508 SF (11.995 AC)

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'

AREAS

PROPOSED PROPERTY	43,586 SF (1.00 AC)
BUILDING AREA	±5,100 SF (11.7% OF TOTAL PROPERTY AREA)

OUTLOT B, ROBERT CURVE SECOND ADDITION, DAKOTA COUNTY,
MINNESOTA

THAT PART OF OUTLOT B, ROBERT CURVE SECOND ADDITION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT B, ROBERT CURVE SECOND AND ADJOINT, DAKOTA COUNTY MINNESOTA; THENCE SOUTH 82 DEGREES 37 MINUTES 16 SECONDS EAST, ALONG SAID ROBERT CURVE SECOND, A DISTANCE OF 100 FEET; THENCE SOUTH 27 DEGREES 16 MINUTES 21 SECONDS EAST, ALONG SAID ROBERT CURVE SECOND, A DISTANCE OF 25.75 FEET TO THE NEAR INTERSECTION WITH SOUTHWESTERLY LINE OF SAID OUTLOT B; THENCE SOUTH 27 DEGREES 56 MINUTES 21 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 51.07 FEET; THENCE 53.32 FEET NORTH EASTERLY ALONG A NON-TANGENTIAL CURVE CONVICT TO THE SOUTHEAST, HAVING A RADIUS OF 100 FEET, AN ARC OF 100 FEET, BEARING NORTH 27 DEGREES 56 MINUTES 21 SECONDS EAST, TO A POINT THAT BEARS NORTH 47 DEGREES 28 MINUTES 40 SECONDS EAST; THENCE NORTH 27 DEGREES 40 MINUTES 45 SECONDS WEST, NOT TANGENT TO LAST DESCRIBED CURVE, A DISTANCE OF 35.57 FEET; THENCE NORTH 09 DEGREES 40 MINUTES 42 SECONDS EAST, A DISTANCE OF 100 FEET, TO A POINT THAT BEARS NORTH 27 DEGREES 40 MINUTES 45 SECONDS WEST, PARALLEL WITH SAID SOUTHERLY LINE, A DISTANCE OF 308.34 FEET TO A WESTERLY LINE OF SAID OUTLOT B; ALSO BEING THE EASTERLY LINE OF SAID ROBERT TRAIL; THENCE 138.66 FEET SOUTHERLY ALONG SAID WESTERLY LINE, A NON-TANGENTIAL CURVE CONVICT TO THE EAST HAVING A RADIUS OF 875.35 FEET, A CENTRAL ANGLE OF 08 DEGREES 40 MINUTES 45 SECONDS WEST, TO A POINT THAT BEARS NORTH 04 DEGREES 46 MINUTES 46 SECONDS WEST TO THE POINT OF BEGINNING.

INVER GROVE HEIGHTS
PREPARED FOR
CHRISTIAN BROTHERS
AUTOMOTIVE

PRELIMINARY
PLAT
OVERALL

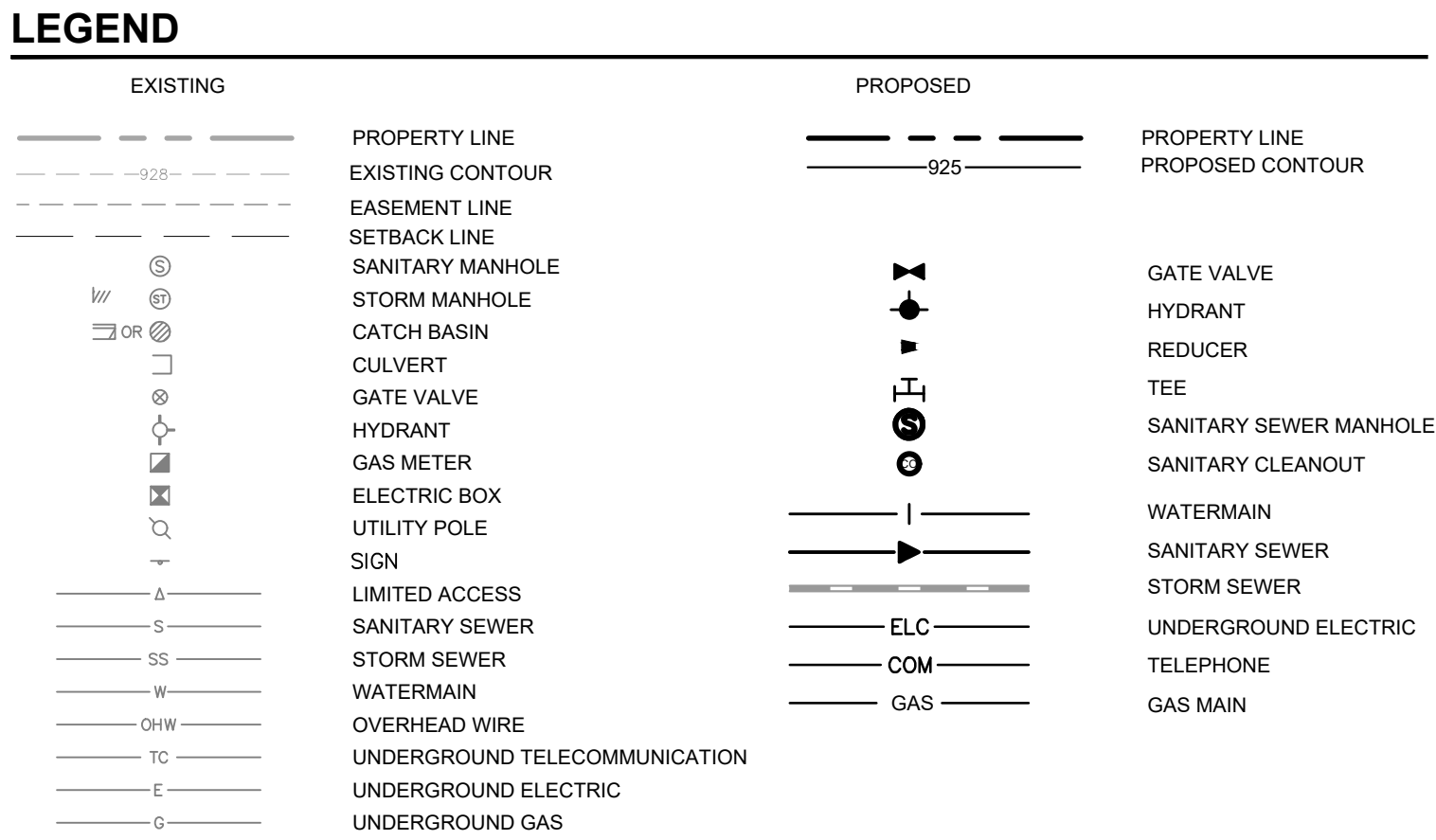
KHA PROJECT 160684004	DATE 06/02/2020	SCALE AS SHOWN
DESIGNED BY	CJJ	
DRAWN BY	CJJ	
CHECKED BY	BRE	



2020 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197

WWW.KIMLEY-HORN.COM

[illegible]



EGAN, FIELD & NOWAK, INC.
ERIC ROESER
1229 TYLER STREET NE, SUITE 100
MINNEAPOLIS, MN 55413

LOT 1, BLOCK 1, ROBERT CURVE THIRD ADDITION, DAKOTA COUNTY, MINNESOTA



ROBERT CURVE THIRD ADDITION

PRELIMINARY

KNOW ALL PERSONS BY THESE PRESENTS: That Robert Curve Development, LLC, a Minnesota Limited Liability Company, fee owner of the following described property:

Outlot B, ROBERT CURVE SECOND ADDITION, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as ROBERT CURVE THIRD ADDITION, and does hereby dedicate to the public for public use the public way as created by this plat.

In witness whereof said Robert Curve Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer
this ____day of _____, 202____.

SIGNED: Robert Curve Development, LLC

Name and Title of Individual Signing Plat

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 202____, by _____, its _____, of Robert Curve Development, LLC, a Minnesota Limited Liability Company, on behalf of the limited liability company.

Signature

Printed

Notary Public _____ County, _____

My commission expires _____

AND

That Casey's Retail Company, an Iowa Corporation, fee owner of the following described property:

Lot 1, Block 1, ROBERT CURVE SECOND ADDITION, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as ROBERT CURVE THIRD ADDITION, and does hereby dedicate to the public for public use the public way as created by this plat.

In witness whereof said Casey's Retail Company, an Iowa Corporation, has caused these presents to be signed by its proper officer this ____day of _____, 202____.

Casey's Retail Company, an Iowa Corporation

Name and Title of Individual Signing Plat

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 202____, by _____, its _____, of Casey's Retail Company, an Iowa Corporation, on behalf of the corporation.

Signature

Printed

Notary Public _____ County, _____

My commission expires _____

I Eric A. Roeser do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 202____.

Eric A. Roeser, Land Surveyor
Minnesota License No. 47476

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 202____, by Eric A. Roeser, Land Surveyor, Minnesota License No. 47476.

Signature

Printed

Notary Public _____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF INVER GROVE HEIGHTS, COUNTY OF DAKOTA, STATE OF MINNESOTA

This plat of ROBERT CURVE THIRD ADDITION was approved and accepted by the City Council of the City of Inver Grove Heights, Minnesota at a regular meeting thereof held this ____ day of

_____, 202____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____

Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby that on the ____ day of _____, 20____, the Board of Commissioners of Dakota County, Minnesota, approved this plat of LAUNCH PARK SECOND ADDITION, and said plat is in compliance with the provisions of 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____
Chair, County Board

Attest: _____

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, COUNTY OF DAKOTA, STATE OF MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year ____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12,

there are no delinquent taxes and transfer entered this ____ day of _____, 202____.

By: _____

Amy A. Koethe, Director,
Department of Property Taxation and Records

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of LAUNCH PARK SECOND ADDITION was filed in the office of the County Recorder for public record this ____ day of _____, 202____, at ____

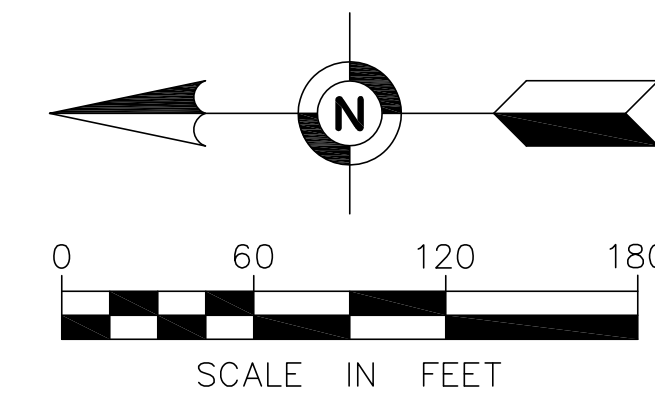
o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

By: _____

Amy A. Koethe, County Recorder

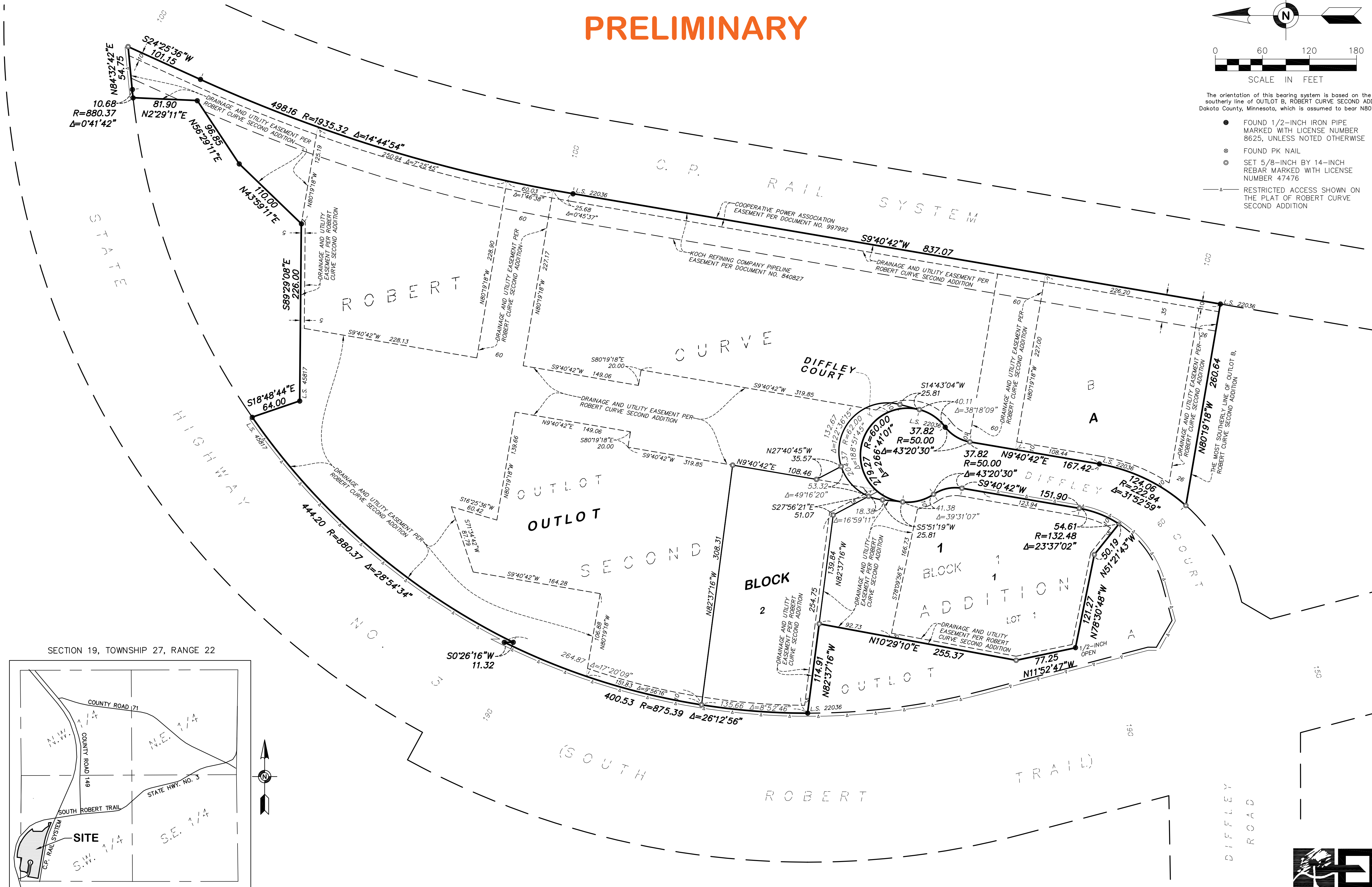
ROBERT CURVE THIRD ADDITION

PRELIMINARY

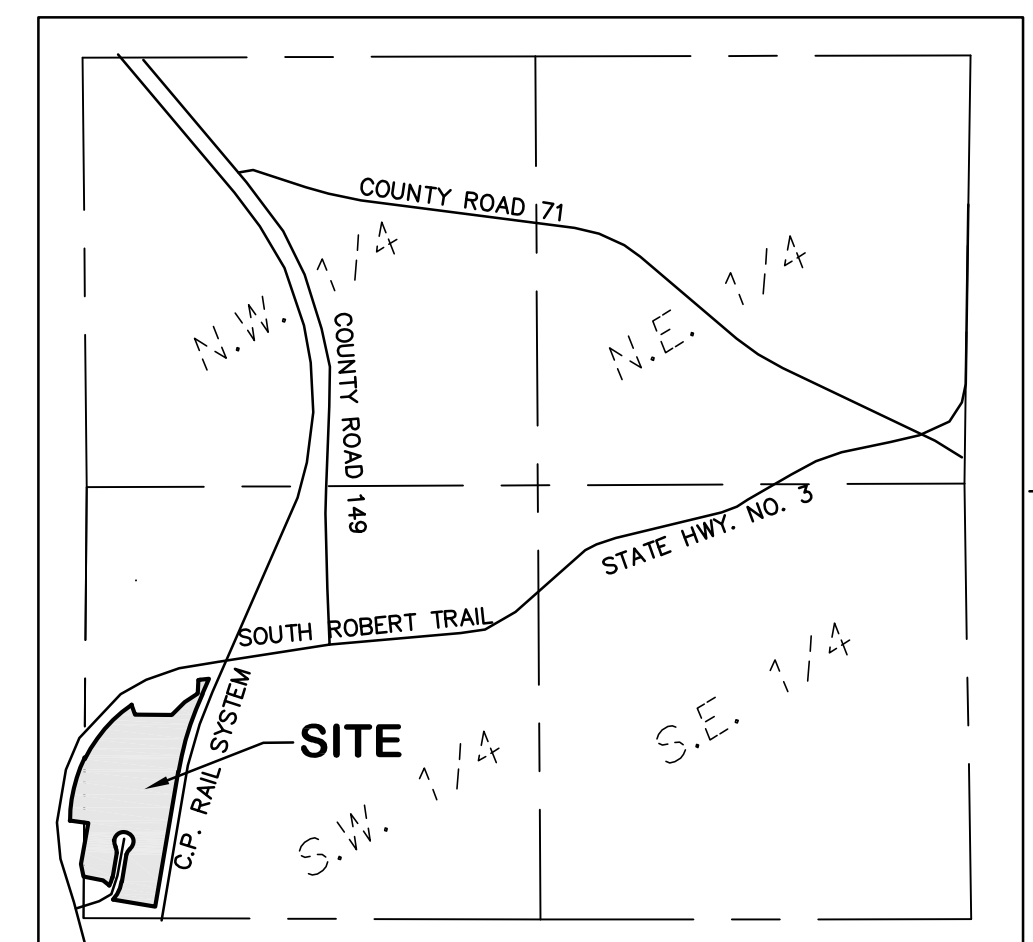


The orientation of this bearing system is based on the most southerly line of OUTLOT B, ROBERT CURVE SECOND ADDITION, Dakota County, Minnesota, which is assumed to bear N80°19'18"W.

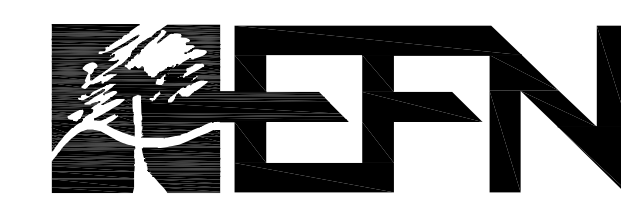
- FOUND 1/2-INCH IRON PIPE MARKED WITH LICENSE NUMBER 8625, UNLESS NOTED OTHERWISE
- ⊗ FOUND PK NAIL
- ⊙ SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476
- RESTRICTED ACCESS SHOWN ON THE PLAT OF ROBERT CURVE SECOND ADDITION



SECTION 19, TOWNSHIP 27, RANGE 22



VICINITY MAP
NOT TO SCALE



Egan, Field & Nowak, Inc.
land surveyors since 1872

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

CASE NO.: 20-17ZPA

APPLICANT: Titan Land

PROPERTY OWNER: Patrick Wistl

REQUEST: Comprehensive Plan Amendment to change land use from IOP, Industrial Office Park to HDR, High Density Residential and Rezoning from A, Agricultural to R-3C/Planned Unit Development.

LOCATION: 1462 80th Street

HEARING DATE: July 7, 2020

COMPREHENSIVE PLAN: IOP, Industrial Office Park

ZONING: A, Agricultural

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to change the land use designation of approximately 10 acres from Industrial Office Park to High Density Residential and the change the zoning to R-3C/Planned Unit Development. The applicant is proposing to construct approximately 180 residential units consisting of 150 apartments and 30 townhomes. The property is located in the Northwest Area and the project would need to conform to those standards with a plat and planned unit development application provided the land use change is successful.

The applicant has submitted a concept plan that shows the location of the building, parking lot, access point option and general storm water location. The concept shows a building on the east side of the lot in a u-shaped design with underground and above ground parking south of the building. The townhouses are shown in two rows on the west side of the site. The general areas for open space and storm water management would be on the far west side and in the middle of the site.

If the comprehensive plan amendment and rezoning are successful, an application for platting planned unit development 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	Senior housing, single family home, golf course; zoned A, PUD, P; guided LMDR, HDR, MDR, Public
East	Vacant, single family home; zoned A; guided Industrial Office Park
West	Highway 55 and right-of-way
South	Highway 55, industrial office park, Wagner's Sod company; zoned PUD, A; guided Industrial Office Park

EVALUATION OF REQUEST

Comprehensive Plan Amendment

The subject parcel is currently guided Industrial Office Park and defined in the 2040 Comprehensive Plan as follows:

“Industrial office park includes lots or parcels containing warehousing, storage and light industrial uses with associated office functions. Industrial office park developments are usually designed in a unified manner and feature landscaped open areas and roadway edges, consistent lighting and entry monumentation. The future land use plan identifies a number of IOP parcels along Highway 55 and 55/52.”

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.”

The following provides some rationale for approval and denial of the proposed land use change.

RATIONAL FOR THE LAND USE CHANGE

- The site is across the street from future and recently approved residential uses which can cause some land use conflicts.
- The width of the property narrows from east to west creating a tight width for industrial development with this property being developed independently.

- The Comp Plan shows all the land on the south side of 80th Street between Babcock Trail and westerly to highway right-of-way for Industrial Office Park. Changing the land use of the approximate 10 acres would still leave 29 acres available for future industrial development with lot widths sufficient to provide ample opportunity for development.
- Higher density residential development is typically located along major roads as a transitional use between other uses and some of the single family to the north.
- A land use change to High Density Residential would provide opportunities to meet policies in the comp plan including:
 1. Provide a broad range of housing opportunities.
 2. Provide appropriate buffers to allow density transitions and to accommodate a range of housing types.
 3. 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.
- A change of land use to industrial has the potential to generate employment, tax base, variety of goods and services.

RATIONALE AGAINST THE LAND USE CHANGE

- The comp plan land use plan in both the 2030 and 2040 plan identifies one primary area for the industrial office park development in the Northwest Area which runs along both sides of Highway 55 between South Robert Trail and Babcock Trail. Reducing the size of the overall area could have an impact on viability of developing industrial along 80th on the north side of the highway.
- The City must continue to maintain enough land guided for future industrial development to provide for new industrial development and expand employment opportunities in the city.
- Retaining the industrial land use guiding would allow for future industrial tax revenue and employment.
- The IOP District is intended to provide design guidelines addressing signage, landscaping, exterior building materials and other site improvements to provide attractive, planned environments as a means to induce employers to locate within the city.

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 Industrial Office Park to HDR, High Density Residential and Rezoning from A, Agricultural to R-3C, Multiple Family PUD 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 and rezoning shall not become effective until a subdivision plat and planned unit development plan per Northwest Area Standards has been approved by the City Council.

B. Denial If the Planning Commission does not favor the comprehensive plan amendment and rezoning, 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 mix of higher density housing types including apartments and townhomes that meets goals of varied housing opportunities. There would still be at least 29 acres of land guided for industrial on the south side of 80th.

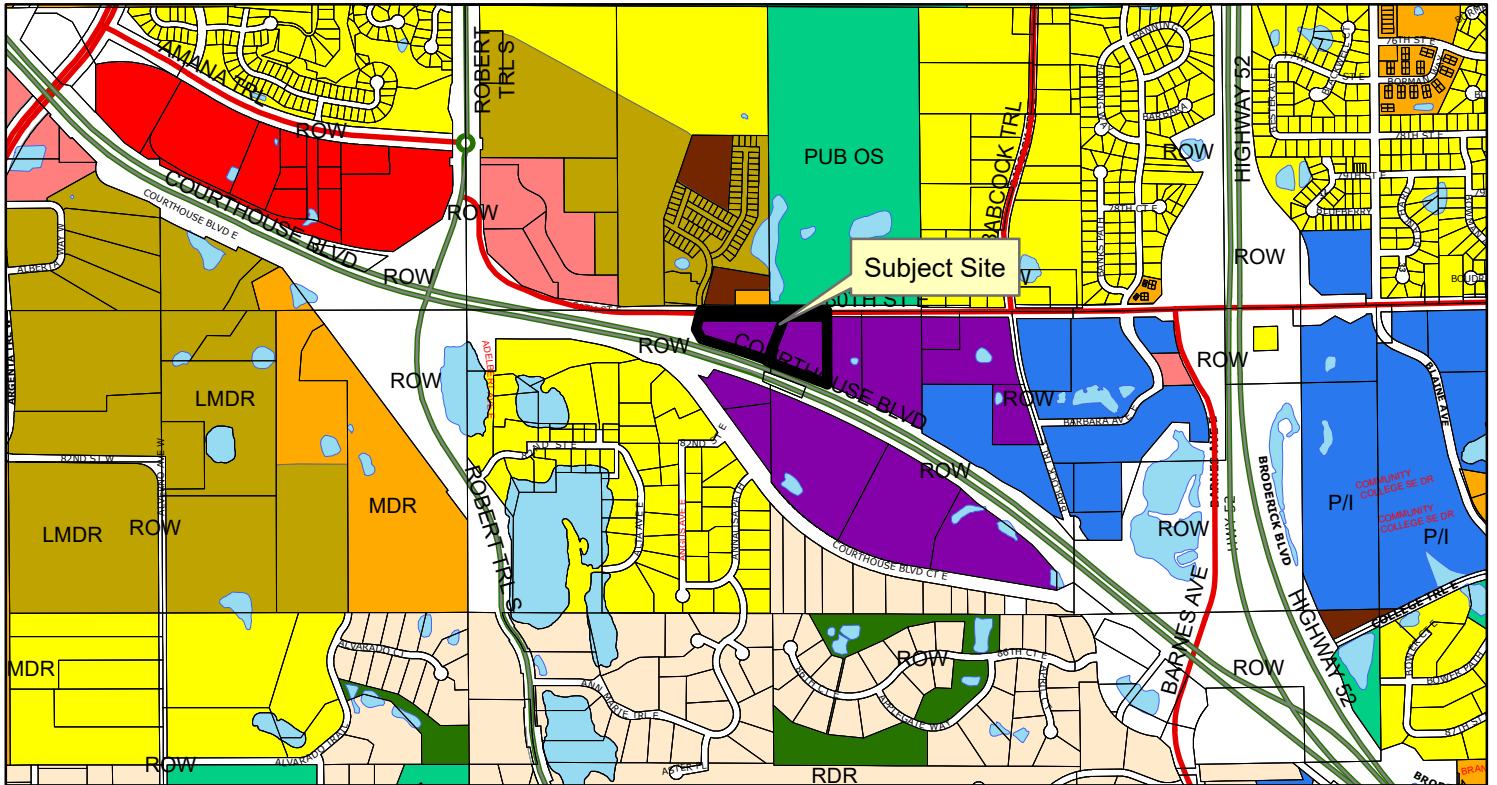
Attachments: Existing/Proposed Comp Plan Map
Existing/Proposed Rezoning Map
Applicant Narrative
Concept Site Plan
Concept Apartment Building Elevations



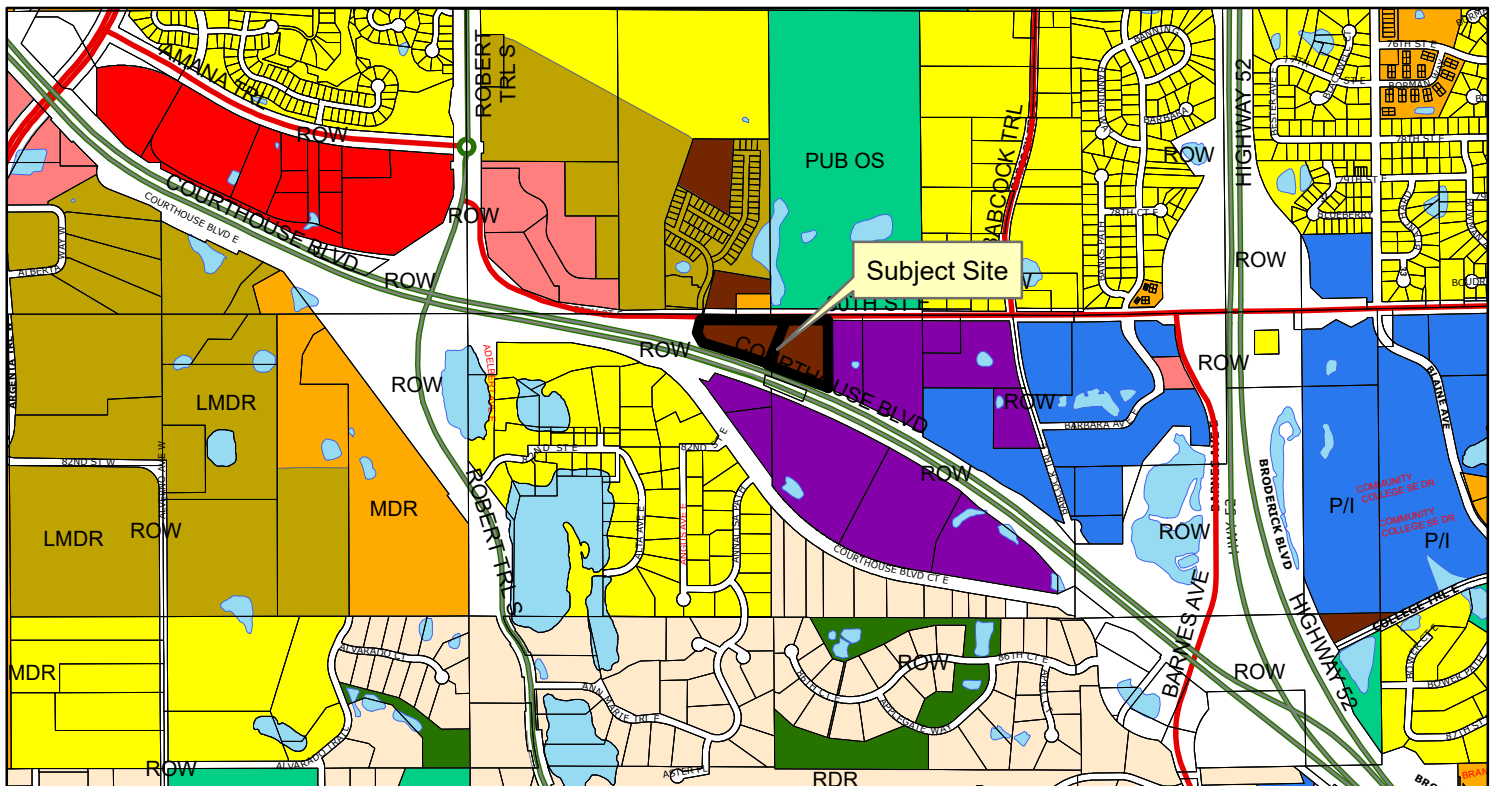
Comp Plan Map Case No. 20-17ZPA



Existing Comp Plan



Proposed Comp Plan



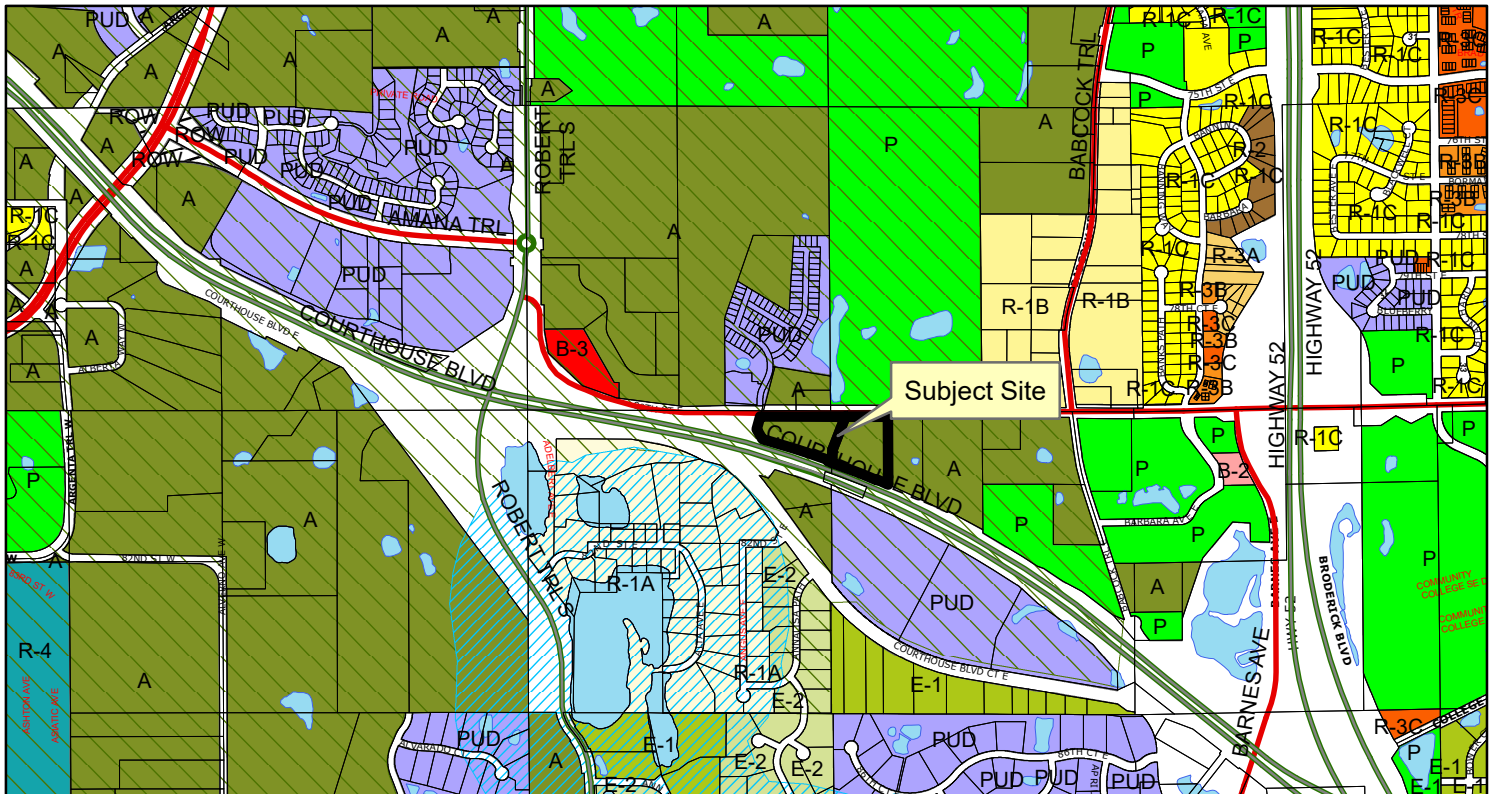


Zoning Map

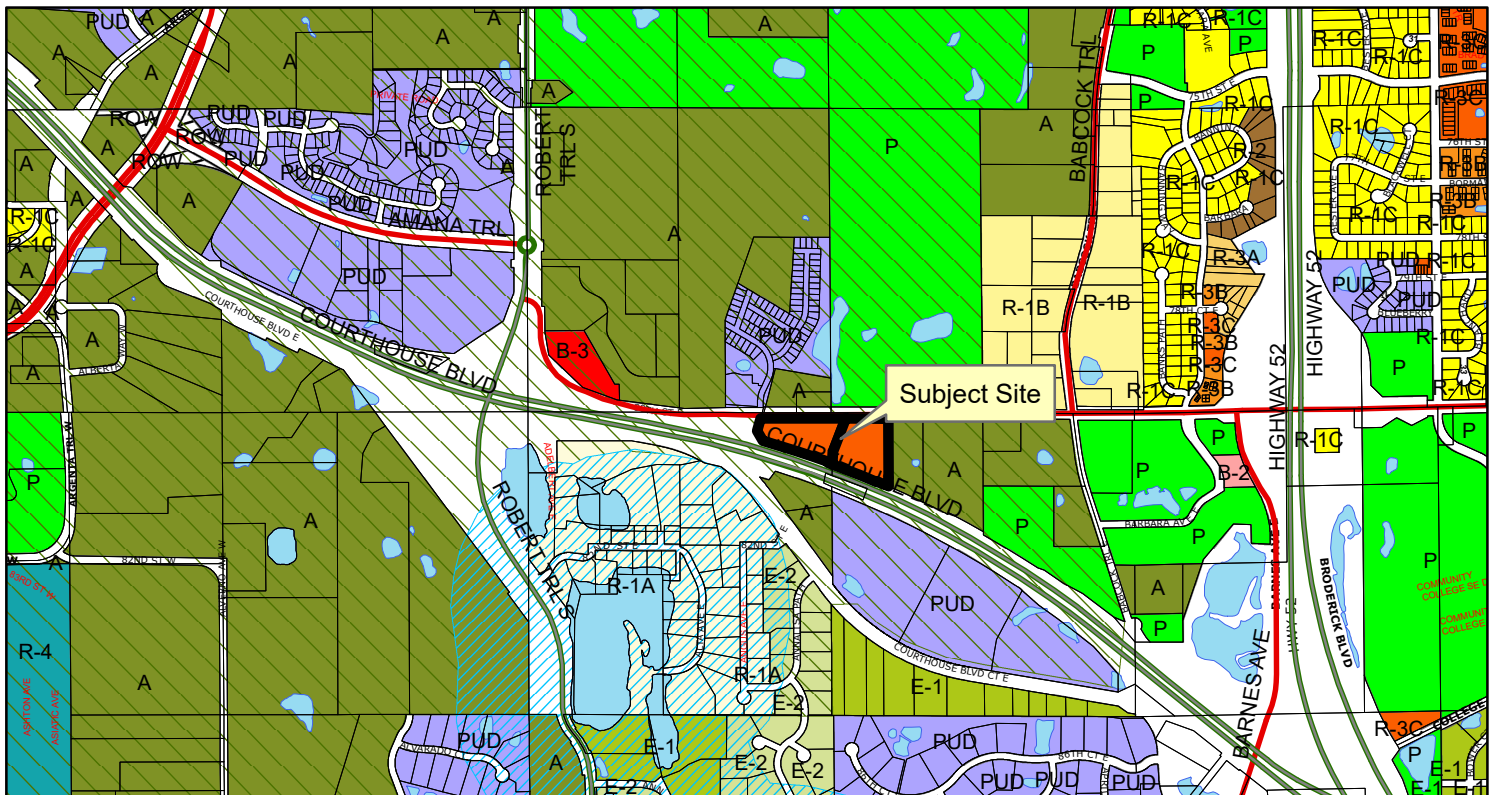
Case No. 20-17ZPA



Existing Zoning



Proposed Zoning





June 2, 2020

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

RE: Rezoning & Comprehensive Plan Amendment for Wistl Property

Dear Planning Staff,

We have been working with Titan Land LLC on Comprehensive Plan Amendment and Rezoning applications and documentation for the Wistl property. The proposed amendment to the Comprehensive Plan is changing the land use from IOP (Industrial Office Park) to HDR (High Density Residential). The current zoning of the property is A (Agricultural District) with proposed rezoning to R-3C (Multiple Family Planned Unit Development District). What follows is a narrative addressing the properties prior uses, location, topography, anticipated grading and serviceability of public and private utilities.

The Comprehensive Plan Amendment and Rezone of the Wistl property will allow for development of approximately 180 residential units. 150 unit are proposed in three stories of apartments with underground parking with the remaining 30 proposed in a row home style building which would include parking at ground level and living quarters extending up.

After subtracting right of way, the property contains just under 10 acres. There is currently an old farmhouse, barn and accessory buildings on the westerly half of the site. All of the structures will be removed. The majority of the property was in row crop and animal production. There are no signs of other prior development beyond the farm uses.

The property is bound by State Trunk Highway 55 along its southerly line. Hwy 55 is a divided four lane with controlled access. A berm with plantings is proposed along the right of way to provide both visual and sound screening from traffic. If berming and vegetation is not adequate, a portion of the right of way may warrant a wall type barrier. This will be determined by the developer during plan development. The westerly boundary is remnant right of way where 80th Street (County Road #28) converge. It appears excess construction material was wasted in this location as it is higher in elevation than surrounding properties. To the east is undeveloped land which generally is higher in elevation but only a small portion drains towards this parcel. To the north of 80th Street is the Inver Wood Golf Course and residential development.

Topography and Vegetation - The property has significant topographic change with multiple high points and two low points near the west side and near the center of the property. Both low points have culverts under 80th Street which drain to the north. The westerly low point is grasses and the center low point is woodland. An early May site visit did not find soil conditions or vegetation that would be identified as quality wetlands. There is Reed Canary grass in the westerly low point. A delineation will be performed to confirm the soils are not hydric. The wooded area includes the center low point and an area along the drive into the existing farm building site. There are other trees

within the property along old fence lines and near accessory buildings but they are generally scrub trees and will be removed. The layout maintains the wooded cluster east of the existing driveway. This area will be part of the required natural area/open space.

Layout – The layout takes into account a single access off 80th Street along with the requirements for natural area/open space, setbacks, stormwater treatment, and development type as identified in the Northwest Areas ordinance. The apartment buildings shape and setting maximizes the visibility of the golf course while it attempts to minimize direct exposure to Hwy 55. The access to the garages and main level entrance accounts for transitions of elevation that will exceed 10 feet. For the row houses, the boxes shown are larger than the building footprint which will allow for shifting of units to eliminate the row effect.

Grading – Mass grading will be required to create the level pads required for the buildings and drives. Excess material will be used in the berm along Hwy 55. Preliminary figures show the site can balance so excessive amounts of materials will not be required to be trucked in or out of the site. The resultant slopes will allow for gravity conveyance to stormwater treatment areas which will be required to be located within the site. Soil borings will be required to determine if the natural soils will have the infiltration capabilities that the northwest areas ordinance predicates or whether other treatment measures will be required to mitigate the increase in runoff and sediment. It is likely a combination of measures will be required and that there will be multiple locations created to provide the stormwater treatment.

Utilities – City sewer and water both run parallel to 80th Street. Connection for service to the apartment building can be direct for both. For the row house buildings, a sewer and water main will need to be extended which can then be run down the center drive aisle (or as plumbing code allows). There will not be any storm sewer connections beyond routing of treated runoff to the existing culverts under 80th Street. Gas, power and communication lines are all available for connection to the buildings.

If you have any questions or comments, feel free to call.

Thank you,

Mark Welch
markw@ggg.to
507-867-1666 ext.105



LANDTITLE

service beyond the expected

Prepared for:

K. Peter Stalland
19356 Meadowridge Trail North
Marine on Saint Croix, MN 55047
Attn: K. Peter Stalland
Client File No.:

LT File Number: 612714

350 FOOT RADIUS REPORT LETTER

Land Title, Inc. hereby certifies that as of May 19, 2020, it has searched the public records in the Dakota County Department of Property Taxation and finds the names and addresses of property owners within 350 feet of the property described as: 20-01700-05-013 and 20-01700-26-010

to be entries 1 through 13, inclusive, as shown on attached Exhibit A.

Dated this 27 day of May, 2020 at 7 o'clock A.M.



LANDTITLE

By:

Rosalind Gennrich
An Authorized Signature

EXHIBIT A
LT File No. 612714

- | | |
|---|--|
| 1) 200170005011
Bernadine J. Gordon
1714 80 th Street East
Inver Grove Heights, MN 55077 | 2) 200080051020
City of Inver Grove Heights
1467 80 th Street East
Inver Grove Heights, MN 55077 |
| 3) 206648000010
City of Inver Grove Heights
1467 80 th Street East
Inver Grove Heights, MN 55077 | 4) 206648000020
City of Inver Grove Heights
1467 80 th Street East
Inver Grove Heights, MN 55077 |
| 5) 206648000030
City of Inver Grove Heights
1467 80 th Street East
Inver Grove Heights, MN 55077 | 6) 200080079010
City of Inver Grove Heights
1597 80 th Street East
Inver Grove Heights, MN 55077 |
| 7) 206648001010
Hampton Senior Care of Inver Grove Heights
7900 Austin Way
Inver Grove Heights, MN 55077 | 8) 200170027020
Norbert P. & Mary Ann Wagner
8150 Courthouse Blvd
Inver Grove Heights, MN 55077 |
| 9) 200170005014
Inver Grove Land LLC
1620 80 th Street East
Inver Grove Heights, MN 55077 | 10) 203672000010
Inverwood Business Park LLC
Property Address-XX
651 Nicollet Mall Ste 450
Minneapolis, MN 55402 |
| 11) 200080050010
John Joseph & Mary Ann Malensek
1183 80 th Street East
Inver Grove Heights, MN 55077 | 12) 200080051012
Kurt A. Rechtzigel
1407 80 th Street East
Inver Grove Heights, MN 55077 |
| 13) 200170027010
Mary Kay Spychalla
8140 Courthouse Blvd
Inver grove Heights, MN 55077 | |

Property Map



5/20/2020, 2:30:03 PM

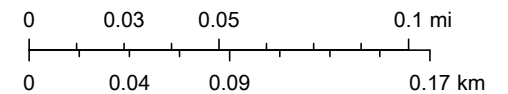
 Tax Parcels

 Right of Way Easement

Parcels

 Dedicated Right of Way

1:4,514



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Copyright 2018, Dakota County
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one.

ENGINEER & SURVEYOR
G-CUBED INC.
14070 HWY. 52 SE
CHATFIELD, MN 55923
507-867-1666
markw@ggg.to

	BITUMINOUS SURFACING
	CONCRETE SURFACING
	AGGREGATE SURFACING
	BUILDING
	BOULDER OR BIG BLOCK TRANSITION
	GARDEN
	PROPOSED BITUMINOUS SURFACING
	PROPOSED CONCRETE SURFACING
	PROPOSED BOULEVARD TREE
	SILT FENCE (PER ROCK. STD. PLATE)
	GRADING LIMITS
X 1060.00	EXISTING SPOT ELEVATION
X 1060.00	PROPOSED SPOT ELEVATION
<u>2.00%</u>	PROPOSED SLOPE
	INLET BARRIER (PER ROCK. STD. PLATE)
	PROPOSED EROSION CONTROL BLANK
	(PER MNDOT 3885 CAT. 3N)
	ROCK CONSTRUCTION ENTRANCE
	(PER ROCK. STD. PLATE 7-06)
	RIP RAP (PER MNDOT 3133D)

- Section 10-9C-3: R-3C C Bulk Standards (7+ units). Minimum area per unit is 2000 sq ft = 202.77 units allowed. Part 3b states that for underground parking, the minimum square footage per dwelling unit can be reduced by 300 sq ft per unit or 1700 sq ft. This equates to 238.55 units (Net Density for 7+ unit buildings).
- Section 10-15A - offstreet parking - Stall width 9.0', length 18.0', aisle width between stalls 24.0' (60 feet width).
- Parking: minimum shall be 75% of the minimum calculated. Maximum shall be the minimum required but may be exceeded by 10% if pervious pavers or underground parking of 50% is provided. For multifamily, 50% already has to be underground. Require 2.5 spaces per dwelling unit (which with NW areas adjustment to 75% is 1.875 spaces per unit.) The 2.5 can be broken down to 2 in the building and .5 in the expansion area (visitor) (1.5 in garage and 0.375 visitor).

RECREATION AREA

AVERAGE 8' HIGH BERM WITH EVERGREEN TREES FOR SOUND BARRIER

STATE TRUNK HIGHWAY NO. 55

920

922

924

14

16

5.09 ACRES
20%=1.02 ACRES

PRELIMINARY

GRAPHIC SCALE

(IN FEET)
1 IN = 50 FT

DATE: 5/21/2020
Prepared For:
TITAN LAND LLC
19356 MEADOWRIDGE TRAIL NORTH MARINE ON ST CROIX, MN 55047
FILE NO.: 20-116 BASE

G³
G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923

**ENGINEERING
SURVEYING
PLANNING**
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

DESIGNED	<u>MRW</u>
DRAWN	<u>ADB</u>
CHECKED	<u>MRW</u>

	REVISED	BY	DATE
	PRELIMINARY	ADB	5/26/2020

CITY OF INVER GROVE
HEIGHTS-DAKOTA COUNTY

	BENCHMARK:
--	-------------------

WISTL PROPERTY PRELIMINARY PLAN

SHEET 1
OF 1 SHEETS



South Elevation

3/64" = 1'-0"



North Elevation

3/64" = 1'-0"

CONCEPT ELEVATION

D4 | 20029

1462 80th St E Apartments and Townhomes

Inver Grove Heights, Minnesota
06/12/20

© 2020 MOMENTUM DESIGN GROUP LLC





West Elevation

3/64" = 1'-0"



Inside Courtyard Elevation (West Leg)

3/64" = 1'-0"

CONCEPT ELEVATION

D5 | 20029

1462 80th St E Apartments and Townhomes

Inver Grove Heights, Minnesota
06/12/20

© 2020 MOMENTUM DESIGN GROUP LLC





East Elevation 1/2

3/64" = 1'-0"



East Elevation 2/2

3/64" = 1'-0"

CONCEPT ELEVATION

D6 | 20029

1462 80th St E Apartments and Townhomes

Inver Grove Heights, Minnesota
06/12/20

© 2020 MOMENTUM DESIGN GROUP LLC





Inside Courtyard Elevation (East Leg)

3/64" = 1'-0"

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

MEETING DATE: July 7, 2020

APPLICANT: City of Inver Grove Heights

REQUEST: Accessory structure size discussion

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The City Council directed Staff to review the zoning ordinance relating to the maximum size allowed for accessory structures in the R-1 districts. The Council's request arose during the discussion of the Hunder variance pertaining to a 1,152 square foot detached accessory structure whereas 1,000 square feet is the maximum size allowed in the R-1 district. Council wanted staff to look into possibly allowing larger accessory structures in the urban portions of the City. The most recent revision to the accessory structure ordinance occurred in 2006 relating to the rural areas on lots ranging from 2.5 – 5 acres in size.

CURRENT CODE REGULATIONS

A summary of the current code as it relates to residential accessory structures in all districts is as follows:

- In the R-1 districts, accessory structures are limited to one per lot and 1,000 gross square feet maximum size regardless of lot size or if there is an attached garage.
- On lots less than 2.5 acres in the A and E-1 districts, accessory structures are limited to one per lot and 1,000 gross square feet maximum size.
- On lots 2.5 - 5.0 acres in the A and E-1 districts, accessory structures are limited to one per lot and 1,600 gross square feet maximum size.
- On lots 5.0 acres or greater in the A and E-1 districts, accessory structures are limited to two per lot and 2,400 square feet total maximum size.
- Accessory structures larger than 1,000 square feet require a 50-foot setback from all property lines.

VARIANCE APPLICATION SUMMARY

Since 2010, there have been three requests for accessory structure size variances in the R-1 districts. The largest building approved was 1,440 square feet on a 1-acre parcel. The other approvals were 1,200 square feet and the most recent of 1,152 square feet. There have also been three requests to allow two detached accessory structures whereas one is allowed in the R-1 district. All three requests had a gross total of 1,000 square feet or less when you combined the two structures together.

ANALYSIS

The City Council, when it directed Staff to look into accessory structure size, felt that a larger size may be appropriate if there were no impervious surface issues and all setbacks could be met. The amount of impervious surface allowed depends on lot size, typically R-1 lots are allowed 30-40% impervious surface. The current setback requirement for structures over 1,000 gross square feet in the A and E districts is 50 feet; this setback would not be able to be met on the majority of urban lots if structures larger than 1,000 gross square feet are permitted.

ALTERNATIVES

The alternative courses of action the Planning Commission has available include the following:

- A. Leave all standards as they currently are and recommend no changes.
- B. Recommend an Ordinance Amendment to change the maximum accessory structure size allowed in the R-1 districts.

RECOMMENDATION

At the June 22, 2020 City Council meeting Council directed staff to review the maximum accessory structure size allowed in the R-1 districts. The Planning Commission is to discuss the current code requirements and suggest changes, if they feel necessary. These changes would then be brought to a City Council work session for review and then back to the Planning Commission for a public hearing.