

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, MARCH 2, 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, March 1, 2021, will be provided to the Planning Commission before the March 2, 2021 meeting.

1. CALL TO ORDER

2. THE PLANNING COMMISSION MINUTES FOR FEBRUARY 16, 2021 ARE NOT YET AVAILABLE AND WILL BE DISTRIBUTED AT THE NEXT MEETING

3. OTHER BUSINESS

4. APPLICANT REQUESTS AND PUBLIC HEARINGS

4.01 DAVID AND PAULINE NOVACK - CASE NO. 21-11V

Consider tabling the variance request until March 16, 2021 for the property located at 8775 Bacardi Avenue.

Planning Commission Action _____

4.02 AURIANNA NORWOOD - CASE NO. 21-10V

Consider the following requests for the property located at 640 9th Avenue:

- a) A variance to allow more than one detached accessory structure on the property.

Planning Commission Action _____

- b) A variance to allow a detached ADU, Accessory Dwelling Unit on a lot less than one acre in size.

Planning Commission Action _____

4.03 JAEGER CONSTRUCTION / HYUNDAI - CASE NO. 21-09CUP

Consider a conditional use permit amendment for a 2,000 square foot building addition for the property located at 1290 50th Street.

Planning Commission Action _____

4.04 SKIGH DEVELOPMENT - CASE NO. 21-02PA

Consider a comprehensive plan amendment to change the guided land use from NC, Neighborhood Commercial and LDR, Low Density Residential to MDR, Medium Density Residential for the two parcels located at 5871 Cahill Avenue.

Planning Commission Action _____

5. ADJOURN

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



PLANNING REPORT

CASE NO: 21-10V

APPLICANT: Aurianna Norwood

PROPERTY OWNER: Robert and Lisa Norwood

REQUEST: Variance to allow a second accessory structure and to allow an accessory dwelling unit on a lot less than one acre in size.

HEARING DATE: March 2, 2021

LOCATION: 640 9th Avenue South

COMPREHENSIVE PLAN: LDR

ZONING: R-1C, Single Family Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to construct a detached 480 square foot building that would be used as an accessory dwelling unit (ADU). The lot in question is 19,968 square feet in size. The zoning ordinance allows accessory dwelling units in detached structures on lots of at least one acre (43,560 sq ft) in size. The lot contains the principal home, a detached garage approximately 1,000 square feet in size and an in-ground pool. The property is zoned R-1C which allows only one detached accessory structure.

The applicant has provided a narrative which gives additional details on the request and rationale for the approval.

With all the improvements on the lot, staff did a rough calculation of impervious surface on the lot from aerial photography. With a lot of this size, a total of 5,100 square feet of impervious surface is allowed. Impervious surface may be increased an additional 10% of lot size, but this additional impervious surface must be treated with a stormwater management system that is reviewed and approved by the Engineering Department. A total of 7,097 square feet of impervious surface would be allowed without a variance. Staff calculated approximately 6,100 square feet of existing impervious, plus the additional 480 square feet would give a total of approximately 6,580 square feet of impervious surface on the lot. Total impervious surface does

not require a variance but would require approval of a stormwater management plan through Engineering. This would be a requirement of building permit review.

EVALUATION OF THE REQUEST

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

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

East: City of South St. Paul - single family

West: Church; zoned P; guided P/I

South: Single family; zoned R-1C; guided LDR

VARIANCE

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

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

The applicant does point out the allowance of accessory dwelling units is consistent with goals of the Housing Chapter, however, performance standards were placed in the original ordinance to limit density impacts to neighborhoods.

The limit on the number of accessory structures was also to limit the mass and bulk of structures on a lot.

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

The property already contains a detached accessory structure which provides reasonable use of the property.

Establishing a maximum lot size to be eligible for an ADU was a balance to limit negative impacts to neighborhood areas with smaller lots and limiting the effect of essentially doubling residential density. The Planning Commission made the recommendation to council to limit the minimum lot size from one to 2.5 acre during the ordinance review process.

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

There do not appear to be any unique circumstances not created by the landowner. The lot already contains a detached accessory structure.

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

From aerial photo review, there does not appear to be other lots in the vicinity that contain two accessory structures. Lots are all less than 1.0 acre in size, so this lot is not unique in that sense. Allowing an ADU on a smaller lot has the potential to alter the character by increasing housing density on a significant number of lots in the city.

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

Economic considerations do not appear to be a basis or a sole basis for either of these requests.

ALTERNATIVES

The Planning Commission has the following actions available on the following requests:

A. Approval. If the Planning Commission finds the application to be acceptable, the following action should be taken:

- Approval of the **Variance** to allow a second accessory structure subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. A grading/erosion control plan shall be required at the time of the building permit application.
 3. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
 4. A stormwater analysis and stormwater management plan shall be done by a registered engineer.
 5. The developer shall meet the conditions outlined in the City Engineers review memo and any subsequent correspondence.

Hardship:

- Approval of the **Variance** to allow an accessory dwelling unit in a detached accessory structure on a lot less than 1.0 acres in size.

Hardship:

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

RECOMMENDATION

Issues raised with this request include density impact to neighborhoods by allowing ADU's on small lots. The discussions on lot size during the original ADU ordinance discussion ended up being the concerns and possible impacts of many ADU's could be mitigated by limited the size of the lot to a larger size thus minimizing the impacts of increased density in single family neighborhoods.

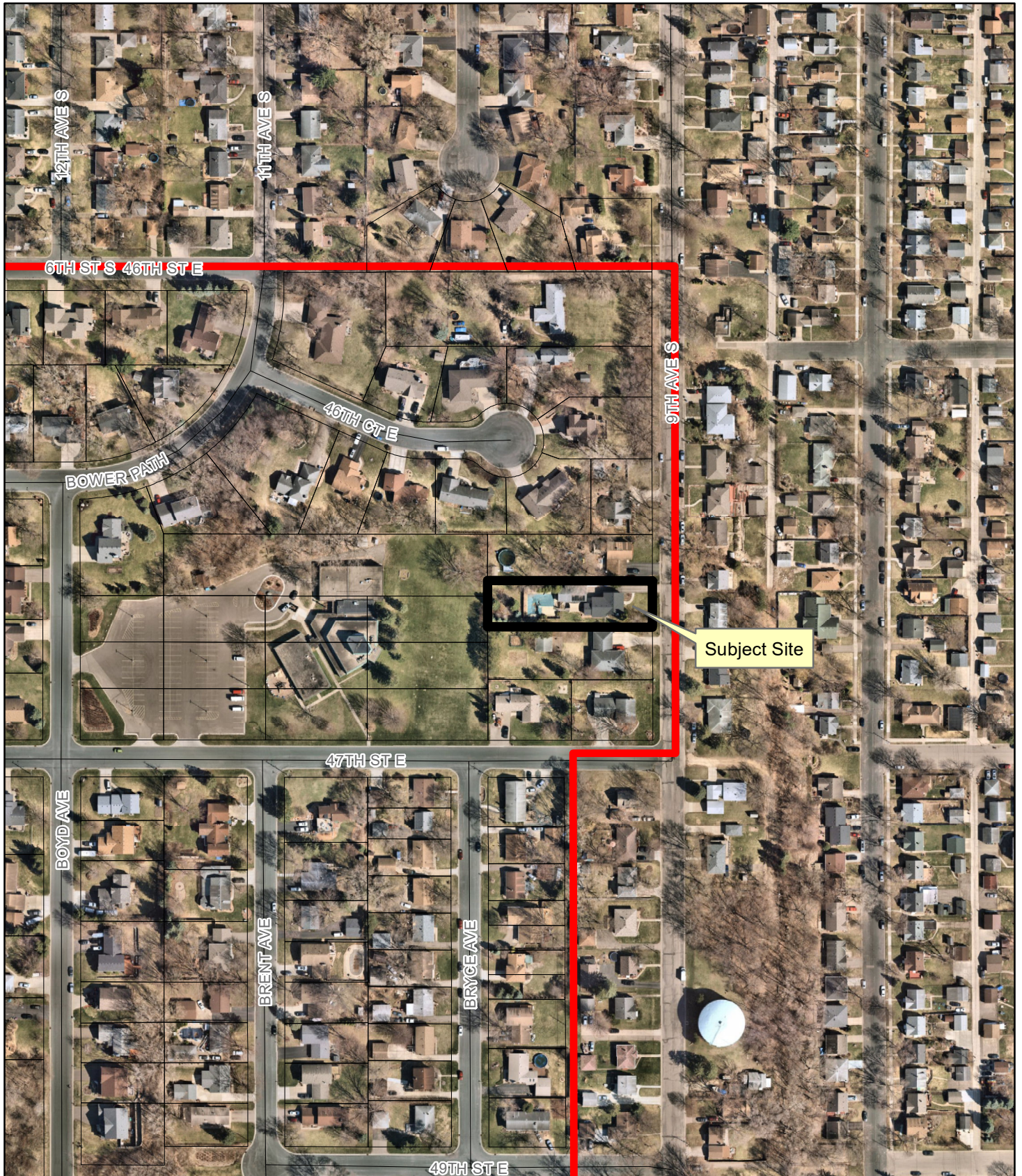
The question of massing, bulk and over developing lots with more accessory structures was the concern and reason to limit number of accessory structures.

Based on the intent of the code provisions for accessory structures and ADU's, It does not appear there is a practical difficulty to support. If Planning Commission is supportive of the variances, a practical difficulty must be stated for each variance.

Attachments: Location Map
Applicant Narrative with general site plan



Location Map Case No. 21-10V



I am proposing to construct a 20 foot wide by 24 foot deep (480sq ft) detached accessory building to be used for an accessory dwelling unit on the property at 640 9th Avenue South. The lot is 0.46 acres, has a detached garage, and in-ground pool. Behind this lot (west) is a very large open area that is owned by the Bethesda Lutheran Church, this area is behind the church and is generally not used by the church. Section 10-18-1 of the city code requires a one acre minimum and section 10-15-1 limits one accessory building per property.

To provide context for this request I, the applicant, am the adult daughter of the home owners and my intention is to build an ADU on the property so that I may live in it for reduced housing costs and to be near my parents as they age. Affordable housing is increasingly difficult to obtain. The 2040 comprehensive plan details this issue more, advising that young singles and couples are being priced out of the area and seniors on fixed income are needing to sell their long-time homes to find cheaper areas to live. This variance is not being requested due to economic circumstances, this statement is being provided for background information and context only.

The practical difficulties include the narrow shape of the property and the configuration of the property. Due to the narrow shape of the property and as the property has a single family home, a detached garage, and an in-ground pool relatively close together, we are not able to expand the size of the house without drastically changing the aesthetics of the property and, in effect, the neighborhood. The City Council recognized a home with a detached garage as a practical difficulty in relation to an accessory structure variance request in Resolution 2020-125 case number 20-07V.

Although building an ADU within the primary structure would not require a variance, the shape and composition of the property doesn't leave any space available to build an additional living space. Building an attached addition onto the primary building is not possible due to the narrowness of the property and the configuration of the property in relation to the detached garage and in-ground pool. All neighboring properties have a relatively similar amount of distance from the road and backyards as no houses extend too far towards the street (east) or away from the street (west). Extending the primary building east or west would not aesthetically match the neighborhood and extending north or south is not an option due to the narrow property shape. There is no reasonable option to expand the size of the primary building without dramatically affecting the aesthetics of the home and neighborhood. If the detached garage were converted into a living space the garage would not meet the setback requirements for a living space. No home in the neighborhood has a detached two story garage and building one such structure would affect the aesthetics of the neighborhood. Building a second story on the detached garage would also inhibit our

northern neighbor's ability to enjoy their backyard as the two story garage would interfere with the flow of light and air. A variance would also be required to build a second story garage due to height restrictions.

The proposed building location meets the setback requirements for a living space: It is under 500 square feet. Utilities will be connected to the primary building. The proposed building will open into the fenced area surrounding the in ground pool so can be accessed this way as well as accessed via the open backyard area. The area intended for the proposed building is at the far west end of the lot, this area is unused and has an abundance of trees and bushes. At least one tree may need to be removed however the tree is diseased and requires removal regardless. It is the intent to plant more plantlife than there is currently to create more privacy. The proposed building will not be viewable from the street. The proposed building will aesthetically match the primary building. The neighboring properties have accessory structures further into their backyard (towards the west end of the lots) similar to the proposed building, as such it will not be an unusual sight. The proposed building will be used as housing for the adult daughter of the homeowners (the applicant). As the Accessory Dwelling Unit (ADU) ordinance was initially proposed to allow a homeowner's adult child an independent living space it is assumed the intent of the ordinance is to promote affordable housing for multigenerational households which is also the intent of the proposed building.

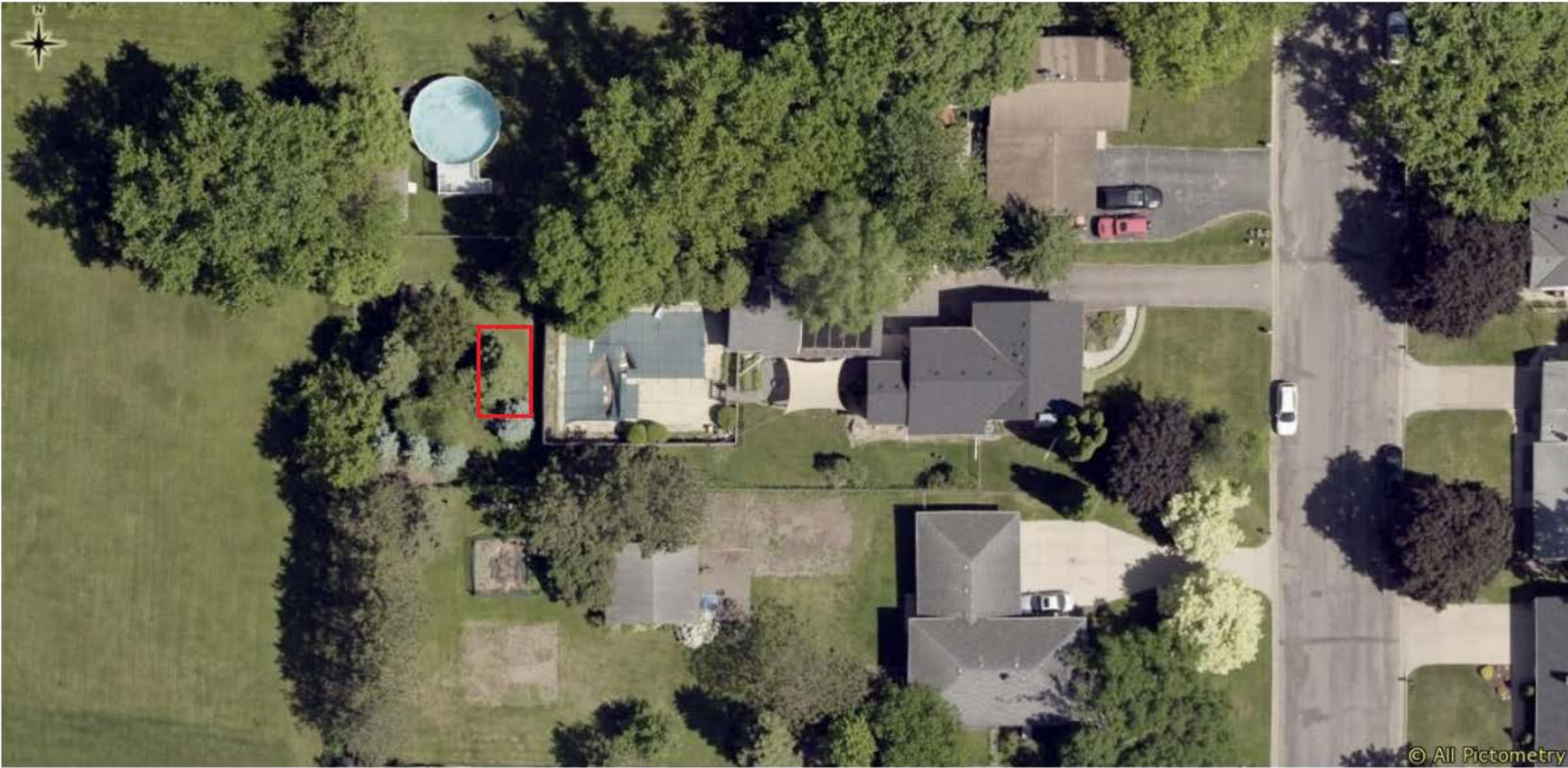
As the lot in question does not meet the minimum lot requirements of the ordinance it is suggested that a condition be applied to the variance, should it be approved, to limit the size of the structure to 500 square feet. As one acre is the requirement for a 1,000 square feet ADU it is assumed around half an acre is reasonable for 500 square feet while meeting the intention of the ordinance.

This request is consistent with the 2040 Comprehensive Plan for Inver Grove Heights. The Comprehensive Plan identifies affordable housing as a growing concern and also identifies ADUs as a solution to this issue. "Accessory Dwelling Units (ADU) are an inexpensive way for municipalities to increase their housing supply, while also increasing their property tax base. By allowing ADUs, communities can retain population groups that might otherwise be priced out of the housing market." (Page 4-79 to 4-80 of the 2040 Comprehensive Plan IGH). The Comprehensive Plan states that in Dakota County 43% of renter households pay more than they can afford on housing, and average rent in Dakota County has increased 12% since 2010 (Page 4-78). The Comprehensive Plan suggests that housing policies be implemented that "Maintain a balanced housing supply with housing available for people at all income levels and unit types that meet the varying life-cycle needs of Inver Grove Heights residents" (Page 4-85.)

In summary, this variance is being requested to allow for an accessory dwelling unit to be built on the aforementioned property to provide housing to family. The practical difficulties have been stated as the narrow shape and the configuration of the property. It is the applicant's opinion that this is a reasonable request, in line with city policy intent, and will not negatively affect the neighborhood aesthetic.

Thank you for your consideration.

Aurianna Norwood (Applicant)
Robert & Lisa Norwood (Homeowners)



North Birds eye



© All Pictometry

05/31/2020



PLANNING REPORT

CASE NO.: 21-09CUP

APPLICANT: Jaeger Construction

PROPERTY OWNER: Saxon IGH, LLC / Inver Grove Hyundai

REQUEST: A conditional use permit amendment to add an addition to the existing auto sales building.

LOCATION: 1290 - 50th Street

HEARING DATE: March 2, 2021

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting a conditional use permit amendment to add a 1,999 square foot addition to the existing building. The property is 4.85 acres in size. The addition would be located on the west side of the building, facing Robert Trail. No additional impervious surface is being added on the property as the addition would be located over existing hard cover. Access to the property is not changing.

During the review process staff noted grading and storage taking place on the property to the south owned by Hyundai. A separate CUP amendment shall be submitted and approved by the City for the work being done on the adjacent parcel.

SPECIFIC REQUEST

The applicant is requesting the following:

- A.) A **Conditional Use Permit Amendment** to add an addition to the existing automobile and off highway vehicle sales building.

EVALUATION OF THE REQUEST

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

North	Volkswagon dealer; zoned B-3; guided RC, Regional Commercial
East	Toyota; zoned B-3; guided RC, Regional Commercial
South	Highway/right-of-way
West	Ford/right-of-way; zoned B-3; guided RC, Regional Commercial

SITE PLAN REVIEW

Setbacks. The proposed building addition is located about 100 feet from the front property line, exceeding setback requirements.

Parking Lot. There will be a loss of five parking stalls with the proposed addition; the number of parking spaces still exceed the minimum required by code. Customer parking shall be clearly marked.

Access. Access to the site is not changing; there is one access off 50th Street along the north side of the property.

Landscaping. Landscaping was approved with the original CUP based on the site perimeter; no additional landscaping is required with the proposed addition. If there would be any removal of existing landscaping, it would require replacement or relocation of said plantings.

Trash. No changes are proposed to the trash enclosure. If the trash containers are stored outside they will have to be screened from view, complying with section 10-15-9D of the City Code.

Lighting. There are no changes proposed to the existing site lighting.

Exterior Building Materials. The exterior of the building would match the existing building, complying with code requirements.

Signage. There are no new signs proposed with this request. All signs must comply with the signage allotment for the B-3 zoning district.

Fire Marshal Review. All plans shall be subject to the review and approval of the City Fire Marshal for fire lane designation and the signage or marking of the fire lanes at time of building.

Engineering. Engineering has reviewed the plans. The proposed addition, along with the 2018 addition, triggers the requirement of a stormwater management plan. Engineering has made recommendations that are included with the conditions that are listed at the end of this report.

GENERAL CONDITIONAL USE PERMIT REVIEW

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

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

The use is consistent with the goals, policies, and plans of the Comprehensive Plan. The future land use of this parcel is Regional Commercial and automobile sales is consistent with the uses envisioned in this district.

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

The property is zoned commercial. The land use of auto sales is consistent with the intent of the B-3, general business zoning district.

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

The proposed addition would not have a detrimental effect on public improvements in the vicinity of the property.

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 proposed improvements do not appear to have any negative effects on City facilities or services. Engineering, Fire, and Inspections would all review and approve plans for code compliance prior to the issuance of any building permits.

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

- i. Aesthetics/exterior appearance*

The proposed building addition would be constructed with similar materials as the existing building.

- ii. Noise*

The proposed addition would not generate noises that are inconsistent with the B-3 zoning district.

- iii. Fencing, landscaping and buffering*

No changes are being proposed to the landscaping on the site.

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

Access to the site is not changing. The amount of traffic in and out of the property is not expected to change with the proposed addition. Setbacks exceed code requirements, and the overall parking configuration is not changing.

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

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

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

The proposed addition would not generate any additional surface water or groundwater runoff as no additional impervious surface is being added to the property.

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 **Conditional Use Permit Amendment** for automobile and off highway vehicles sales to allow an addition to the existing building subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Site Plan	dated 01/12/21
Building Elevations	dated 12/14/20
Civil Plan Set	dated TBD
Landscaping	dated 05/27/97
 2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
 3. All signage shall be in conformance with the sign regulations of the City.

4. All display pennants, flags, searchlights, balloons, and other similar devices shall be limited to no more than 10-days per calendar year. Use of such devices shall require a sign permit.
5. No employee or customer parking shall be allowed on 50th Street East.
6. Customer and employee parking shall be clearly signed and no display vehicles shall be allowed in this area.
7. All final development plans shall be subject to the review and approval of the City Fire Marshal.
8. The developer shall meet the conditions outlined in the City Engineers review memo dated February 12, 2021 and any subsequent correspondence.
9. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
10. A stormwater analysis and stormwater management plan shall be done by a registered engineer. Prior to construction, the Developer and Owner shall enter into a Storm Water Facilities Maintenance Agreement and any other agreements related thereto with the City.
11. Any new rooftop or ground mounted equipment shall be substantially screened from view as seen from a reasonable viewing perspective.
12. Resolution No. 18-32 shall become null and void and shall be replaced by the terms of this conditional use permit.

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

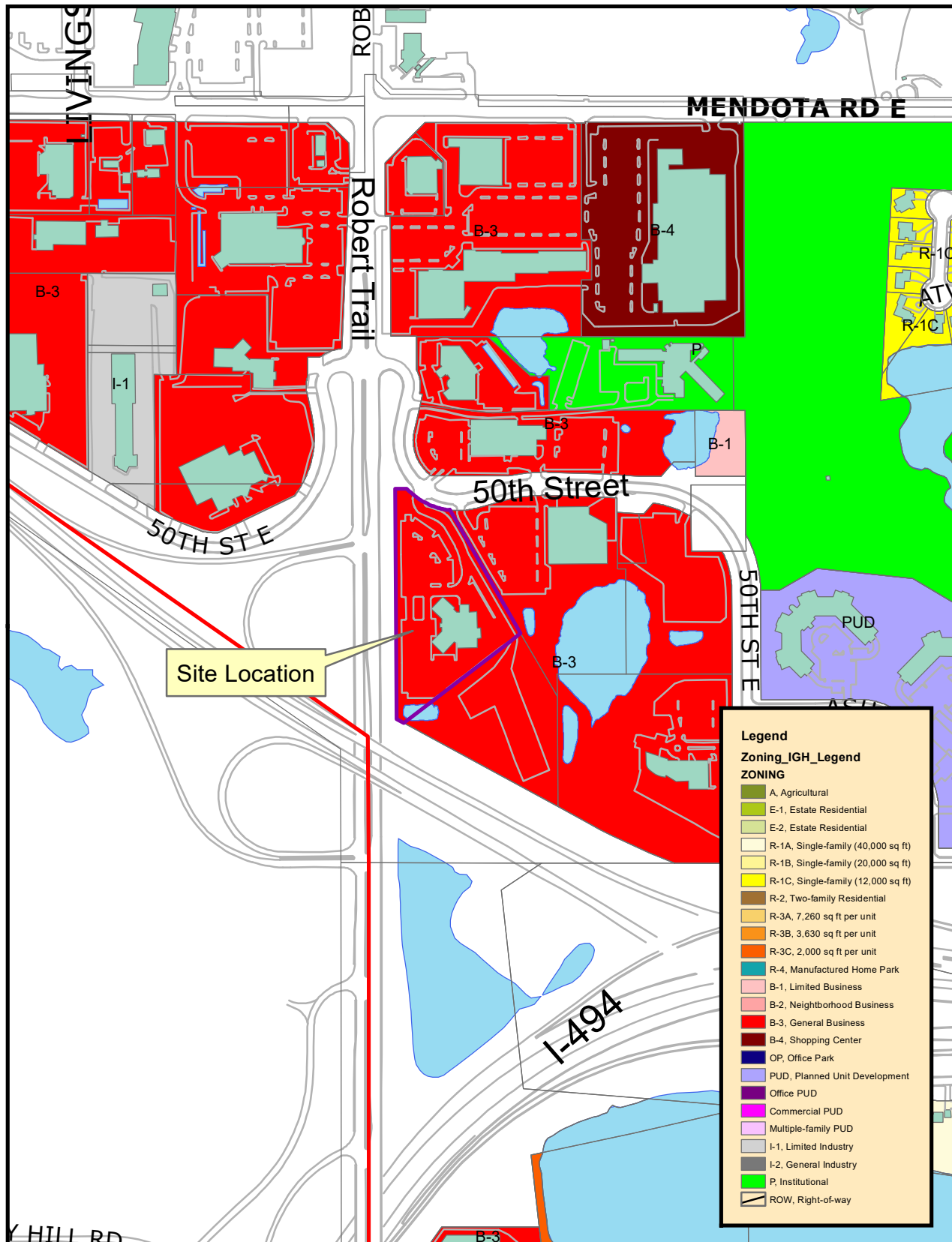
RECOMMENDATION

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

Attachments: Zoning/Location Map
Narrative
Site Plan
Elevation Plan



Case No. 21-09CUP Jaeger Construction - Hyundai



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

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

Map not to scale

Inver Grove Heights Hyundai Sales Addition and Remodel

We are submitting to revise a conditional use permit for the Inver Grove Hyundai car dealership at 1290 50th Street E. We are proposing an addition to the car dealership. We are proposing a 1,999 SF addition to the sales and service write up area at the car dealership. We will be doing a complete remodel of the interior and exterior of the building. The addition is being added in an area that is currently paved or concrete. The grades and drainage will remain the same around the addition. Vehicle circulation will be rerouted around the addition and curb cuts to the property will remain the same. We are not disturbing any landscaped areas. There will be no loss of parking stalls with the addition.

PROPOSED ADDITION
TO:

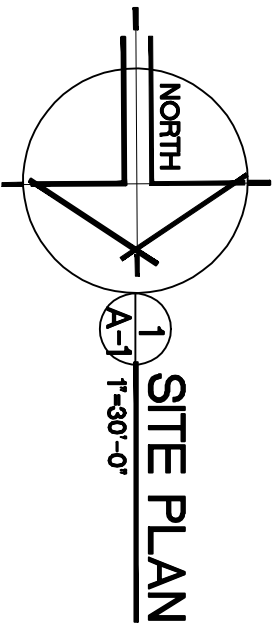
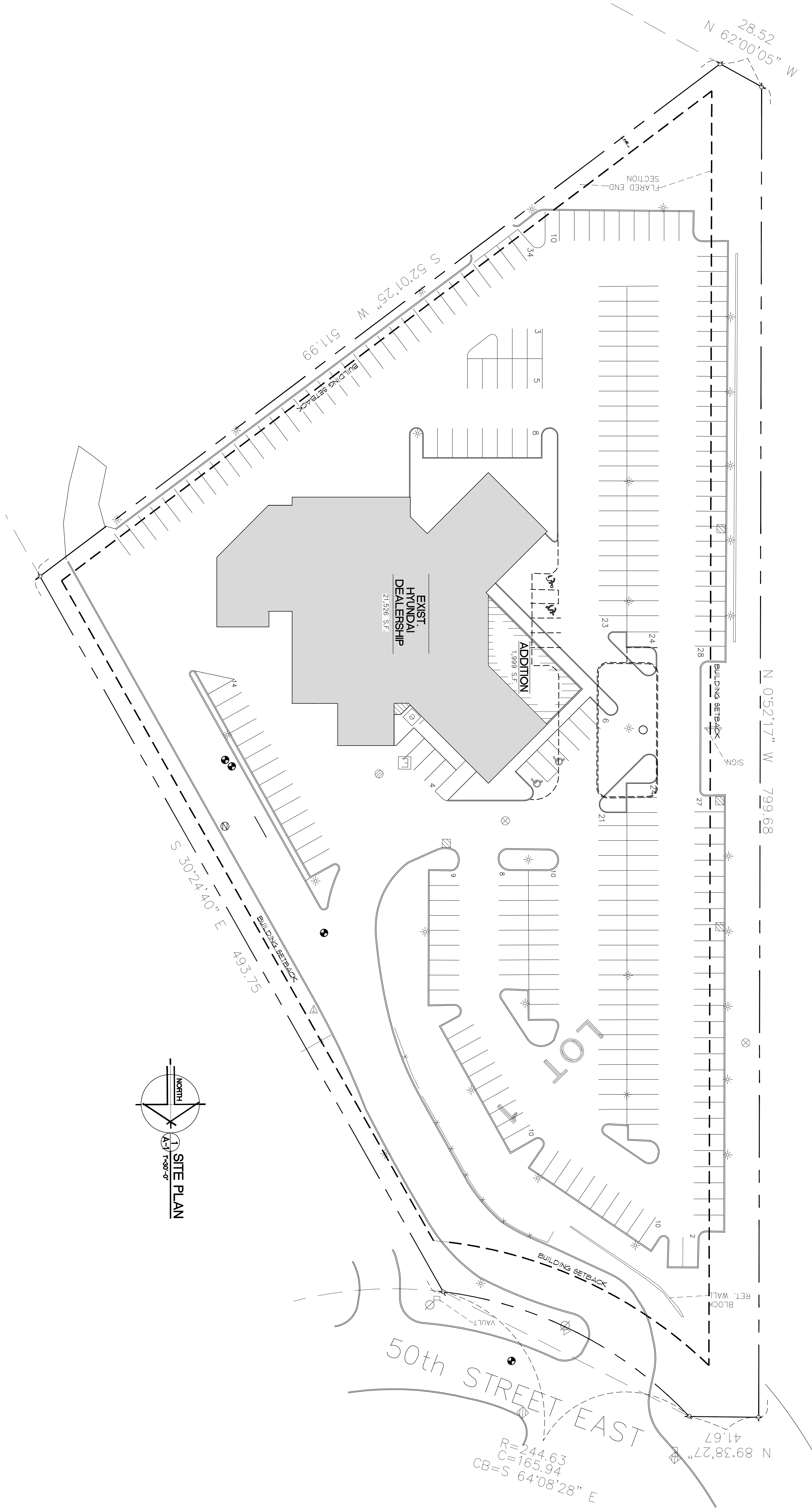
INVER GROVE HEIGHTS HYUNDAI
1290 50TH STREET
INVER GROVE HEIGHTS, MN

STATE HIGHWAY NO. 3 (OLD 52)
(SOUTH ROBERT STREET)

PLAN REVIEW
2020 MN STATE BUILDING CODE

ONE STORY BUILDING FULLY SPRINKLED CONSTRUCTION TYPE 11B OCCUPANCY - B
SITE AREA 211,485 S. F. 4.85 ACRES SITE PARKING 280 STRIPE SPACES
BASIC ALLOWABLE S. F. 23,000 S. F. TABLE 503 INCREASE FOR SPRINKLER 69,000 S. F. SEC. 507 INCREASE FOR OPEN AREA .75 X 23,000 S. F. =17,250 S. F. SEC. 506 TOTAL ALLOWABLE FLOOR AREA = 109,250 S. F. TOTAL ACTUAL BUILDING S. F. 23,526 S. F. EXIST. 21,526 S. F. PLUS NEW ADDITION 1,999 S. F. =23,525 S. F. ALLOWABLE BUILDING HEIGHT = 55 FEET ACTUAL BUILDING HEIGHT 21.33 FEET.

STATE HIGHWAY NO. 3 (OLD 52)
(SOUTH ROBERT STREET)



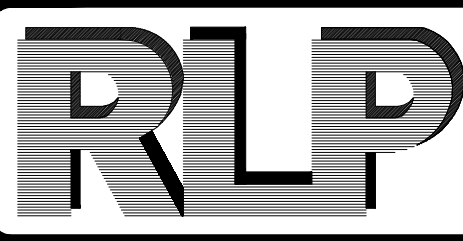
Date: 1-12-21
Comm. No.:10.20
Drawn By: MJP
Checked By: M.V.P.

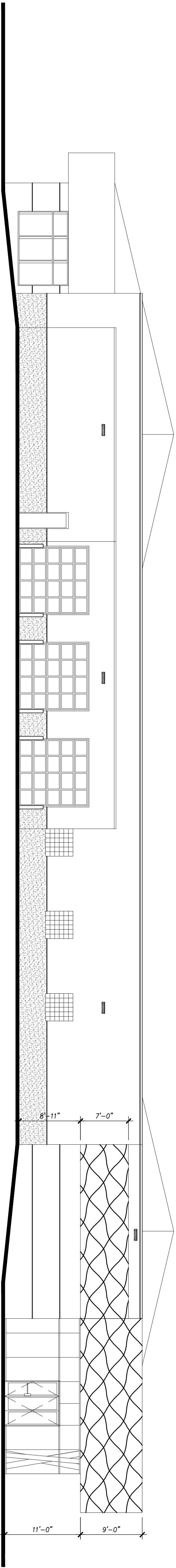
Revisions			
No.	Date	No.	Date

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly LICENSED Architect under the laws of the State of MINNESOTA.	
MARVIN POPE Date: 1-12-21	Reg. No.: 25573

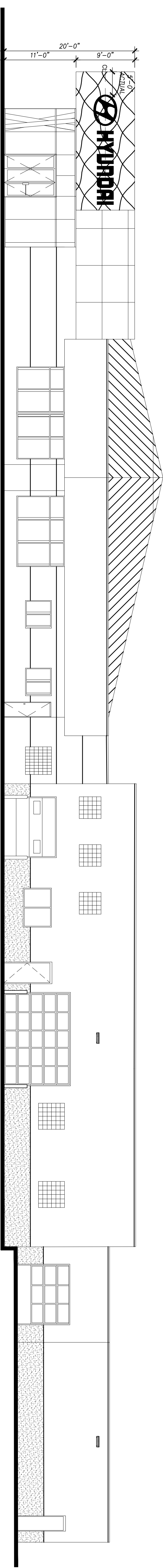
PROPOSED ADDITION
INVER GROVE HYUNDAI
1290 50TH STREET
Inver Grove Heights, Minnesota

ARCHITECTS INC.
7873 SOMERSET CT. WOODBURY MN. 55125
rlparchitects@aol.com
Phone: (651) 631-3767
CELL: (612) 599-7964

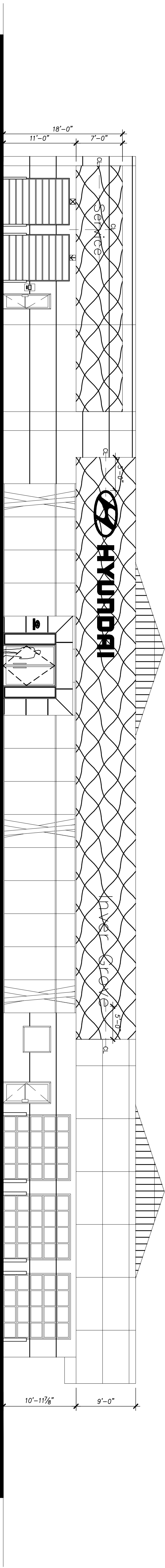




**EAST
ELEVATION**
A-3 1/8" = 1'-0"



**SOUTH
ELEVATION**
A-3 1/8" = 1'-0"



**NORTH WEST
ELEVATION**
A-3 1/8" = 1'-0"



PLANNING REPORT

CASE NO: 21-02PA

APPLICANT: SKigh Development

PROPERTY OWNER: Rose Ann Krech, Wayne Krech, Rick Krech, Mary Krech

REQUEST: Comprehensive Plan Amendment to change land use from NC and LDR to MDR

HEARING DATE: March 2, 2021

LOCATION: 5871 Cahill Avenue

COMPREHENSIVE PLAN: NC, Neighborhood Commercial and LDR, Low Density Residential

ZONING: R-1C and B-3

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to change the land use designation of two parcels totaling 2.24 acres from LDR and NC to MDR, Medium Density Residential. The planned use of the property is to redevelop the site with a three story apartment building containing 26 units. There is currently one single family home on the south lot and the north lot had an approved automobile repair business. The site would be completely redeveloped into an apartment project.

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

The applicant held a neighborhood meeting to present the proposal and gather feedback. The notes are attached to this report.

SURROUNDING USES

The subject property is surrounded by:

North Office building, commercial building; zoned Commercial PUD; guided NC.
East Multiple family senior, townhomes, office; zoned R-3C, B-1; guided MDR, NC
West Single family; zoned Residential PUD; guided LDR
South Single family, office; zoned R-1C, B-1; guided LDR, NC

EVALUATION OF REQUEST

Comprehensive Plan Amendment

The subject parcel is currently guided Low Density Residential and Neighborhood Commercial.

LDR is defined in the 2040 Comprehensive Plan as follows:

"The low-density residential category encompasses traditional "urban" density development in Inver Grove Heights. LDR includes lots or parcels ranging from 1 unit per acre to 4 units per net acre. Substantial portions of the low-density residential area are anticipated to develop at a density of two-three units per net acre. Housing types in the low-density residential category include single-family detached homes, twin units and lower density, townhome style developments. In all cases, low-density residential development will be served by public water and sanitary sewer systems."

Neighborhood Commercial is defined in the 2040 Comprehensive Plan as:

"Neighborhood commercial areas include lots or parcels containing retail sales and services located along collector roadways that serve the adjacent neighborhood area. The neighborhood commercial designation is the least intensive of the commercial classifications use in the comprehensive plan. Neighborhood commercial areas are intended to house businesses that provide convenience goods and services. Convenience goods and services include items that are regularly needed by nearby residents such as small grocery teams, dry cleaning, video rentals, etc. Properties designated as neighborhood commercial on the land use plan are located along "A" minor arterials or community collector roadways."

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

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

This area of the city is located within what is referred to in the 2040 Comp Plan as the Established Development Areas. The Comprehensive Plan lists Established Development Area Policies:

1. Allow infill development in a manner that protects the character of existing residential neighborhoods.
2. Maintain a circulation system that connects neighborhood areas while emphasizing a system of collector roadways to accommodate vehicular movements.
3. Provide a broad range of housing opportunities.
4. Ensure that new development areas are compatible in size and scale

- with existing, adjacent neighborhoods.
5. Provide appropriate buffers to allow density transitions and to accommodate a range of housing types.
 6. Promote programs and adopt and enforce codes that encourage the maintenance of the existing housing stock.
 7. Encourage rehabilitation of deteriorating housing stock.
 8. Conduct long term planning to ensure existing neighborhood infrastructure is well maintained and reliable.
 9. Disperse affordable housing throughout the area rather than creating concentrations in specific locations.
 10. Reflect the history and character of existing residential neighborhoods in future infill development within those neighborhoods.
 11. Provide commercial services that are convenient to neighborhoods.
 12. Work closely with the school districts within the City to ensure that local school facilities are properly maintained, sustainable and serve as gathering spaces for neighborhoods.
 13. Continually monitor the vitality and viability of existing commercial nodes and encourage the integration of supporting residential uses where necessary.
 14. The city will continue to support the R-4 Mobile Home Park Zoning District that was established for mobile home park developments.

Existing surrounding uses. Within this neighborhood along Cahill and up to and along Upper 55th Street are a broad range of land uses. The mix includes single family, multiple family in apartments and townhomes, office buildings, commercial and restaurants. All the multiple family projects are located on the east side of Cahill. The proposed apartment would be the only multi-story multiple family on the west side. Existing project densities of existing multiple family include Parkview Manor which is south of the subject site is at 9.5 units/acre. The County senior housing development consisting of two buildings totaling 61 units is at 11.8 units per acre. The small townhouse project between the County senior and Parkview Manor is at 6.5 units/acre.

The proposed apartment building would consist of 26 units in a single three-story building. The net area of the two subject parcels is 2.24 acres. Density of the proposed project would be 11.6 units per acre.

ALTERNATIVES

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

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

- Approving the Comprehensive Plan Amendment from LDR and NC 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.

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

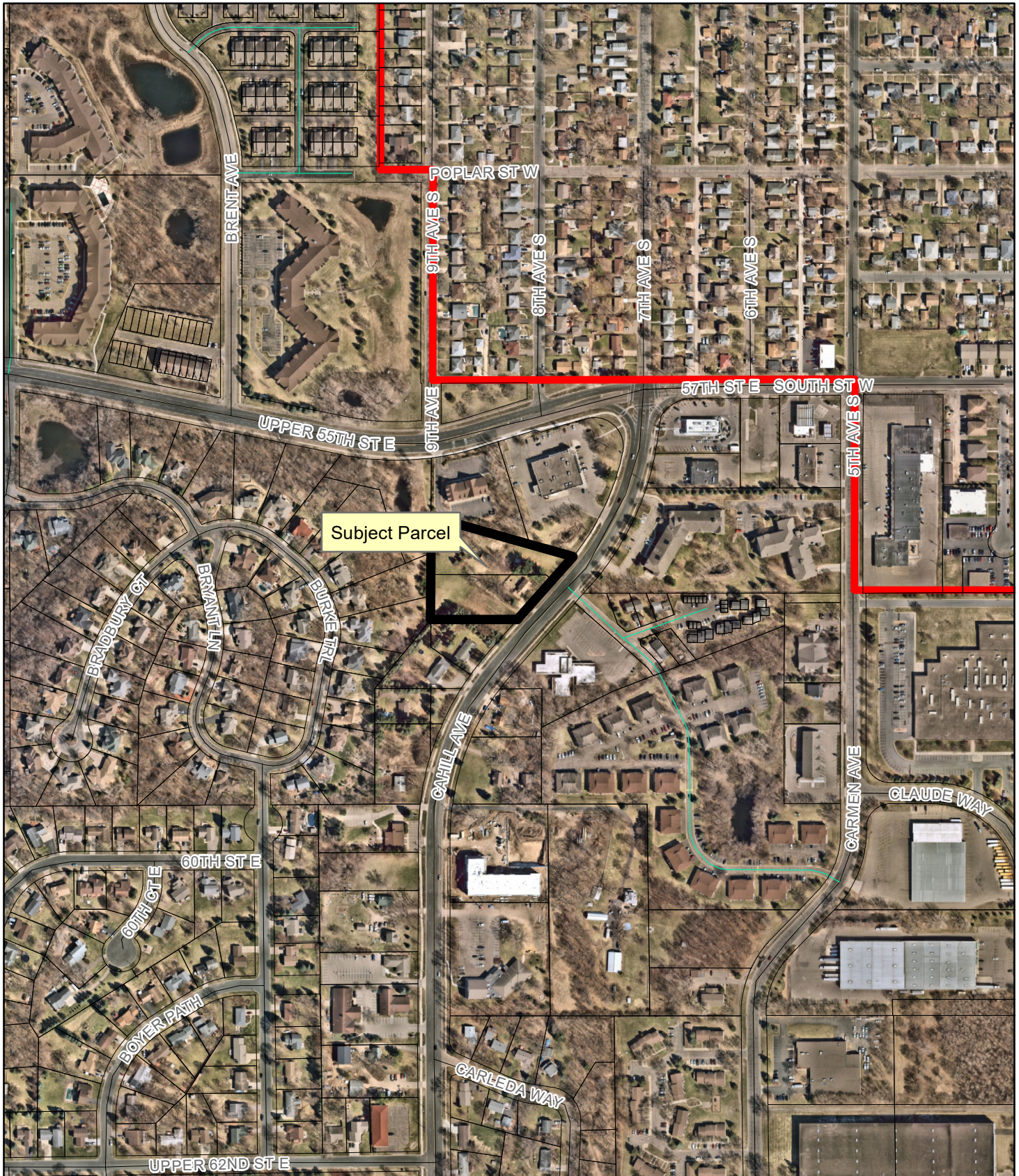
RECOMMENDATION

This report provides definitions of the existing and proposed comp plan land use designations and lists the policies for the Established Development Areas. This neighborhood has a broad mix of uses with the primary road access network using Cahill and Upper 55th Street. This project would be the first multiple family project on the west side of Cahill in this area. The proposed project falls within the range of existing unit densities in the area.

There are a number of policies that would support this infill project, but there are some this may not be consistent with.

Staff feels this project appears consistent with the neighborhood and would fit in well and not change the character. Staff would be supportive of the proposed comprehensive plan amendment.

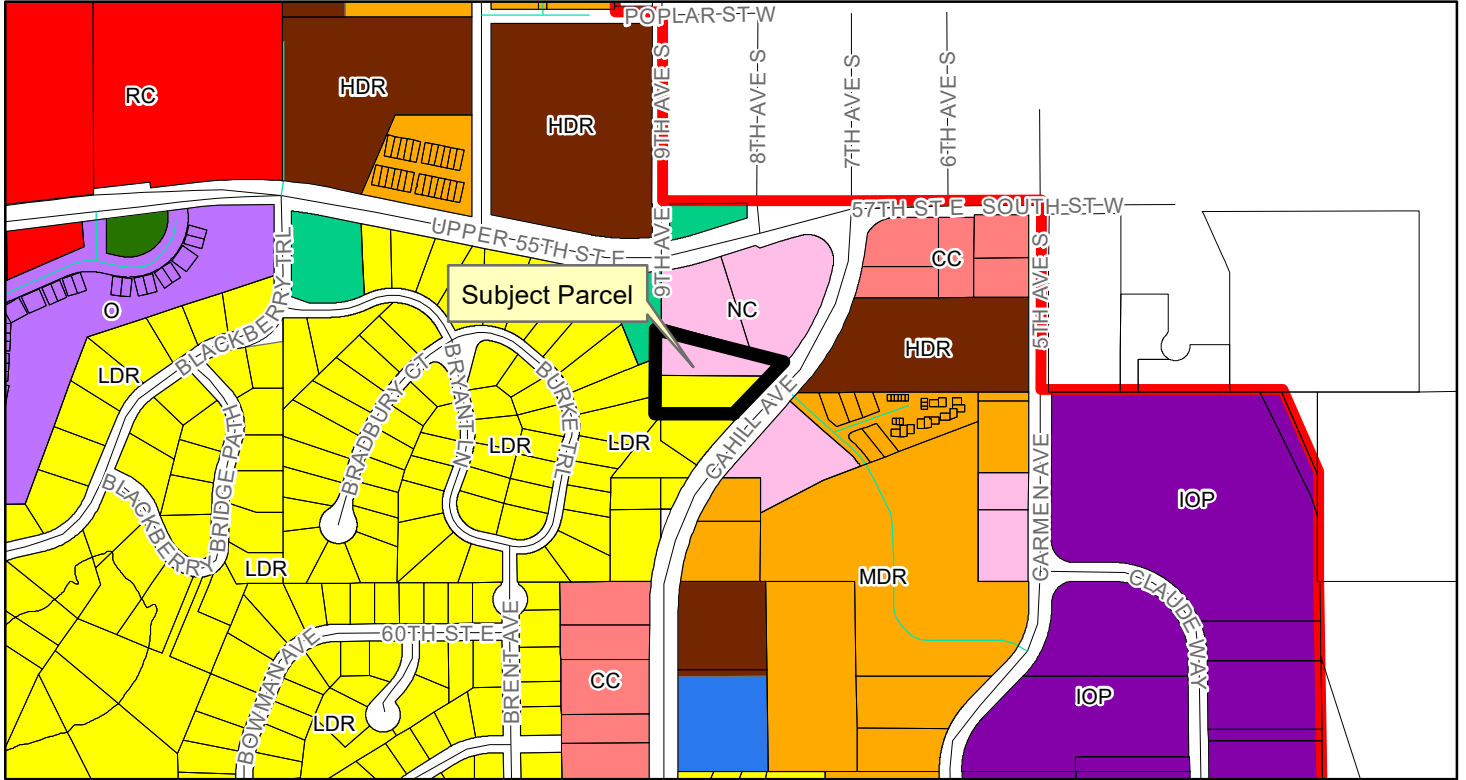
Attachments: Location Map
Existing/Proposed Comp Plan Map
Applicant Narrative and Site Plan
Letter from Resident
Notes from Neighborhood Meeting



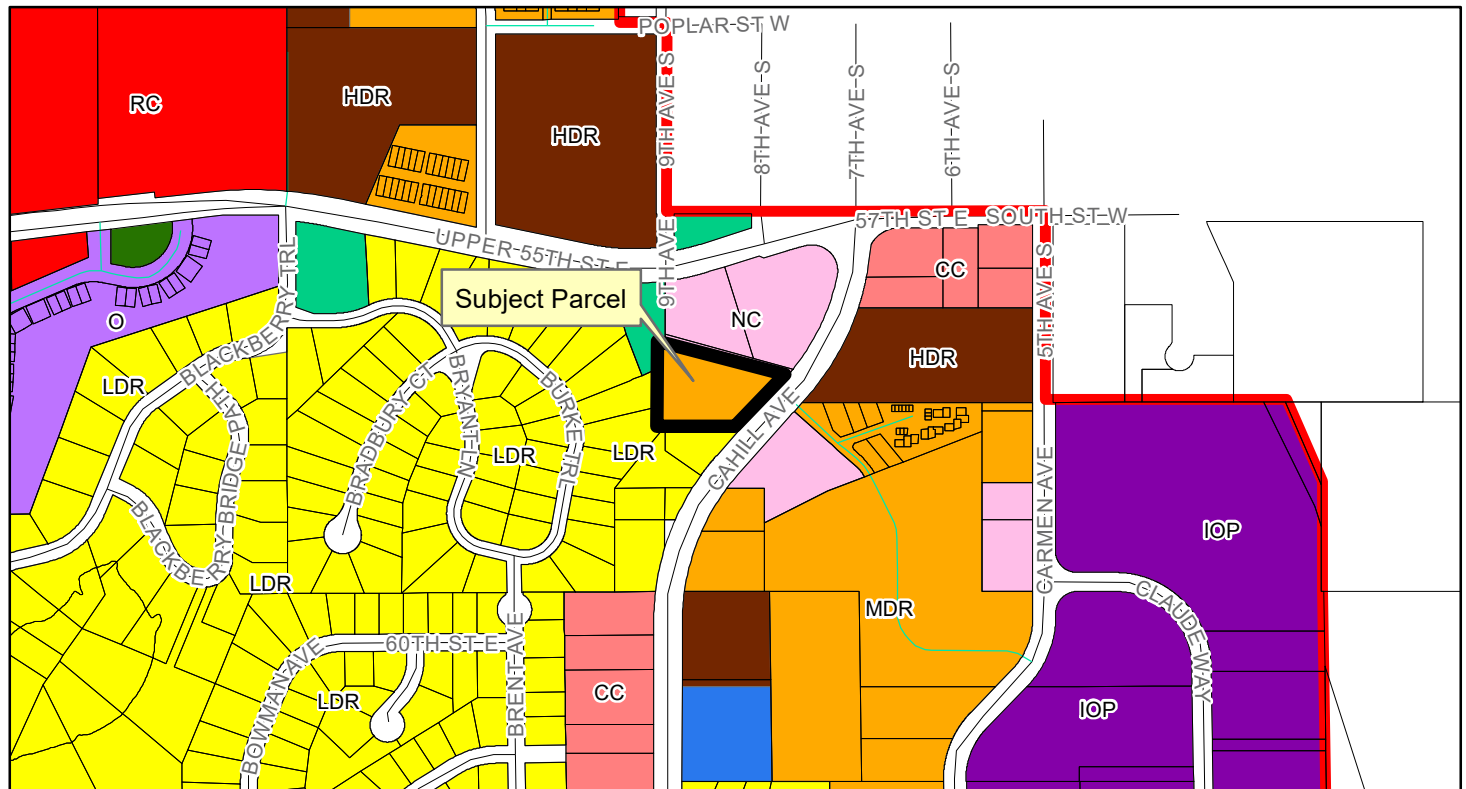


Comprehensive Plan Map Case No. 21-02PA

Existing Comp Plan



Proposed Comp Plan





333 Washington Ave N
Suite 210 | Union Plaza
Minneapolis MN 55401
612.676.2700 | www.djrarch.com

February 1, 2021

City of Inver Grove Heights
Planning Department
8150 Barbara Ave.
Inver Grove Heights, MN 55077

Re: 2040 Comprehensive Plan Amendment
for the property at
5871 Cahill Avenue, Inver Grove Heights, MN
Project # 20-087.00

To whom it may concern:

SKigh Development with the permission of the owners of the property located at 5871 Cahill Avenue in Inver Grove Heights request an amendment to the Inver Grove Heights 2040 Comprehensive Plan. The subject property is currently guided per the plan for Neighborhood Commercial for the north lot and Low Density Residential for the south lot.

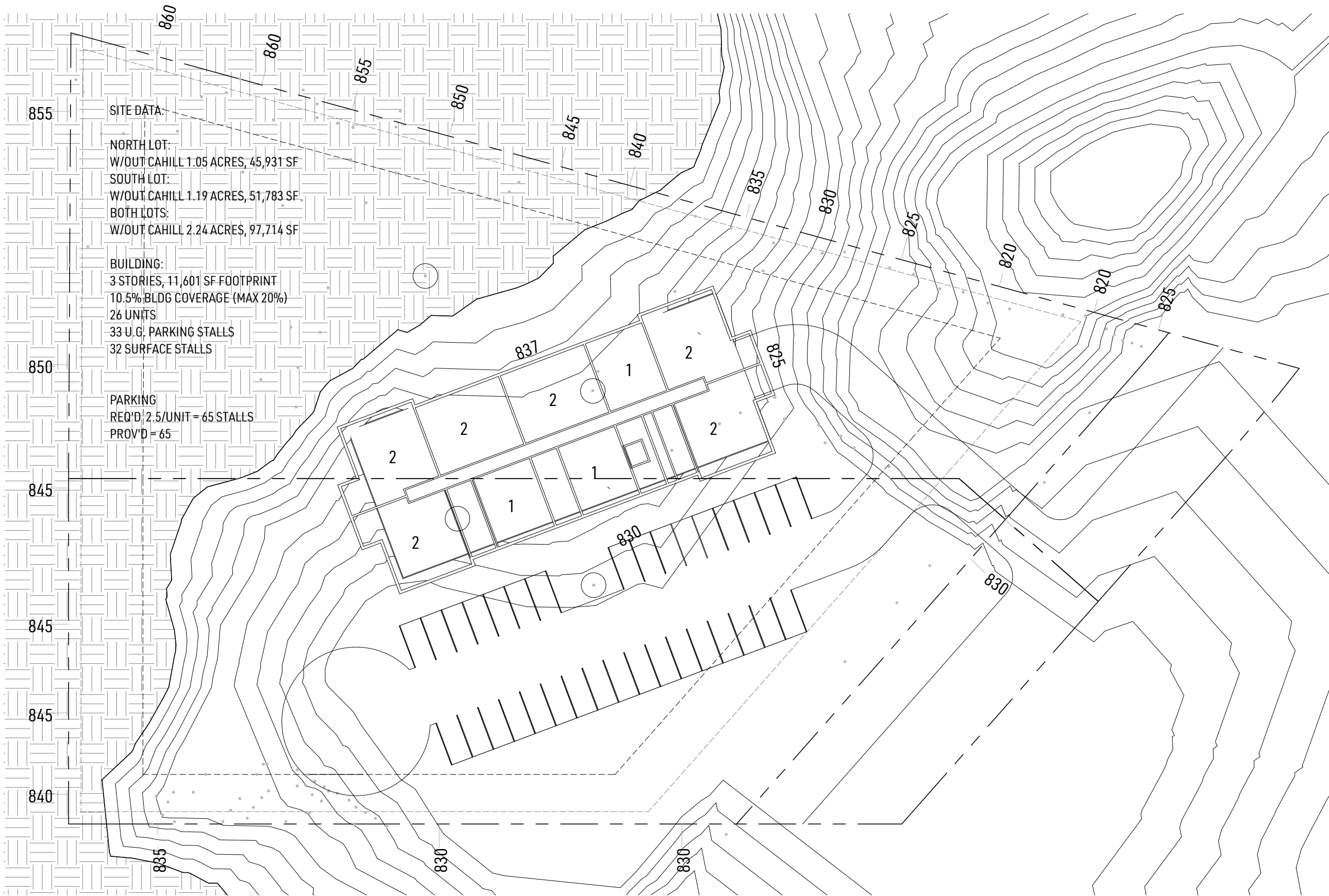
This request is to amend the 2040 Comprehensive Plan to change the classification to Medium Density Residential. This classification will permit these parcels to be developed into An apartment development with between eight and twelve units per acre. Proposed development would have 11.6 units per acres.

The subject property is located on Cahill Road, a Community/ Neighborhood Collector street. Surrounding guided uses include Neighborhood and Community Commercial (north), High Density Residential and Neighborhood Commercial (east), Low Density Residential with Community Commercial beyond (south) and Low Density Residential (west). The subject property is located on a transition zone between more intense uses to the north and east and less intense uses to the south and west. The proposed use as a medium residential use provides for a reasonable transitional use between these two zones and is consistent with the goals of the comprehensive plan.

We thank you for your consideration of this request.

Sincerely yours,
DJR Architecture, Inc.

Scott England, Principal



SITE DATA:

NORTH LOT:

W/OUT CAHILL 1.05 ACRES, 45,931 SF

SOUTH LOT:

W/OUT CAHILL 1.19 ACRES, 51,783 SF

BOTH LOTS:

W/OUT CAHILL 2.24 ACRES, 97,714 SF

BUILDING:

3 STORIES, 11,601 SF FOOTPRINT

10.5% BLDG COVERAGE (MAX 20%)

26 UNITS

33 U.G. PARKING STALLS

32 SURFACE STALLS

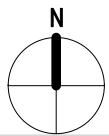
PARKING

REQ'D 2.5/UNIT = 65 STALLS

PROV'D = 65

1 SITE
1" = 40'-0"

SHEET VIEW B



TREE LEGEND

AE DESCRIPTOR	COMMON NAME		
○ ASH	ASH	○ COT	COTTONWOOD
○ BIR	BIRCH	○ ELM	ELM
○ BLC	BLACK CHERRY	○ HAC	HACKBERRY
○ BOX	BOX ELDER	○ MAP	MAPLE
○ CED	CEDAR	○ MUL	MULBERRY
		○ OAK	OAK
		○ PIN	PINE
		○ POP	POPLAR
		○ SPR	SPRUCE

LEGEND

⊠	AIR CONDITIONER	—X—X—	FENCE
▨	CATCH BASIN	—GAS—	GAS MAIN
⊕	CLEAN OUT	—OHW—	OVERHEAD WIRES
⊞	ELECTRIC METER	—>—	SANITARY SEWER
⊞	GAS METER	—>>—	STORM SEWER
○	GUARD POST	—TEL—	TELEPHONE
⊞	HYDRANT	—UE—	UNDERGROUND ELECTRIC
⊞	POWER POLE	—I—	WATER MAIN
⊞	ROOF DRAIN	▨	BITUMINOUS SURFACE
⊞	SANITARY MANHOLE	▨	CONCRETE SURFACE
⊞	SIGN	▨	GRAVEL SURFACE
⊞	STORM MANHOLE	▨	WALL
⊞	WELL		
●	FOUND IRON MONUMENT		
○	SET MONUMENT WITH L.S. NO. 43501		

EXISTING CONDITIONS SURVEY

SURVEY FOR: **SKIGH DEVELOPMENT**

PROPERTY ADDRESS:

5871 Cahill Avenue East, Inver Grove Heights, Minnesota.

LEGAL DESCRIPTION:

PARCEL A

That part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 28 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 34; thence northerly, along the west line of said Southwest Quarter, a distance of 575.00 feet to the point of beginning of the parcel to be described; thence continuing northerly, along said west line, a distance of 139.50 feet; thence deflecting 90 degrees 00 minutes 00 seconds to the right, a distance of 75.00 feet to the center line of Cahill Avenue East (formerly known as C.S.A.H. No. 75); thence southwesterly, along said center line, to the intersection with a line that passes through the point of beginning and is at a right angle to the west line of said Southwest Quarter; thence westerly, a distance of 336.36 feet to the point of beginning.

PARCEL B

That part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 28 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 34; thence northerly, along the west line of said Southwest Quarter, a distance of 894.44 feet to the point of beginning of the parcel to be described; thence southerly, along said west line, a distance of 179.94 feet; thence deflecting 90 degrees 00 minutes 00 seconds to the left, a distance of 359.45 feet; thence deflecting 41 degrees 25 minutes 56 seconds right, a distance of 75.000 feet to the center line of Cahill Avenue East (formerly known as C.S.A.H. No. 75); thence northeasterly, along said centerline, to the intersection with the herein after described "Line A"; thence northwesterly, along said "Line A", to the point of beginning.

"Line A" is described as follows:

Commencing at said Southwest corner of the Southwest Quarter; thence northerly, along said west line, a distance of 894.44 feet to the point of beginning of said "Line A"; thence deflect 105 degrees 16 minutes 46 seconds to the right, a distance of 514.03 feet to the center line of said Cahill Avenue East and said "Line A" there terminating.

Abstract Property

CERTIFICATION:

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

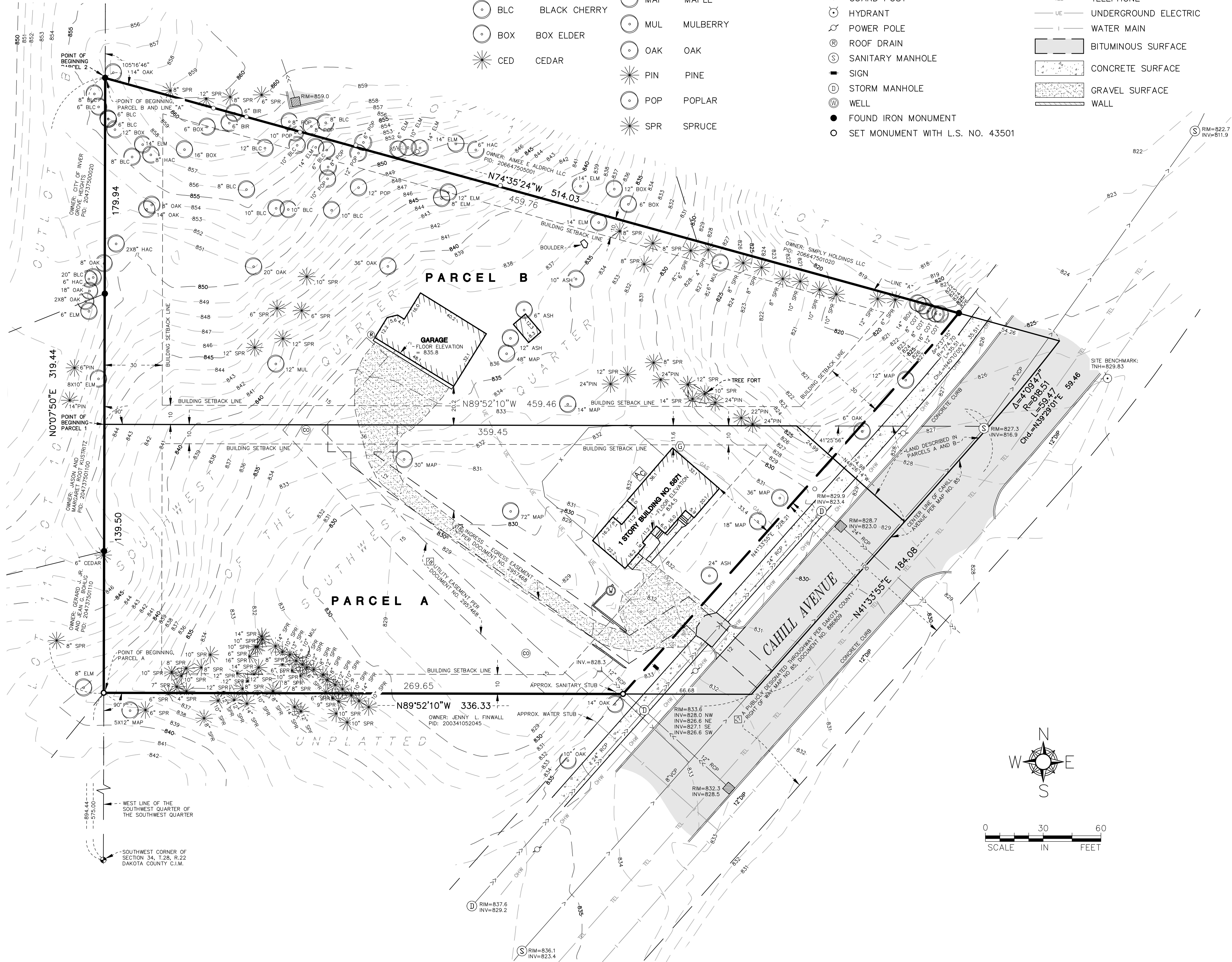
Dated: December 17, 2020

Anderson Engineering of Minnesota, LLC

by: David Anderson
David Anderson
Minnesota License No. 43501

NOTES:

- The horizontal datum and bearings are based on the Dakota County Coordinate System NAD83 (2011).
- The vertical datum is NAVD 88. The site bench mark is the top nut of the hydrant on the oppsite side of Cahill Avenue from the northeast corner of the property (depicted hereon). Elevation = 829.83 feet.
- The area of PARCEL A described hereon is 57,331 square feet or 1.3161 acres. The area of the property less the right-of-way designated in DAKOTA COUNTY RIGHT-OF-WAY MAP NO. 85) is 51,745 square feet or 1.1879 acres.
The area of PARCEL B described hereon is 53,025 square feet or 1.2173 acres. The area of the property less the permanent highway easement (DAKOTA COUNTY RIGHT-OF-WAY MAP NO. 85) is 45,928 square feet or 1.0544 acres.
- The location and extent of underground utilities, if shown, are based upon existing drawings provided by the utility companies, above ground evidence and Gopher State One Call markings per ticket numbers 203140003 and 203140004. Exclusive of excavation, there is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- The tree information shown hereon was collected during the field survey by non-forestry trained Anderson Engineering of Minnesota survey personnel. Tree sizes are estimates and locations are accurate to plus or minus three feet.
- No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances.



**MINUTES FROM THE SKIGH NEIGHBORHOOD MEETING FOR THE PROPOSED
COMPREHENSIVE PLAN AMENDMENT**

Project Address – 5871 Cahill Avenue East, Inver Grove Heights MN 55076

Present – Arnold Kubei and the Development team

- Current property owners – Mary Krech and other family members
- 4 neighbors – David Langer (with Scenic Heights), Eric Mathews, Tom McDonough, Jeff Williamson

Notes –

- 1) Tim Korby introduced the project development team including Scott England with DJR Architects.
- 2) Scott England described the project and the proposed amendment to the City of Inver Grove Heights Comprehensive Plan - SKigh Development project is a proposed Mid-Luxury apartment complex with 26 units. Scott showed two drawings including the draft site plan view of the project and a cross section which showed that the homes to the west will most likely not be able to see the proposed apartment due to the existing trees and lower elevation of the proposed complex compared to the existing homes. Scott described the existing land use, the proposed land use and proposed amendment to the comprehensive plan.
- 3) Scott then opened the meeting up to the neighbors for asked if there were any questions or comments regarding the proposed amendment to the comprehensive plan.

Neighborhood Comments and Questions –

- 1) Question – Is this neighborhood meeting specifically for the proposed amendment to the comprehensive plan ?
 - a. Answer – yes
- 2) Question – If the comprehensive plan is amended what is the maximum density/height of the buildings that can be built ?
 - a. Answer – 12 units per acre
- 3) Comment – They felt that this project would be good for the City and increase the tax base.
- 4) Question - Is the land purchased ?
 - a. There is a purchase agreement in place, pending City Approvals.

Notes by – Tim Korby, PE
HR Green

February 23, 2021

Planning Department

City of Inver Grove Heights

8150 Barbara Ave

Inver Grove Heights, MN.

Members of the Planning Board,

Regarding case number 21-02PA Sikh Development.

Although I don't believe I have the right to tell a property owner what to do with their property, I would like to give my feeling toward the issue.

I would prefer to keep the present zoning regulations, Neighborhood Commercial, in effect rather than changing the zoning to Medium Density Residential.

Most of the structure along Cahill Avenue are currently smaller businesses. My thoughts are that business will bring in more tax revenue into our community than will residential dwellings. Inver Grove Heights needs all the tax revenue we can receive and I feel that it would be to our advantage as well as that of Sikh Development to build business structures on 5871 Cahill Avenue property rather than Residential.

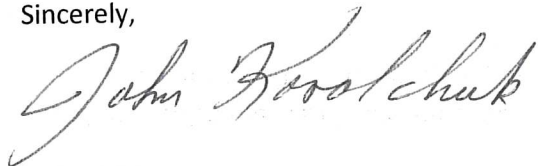
In addition, since the area is currently business the traffic would eventually cause problems for any residential homes built on that property and would result in complaints of noise and pollution from residents of the medium density housing.

I also feel that City services such as Police and Fire protection would increase from the residential housing as opposed to small business occupancy.

I request that the Planning Department keep the property at it's current zoning and even increase it to perhaps Light Industrial. This would increase tax revenues more than the Medium Density Residential zoning.

Thank you for considering my opinions on this issue. I assure you that any decision the Planning Department makes on this request will not alter my opinion of the fine job your group is doing.

Sincerely,

A handwritten signature in cursive script, reading "John Korolchuk". The ink is dark and the signature is fluid, with a large loop for the 'J' and a trailing flourish at the end.

John Korolchuk

5870 Burke Trail

Inver Grove Heights, MN.