

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 16, 2021 - 7:00 p.m.**

NOTICE TO RESIDENTS: The Planning Commission is taking proactive steps to prevent the spread of Covid 19 by meeting remote. 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@ighmn.gov). Comments received prior to 4:00 p.m. on Monday, February 15, 2021, will be provided to the Planning Commission before the February 16, 2021 meeting.

1. CALL TO ORDER

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR FEBRUARY 2, 2021

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 TIM SALSCHIEDER - CASE NO. 20-51V

Consider the following requests for the property located at 2306 99th Street:

- a) A variance to allow a 2,400 square foot structure whereas 1,600 square feet is the maximum size allowed.

Planning Commission Action _____

- b) A variance for an accessory structure larger than 1,000 gross square feet to be located within the 50-foot setback.

Planning Commission Action _____

3.02 M/I HOMES - CASE NO. 21-06PUD

Consider the following requests for the property identified as 20-01000-77-010:

- a) Comprehensive Plan Amendment to change the land use from Public/Institutional to MDR, Medium Density Residential (8-12 units/acre).

Planning Commission Action _____

- b) Rezoning of the property from P, Institutional to R-1C/PUD, Single Family Planned Unit Development and R-3B, Multiple Family Planned Unit Development.

Planning Commission Action _____

- c) Preliminary Plat for 70 townhome lots, 10 single family lots and 5 outlots to be known as South Grove.

Planning Commission Action _____

- d) Preliminary Planned Unit Development for South Grove.

Planning Commission Action _____

- e) Conditional Use Permit for the 70 townhome units.

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@ighmn.gov.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, February 2, 2021 - 7:00 p.m.

****REMOTE MEETING****

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

Commissioners Present: Elizabeth Niemioja
Annette Maggi
Brett Kramer
Dennis Wippermann
Pat Simon
Scott Clancy
Kate Challeen
Joan Robertson
Jonathan Weber

Commissioners Absent:

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

APPROVAL OF MINUTES

The minutes from the January 19, 2021 Planning Commission meeting were approved as submitted.

OTHER BUSINESS

City of Inver Grove Heights - Case No. 21-07X and 21-08X

Steve Dodge, Assistant City Engineer, explained the two projects as detailed in the reports. He advised that the Planning is being asked to review capital improvement projects for consistency with the comprehensive plan. The first project is for street rehabilitation, stormwater system improvements, and appurtenances for the Bryant Lane area (aka Majestic Woodlands). The feasibility report has been received by City Council and they will be holding a public hearing on February 22. This project was approved with the City's 2020 CIP as part of the pavement management plan.

Mr. Dodge explained the second project, which is the implementation of the comprehensive sanitary sewer plan Option 2B. This option conveys the north portion of the NWA Robert District to the B-Line trunk service district via a future lift station and force main. In 2017 the City approved a feasibility study that looked at things at a much greater depth than what is proposed with Option 2B. The shallower depth will result in a substantial cost savings.

Chair Maggi asked if the affected landowners had been notified of this project.

Mr. Dodge replied that the public hearing was held in 2017; however, staff will be notifying affected property owners and will hold a virtual open house to let them know the City is now implementing the plan and that they are making slight modifications as cost saving measures.

Chair Maggi asked for clarification that notification had not yet taken place.

Mr. Dodge replied that was correct.

Commissioner Simon asked if they were discussing the entire area shown on Mr. Dodge's diagram or just the Canvas development area at 70th Street and South Robert Trail.

Mr. Dodge showed a diagram and explained they were discussing the south portion of the feasibility study only at this time, which was spurred by the proposed Canvas development.

Commissioner Robertson asked when the work would begin and if the intent was to do just the Canvas development site at this time.

Mr. Dodge replied that the only sanitary sewer that would be developed at this time would be the Canvas site; other developments would have to occur upstream for the sewer to continue.

Motion by Commissioner Simon, second by Commissioner Wippermann, to recommend that the capital expenditure associated with the Bryant Lane Street Rehabilitation and Stormwater System Improvements to be consistent with the comprehensive plan.

Chair Maggi advised that she lives in this neighborhood and would therefore be abstaining from voting.

Motion carried (8/0 with one abstention -Maggi).

Motion by Commissioner Weber, second by Commissioner Challeen, to recommend that the implementation of the comprehensive sanitary sewer plan for the north portion of the NWA Robert District, Option 2B, is consistent with the comprehensive plan.

Motion carried (9/0).

APPLICANT REQUESTS AND PUBLIC HEARINGS

DAKOTA COUNTY (SMART CENTER) - CASE NO. 20-56V

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for a variance to allow a monument sign to be located within the right-of-way, for the property located at 9260 Courthouse Boulevard. 3 notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the applicant is requesting a setback variance to allow a monument sign to be 50 feet from the centerline of Courthouse Boulevard. The sign is for the Dakota County SMART building that is currently under construction. This segment of Courthouse Boulevard is part of the old alignment of Highway 55 and has a 160-foot-wide right-of-way which far exceeds typical non-highway right-of-way in the City. Placing the sign to meet the setbacks would put it so far back that the sign would be essentially useless. There is also a significant amount of tree growth in the right-of-way and the elevation at the setback line is lower than the road. Engineering reviewed the request regarding potential impacts of this sign location on any future road or trail

improvements and determined that the proposed setback of 50 feet from road centerline would provide enough room for future improvements to the road. Engineering and Planning staff recommend approval of the request with the rationale being the excessive right-of-way and other physical constraints such as topography.

Commissioner Simon asked if staff heard from any neighboring property owners.

Mr. Hunting replied they had not.

Commissioner Kramer asked if the City would take on any liability by allowing the sign to be built within the public right-of-way.

Mr. Hunting replied they would not. If approved, an encroachment agreement would be required to address a private improvement within a public right-of-way and stating that if there were any improvements needed the City would not be liable for any potential damage to the sign.

Opening of Public Hearing

Joe Lexa, Dakota County, 1590 Highway 55, Hastings, advised he was available to answer any questions.

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

Mr. Lexa replied in the affirmative.

Commissioner Niemioja stated that she strongly supported the rationale and practical difficulty listed in the report.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Chair Maggi agreed that the rationale for the practical difficulty listed in the report was logical.

Planning Commission Recommendation

Motion by Commissioner Niemioja, second by Commissioner Clancy, to approve the request for a variance to allow a monument sign to be located within the right-of-way, for the property located at 9260 Courthouse Boulevard, with the two conditions listed in the report and the practical difficulty being the expansive public right-of-way and topographical limitations.

Motion carried (9/0). This item goes to the City Council on February 8, 2021.

WENCK ASSOCIATES, INC (FORTISTAR) - CASE NO. 21-03ZAC

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment to the IRM, Integrated Resource Management Overlay District to allow for an energy recovery facility for the generation of renewable natural gas as a conditional use, and a conditional use permit to operate an energy recovery facility, at the subject property located on the east side of Rich Valley Boulevard. 10 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 construct a renewable natural gas processing plant on the west 100 acres next to the Pine Bend Landfill. Fortistar would be constructing the facility and leasing a five-acre area from Pine Bend Landfill. The plant will convert raw methane gas that comes from the decomposition of the material in the landfill into renewable natural gas that can be used for an alternate energy source. In 1995 the City approved a CUP for an electric power facility that was located in the northwest corner of the landfill. That facility converted methane gas to electricity, which was then sold onto the grid. That facility is no longer in operation. The proposed facility will be a one-story building and will gain access from a driveway constructed to Rich Valley Boulevard. This driveway will be used by employees coming to service the building, but the gas that will be generated will be transferred through underground pipelines, not by trucks. A future pipeline will take the gas to an existing facility in the Xcel system near Rich Valley Boulevard and 105th Street. There will be approximately three employees at this facility, and it will be served by a private septic system, city water, and its stormwater management will be on site. This property is located within the Integrated Resource Management (IRM) district which was established in the early 1990's specifically for landfills and waste related industries. The ordinance will now need to be amended to allow for an energy recovery facility for the generation of renewable natural gas. All uses in the IRM district are done by conditional use, so a conditional use permit is being requested. Staff recommends approval of both the ordinance amendment and the conditional use permit.

Chair Maggi asked if the proposed pipeline would be constructed through private properties.

Mr. Hunting replied that the applicant could best answer that question, but his understanding was that it would run along Rich Valley Boulevard to the existing pipeline system near the old schoolhouse/city parks building at 105th Street. Zoning approvals are not required since the City's zoning ordinance considers pipelines an essential service which is a permitted use.

Chair Maggi asked if the City would have any liability if there was a pipeline leak.

Mr. Hunting replied that would be Fortistar's responsibility.

Commissioner Robertson asked for confirmation that the pipeline was not yet built.

Mr. Hunting replied in the affirmative, stating this new mile long segment would need to be constructed.

Commissioner Robertson asked if the proposed mile-long pipeline would then connect to an existing system that would allow the natural gas to go to Xcel.

Opening of Public Hearing

Allen Hunt, Fortistar, advised that they currently have a third-party acquiring right-of-way from Flint Hills Resources and expect approval from the Minnesota Public Utilities Commission (PUC) by the end of February.

Commissioner Simon asked if staff heard from any of the surrounding neighbors.

Mr. Hunting replied they had not.

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

Mr. Hunt replied in the affirmative. He advised that he was the project manager that built the former power plant on the northwest side of the landfill. The new facility will take landfill gas, that is currently being flared, remove the contaminants, and transport it by pipeline so it can be utilized by some of their affiliated companies to become compressed natural gas fuel. This will result in a significant emissions reduction as well as off-site reductions by displacing diesel-powered trucks with compressed natural gas trucks.

Commissioner Kramer asked if there were any potential impacts or byproducts resulting from the processing of the methane gas.

Mr. Hunt explained the proposed process, stating that predominantly any contaminants, such as carbon dioxide, residual oxygen and nitrogen, would be removed and combusted in a thermal oxidizer that is part of this facility.

Commissioner Robertson asked why the electricity producing plant was no longer in operation.

Mr. Hunt replied that it became uneconomical to operate about two years ago. The proposed removal of natural gas option is a much better alternative and produces considerably lower emissions.

Chair Maggi closed the public hearing.

Planning Commission Discussion

Commissioner Challeen stated she supported pursuing renewable energy but wanted confirmation that this would require approval and oversight by the appropriate agencies and regulators.

Mr. Hunt replied in the affirmative, stating the facility would be subject to normal State environmental safety regulations and the pipeline contractor would have to get approval from the utilities commission. The pipeline, from an operational perspective, would be governed by federal rules.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Robertson, to approve the request for an ordinance amendment to the IRM, Integrated Resource Management Overlay District to allow for an energy recovery facility for the generation of renewable natural gas as a conditional use, and a conditional use permit to operate an energy recovery facility, for the subject property located on the east side of Rich Valley Boulevard, with the eight conditions listed in the report.

Motion carried (9/0). This item goes to the City Council on February 22, 2021.

The meeting was unanimously adjourned at 7:43 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary



PLANNING REPORT

CASE NO.: 20-51V

APPLICANT & PROPERTY OWNER: Tim Salscheider

REQUEST: Variance to allow a 2,400 square foot accessory structure whereas 1,600 square feet is the maximum size allowed, located within the 50-foot setback requirement.

LOCATION: 2306 99th Street

HEARING DATE: February 16, 2021

COMPREHENSIVE PLAN: RDR, Rural Density Residential

ZONING: E-1, Estate Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant's property is 4.52 acres in size. The lot consists of a single-family home with an attached garage, and a pool that was constructed on the property in 2020. The lot also has a large drainage and utility easement on the western portion of the property.

Earlier this year, the applicant submitted a request for three variances that the City Council tabled for the applicant to consider different alternatives for his property. The original request included variances to allow two detached accessory buildings on the property whereas one detached structure is allowed. One structure (pool house) was proposed at 625 gross square feet in size, complying with setback and size requirements. The other structure was proposed at 1,750 square feet whereas 1,600 square feet is the maximum size allowed and the structure would be located within the 50-foot setback requirements along the north and east property lines.

The new proposal is for two variances; the applicant is requesting one detached structure, 2,400 gross square feet in size to be located within the 50-foot setback. In this scenario the applicant would also construct a gazebo on the property (with no walls, just a roof) near the pool. It is the applicants desire to present both options back to the City Council in March.

The maximum size for an accessory structure on a lot larger than 2.5 acres, but less than 5 acres is 1,600 gross square feet. Any accessory structure greater than 1,000 square feet shall be setback at least 50 feet from all property lines. Only one detached accessory structure is allowed on parcels less than 5.0 acres. Residential property that is greater than 5 acres in size would be allowed two detached accessory buildings up to 2,400 gross square feet.

The accessory building would be over the maximum amount of impervious surface allowed for the property. If the variance is approved the applicant would then work with the Engineering Department on obtaining the stormwater facilities maintenance agreement. The closest neighboring homes are about 120 feet away from the accessory building.

SPECIFIC REQUESTS

The applicant is requesting the following:

- 1) A **variance** to allow an accessory structure 2,400 gross square feet in size whereas 1,600 square feet is the maximum; and
- 2) A **variance** to allow a structure larger than 1,000 gross square feet to be located 10 feet from the east property line and about 25 feet from the north property line whereas 50 feet is required.

EVALUATION OF THE REQUEST

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

West - Single family residential; zoned A, Agricultural; guided RDR, Rural Density Residential
North - Single family residential; zoned E-1, Estate Residential; guided RDR, Rural Density Res
East - Single family residential; zoned E-1, Estate Residential; guided RDR, Rural Density Res
South - Single family residential; zoned E-1, Estate Residential; guided RDR, Rural Density Res

Engineering. Engineering has reviewed the plans. The construction of an accessory building(s) requires stormwater treatment on the property. 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.

VARIANCE REVIEW

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

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

City Council reviewed the accessory structure size requirements in 2006. Prior to 2006, all lots less than 5 acres were allowed a 1,000 square foot accessory building. The ordinance was amended to allow lots 2.5 acres or more, but less than 5 acres in size, located in an A or E-1 zoning district, one detached accessory structure up to a gross floor area of 1,600 square feet.

With this in mind, granting the variances may establish a precedence that is contrary to the intent of the City Code.

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

Staff believes the proposed size of the accessory building to be contrary to the intent of the zoning ordinance. There is an attached garage to the house, and the applicant is allowed one detached structure up to 1,600 gross square feet on the property.

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

The property is 4.52 acres in size. The applicant has an attached garage and is allowed a 1,600 gross square foot detached building. The request for a larger structure may be considered a convenience to the applicant, not a practical difficulty.

Due to the very large drainage and utility easement on the property that covers more than half of the property, the topography of the site, and the location of the drainfield and pool, the lot does not allow for a structure greater than 1,000 square feet to meet the 50-foot setback requirements.

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

Lots to the north, east and south of the applicants property are all greater than 2.5 acres and less than 3 acres and would have to comply with the same requirements as the applicants. The size of the detached accessory structure could have an impact on the character of the locality.

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

ALTERNATIVES

A. Approval: If the Planning Commission finds the requests to be acceptable, the Commission should recommend approval of the request(s) with at least the following conditions:

- Approval of a **variance** to allow an accessory structure 2,400 square feet in size whereas 1,600 gross square feet is the maximum.
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. The accessory structures shall not be used for commercial uses, storage related to a commercial use, or home occupations.
 3. A grading/erosion control plan shall be required at the time of the building permit application.
 4. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
 5. A stormwater analysis and stormwater management plan shall be done by a registered engineer.
 6. The developer shall meet the conditions outlined in the City Engineers review memo and any subsequent correspondence.

Practical difficulty: To be stated

- A **variance** to allow a structure larger than 1,000 gross square feet to be located 10 feet from the east property line and about 25 feet from the north property line whereas 50 feet is required.
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. The accessory structures shall not be used for commercial uses, storage related to a commercial use, or home occupations.
 3. A grading/erosion control plan shall be required at the time of the building permit application.
 4. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
 5. A stormwater analysis and stormwater management plan shall be done by a registered engineer.

6. The developer shall meet the conditions outlined in the City Engineers review memo and any subsequent correspondence.
7. The accessory structure shall not be larger than 1,600 gross square feet in size.

Practical difficulty: The property is limited on the placement of an accessory structure larger than 1,000 gross square feet due to the large drainage and utility easement that covers more than half of the property and due to the topography and location of the drainfield, house and pool.

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

1. Denying the variance request does not preclude the applicant from reasonable use of the property.
2. Approval of the variance could set a precedent for other accessory building size variances.
3. The facts presented did not satisfy the criteria needed to show a practical difficulty on the lot to support granting a variance. The lot size is 4.52 acres in size, there is an attached garage and are allowed a 1,600 gross square foot accessory building.

RECOMMENDATION

Based on the information in the preceding report staff does not believe there is sufficient rationale to support the criteria of a variance and therefore recommends denial of the request as proposed. Staff believes the applicant did not identify practical difficulties to comply with the ordinance as a 1,600 square foot accessory building could be constructed on the property and the size standards are not precluding the homeowner from reasonable use of the property. For the reasons listed in Alternative B staff is recommending **denial of the variance requests as proposed.**

Staff would be in support of a setback variance for a structure 1,600 gross square feet or smaller, pushed to the maximum setbacks possible on the lot with the practical difficulty being the large drainage and utility easement that covers more than half of the buildable area on the property and due to the topography and locations of the drainfield, house and pool.

Attachments: Exhibit A -Location Map
Exhibit B -Narrative
Exhibit C - Site Plan
Exhibit D - Aerial with estimated location of structure



2306 99th Street Case No. 20-51V



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Exhibit A
Zoning and Location Map

Map not to scale

VARIANCE REQUEST

I Tim Salscheider am requesting a variance for multiple reasons.

- 1.) My property at 2306 99th St east is 4.52 acres in size with a total of 196,831sqft. I am looking to exceed the impervious surface allowance of 19,686sqft. Currently I have 19,578sqft of impervious surface. Below is a breakdown of the impervious surface.

196,831 total sqft of lot

6,489 sqft house

94 sqft sidewalk

10,755 sqft driveway

2,240 sqft patio around pool

Total sqft 19,578sqft

Under my allowance by 108 sqft

Proposed sqft to exceed allowance is 2,292 sqft

Detached garage 60'x40'= 2400 sqft

The unique issue I run into with my property is the driveway is 10,755 sqft which is what puts me over allowed impervious surface compared to all my neighbors who have more normal sized driveways. All my impervious surface drains or sheds right to my land.

- 2.) I am not going to build 2 enclosed structures anymore. One will be a gazebo, which does not count as a structure. The reason I am requesting a larger detached garage is to store pool equipment, personal items and vehicles for 6 family members. The setback will be 10' to the east property line and roughly 20'-30' from the north property line. I am only .48 acres away from being allowed the 2400sqft building.
- 3.) I will need to be at 10' for a setback to the property directly to the East of my property. I was told I would have to be 50' for a setback cause of the size of the building being over 1000 sqft. The neighbor to the east would never build anything or do anything with his section of property where the detached garage would be located because that is where there drain field is for their

septic system. Again because of the unique topography of my land the location I am trying to put detached garage is the only location it can go.

This is a unique lot with unique requests which I am hopeful will get approved.

Thanks

Tim Salscheider

CERTIFICATE OF SURVEY

PROPOSED DRAINAGE AND STORM WATER PONDING EASEMENT:

2306-99th Street Drainage Easement

Real property located in the City of Inver Grove Heights, Dakota County, Minnesota, described as follows:

Lot 4, Block 1, Maso Valley View Addition, Dakota County, Minnesota

A permanent easement for drainage purposes and all such purposes auxiliary, incidental or related thereto as described as follows:

All of that part of Lot 4, Block 1, MASO VALLEY VIEW ADDITION according to the recorded plat thereof, Dakota County, Minnesota lying westerly of the following described line:

Commencing at the northwest corner of said Lot 4, thence North 89 degrees 32 minutes 05 seconds East, 477.00 feet to the point of beginning, thence South 16 degrees 58 minutes 04 seconds West, 94.55 feet, thence South 89 degrees 32 minutes 05 seconds West, 41.09 feet, thence South 16 degrees 58 minutes 04 seconds West, 407.97 feet extending to the south property line there terminating

(EXIST) DENOTES EXISTING ELEVATION
 (PROJ) DENOTES PROPOSED ELEVATION
 ——— INDICATES DIRECTION OF SURFACE DRAINAGE
 (878.00) = FINISHED GARAGE FLOOR ELEVATION
 (878.23) = TOP OF FOUNDATION ELEVATION
 (888.00) = BASEMENT FLOOR ELEVATION (HOUSE)
 (887.80) = BASEMENT FLOOR ELEVATION (SPORT COURT)

NOTE: BASEMENT HAS 9FT. POURED WALLS.
SPORT COURT HAS 11FT. POURED WALLS.

NOTE: ANY SLOPE EXCEEDING 4:1 SLOPE SHALL BE BLANKETED OR OTHER APPROVED EROSION CONTROL METHOD.

REVISED 07-08-15 CHANGED BASEMENT TO 9FT. POURED WALLS AND CHANGED SPORT COURT TO 11FT. POURED WALLS. REVISE PROPOSED ELEVATIONS ACCORDINGLY.
 REVISED 06-24-15 REVISE PROPOSED DRAINAGE AND STORM WATER PONDING EASEMENT PER THE DESCRIPTION PROVIDED BY THE CITY OF INVER GROVE HEIGHTS.
 REVISED 06-23-16 PER CITY REVIEW, ADD PROPOSED DRAINAGE EASEMENT, ADJUST ALTERNATE SEPTIC SITE OUT OF PROPOSED DRAINAGE EASEMENT, ADD ADDITIONAL BILL FENCE AND NO. 10 SUTTER, ADDITIONAL BIO HILLS IN SWALES, AND ADD CRIBBET EROSION PROTECTION. ADD ADDITIONAL EXISTING GRADE CONTOURS ALONG WEST SIDE OF DRIVEWAY SHOWING EXISTING SWALE. REVISE DRIVEWAY CROSS SECTION TO REFLECT EXISTING SWALE. ADD NOTE REGARDING REQUIRED EROSION PROTECTION ON SLOPES EXCEEDING 4:1.
 REVISED 06-19-15 PER CITY REVIEW, ADD ADDITIONAL EXISTING CONTOURS, REDIRECT WESTERN DRAINAGE PATTERN, ADD BIO-HILL DAPPLES TO EASTERLY SWALE, ADD GRADING PERMISSION NOTE TO LOTS, ADD EXISTING DRIVEWAY SLOPE, AND ADD DRIVEWAY CROSS SECTION DETAIL.
 REVISED 05-11-15 ADD OFF SET HUB STAKING INFORMATION, FROM HOUSE RESTATE.
 REVISED 04-21-15 MOVED AND ROTATED HOUSE, LOWER PROPOSED HOUSE ELEVATION 3FT., ADDED PROPOSED DRAINAGE CONTOURS.

ADDRESS: 2306 80TH STREET EAST



SCALE: 1" = 40'

Legal Description:

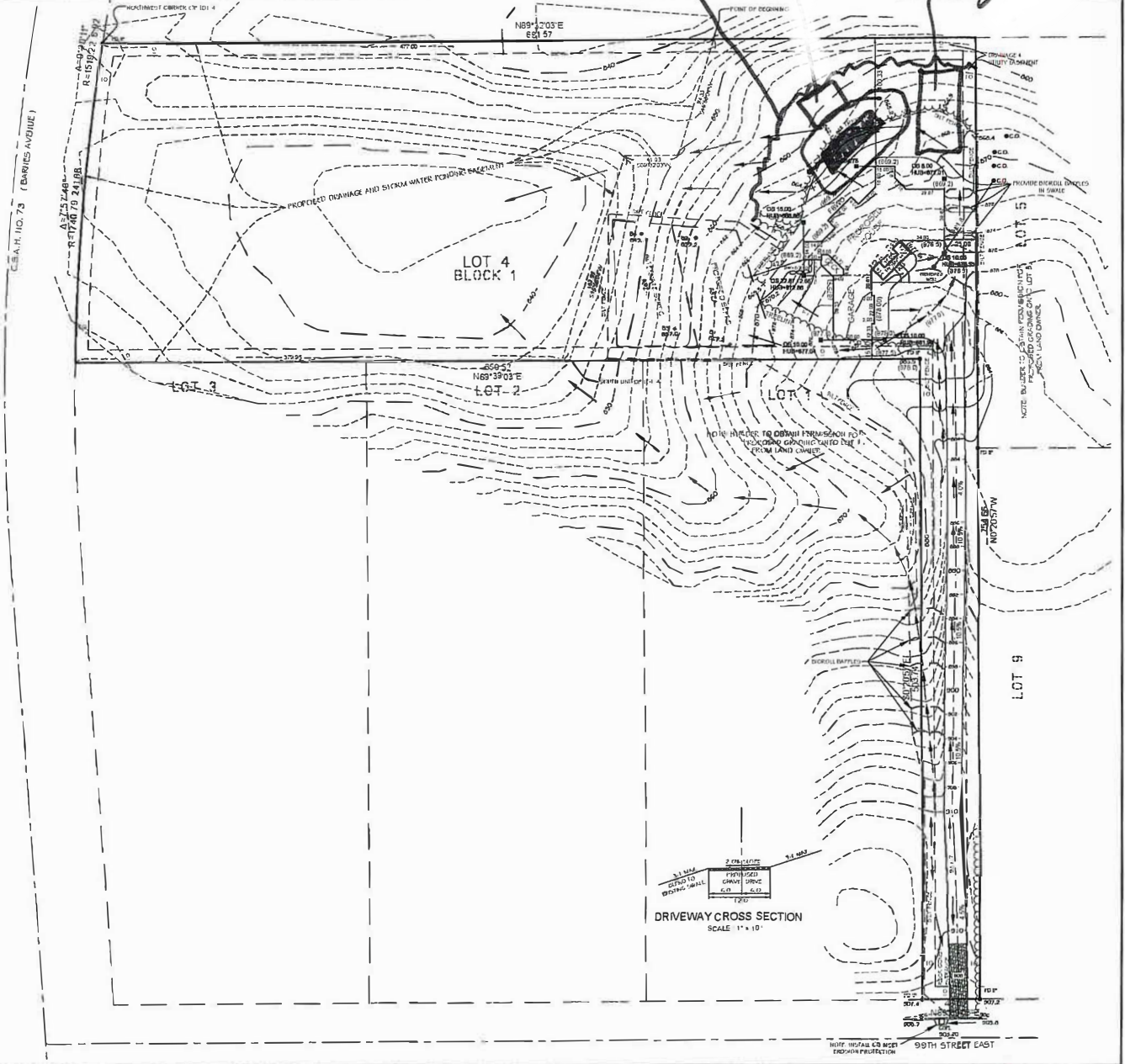
LOT 4, BLOCK 1,
 MASO VALLEY VIEW ADDITION,
 DAKOTA COUNTY, MINNESOTA

I hereby certify that this is a true and correct
 representation of a lot as shown and
 described herein. As prepared by me this
 28TH day of MARCH, 2015.
 Russell P. Damm, Minn. Reg. No. 19058
 RUSSELL P. DAMM

CONSULTING ENGINEERS,
 PLANNERS AND LAND SURVEYORS
 PROBE ENGINEERING
 COMPANY, INC.
 2020 EAST 140TH ST., STE. 200, BLOOMINGVILLE, MN 55002-1701 (612) 835-3333

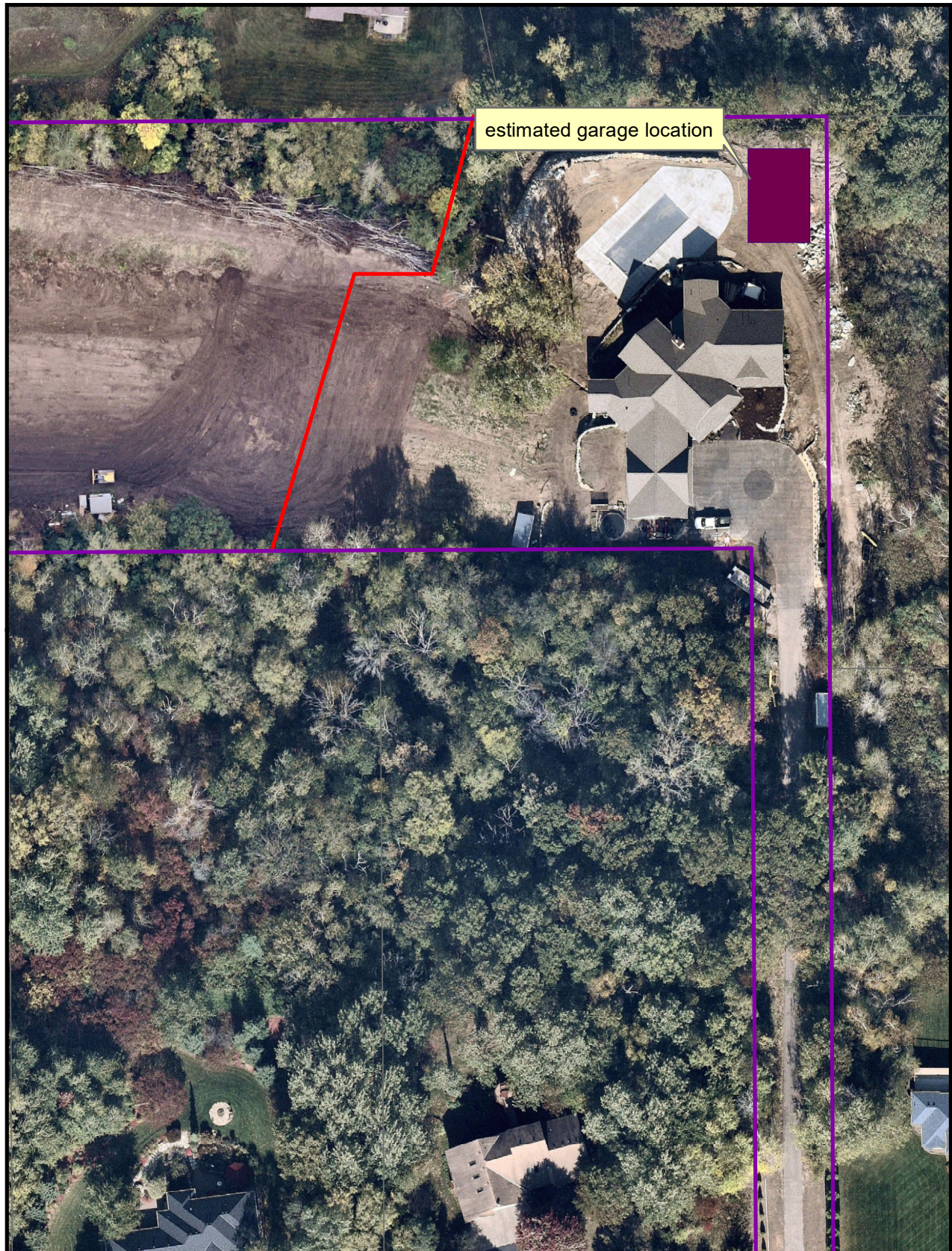
PREPARED FOR:
 4 LIFE BUILDERS

PROJECT NO. 150005.00





2306 99th Street Case No. 20-51V



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Exhibit D
Estimated location of structure

Map not to scale



PLANNING REPORT

CASE NO.: 21-06PUD

APPLICANT: M/I Homes

PROPERTY OWNER: Independent School District 199

REQUEST: Comprehensive Plan Amendment, Rezoning, Preliminary Plat/Preliminary PUD and Conditional Use Permit

LOCATION: Clayton Avenue between 76th and 77th Streets

HEARING DATE: February 16, 2021

COMPREHENSIVE PLAN: Public/Institutional

ZONING: P, Institutional

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to develop the old South Grove Elementary school site into a residential neighborhood consisting of 70 townhome units and 10 single family units. The property is 10 acres in size so overall project density would be 8 units/acre. The northern half of the site would be the townhome neighborhood and the single family lots would be on the south side of the site abutting an existing single family neighborhood. The project is proposed as a planned unit development to provide some flexibility in design to accommodate the project design. The street system consists of both public and private street/driveways for the units. Public streets would include the extension of Cloman Way from the north and providing an extension to Clayton Avenue (proposed 76th Lane East). Sidewalks would be constructed on one side of the public streets. Permanent open space would be provided in the northwest corner, along the east boundary and in the southeast corner. The main stormwater ponding area would be in the southeast corner.

The applicant is proposing the PUD with reduced yard setbacks for both the townhome units and single family homes.

REQUESTS

The specific requests for the project include the following:

1. Comprehensive Plan Amendment to change the land use from Public/Institutional to MDR, Medium Density Residential (8-12 units/acre).

2. Rezoning of the property from P, Institutional to R-1C/PUD, Single Family Planned Unit Development and R-3B, Multiple Family Planned Unit Development.
3. Preliminary Plat for 70 townhome lots, 10 single family lots and 5 outlots to be known as South Grove.
4. Preliminary Planned Unit Development for South Grove.
5. Conditional Use Permit for the 70 townhome units.

EVALUATION OF THE REQUEST

Comprehensive Plan Amendment and Rezoning

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

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

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

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

"Medium density residential accommodates somewhat higher residential densities ranging from 8-12 dwelling units per net acre. Uses in this classification include higher density townhome developments and apartments, all with full public utility service."

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

ESTABLISHED DEVELOPMENT AREA POLICIES

- Allow infill development in a manner that protects the character of existing residential neighborhoods.
- Provide a broad range of housing opportunities.
- Provide appropriate buffers to allow density transitions and to accommodate a range of housing types.

Existing surrounding uses. The site is currently surrounded by a mix of residential uses including townhomes and single family homes. The Oaks townhome project immediately to the east is developed at a density of approximately 7 units per acre. The South Grove project would be similar to other multiple family projects in the area where they are abutting single family neighborhoods on their boundaries. The project design reflects a growing trend of condensing units with reduced setbacks and putting single family homes on smaller lots. The existing neighborhoods were constructed mainly in the 1970's and 1980's. The project appears to be consistent with the surrounding area mix of townhomes and single family homes. Amending the plan would allow for a broader range of housing opportunities.

Rezoning. The project proposes a rezoning to Planned Unit Development consisting of R-1C and R-3B zoning categories. These zoning designations would be consistent with the plan design and would be consistent with the overall density of the project.

Planned Unit Development and Plat

All detailed information and calculations are taken from the information contained in the latest plan set dated 2/5/21.

Chapter 13. Article A of the zoning ordinance provides for performance standards for a planned unit development (PUD). The purpose of a PUD from ordinance is as follows:

A. Providing the means for greater creativity and flexibility in environmental design than is proposed under the strict application of this title while at the same time preserving the health, safety, order, convenience, prosperity and general welfare of the city and its inhabitants.

B. Recognizing the economic and cultural advantages that will accrue to the residents of a planned community.

C. Encouraging a more creative and efficient approach to the use of the land.

D. Encouraging the preservation and enhancement of desirable site characteristics and open space.

E. Encouraging a development pattern in harmony with land use density, transportation facilities and community facilities, and objectives of the comprehensive plan.

Minimum Area.

Ordinance requires minimum total area required for a planned unit development to be 10 acres of contiguous land. The subject site is 10.0 gross acres in size which satisfies this requirement.

Site Coverage.

Ordinance requires total ground areas occupied by buildings in a planned unit development shall not exceed twenty percent (20%) of the net land area, excluding public streets and permanent water areas.

Gross Area	R-O-W/Ponding Area	Net Area	20% Net Area
10.0 acres	1.55 acres	8.25 acres	1.65 acres 82,677 sq ft

The plan shows total building pad areas for the 80 lots to be a total of 2.2 acres or 26.93%. The applicant is requesting flexibility from standards to allow for greater building coverage.

Residential Unit Densities.

Total number of dwelling units allowed in a development shall be determined by either:

- a. the area standard of the underlying zoning district; or
- b. the density specified by the comprehensive plan land use category.

R-1C Neighborhood

R-1C Net Area	R-1C min lot size	Maximum Density per Zoning Category	Proposed Unit Count/Density
3.38 acres	12,000 sq ft	12	10

R-1C Net Area	Land Use Category MDR (8-12 units/acre)	Maximum Density per Land Use	Proposed Unit Count/Density
3.38 acres		27	10

R-3B Neighborhood

R-3B Net Area	R-1C min lot size	Maximum Density per Zoning Category	Proposed Unit Count/Density
6.62 acres	3,630 sq ft	79	70

R-3B Net Area	Land Use Category MDR (8-12 units/acre)	Maximum Density per Land Use	Proposed Unit Count/Density
6.62 acres		79	70

The overall proposed unit count of 80 total units is consistent with both the base zoning and land use maximum densities which would be between 80-120 units.

Lot size and Width.

The project is proposed with lot size and widths that vary from regular standards. PUD's are allowed flexibility provided the plan spells out specific minimums. Lot sizes in the single family neighborhood would range from 6,875 square feet to 9,713 square feet. Lot widths would be 55 feet and Lot 1 would be 80 feet. Townhome lots do not have a required minimum lot size or width.

Building Setbacks.

The project is proposed with specific setbacks that vary from R-1C standards. PUD's are allowed flexibility provided the plan spells out specific setbacks.

Single Family Neighborhood	R-1C Standard	Proposed PUD
Front and Corner Setback	30 feet	22 feet
Side Yard	10 ft house, 5 ft garage	7.5 feet (15 foot separation)
Rear Yard	30 feet	30 feet

Setback for Lot 1 from Clayton Avenue would be 30 feet which complies with standard perimeter setbacks.

Multi Family Neighborhood Urban Row Townhomes	R-3B Standard	Proposed PUD
Front and Corner Setback	30 feet	15 feet
Side Yard	20 feet	12 feet separation
Rear Yard	30 feet	22 feet

Multi Family Neighborhood Townhomes	R-3B Standard	Proposed PUD
Front and Corner Setback	30 feet	22 feet
Side Yard	20 feet	15 feet separation
Rear Yard	30 feet	25 feet

The townhomes along the north boundary would comply with the required 30 foot rear yard setback.

The standard PUD ordinance requires a 20 foot building separation as a code standard. The applicant is requesting flexibility to allow 12 and 15 foot building separations.

Impervious surface coverage.

Based on the proposed lot sizes, standard impervious surface coverage for the single family neighborhood would range from 37 to 40 percent. The townhome neighborhoods would be 40%. The plans identify total impervious surface including buildings and driveways to be 29% which is below allowed impervious surface for both zoning standards.

A maximum impervious surface calculation shall be done for each lot with the final plan set. This allows tracking of total impervious surface with building permit review. The table would be part of the approved plans so it can be reference for compliance when building permits are reviewed.

Open Space.

The ordinance requires a minimum of 15% of the site be preserved in open space. The applicant identifies on the plans the eastern edge, southeast corner and part along the north boundary as the required open space. Total area would be 15% of the site. This area will have to be protected permanently with some type of easement to ensure the open space remains. This would be addressed in the developer's agreement for the project.

Tree Preservation/Landscaping.

The site is a redevelopment site and there are some trees remaining around the old school development footprint . Most of those trees would be removed so there will be some reforestation required. Required landscaping includes one tree per townhome unit and one street tree per single family lot. Total landscaping and reforestation for the development requires 120 trees. The applicant is proposing a total 120 trees consisting of both coniferous and deciduous trees. There will be some evergreen trees planting for screening along the north boundary east of Cloman Way and some additional trees along the east boundary. Many of the mature trees along the east boundary will remain.

Park Dedication.

Park dedication would consist of a cash contribution for all the lots. Single family cash contribution is \$2,850 per lot and townhome cash contribution is \$4,000 per unit. Fees are payable at time of final plat release.

Access/Streets.

The project would include extending Cloman Way from the north and constructing a new e-w street that would connect to Clayton Avenue. There are also some private roads that would serve all of the townhome units. The ten single family homes would have driveways on the new east-west street. There would be no townhome driveways onto the public streets. Public street widths would be 28 feet wide which allows parking on one side.

Off street parking is satisfied with each unit have a two-car garage and driveway. There are 8 guest parking spaces proposed in the townhome neighborhood between Clayton and Cloman. Some of the interior private streets would also be 28 feet wide which would provide access to parking on one side of the streets.

Grading, drainage, stormwater and utilities.

The Assistant City Engineer has drafted a memo with his comments. These comments are required to be addressed with the final PUD plan submittal. These comments would be included in the condition that the plans must be approved by the City Engineer. Generally, Engineering has not identified any issues with the plans.

Engineering has had numerous conversations with residents of the Oaks Townhomes to address their grading and stormwater concerns. On February 11, Engineering held a virtual meeting with residents to go over the plans. The applicant also attended this meeting to help answer questions, and to look at tweaks to the plans to accommodate their concerns. These comments and any changes would be reflected in the final PUD plan set submittal.

Building Exteriors. The applicant has provided illustrations in the narrative and drawings of the townhome units. The buildings would have a mix of exterior materials and designs that would comply with exterior material standards. All units would have two-car garages.

Development contract.

The Developer and Owner shall enter into a Development Contract and other associated agreements with the City. The list of agreements and details of the contract will be discussed with the applicant, city attorney and staff as part of the final PUD review. All the agreements will be approved by the City Council as part of the final PUD review.

General Conditional Use Permit Criteria Review

This section reviews the plans against the CUP criteria in the Zoning Ordinance (Section 10-3A).

1. *The use is consistent with the goals, policies and plans of the City Comprehensive Plan, including future land uses, utilities, streets and parks.*

The surrounding area is developed with a mix of single family and multiple family residential. Provided the comprehensive plan amendment is approved, the uses and density would be similar to the area.

2. *The use is consistent with the City Code, especially the Zoning Ordinance and the intent of the specific Zoning District in which the use is located.*

To provide some flexibility in design for this infill project, the developer seeks a planned unit development. That provides the ability to design a project with current homeowner tastes and trends in mind.

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

The existing area is developed residential. This project would be consistent with that general land use. It also provides additional public streets to provide two different routes for traffic to and from the neighborhood.

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

The project will provide additional public street access and will provide for an improved storm water system for the area.

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

- i. *Aesthetics/exterior appearance*

The proposed building materials comply with code requirements.

- ii. *Noise*

The project would not be out of character.

- iii. *Fencing, landscaping and buffering*

The applicant is providing landscaping per code and placing along existing developments for additional screening

6. *The property is appropriate for the use considering: size and shape; topography, vegetation, and other natural and physical features; access, traffic volumes and flows; utilities; parking; setbacks; lot coverage and other zoning requirements; emergency access, fire lanes, hydrants, and other fire and building code requirements.*

The proposed use is approximately the same density as surrounding developments. The site is a redevelopment of an old school property so the site is already flat. Perimeter setbacks would be met. Interior design provides for parking for vehicles, sidewalks and walkability for the new residents.

7. *The use does not have an undue adverse impact on the public health, safety or welfare.*

This use does not appear to have any negative effects on the public health, safety or welfare.

8. *The use does not have an undue adverse impact on the environment, including, but not limited to, surface water, groundwater and air quality.*

The development must follow all current stormwater standards which include on-site ponding and there will be improvements made to address existing storm water in the area.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed project:

- A. Approval:** If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:
 - o Approving the Comprehensive Plan Amendment from Public/Institutional to MDR, Medium Density Residential subject to the following conditions:
 - 1. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
 - 2. The Metropolitan Council shall not make a finding that the comprehensive plan amendment has a substantial impact or contain a substantial departure from any metropolitan systems plan.
 - 3. The comprehensive plan land use change shall not become effective until a rezoning and development plan has been approved by the City Council.
 - o Approval of the Rezoning from P, Institutional District to R-1C/Planned Unit Development and R-3B/Planned Unit Development.
 - o Approval of the Preliminary Plat, Preliminary PUD subject to the following conditions:
 - 1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

<u>Plan</u>	<u>Date of Plan</u>
Cover Sheet	2/5/21
Preliminary Plat	2/5/21
Preliminary Site Plan	2/5/21
Preliminary PUD Plan	2/5/21
Preliminary Grading Plan	2/5/21

Preliminary Erosion Control Plan	2/5/21
Preliminary Grading Details	2/5/21
Preliminary Sanitary & Watermain/Site Plan	2/5/21
Preliminary Storm Sewer Plan	2/5/21
Preliminary Street Profiles	2/5/21
Preliminary Landscape Plan	2/5/21
Tree Preservation Plan	2/5/21

***List of final approved plans and date of plans shall be identified in the development contract.**

2. The PUD shall be approved with the following specific standards:
 - a. Structure setbacks allowed per table shown on the Preliminary PUD Plan.
 - b. Reduced lot size and width as shown on the Preliminary Plat.
 - c. Total building coverage allowed per table shown on the Preliminary PUD Plan.
 - d. Building separation ranging 12 ft -15 ft as shown on the Preliminary PUD Plan.
3. Prior to final plat and plan approval, the final grading, drainage and erosion control, and utility plans shall be approved by the Director of Public Works and shall address the comments contained in the memo from the Assistant City Engineer dated 2/11/21.
4. Drainage and utility easements shall be provided on the final plat as required by the Director of Public Works.
5. Park dedication shall consist of a cash contribution in the amount of the rates in effect at the time the final plat is approved and shall also comply with the dedication requirements of the joint powers agreement.
6. All plans shall be subject to the review and approval of the Fire Marshal.
7. Prior to execution of the plat by the City and prior to recording of the plat with the County, the Owner shall execute a Storm Water Facilities Maintenance Agreement with the City whereby the developer shall be responsible for the maintenance of storm water improvements on such lots.
8. The developer shall be responsible to insure the open space depicted on the Preliminary PUD Plan remains in open space and is controlled by the home owner's association. A conservation easement shall be placed over the easement areas to restrict use and restrict cutting of vegetation. It shall remain in its present state. The easement would be part of the improvement agreements for the final plans.
9. The Developer and Owner shall execute an Acknowledgement of Planned Unit Development Zoning. This Acknowledgement shall state that property within the plat is subject to the approved PUD plans and PUD zoning and that the development on the property must conform to the PUD plans and PUD zoning. This Acknowledgement shall be recorded when the plat is recorded.

10. The Developer and Owner shall enter into a Development Contract with the City. The form of Development Contract shall substantially comply with the model Development Contract which is part of the Administrative Code, taking into account the requirements of the Planned Unit Development plans.

B. Denial: Should the proposed request, or portions thereof, not be found to be acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

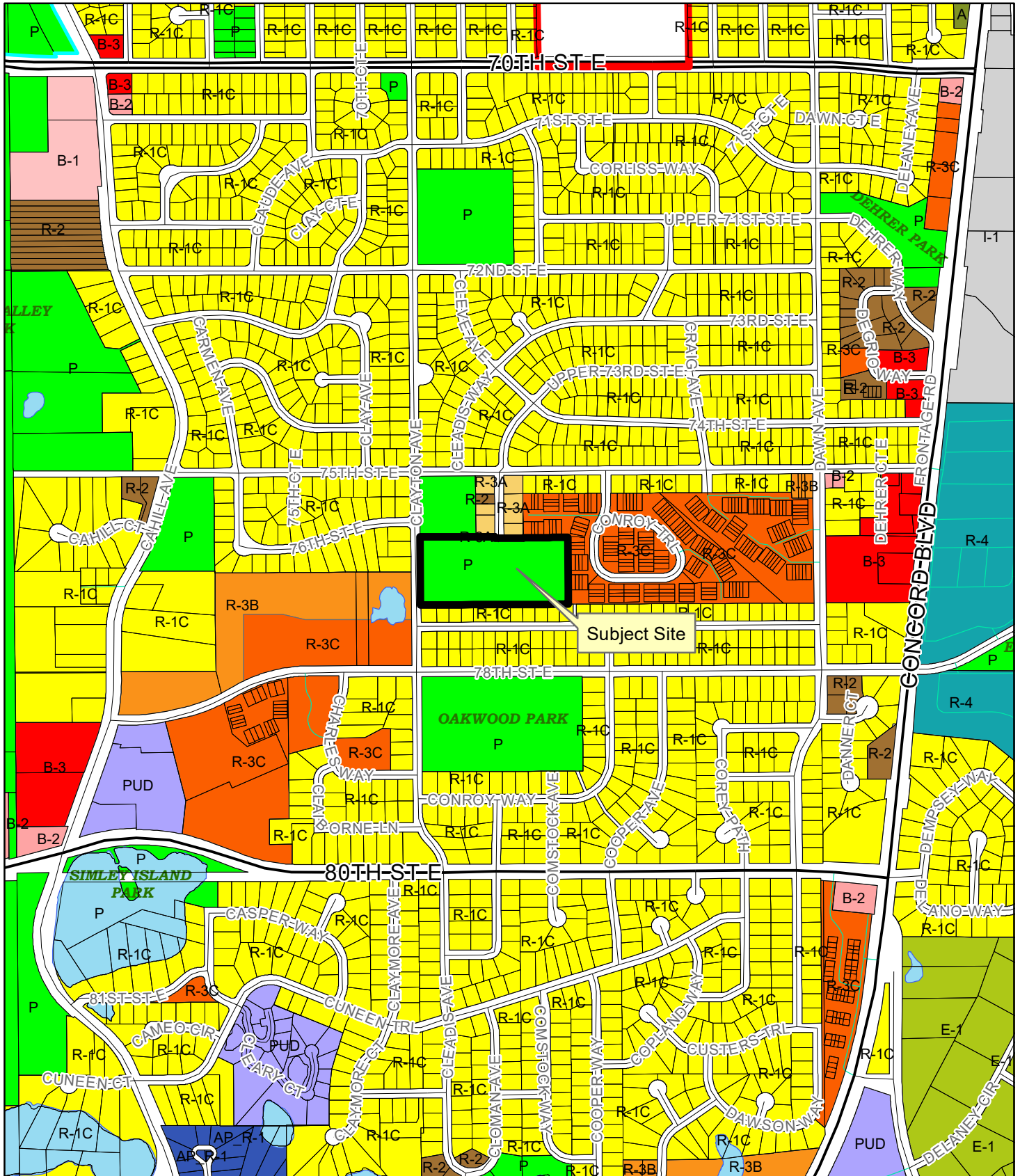
RECOMMENDATION

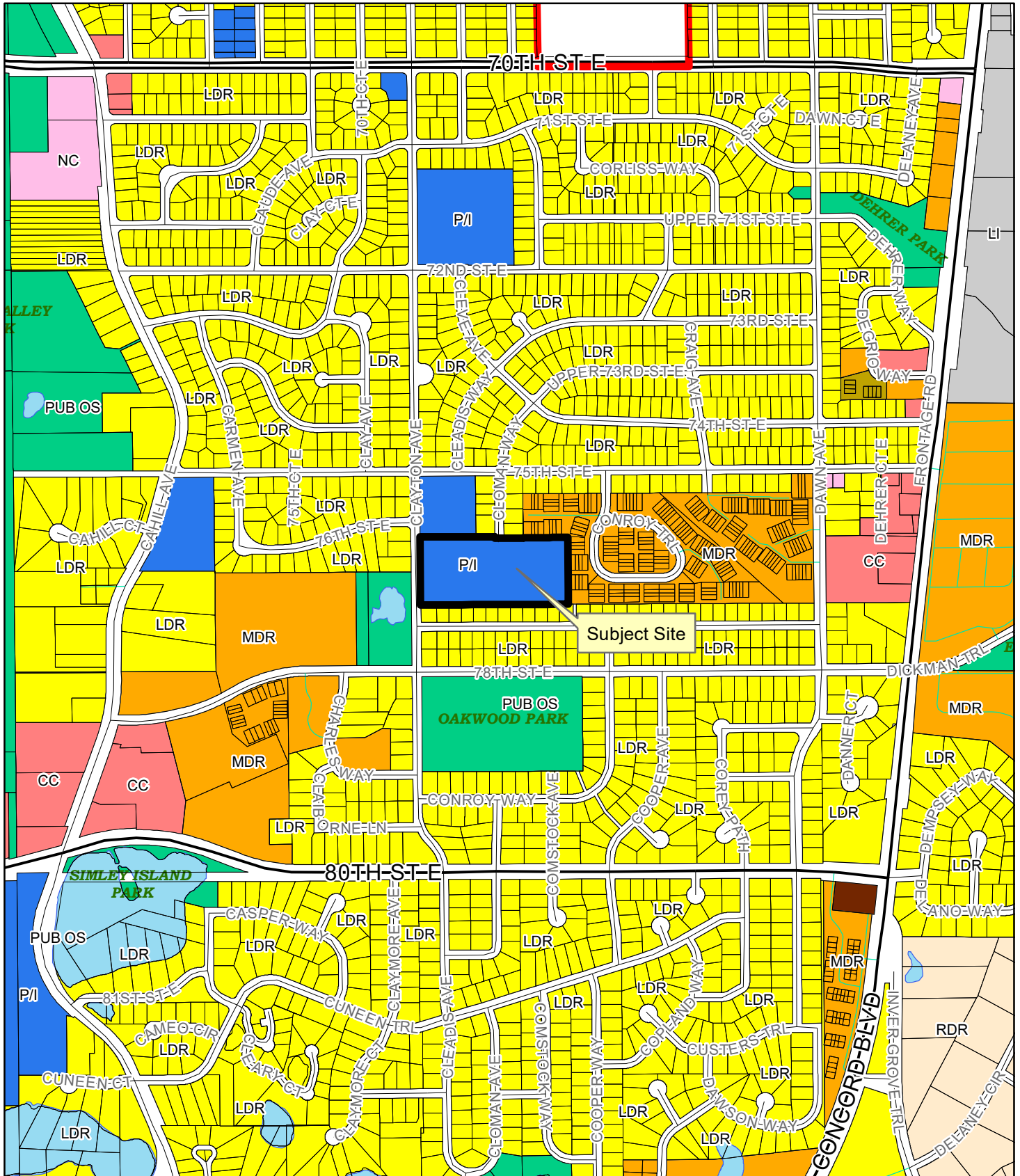
A technical review of the project shows that it meets the size and density standards. The applicant requests flexibility from lot size, setbacks, building coverage and separation through the planned unit development rules. The Planning Commission is to determine if the project meets the intent of the criteria for a PUD that is listed in this report.

If a recommendation of approval is supported, then staff would recommend approval of all the requests with the conditions listed in the report.

Attachments:

Location/Zoning Map
Comprehensive Plan Map
Applicant Narrative
Cover Sheet
Preliminary Plat
Preliminary Site Plan
Preliminary PUD Plan
Preliminary Grading Plan
Preliminary Erosion Control Plan
Preliminary Grading Details
Preliminary Sanitary & Watermain/Site Plan
Preliminary Storm Sewer Plan
Preliminary Street Profiles
Preliminary Landscape Plan
Tree Preservation Plan
Townhome Building Elevations
E-mails from Residents





SOUTH GROVE

January 19, 2021

Preliminary Planned Unit Development (PUD), Comp Plan Amendment; Preliminary Plat; and Rezoning/Conditional Use Permit Applications

SOUTH GROVE

PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD), COMP PLAN AMENDMENT; PRELIMINARY PLAT; AND REZONING/CONDITIONAL USE PERMIT APPLICATIONS

INTRODUCTION

M/I Homes is purchasing the former site of the South Grove Elementary School. The property is currently owned by Independent School District 199. The property is approximately 10 acres in size.

The site plan for South Grove development takes a unique and creative approach to design and utilization of the property in a way that preserves some of the natural features of the land, while providing the appropriate transitions between the adjacent neighborhoods.

The project includes 80 total lots which is comprised of a mix of 10 single family lots and 70 townhomes. The single family lots have been oriented on the site so they are adjacent to the existing single family to the south. The townhomes will be adjacent to the existing apartments to the north and the condos located to the east. This mix of housing will appeal to a broad segment of the home buying public, while also providing architectural variety and interest in the neighborhood.

COMP PLAN AMENDMENT

The site is currently guided Public Institutional and we are proposing a new land use designation of Medium Density Residential. The property is no longer used for a school and therefore a re-guiding is necessary to enjoy a reasonable use of the property. The requested Medium guiding will provide a transition between the Medium guided property to the north and east and the Low Density guiding to the south and west. The City's Comprehensive Plan states that Medium Density may include townhome neighborhoods at a density of 8 to 12 units per acre. As proposed, the project would be approximately 8 units per acre, which is at the low end of the density range.

PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD)

This application is for a PUD with underlying zoning of R-1C zoning for the single family residential and R-3B with a Conditional Use Permit (CUP) for the townhomes. The CUP allows for the multi-family residential and the max building height of 40 feet for the R-3B zoning under the PUD.

OBJECTIVE AND PURPOSES OF PUD

The following outlines the factors to be considered in reviewing and approving the PUD for South Grove Townhomes.

1. The consistency of the proposed planned unit development with the adopted or proposed comprehensive plan of the city.

The PUD consisting of a mix of townhomes and single family homes is consistent with the proposed Medium Density guiding of the property. As discussed above, the PUD is also compatible with the adjacent condos, apartments, and single family homes.

2. The extent to which the proposed planned unit development is designed to form a desirable and unified environment within its own boundaries in terms of relationship of structures, patterns of circulation, visual character and sufficiency of drainage and utilities.

The PUD neighborhood plan provides a desirable and unified plan that is consistent with the adjacent neighborhoods. Specifically, the plan provides for the extension of Cloman Way through the site connecting to Clayton Avenue. This public street connection will provide for efficient access and circulation through the site. The mix of single family homes and townhomes are consistent with the adjacent land uses. Lastly, the proposed public sewer, water, and storm sewer improvements will provide sufficient drainage and utilities.

3. The extent to which the proposed uses will be compatible with the present and planned uses in the surrounding area.

The proposed uses are compatible with the surrounding uses and the site plan has been thoughtfully laid out to provide appropriate buffers between the existing residential and the new homes.

4. That any exceptions to the article are justified by the design or the development.

The proposed PUD and requested dimensional standards are consistent with the Medium Density guiding of the property and compatible with neighboring land uses.

5. The sufficiency of each planned unit development phase's size, composition, and arrangement in order that its construction and operation is feasible without dependence upon any subsequent phase.

The proposed project is an infill site and is not dependent on any other phases.

6. The burden or impact created by the planned unit development on parks, schools, streets, and other public facilities and utilities.

The proposed project does not burden the surrounding parks, street and other public facilities/utilities. The School District has indicated that their enrollment is down slightly

and they will welcome any new students. There is adequate water and sewer available to the site without taxing the system. As a part of the approval process, we are working closing with the City to improve the existing stormwater system in the immediate area to better manage the storm runoff while providing adequate storm facilities to serve the neighborhood.

7. The impact of the planned unit development on environmental quality and on the reasonable enjoyment of the surrounding property.

The proposed site plan provides for 2.4 acres of open space creating passive open space areas for the neighborhood. The open space provided exceeds the minimum required under the zoning by almost double. Further, as discussed above, the planned single family homes and townhomes are consistent with the adjacent apartments, condos, and single family homes.

PROPOSED PUD STANDARDS

The following table represents the PUD standards we are requesting for this project. Please reference the plan sheets as well for additional information on the standards. All setback dimensions are to the foundation.

SINGLE FAMILY

	<u>R-1C ZONING STANDARDS</u>	<u>PROPOSED PUD STANDARDS</u>	<u>ZONING VARIANCE</u>
LOT AREA INTERIOR LOT	12,000 SF	6,875 SF	5,125 SF
LOT AREA CORNER LOT	12,500 SF	9,000 SF	3,500 SF
FRONT SETBACK	30 FEET	22 FEET	8 FEET
SIDE SETBACK	10 FEET	7.5 FEET	2.5 FEET
REAR SETBACK	30 FEET	30 FEET	0 FEET
HEIGHT (MAXIMUM)	35 FEET	35 FEET	0 FEET
NEIGHBORHOOD COLLECTOR STREET ROW	60 TO 80 FEET	55 FEET	5 FEET
0-9,000 SF LOT SIZE MAXIMUM IMPERVIOUS	40%	45%	5%

URBAN ROW TOWNHOMES

	<u>R-3B ZONING STANDARDS</u>	<u>PROPOSED PUD STANDARDS</u>	<u>ZONING VARIANCE</u>
LOT AREA	3,630 SF	1,320 SF	2,310 SF
FRONT SETBACK	30 FEET	15 FEET	15 FEET
SIDE SETBACK	20 FEET	7.5 FEET	12.5 FEET
REAR SETBACK	30 FEET	22 FEET	8 FEET
HEIGHT (MAXIMUM)	35 FEET	35 FEET	0 FEET

TOWNHOMES

	<u>R-3B ZONING STANDARDS</u>	<u>PROPOSED PUD STANDARDS</u>	<u>ZONING VARIANCE</u>
LOT AREA	3,630 SF	1,529 SF	2,101 SF
FRONT SETBACK	30 FEET	22 FEET	8 FEET
SIDE SETBACK	20 FEET	7.5 FEET	12.5 FEET
REAR SETBACK	30 FEET	25 FEET	5 FEET
HEIGHT (MAXIMUM)	35 FEET	35 FEET	0 FEET

R-3B ZONING REQUIREMENT

BUILDING COVERAGE (MAXIMUM): 20%
IMPERVIOUS SURFACE (MAXIMUM): 40%

PROPOSED ZONING REQUIREMENT PUD

BUILDING COVERAGE (MAXIMUM): 20%
IMPERVIOUS SURFACE (MAXIMUM): 46%

RESTRICTIVE COVENANTS

South Grove PUD will have a Homeowners Association (“HOA”) that will provide for the maintenance of the overall common elements in the community, including landscaping and irrigation of the common areas, and snow removal from sidewalks and private streets. The townhome owners will also receive exterior maintenance of their homes. Single family owners will be responsible for all exterior maintenance of their homes and yards. The HOA will also provide for restrictions on outdoor storage, parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.

ARCHITECTURAL STANDARDS

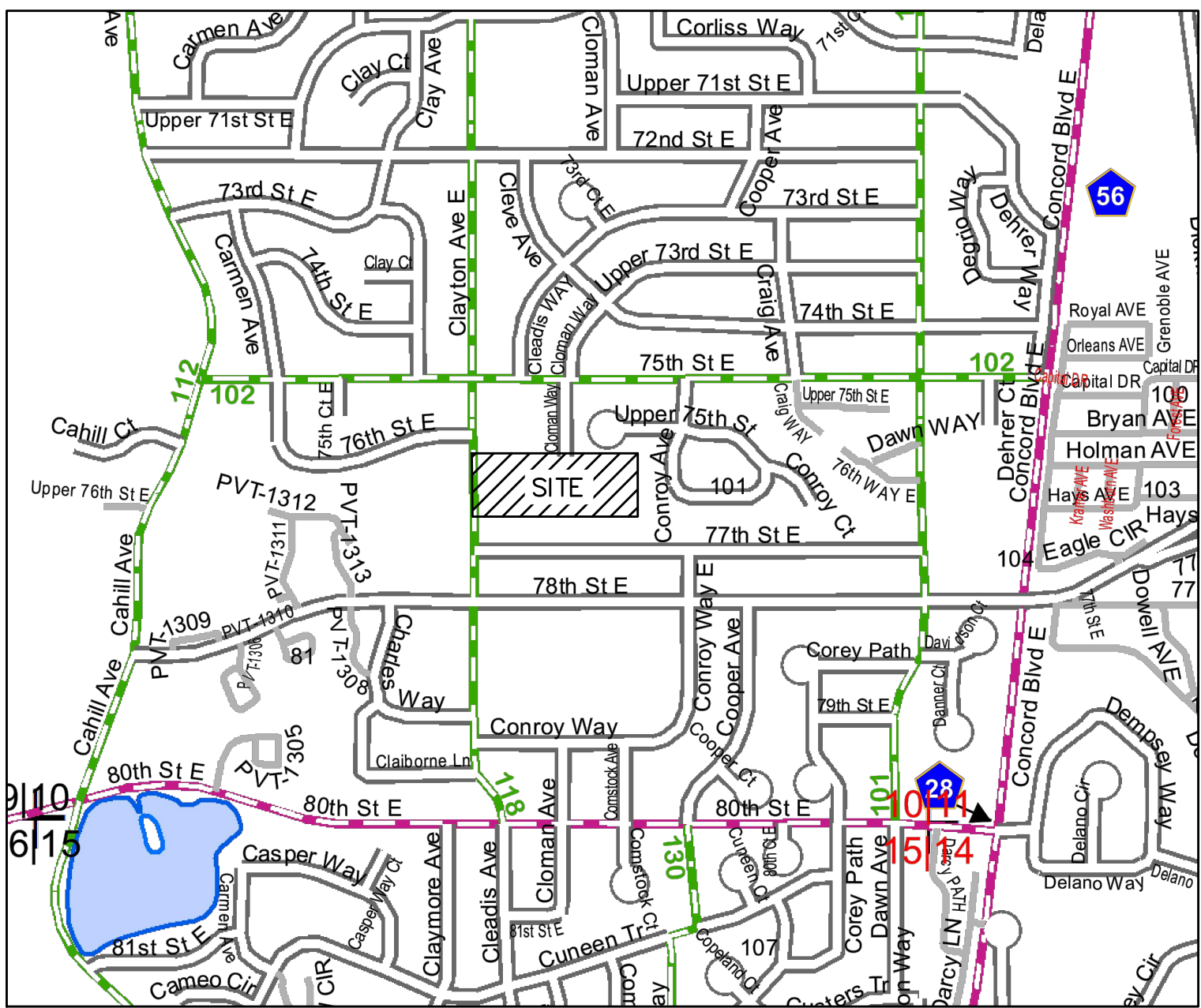
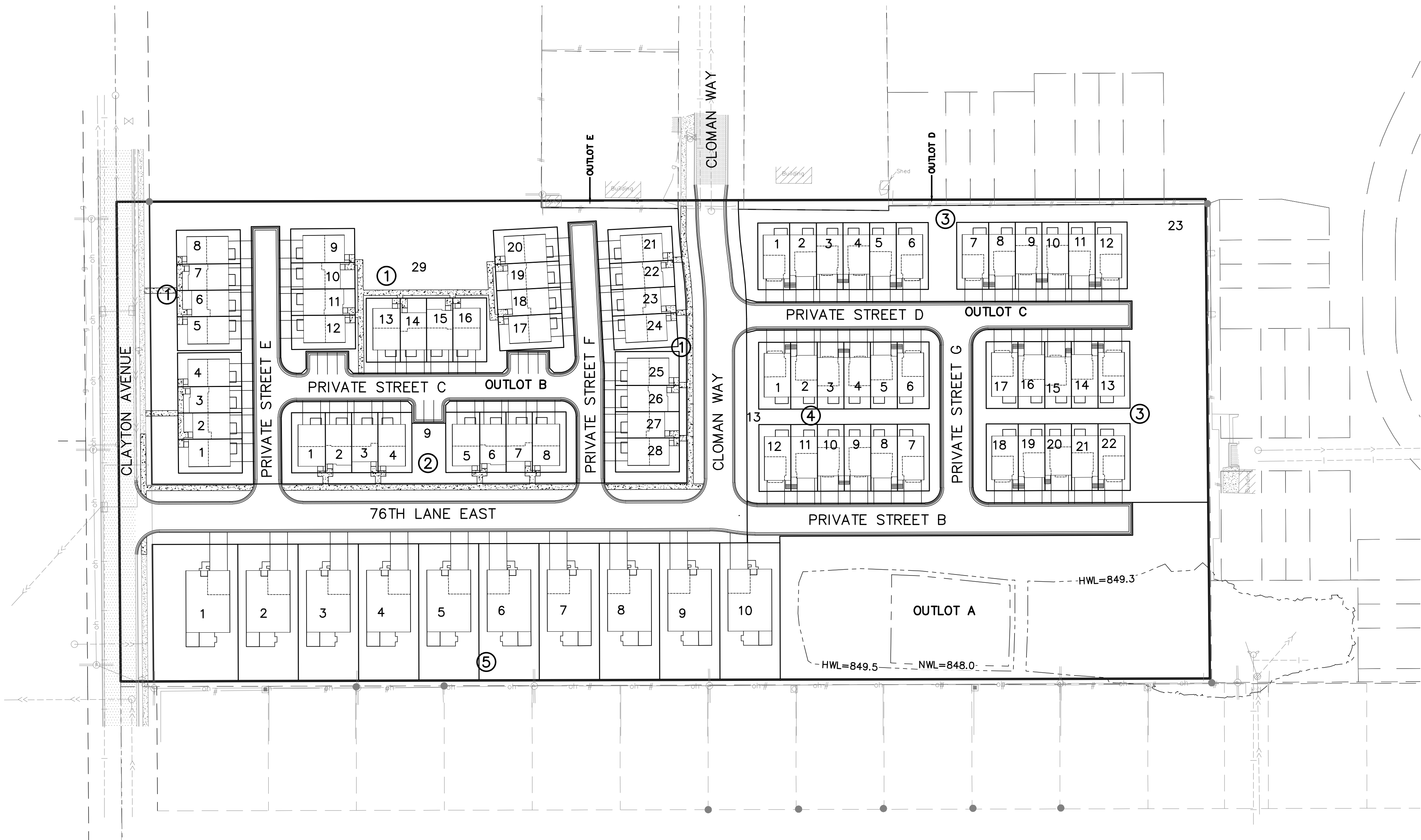
The townhomes will offer 6 unique floor plans and the single family lots will have a diverse group of floor plans to choose from, with each floor plan having several options for elevations. This promotes an architecturally pleasing neighborhood and creates for a diverse streetscape. The following are renderings of the two types of townhomes that will be offered in the neighborhood along with just a couple examples of the single family elevations.



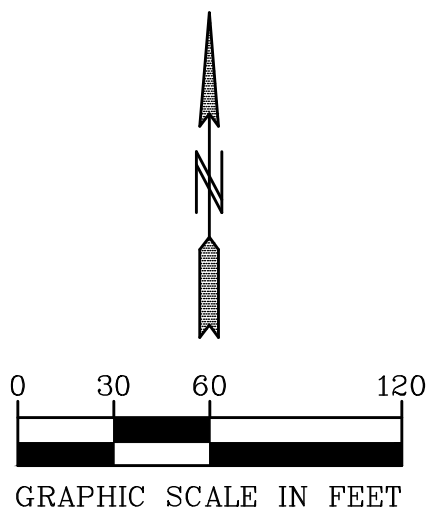




SOUTH GROVE
PRELIMINARY PLAT AND PUD
INVER GROVE HEIGHTS, MINNESOTA



LOCATION MAP



- SHEET INDEX**
- 0.1 COVER
 - 0.2 LEGEND
 - 1.1 EXISTING CONDITIONS
 - 1.2 PRELIMINARY REMOVAL PLAN
 - 1.3 PRELIMINARY PLAT
 - 2.1 PRELIMINARY SITE PLAN
 - 2.2 PRELIMINARY PUD PLAN
 - 3.1-3.2 PRELIMINARY GRADING PLAN
 - 3.3 PRELIMINARY EROSION CONTROL PLAN
 - 3.4-3.6 PRELIMINARY GRADING DETAILS
 - 4.1-4.2 PRELIMINARY SANITARY & WATERMAIN PLAN
 - 5.1-5.2 PRELIMINARY STORM SEWER
 - 6.1-6.4 PRELIMINARY STREET PROFILES

- L1. PRELIMINARY LANDSCAPE PLAN
T1. TREE PRESERVATION PLAN

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name _____
Reg. No. _____
Date _____

Revisions
1. 2-5-21 CITY PLANNING COMMENTS

TOWNHOMES:
FRONT SETBACK TO PRIVATE DRIVE: 22'
REAR SETBACK: 25'
SETBACK BETWEEN BUILDINGS: 15'

LOW FLOOR = HWL+2'
LOWEST OPENING = EOF+1'

SITE DATA:

GROSS AREA: 10.0 ACRES
TOTAL SINGLE FAMILY UNITS: 10
TOTAL URBAN ROW TOWNHOMES: 70
GROSS DENSITY: 8.0 UNITS/ACRE

Date 1-15-2021
Designed NAP
Drawn MSN

COVER

M/I HOMES
5354 PARKDALE DR. #100
ST. LOUIS PARK, MINNESOTA 55416



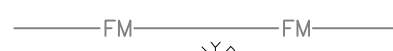
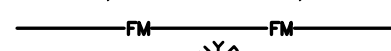
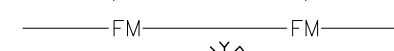
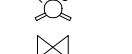
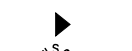
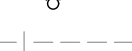
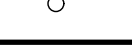
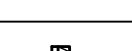
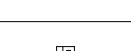
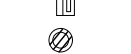
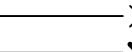
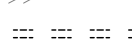
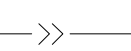
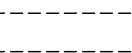
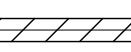
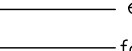
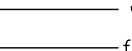
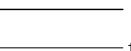
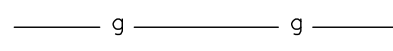
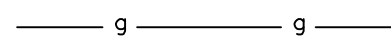
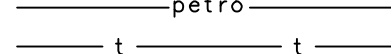
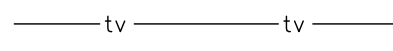
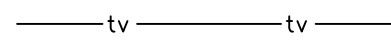
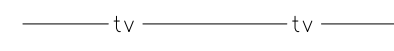
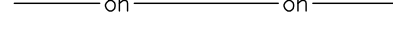
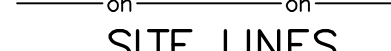
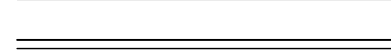
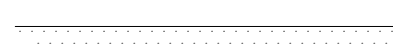
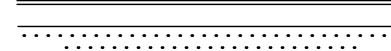
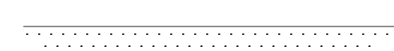
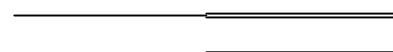
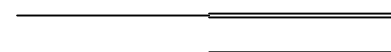
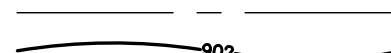
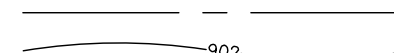
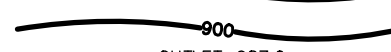
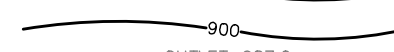
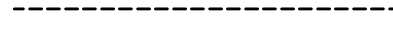
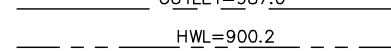
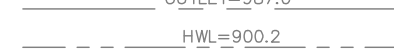
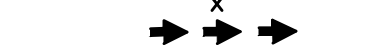
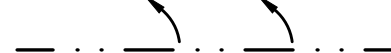
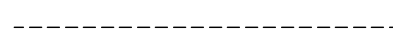
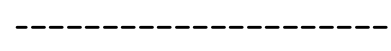
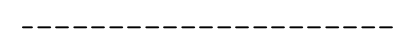
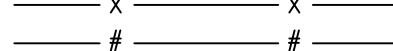
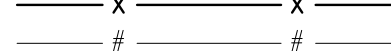
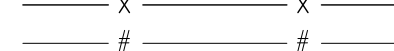
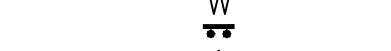
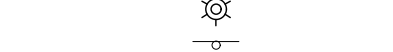
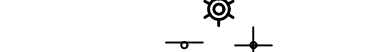
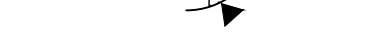
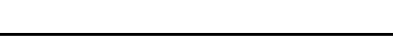
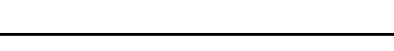
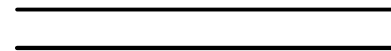
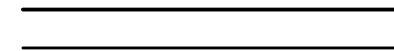
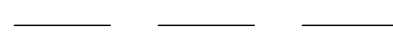
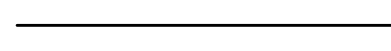
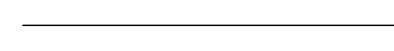
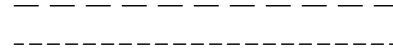
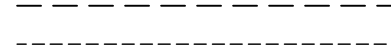
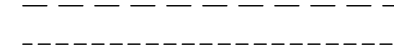
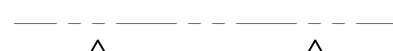
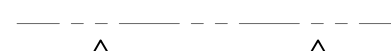
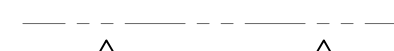
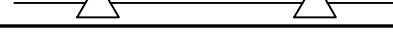
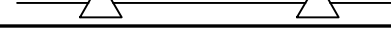
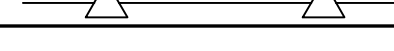
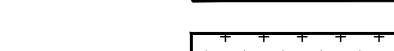
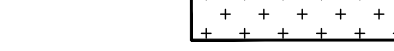
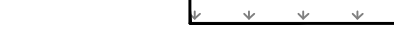
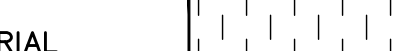
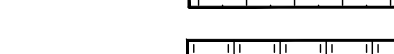
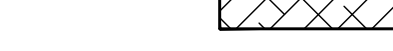
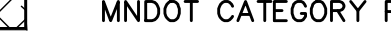
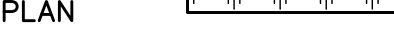
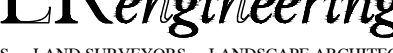
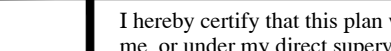
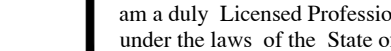
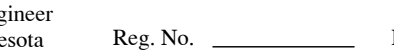
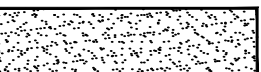
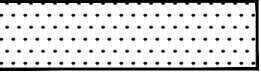
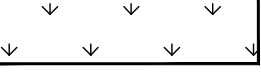
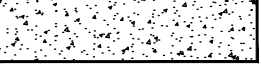
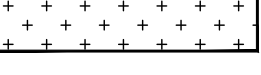
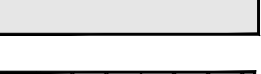
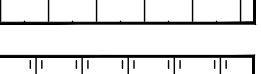
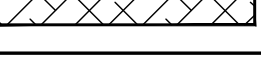
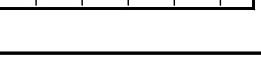
Know what's below.
Call before you dig.

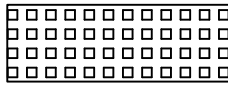
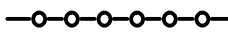
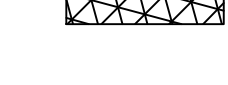
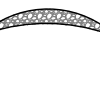
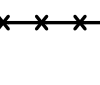
BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOMAN WAY
ELEV=863.90

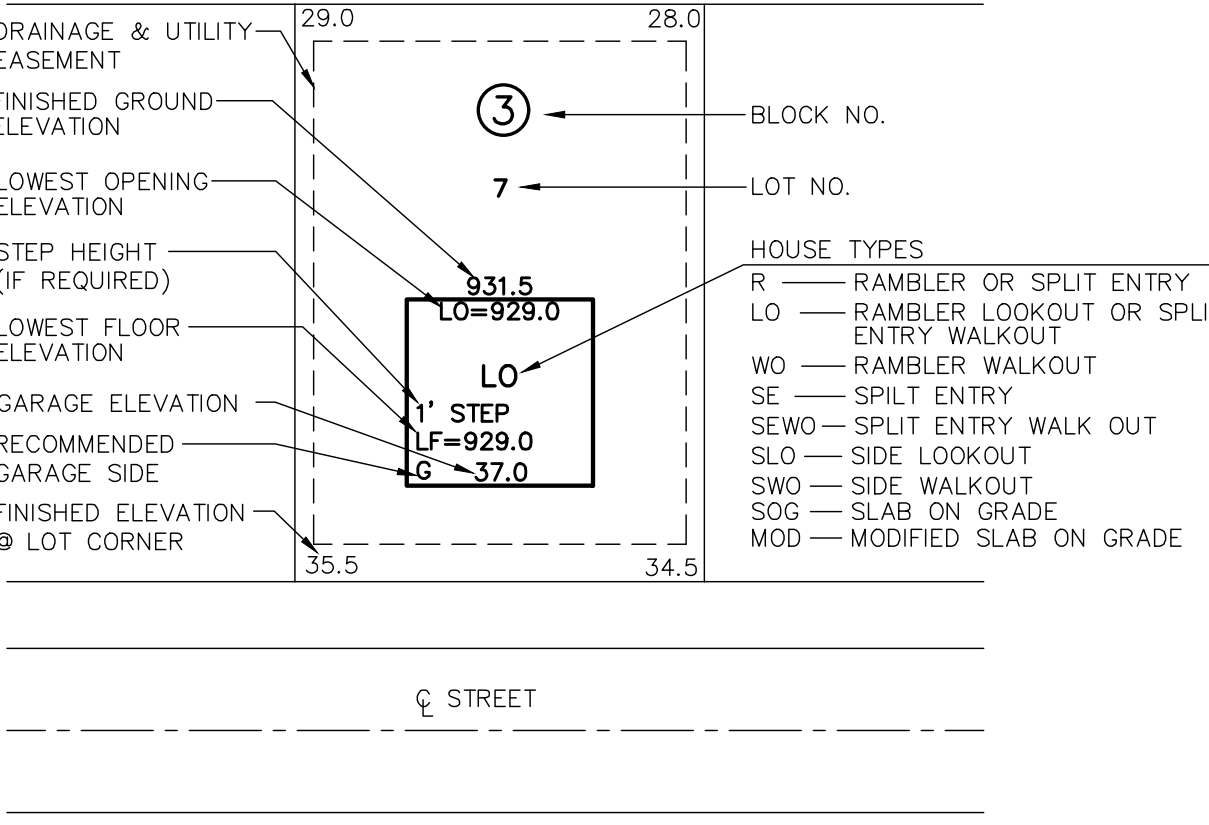
00-ENG-120212-SHEET-COV

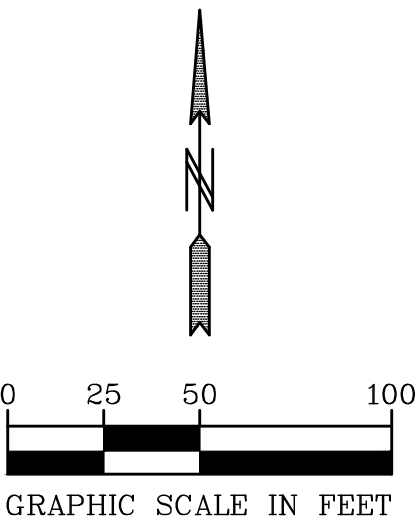
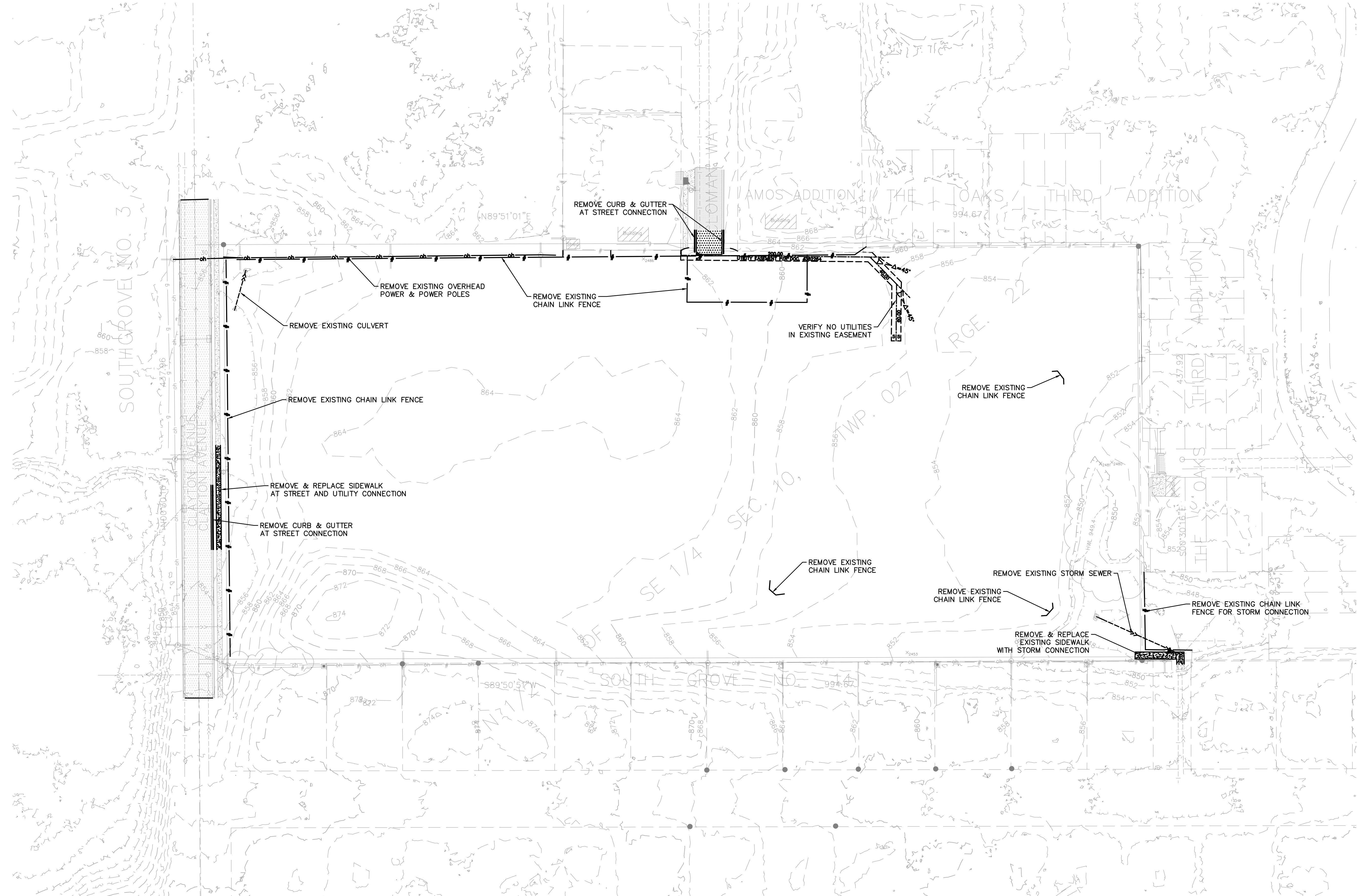
SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA

0.1 OF 21

LEGEND			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
			PERFORATED DRAINTILE
			SOLID DRAINTILE SERVICE
			CASING
			UNDERGROUND ELECTRIC LINE
			UNDERGROUND FIBER OPTIC LINE
			UNDERGROUND GAS PIPELINE
			UNDERGROUND PETROLEUM PIPELINE
			UNDERGROUND TELEPHONE LINES
			UNDERGROUND TELEVISION LINE
			OVERHEAD UTILITY LINES
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
			2' CONTOUR LINE
			10' CONTOUR LINE
			BASIN OUTLET LINE
			BASIN HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
			FENCE (BARBED WIRE)
			FENCE (CHAIN LINK)
			FENCE (WOOD)
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS
HATCH PATTERNS			
	GRAVEL SURFACE		WETLAND
	BITUMINOUS SURFACE		WETLAND UPLAND BUFFER
	CONCRETE SURFACE		WETLAND MITIGATION
	RIP RAP		PERMANENT TURF RESTORATION
	SELECT BACKFILL MATERIAL		PERMANENT WET BASIN SEEDING
	EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN		UPLAND/NATURAL AREA SEEDING

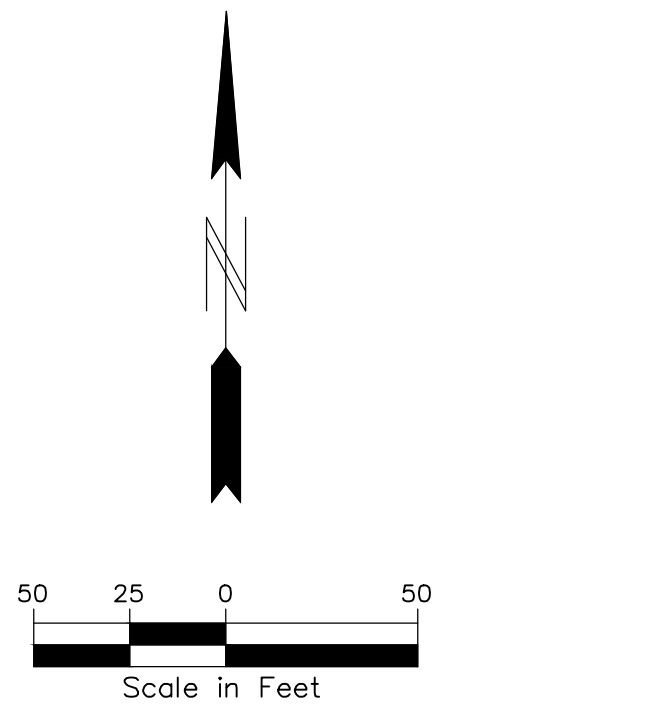
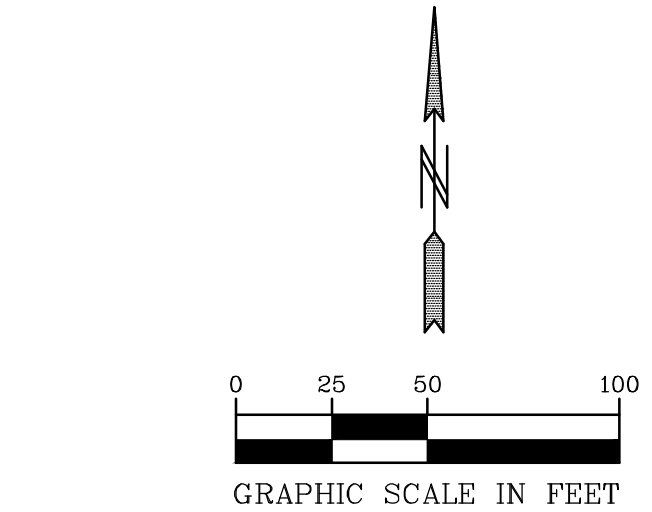
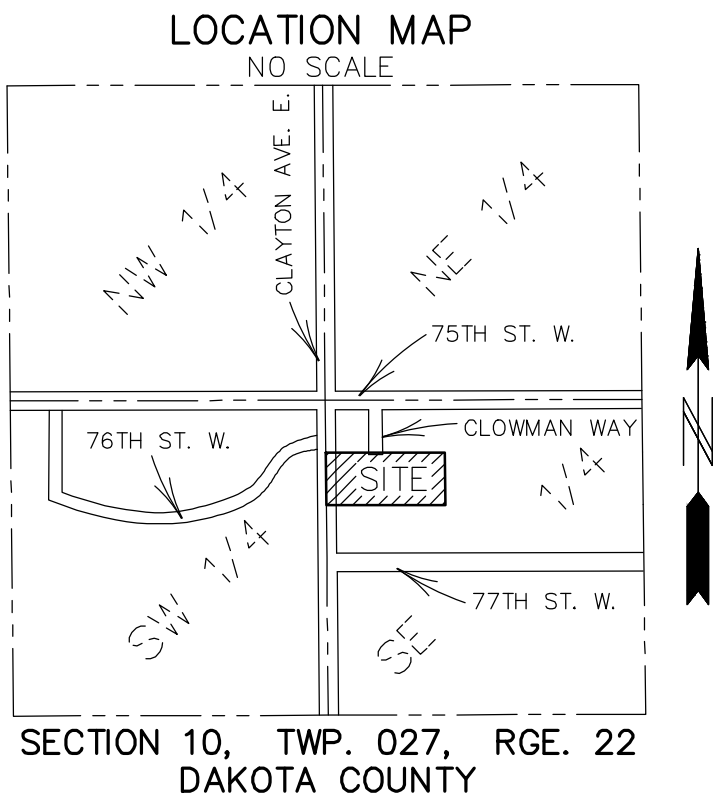
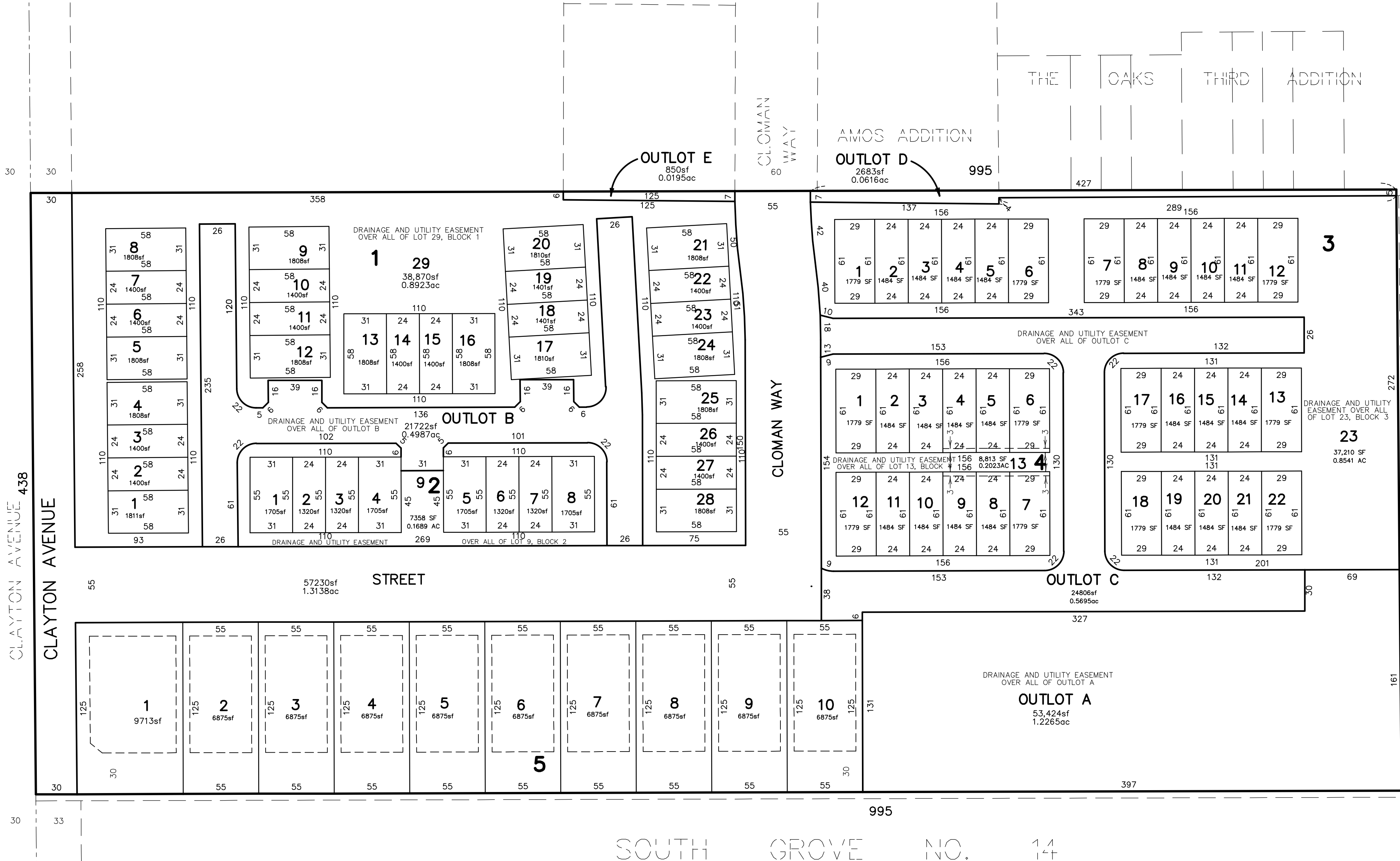
TOPOGRAPHIC SYMBOLS	
	CATCH BASIN
	CATCH BASIN BEEHIVE
	FLARED END SECTION
	GATE VALVE
	HYDRANT
	WATER SERVICE
	WATER WELL
	MONITORING WELL
	CLEANOUT
	HAND HOLE
	MANHOLE OTHER THAN SANITARY OR STORM
	SANITARY OR STORM MANHOLE
	LAWN SPRINKLER VALVE
	LAWN SPRINKLER HEAD
	UTILITY POLE
	TRANSFORMER BOX
	FIBER OPTIC BOX
	ELECTRIC BOX
	NATURAL GAS METER
	LIGHT POLE
	SEMAPHORE
	TELEPHONE BOX
	CABLE BOX
	CAST IRON MONUMENT
	FOUND IRON PIPE
	JUDICIAL LAND MARK
	PK NAIL
	CONTROL POINT
	SPIKE
	FLAG POLE
	TEST HOLE
	MAILBOX
	SIGN
	BOLLARD
	CONSERVATION POST
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB / BUSH
EROSION & SEDIMENT CONTROL	
	ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING
	PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
	SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
	EROSION CONTROL AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF CURB CONSTRUCTION.
	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
	STABILIZED EMERGENCY OVERFLOW (FLEXAMAT-SEE SHEET 23)
	MNDOT CAT 3 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION
	CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINS.
	CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
	CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
	STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	TREE FENCE

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
C	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
OMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EOF	EMERGENCY OVERFLOW
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LOOKOUT	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
R	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT
LOT INFORMATION	
(TYPICAL SECTION NOT TO SCALE)	
	



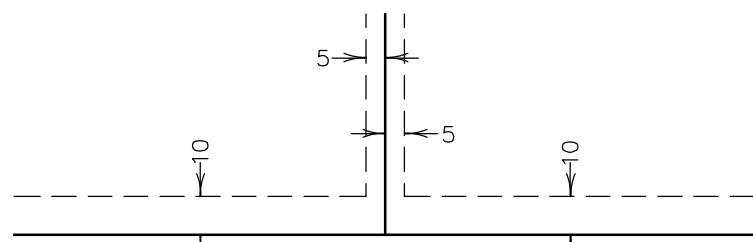
BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOMAN WAY
ELEV=863.90
00-ENG-120212-SHEET-DEMO

SOUTHGROVE NO. 15



TOTAL GROSS AREA	10.00	ACRES
TOTAL LOT AREA	6.31	ACRES
NUMBER OF LOTS	80	
NUMBER OF COMMON LOTS	4	
NUMBER OF OUTLOTS	5	
TOTAL OUTLOT AREA	2.38	ACRES
TOTAL RIGHT OF WAY AREA	1.31	ACRES
GROSS DENSITY	8.00	LOTS/ACRE
NET DENSITY (EXCLUDES OUTLOTS D, E & R/W)	9.40	LOTS/ACRE

DRAINAGE AND UTILITY EASEMENTS FOR BLOCK 5 ARE SHOWN THUS:



being 5 feet in width, and adjoining lot lines unless otherwise indicated, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise indicated on the plat.

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

The West ten (10) acres of the North one-half (N 1/2) of the South Two-Thirds (S 2/3) of the North one-half (N 1/2) of the Southeast one-quarter (SE 1/4), Section Ten (10), Township Twenty-seven (27), Range Twenty-two (22), Inver Grove Township, Dakota County, Minnesota.

BENCH MARK
TOP NUT HYDRANT ON WEST SIDE OF SOUTH END OF CLOWMAN WAY
ELEV=863.90
00-SURV-120212-BASE.DWG

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2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Name

Peter J. Hawkinson

Reg. No.

42299

Date XX-XX-XX

Revisions
1. 2-5-21 CITY PLANNING COMMENTS

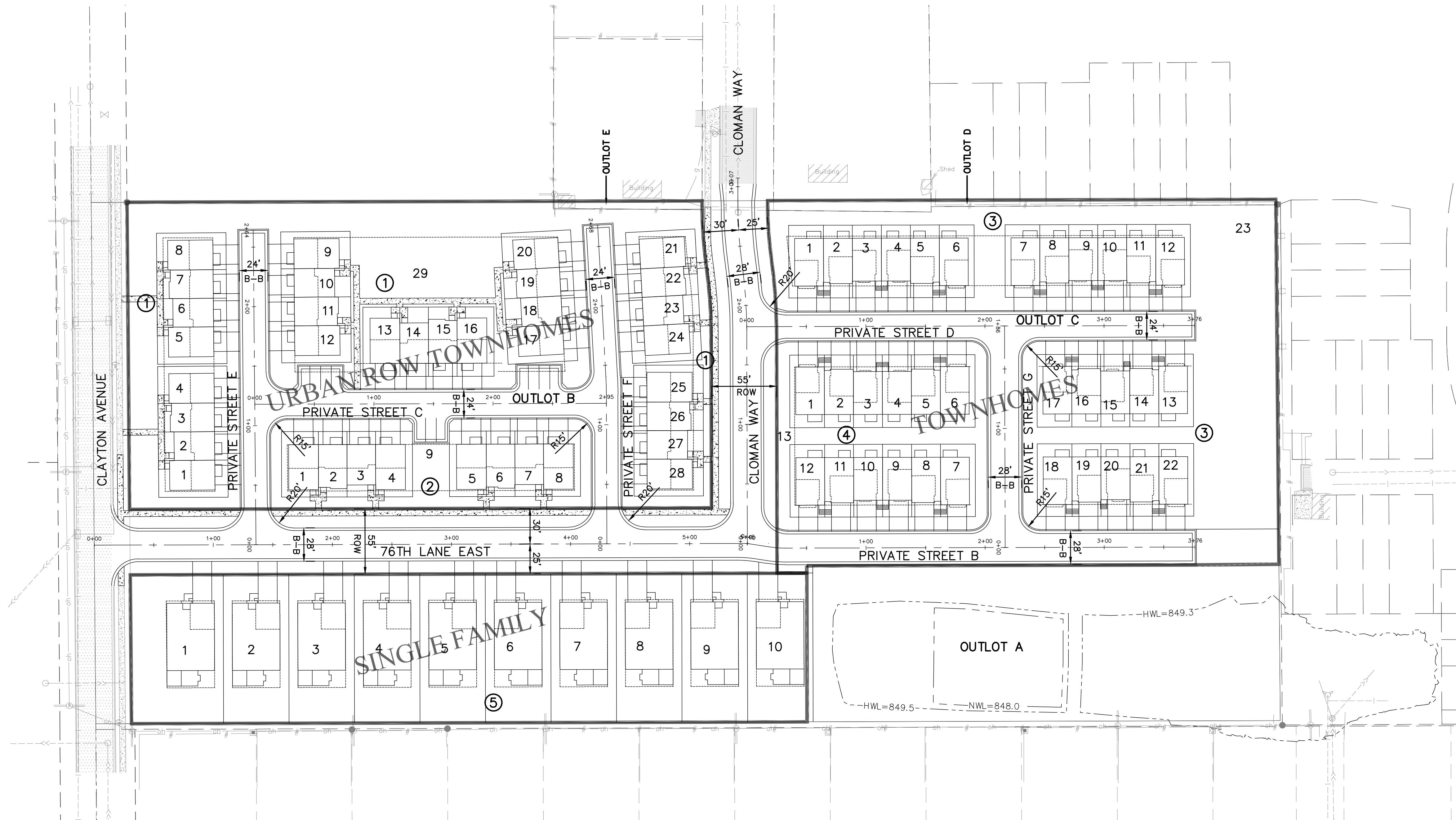
Date 1-15-2021
Designed NAP
Drawn MSN

PRELIMINARY PLAT

M/I HOMES
5354 PARKDALE DR. #100
ST. LOUIS PARK, MINNESOTA 55416

SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA

1.3 OF 21



PROPOSED ZONING REQUIREMENTS PUD:

PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

NEIGHBORHOOD COLLECTOR STREET ROW: 55'

SETBACKS ARE TO FOUNDATION

CLAYTON AVE SETBACK FRONT: 25'
CLAYTON AVE SETBACK REAR: 25'
PERIMETER SETBACK: 25'

SINGLE FAMILY:
LOT AREA: 6,875 SF
WIDTH: 55'
FRONT SETBACK: 22'
SIDE INTERIOR SETBACK: 7.5'
REAR SETBACK: 30'

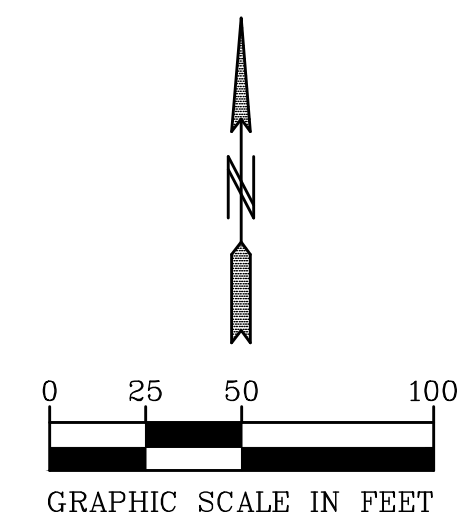
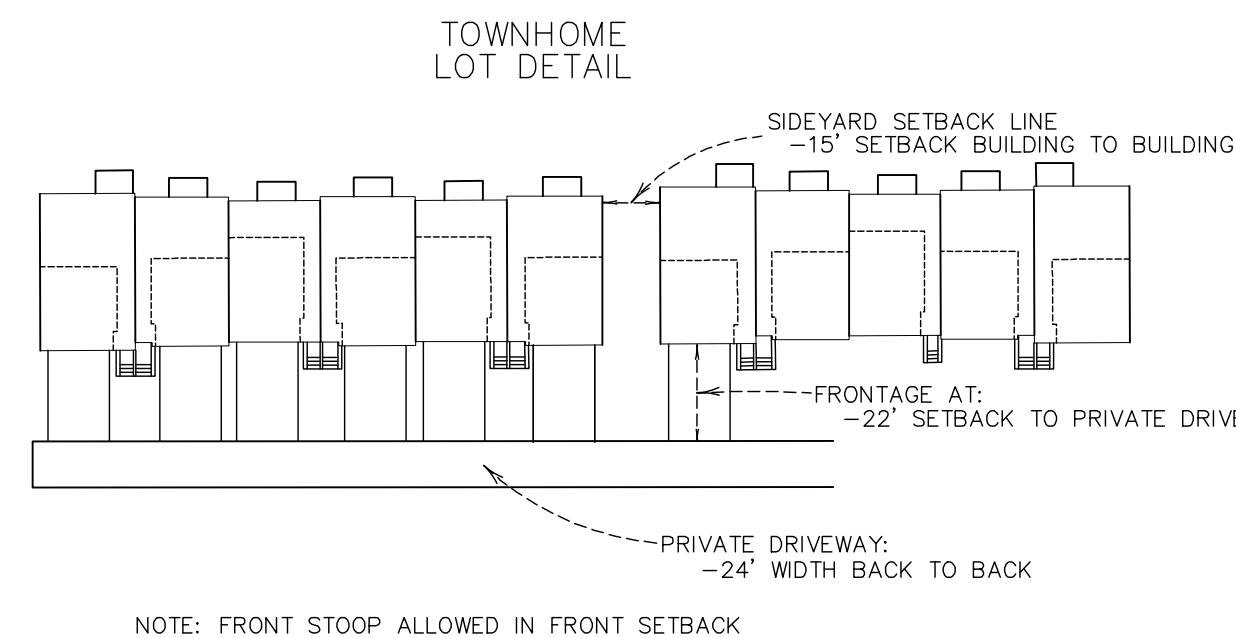
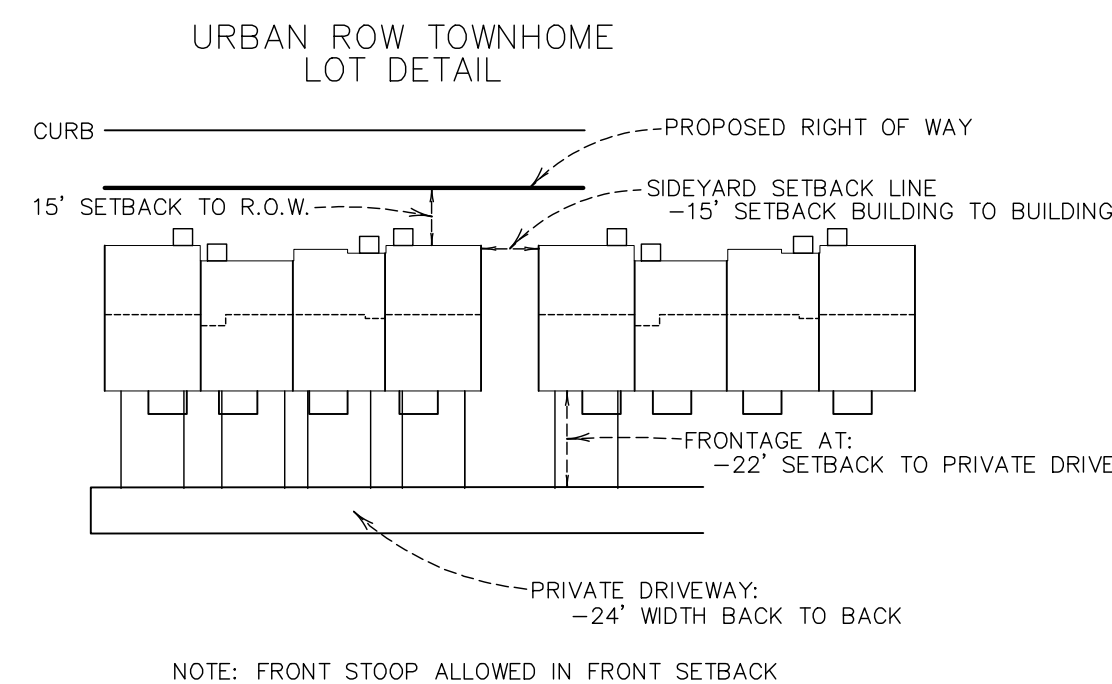
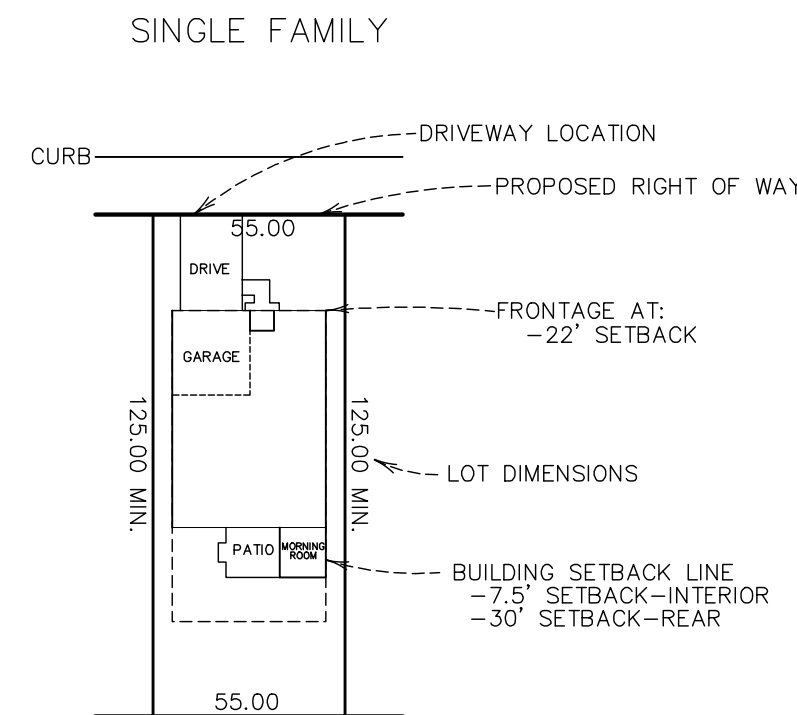
URBAN ROW TOWNHOMES:
FRONT SETBACK TO INTERNAL ROW: 15'
REAR SETBACK TO PRIVATE DRIVE: 22'
SETBACK BETWEEN BUILDINGS: 14' FOUNDATION TO FOUNDATION (12' ON SECOND STOREY)

SETBACK TO PARKING: 7.5'

TOWNHOMES:
FRONT SETBACK TO PRIVATE DRIVE: 22'
REAR SETBACK: 25'
SETBACK BETWEEN BUILDINGS: 15'

LOW FLOOR = HWL+2'
LOWEST OPENING = EOF+1'

SITE DATA:
GROSS AREA: 10.0 ACRES
TOTAL SINGLE FAMILY UNITS: 10
TOTAL URBAN ROW TOWNHOMES: 70
GROSS DENSITY: 8.0 UNITS/ACRE



BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOWAN WAY
ELEV=863.90

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me or under my direct supervision and that I
am a duly Licensed Professional Engineer
under the laws of the State of Minnesota

Name _____
Reg. No. _____ Date _____

Revisions
1.2-5-21 CITY PLANNING COMMENTS

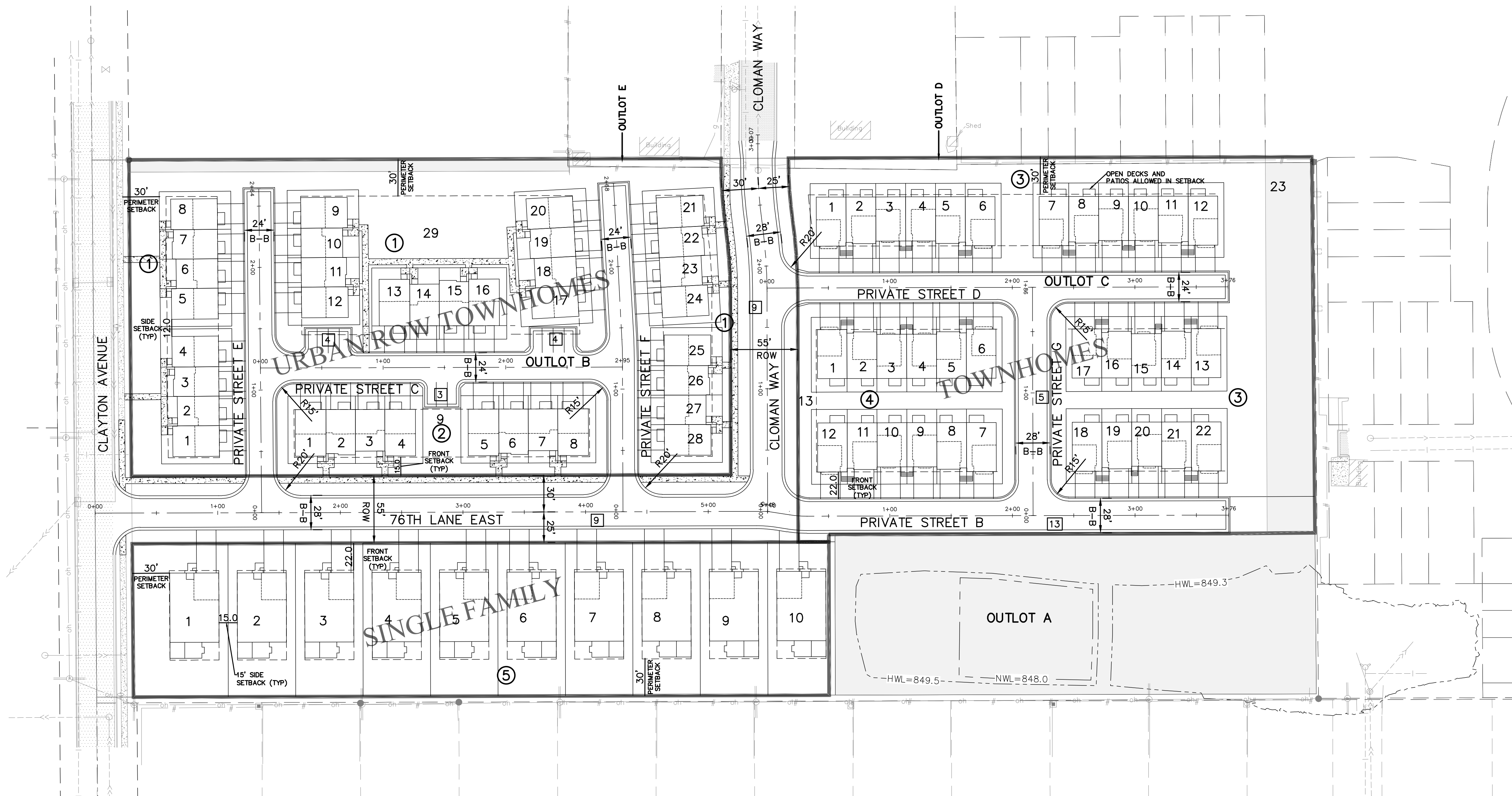
Date 1-15-2021
Designed NAP
Drawn MSN

PRELIMINARY SITE PLAN

M/I HOMES
5354 PARKDALE DR. #100
ST. LOUIS PARK, MINNESOTA 55416

SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA

2.1 OF 21



EXISTING ZONING: PUBLIC INSTITUTIONAL DISTRICT

PROPOSED ZONING REQUIREMENTS PUD:

PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

NEIGHBORHOOD COLLECTOR STREET ROW: 55'

SETBACKS ARE TO FOUNDATION

CLAYTON AVE SETBACK FRONT: 25'
CLAYTON AVE SETBACK REAR: 25'
PERIMETER SETBACK: 25'

SINGLE FAMILY:
LOT AREA: 6,875 SF
WIDTH: 55'
FRONT SETBACK: 22'
SIDE INTERIOR SETBACK: 7.5'
REAR SETBACK: 30'

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LOWEST OPENING = EOF+1'

SITE DATA:

GROSS AREA: 10.0 ACRES
TOTAL SINGLE FAMILY UNITS: 10
TOTAL URBAN ROW TOWNHOMES: 70

XX PARKING STALLS

PARKING SUMMARY:
STALLS: 11
PRIVATE STREET: 18
PUBLIC STREET: 18

15% OPEN SPACE REQUIRED
10 ACRES * 15% = 1.5 ACRES REQUIRED
1.5 ACRES OPEN SPACE PROVIDED (SHADED)

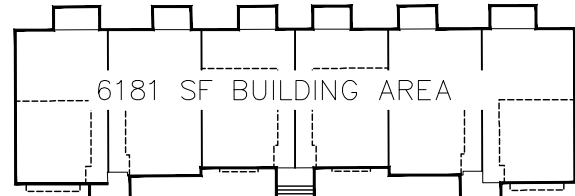
SINGLE FAMILY



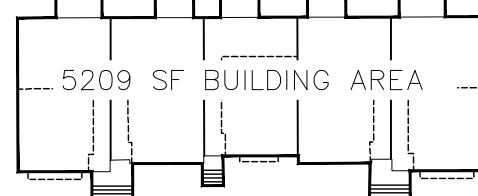
URBAN TOWNHOMES



6 UNIT ROW TOWNHOMES



5 UNIT ROW TOWNHOMES



BUILDING COVERAGE CALCULATION

10 SINGLE FAMILY LOTS @ 2608 = 26,800 SF
9 4 UNIT URBAN TOWNHOMES @ 3920 = 35,280 SF
2 5 UNIT ROW TOWNHOMES @ 5209 = 10,418 SF
4 6 UNIT ROW TOWNHOMES @ 6181 = 24,724 SF
TOTAL = 96,772 SF = 2.22 ACRES

NET AREA = GROSS AREA- PAVED STREET AREA-POND NWL AREA
10 ACRES - 1.55 ACRES - 0.19 ACRES = 8.25 ACRES

BUILDING COVERAGE =2.22/8.25 = 26.93%

IMPERVIOUS COVERAGE CALCULATION

BUILDING IMPERVIOUS = 96,772 SF
DRIVEWAY IMPERVIOUS = 30,271 SF
SIDEWALK = 7,810 SF
STREET = 67,518 SF
TOTAL = 2020,371 SF = 4.65 ACRES

IMPERVIOUS COVERAGE = 4.65 ACRES /10 ACRES = 46.50%

SINGLE FAMILY

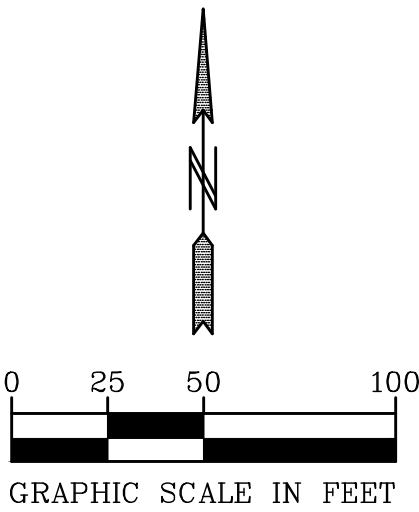
	R-1C ZONING STANDARDS	PROPOSED PUD STANDARDS	ZONING VARIANCE
LOT AREA INTERIOR LOT	12,000 SF	6,875 SF	5,125 SF
LOT AREA CORNER LOT	12,500 SF	9,000 SF	3,500 SF
FRONT SETBACK	30 FEET	22 FEET	8 FEET
SIDE SETBACK	10 FEET	7.5 FEET	2.5 FEET
REAR SETBACK	30 FEET	30 FEET	0 FEET
HEIGHT (MAXIMUM)	35 FEET	35 FEET	0 FEET
NEIGHBORHOOD COLLECTOR STREET ROW	60 TO 80 FEET	55 FEET	5 FEET
0-9,000 SF LOT SIZE MAXIMUM IMPERVIOUS	40%	45%	5%

URBAN ROW TOWNHOMES

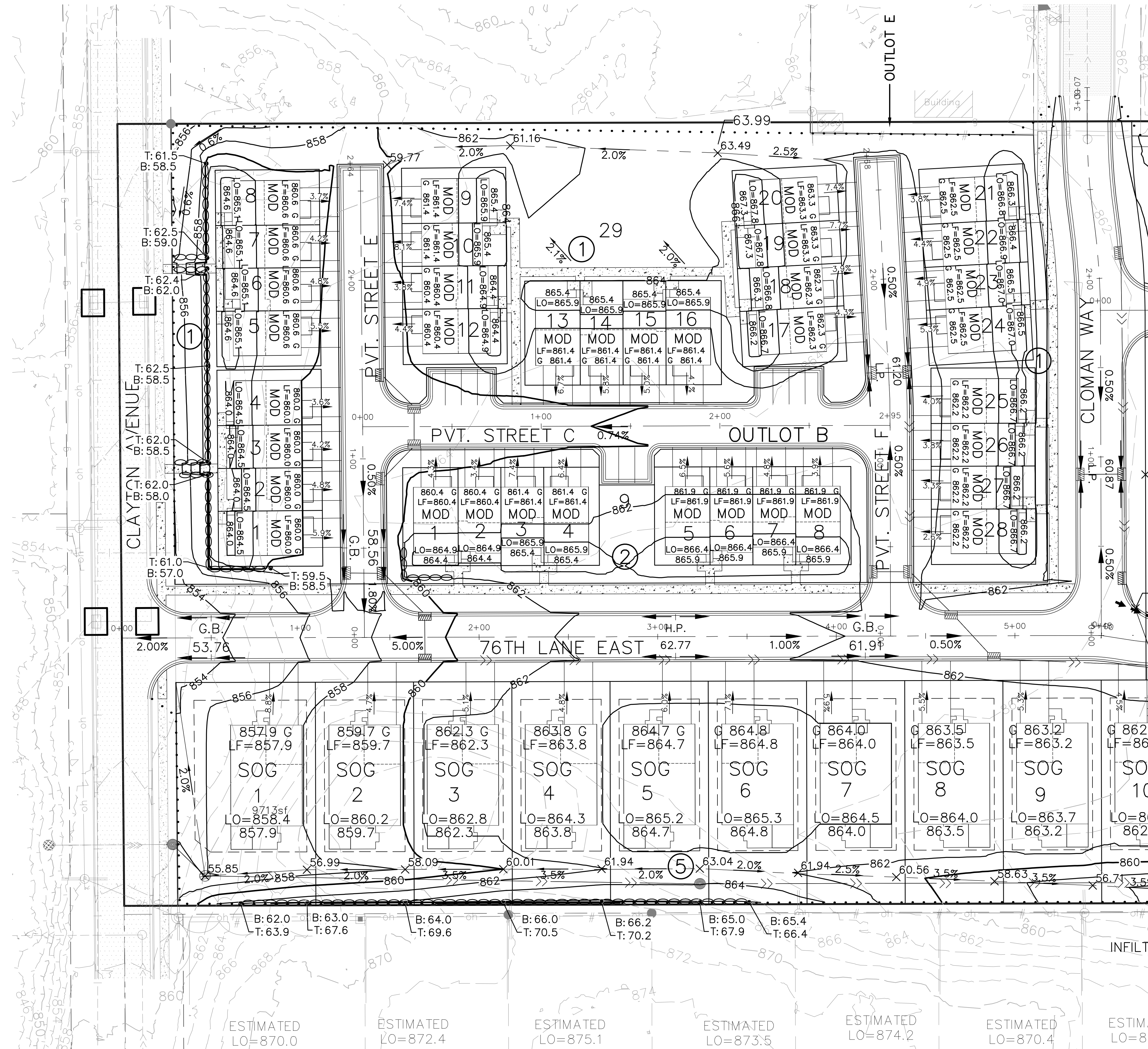
	R-3B ZONING STANDARDS	PROPOSED PUD STANDARDS	ZONING VARIANCE
LOT AREA	3,630 SF	1,320 SF	2,310 SF
FRONT SETBACK	30 FEET	15 FEET	15 FEET
SIDE SETBACK	20 FEET	12' BUILDING-BUILDING	8 FEET
REAR SETBACK	30 FEET	22 FEET	8 FEET
HEIGHT (MAXIMUM)	35 FEET	35 FEET	0 FEET

TOWNHOMES

	R-3B ZONING STANDARDS	PROPOSED PUD STANDARDS	ZONING VARIANCE
LOT AREA	3,630 SF	1,529 SF	2,101 SF
FRONT SETBACK	30 FEET	22 FEET	8 FEET
SIDE SETBACK	20 FEET	7.5 FEET	12.5 FEET
REAR SETBACK	30 FEET	25 FEET	5 FEET
HEIGHT (MAXIMUM)	35 FEET	35 FEET	0 FEET



BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOMAN WAY
ELEV=863.90



SEE SHEET 3.2

EXISTING ZONING: PUBLIC INSTITUTIONAL DISTRICT

PROPOSED ZONING REQUIREMENTS PUD:

PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

NEIGHBORHOOD COLLECTOR STREET ROW: 55'

SETBACKS ARE TO FOUNDATION

CLAYTON AVE SETBACK FRONT: 25'
CLAYTON AVE SETBACK REAR: 25'
PERIMETER SETBACK: 25'

SINGLE FAMILY:
LOT AREA: 6,875 SF
WIDTH: 55'
FRONT SETBACK: 22'
SIDE INTERIOR SETBACK: 7.5'
REAR SETBACK: 30'

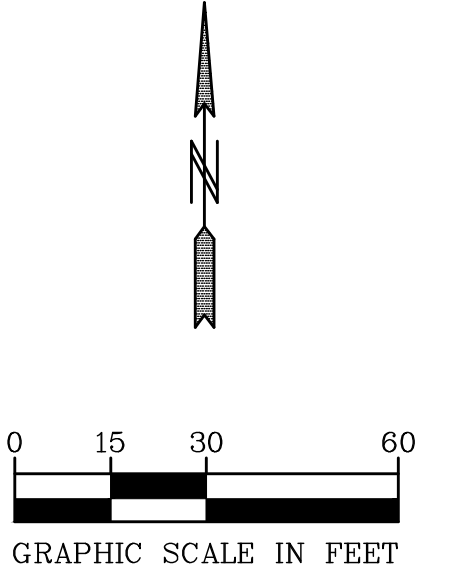
URBAN ROW TOWNHOMES:
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SETBACK BETWEEN BUILDINGS: 14' FOUNDATION TO FOUNDATION (12' ON SECOND STOREY)
SETBACK TO PARKING: 7.5'

TOWNHOMES:
FRONT SETBACK TO PRIVATE DRIVE: 22'
REAR SETBACK: 25'
SETBACK BETWEEN BUILDINGS: 15'

LOW FLOOR = HWL+2'
LOWEST OPENING = EOF+1'

SITE DATA:

GROSS AREA: 10.0 ACRES
TOTAL SINGLE FAMILY UNITS: 10
TOTAL URBAN ROW TOWNHOMES: 70
GROSS DENSITY: 8.0 UNITS/ACRE



BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOMAN WAY
ELEV=863.90
00-ENG-120212-SHEET-GRAD

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Name _____
Reg. No. _____
Date _____

Revisions
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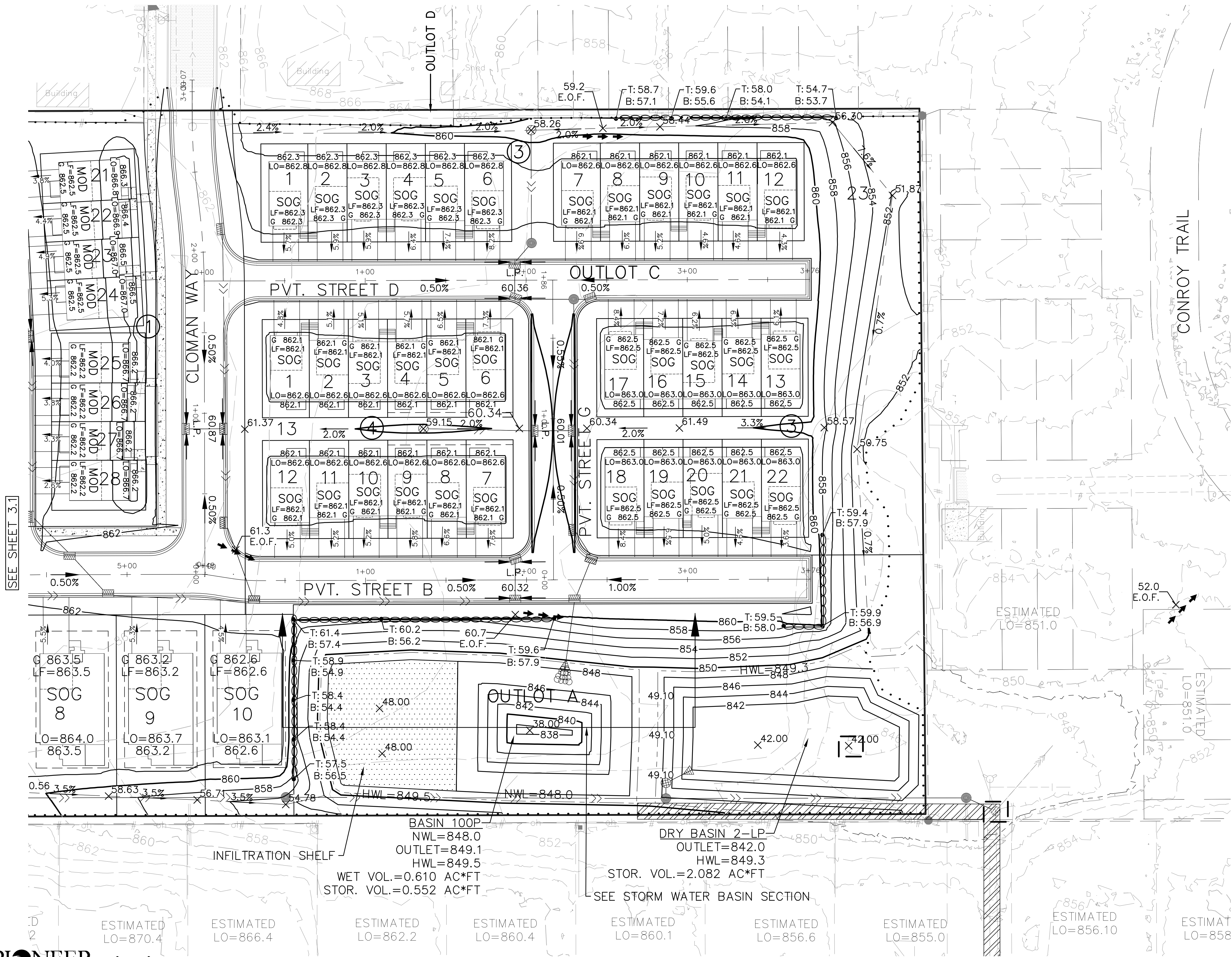
Date 1-15-2021
Designed NAP
Drawn MSN

PRELIMINARY GRADING PLAN

M/I HOMES
5354 PARKDALE DR. #100
ST. LOUIS PARK, MINNESOTA 55416

SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA

3.1 OF 21



EXISTING ZONING: PUBLIC INSTITUTIONAL DISTRICT

PROPOSED ZONING REQUIREMENTS PUD:

PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

NEIGHBORHOOD COLLECTOR STREET ROW: 55'

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PERIMETER SETBACK: 25'

SINGLE FAMILY:

LOT AREA: 6,875 SF

WIDTH: 55'

FRONT SETBACK: 22'

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REAR SETBACK: 30'

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TOWNHOMES:

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REAR SETBACK: 25'

SETBACK BETWEEN BUILDINGS: 15'

LOW FLOOR = HWL+2'

LOWEST OPENING = EOF+1'

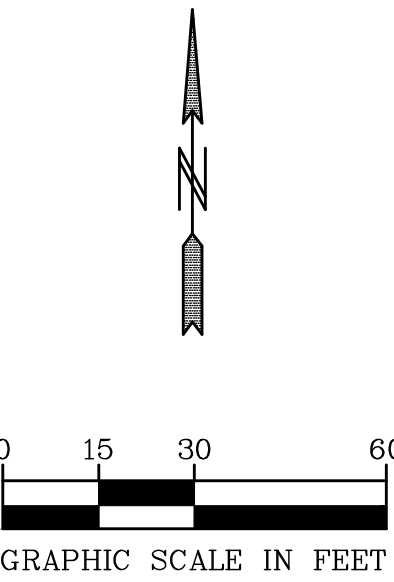
SITE DATA:

GROSS AREA: 10.0 ACRES

TOTAL SINGLE FAMILY UNITS: 10

TOTAL URBAN ROW TOWNHOMES: 70

GROSS DENSITY: 8.0 UNITS/ACRE



BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOMAN WAY
ELEV=863.90

00-ENG-120212-SHEET-GRAD

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Revisions
1. 2.5-21 CITY PLANNING COMMENTS

Date 1-15-2021
Designed NAP
Drawn MSN

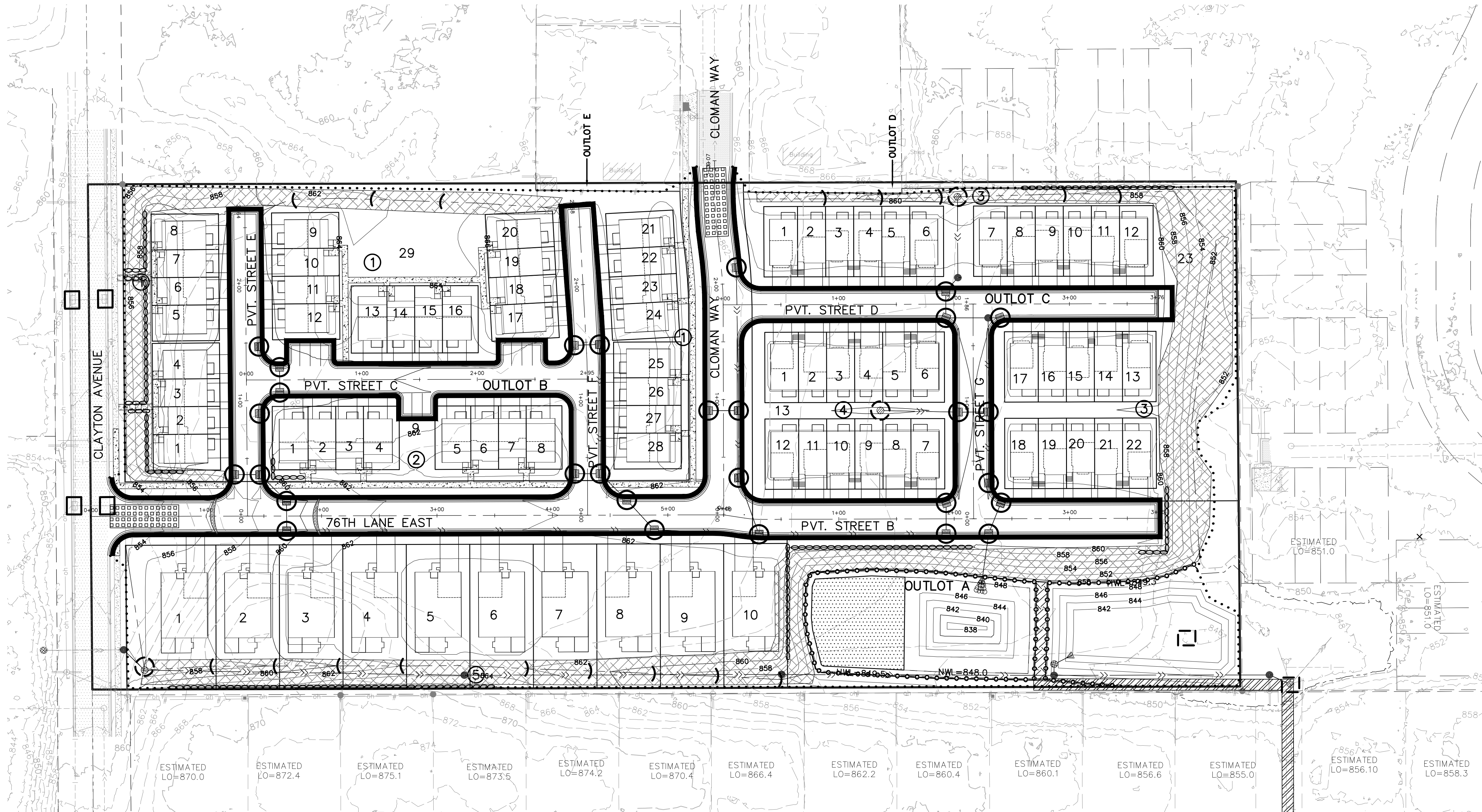
PRELIMINARY GRADING PLAN

M/I HOMES
5354 PARKDALE DR. #100
ST. LOUIS PARK, MINNESOTA 55416

SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA

3.2 OF 21

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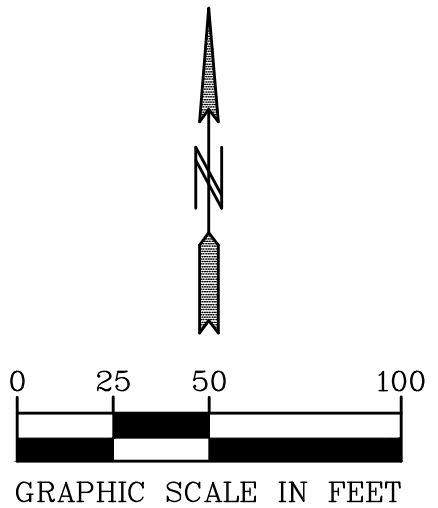


- TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:
- MAY 1 – AUGUST 1: MINNESOTA STATE SEED MIXTURE 22-111 (OATS COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
 - AUGUST 1 – OCTOBER 1: MINNESOTA STATE SEED MIXTURE 22-111 (WINTER WHEAT COVER CROP) @ 100.0 LBS. PER ACRE OR APPROVED EQUAL.
 - MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
 - MNDOT 3881, TYPE 1 COMMERCIAL FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE
- PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 25-141 (MESIC GENERAL ROADSIDE) AT 59 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 1 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
 - MNDOT 3881, TYPE 3 SLOW-RELEASE FERTILIZER, 22-5-10, MINIMUM 70% WATER-INSOLUBLE NITROGEN @ 350 LBS PER ACRE.
- PERMANENT BASIN SEEDING SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3876 CONSISTING OF:
- WET BASIN BENCH/(IN)FILTRATION BASIN: MINNESOTA STATE SEED MIXTURE 33-261 (STORMWATER SOUTH AND WEST) AT 35 POUNDS PER ACRE.
 - ABOVE BASIN BENCH TO HIGH WATER LEVEL: MINNESOTA STATE SEED MIXTURE 35-241 (MESIC PRAIRIE GENERAL) AT 36.5 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL.
 - MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 @ 120 LBS PER ACRE OR 17-10-7 @ 150 LBS PER ACRE
- UPLAND/NATURAL AREA SEEDING SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876; CONSISTING OF:
- MINNESOTA STATE SEED MIXTURE 35-621 (GRY PRAIRIE SOUTHEAST) AT 11.0 POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT 3882, TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL.
 - MNDOT 3881, TYPE 4 NATURAL-BASED FERTILIZER, 18-1-8 @ 120 LBS PER ACRE OR 17-10-7 @ 150 LBS PER ACRE

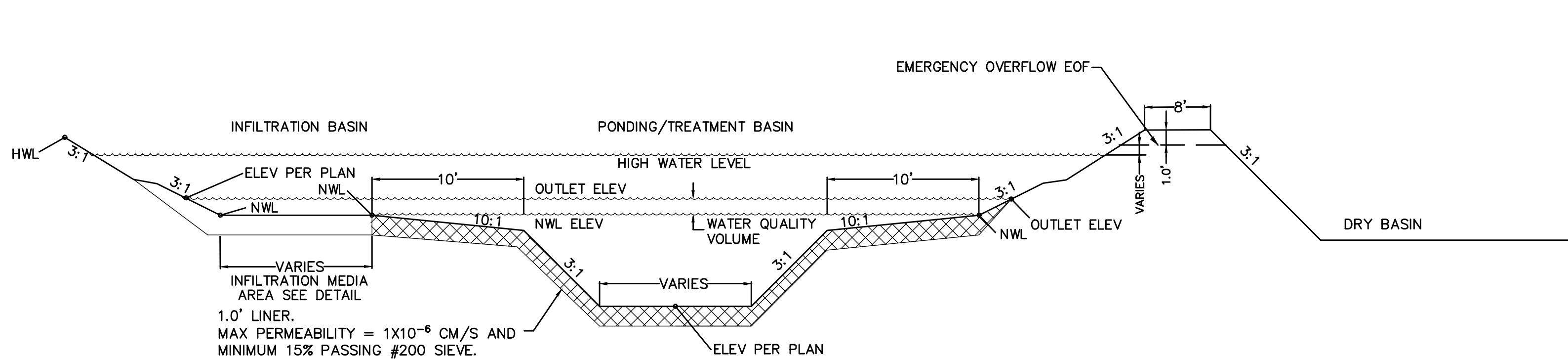
LEGEND			
	ROCK CONSTRUCTION ENTRANCE INSTALL BEFORE START OF GRADING		CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINS.
	PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING		CATCH BASIN INLET PROTECTION TO BE INSTALLED BEFORE GRADING BEGINS.
	SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.		CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
	EROSION CONTROL AT BACK OF CURB. TO BE INSTALLED AFTER COMPLETION OF CURB CONSTRUCTION.		CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER, INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.		STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	MNDOT CAT 20 EROSION CONTROL BLANKET. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION		ROCK DITCH CHECK. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
	STABILIZED EMERGENCY OVERFLOW SEE DETAIL		BASIN ACCESS 8% SLOPE MAX.
	RETAINING WALL		INFILTRATION AREA (SEE DETAIL)

- EROSION CONTROL NOTES:**
- ENERGY DISSIPATION AT PIPE OUTLETS INSTALLED WITHIN 24 HOURS OF BEING PUT ONLINE.
 - OFFSITE INLET PROTECTION TO BE INSTALLED PRIOR TO BEGINNING CONSTRUCTION.
 - ONSITE STORM DRAIN INLET PROTECTION MUST BE INSTALLED WHEN BROUGHT ONLINE.
 - TEMPORARY STOCKPILES MUST HAVE SEDIMENT CONTROL.
 - ROCK CONSTRUCTION ENTRANCE MUST BE INSTALLED AS A TRACKING BMP.
 - SILT FENCE INSTALLED CROSSING CONTOURS MUST HAVE "J" HOOKS ADDED.
 - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEETING REQUIREMENTS OF THE MPCA'S NPDES GENERAL PERMIT IS REQUIRED IN THE PLAN OR AS A SEPARATE DOCUMENT.
 - TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED FOR AREAS THAT RECEIVE 10 ACRES OF DRAINAGE. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED IN THE LOCATION OF PERMANENT BASINS. INFILTRATION/FILTRATION BASIN AREAS MAY NOT FUNCTION AS TEMPORARY BASINS. "CONSTRUCT TEMPORARY SEDIMENTATION PONDS AND NECESSARY GRADING TO DIRECT SITE RUNOFF TO THE TEMPORARY PONDING AREA."
 - SITE INSPECTIONS BY A QUALIFIED INSPECTOR ARE REQUIRED WEEKLY OR FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER.

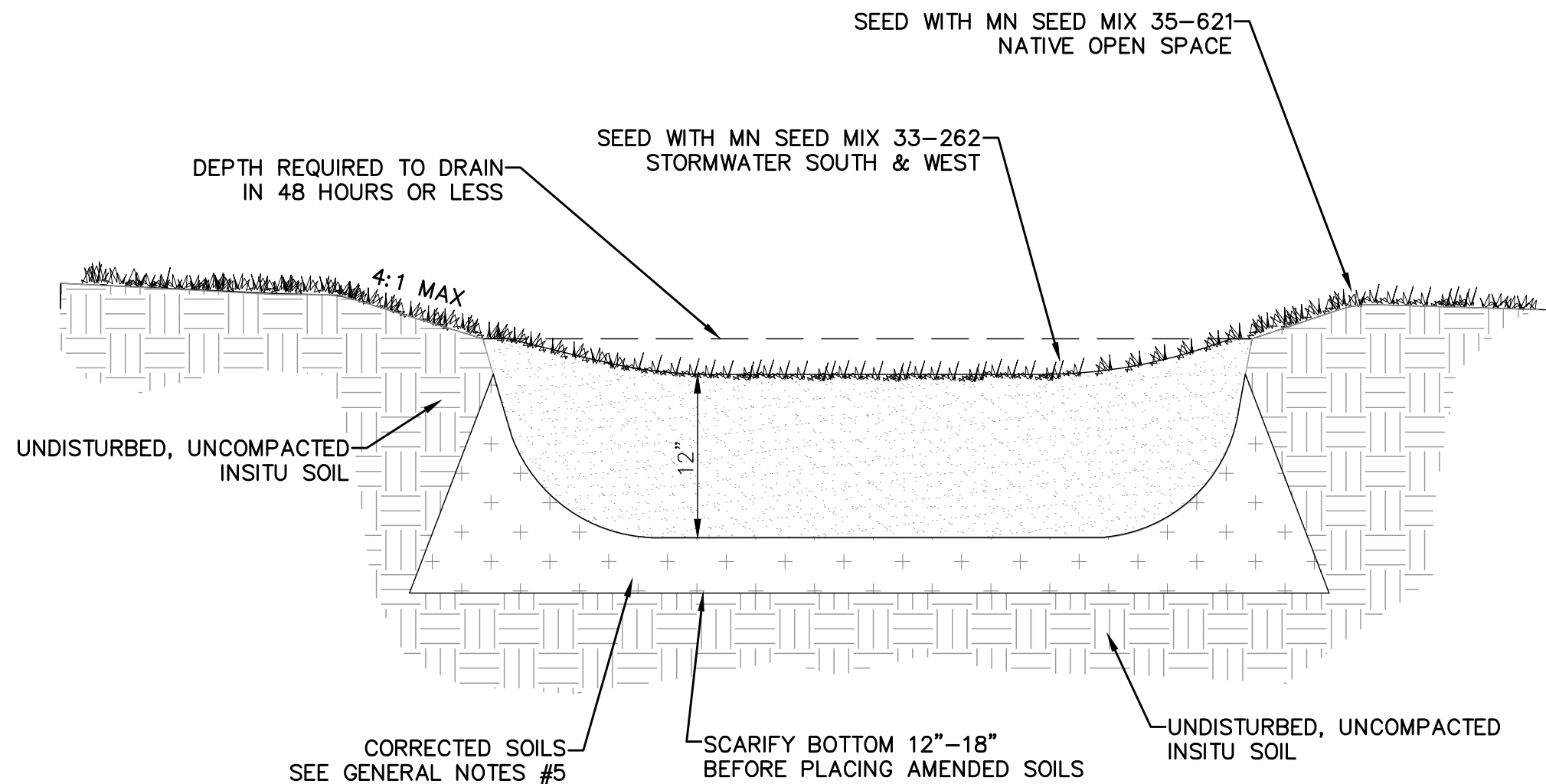
- STEEP SLOPES NOTE:**
- 3:1 SLOPES-PROVIDE MNDOT RAPID STABILIZATION (2575-3) METHOD 3 OR 4.
-HYDRAULIC MULCH, SEED & FERTILIZE
-CAT. 20 BLANKET, SEED & FERTILIZE



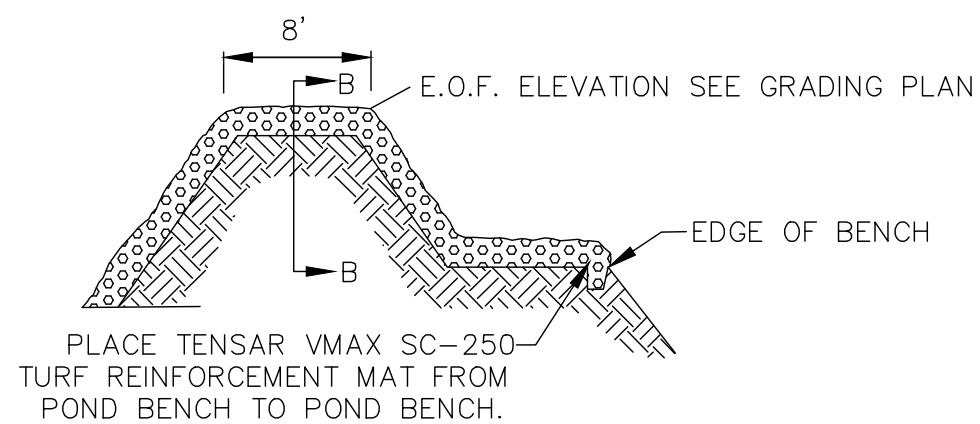
BENCH MARK
TOP NUT HYDRANT ON WEST SIDE OF SOUTH END OF CLOMAN WAY
ELEV=863.90



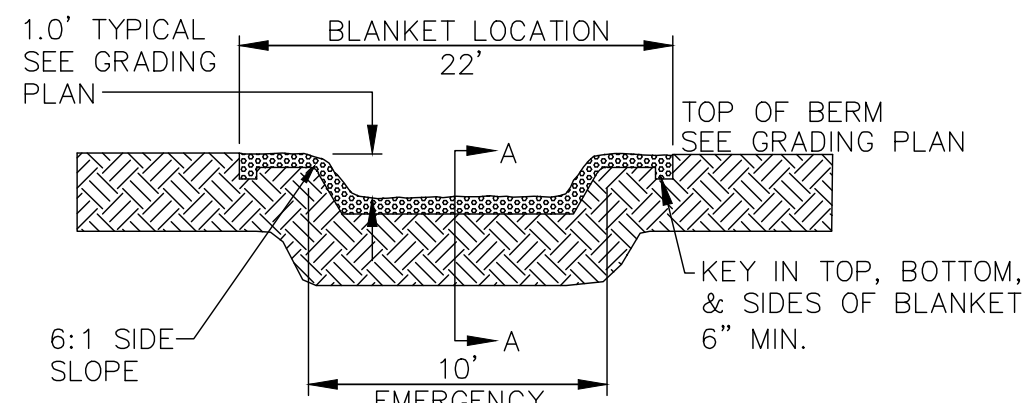
STORM WATER BASIN 100P SECTION
(TYPICAL SECTION NOT TO SCALE)



INFILTRATION BASIN 100P SHELF CROSS SECTION



STABILIZED EMERGENCY OVERFLOW DETAIL
SECTION A-A



STABILIZED EMERGENCY OVERFLOW DETAIL
SECTION B-B

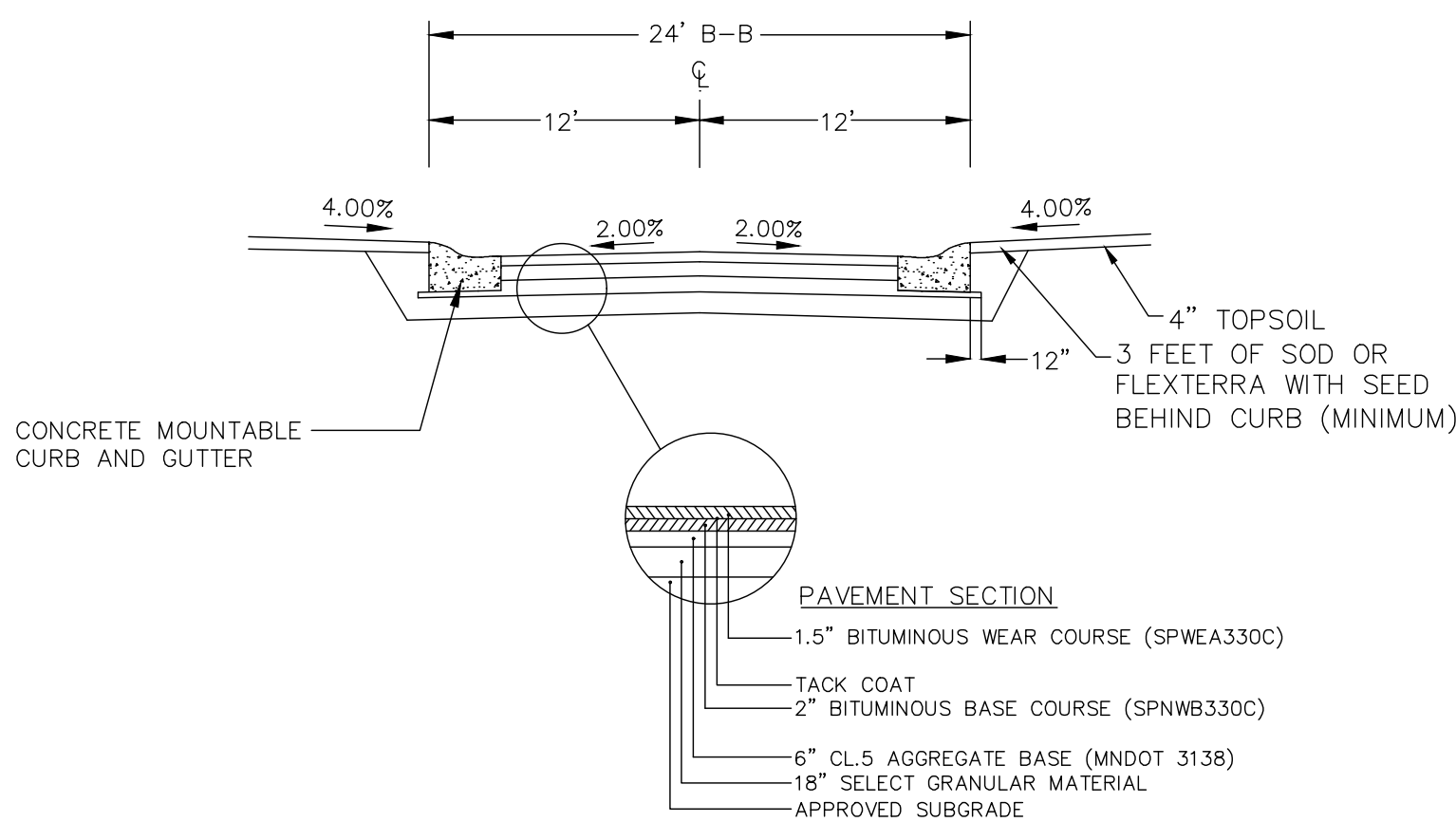
INFILTRATION BASIN CONSTRUCTION NOTES

CONSTRUCTION SEQUENCING

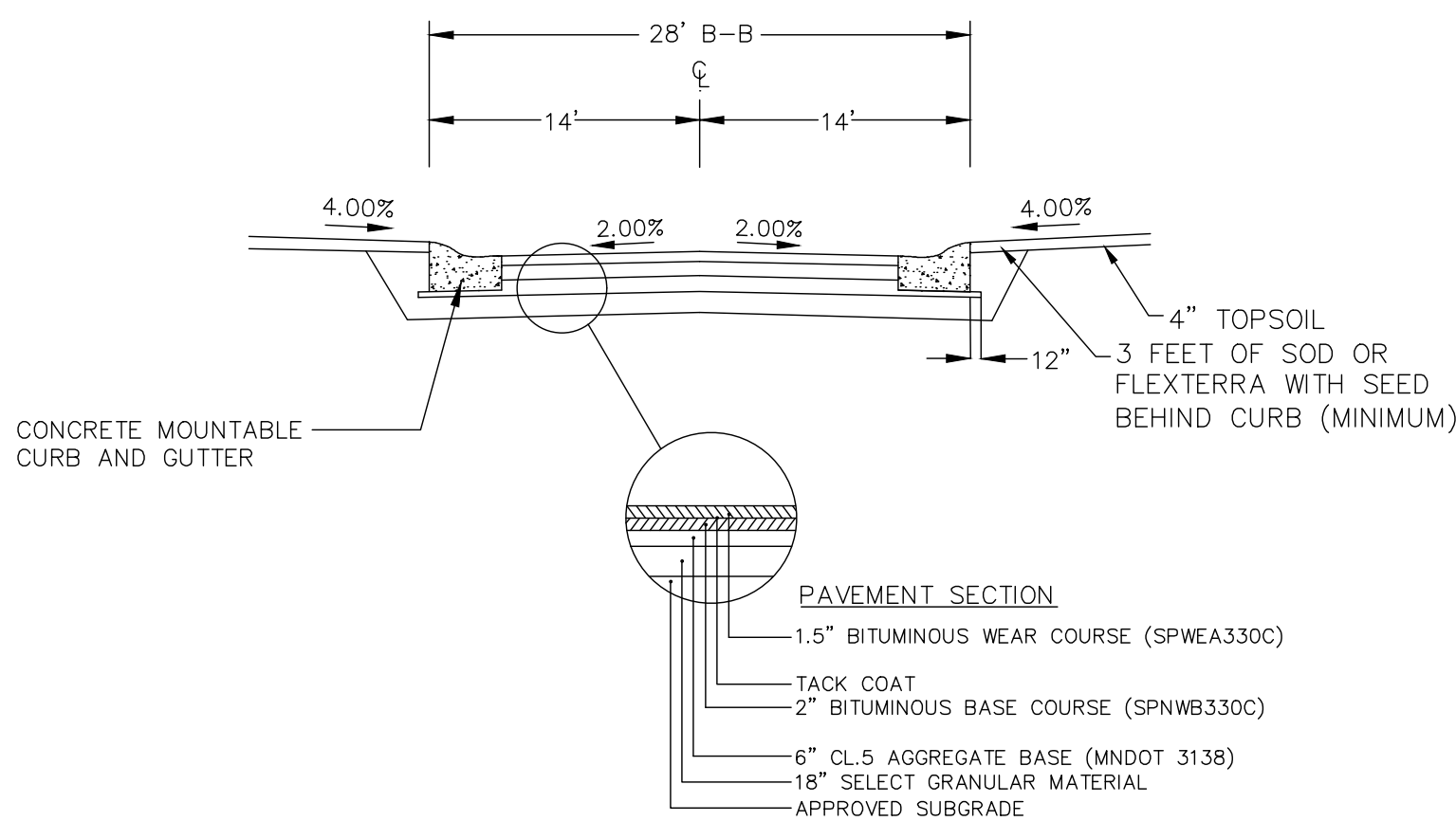
1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMPs MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF RETENTION DEVICE.
5. ROUGH GRADE THE SITE. DO NOT USE RETENTION AREA AS TEMPORARY SEDIMENT BASINS.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. SEED AND MULCH ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT RETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND MULCH RETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

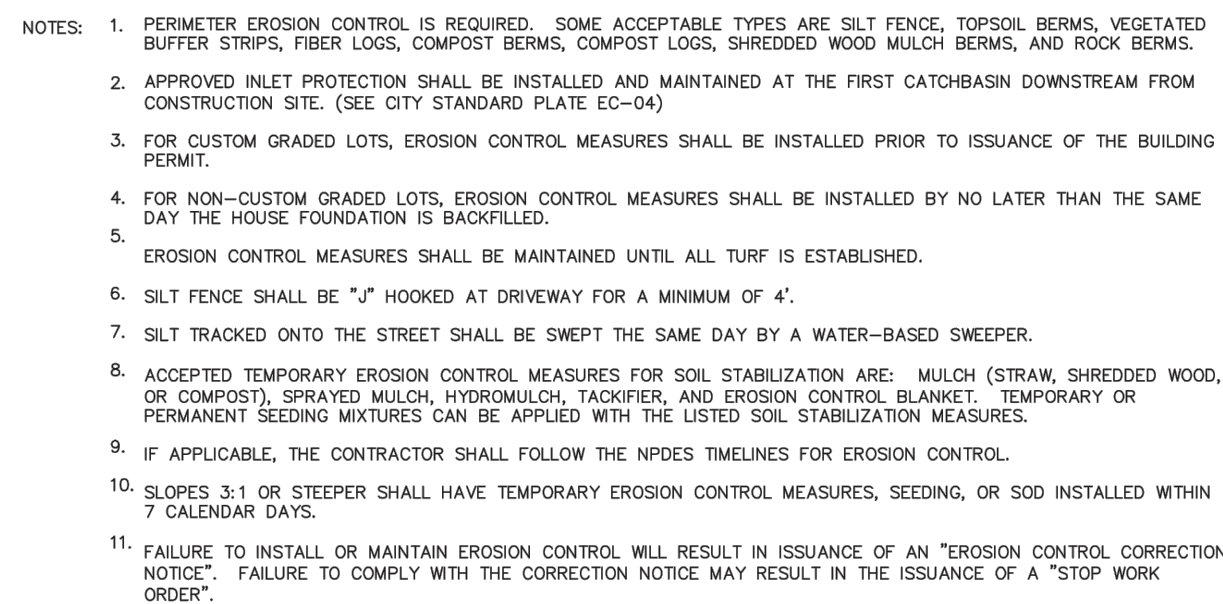
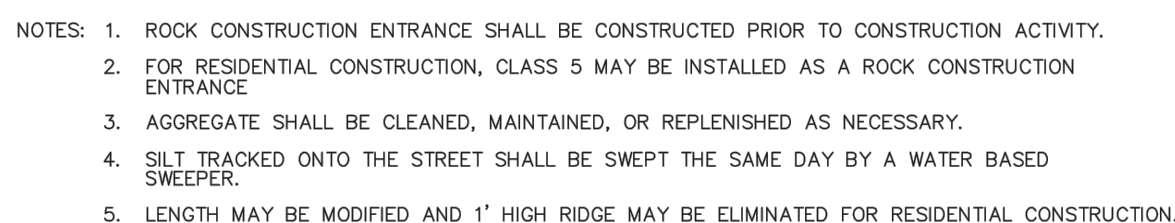
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF RETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
4. POST CONSTRUCTION TEST ON INFILTRATION BASIN SHALL BE REQUIRED. BASIN SHALL BE FILLED WITH WATER TO A MINIMUM DEPTH OF SIX INCHES (6") AND THE TIME TO DRAIN MUST BE DOCUMENTED. THE RICE CREEK AND COON CREEK WATERSHED DISTRICTS MUST BE NOTIFIED PRIOR TO TESTING TO OBSERVE THE RESULTS.
5. REMOVE ALL THE CONCRETE DEBRIS, CLAY AND SILT TO A DEPTH SUFFICIENT TO REACH SAND, POORLY GRADED SAND. PROVIDE 4 TEST PITS AT A DEPTH OF 5 FEET BELOW THE INFILTRATION ELEVATION (848.0) TO ENSURE SAND LAYER HAS BEEN REACHED.



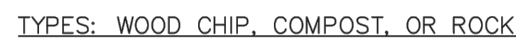
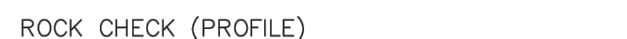
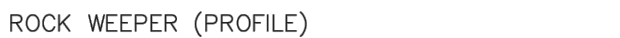
24' B-B PRIVATE STREET
(STREET C, STREET D, STREET E, STREET F)
TYPICAL SECTION (N.T.S.)



28' B-B PRIVATE STREET
(STREET B, STREET D)
TYPICAL SECTION (N.T.S.)

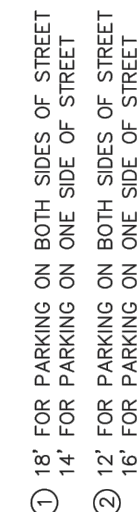
CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENTCITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENTCITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

CITY OF INVER GROVE HEIGHTS ENGINEERING DEPARTMENT	4/11	P E
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CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

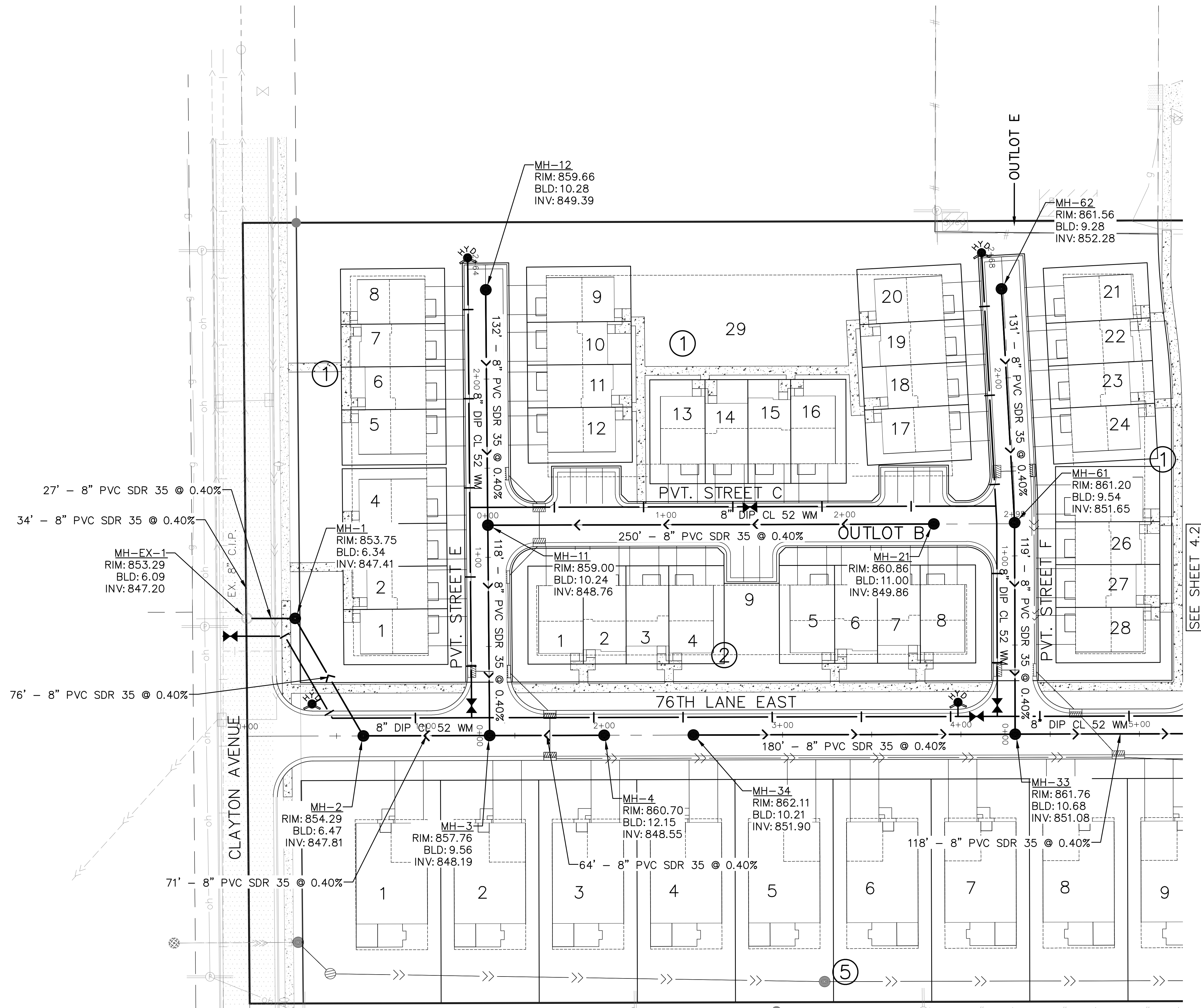
- THE ROCK WEEPER WILL FILTER SEDIMENT BETTER THAN OTHER DITCH CHECKS. THE ROCK WEEPER COULD BE USED AS A PERMANENT WATER FILTERING FEATURE.
- POINT 'A' SHALL BE A MINIMUM OF 6 INCHES HIGHER THAN POINT 'B' TO ENSURE WATER FLOWS OVER THE DITCH CHECK AND DOES NOT FLANK THE EDGES AND CAUSE EROSION
- DITCH CHECK SPACING SHALL BE DETERMINED FROM THE FOLLOWING FORMULA:

$$\text{APPROXIMATE SPACING OF DITCH CHECKS (FT)} = \frac{\text{DITCH CHECK HEIGHT (FT)}}{\% \text{ CHANNEL SLOPE}} \times 100$$

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT

1. ALL PAVES SHALL BE CURB AND GUTTER WITH 10" TRANSITIONS FROM EACH SIDE OF ROADWAYS.
2. FOR CATCHBASINS, TRANSITIONS SHALL BE STR-07.
3. BENTWAYS SHALL BE INSTALLED AT ALL CATCHBASINS AND AS DIRECTED BY THE ENGINEER.
4. ALL SIDEWALKS SHALL BE INSTALLED ON THE NORTH AND SOUTH SIDES OF ALL MAJOR COLLECTOR STREETS.
5. SIDEWALK SHALL BE INSTALLED ON THE NORTH AND EAST SIDE OF STREET.
6. SIDEWALK SHALL BE INSTALLED ON THE SOUTH AND WEST SIDE OF STREET.
7. STR-10 FOR TRAIL AND SIDEWALK SECTIONS, STR-07 FOR SIDEWALK SECTIONS.
8. SIDEWALK AND TRAIL TYPICALLY PLACED ON THE NORTH PROPERTY LINE.
9. SIDEWALK AND TRAIL TYPICALLY PLACED ON THE SOUTH PROPERTY LINE.
10. A STREET IS PLACED ON A 50' RIGHT OF WAY A SIDEWALK EASMENT WILL BE REQUIRED TO MAINTAIN 10' ON EACH SIDE OF THE STREET.
11. AN EASEMENT (MAINTENANCE) SHALL BE APPLIED TO THE FACE OF THE GUTTER PAVEN TO PLACING WEAR COURSE.

CITY OF INVER GROVE HEIGHTS
ENGINEERING DEPARTMENT



EXISTING ZONING: PUBLIC INSTITUTIONAL DISTRICT

PROPOSED ZONING REQUIREMENTS PUD:

PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

NEIGHBORHOOD COLLECTOR STREET ROW: 55'

SETBACKS ARE TO FOUNDATION

CLAYTON AVE SETBACK FRONT: 25'
CLAYTON AVE SETBACK REAR: 25'
PERIMETER SETBACK: 25'

SINGLE FAMILY:
LOT AREA: 6,875 SF
WIDTH: 55'
FRONT SETBACK: 22'
SIDE INTERIOR SETBACK: 7.5'
REAR SETBACK: 30'

URBAN ROW TOWNHOMES:
FRONT SETBACK TO INTERNAL ROW: 15'
REAR SETBACK TO PRIVATE DRIVE: 22'
SETBACK BETWEEN BUILDINGS: 14' FOUNDATION TO FOUNDATION (12' ON SECOND STOREY)
SETBACK TO PARKING: 7.5'

TOWNHOMES:
FRONT SETBACK TO PRIVATE DRIVE: 22'
REAR SETBACK: 25'
SETBACK BETWEEN BUILDINGS: 15'

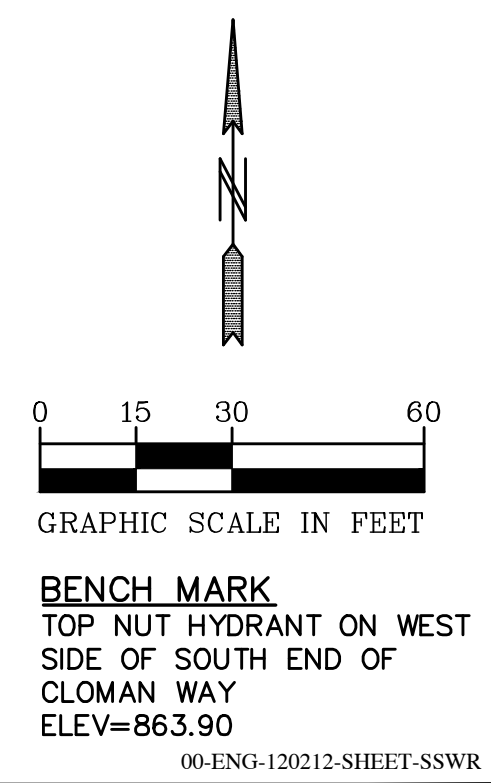
LOW FLOOR = HWL+2'
LOWEST OPENING = EOF+1'

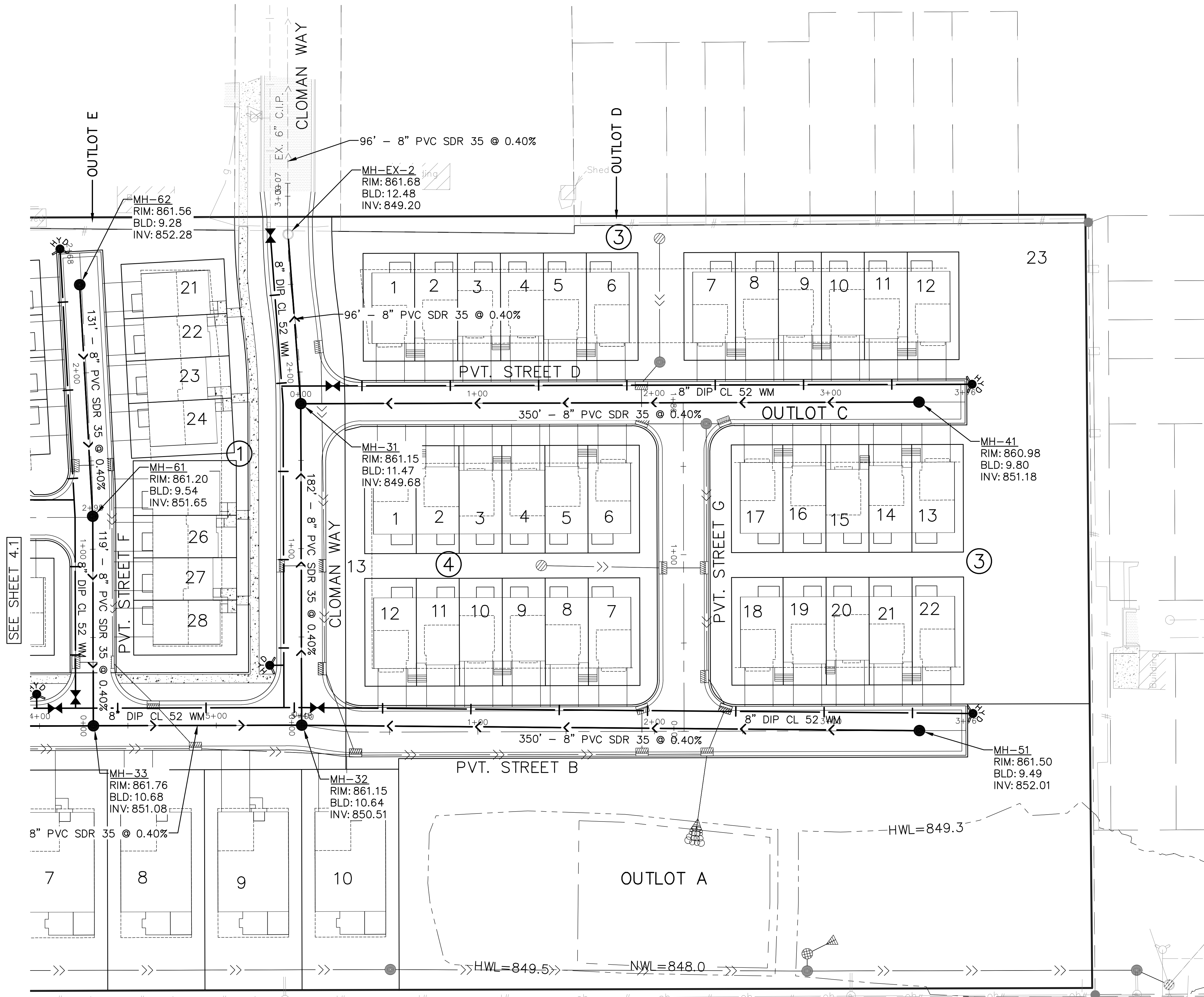
SITE DATA:

GROSS AREA: 10.0 ACRES
TOTAL SINGLE FAMILY UNITS: 10
TOTAL URBAN ROW TOWNHOMES: 70
GROSS DENSITY: 8.0 UNITS/ACRE

UTILITY CONSTRUCTION NOTE:
1. STRUCTURES IN BOULEVARDS/GREENSPACE REQUIRE FIBERGLASS FLEX STAKE MARKERS, PER CITY PLATE (MISC-01)

SEE SHEET 4.2





EXISTING ZONING: PUBLIC INSTITUTIONAL DISTRICT

PROPOSED ZONING REQUIREMENTS PUD:

PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

NEIGHBORHOOD COLLECTOR STREET ROW: 55'

SETBACKS ARE TO FOUNDATION

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SINGLE FAMILY:

LOT AREA: 6,875 SF

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SITE DATA:

GROSS AREA: 10.0 ACRES

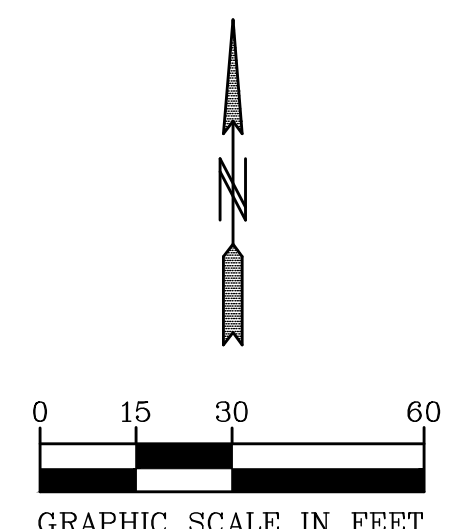
TOTAL SINGLE FAMILY UNITS: 10

TOTAL URBAN ROW TOWNHOMES: 70

GROSS DENSITY: 8.0 UNITS/ACRE

UTILITY CONSTRUCTION NOTE:

- STRUCTURES IN BOULEVARDS/GREENSPACE REQUIRE FIBERGLASS FLEX STAKE MARKERS, PER CITY PLATE (MISC-01)



BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOMAN WAY
ELEV=863.90

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

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Revisions
1.2-5-21 CITY PLANNING COMMENTS

Date 1-15-2021
Designed NAP
Drawn MSN

PRELIMINARY SANITARY SEWER & WATERMAIN PLAN

M/I HOMES
5354 PARKDALE DR. #100
ST. LOUIS PARK, MINNESOTA 55416

SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA

EXISTING ZONING: PUBLIC INSTITUTIONAL DISTRICT

PROPOSED ZONING REQUIREMENTS PUD:

PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

NEIGHBORHOOD COLLECTOR STREET ROW: 55'

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PERIMETER SETBACK: 25'

SINGLE FAMILY:

LOT AREA: 6,875 SF

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FRONT SETBACK: 22'

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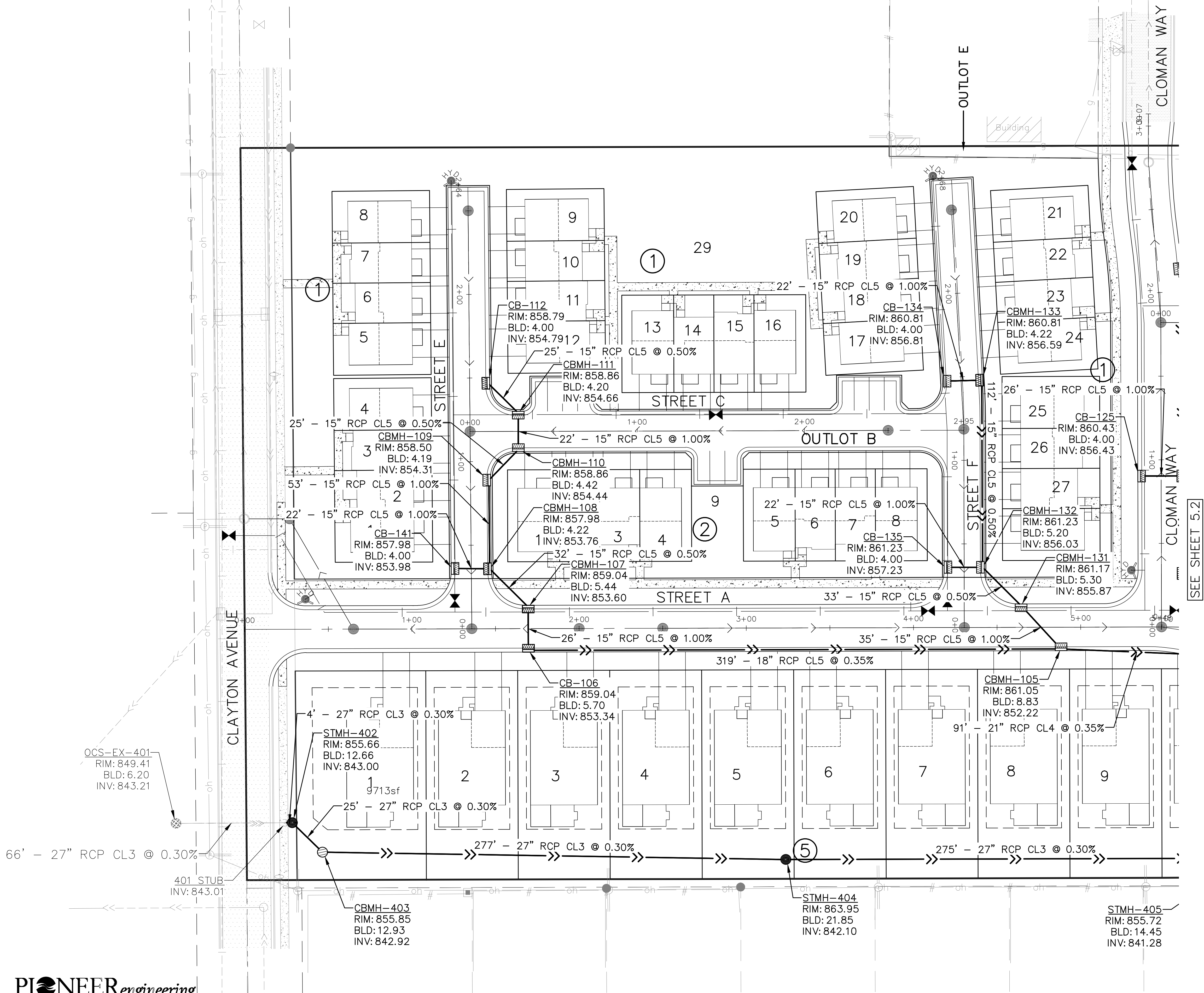
GROSS AREA: 10.0 ACRES

TOTAL SINGLE FAMILY UNITS: 10

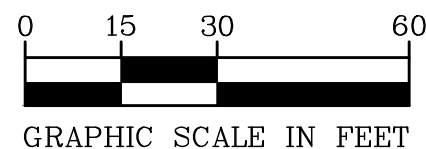
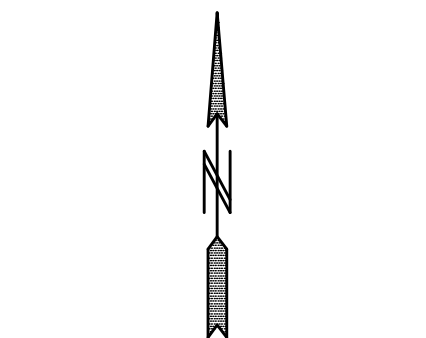
TOTAL URBAN ROW TOWNHOMES: 70

UTILITY CONSTRUCTION NOTE:

- STRUCTURES IN BOULEVARDS/GREENSPACE REQUIRE FIBERGLASS FLEX STAKE MARKERS, PER CITY PLATE (MISC-01)



SEE SHEET 5.2



BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOMAN WAY
ELEV=863.90

00-ENG-120212-SHEET-STRM

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Name _____
Reg. No. _____ Date _____

Revisions
1. 2-5-21 CITY PLANNING COMMENTS

Date 1-15-2021
Designed NAP
Drawn MSN

PRELIMINARY STORM SEWER

M/I HOMES
5354 PARKDALE DR. #100
ST. LOUIS PARK, MINNESOTA 55416

SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA

5.1 OF 21

EXISTING ZONING: PUBLIC INSTITUTIONAL DISTRICT

PROPOSED ZONING REQUIREMENTS PUD:

PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL

NEIGHBORHOOD COLLECTOR STREET ROW: 55'

SETBACKS ARE TO FOUNDATION

CLAYTON AVE SETBACK FRONT: 25'

CLAYTON AVE SETBACK REAR: 25'

PERIMETER SETBACK: 25'

SINGLE FAMILY:

LOT AREA: 6,875 SF

WIDTH: 55'

FRONT SETBACK: 22'

SIDE INTERIOR SETBACK: 7.5'

REAR SETBACK: 30'

URBAN ROW TOWNHOMES:

FRONT SETBACK TO INTERNAL ROW: 15'

REAR SETBACK TO PRIVATE DRIVE: 22'

SETBACK BETWEEN BUILDINGS: 14' FOUNDATION TO FOUNDATION (12' ON SECOND STOREY)

SETBACK TO PARKING: 7.5'

TOWNHOMES:

FRONT SETBACK TO PRIVATE DRIVE: 22'

REAR SETBACK: 25'

SETBACK BETWEEN BUILDINGS: 15'

LOW FLOOR = HWL+2'

LOWEST OPENING = EOF+1'

SITE DATA:

GROSS AREA: 10.0 ACRES

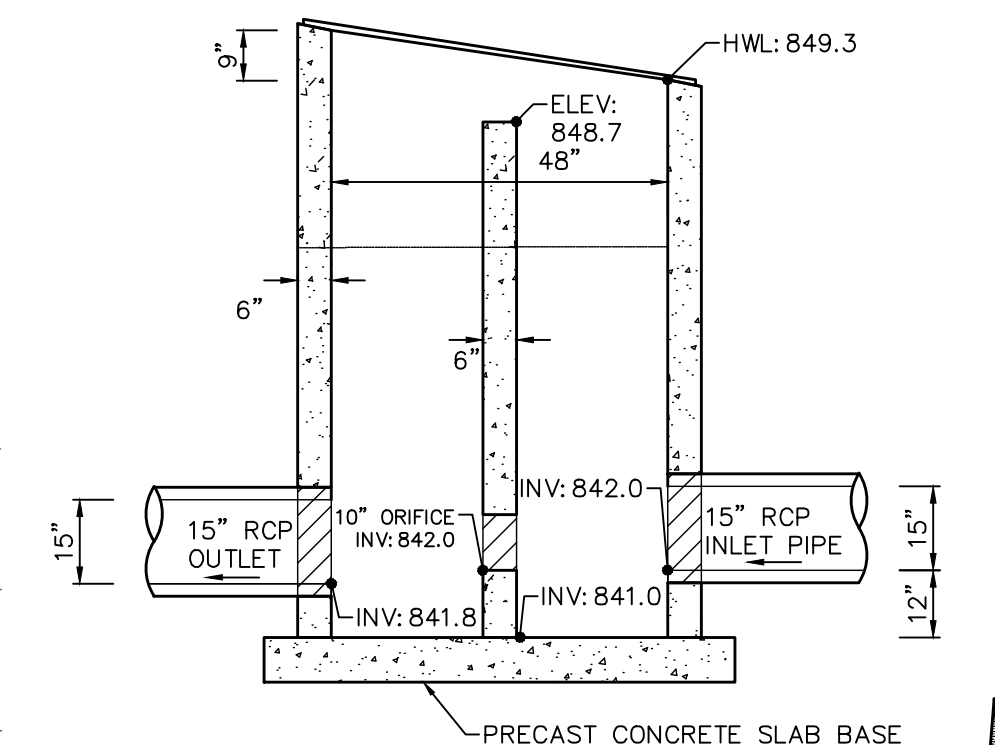
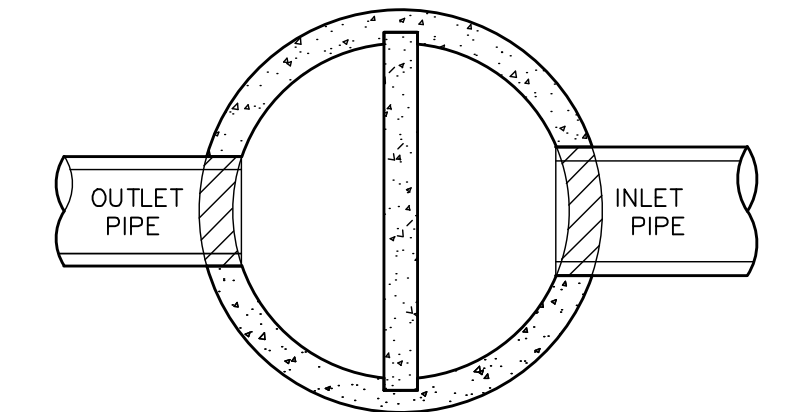
TOTAL SINGLE FAMILY UNITS: 10

TOTAL URBAN ROW TOWNHOMES: 70

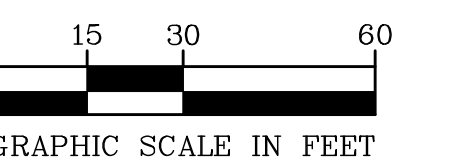
GROSS DENSITY: 8.0 UNITS/ACRE

UTILITY CONSTRUCTION NOTE:

1. STRUCTURES IN BOULEVARDS/GREENSPACE REQUIRE FIBERGLASS FLEX STAKE MARKERS, PER CITY PLATE (MISC-01)



POND OUTLET CONTROL STRUCTURE
OCS-200
(NOT TO SCALE)



BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOMAN WAY
ELEV=863.90

00-ENG-120212-SHEET-STRM

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Name

Reg. No.

Date

Revisions

1.2-5-21 CITY PLANNING COMMENTS

Date

1-15-2021

Designed NAP

Drawn MSN

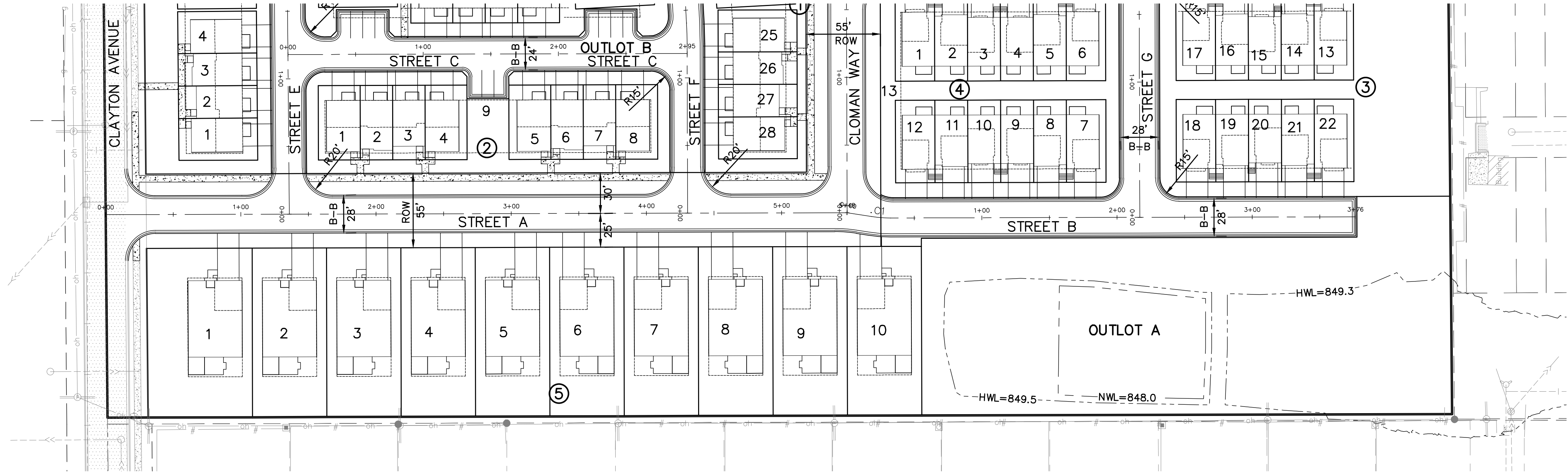
PRELIMINARY STORM SEWER

M/I HOMES

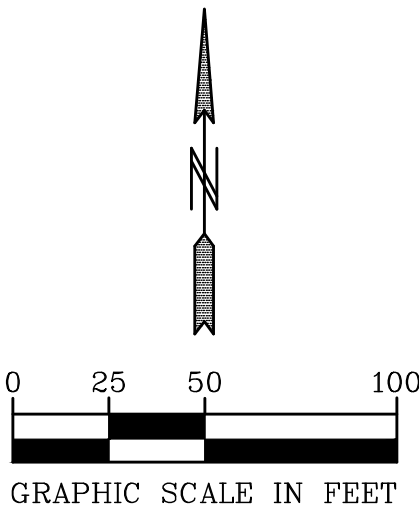
5354 PARKDALE DR. #100
ST. LOUIS PARK, MINNESOTA 55416

SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA

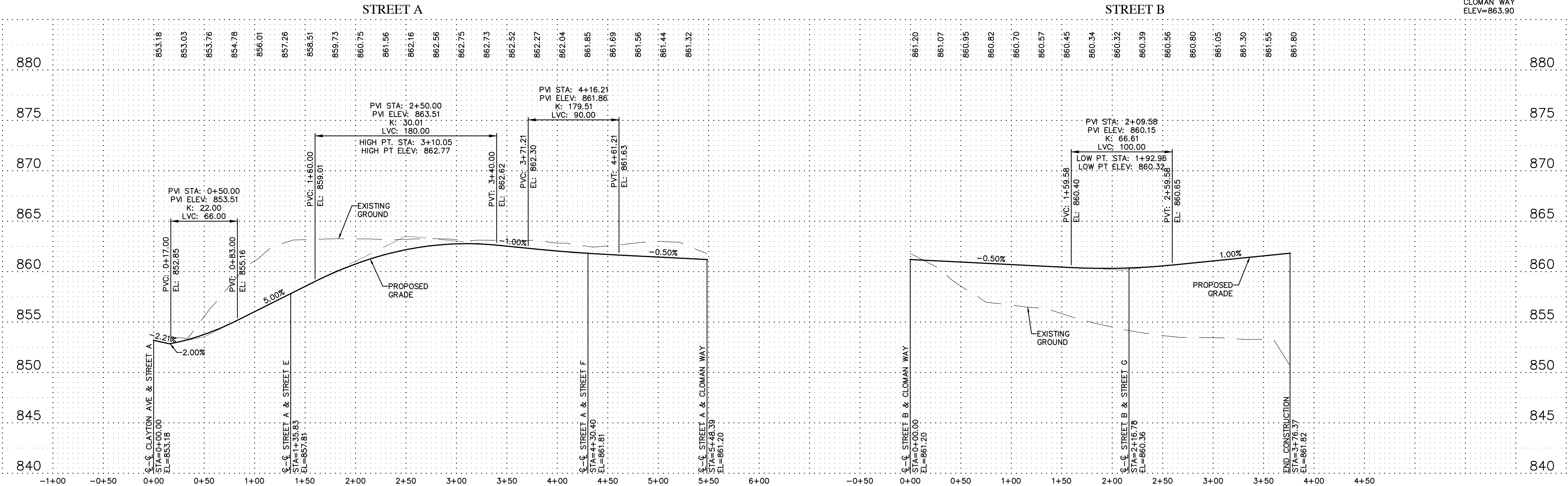
5.2 OF 21



CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C1	9°05'16"	14.28	90.00	7.15	0+18.10	0+32.38



BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOWAN WAY
ELEV=863.90



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Revisions
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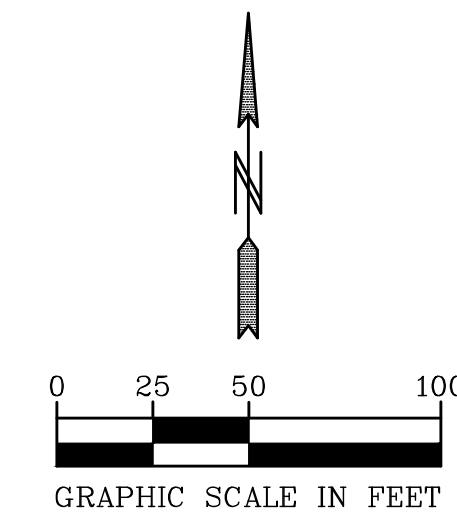
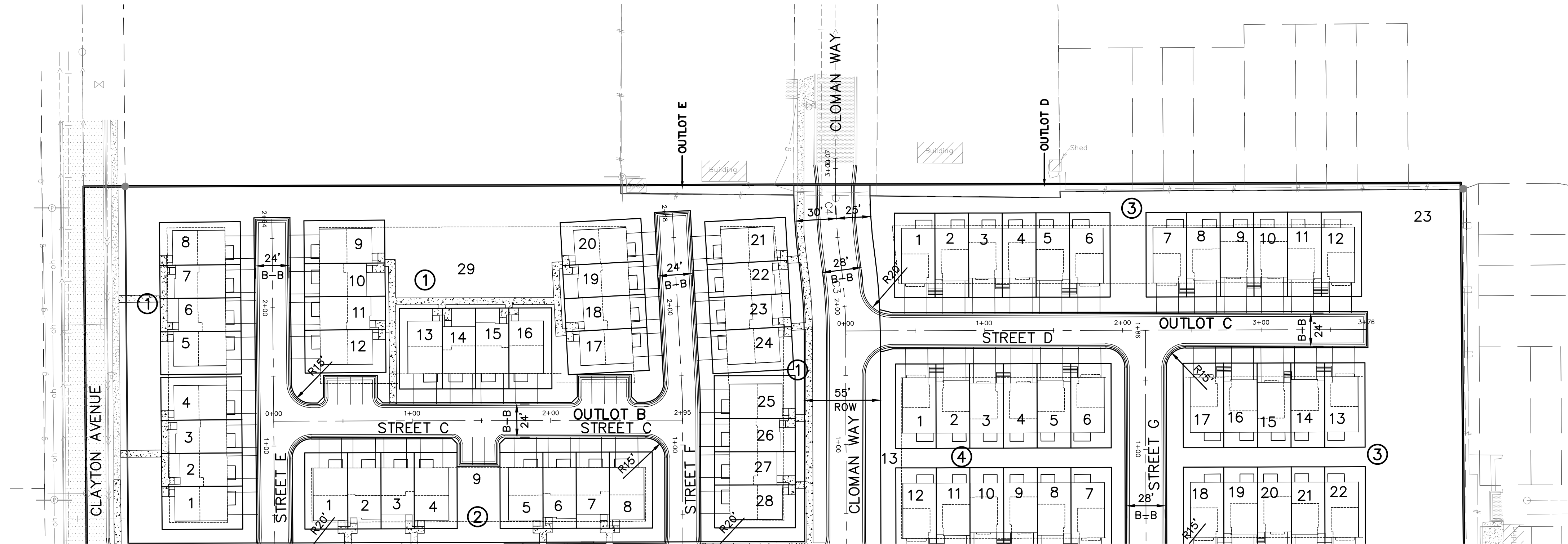
Date 1-15-2021
Designed NAP
Drawn MSN

PRELIMINARY STREET PROFILES

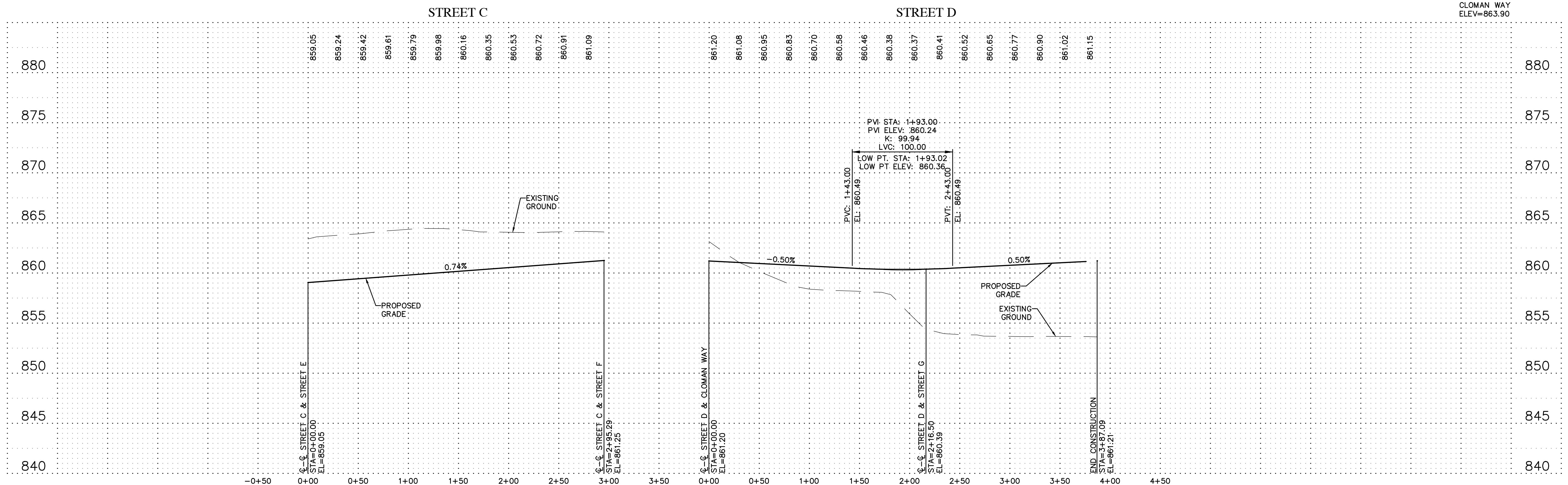
M/I HOMES
5354 PARKDALE DR. #100
ST. LOUIS PARK, MINNESOTA 55416

SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA

6.1 OF 21



BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOMAN WAY
ELEV=863.90



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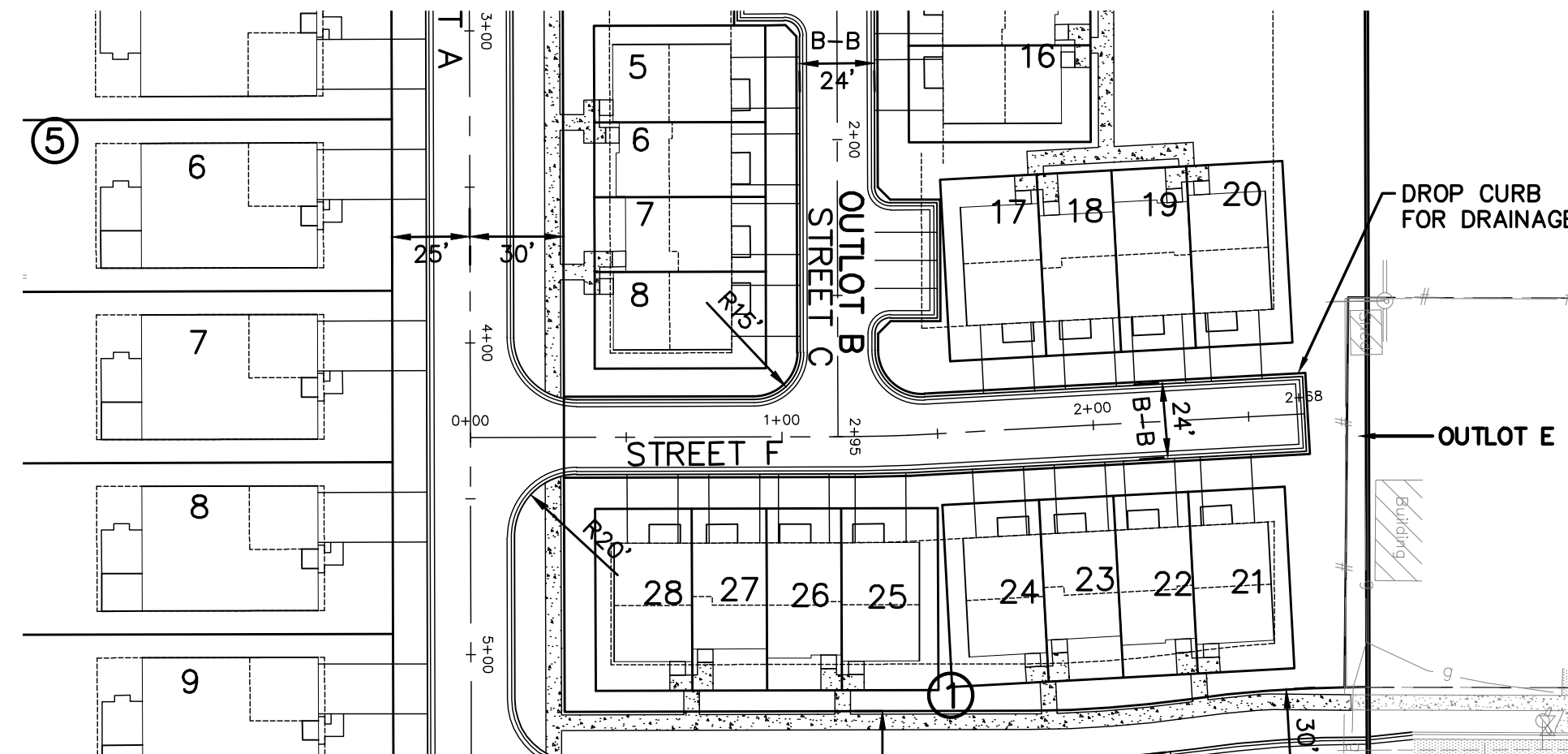
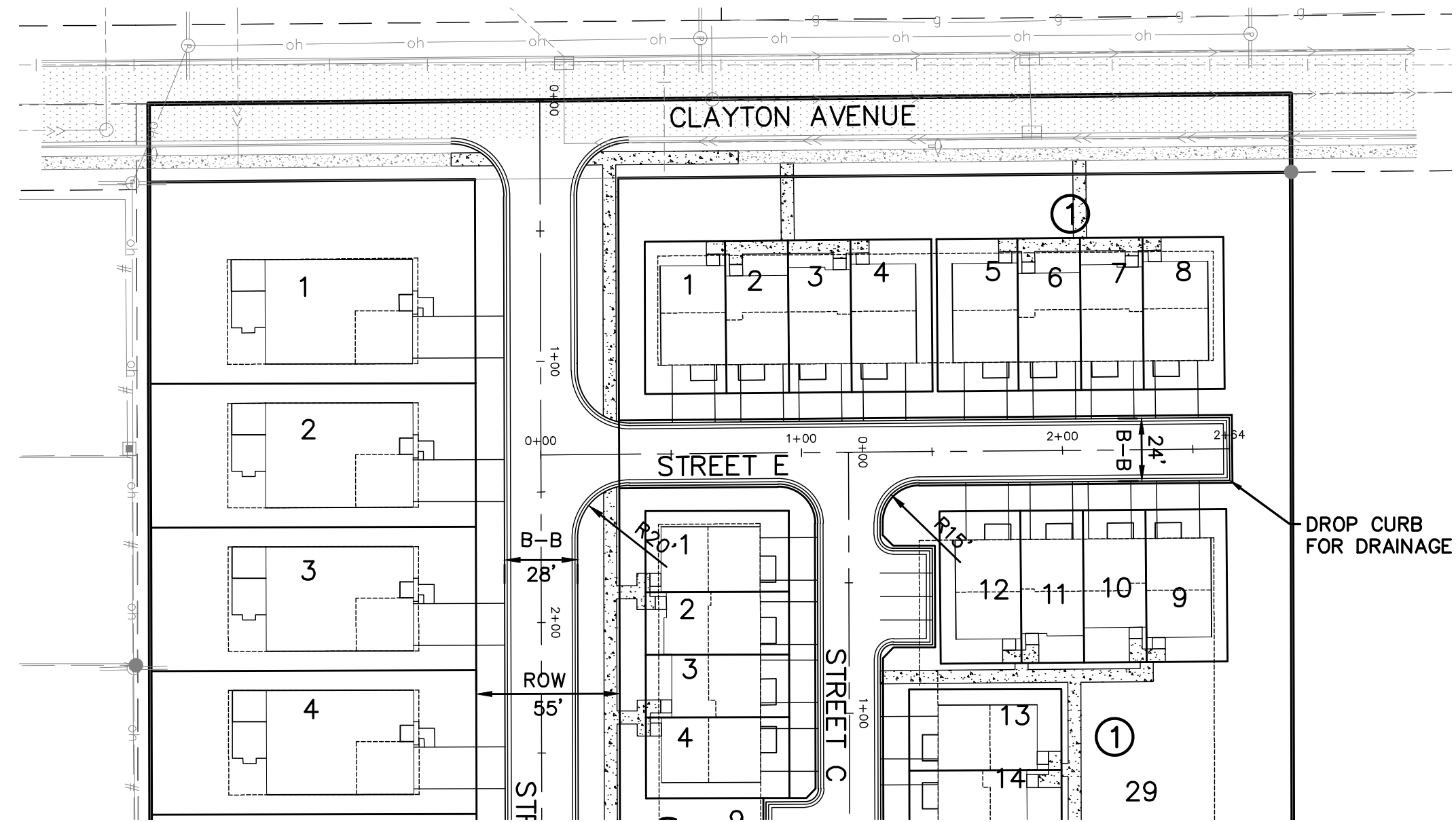
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Date 1-15-2021
Designed NAP
Drawn MSN

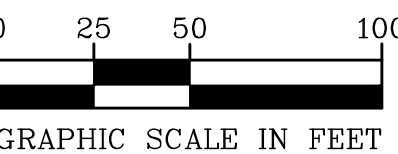
PRELIMINARY STREET PROFILES

M/I HOMES
5354 PARKDALE DR. #100
ST. LOUIS PARK, MINNESOTA 55416

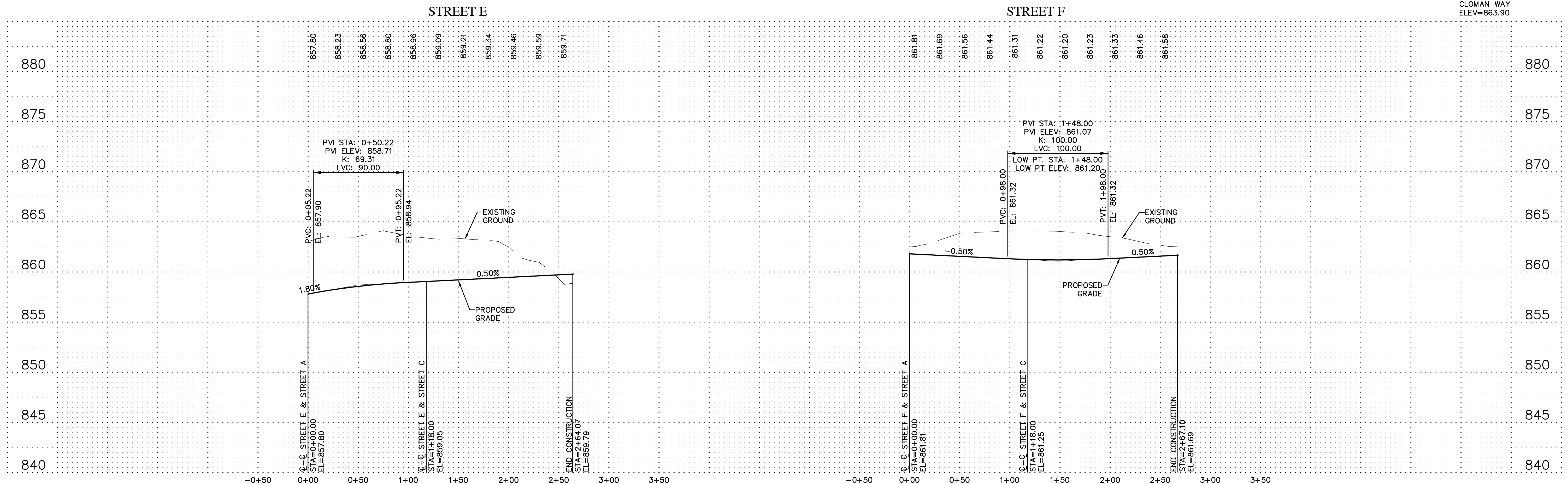
SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA



CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT



BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOMAN WAY
ELEV=863.90



PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by
me or under my direct supervision and that I
am a duly Licensed Professional Engineer
under the laws of the State of Minnesota

Name _____
Reg. No. _____ Date _____

Revisions
1. 2-5-21 CITY PLANNING COMMENTS

Date 1-15-2021
Designed NAP
Drawn MSN

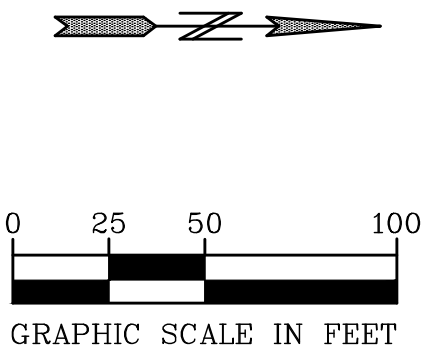
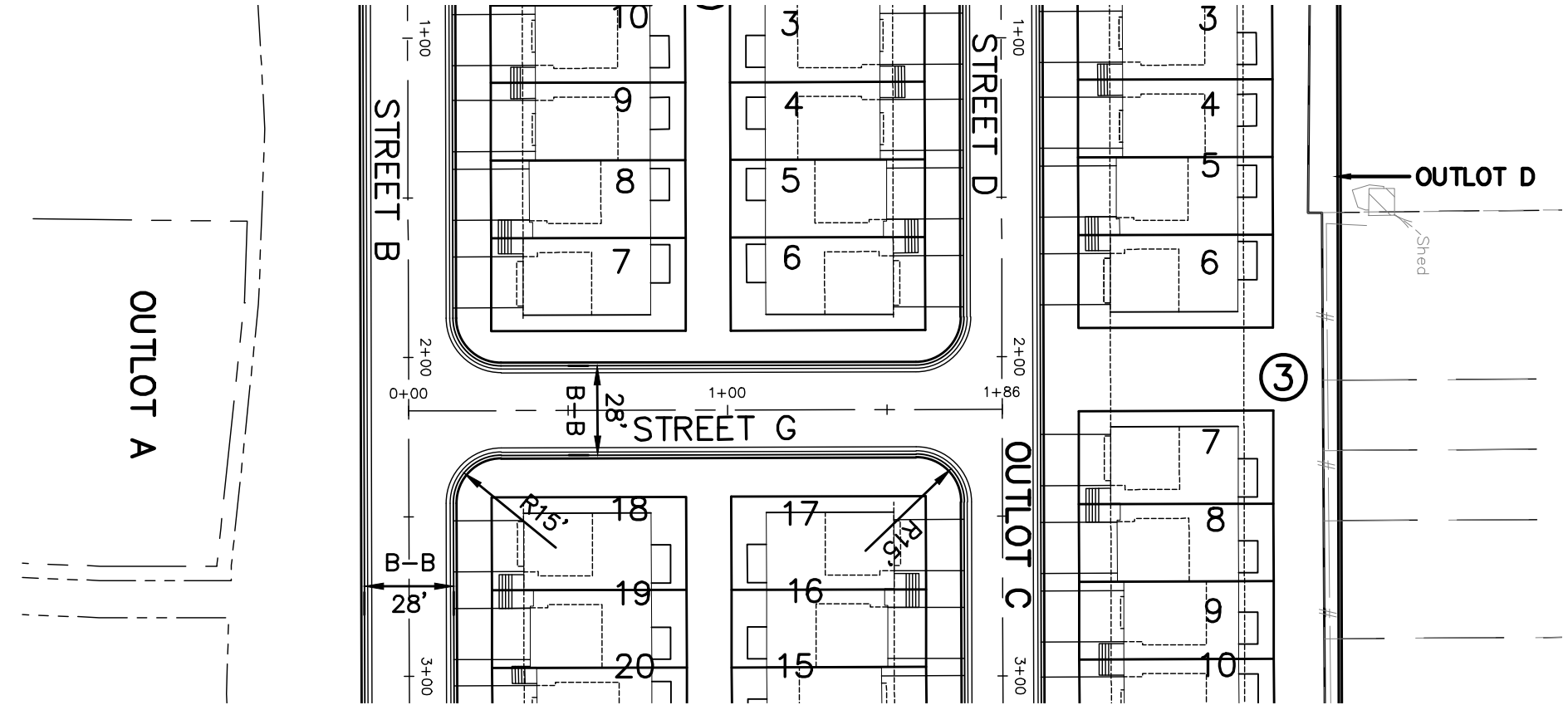
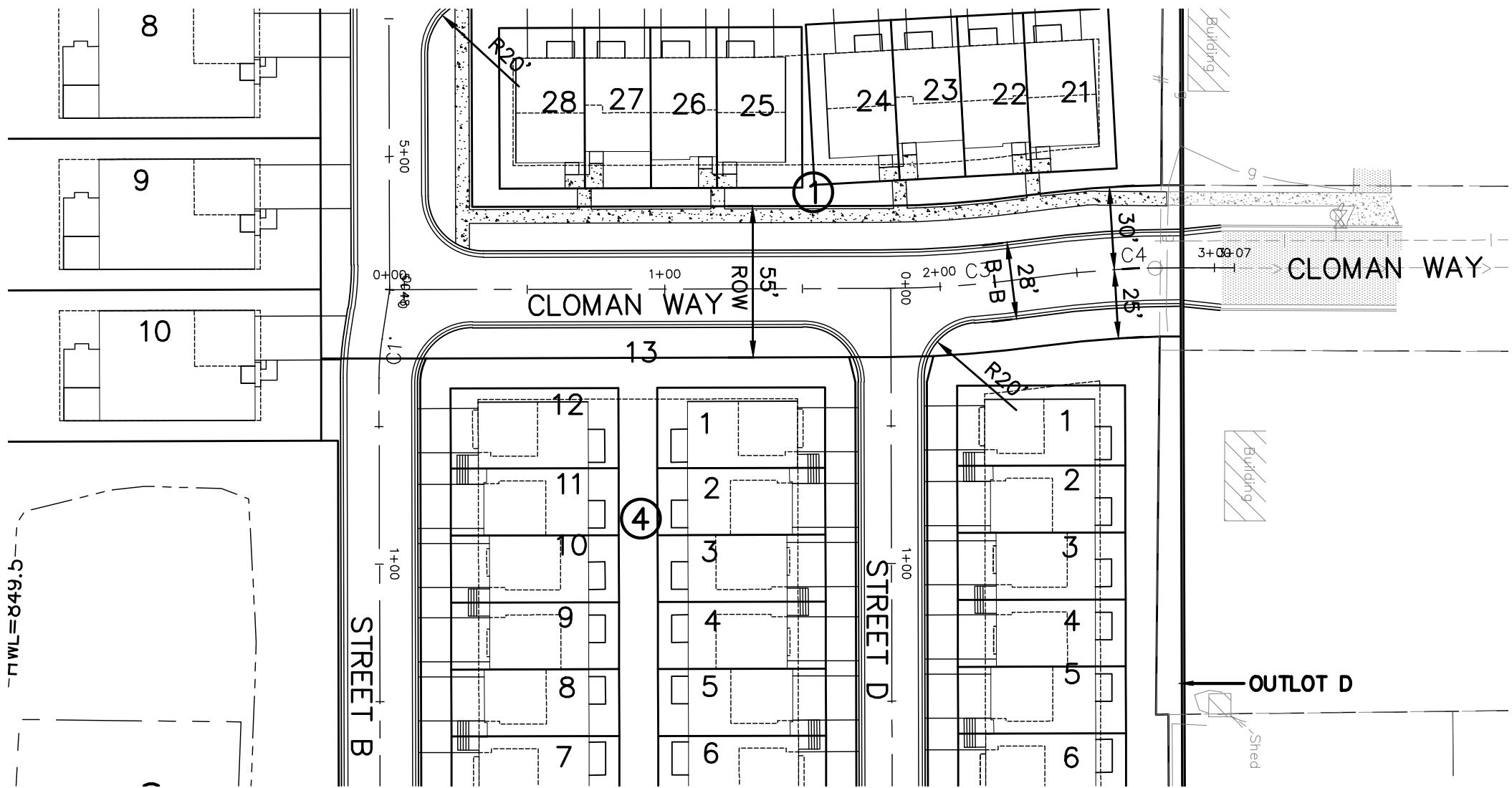
PRELIMINARY STREET PROFILES

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ST. LOUIS PARK, MINNESOTA 55416

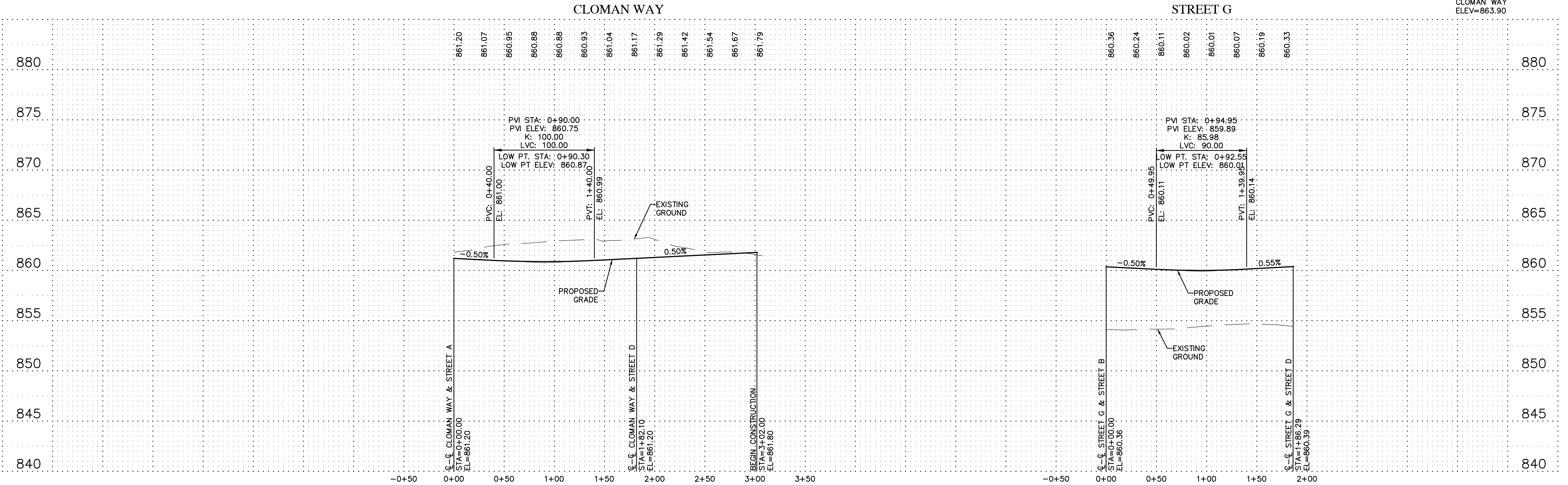
SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA

6.3 OF 21

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C3	7°51'34"	54.87	400.00	27.48	1+79.53	2+34.40
C4	8°11'10"	52.86	370.00	26.48	2+34.40	2+87.26



BENCH MARK
TOP NUT HYDRANT ON WEST
SIDE OF SOUTH END OF
CLOMAN WAY
ELEV=863.90



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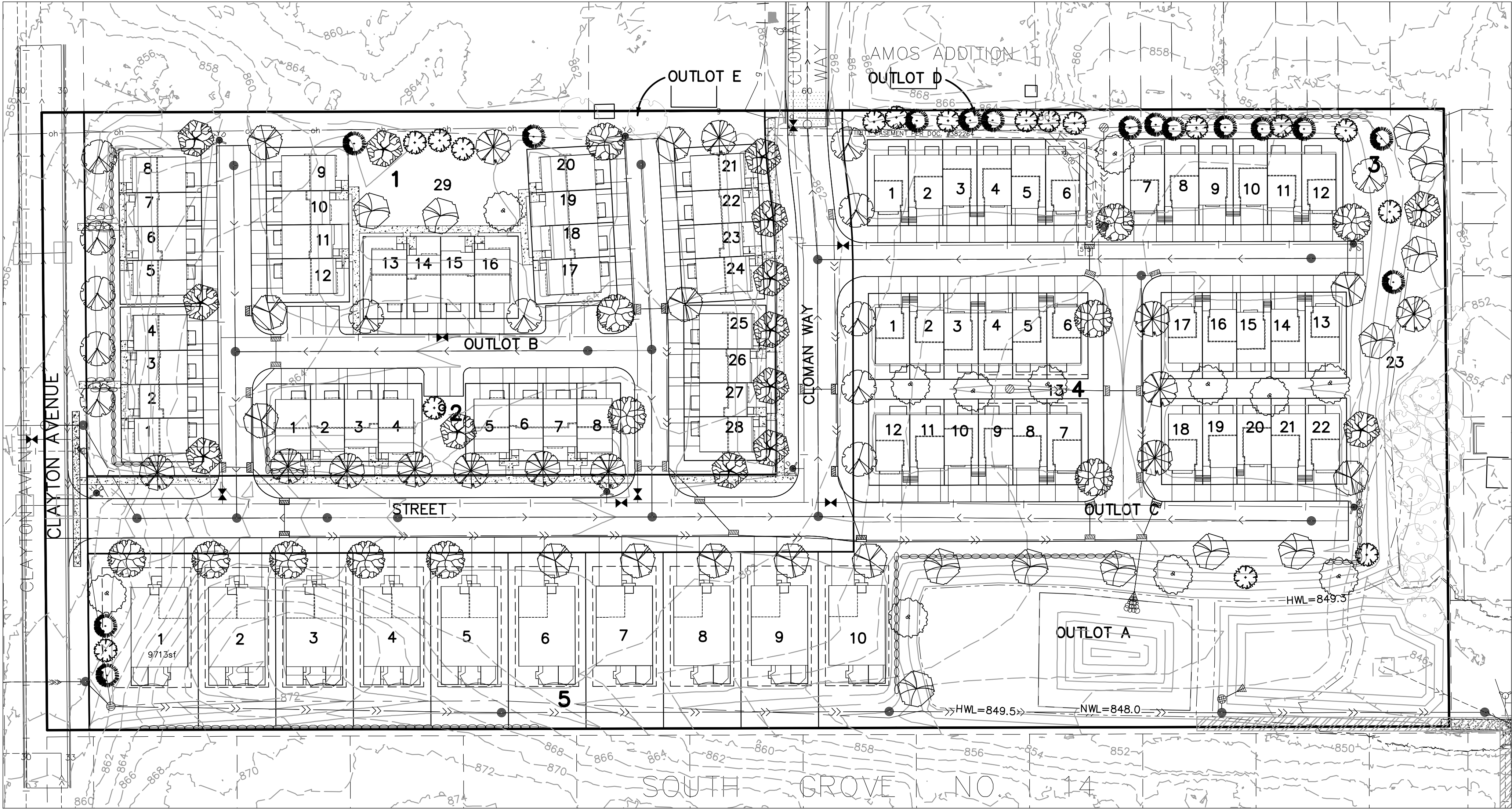
Revisions
1. 2-5-21 CITY PLANNING COMMENTS

Date 1-15-2021
Designed NAP
Drawn MSN

PRELIMINARY STREET PROFILES

M/I HOMES
5354 PARKDALE DR. #100
ST. LOUIS PARK, MINNESOTA 55416

SOUTH GROVE
INVER GROVE HEIGHTS, MINNESOTA



PLANTING SCHEDULE				
KEY	COMMON NAME/SCIENTIFIC NAME	ROOT	QUANTITY	MATURE HT. & SPREAD
OVERSTORY TREES				
	SWAMP WHITE OAK/QUERCUS BICOLOR	2.5" B&B	12	55 X 45
	HACKBERRY/CELTIS OCCIDENTALIS	2.5" B&B	13	60 X 50
	SENTRY LINDEN/TILIA AMERICANA 'SENTRY'	2.5" B&B	13	50 X 40
	RED OAK/QUERCUS RUBRA	2.5" B&B	14	60 X 50
	THORNLESS HONEYLOCUST/GLEDITSIA TRIACANTHOS VAR INEMIS	2.5" B&B	12	40 X 40
	RIVER BIRCH/BETULA NIGRA 'HERITAGE' (CLUMP)	10" B&B	12	40 X 30
	NORTHWOODS MAPLE/ACER RUBRUM 'NORTHWOODS'	2.5" B&B	12	50 X 40
EVERGREEN TREES				
	WHITE PINE/PINUS STROBUS	8' B&B	15	65 X 30
	NORWAY SPRUCE/PICEA ABIES	8' B&B	17	70 X 25

LANDSCAPE REQUIREMENTS:

ONE TREE PER UNIT: MULTI-FAMILY=70 TREES
SINGLE FAMILY=10 TREES

MITIGATION REQUIRED: 99"=40 TREES
(SEE SUBMITTED TREE PRESERVATION PLAN)

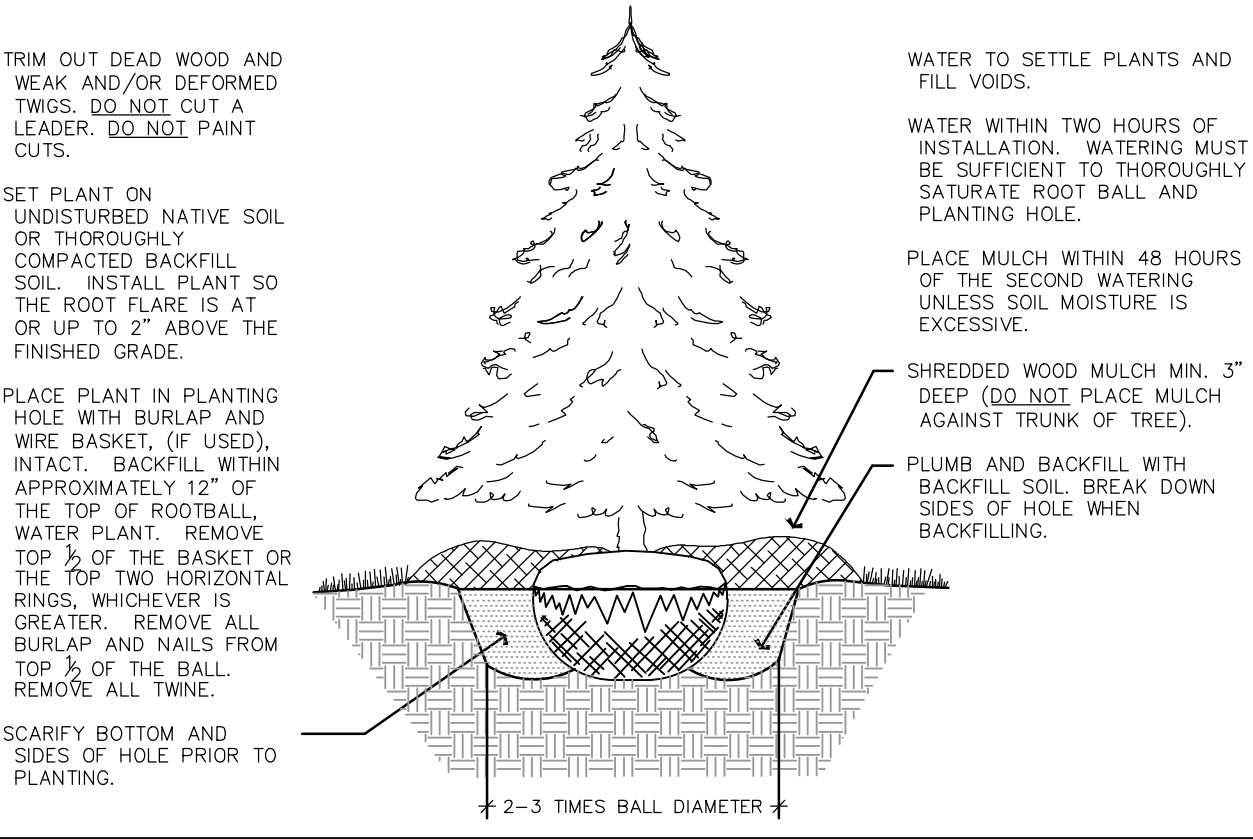
PROPOSED TREES:120

EXISTING TREES TO BE SAVED

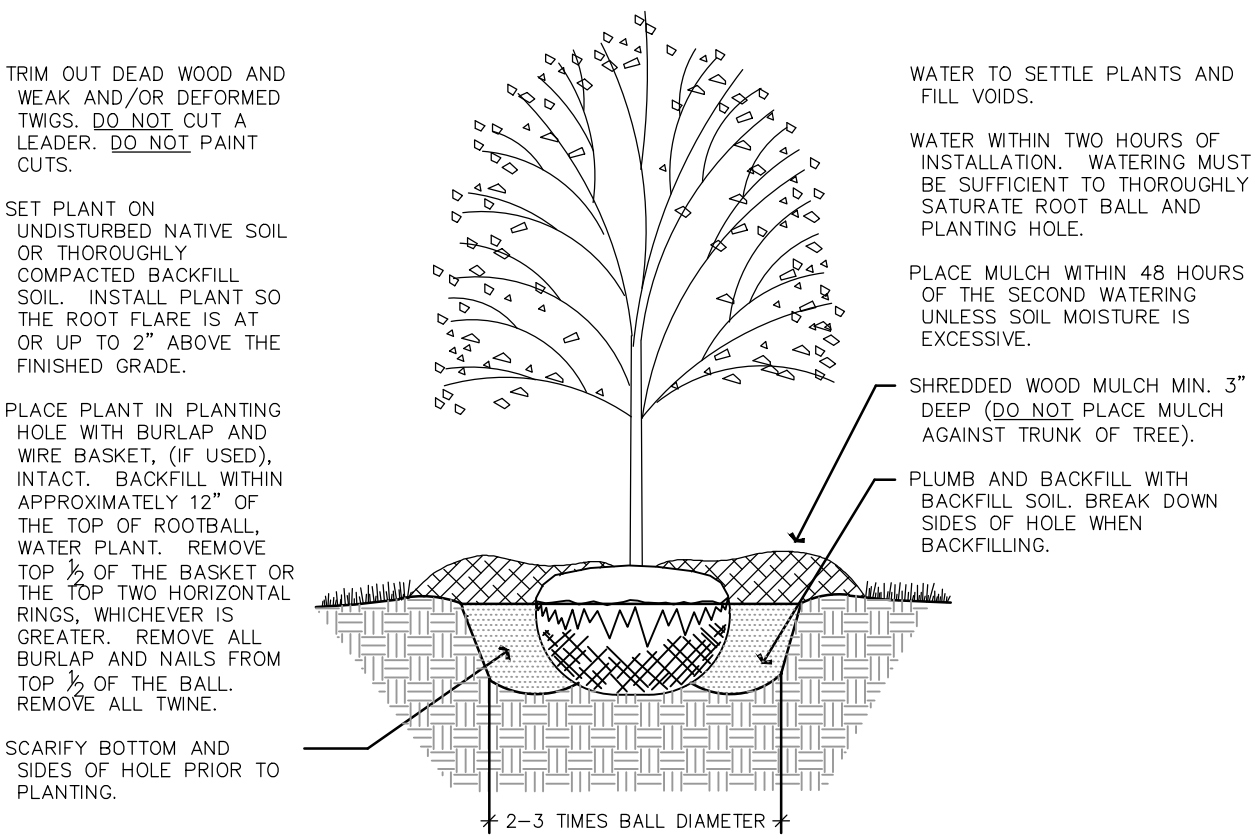
LANDSCAPE NOTES

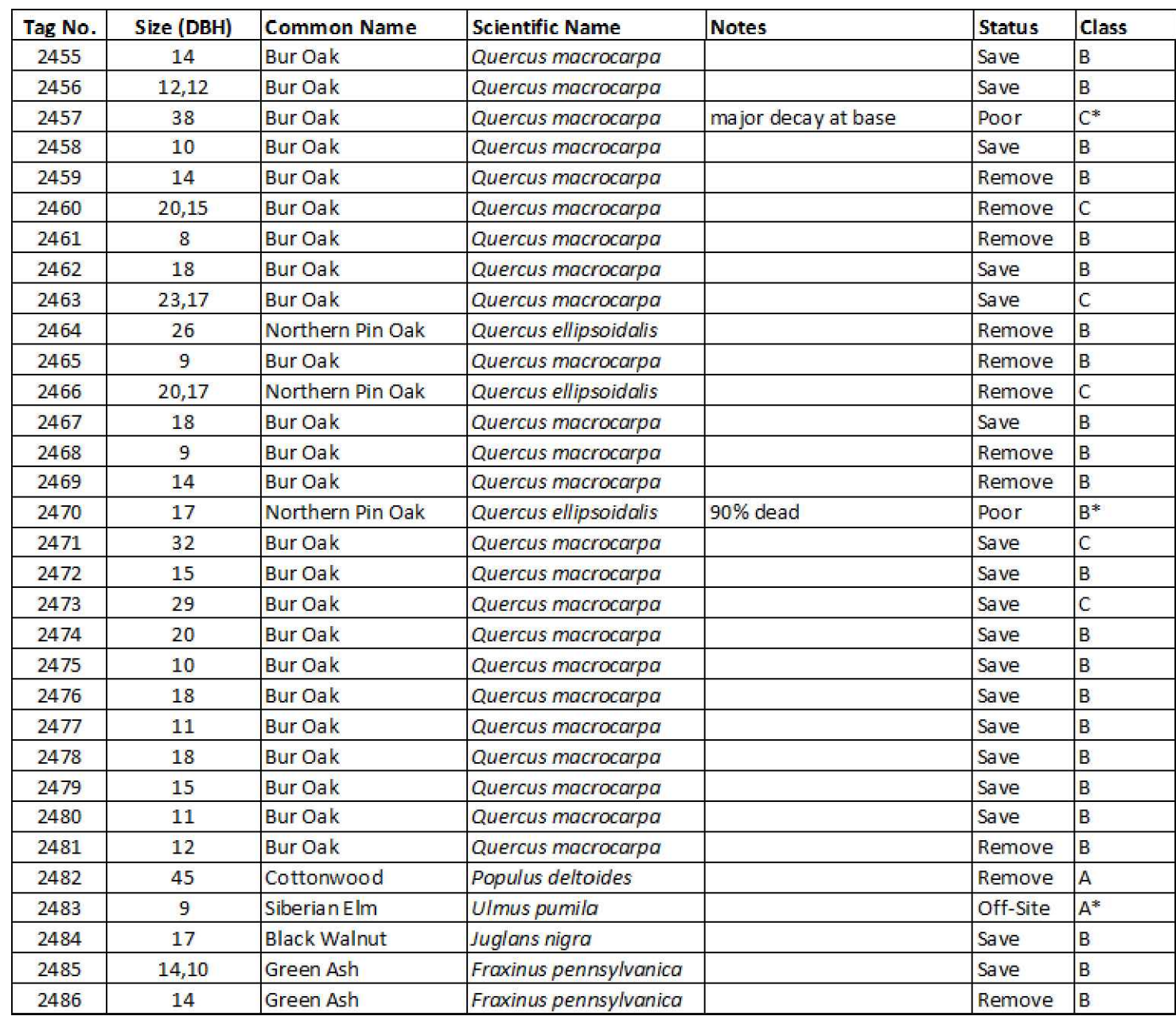
- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL 1-800-252-1166 PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN-AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STANDABILITY TO A WIND SPEED OF 60 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF ONE YEAR ONE TIME REPLACEMENT ON NEW PLANT MATERIALS. GUARANTEE SHALL BE AGREED UPON BY DEVELOPER/BUILDER AND LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL





From: [Jake Klingner](#)
To: [Kim Fox](#)
Subject: Planning Commission Comment for Feb 16th
Date: Sunday, February 07, 2021 9:41:15 AM

Hi Kim,

My wife and I want to provide the following comments to be provided in advance of the meeting of Feb 16th. We live at 3425 76th St E, Inver Grove Heights, MN 55076, very near to the proposed housing project at the old South Grove school property. Please take these sensible concerns into consideration.

1) We are concerned about increased traffic on our street, 76th st E. We feel people already use our road as a "short cut" to get to Clayton. If you are heading east on 75th from Cahill, you can turn right on Carmen, which curves to the left, and becomes 76th St E. That will take you to Clayton, where many people (whose cars we do not recognize) turn right (south) to continue on their way. I teach, so am home in the summer and have observed this traffic pattern over the last (almost)15 years. There are many young children on our street who enjoy biking, scootering, skating etc, up and down the street in the nice months. **I would like the city to consider signage that states "not a thru street", "SLOW", or "children at play" signs**, to be installed on our street at both the intersection of 76th St E and Clayton, AND Carmen and 75th.

2) It has always been a safety concern that, in order for my kids and me to get to Oakwood Park, we have to cross Clayton, with no crosswalk or signage that might signal to drivers there will be kids crossing at the intersection of 76th St E and Clayton. **I would like the city to consider, at a minimum, a sign, light, or possibly a crosswalk connecting 76th St E to the other side (east side) of Clayton. Ideally, the city would construct an additional sidewalk** so that both sides of Clayton have a sidewalk connecting 75th to 78th on the west side of Clayton. While this would be a construction project, and involve other properties, it would be the safest for the residents on this street and for their children to be able to walk to the park, stores, etc. without having to cross Clayton with no protections in place.

3) Speed and enforcing stop signs. Residents are horrible at stopping at 4-way stops here. There was a death in my neighborhood less than a year ago (cahill and 75th) I'm a lifelong resident, and it seems stopping at 4-ways is something many IGH residents are habitually incapable of doing. Clayton, 75th, and 78th are all long, straight roads that people drive on with little regard to speed (30 MPH) or coming to a full and complete stop. I DO see police presence often at Grace Lutheran Church, BUT I worry that, with the increased traffic from the proposed developments, especially in the mornings and evenings with work commutes, this will worsen. **I would like the city to consider, at a mimum, permanent posted speed limit signs with digital displays showing cars their current speed, one on each side of Clayton midway between 75th and 78th.**

Jake Klingner
612-803-3965

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

3738 Conroy Trail
Inver Grove Heights, MN 55076
February 10, 2021

Dear Planning Department:

I want to first thank you for the opportunity to provide feedback on the South Grove Property Development. It is not our objective to stop or kill the development. It is my and my neighbor's objective to prevent flooding due to storm water runoff and snow melt. In addition, our purpose is to maintain access to backyards along the Conroy Court.

The first thing I would like to state is the 24-hour 100-year average rainfall has a value of 7.5 inches. The 90% confidence interval is 5.91- 9.46 inches in 24hours. The 1987 storm of a century had a value of 9.15 inches in a 24-hour period (source U of Minnesota Climatology website). My first concern is what happens to the project models at the upper end of this confidence interval? What happens to The Oaks homeowners along the east and North borders? I was not living here at that time of the storm of the Century. I have spoke to my neighbors at 3736 Conroy Trail and 3734 Conroy Trail. They say the water came up the hill just to the patio levels but did not enter building 15 (3734-3740) Conroy Trail. I spoke to a neighbor in Building 14(3742-3748 Conroy Trail) to the east at slightly lower elevation at the south end (this was one picture I was having trouble getting). I spoke to one resident in building 17 (3706-3712) Conroy Trail and they stated they had flooding and the School had put a berm around the property to stop water. It should be noted that Building 14,15,16 and 17 are all lower than the South Grove Property. I have limited depth perception due to a birth defect and am not able to judge the level of Buildings 19 and 20 long the south side of Conroy Court (backyards back up to the north property line of the South Grove Property as being above or below the school property. From the one picture of a backyard, I would way the buildings are lower than the school yard property. I would have to say the land slopes toward the houses. I am attaching a map of the Oaks property, so everyone can see the locations of the buildings in question.

William Scott at 3732 Conroy Trail at the west end of Building 16 is concerned about his property with the grading of the South Grove property being 5-6 feet above his property as shown in the drawings I received from

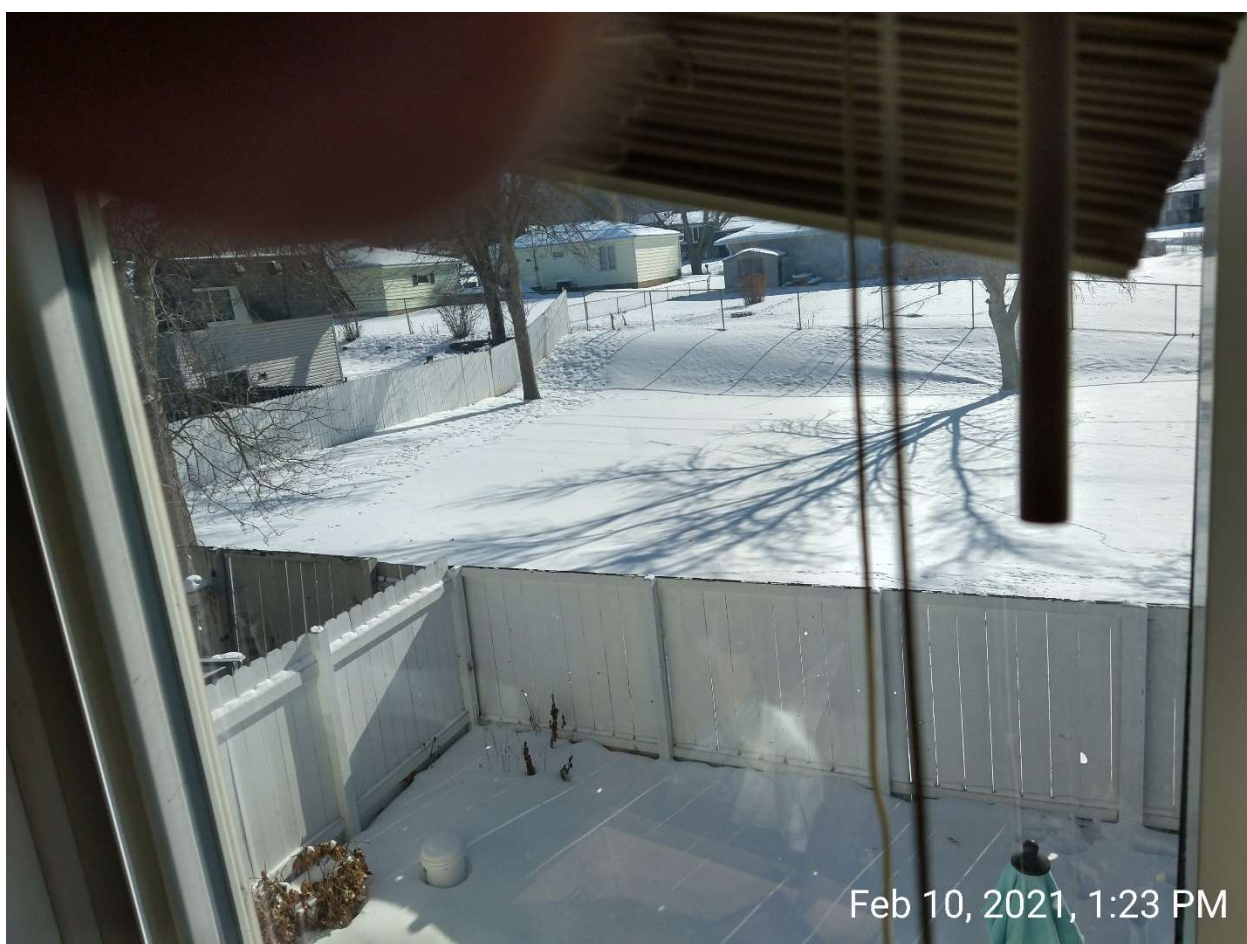
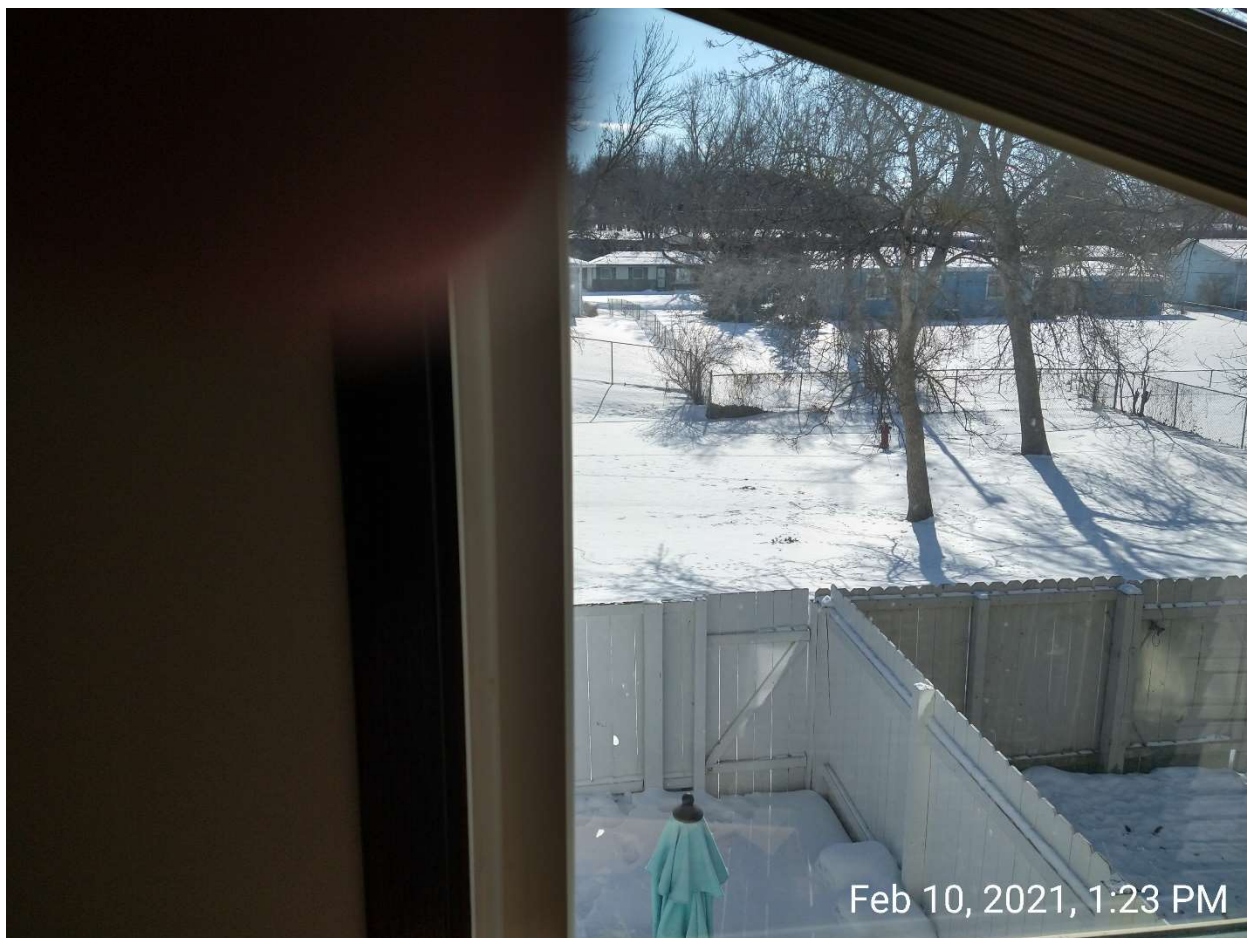




John Rask at MI homes when I asked for an update on the number of retention ponds. His property then drops down on the other side of the fence. Please see photos of yard above. William states he has several inches of water/ice in the spring and is concerned it will come in his sliding door if runoff increases from current state.

I spoke with the Gackstetter's across the drive at 3734 Conroy Trail building 15 and they said they had no water in their front yard because the trees stopped it. If trees are removed, water will have a direct downhill path into the front yards of Building 15. There are too many things along the fence line to get a good picture.

The back yard of building 15 had water up to the patio doors but did not breach. Building 14 breached on the 2 most southern units according to 3734 Conroy Trail. See pictures taken from my bedroom window



I, Kathryn Domagall, am at 3738 Conroy Trail and am concerned in that the water previously came to the sliding door inside the fence. I do not want it to enter my house. I am concerned with the property height differences, the design rainfall max in a 24-hour period for the design of the retention pond(s), the 30inch pipe the developer said the city wants to run to the pond(s) along the south side of property and how the stormwater runoff to the west of said development that the city wants to pipe through to the sewer interacts with the ponds design. At what level of rainfall will I be flooded out?

Additional question I have about the retention pond(s) are the following:

1. Who is responsible for the pond(s) maintenance?
2. How frequent is said maintenance?
3. How will the maintenance be consistently funded?
4. Are there any state, county, or city requirements for maintenance on retention pond(s)?
5. Where is the snow going to be plowed to minimize the runoff?
6. What will be done to prevent the growth of mosquito larvae?
7. Who would fund mosquito control?

A resident at in building 17 expressed concern about potential flooding due to the property height difference and experience with flooding.

Next is a picture of the backyard of Pam Singer at 3684 Conroy Court. Below is a picture of the backyard. As you can see there is sloping towards the house.



Finally, the residents in buildings 19 and 20, have accessed the back of their properties as a way of egress in a time of a fire or other similar safety event and to conduct repairs and improvements on their backyards since The Oaks was developed. It is desired that this access be maintained. Pam Singer at 3686 Conroy Court is one of these individuals. She is planning in the future to replace her patio and other improvements when funding allows. 3690 Conroy Court just recently upgraded their backyard and was able to access from the South Grove property.

I would have tried to reach out to more neighbors and provide better feedback, however, it is too cold to go door to door. I hope you get an idea of the types of concerns we have from this letter. I, William Scott and Jane Lein, the Oaks Historian, as she has lived here since The Upper Oaks was built, are meeting via video conference with Steve Dodge to discuss these concerns on 2/11/2021 at 1pm. We are pleased the City is willing to talk with us.

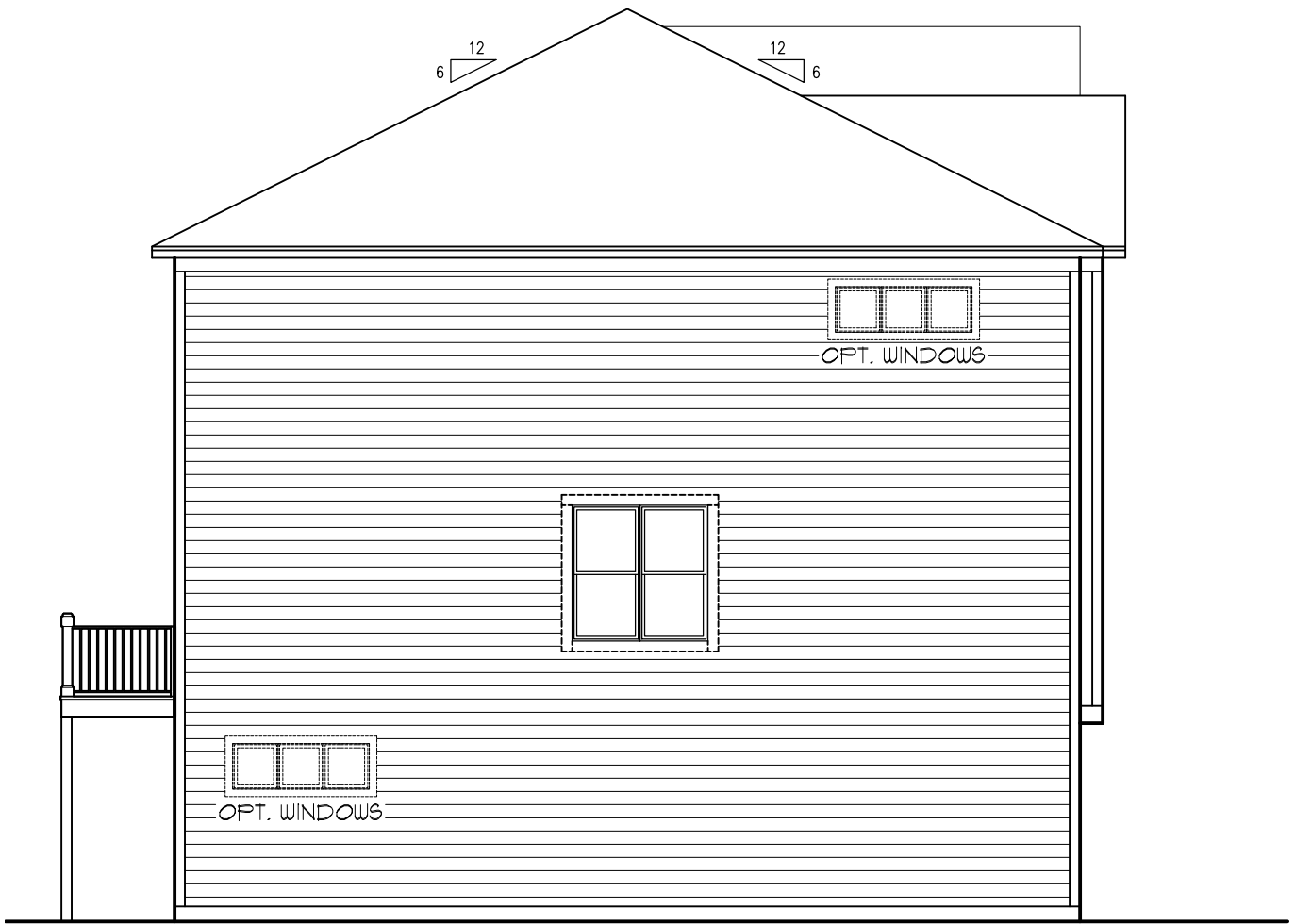
Thank you for your time and attention to these concerns.

Sincerely,

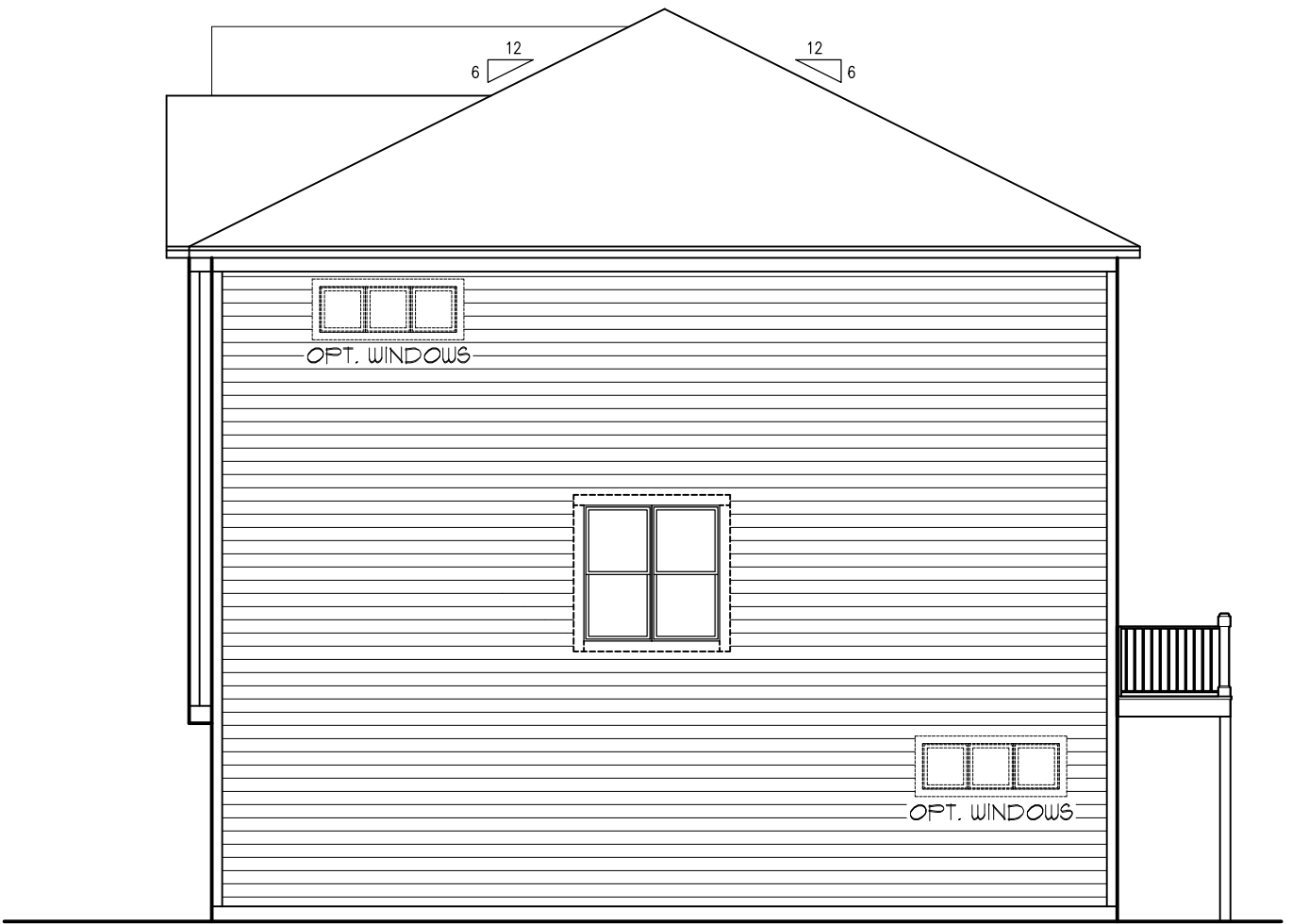
Kathryn A Domagall



4 Rear Elevation
1/8"=1'-0"



3 Left Elevation
1/8"=1'-0"

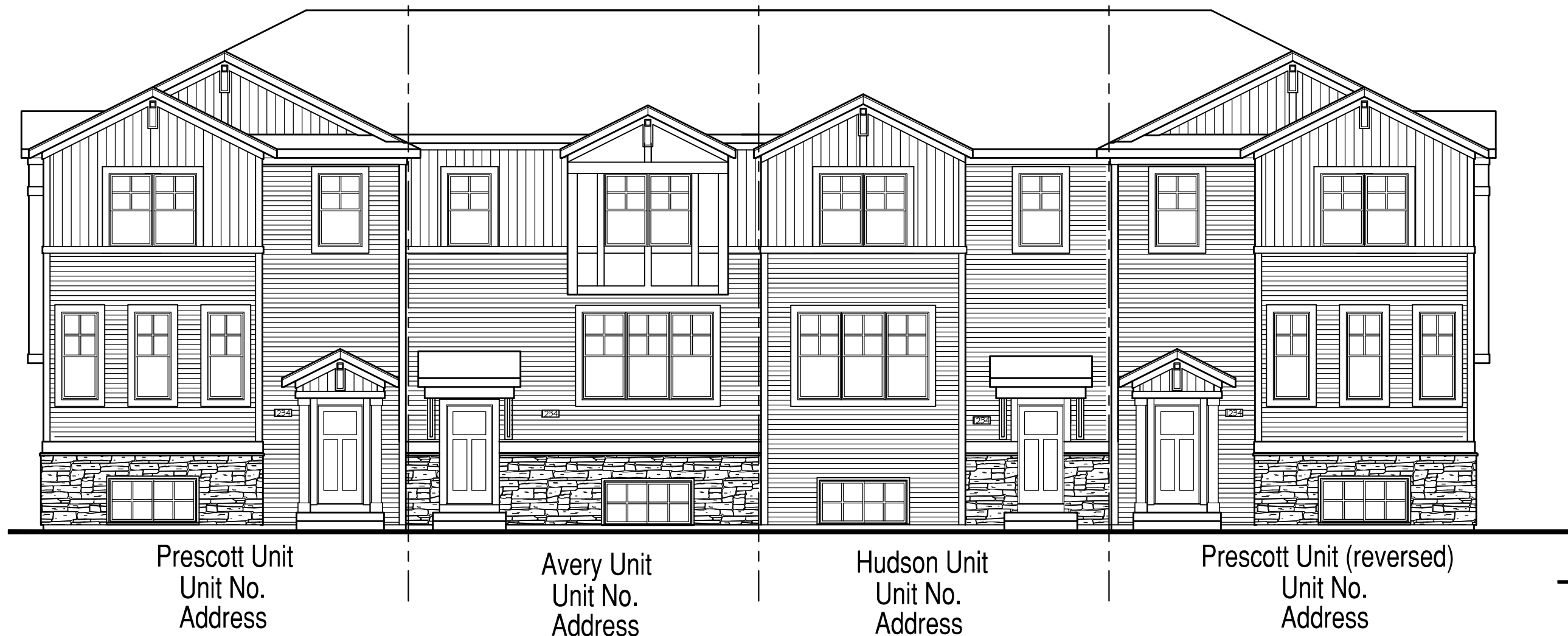


2 Right Elevation
1/8"=1'-0"



1 Front Elevation
1/8"=1'-0"

Sheet Title: 5 Unit Building Exterior Elevations	Community: COMMUNITY	Address: STREET ADDRESS			Elevation: -	Model: PARK COLLECTION
	City: CITY, MN	Addition: -	Lot: -	Block: -	Client: CUSTOMER	
	Revisions / Custom Options					
	Date					
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Final Approval						
Date						
X						
X						
M/I HOMES						
5354 Parkdale Dr. #100 St. Louis Park, MN 55416 763.586.7200 minneapolispermits@M/IHOMES.com						



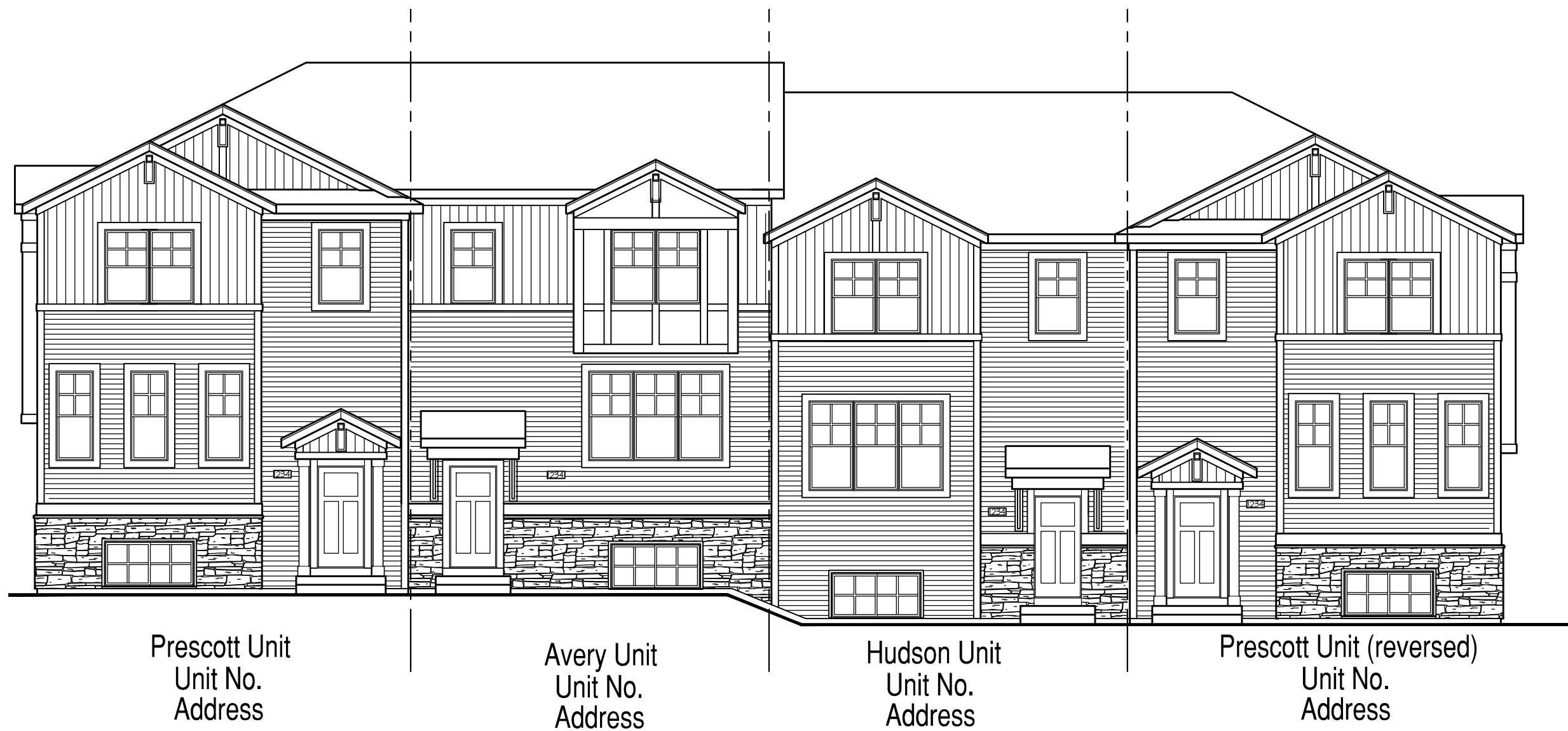
Front Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



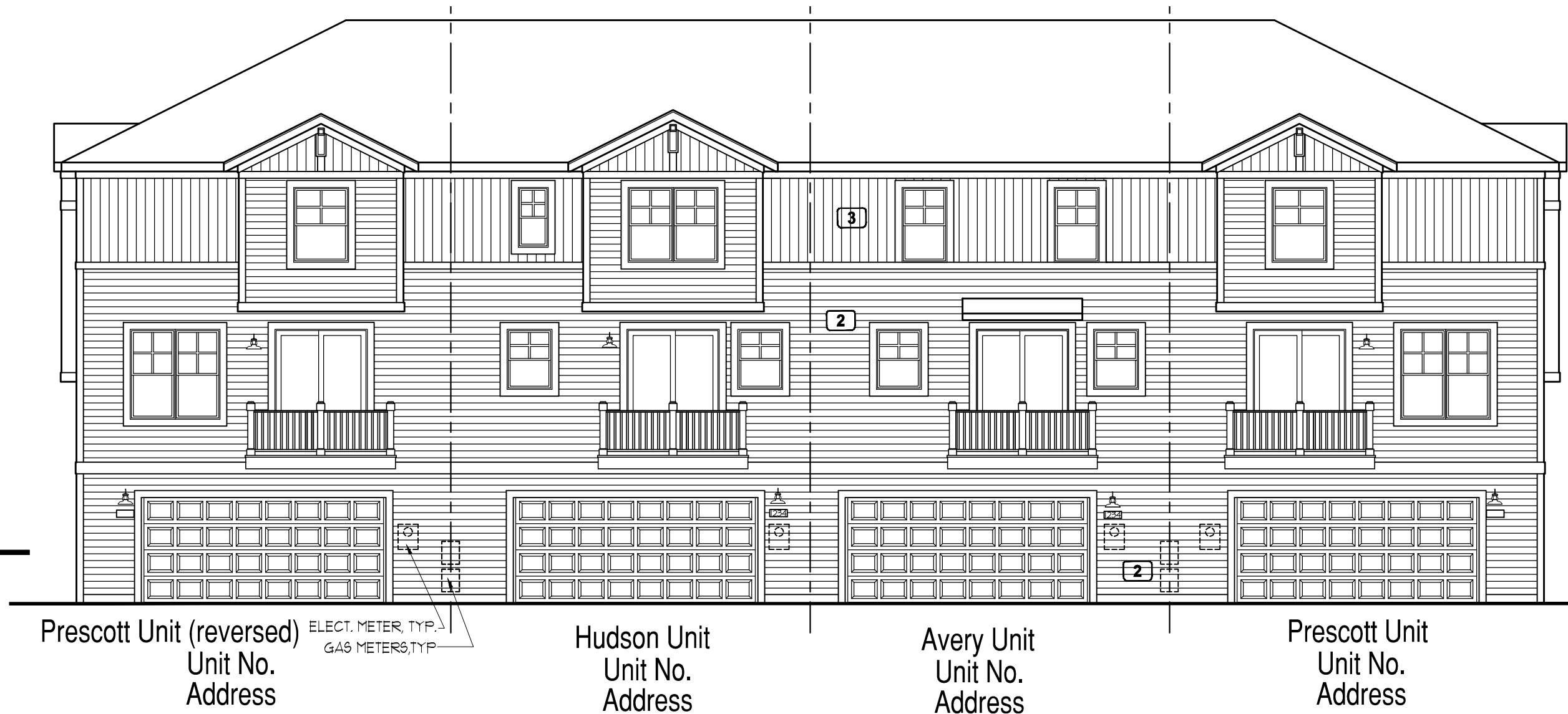
Left Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Front Elevation w/ Step

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



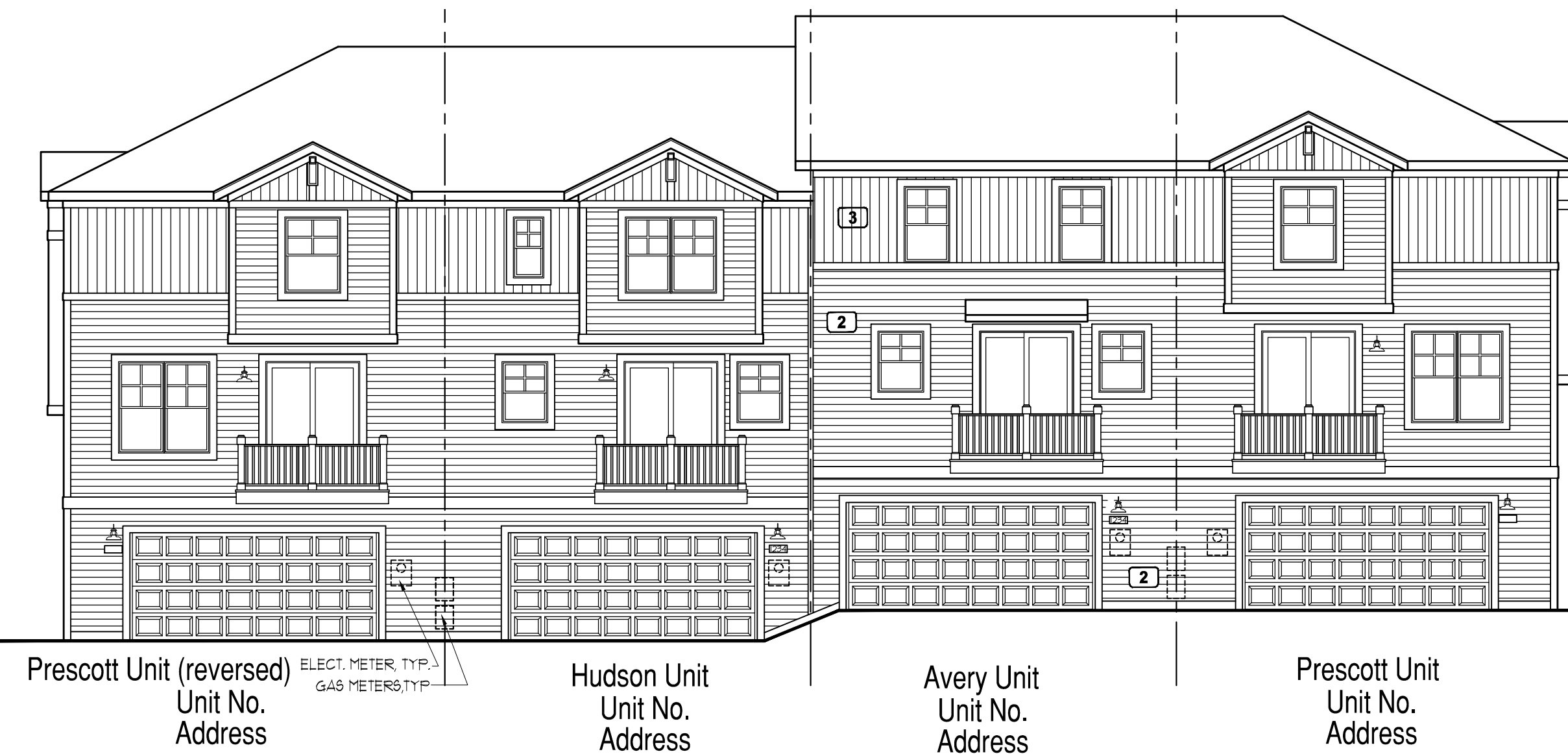
Rear Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Right Elevation

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



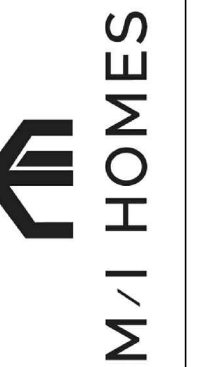
Rear Elevation-w/ Step

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

ISSUE DATE: 07-09-2018

REVISIONS

5354 Parkdale Dr. #100
St. Louis Park, MN 55416
786.586.7200
minneapolispermits@mlhomes.com



Four Unit Townhomes
Woodland Cove and Gateway at McKnight

3/11/2019

JOB NO: PROJ MGR:
DRAWN: BWM, KK CHECKED:
EXTERIOR ELEVATIONS