

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 16, 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 2, 2020

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 COMMONBOND COMMUNITIES - CASE NO. 20-16Z

Consider a rezoning of the property from A, Agricultural to R-3C, Multiple Family PUD. This request is for the property identified as 20-14168-00-050.

Planning Commission Action _____

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

Consider an ordinance amendment to remove mini-storage and outdoor vehicle storage as a conditional use in the B-3, General Business district.

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, June 2, 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

APPROVAL OF MINUTES

The minutes from the May 19, 2020 Planning Commission meeting were approved as submitted.

GREG HUNDER – CASE NO. 20-07V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow a detached accessory building 1,152 square feet in size whereas 1,000 square feet is the maximum size allowed, for the property located at 3527 – 69th Street. 5 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is proposing to construct a 1,152-square foot accessory building whereas the maximum allowed in the R-1C 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 and does not have an attached garage. The existing 576 square foot detached garage is in disrepair and will be demolished and replaced with the new structure. The City Council has reviewed and modified the allowed size of accessory structures over the years. They have increased the size on larger lots but held the size in the urban areas to control the massing of structures. Since this could set a precedent for other accessory building size variances, and due to lack of a practical difficulty, staff recommends denial of the request. Staff did not hear from any of the surrounding property owners.

Commissioner Kramer asked if the applicant would be allowed to build a 1,000 square foot additional structure if they had an attached garage and complied with impervious surface and setback requirements.

Ms. Botten replied in the affirmative.

Commissioner Robertson asked if the corner lot to the west referenced by the applicant was considerably larger than the applicant's lot.

Ms. Botten replied that it was 10,855 square feet.

Commissioner Scales asked what the maximum allowed size was of an attached garage.

Ms. Botten replied that the City does not regulate the size of attached structures so long as they comply with impervious surface and setback requirements.

Commissioner Weber asked what the overall size was of the garage footprint.

Ms. Botten replied 1,152 square feet.

Opening of Public Hearing

Greg Hunder, 3527 – 69th Street E, advised he was available to answer any questions.

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

Mr. Hunder replied in the affirmative. He believed a practical difficulty was being able to utilize his property more efficiently, noting that the small area in back of the garage would be basically unusable for anything except outdoor storage if the variance was not approved. The proposed addition would allow him to store unsightly sports and lawn equipment inside rather than being an eyesore for neighbors. He advised that his neighbors were in favor of his request.

Commissioner Weber asked the applicant for clarification of a statement in his narrative that the structure would be 1,152 square feet *including* the garage overhang.

Mr. Hunder replied that was an error; it should state *excluding* the garage overhang.

Commissioner Simon asked when the garage was built.

Mr. Hunder replied 1965, the same time as the house.

Commissioner Simon asked whose boat was being stored in the outdoor rocky area.

Mr. Hunder replied it was his.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi spoke to the point that City Council has reviewed this particular issue numerous times and chose not to increase the structure allowance on this lot size and noted that commissioners were challenged to find a practical difficulty for this request.

Commissioner Robertson understood City Council's previously mentioned concern about the aesthetics of clustering large buildings on small lots, and was concerned about the aesthetics of putting the requested building in the middle of the neighboring yards that were open spaces that flowed together well.

Commissioner Scales stated this was a reasonable request and that this house not having an attached garage could be used as the practical difficulty. If the applicant had an attached garage it could be as large as he wanted and in addition, he could put up a 1,000 square foot detached structure as long as it met the other requirements.

Commissioner Niemioja stated perhaps the solution was to build an attached garage, and she was

hesitant to use the lack of an attached garage as a practical difficulty.

Commissioner Scales stated houses were built differently in 1965 than they are now.

Commissioner Niemioja agreed, but stated people know the existing conditions when they purchase the lot. She could not support the request due to lack of a practical difficulty. She also felt the proposed building size would not aesthetically fit with the neighborhood.

Planning Commission Recommendation

Motion by Commissioner Robertson, second by Commissioner Wippermann, to deny the request for a variance to allow a detached accessory building 1,152 square feet in size whereas 1,000 square feet is the maximum size allowed, for the property located at 3527 – 69th Street, based on the lack of a practical difficulty and an awareness that any increase in size on that lot would change the aesthetics.

Motion carried (6/3 – Weber, Scales, Kramer). This item goes to the City Council on June 22, 2020.

Commissioner Scales stated it would be helpful to get direction from City Council regarding perhaps reviewing accessory structure size since variances are frequently being requested.

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

Reading of Notice

Commissioner Simon read the public hearing notice to consider a rezoning from PUD, Planned Unit Development to B-3, General Business, a variance from the minimum lot width requirements, and a major site plan approval for the construction of a 5,100 square foot automotive repair center, for the property located at Outlot B Robert Curve. 31 notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant is proposing an automotive repair center on Diffley Court behind Casey's General Store. They are requesting a rezoning 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 proposed development will require a preliminary and final plat of Outlot B, which will be submitted at a later date. Approval of this request would be contingent upon plat approval. Staff feels a rezoning to B-3 would be appropriate and would be consistent with the comprehensive plan. In general, the site plans meet the City's standards, but there are some refinements that must be met before final approval and they are included in the conditions of approval. When looking at the variance, due to the location of the parcel on a cul-de-sac, a lot width variance would be required just at the entrance point. The property itself is not physically large enough to comply with minimum width requirements while allowing for maximum development of the outlot. Staff recommends approval of the requests with the conditions listed in the report. Staff did not hear from any of the surrounding property owners.

Opening of Public Hearing

Christian Jones, Kimley-Horn & Associates, advised he was available to answer any questions.

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

Mr. Jones replied in the affirmative.

Commissioner Wippermann asked if Christian Brothers Automotive had locations in other cities.

Mr. Jones replied in the affirmative, stating they had locations nationwide.

Commissioner Wippermann asked if this facility was an increase or a relocation from another city.

Mr. Jones replied it was an increase.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Weber stated he supported the request and drove by their Lakeville location, which was immaculate.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Lissarrague, to approve the request for a rezoning from PUD, Planned Unit Development to B-3, General Business, a variance from the minimum lot width requirements, and a major site plan approval for the construction of a 5,100 square foot automotive repair center, for the property located at Outlot B Robert Curve, with the practical difficulty and conditions as listed in the report.

Motion carried (9/0). This item goes to the City Council on June 22, 2020.

The meeting was unanimously adjourned at 7:28 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary

PLANNING REPORT CITY OF INVER GROVE HEIGHTS

CASE NO.:	20-16Z
APPLICANT:	CommonBond Communities
PROPERTY OWNER:	Dakota 53 Properties
REQUEST:	Rezoning from A, Agricultural to R-3C, Multiple Family Planned Unit Development
LOCATION:	Old Argenta Trail and Hwy 55
HEARING DATE:	June 16, 2020
COMPREHENSIVE PLAN:	MDR, Medium Density Residential
ZONING:	A, Agricultural District
REVIEWING DIVISIONS:	Planning
	PREPARED BY: Allan Hunting City Planner

BACKGROUND

The applicant is proposing to rezone an approximate 12.8 acre parcel to multiple family planned unit residential. The applicant is proposing to construct two 3-story building 60 units each for a total of 120 units. Project would be phased over a couple of years. provide work force housing units.

The applicant has submitted a concept plan that shows the location of the 2 building, parking lot, and possible access point options. The building would be centered on the property with both surface and underground parking.

Staff has met with the applicant a couple of times prior to the application submission to discuss some of the site plan and access details. Right now, the only access to the site is from Argenta Court (old Argenta Trail) that leads to Archer Avenue then Archer Court to 72nd Street. This current pattern would flow through the Blackstone Vista single family development.

If the rezoning application is 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 - Single family residential; zoned R-1C/PUD; guided LDR.
East - Triangle Rubbish, Vacant; zoned Agricultural; guided MDR
West - Large lot single family; zoned Agricultural; guided IOP
South - Highway 55

EVALUATION OF REQUEST

REZONING

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.

Infrastructure City sewer and water are available to the property. Individual services would have to be extended to the property with development. The property is within the MUSA and guided for medium density residential, so the rezoning would be consistent with the comprehensive plan.

Neighborhood Compatibility The property to the north is developed with single family houses and Hwy 55 bounds the property to the south. Multi-family development is typically a use found along highways as a transitional use between single family and major roadways. The site is heavily wooded and is situated in a much lower elevation than the surrounding properties. A multi-story building would be mostly below the elevations of the homes to the north. There would be a buffer of the county regional trail and trees/topography to help separate this use from the single family neighborhood.

2040 Comprehensive Plan

The comprehensive plan guides this property MDR, Medium Density Residential. The category is defined as “Medium density residential accommodates somewhat higher residential densities ranging from 8 to 12 units per net acre. Uses in this classification include higher density townhome developments and apartments, all with full public utility service”. The proposal would have a density of approximately 9 units per acre.

The Implementation Chapter of the Comprehensive Plan notes that if there is a discrepancy between existing zoning and land use designation on a parcel, the zoning of the parcel should be changed to be consistent with land use designation. A rezoning to R-3C/PUD would be consistent with the comprehensive plan designation.

Access.

A compatible access to the site will be the biggest issue to resolve. As stated earlier in the report, this site only has access to Argenta Court or the old Argenta Trail which leads to Archer Avenue. Archer serves a single family neighborhood. Traffic from 120 units would reportedly exceed 1000 trips per day. That many trips may raise traffic issues. Public Safety will also require two ways to access the site. Preliminary discussions with Dakota County have indicated no new access points to new Argenta Trail may be allowed. Other options to provide public access to the site other than from Archer to 72nd Street will need to be worked out. Access alternatives should be determined before an application for development is submitted.

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:

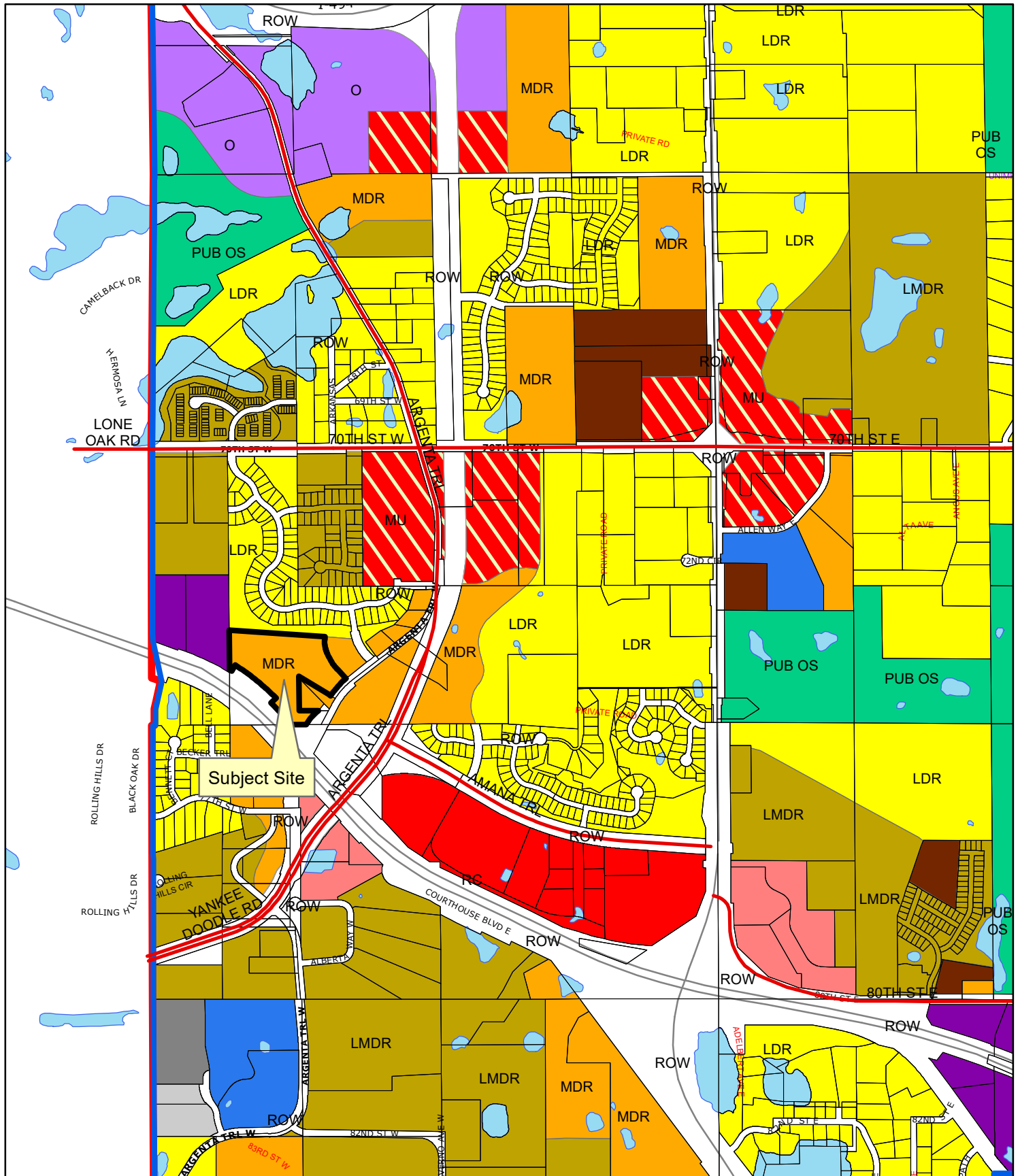
- o Approve the Rezoning from A, Agricultural District to R-3C/Planned Unit Development District.

B. **Denial** If the Planning Commission does not favor the rezoning request 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

A rezoning of the property to R-3C would be consistent with the comprehensive plan and consistent with the implementation of the plan to match zoning of properties with the land use designation. Staff believes there is value to the City in approving the rezoning as the housing product proposed meets goals of providing varied housing opportunities in affordability and project type. Access to the site is an issue that must be worked out before a development plan application is submitted. Staff supports the rezoning request.

Attachments: Comprehensive Plan Area Map
Existing/Proposed Zoning Map
Applicant Narrative
Concept Site Plan
Resident e-mails



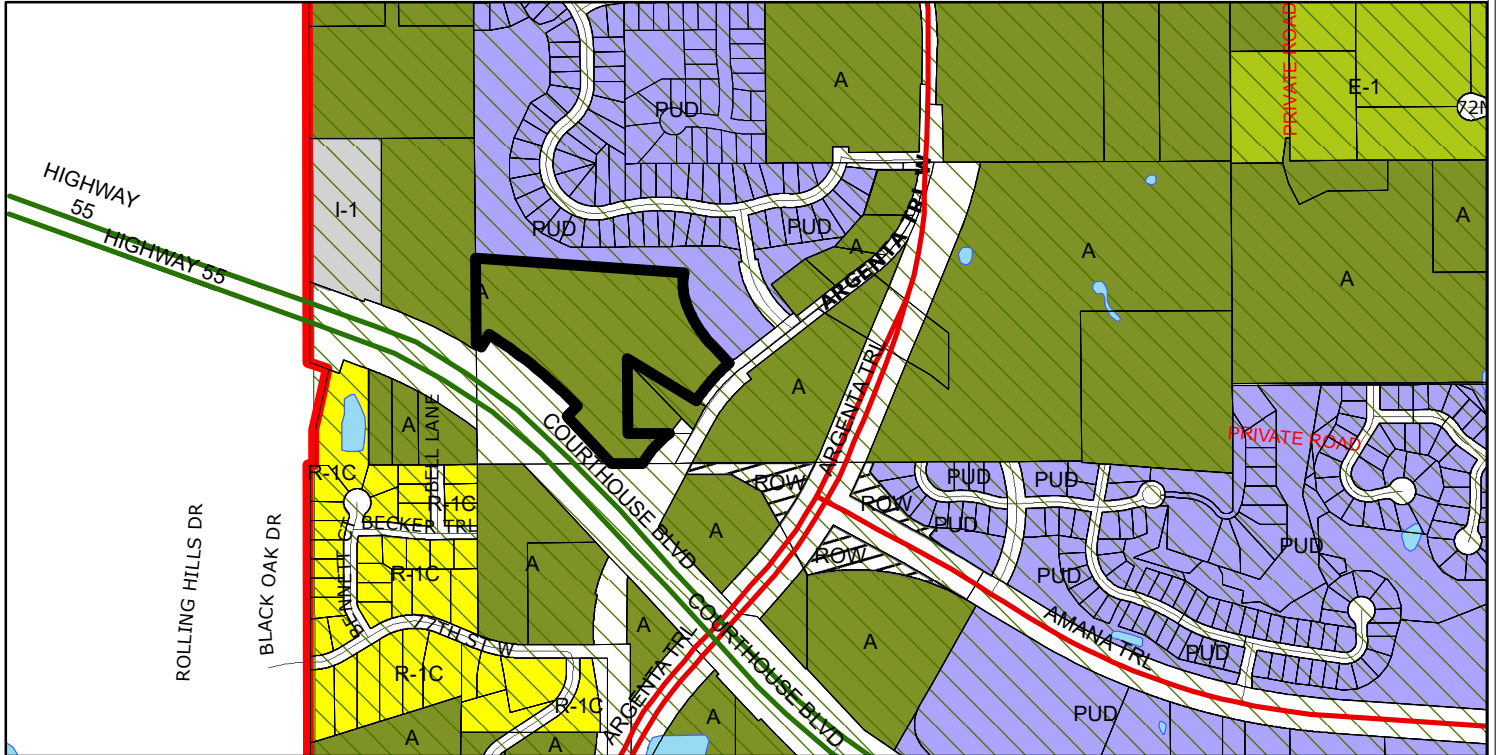


Zoning Map

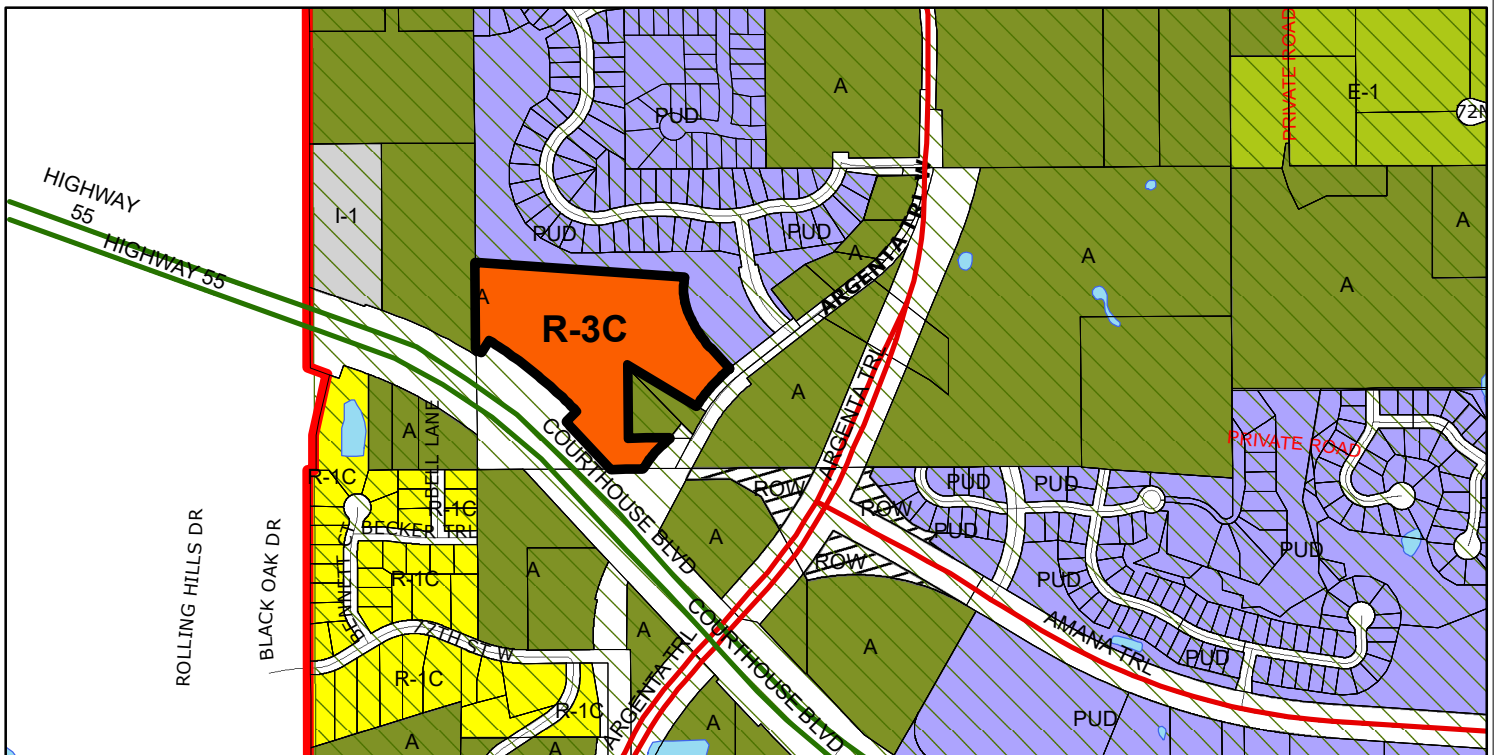
Case No. 20-16Z



Existing Zoning



Proposed Zoning





City of Inver Grove Heights
Argenta Court Apartments I and II
Rezoning Application

Argenta Court Apartments I and II will include approximately 120 units of new construction, multifamily mixed-income housing in two buildings. The proposal will feature high-quality exterior materials, including masonry and fiber cement siding. Project amenities are expected to include on-site management, high-quality interior finishes, oversized units, on-site playgrounds and underground parking.

The proposed project will have a total of approximately 240 (2/unit) parking stalls (120 in each phase), one-half of which will be enclosed/underground. The project will be designed to minimize tree removal to the greatest extent feasible and fit into the naturally topography of the site. Additionally, the development team is in conversations with numerous stakeholders to secure new access to the site directly from Argenta Trail, thus minimizing traffic impacts to neighboring properties. The development team considers attaining this new access to be a prerequisite to its development proposal and will not proceed with future land use applications without it further finalized.

CommonBond anticipates constructing the project in two phases, with phase one starting construction in mid-2021 and phase two starting construction in mid-2022. Phase one is anticipated to be primarily financed by an allocation of housing tax credits from the Dakota County Community Development Agency.

Given the projects' various levels of affordability, the projects will help the City meet its stated affordable housing goals. According to the City's Comprehensive Plan:

- Affordable housing is an important part of a community's vitality;
- Housing at 50% or less of the area median income is a priority for the City;
- The City's total affordable housing need through 2030 is 591 units.

Because the project site is currently zoned for "A - Agriculture," it will need to be rezoned. However, the City's Comprehensive Plan guides the project site for "Medium Density Residential," for which medium density residential as proposed here is a permitted use.

The rezoning request is the only City land use approval requested at this time. If awarded financing, the applicant will make subsequent land use approvals including preliminary & final plat, site plan, etc.

SITE PLAN

April 27, 2020



Inver Grove Heights Apartments

COMMONBOND COMMUNITIES

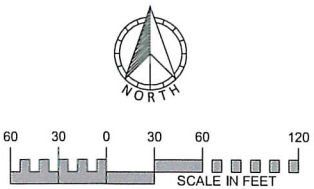




SITE DATA
2040 EXISTING GUIDENCE: MEDIAN
DENSITY RESIDENTIAL (8-12 UNITS
PER ACRE)

SETBACKS:
FRONT:20 TO 30 FEET
REAR:30 FEET
SIDE:20 TO 30 FEET
HWY 55:50 FEET

PARKING REQUIREMENTS:
2 STALLS PER UNIT AND PROOF UP
TO 2.5 STALLS PER UNIT

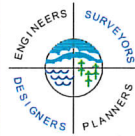


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04/01/2020				

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Daniel L. Schmidt
Daniel L. Schmidt, P.E.
Date: 04/01/2020 Lic. No. 26147



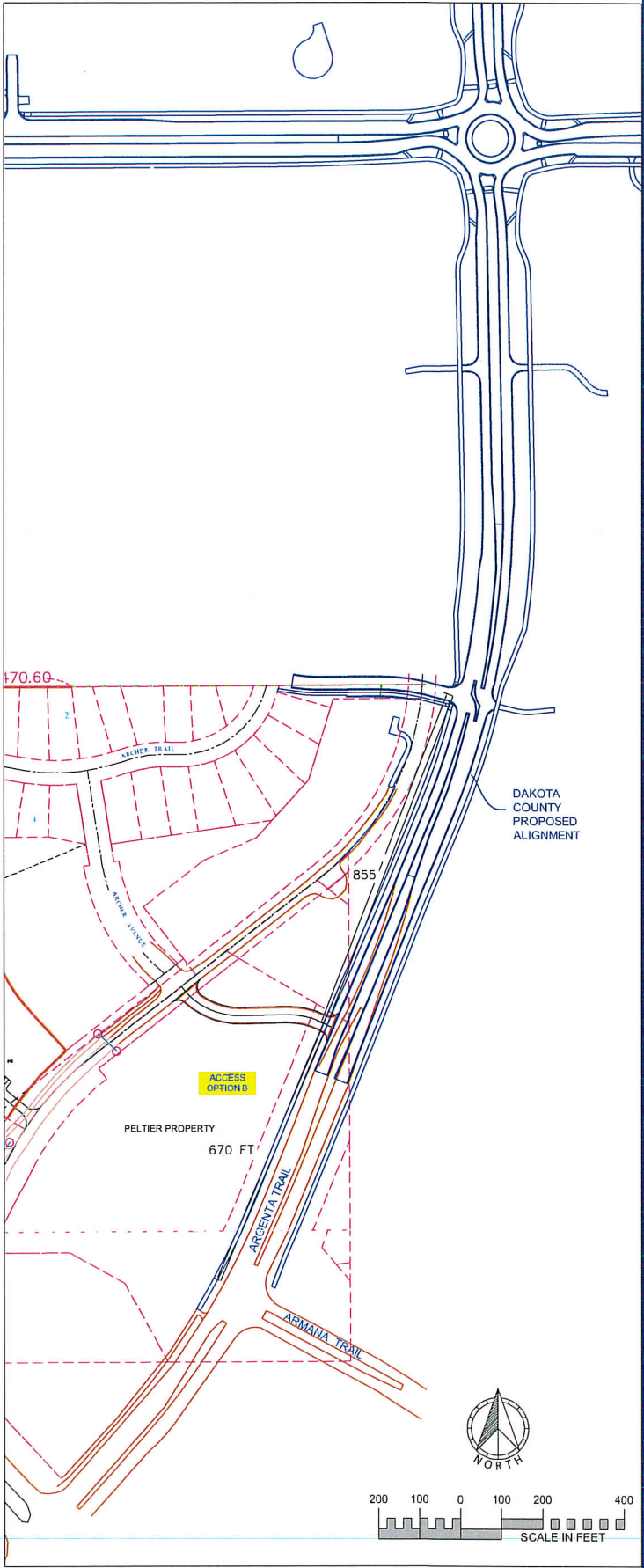
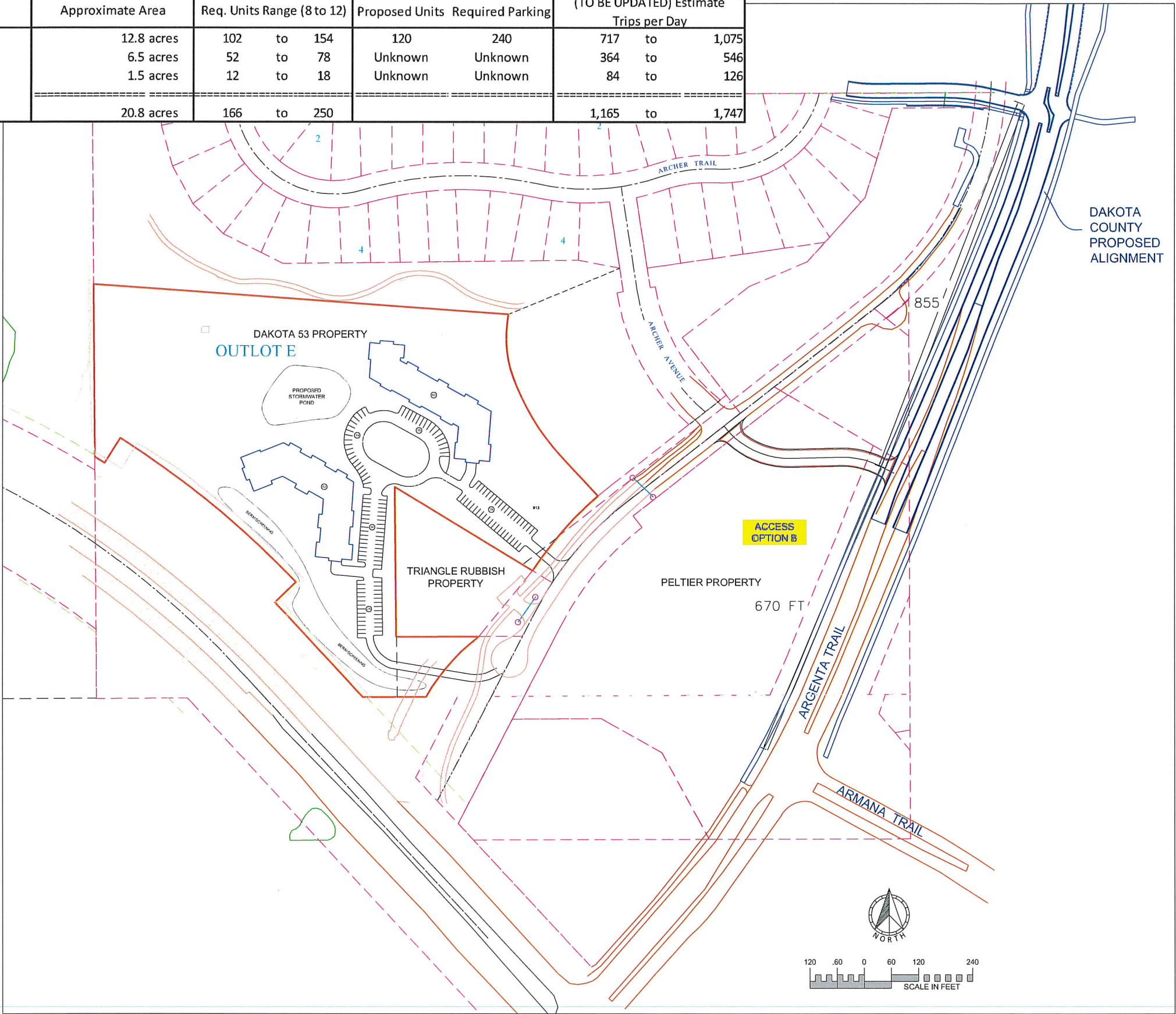
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CITY PROJECT NO.
—
INVER
GROVE
HEIGHTS,
MINNESOTA

CONCEPT SKETCH
OUTLOT E, BLACKSTONE VISTA
DAKOTA 53 PROPERTIES, LP

FILE NO.
18567-001
2
2

Property	Approximate Area	Req. Units Range (8 to 12)			Proposed Units	Required Parking	(TO BE UPDATED) Estimate Trips per Day		
Dakota 53	12.8 acres	102	to	154	120	240	717	to	1,075
Peltier	6.5 acres	52	to	78	Unknown	Unknown	364	to	546
Triangle Rubbish	1.5 acres	12	to	18	Unknown	Unknown	84	to	126
	20.8 acres	166	to	250			1,165	to	1,747



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DATE				
04/01/2020				

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Daniel L. Schmidt
Daniel L. Schmidt, P.E.
Date: 04/01/2020 Lic. No. 26147

ENGINEERS
DESIGNERS

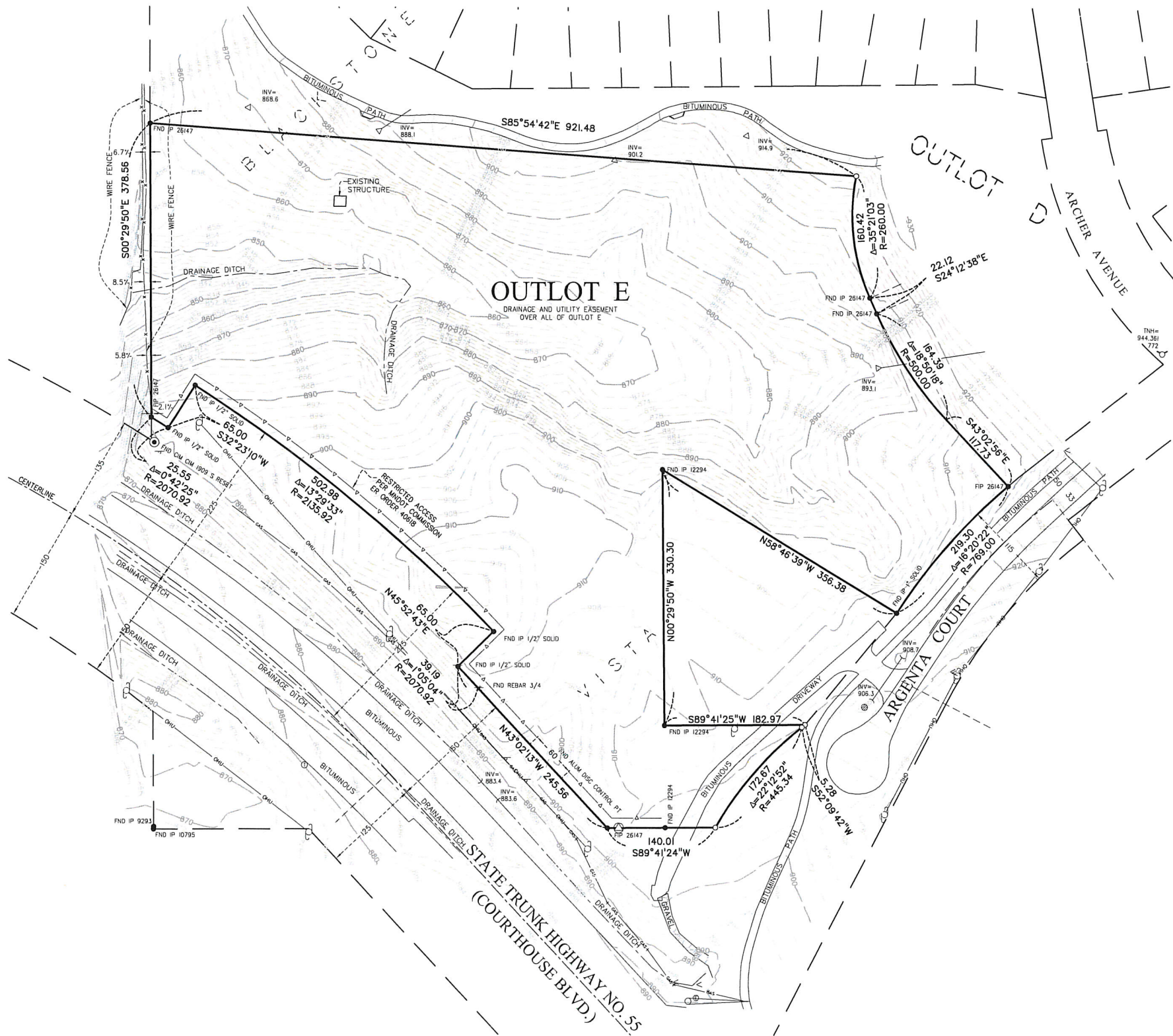
SURVEYORS
PLANNERS

SATHRE-BERGQUIST, INC.
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CITY PROJECT NO.
—
INVER GROVE HEIGHTS, MINNESOTA

CONCEPT SKETCH
OUTLOT E, BLACKSTONE VISTA
DAKOTA 53 PROPERTIES, LP

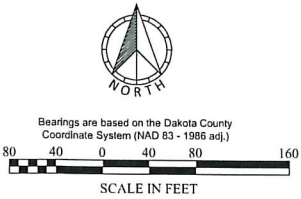
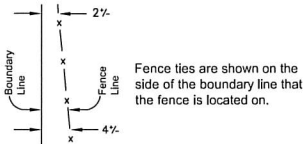
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18567-001
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DESCRIPTION OF PROPERTY SURVEYED
OUTLOT E, BLACKSTONE VISTA according to the recorded plat thereof, Dakota County, Minnesota.

STANDARD NOTES

- 1) Site Address: Zoning Information:
- 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- 3) Flood Zone Information: This property appears to lie in Zone X per Flood Insurance Rate Map, Community Panel No. 37037C0105E, effective date of 12/02/2011.
- 4) Parcel Area Information: Gross Lot Area: 557,373 s.f. ~ 12.8 acres
- 5) Benchmark: Elevations are based on the Archer Avenue and Argenta Court TBM which has an elevation of: 944.36 feet.
- 6) Zoning Information: The current Zoning for the subject property is R-1-C (Northwest Area Overlay District - Residential) per the City of Dakota's zoning map.
- 7) Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visually observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.



SURVEY LEGEND

- | | | |
|------------------------------|-------------------------|-----------------------------|
| CAST IRON MONUMENT | PIEZOMETER | WOE WALKOUT ELEVATION |
| IRON PIPE MONUMENT SET | POWER POLE | FFE FIRST FLOOR ELEVATION |
| IRON PIPE MONUMENT FOUND | GUY WIRE | GFE GARAGE FLOOR ELEVATION |
| DRILL HOLE FOUND | ROOF DRAIN | TOF TOP OF FOUNDATION ELEV. |
| CHEISELED "X" MONUMENT SET | LIFT STATION | LOE LOWEST OPENING ELEV. |
| CHEISELED "X" MONUMENT FOUND | SANITARY MANHOLE | CONCRETE |
| REBAR MONUMENT FOUND | SANITARY CLEANOUT | BITUMINOUS |
| PK NAIL MONUMENT SET | STORM MANHOLE | BUILDING SETBACK LINE |
| PK NAIL MONUMENT FOUND | CATCH BASIN | CABLE TV |
| PK NAIL W/ ALUMINUM DISC | FLARED END SECTION | CONCRETE CURB |
| SURVEY CONTROL POINT | TREE CONIFEROUS | CONTOUR EXISTING |
| A/C UNIT | TREE DECIDUOUS | CONTOUR PROPOSED |
| CABLE TV PEDESTAL | TREE CONIFEROUS REMOVED | GUARD RAIL |
| ELECTRIC TRANSFORMER | TREE DECIDUOUS REMOVED | DRAIN TILE |
| ELECTRIC MANHOLE | TELEPHONE MANHOLE | ELECTRIC UNDERGROUND |
| ELECTRIC METER | TELEPHONE PEDESTAL | FENCE |
| ELECTRIC OUTLET | UTILITY MANHOLE | FO FIBER OPTIC UNDERGROUND |
| YARD LIGHT | UTILITY PEDESTAL | GAS UNDERGROUND |
| LIGHT POLE | UTILITY VAULT | OVERHEAD UTILITY |
| FIBER OPTIC MANHOLE | WATERMAIN MANHOLE | TREE LINE |
| FIRE DEPT. HOOK UP | WATER METER | SANITARY SEWER |
| FLAG POLE | WATER SPOUT | STORM SEWER |
| FUEL PUMP | WELL | TELEPHONE UNDERGROUND |
| FUEL TANK | MONITORING WELL | RETAINING WALL |
| GAS METER | CURB STOP | UTILITY UNDERGROUND |
| GAS VALVE | GATE VALVE | WATERMAIN |
| GAS MANHOLE | HYDRANT | TRAFFIC SIGNAL |
| GENERATOR | IRRIGATION VALVE | RAILROAD TRACKS |
| GUARD POST | POST INDICATOR VALVE | RAILROAD SIGNAL |
| HAND HOLE | SIGN | RAILROAD SWITCH |
| MAIL BOX | SOIL BORING | SATELLITE DISH |
| | | WETLAND BUFFER SIGN |

FIELD CREW	NO.	BY	DATE	REVISION
BT, DM, AK, AT				
DRAWN				
JRS				
CHECKED				
JJA				
DATE				
04/20/2020				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Dated this 18th day of May, 2020.
Paul Averbeck
Paul J. Averbeck, PLS
javerbeck@sathre.com
Minnesota License No. 53642



SATHRE-BERGQUIST, INC.
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TWP:27-RGE.22-SEC.07
Dakota County
INVER GROVE
HEIGHTS,
MINNESOTA

CERTIFICATE OF SURVEY
PREPARED FOR:
DAKOTA 53 PROPERTIES, LP

FILE NO.
18567-001

1
1

From: [Thomas J. Kaldunski, P.E.](#)
To: [Scott Thureen](#); [Allan Hunting](#)
Subject: FW: Impact of Inver Grove Heights COMMONBOND COMMUNITIES - CASE NO. 20-16Z to CR26/CR63 project
Date: Tuesday, June 9, 2020 8:21:52 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)

Scott ;

Sharing this message about the Argenta Project . I had several calls on this matter yesterday and referred them to the county . A meeting to discuss the topic is being planned for Friday by John.

Allan,

Is Common Bond development also the area referred ot as Dakota 53?

Tom

From: Sass, John <John.Sass@CO.DAKOTA.MN.US>
Sent: Tuesday, June 9, 2020 7:54 AM
To: Chen-Hao Tsai <chenhaotsai@gmail.com>
Cc: Rebecca Kiernan <rkiernan@invergroveheights.org>; Thomas J. Kaldunski, P.E. <tkaldunski@invergroveheights.org>; Tollefson, Todd <Todd.Tollefson@CO.DAKOTA.MN.US>
Subject: RE: Impact of Inver Grove Heights COMMONBOND COMMUNITIES - CASE NO. 20-16Z to CR26/CR63 project

Good morning Mr. Tsai,

Thank you for your update on the Argenta Court Apartments. The CR 26/63 project management team is aware of the proposed project and at this time we do not show an access connecting to CR 63(Argenta Trail). We understand CommonBond and their development team is working with the adjacent property owner. To access directly to CR 63 (Argenta Trail) the developer will need the Dakota County Plat Commission approval, they review all plats contiguous to County Roads to ensure they meet the guidelines of [County Ordinance 108 – Contiguous Plats](#).

Thanks John

John Sass

Transportation Project Manager



Dakota County Transportation Department

P 952-8917130

W www.dakotacounty.us

A 14955 Galaxie Avenue, 3rd Floor Apple Valley, MN 55124

C 651-675-6200



From: Chen-Hao Tsai <chenhaotsai@gmail.com>
Sent: Monday, June 8, 2020 6:55 PM
To: Sass, John <John.Sass@CO.DAKOTA.MN.US>
Subject: Impact of Inver Grove Heights COMMONBOND COMMUNITIES - CASE NO. 20-16Z to CR26/CR63 project

WARNING: External email. Please verify sender before opening attachments or clicking on

links.

Dear Dakota County Project Manager,

I am writing to express my concern over the traffic impact of the proposed COMMONBOND COMMUNITIES - CASE NO. 20-16Z (<http://www.ci.inver-grove-heights.mn.us/DocumentCenter/View/8478/Commonbond-Communities---Public-Hearing-Notice-and-Associated-Plans?bidId=>) to the ongoing CR26/CR63 project.

As mentioned by the developer of COMMONBOND COMMUNITIES - CASE NO. 20-16Z, they are proposing a new direct access from their proposed site to Argenta Trail, which is not currently included in the CR63 plan layout.

Your attention and clarification on the proposed project's impact to CR63 traffic is highly appreciated.

Sincerely regards, Chen-Hao Tsai (Resident of Blackstone Vista)

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From: [Kim Fox](#)
To: ["Chen-Hao Tsai"](#)
Cc: [Allan Hunting](#)
Subject: RE: Written opinion to COMMONBOND COMMUNITIES - CASE NO. 20-16Z.
Date: Tuesday, June 9, 2020 8:15:15 AM

Mr. Tsai:

Thank you for your comments regarding the proposed Commonbond Communities development. I have forwarded these to Allan Hunting, City Planner, and he will include them in his planning report for the June 16 Planning Commission meeting.

Kim

From: Chen-Hao Tsai <chenhaotsai@gmail.com>
Sent: Monday, June 08, 2020 6:40 PM
To: Kim Fox <kfox@invergroveheights.org>
Subject: Written opinion to COMMONBOND COMMUNITIES - CASE NO. 20-16Z.

Dear officer of City of Inver Grove Heights,

I am writing to express my concern over the COMMONBOND COMMUNITIES - CASE NO. 20-16Z.

As noted in the public hearing material, we fully appreciate the developer's statement that "The development team considers attaining this new access [directly from Argenta Trail] prerequisite to its development proposal...." Nonetheless, a new access to Argenta Trail from the proposed site has direct impact to the ongoing CR26/CR63 improvement project.

Hence I am writing to clarify: (1) what kind of coordination is in place between the developer and the CR26/CR63 project team regarding the proposed new access point directly from Argenta Trail? (2) Could the city designate a "green belt" and preserve the trees in the proposed site as much as possible?

I also want to emphasize again that I fully agree with the developers' statement that "minimizing the traffic impact to neighboring properties" should be considered as high priority, hence a new access directly to the proposed site is necessary.

Thank you. Chen-Hao Tsai

PLANNING REPORT

CITY OF INVER GROVE HEIGHTS

CASE NO.: 20-15ZA

HEARING DATE: June 16, 2020

APPLICANT: City of Inver Grove Heights

REQUEST: Ordinance Amendment removing ministorage facilities with outdoor vehicle storage as an allowed use in the B-3 District

LOCATION: N/A

COMP PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Planning **PREPARED BY:** Allan Hunting
City Planner

BACKGROUND

The City Council has directed staff to hold a public hearing with the Planning Commission regarding amending the zoning code to remove “ministorage facilities (including caretaker quarters) and outdoor vehicle storage” as an allowed use in the B-3, General Business District.

The City Council has discussed the item at three council workshops raising concerns about the number of storage facilities in the city and that maybe the B-3 District is no longer an appropriate district to allow such uses. Ministorage with Outdoor Storage is a conditional use in the B-3, General Business District and I-1, Limited Industry District and is a permitted use in the I-2, General Industry District. There are no specific performance standards for this use listed in the zoning ordinance. Removing from the B-3 district would keep the use out of commercial areas and allow only in industrial areas. Most industrial zones are located along major arterials at the periphery of the City and not in central neighborhoods or along commercial oriented streets.

Currently there are 12 storage operations scattered throughout the City. There is a mix of types from all open storage, all indoor storage and some with both. A map is provided showing the locations. A spreadsheet has also been provided showing the name of the operation, type of storage and in what zoning district. There are currently 3 storage operations located in the B-3 district. Two are located next to each other along Concord and these two businesses are primarily outdoor storage. These two sites have potential for redevelopment. The other is located along 80th Street and Hwy 3. This site is also a candidate for redevelopment once 80th Street is re-routed and connects to the round-a-bout. If any ordinance amendment to remove ministorage facilities as a conditional use from the B-3 district was adopted, the existing three operation would be considered a legal non-conforming use. That means the use is allowed to remain in operation for

as long as it continues at the site, but expansion of the existing use would be limited. It allows buildings to be reconstructed if damaged by fire or storm. It also allows some small expansions of the building with city approval.

ALTERNATIVES

The Planning Commission has the following alternatives available for the requested action:

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

A.) Approval of an **Ordinance Amendment** amending Title 10-6-2: LAND USE IN ALL NONRESIDENTIAL DISTRICTS, by removing “ministorage facilities (including caretaker quarters) and outdoor vehicle storage” as a conditional use from the B-3, General Business District.

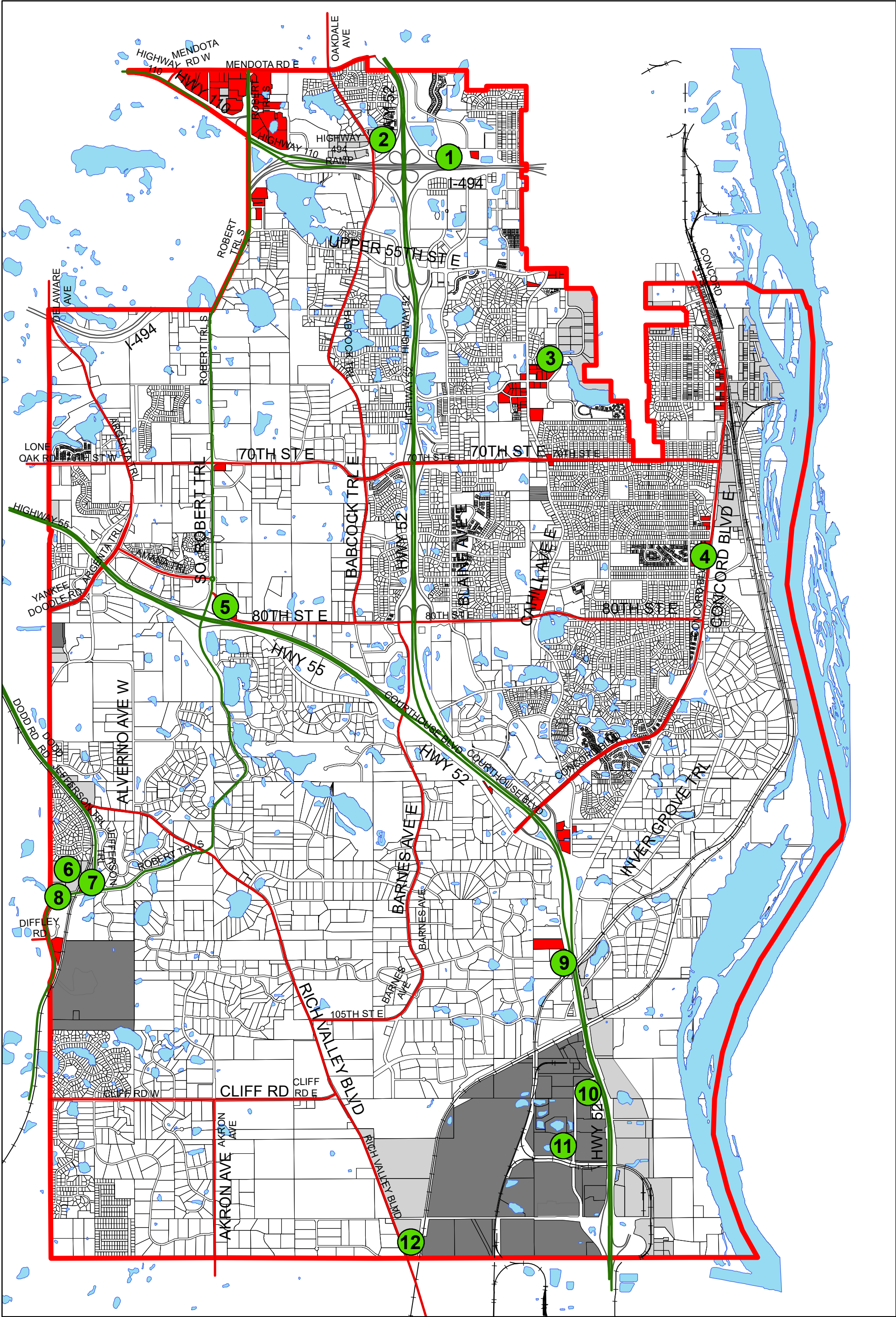
B. Denial If the Planning Commission does not favor the proposed request, it should be recommended for denial. A basis for the denial must be provided with a denial recommendation.

RECOMMENDATION

Staff supports City Council’s direction on this amendment removing ministorage facilities from the B-3 zoning district.

Attachments: Map of ministorage locations
Ministorage information spreadsheet
Map of B-3, I-1 and I-2 zoning districts

Mini-Storage Locations



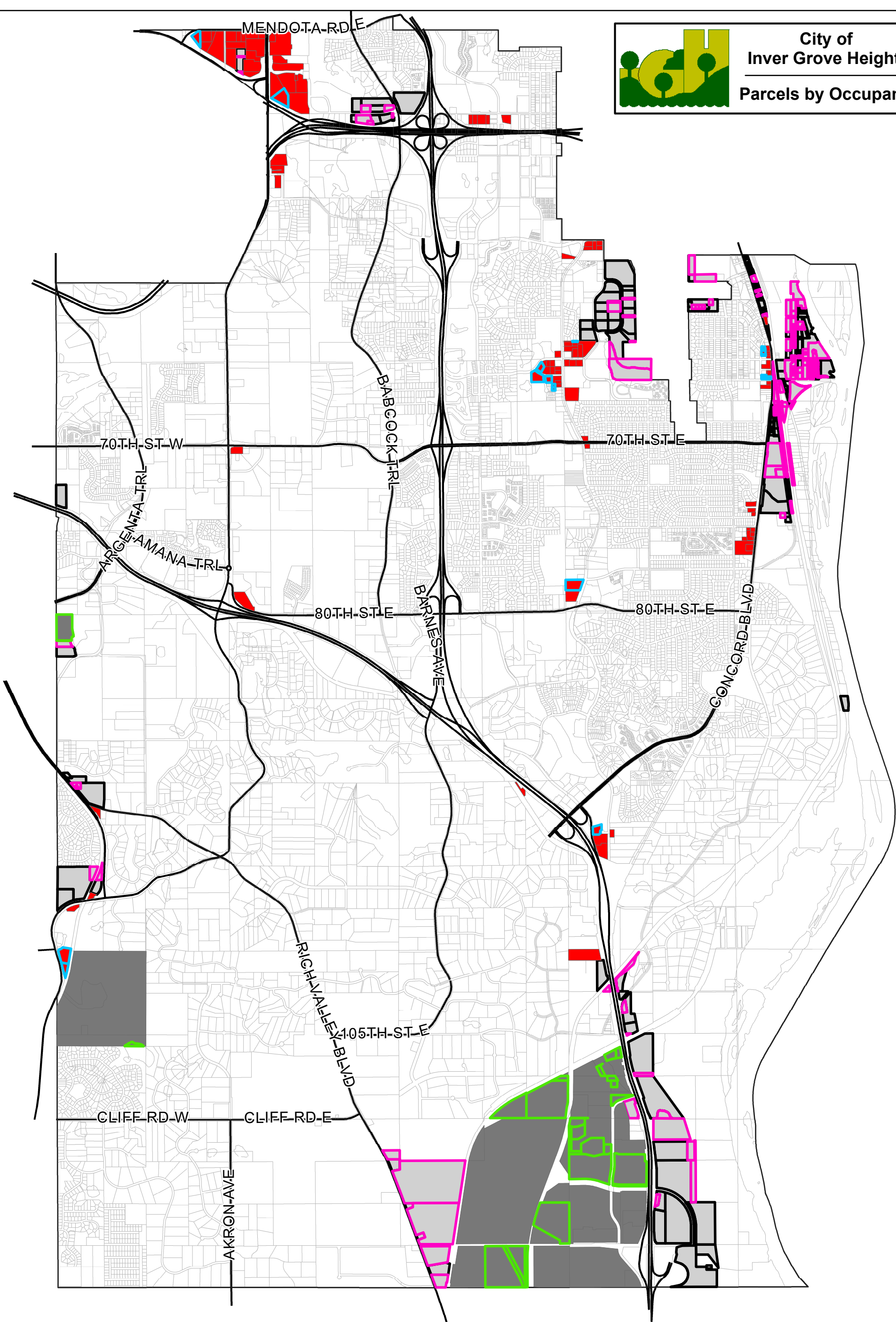
	Storage Facility Name	Address	Total Acres	Zoning	Indoor Only	Outdoor Only	Indoor & Outdoor	Building Valuation*	Total Valuation
1	US Storage Centers	2500 50th Street East	4.5	B-3			Yes	\$966,400	\$1,409,600
2	Acorn Mini Storage	5000 Babcock Trail	11.12	I-1			Yes	\$3,071,800	\$4,162,000
3	Greenwood Mini-Storage	6311 Carmen Ave	4	I-1	Yes			\$1,685,100	\$2,247,700
4	Stagecoach Storage	7565,7649 Concord Blvd	7	B-3			Yes	\$227,800	\$1,392,000
5	Sure Lock Storage	1181 80th Street	4.6	B-3		Yes		-	\$7,229,900
6	STOR Self Storage	9725 Robert Trail	19.31	I-1			Yes	\$187,300**	\$1,529,000**
7	River Heights Landscape & Storage	9601 Jefferson Trail	3.24	I-1		Yes		-	\$317,400
8	Inver Grove Storage	9735 South Robert Trail	5.4	I-1			Yes	\$2,373,000	\$2,824,100
9	Inver Grove Storage & Rental	10125 Courthouse Blvd	5.5	I-1		Yes		-	\$485,100
10	Sure Lock RV Storage	10900 Clark Road	8.1	I-1/I-2		Yes		-	\$660,000
11	Clark Road Storage	11305 Clark Road	12.3	I-2		Yes		-	\$1,100,200
12	Hilton Self Storage	11900 Rich Valley Blvd	4.8	I-1			Yes	\$430,000	\$850,100

* Values per Dakota County

**Project not yet complete



**City of
Inver Grove Heights**
Parcels by Occupancy



Occupied and Vacant Parcels

- B-3 - Vacant - 21 Parcels
- B-3 - Actively Occupied - 96 Parcels
- I-2 - Vacant - 25 Parcels
- I-2 - Actively Occupied - 34 Parcels
- I-1 - Vacant - 126 Parcels
- I-1 - Actively Occupied - 122 Parcels



0 0.3 0.6 0.9 1.2
Miles

Date: 4/27/2020

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