

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, MAY 18, 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, May 17, 2021, will be provided to the Planning Commission before the May 18, 2021 meeting.

1. CALL TO ORDER

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR APRIL 20, 2021.

MINUTES FOR MAY 4, 2021 ARE NOT YET AVAILABLE AND WILL BE DISTRIBUTED AT THE NEXT MEETING

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 KAYAK PROPERTIES - CASE NO. 21-30Z

Consider a rezoning of the property from R-1A, single-family residential to R-1C, single-family residential for the property located at 2644 70th Street.

Planning Commission Action _____

3.02 RACHEL DEVELOPMENT- CASE NO. 21-29PAZ

Consider the following requests for the property located at 7855 Cahill Avenue:

- a) Comprehensive Plan Amendment from NC, Neighborhood Commercial to MDR, Medium Density Residential

Planning Commission Action _____

- b) Rezoning of the property from B-3, General Business to R-3C, Multi-family

Planning Commission Action _____

3.03 DAKOTA COUNTY CDA - CASE NO. 21-27PZS

Consider the following requests for the property generally located at Concord Boulevard between Delilah Avenue, 63rd Street and Dilley Avenue:

- a) Comprehensive Plan Amendment to change the land use from LDR, Low Density Residential and Mixed Use to HDR, High Density Residential.

Planning Commission Action _____

- b) Rezoning of the property from R-1C, Single Family Residential to R-3C, Multiple Family Residential.

Planning Commission Action _____

- c) Preliminary and Final Plat for a one lot subdivision

Planning Commission Action _____

- d) Conditional Use Permit for a multiple family development

Planning Commission Action _____

- e) Vacation of the public alley way between Dilley Avenue and Concord Boulevard

Planning Commission Action _____

- f) Variances from setbacks

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, April 20, 2021 – 7:00 p.m.

****REMOTE MEETING****

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

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

Commissioners Absent:

Others Present: Allan Hunting, City Planner
Heather Botten, Associate Planner

Chair Niemioja explained the public participation process.

JIM AND LORA KRECH - CASE NO. 21-18S - Tabled from April 6, 2021

Reading of Public Notice

The public hearing notice was read at the April 6, 2021 Planning Commission meeting.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that the applicant resubmitted a new plat earlier today that complies with the City's accessory structure requirements; therefore, a variance is no longer being requested. The applicant is requesting a preliminary and final plat to adjust the lot boundaries on three lots into three new lots to be known as Oakbush Fifth Addition. There is an existing home and detached structure on the current larger lot and the other two lots are vacant. The applicant would be increasing the size of the two vacant lots to make the lots more appealing and buildable. As a result of the replat, the applicant is requesting to vacate existing easements; new perimeter easements will be included with the proposed plat. Two of the lots access onto Blaine Avenue and 62nd Street and one lot accesses onto Blackberry Trail. The proposed plat shows the perimeter drainage and utility easements abutting at the end of the flag lot portion of the plat. Staff is recommending that a minimum 12-foot space be required between the two easements for a driveway to be installed sometime in the future that would comply with code. Staff recommends approval of the request with the conditions listed in the report.

Commissioner Maggi asked if the existing accessory structure met setback requirements.

Ms. Botten replied in the affirmative.

Commissioner Robertson asked if the property owner intended to use the existing accessory structure for a home-based business.

Ms. Botten stated her understanding was that it was for the property owner's personal use.

Opening of Public Hearing

Jim Krech, 2585 - 62nd Street East, advised he was available to answer any questions.

Chair Niemioja asked Mr. Krech if he read and understood the report.

Mr. Krech replied in the affirmative.

Chair Niemioja asked the applicant if he planned to use the accessory structure for a business.

Mr. Krech replied he did not; it was his woodworking shop.

Chair Niemioja closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Clancy, to approve the request for a preliminary and final plat for a subdivision to be known as Oakbush Fifth Addition, adjusting existing lot boundaries, and a vacation of drainage and utility easements within Lot 4, Block 1, Oakbush Second Addition, Lot 2, Block 1, Oakbush Third Addition, and Lot 1, Block 1, Oakbush Fourth Addition.

Motion carried (9/0). This item goes to the City Council on April 26, 2021.

CITY OF INVER GROVE HEIGHTS (MARKET GARDENS) - CASE NO. 20-33ZA

Chair Niemioja noted that the Planning Commission received additional comments today and asked staff if they needed to be accepted into the public record.

Mr. Hunting replied that it would be a good idea to include the summary of survey results that he forwarded to Planning Commissioners today as part of the record.

Motion by Commissioner Challeen, second by Commissioner Wippermann, to accept into the record comments received from staff earlier today.

Motion carried (8/0). Commissioner Simon temporarily lost connection to the virtual meeting and was unable to vote on this motion.

Reading of Notice

Commissioner Simon read the public hearing notice to consider the request for an ordinance amendment to Title 10 of the City Code (Zoning Regulations) to allow Market Gardening as an allowed use in the E-1, E-2, R-1A, R-1B, R-1C, R-2, and Single-Family Planned Unit Development zoning districts. No notices were mailed.

Presentation of Request

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the Planning Commission reviewed this amendment in November 2020. The Commission wanted additional information from the applicant and asked that a survey be conducted. The results of that survey were submitted with the packet and he provided additional comments earlier today.

Generally, a market garden is similar to a personal garden except that retail sales would be allowed. A draft ordinance is included in the packet and Ms. Gaetke provided a matrix comparing information from other cities. Currently the draft ordinance is set up to be only in single-family districts. Mr. Hunting began having connection issues and hung up to try to reconnect.

Opening of Public Hearing

Dawn Gaetke, 7477 Cahill Avenue, stated she was available to answer any questions.

Chair Niemioja asked the applicant if she read and understood the report.

Ms. Gaetke replied in the affirmative. She advised that she and staff differ on a couple of points but are overall in agreement on the proposed ordinance amendment. She asked if commissioners had the opportunity to read the report and additional information.

Chair Niemioja replied that they read the report that was available last Friday, and planning commissioners also received additional comments earlier today.

Ms. Gaetke advised that the survey showed overwhelming support for allowing market gardens, 57% did not think a license should be required, and 56% thought there should be no neighbor notification required. Regarding Mr. Hunting's concern about the length of the sales period, she noted that City Code 10-15-27 allows agricultural product stands in the estate district from May 1 to November 5, and IGH's farmers market runs from mid-June to mid-October. In her opinion the draft language limiting the sales period should be extended past 75 days to better mimic the growing season. She was opposed to shortening the sales period below 75 days but would consider perhaps allowing property owners to sell only so many days per week.

Chair Niemioja asked the applicant if she had any comments about hoop structures.

Ms. Gaetke stated none of the residents who responded to the survey listed concerns about hoop structures in general. If allowing hoop structures would prevent the ordinance from being approved; however, she would be agreeable to prohibiting hoop structures.

Chair Niemioja stated that could be because hoop structures have been prohibited.

Ms. Gaetke stated that if the ordinance passed it was unlikely that hoop structures would appear everywhere as growers would still need to have their soil tested, make application, and take other additional steps.

Commissioner Clancy asked if there was a monetary limit on how much someone could sell stipulated in the draft ordinance.

Ms. Gaetke replied that the Food Cottage Law has a maximum of \$18,000 a year but none of the Minnesota cities that allow market gardening have put a limit on it.

Commissioner Maggi questioned how they should address the growing season for various crops that may not be continuous.

Ms. Gaetke suggested they address it by limiting it to 75 consecutive days in a calendar year or, if the real concern is traffic, they could limit the sales days to one day a week throughout the

growing season. Some mushrooms peak in May while others do not peak until late fall. Mushrooms in particular should be sold as soon as possible once they start fruiting.

Commissioner Robertson thanked Ms. Gaetke for her interpretation of the survey results and asked what motivated her to recommend a 75-day limit when 35 days was the typical number of days allowed in other cities.

Ms. Gaetke replied that she chose 75 because it was the highest number of the three cities represented. She would prefer a longer period.

Commissioner Robertson commented that community gardens and farmers markets were a very different situation from market gardens as they were not located in residential areas. She asked the applicant what her thoughts were on the potential traffic impacts on residential streets.

Ms. Gaetke stated market gardens were not intended to generate a flood of traffic but rather were aimed at neighbors who would be biking, walking, or driving by anyway.

Commissioner Robertson asked if hoop structures were currently prohibited or counted as an accessory structure.

Mr. Hunting replied that hoop structures as an accessory structure are not allowed in any of the residential districts. City Council intentionally changed the ordinance quite a few years ago to prohibit them. Staff would not support allowing hoop structures for this growing.

Commissioner Challeen questioned why the time period was 75 days when the growing season was more like 120 days and one of the benefits of market gardens was to have produce available beyond when it would normally be available at stores or farmers markets. She suggested perhaps allowing it on fewer days per week but having a longer season.

Chair Maggi questioned what type of products would bear fruit or vegetables for 120 days.

Commissioner Challeen replied that would depend on how a gardener rotated their garden. They may start with one product but then plant a second vegetable.

Chair Maggi stated that the space you would need to do that seemed unlikely on a residential lot.

Ms. Gaetke advised that some of her friends who are intensive gardeners produce from May to October on their residential lots. Their growing season is definitely more than 75 days.

Chair Niemioja stated they could also run into a situation where someone grows a vegetable in the spring and pumpkins in the late fall, but they are not selling all of those days.

Commissioner Kramer felt that with the maximum days allowed, traffic concerns would be tempered by the size and scale of the operation. His biggest concern is where the lines get blurred between a personal market garden versus a quasi-commercial operation on a larger property where owners are constantly growing and selling. That is where potential traffic issues could arise. He asked the applicant to address staff's suggestion of a 10,000 square foot break point.

Ms. Gaetke agreed with 10,000 square feet being the break point for the growing area size. She did not think it was unreasonable to require a conditional use permit for growing areas larger than 10,000 square feet.

Commissioner Simon stated in her opinion a 10,000 square foot garden would be more of a business garden.

Ms. Gaetke replied that is why staff suggested that anything over 10,000 square feet would require a CUP.

Commissioner Simon asked when a market garden would become a business garden.

Ms. Gaetke stated that was difficult to answer because people sell goods with market gardens so technically it is a business.

Commissioner Simon stated in her opinion a market garden is what people normally do only ordinarily they would give their extra produce away and now they would be selling it. If someone is selling continuously, she would consider that more a business garden.

Ms. Gaetke stated allowing people to only sell once per week could address that issue.

Commissioner Robertson asked the applicant her thoughts on why some other cities limited their selling to 35 days.

Ms. Gaetke stated that Maplewood, St. Paul, and Minneapolis had very different limits, but she was unsure as to the reasons for the difference.

Chair Niemioja noted that Mr. Hunting had regained his virtual connection and she asked him to finish his presentation.

Mr. Hunting advised that commissioners had hit most of the issues he was planning to point out (i.e., intensity, size limit, and duration of sales period). Staff is opposed to allowing hoop structures and thinks there should be a permit required so there is a way of tracking these.

Commissioner Robertson asked what would happen if a grower lived in an area with a homeowner's association that prohibited market gardens.

Mr. Hunting replied it would be up to the individual to check with their HOA and it is possible that market gardens would be disallowed in some particular neighborhoods. HOA's have their own guidelines and approval rights for something like this.

Commissioner Robertson asked if the proposed setback between the garden and the property line was five feet.

Mr. Hunting replied in the affirmative, stating it was based on the regulations for community gardens.

Commissioner Robertson stated it seemed like a narrow setback and asked if that was consistent with other uses.

Mr. Hunting replied that personal gardens do not require any setback and can go right up to the property line. Staff felt the setback should be consistent with community gardens so there is some type of separation between the neighbors.

Commissioner Weber supported allowing market gardens but would like to use a ratio system of lot size to garden size rather than a specific number. A 10,000 square foot market garden on a 12,000 square foot lot was completely different than on a 2.5-acre lot.

Commissioner Kramer asked if the ordinance was written specific to the actual homeowner or could a person lease out their space to a third party. That is where the lines get muddled between a passion project and a commercial endeavor.

Mr. Hunting was not sure the ordinance was that specific, but language could be added to clarify that point.

Ms. Gaetke stated that language addressing that could be added under Condition 1 so it would read 'the only product sold is the market garden produce grown on the property **by the property owner**'.

Chair Niemioja suggested perhaps being even more specific about the language, such as adding '**the property owner who resides on the property**'.

Commissioner Kramer supported allowing market gardens, he just had concerns about it becoming more commercial.

Ms. Gaetke suggested addressing commissioner concerns by changing the ordinance to extend the sales season but allowing sales only one day per week.

Commissioner Weber stated he was not comfortable allowing 10-foot-high signs.

Ms. Gaetke clarified that the latest version of the draft ordinance allowed a maximum of a 6-foot sign to be displayed only during the sales season.

Commissioner Robertson supported the concept but would like to add language regarding Commissioner Weber's suggestion of adjusting the proposed maximum size to a ratio system and also requiring that the garden be in the back yard. She was not comfortable with allowing market gardens in the front yard.

Commissioner Wippermann stated he would prefer to restrict market gardens to back yards as well.

Ms. Gaetke commented that personal gardens are currently allowed in front yards and the City might get pushback from gardeners because sometimes the sun hits people's front yards versus back yards.

Chair Niemioja closed the public hearing.

Planning Commission Discussion

Chair Niemioja stated that hoop structures not being allowed would naturally shorten the sales period by not extending the growing season. She noted that limiting sales to one day a week

could potentially make traffic more of an issue. She was not too worried about garden size as long as they met setbacks and she did not have an issue with allowing market gardens in front yards because of sunshine availability.

Commissioner Robertson stated she would struggle with allowing market gardens in front yards as it could be an eyesore and would be inconsistent with the rest of the neighborhood. Regarding the fact that personal gardens are allowed in front yards, they are delineating that there is a difference between the two, so she did not believe market gardens needed to follow the same rules as personal gardens.

Commissioner Wippermann asked if vegetable stands on residential lots were currently restricted.

Mr. Hunting replied they are not allowed on the sidewalk or in the right-of-way on a boulevard.

Commissioner Wippermann asked if there was a size restriction.

Mr. Hunting replied that most vegetable stands would likely be temporary pop-up tents for the days they are going to sell. Anyone wanting to build a stand would have to meet city code requirements for setbacks.

Commissioner Clancy recommended that they think of this as a lemonade stand where members of the community set up a stand to sell produce and neighbors have the opportunity to stop by and purchase items. Other commissioners have suggested that we use a ratio system and 10% of the lot size seemed reasonable to him. He would also support treating these as lemonade stands and not requiring permits. If they disallow market gardens in the front yard, he thinks there should be a follow-up amendment disallowing any gardens in the front yard because they could get into a gray area with market gardeners growing something in their front yard but stating it is for their personal use, not their market garden.

Commissioner Maggi supported using a ratio system to determine maximum growing area but had reservations with limiting sales to only one day a week. If someone wanted to buy fresh produce from their neighbor, they would not want to purchase something that was picked on Tuesday, but they could not buy until Saturday. It would defeat the purpose of market gardens. She thought 75 consecutive days was a good starting point and they could reevaluate it later and amend it if needed. She recommended removing Item G regarding hoop structures and following the existing ordinance.

Commissioner Challeen asked if the 75 sales day had to be consecutive or could there be breaks in between.

Mr. Hunting replied that he reads it as being 75 consecutive days after the first sale day.

Chair Niemioja stated she read it as 75 days total, but they did not necessarily need to be consecutive.

Commissioner Challeen stated she read it the same as Chair Niemioja.

Commissioner Clancy stated he interpreted it as if the window of selling started on June 1 a grower would be able to sell for the next 75 days.

Commissioner Maggi stated she read it the same as Commissioner Clancy.

Chair Niemioja stated if they did not use specific start and end dates this could result in a loophole.

Commissioner Challeen suggested using the Minnesota outdoor growing season as beginning and end dates.

Commissioner Robertson stated she wants to avoid a situation where someone would sell for a couple days, take a break, and then have the 75 consecutive days start over again. Instead, they could remove the word 'consecutive' and just state a maximum number of selling days allowed.

Commissioner Weber supported the idea of removing the word 'consecutive'. That would allow someone to sell one product in the spring and another in the fall. 75 days seemed a little excessive to him, but he would agree to it.

Chair Niemioja summarized the discussion, stating generally commissioners would not like to see this in front yards, they should use the most current language regarding the size limitation of signs, the maximum number of selling days should be 75, the word 'consecutive' should be removed, and the hoop structure language should be removed.

Commissioner Maggi asked if prohibiting market gardens in front yards would impact the personal garden rules.

Mr. Hunting replied that it would not as they were defining a market garden as being different from a personal garden.

Chair Niemioja noted that commissioners also thought a size limit of 10% of lot size seemed reasonable.

Commissioner Maggi asked for clarification on the sign size.

Commissioner Weber replied that they should be less than 6 feet high, no larger than 6 square feet, and should only be displayed during the sales season.

Mr. Hunting asked for clarity on whether permits should be required.

Commissioner Clancy stated that a permit would help them track the 75-day selling limit.

Chair Niemioja did not think the permit would necessarily mark the start of the sales and asked if it would be a permit that would need to be renewed every year.

Mr. Hunting replied that it was set up to be a one-time permit that would not require an annual renewal. The permit would give the City a general record of the market garden and the fee would cover the administrative costs.

Commissioner Robertson commented that she sees value in a permit as it is an additional step that clarifies the guidelines and rules for the applicant.

Chair Niemioja supported requiring a permit as well, stating it would also help from a code enforcement standpoint. We have established a general consensus that permits are acceptable, no front yard specifically to market gardens, cut any language supporting a hoop structures, signs no larger than 6 sf and shorter than 6 feet and only on the days for sales, a maximum number of 75 selling days and the size of the garden would only be allowed to be up to 10% of the total lot size.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Robertson, to recommend approval of an ordinance amendment to Title 10 of the City Code (Zoning Regulations) to allow Market Gardening as an allowed use in the E-1, E-2, R-1A, R-1B, R-1C, R-2, and Single-Family Planned Unit Development zoning districts, with the recommendation that permits are required, market gardens are not allowed in front yards, the removal of language supporting hoop structures, signs can be no larger than 6 square feet in size and 6 feet in height and only displayed during the sales season, a maximum of 75 selling days with the word 'consecutive' removed, and allowing the garden to be up to 10% of the total lot size.

Motion carried (9/0). This item goes to the City Council on May 10, 2021.

CITY OF INVER GROVE HEIGHTS (ACCESSORY BUILDINGS) - CASE NO. 21-24ZA

Reading of Notice

Heather Botten, Associate Planner, read the public hearing notice to consider the request for an ordinance amendment to Title 10 of the City Code (Zoning Regulations) to allow the size of accessory buildings on lots 2.5-5.0 acres in size, the A, Agricultural District and E-1, Estate Residential District to be based on a ratio system depending upon lot size. No notices were mailed.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She advised that Council directed staff to move forward with a possible ordinance amendment relating to the maximum size of accessory structures allowed on lots that are closer to the 5-acre lot size that are zoned Agricultural or E-1. Currently accessory structure requirements are addressed in Section 10-15-18, Accessory Structures. They are also addressed in the bulk standard sections of the residential zoning districts. Lots zoned E-2, R-1 and R-2 are allowed one detached structure up to 1,000 gross square feet. Lots zoned A and E-1 that are less than 2.5 acres are allowed one detached structure up to 1,000 gross square feet, lots 2.5 acres or greater but less than five acres are allowed one detached structure up to 1,600 gross square feet, and lots greater than five acres would be allowed two detached accessory buildings up to 2,400 gross square feet. By suggestion of the Planning Commission, and by Council direction, it was suggested that lots closer to the 5-acre lot size be allowed an accessory building larger than 1,600 but less than 2,400 gross square feet. One way to do this would be a ratio system versus the current range system. The maximum detached accessory structure currently allowed in the City is 2,400 square feet for lots zoned A or E-1 with a lot size that of 5 acres or greater. If you divide 2,400 by 5 acres, it equals 480 square feet per acre. Using this ratio system, you would multiply 480 times the lot size to determine the maximum size structure allowed on a specific lot. This ratio system would benefit lot owners that have a lot 3.3 to 5 acres in size. Lots less than 3.3 acres in size would benefit more from the existing ordinance, therefore lots 3.3 acres or less

would use the current range system. Staff recommends approval of an ordinance amendment for lots zoned A or E-1 that are 3.3 to 5 acres in size.

Chair Niemioja asked if the discussion was limited to just size at this point and not number of structures.

Ms. Botten replied that at the Council work session they discussed residential properties that do not have an attached garage possibly being allowed to have more than one detached structure. It was determined that this potential ordinance amendment would be put on hold until staff was able to do more research.

Commissioner Robertson asked for clarification of attic and loft space.

Ms. Botten replied that the current and proposed ordinance counts both levels towards the gross square footage of an accessory structure. If the area within the attic has a truss system it is not counted, but if there is a knee wall, dormers, etc. and it is more habitable usable space then it counts towards the total square footage.

Commissioner Maggi asked why staff only looked at 2.5 - 5 acre lots because lots up to 2.5 acres are allowed up to 1,000 gross square feet which equals 400 square feet per acre whereas lots larger than that are allowed 480 square feet per acre with the proposed ordinance. She questioned whether they should use the ratio system for all lots regardless of size.

Ms. Botten noted that a 2-acre lot multiplied by 480 would equal 960 square feet.

Commissioner Maggi noted that a 2.5-acre lot multiplied by 480 would go over the 1,000 maximum.

Ms. Botten stated that 2.5 multiplied by 480 would equal 1,200 whereas our current ordinance allows 1,600 square feet.

Commissioner Maggi stated her point was that there was a gap. She asked if the intent was to apply a ratio approach to accessory structures regardless of lot size or was the intent only to address 3.3 to 5 acre lots. The proposed ordinance was essentially adding another category that is treated differently than all other categories.

Chair Niemioja stated that they certainly do not want to use this calculation for a 50-acre lot.

Commissioner Simon asked if the existing setback requirements would remain in place.

Ms. Botten replied in the affirmative. Any accessory structure over 1,000 gross square feet in the A and E-1 districts would still require a 50-foot setback.

Commissioner Robertson commented that the ratio system would be a negative for the landowner of a property 2.5 acres in size.

Commissioner Weber replied that was why staff was only applying the ratio system to lots 3.3 acres to 5 acres. He asked if anything under 2.5 acres would be considered E-2 rather than E-1.

Ms. Botten replied that the E-1 district has a minimum lot size of 2.5 acres but there may be

some legal non-conforming lots in the City that are less than 2.5 acres.

Commissioner Weber asked which guidelines the owner of a 2.5-acre non-conforming E-1 lot would follow.

Ms. Botten replied that based on the way the ordinance is proposed if you are zoned E-1 and less than the 3.3 acres you would follow the current range system. She noted that she now understood Commissioner Maggi's point about there being a gap if you are less than 2.5 acres in that multiplying their lot size by 480 may benefit them. However, her understanding from previous discussions was that commissioners and councilmembers were focusing on those lots closer to the 5-acre range.

Commissioner Robertson asked for clarification of why they started at lots 3.3 acres in size.

Ms. Botten replied that they did not focus on lots less than 2.5 acres. Lots from 2.5 to 3.3 acres would benefit more by using the current system. Lots larger than 3.3 acres would benefit more by applying the proposed ratio calculation.

Opening of Public Hearing

Dawn Gaetke, 7477 Cahill Avenue, noted that she paid a \$350 application fee for the proposed market garden ordinance amendment and asked who paid for this ordinance amendment application fee.

Ms. Botten replied that no application fee was paid as it was initiated by the City Council and Planning Commission rather than an applicant.

Chair Niemioja closed the public hearing.

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Simon, to approve the ordinance amendment to Title 10 of the City Code (Zoning Regulations) to allow the size of accessory buildings on lots 3.3-5.0 acres in size, in the A, Agricultural District and E-1, Estate Residential District to be based on a ratio system depending upon lot size.

Motion carried (8/1 - Maggi). This item goes to City Council on May 10, 2021.

OTHER BUSINESS

City of Inver Grove Heights - Case No. 21-25ZA

Presentation of Request

Ally Sutherland, Environmental Specialist, explained that the planning commission is asked to have a discussion regarding a proposed ordinance amendment relating to the harboring and keeping of goats for prescribed grazing by permit. Staff would like feedback specifically on minimum lot size, neighbor notification, and electric fencing. She advised that on February 1 Council directed staff to research and develop a proposed draft ordinance. Staff has researched ordinance language and provided the draft ordinance with recommended parameters. In recent years staff has received occasional residential inquiries regarding whether the use of goats for buckthorn management was allowed. Prescriptive grazing with goats is a

popular tool used locally and nationally to manage buckthorn and other invasive noxious vegetation. Benefits of using goats to control invasive vegetation include being less time intensive and more cost effective than conventional methods, reduction in the use of pesticides, and goats can easily address areas with challenging topography. Annual treatment of invasive species is typically required, whether it be by the use of goats, herbicides, or mechanical treatment. In our current city code goats are defined as farm animals and are only allowed in Agricultural or E-1 zoning districts. Dakota County and several cities in the metro area have utilized goats for buckthorn management on public land. Other cities, such as Eagan, Burnsville, and Mahtomedi, have developed ordinances that allow for the temporary keeping of goats for prescriptive grazing by permit. Staff reviewed municipal ordinances within the metro region, contacted goat rental companies, and spoke with the DNR, League of Minnesota Cities and other land management advisory organizations for feedback. Staff believes it would be valuable to homeowners to have an ordinance that allows for the temporary use of goats. Regarding minimum lot size, staff felt it was important that lots be at least half an acre in size. Lots a half-acre or larger would be more likely to have a denser buckthorn area and smaller lots could most likely sufficiently remove invasive vegetation with conventional methods instead of utilizing goats. Staff recommends that permits be required and approved administratively for this temporary use. The draft ordinance includes language allowing the use of temporary electric fencing with the condition that double-fencing or a natural barrier surround the electric fence. The goat rental companies indicated that electric fencing is a common and critical element of their procedure. It keeps the goats focused on the target area and ultimately makes the process faster. All other metro cities that staff researched allow for electric fencing as a temporary use as part of their ordinance except for one; based on feedback from the goat rental companies that one city has been quite a challenge and they mostly do not service that area because of it. Electric fencing is currently not allowed in the zoning code for permanent use. The proposed amendment is to City Code, Chapter 4, not the zoning code, which is why this is not a public hearing. This is still under review by the City Attorney.

Planning Commission Discussion

Commissioner Maggi noted that the \$1-\$2M insurance requirement was an extremely high level of insurance coverage for a homeowner.

Ms. Sutherland clarified that the goat rental companies would carry the liability insurance, not the homeowners.

Commissioner Maggi asked if the goat company would be liable if the goats destroyed neighboring property.

Ms. Sutherland replied in the affirmative. She stated that it would be similar to hiring a lawn service. The goat rental companies own a herd of goats, bring them to your lot, set up fencing and other materials, let the goats graze, and when your invasive vegetation has been consumed they remove them. If anything happens while they are there it is the goat owner's responsibility to pay for those.

Commissioner Maggi asked if the fence could go right up to the property line.

Ms. Sutherland stated in the fence portion of the ordinance it states that the outmost fence must not go beyond your property line.

Commissioner Maggi asked who would be contacted if the goats got out of their enclosure.

Ms. Sutherland replied that all emergency contact information must come from the goat company itself and homeowners do not need to be involved. They have staff on duty 24 hours a day to respond to emergencies, although apparently goats have poor vision and generally sleep at night.

Commissioner Wippermann noted that 3E states that no more than one goat per every one-tenth acre is allowed but 6E states no more than two goats per tenth of an acre is allowed.

Ms. Sutherland replied that was a typo; both sections should read two goats per tenth of an acre.

Commissioner Weber advised that he has written insurance for goat grazing and this was typical language required by all cities. One difference was that other cities he worked with required the fence to be one foot off the property line and the electric fencing had to be three feet inside of that. He preferred there be a four-foot gap between the electric fence and the perimeter fence rather than three-feet for safety reasons.

Chair Niemioja stated that goats are an attractive nuisance, and she supported the double-fencing and the recommended four-foot gap.

Commissioner Maggi asked if the homeowner or the goat rental company would apply for the permit.

Ms. Sutherland replied that either could apply. Some cities have the contractor apply once for all work being done in the City but staff prefers to do this per lot so they have better oversight.

Chair Niemioja recommended that the language in 6B be amended to better clarify that the goat company was responsible for any damage done by goats.

Ms. Sutherland agreed and stated she would clarify that the goat owner is the party who would be liable.

Commissioner Maggi asked who someone would call if a neighbor's goats got out and were destroying their yard.

Ms. Sutherland replied that the signage portion of the ordinance requires that emergency contact information be posted on the fencing and visible at all times. This would include a 24-hour emergency contact number.

Commissioner Robertson asked who installs and is responsible for the temporary fencing.

Ms. Sutherland replied that her understanding was that the goat rental companies were responsible for everything, including fence installation, with the exception of originally consulting and contracting with the company.

Commissioner Weber recommended that they delete the last sentence in 6B to clarify that the goat rental companies are the liable party.

Ms. Sutherland asked for planning commission comment regarding the minimum lot size.

Currently staff is recommending a half-acre minimum. Staff would also like recommendations regarding the neighborhood notification process. Currently the draft ordinance has it as an administrative approval process since it is a temporary use rather than permanent.

Commissioner Clancy asked how staff arrived at the half acre minimum lot size as he was finding conflicting ideas in other cities. He stated he would appreciate being notified a week ahead of time if his neighbor was planning on renting goats, especially if he had small children or dogs. Notification could be via a letter or a sign. Regarding electric fencing, he would like there to be proper notification such as a certain amount of distance between warning signs on the fence, a notice to passersby that there is an electric fence, etc. so there was enough notification that a person would be aware of its existence.

Commissioner Maggi asked if electric fences were currently allowed on half-acre lots.

Ms. Sutherland replied that permanent electric fencing is currently not allowed. She was unsure whether the zoning code addressed temporary fencing.

Commissioner Maggi stated she was not supportive of electric fencing on half acre lots, even if it was temporary. She questioned how they ran the electricity to the fence.

Ms. Sutherland stated her understanding was that it was a very low voltage, solely to keep the goats in the enclosure. Other communities have required the double fencing because the goat companies use electric fencing when servicing yards or areas.

Ms. Botten verified that currently electric fencing is not allowed anywhere in the city. Staff was initially opposed to the electric fencing portion of the ordinance, but research indicated that goat companies are not interested in doing work in the city if they cannot have an electric fence to contain the goats. Requiring a four-foot gap between the double-fencing should make the electric fence not accessible to anyone except the people owning the goats. If someone is touching the fence it is because they have gone onto private property and over the outmost barrier of the fence to try to get at the goats. The fence will be signed with information warning people of the electric fence.

Commissioner Maggi noted that there is an electric fence on 80th Street near the Grove.

Ms. Botten stated the way the code is written fences within areas served by municipal sanitary sewer shall not be constructed of barbed wire, chain link with barbs up or any other material that proves to be dangerous or hazardous. Therefore, the fence near the Grove would be in violation of our ordinance. Perhaps it has just been there for so long or the City never received complaints.

Commissioner Weber stated he would recommend that any electric fence run off the residential power source as he would not want to listen to a generator running in his neighbor's yard.

Chair Niemioja asked if he would be agreeable to allowing generators on large lots.

Commissioner Weber stated that based on his experience with his previous client most cities they worked in did not allow generators.

Chair Niemioja summarized the discussion, stating that commissioners seem to agree there

should be a neighbor notification process and staff has addressed the electric fence issues. She asked for comments regarding the half acre minimum.

Commissioner Simon asked what the radius was for neighbor notification.

Ms. Sutherland advised that only two of the cities researched had a neighbor notification process. They both used a 150-foot radius and Maplewood required 60% of the property owners' consent.

Chair Niemioja suggested they use the same notification process as they do for chickens.

Mr. Hunting replied that notification was required for a chicken license, but they no longer require a renewal process.

Ms. Botten advised that only abutting neighbors were notified for chickens.

Commissioner Robertson recommended that abutting neighbors be notified at a minimum, largely because of the electric fence.

Chair Niemioja noted that someone getting their buckthorn under control would benefit the neighbors as well. She summarized commission feedback, including the power for the electric fence must run off the residential power source and not a generator, they prefer the double fencing and suggest a four-foot gap, neighbor notification for at least abutting property owners is their minimum recommendation, and Commissioner Maggi stated some issues with the half acre minimum.

Ms. Sutherland asked Mr. Hunting to clarify why they chose half-acre lots.

Mr. Hunting replied that it was somewhat arbitrary, but it seemed reasonable that lots less than a half-acre were unlikely to have enough of a buckthorn problem to warrant hiring goats to manage it.

Commissioner Weber was not opposed to the half-acre minimum but stated there were likely very few half acre lots in the city that were densely wooded with major buckthorn issues.

Ms. Sutherland advised that the other cities she spoke with typically had less than five permits per year. Another reason they selected a half-acre lot minimum was because that is what several other local cities specified.

Mr. Hunting advised that the deadline to apply for reappointment was May 3, 2021.

The meeting was unanimously adjourned at 9:18 p.m.

Respectfully submitted,

Kim Fox
Recording Secretary



PLANNING REPORT

CASE NO: 21-30Z

APPLICANT: Kayak Properties

PROPERTY OWNER: Kayak Properties, Inc.

REQUEST: Rezoning from R-1A to R-1C

HEARING DATE: May 18, 2021

LOCATION: 2644 70th Street

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1A

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant would like to subdivide the parcel to create two new lots for development. There is an existing home on the site and that would remain on one lot and then two new lots would be subdivided. The property is 71,291 square feet in size or 1.63 acres. In order to subdivide the parcel, a rezoning to R-1C would be required. The parcel is currently zoned R-1A which requires a 40,000 square foot minimum lot size. The R-1C district requires a 12,000 square foot minimum lot size.

If the rezoning is successful, an application for a preliminary and final plat will be required before development can occur. This subsequent process provides for public review and comment on the actual site plan.

SURROUNDING USES

The subject property is surrounded by:

North Single family, park; zoned R-1C, Park; guided LDR, Public Open Space.
East Church, single family; zoned P, R-1C; guided Institutional, LDR
West Single family; zoned R-1A; guided LDR
South Single family; zoned R-1C; guided LDR

EVALUATION OF REQUEST

The subject parcel is currently guided Low Density Residential.

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."

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.

Rezoning.

The purpose of the R-1 zoning districts is established for existing and future one-family detached dwelling areas which are provided with full urban services. The R-1A district has a larger lot size because this district was used for single family homes that were not connected to city sewer and water most likely because it was not available when the homes were built. The house on the subject lot was built in 1956, but the home on the lot to the west was built in 1895. There are three lots abutting 70th Street, either side of the house built in 1895. The 1895 home was most likely part of an old farmstead and the lots either side were probably created later at the same time before sewer and water were available. According to city utility records, the subject house is connected to sewer but not water even though city water is available. With city sewer and water available to this area, the lots would no longer need to maintain a larger lot size and maintain the current zoning of R-1A.

In 1965, this lot as well as the other two next to it along 70th were zoned A, Agricultural. The middle lot was rezoned to E-1 in 1985. The subject lot was rezoned to R-1C some time in the early 1990's. All the lots were changed to R-1A probably in 2002.

The single family lots immediate to the south have lot sizes of 12,089 square feet, with the corner lot at 13,075 square feet. The anticipated lot size of the proposed three lots would be at least 21,000 square feet.

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 recommendation:

- Approving the Rezoning of the parcel from R-1A to R-1C with the following notations:
 1. A preliminary and final plat application will be required to subdivide the property into the three anticipated lots.
 2. All development shall comply with the comments made in the City Engineer review memo dated April 28, 2021.

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

RECOMMENDATION

Staff would recommend approval of the rezoning as requested.

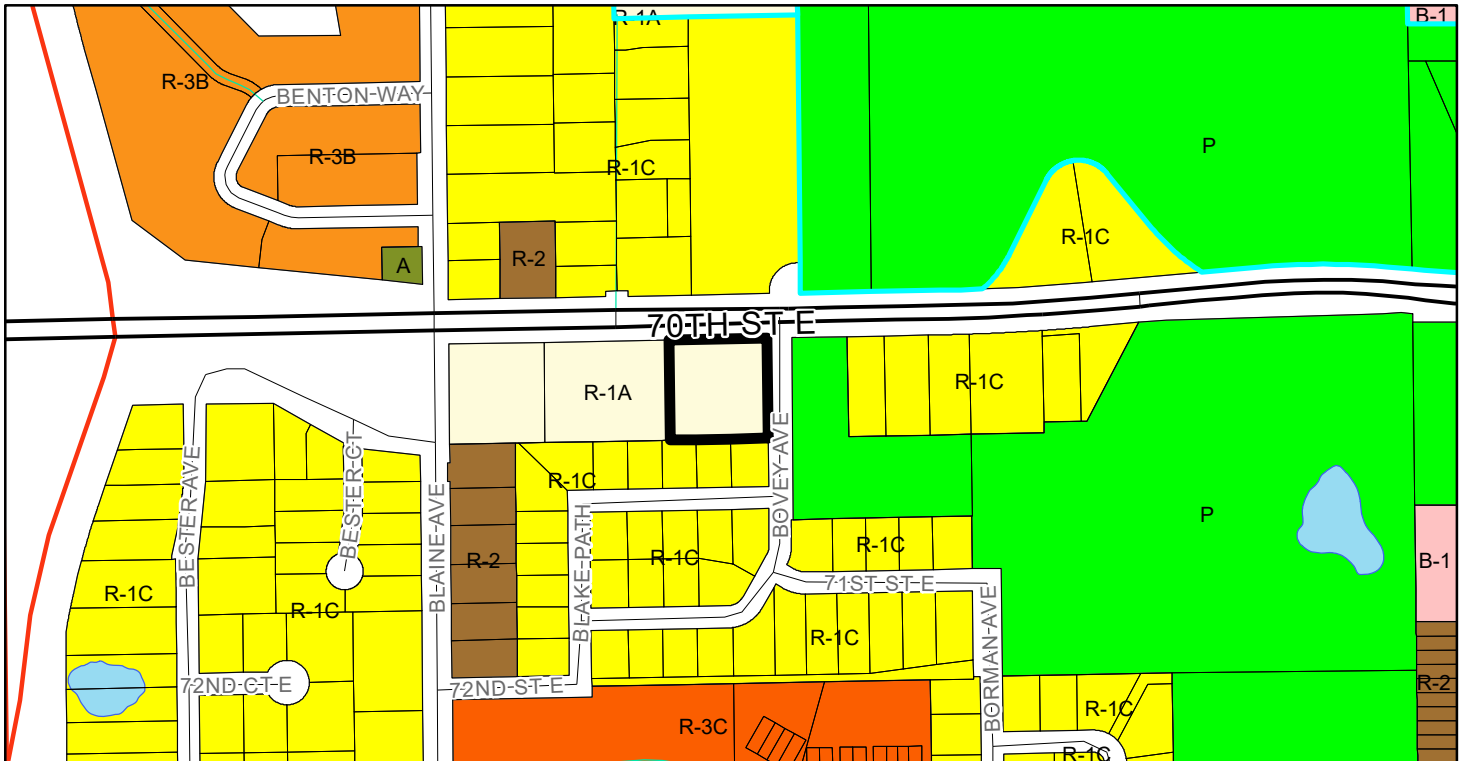
Attachments: Location Map
Existing and proposed zoning map
Concept plan of subdivision
Letter from Resident

Location Map

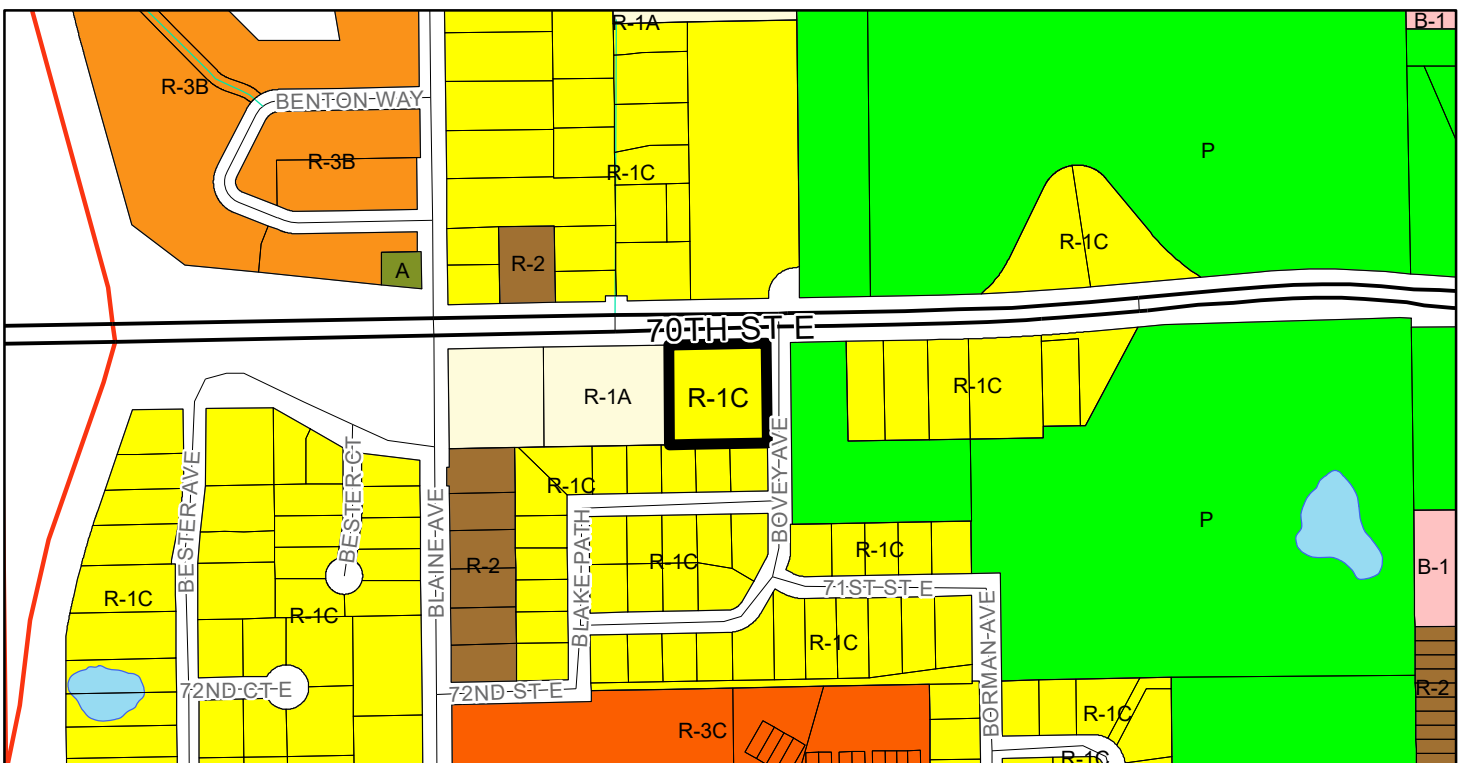
Case No. 21-30Z



Existing Zoning



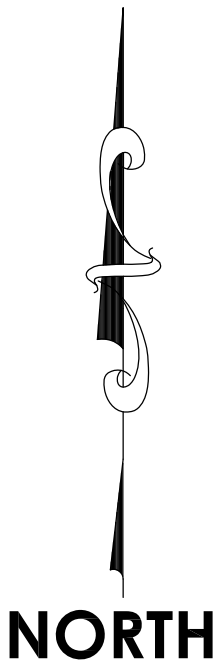
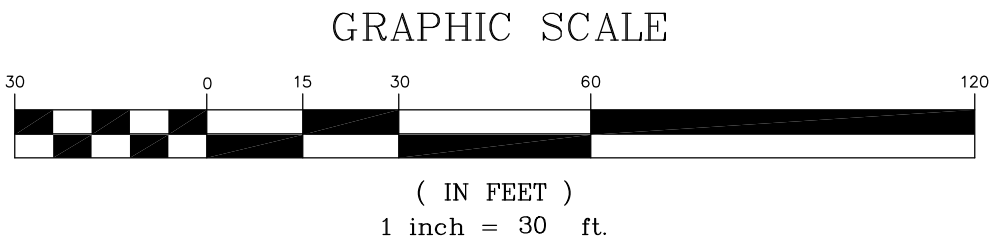
Proposed Zoning



BOUNDARY & TOPOGRAPHIC SURVEY

~for~ Buchanan

Address: #2644 - 70th Street East, Inver Grove Heights, MN 55076
(SHOWING CONCEPT PLAN OVERLAY)



BENCHMARK

BASIS FOR ELEVATION: NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES UTILITY BOX
- ⊗ DENOTES SANITARY SEWER MANHOLE
- DENOTES CATCH BASIN
- ⊗ DENOTES GATE VALVE
- ⊗ DENOTES FIRE HYDRANT
- - - DENOTES EXISTING CONTOUR
- - - DENOTES OVERHEAD WIRE
- ○ ○ ○ ○ DENOTES RETAINING WALL

LEGAL DESCRIPTION

THE EAST 264.00 FEET OF THE WEST 889.00 FEET OF THE NORTH 330.00 FEET OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 27, RANGE 22, DAKOTA COUNTY, MINNESOTA.

LEGAL PER REVIEW OF COUNTY TAX RECORDS, NO TITLEWORK FURNISHED TO SURVEYOR, SEE NOTES.

Overall property Area = 87,124± sq.ft. (2.00 acres)
Overall property Area less Road (North 60') = 71,283 sq.ft. (1.64 acres)

CONTOUR NOTE:

- Contours shown hereon from <http://arcgis.dnr.state.mn.us/maps/mntopo>. Spot checks were made and topography was adjusted to best match field observed elevations.

ZONING & SETBACK INFORMATION

- PROPERTY ZONED R1-A
- FUTURE COMPREHENSIVE PLAN 2040 ZONING MAP SHOWS PROPERTY AS "LOW DENSITY RESIDENTIAL"
- PROPERTY IS PROPOSED TO BE REZONED TO: R-1C
- SETBACKS BUILDING
 - FRONT = 30'
 - INTERIOR = 10'
 - REAR = 30'
 - MAXIMUM HEIGHT = 35'
- MINIMUM LOT WIDTH = 85'
- MINIMUM LOT WIDTH (CORNER) = 100'
- MINIMUM LOT AREA = 12,000 SQ.FT.
- MINIMUM LOT AREA (CORNER) = 12,500 SQ.FT.

NOTES

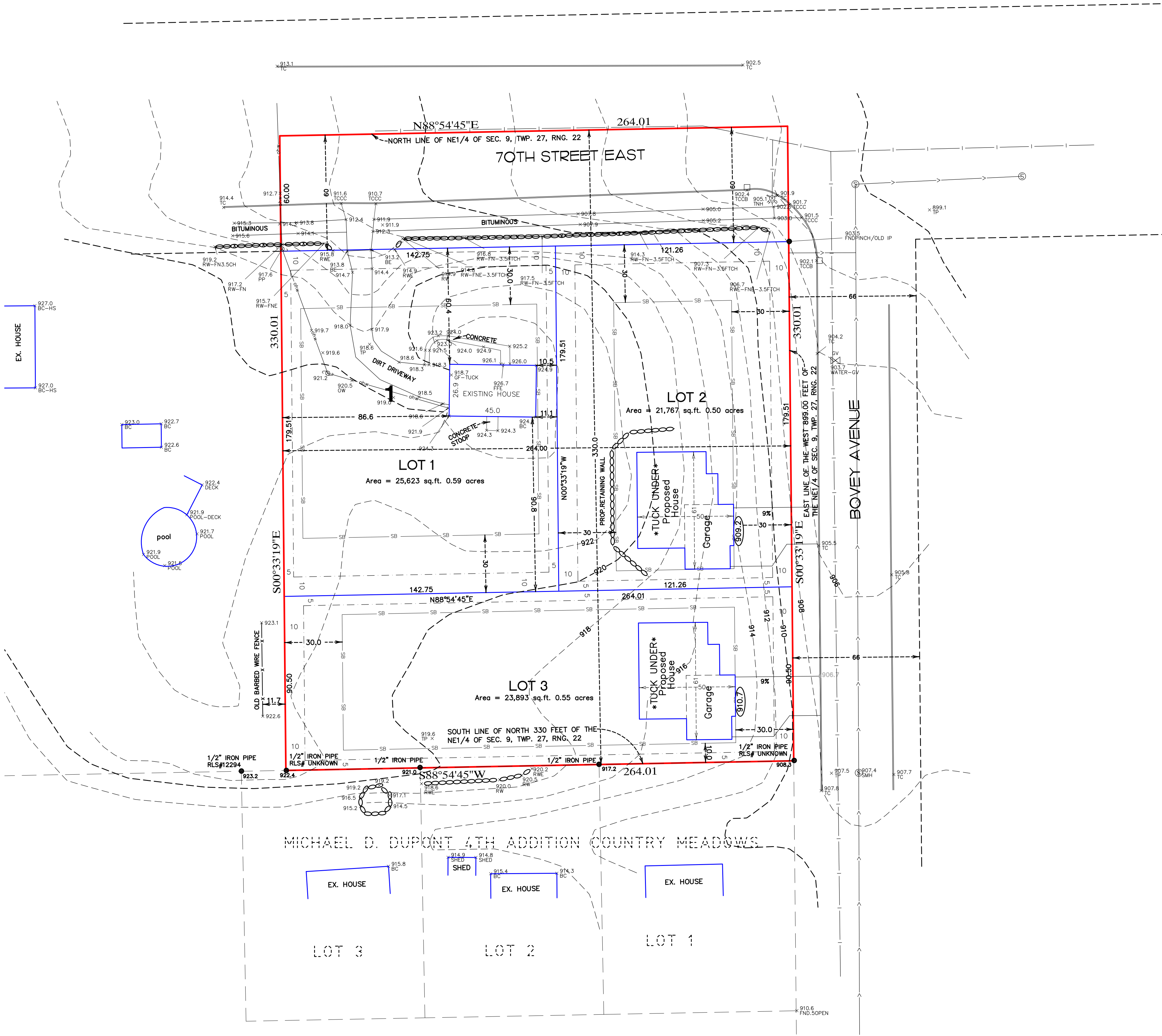
- 2 foot Contour Interval
- Field survey completed on 02/25/21'.
- Bearing's shown are on assumed datum.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.

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

REL. 03/31/21

ERIC R. VICKARYOUS

Date: _____ Reg. No. 44125



May 11, 2021

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

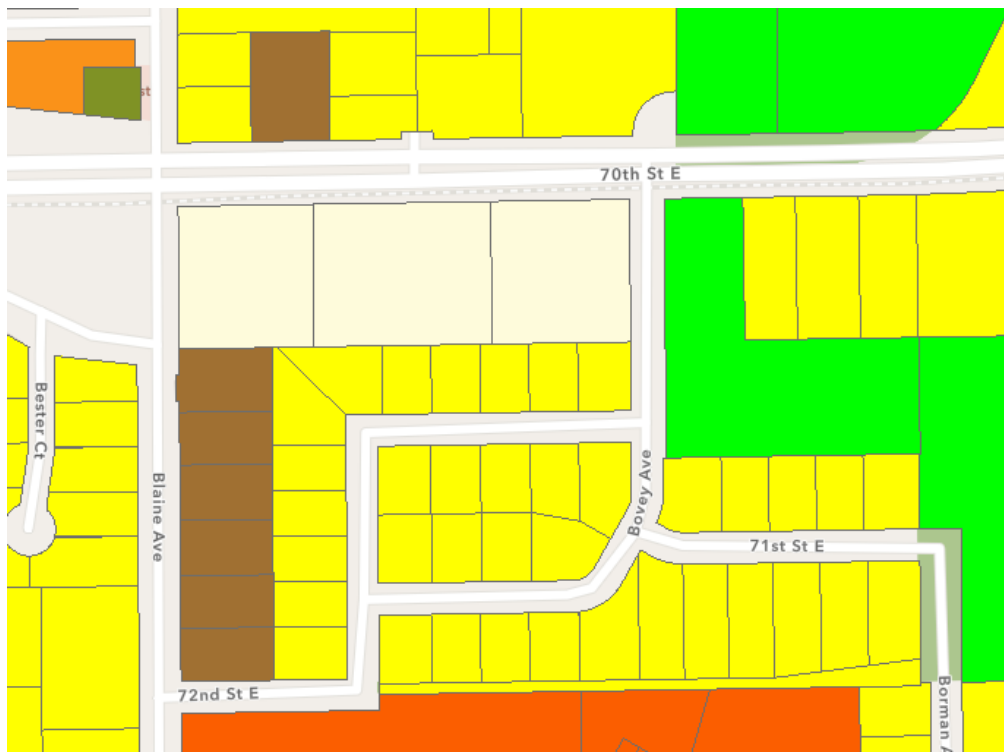
Regarding: KAYAK PROPERTIES - CASE NO. 21-30Z

Location: Property located at 2644 70th Street E., Identified as PID No: 20-00900-02-010

I, John Skradski live at 2582 70th Street E., Inver Grove Heights, MN and live next to 2644 70th Street E., Inver Grove Heights, MN

I oppose the rezoning of 2644 70th Street E., Inver Grove Heights, MN from a R-1A (40,000 sq. ft.) to a R-1C (12,000/12,500 sq. ft.) for the applicant KAYAK PROPERTIES. This company is located in Coon Rapids, MN and has no interest in the City of Inver Grove Heights other than making a profit off of an existing large lot by splitting it up into smaller parcels.

As shown on the City of Inver Grove Heights, Zoning and Land Use Map below, the parcels from Blaine Ave to Bovey Ave, 7050 Blaine Ave, 2582 70th Street E & 2644 70th Street E were kept as large parcels when the City of Inver Grove Heights updated their Zoning and Land Use Map. The intent at that time was to simplify the Zoning and Land Use Map by not having mixed matched clusters of properties in the city.



The property at 2644 70th Street E does not meet the requirements of the City of Inver Grove Heights, Zoning and Land Use definition of a R-1C -- for the property is not connected to the City of Inver Grove Heights domestic water service.

R-1C: The **R-1C Residential District** is established for existing and future one-family detached dwelling areas which are **provided with full urban services**, with a minimum lot size of 12,000 square feet.

I encourage the Planning Commission Board to deny the request to rezone the property at 2644 70th Street E., thereby keeping the 3 parcels adjoining 70th Street E as R-1A (40,000) large lots.

Thank you for your consideration,

John Skradski
2582 70th Street E
Inver Grove Heights, MN
55076
scradegy@gmail.com



PLANNING REPORT

CASE NO: 21-29PAZ

APPLICANT: Rachel Development

PROPERTY OWNER: KTTN, LLC

REQUEST: Comprehensive Plan Amendment and Rezoning

HEARING DATE: May 18, 2021

LOCATION: 7855 Cahill Avenue

COMPREHENSIVE PLAN: CC, Community Commercial

ZONING: B-3, General Business

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant would like to develop a 40-unit senior assisted living and memory care facility on the property. The property is 3.81 acres in size and zoned B-3, General Business. A comprehensive plan amendment and rezoning are needed to change the land use and zoning designation to allow for a multiple family residential development.

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

SURROUNDING USES

The subject property is surrounded by:

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

East: Commercial; zoned B-3/PUD; guided CC, Community Commercial

South: Commercial; zoned B-3; guided CC

West: South Valley Park; zoned P; guided Public Open Space

EVALUATION OF REQUEST

The subject parcel is currently guided CC, Community Commercial. As stated in the Comprehensive Plan:

Community commercial areas include lots or parcels that contain retail sales and services located along community collector and arterial roadways that serve the community. Community commercial areas differ from neighborhood commercial areas in that they are more intensive and are designed to attract customers from a wider trade area. As such, the goods and services that are available in community commercial areas are broader in scope such as restaurants, private recreational facilities, professional service offices, small-scale printing, etc.

The property received approval for a 3-story climate-controlled storage building in 2020. This project fell through and the new potential buyers are looking at a multi-family residential development. The applicant is proposing to change the land use designation of the parcel to MDR, Medium Density Residential to be consistent with the type and density of the proposed project. The concept plan shows a 40-unit building on 3.8 acres, with an overall density of 10.5 units per acre.

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

The area of the city this parcel is located within is referred to in the 2040 Comp Plan as the Established Development Areas. Established areas represent portions of the community which are mostly built out. Policy directions focus on preservation and maintenance of existing neighborhoods. Some of the Established Development Area Policies include:

- Allow infill development in a manner that protects the character of existing residential neighborhoods.
- Provide a broad range of housing opportunities.
- Ensure that new development areas are compatible in size and scale with existing, adjacent neighborhoods.
- Provide appropriate buffers to allow density transitions and to accommodate a range of housing types.
- Conduct long term planning to ensure existing neighborhood infrastructure is well maintained and reliable.
- Continually monitor the vitality and viability of existing commercial nodes and encourage the integration of supporting residential uses where necessary.

The property to the north is guided single family and the properties to the south and east are guided and developed as commercial/service uses. The property to the west is park property. Multiple family housing is typically developed along collector roads and are compatible next to commercial uses. The proposed land use designation does not appear to be out of

character for the surrounding area and a good transitional use between the single family to the north and the commercial development to the south.

Rezoning

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

The applicant is proposing a rezoning to R-3C, Multiple Family Residential. The R-3C district is established for multi-family dwellings with more than seven units per building and densities greater than twelve (12) dwelling units per acre. The proposed project would include one, 40-unit, single level assisted living and memory care facility.

Infrastructure is in place to accommodate a multi-family development on this parcel. The surrounding uses are commercial to the south and east, park to the west and single family residential to the north. The proposed multi-family zoning would be compatible with the existing, established uses in the neighborhood. The zoning would also be consistent with the proposed land use designation and with the multi-family project proposed.

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 recommendation:

- Approval of the **Comprehensive Plan Amendment** from CC, Community Commercial 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.
- Approval of the **Rezoning** of the parcel from B-3, General Business to R-3C, Multi-family residential.

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

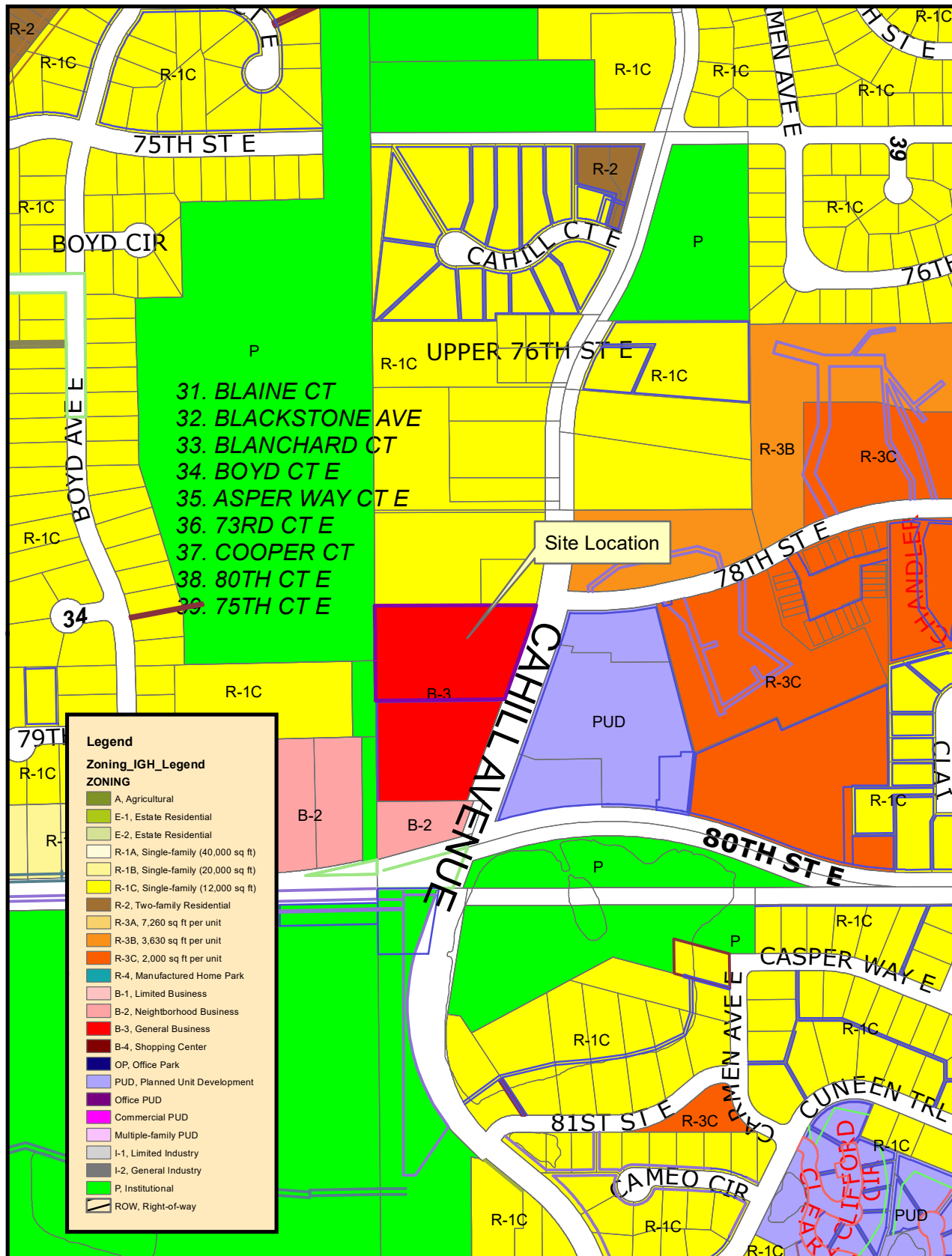
RECOMMENDATION

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

Attachments: Location map
Applicant narrative
Concept plan of development
Conceptual building elevation



7855 Cahill Avenue Case No. 21-29PAZ



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

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

Map not to scale



Mr. Allan Hunting
City Planner
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Applications for Comprehensive Plan Amendment and Rezone

Mr. Hunting,

Vincent Development in partnership with Rachel Development are pleased to submit this request for your consideration of the following: Comprehensive Plan Amendment and Rezone of 7855 Cahill Ave. Currently the site is guided for Neighborhood Commercial on the 2040 Comprehensive Plan and zoned B-3 commercial. We are requesting a Comprehensive Plan amendment to High Density Residential and a rezone to R-3C Multi-Family to accommodate the intended use.

Our proposed project is a High Quality 40-unit Senior Assisted Living and Memory Care facility. Our design is a better alternative for people who require higher acuity care and is the ideal size for residents and their families who can no longer be supported in a private home. There is no universal acuity scale, so we created a model of a community that is deliberate to our residents needs with nurse staffing ratios and levels of care that meet each unique resident's complex care plan.

Vincent Development along with Rachel Development will be the project manager and owner of the building. Our ownership group collectively owns over 1,000 units of Senior Housing throughout the Metro and hold those high value assets with no intention of selling. Lifesprk Senior Living, recipient of Home Care Association of America's Top 5 Caregiver of the Year Award in 2020, will operate the property and be a partner in the ownership of the building.

This project will address undeveloped and underused property in the city of Inver Grove Heights by providing 40 high quality assisted living and memory care units that are greatly needed in the community. With our building design and layout having a more residential feel we will create a much-needed buffer between the single-family housing to the North of our site and the Commercial buildings to the South. In considering the site layout we have aligned our entrance with the access to Cub Foods to create good traffic flow on Cahill Ave. Our building will not generate much traffic as the residents will not own or operate vehicles themselves, leaving employees and visitors as the primary source of vehicles traveling to and from the site.

We will construct a single level, wood-framed, slab-on-grade structure with 4:12 pitched roof. Patient rooms will have 9' ceilings while the common corridors and entry areas will feature a vaulted look. The exterior will blend a mix of cultured stone and shake style siding with additional decorative trim and board and batten siding for the gables.

Building amenities include full commercial kitchen with meal plans and community dining rooms for all patients. We will have scheduled wellness programming and activities, wireless internet access, beauty



salon and feature housekeeping services. The entire building will have a patient monitoring system, with controlled access for the memory care wing as well as secure entry into the building. There are several lounge areas and activity centers with a community patio and walking paths around the front of the building. The memory care wing will include a secure patio and garden.

All the units are 380sf, Studio style, with full bathroom and ADA compliant shower, including grab bars with optional hand-held shower head and emergency pull cord. Each unit has a wall mounted response alert system and 24-hour monitored emergency response system. All units are wired for cable and internet and include window treatments. Assisted living and Memory Care units will include a countertop microwave, sink, small refrigerator, and personal dining area. The unit mix consists of 16 memory care and 24 assisted living.

We are excited to create a long-lasting asset for the community and provide excellent care for the seniors needing assistance in Inver Grove Heights and the surrounding areas. Thank you for considering our applications and we look forward to working with the City on this development.

Regards,
Vincent Development, LLC



Aaron Maciej
Managing Partner



SIGNING AND STRIPING NOTES

- ALL SIGNS SHALL BE PLACED 18" MINIMUM BEHIND CURB UNLESS OTHERWISE NOTED.
- SIGNAGE SHALL INCLUDE SIGN, POST, HARDWARE, CONCRETE FOOTING AND STEEL CASING (IF REQUIRED).
- PARKING LOT STRIPING SHALL BE 4" SOLID WHITE PAINT.
- ALL HANDICAP STRIPING, MARKINGS AND CROSS-HATCH SHALL BE 4" SOLID BLUE PAINT.
- ALL SIGNS SHALL MEET THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) FOR RETRO REFLECTIVITY AND INSTALLATION.

PARKING SUMMARY

STANDARD SURFACE STALLS: 35
HANDICAP SURFACE STALLS: 2
TOTAL STALLS: 37

SIGN SCHEDULE (PER MMUTCD)

- Ⓐ STOP SIGN: R1-1 (24"x 24")
Ⓑ HANDICAP PARKING SIGN ON BOLLARD: R7-8m W/R7-8b (12"x 18")
Ⓒ NO PARKING SIGN ON BOLLARD: R8-3a (12"x 18")

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
BITUMINOUS PAVEMENT	---	---
CONCRETE WALK	---	---
CURB LINE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
FORCEMAIN	---	---
OVERHEAD ELECTRIC	---	---
UNDERGROUND GAS	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
LIGHT POLE	---	---

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- TYPICAL PARKING STALLS ARE 9' X 18', UNLESS OTHERWISE NOTED.
- TYPICAL DRIVE LANES ARE 25', UNLESS OTHERWISE NOTED.
- ALL PEDESTRIAN RAMPS SHALL MEET CURRENT ADA STANDARDS. TRUNCATED DOMES ARE NOT REQUIRED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES AND/OR VARIATIONS FROM THE PLAN.
- SAWCUT ALL JOINTS WHERE CURB AND GUTTER IS TO BE REMOVED.
- UNLESS OTHERWISE SHOWN ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES PER THE FOLLOWING REQUIREMENTS:

CONTROL JOINT MAX. SPACING: WALKS-8' O.C.
ALL OTHERS-10' O.C.

SAW CUT CONTROL JOINTS MINIMUM 1/2 CONCRETE THICKNESS.

EXPANSION JOINTS MAX. SPACING: WALKS-24' O.C.
*ALL OTHERS-40' O.C.

*AT ALL POINTS WHERE A CHANGE IN PAVEMENT THICKNESS OCCURS AND/OR WHERE NEW PAVEMENT WILL MATCH EXISTING PAVEMENT, AN EXPANSION JOINT SHALL BE PROVIDED.

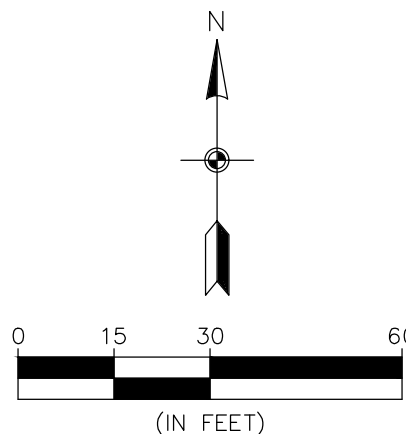
DOWEL ALL EXPANSION JOINTS: 24" O.C. MAX.

SITE PLAN KEYNOTES

- LANDSCAPE AREA. SEE LANDSCAPE PLAN.
- 4" CONCRETE WALK.
- MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
- PEDESTRIAN CURB RAMP.
- LIGHT POLE & BASE (TBD).
- MONUMENT SIGN (PER ARCHITECTURAL PLAN). PROVIDE ELECTRIC TO SIGN.
- ELECTRIC TRANSFORMER.
- PATIO AREA.
- CONCRETE DRIVEWAY APRON. SEE CITY DETAIL STR-09.
- 6" PRIVACY FENCE.
- 6" CONCRETE FILLED PIPE BOLLARD.
- MODULAR BLOCK RETAINING WALL.
- FLUSH CURB.
- TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.

SITE DATA

PROPOSED ZONING:	R3C
TOTAL AREA:	165,971 SF
HARD SURFACE AREA:	
BUILDING:	27,597 SF 16%
PAVEMENT:	24,364 SF 15%
TOTAL:	51,961 SF 31%
PERVIOUS SURFACE AREA:	114,010 SF 69%



Know what's below.
Call before you dig.

REVISIONS

1.	

DRAWN BY:	JTR
DESIGNED BY:	JTR
ISSUE DATE:	04/19/21

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

Name: Joseph T. Radach
Signature: _____
Date: 04/19/21 License #: 45889



PLANNING REPORT

CASE NO.: 21-27S

APPLICANT: Dakota County Community Development Agency (CDA)

PROPERTY OWNER: Dakota County CDA

REQUEST: Comprehensive Plan Amendment, Rezoning, Preliminary/Final, Conditional Use Permit, Variances and Easement Vacation

LOCATION: Concord Boulevard between Delilah Avenue, 63rd Street and Dilley Avenue

HEARING DATE: May 18, 2021

COMPREHENSIVE PLAN: LDR, Mixed Use

ZONING: R-1C, Single Family Residential

REVIEWING DIVISIONS: Planning
Engineering
Fire Marshal

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to develop a 2.13 acre site on the west side of Concord Boulevard for a seven building townhome development containing 34 units. Parking will be provided in garage units in separate buildings and on the lowest floor in three of the buildings. There will be two tot-lots constructed within the complex and series of sidewalks connects all the buildings internally and also multiple sidewalk connections to existing sidewalk along Concord Boulevard. There is an existing alley right-of-way between Dilley and Concord that is being requested to be vacated. The development will require a comprehensive plan amendment to remove the existing low density residential and Mixed Use and re-guide to a high density residential. Rezoning to an R-3C multiple family designation would be required. The applicant is requesting some variances from Concord Boulevard and parking lot setbacks to allow for courtyards and recreation space in the project.

REQUESTS

The specific requests for the project include the following:

1. Comprehensive Plan Amendment to change the land use from LDR, Low Density Residential and Mixed Use to HDR, High Density Residential.
2. Rezoning of the property from R-1C, Single Family Residential to R-3C, Multiple Family Residential.

3. Preliminary and final Plat for a one lot subdivision
4. Conditional Use Permit for a multiple family development
5. Vacation of the public alley way between Dilley Avenue and Concord Boulevard
6. Variances from setbacks

EVALUATION OF THE REQUEST

Comprehensive Plan Amendment and Rezoning

The subject parcel is currently guided LDR, Low Density Residential and Mixed Use.

Low Density Residential 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 to 4 units per net acre. Substantial portions of the low-density residential area are anticipated to develop at a density of two to three units per acre. Housing types in the low-density residential category include single-family detached homes, twin home units and lower density, townhome style developments. In all cases, low-density residential development will be served by public water and sanitary sewer systems."

Mixed Use (12-35 units per acre) is defined in the 2040 Comprehensive Plan as follows:

"Mixed use areas consist of lots or parcels that contain a mix of retail and service commercial, office institutional, higher density residential, public uses and/or park and recreation uses, organized in a pedestrian friendly environment. It is expected that 1/3 of these areas develop as non-residential uses."

The applicant is proposing to change the land use designation of the entire site to HDR, High Density Residential (12-35 units per acre) to be consistent with the type and density of the proposed project.

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

"Areas designated as high density residential are intended to accommodate multi-family housing at densities exceeding 12 units per net acre. Uses in this category will be principally limited to higher density apartments or condominium buildings for either general occupancy or for special segments of the population such as senior housing."

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.

HOUSING POLICIES

3. Partner with housing development agencies to assist with the development of affordable housing in locations of the community that have (or will have) transit options and are in close proximity to employment centers.
4. 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.

In 2013, the City adopted the Concord Boulevard Neighborhood Plan. The plan reviewed redevelopment possibilities from the border with South St. Paul down to 70th and Concord Boulevard. This application area is contained in the area called Concord North. The plan anticipated a series of townhouse, rowhouse development on the west side of Concord. The housing should front the street with quality facades and building materials. Automobile access should be from the rear of the buildings to manage access points on and off Concord Boulevard. These redevelopment sites include the current Dakota County CDA properties and could serve as a catalyst site for redevelopment.

Existing surrounding uses. The site is currently surrounded by primarily single family to the south, west and north. The opposite side of Concord Boulevard contains a range of commercial and light industrial uses.

Rezoning. The project proposes a rezoning to R-3C, Multiple Family Residential Development. The R-3C district is established for multi-family dwellings with more than seven units per building and densities greater than twelve (12) dwelling units per acre. The project contains a mix of unit count buildings with the most at 8 units/building. Overall density of the project would be 16 units/acre. These zoning designations would be consistent with the plan design and would be consistent with the overall density of the project.

Preliminary/Final Plat.

The plat consists of replatting 19 lots within the Inver Grove Factory Addition into one lot in a subdivision to be called Concord Square. There is a portion of an alley that will need to be vacated to eliminate internal setbacks from the public alley.

The plat abuts a county road, Concord Boulevard and is therefore subject to any comments from Dakota County.

Vacation of Alley.

The applicant is proposing to vacate a portion of the alley from 64th Street north to north side of Lot 9 of the old plat. A vacation exhibit has been provided to illustrate the area to be vacated. The site plan design would still utilize the alley since there are some properties to the north that use the alley as access. Engineering and the Fire Marshal have noted that the alley would have to be upgrading by the developer for the entire length as part of this request. Engineering has noted there is a city water line running through the alley so a new drainage and utility easement would need to be dedicated on the plat. With the requirements of upgrading the entire length

of the alley and requiring a new drainage and utility easement over the same location, staff would support the portion of alley being vacated.

CONDITIONAL USE PERMIT - SITE PLAN REVIEW

Setbacks.

Buildings.

Setback	Required	Proposed
Front (Concord Blvd)	50 feet	13.62 ft to 19.95 ft*
Front (63 rd Street)	30 feet	10.02 ft*
Front (64 th Street)	30 feet	10.22 ft*
Side	20 feet	24 ft

Parking Lot/Drive Aisle.

Setback	Required	Proposed
Dilley Avenue	10 feet	0 ft*
Side	10 feet	6.11 ft*

Setback variances are required for the building and parking lot. These will be covered in the variance review later in this report.

Building Coverage. The R-3C district has a maximum building coverage of 20%. The proposed buildings would cover 30.0% of the site, requiring a variance. Variance criteria is discussed later in the report.

Impervious Surface. The R-3C district has a maximum impervious surface of 40%. The proposed project would cover 57.0% of the site, requiring a variance. Variance criteria is discussed later in the report.

Parks/Open Space. The plan provides for a series of internal sidewalks for pedestrian circulation and the sidewalks all connect to the sidewalk along Concord Boulevard. The project is also proposed with two small playground areas for the residents. Cash contribution is expected for the park dedication requirement.

Access/Streets. Access to the site would be via the alley way. All garage doors would face the alley. Street access to the site would be via 63rd and 64th Streets. No vehicle access to Concord is proposed nor would be allowed by the County. The parking lot is also accessed via the alley.

Grading and Utilities. The Engineering Department has done a preliminary review of the plans and notes drainage and utility easements will be required over the alley and over the storm water treatment systems both underground and over Basin -01. Most other comments relate to details of the sanitary sewer, watermain, and storm water management requirements. All plan revisions

shall be subject to the engineering memo dated April 28, 2021 and any subsequent memos prepared by the engineering department.

Both Engineering and the Fire Marshal have indicated that since the alley will be the access point for the project that the developer must improve the entire length to a width of either 20 feet for two-way traffic or 16 feet for one-way traffic. The alley must be posted as a fire lane with no parking allowed on either side. Any proposed street lighting must be shown on the final plan set.

Parking. Parking for the units consists of two detached garage buildings with a total of 18 spots. There are 16 tuck under garage stalls in four of the townhome buildings and 51 surface parking to satisfy the required 85 parking spaces.

Tree Preservation/Landscaping. The landscape plan provides for a significant amount of trees planted on the perimeter and interior of the site. The applicant has provided a tree preservation plan and landscape plan. Based on the calculations of existing trees and removal, a total of 89 - 2.5 caliper inch trees must be replanted. Required standard landscaping is one tree per unit (34) plus one tree per 10 parking spaces (51 surface). Total tree plantings required are 128 trees. The total equivalent tree replanting proposed is 117 overstory trees, 16 ornamental trees and 615 shrubs. These total plantings exceed the minimum requirements.

The code requires the parking lots with four or more spaces be screened from the residential properties to the north of the site on the west side of the alley. The applicant is proposing a six foot tall cedar fence along that entire property line and continues along Dilley Avenue to screen the entire parking lot.

Development Contract. A development contract will be required to address the public improvements for the development such as sewer, water and storm ponds. A developer is required to enter into a contract with the City addressing the improvements and construction on site. A letter of credit equal to 125% of the cost of these improvements is required before release of the plat. This requirement assures the City that these particular improvements will be constructed to the satisfaction of the City.

General Conditional Use Permit Review Criteria:

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. Providing work force housing and multiple family meets goals found in the Housing and Land Use Chapters. The project is also consistent with the Concord Boulevard Neighborhood Plan which proposed multiple family on the west side of Concord and anticipated this CDA project as starting point for further redevelopment.

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 proposed rezoning to R-3C and the density of the project are consistent with the purpose of the R-3C district.

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

The use would be an infill project developing portions of underdeveloped land.

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 use would not have any negative impacts on planned city utilities. Utilities are in place and have capacity to handle the project. The project provides its own sidewalk system and tot-lot areas. Access is from either 63rd or 64th Streets providing two ways to access the site.

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

- i. Aesthetics/exterior appearance*

The buildings provide a unique design, higher quality materials and overall project design that was anticipated in the Concord Boulevard plan.

- ii. Noise*

The proposed improvements would not generate noises that are inconsistent with R-3C zoning.

- iii. Fencing, landscaping and buffering*

Fencing is proposed around the parking lot and landscaping would meet the City's requirements.

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 appears to be an appropriate infill project and is consistent with the planning from the Concord Boulevard Neighborhood Plan.

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 improvements would not have an undue adverse impact on the environment. Improvements to the drainage in the area would be improved with the project.

VARIANCE REVIEW

There are four variances being requested for: building setbacks, parking lot setbacks, building coverage and impervious surface.

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 project is designed to provide a "main street" design with sidewalk access to the main roads giving this a sort of a downtown feel. Reducing setbacks along streets provides for more design flexibility to create an interior common space for the project. The property between Concord and the alley is currently guided Mixed Use which is designed for higher density residential with some commercial so this site was always planned for development with more intensity than what existed before.

The parking lot is designed behind the building and not fronting the main streets which is a preferred design element of the Concord Boulevard Neighborhood Plan. To provide for all required parking, the property on the west side of the alley must be utilized to its maximum potential. The unique design utilizing detached parking garages keeps all access internal but does add to the building coverage.

The impervious surface is exceeded in part because of the internal sidewalk system and physical constraints of the depth of the property between Concord and the alley.

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

The applicant is proposing to use under utilized land to provide some workforce housing units for the city. Due to the nature of this site and infill projects, some flexibility from code standards are needed. The project appears to be a reasonable use of the property.

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

The overall property size and width create constraints to project design which will require some variances. To allow for this in fill development, flexibility from some standards are needed.

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

The Concord Boulevard Neighborhood Plan anticipated higher density townhome type development on the west side of Concord Boulevard and on this property. Project should enhance the character of the neighborhood and hopefully help start other residential and commercial redevelopment sites.

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

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

ALTERNATIVES

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 Approval of the Rezoning from R-1C, Single Family Residential District to R-3C, Multiple Family Residential District.
 - o Approval of the Preliminary/Final Plat for Concord Square, and Conditional Use Permit for multiple family 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>
Preliminary Plat	4/13/21
Final Plat	No date
Site Plan	4/19/21
Grading Plan	4/19/21
Erosion Control Plan	4/19/21
Landscape Plan	4/19/21
Tree Preservation Plan	4/19/21

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

- 2. Approval of the final plat shall be subject to the recommendations of the Dakota County Plat Commission.
- 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 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.
 9. Both Engineering and the Fire Marshal have indicated that since the alley will be the access point for the project that the developer must improve the entire length to a width of either 20 feet for two-way traffic or 16 feet for one-way traffic. The alley must be posted as a fire lane with no parking allowed on either side. Any proposed street lighting must be shown on the final plan set.
- B. Denial:** Should the proposed request, or portions thereof, found not acceptable, the appropriate requests described above should be denied. The basis for denial must be stated in any such motion.

RECOMMENDATION

The project type, density and project design are consistent with the Comprehensive Plan and the Concord Boulevard Neighborhood Plan. Some variances are needed to allow the project the flexibility in design needed to accommodate the design guidelines of the Concord Boulevard Neighborhood Plan. Staff would recommend approval of the project as proposed.

Attachments:

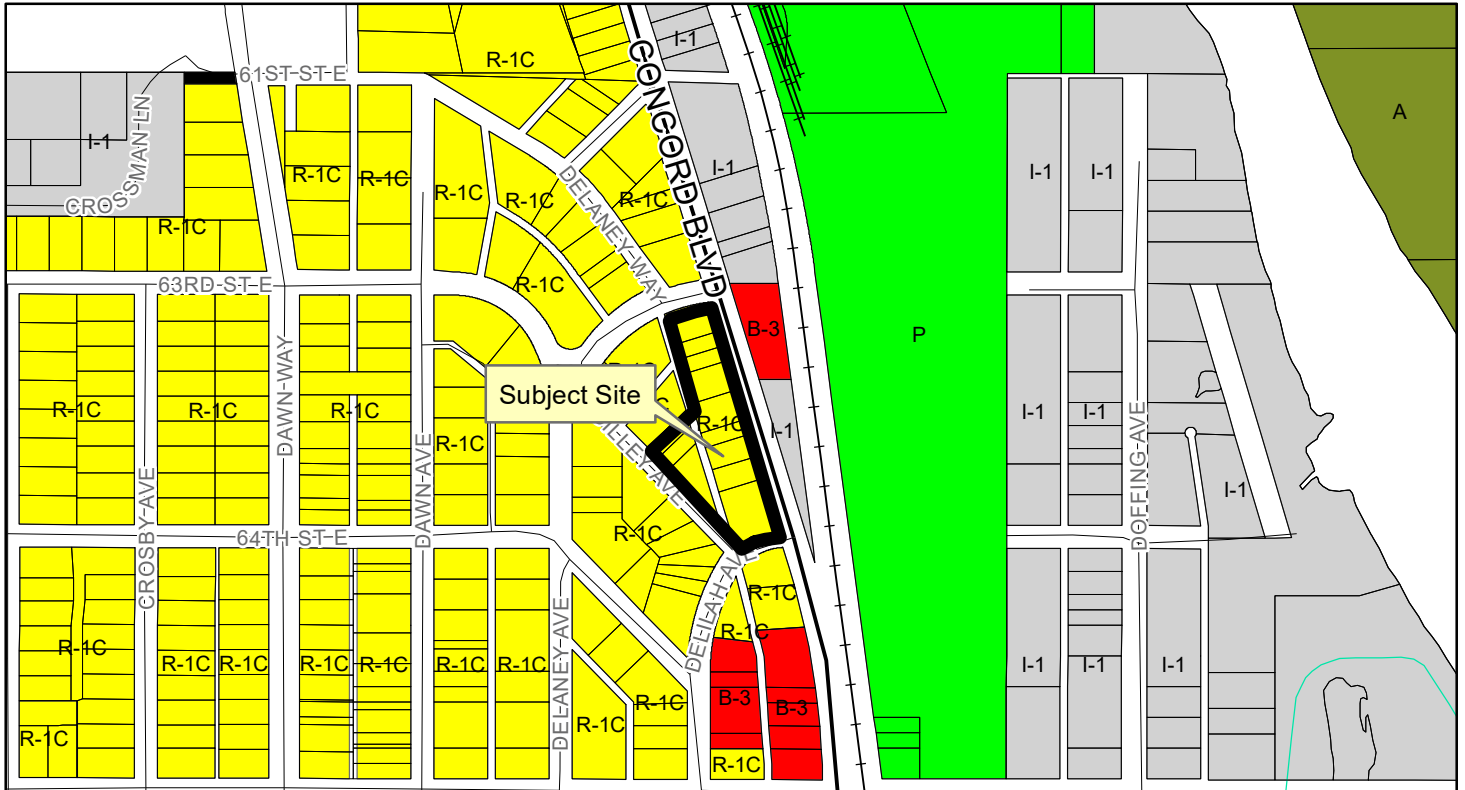
Zoning Map
Comprehensive Plan Map
Applicant Narrative
Preliminary and Final Plat
Vacation Exhibit
Site Plat
Grading Plan
Erosion Control Plan
Landscape Plan
Tree Preservation Plan
Townhome Building Elevations
Maps from the Concord Boulevard Neighborhood Plan (2)
E-mails from Residents (2)



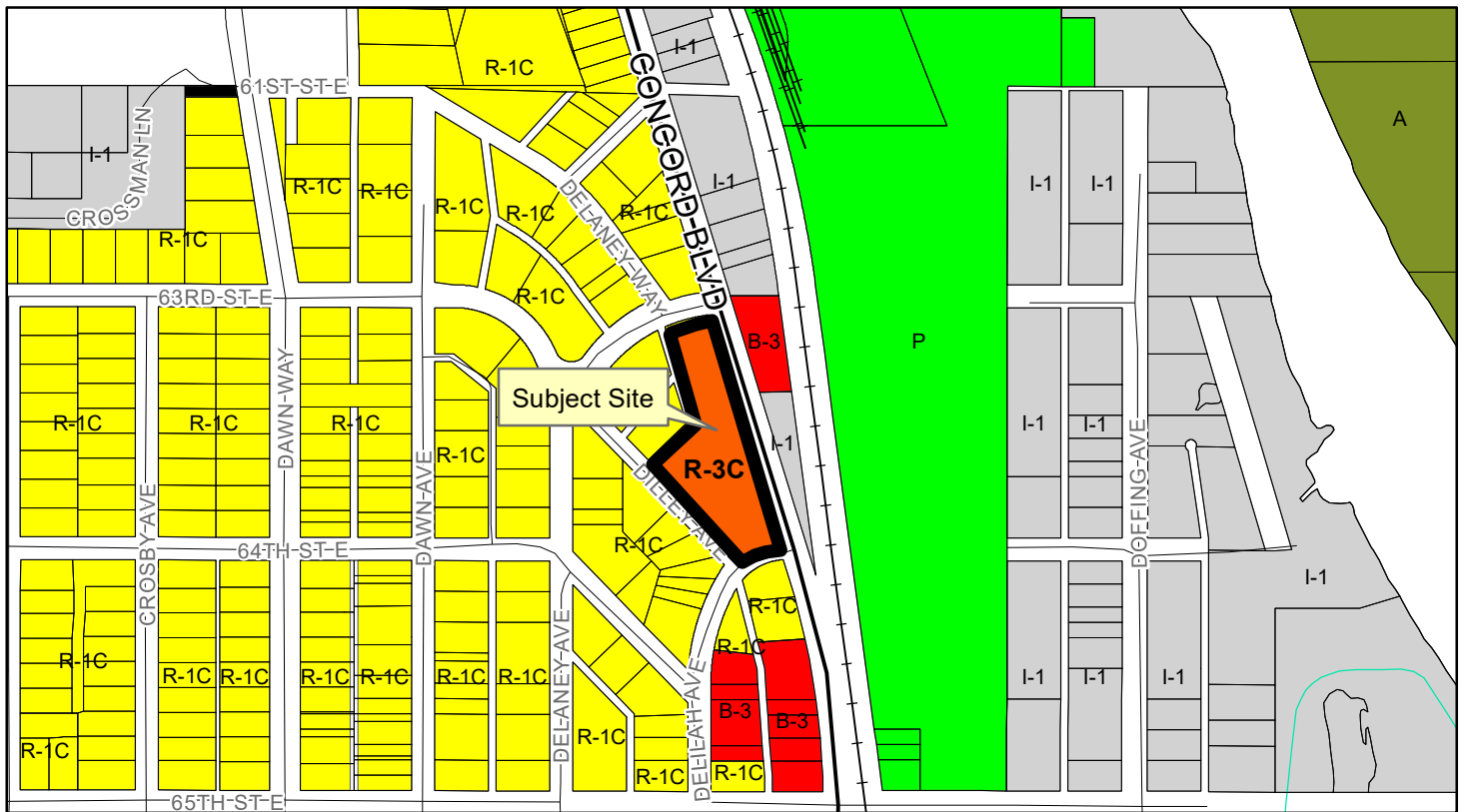
Zoning Map Case No. 21-27S



Existing Zoning



Proposed Zoning

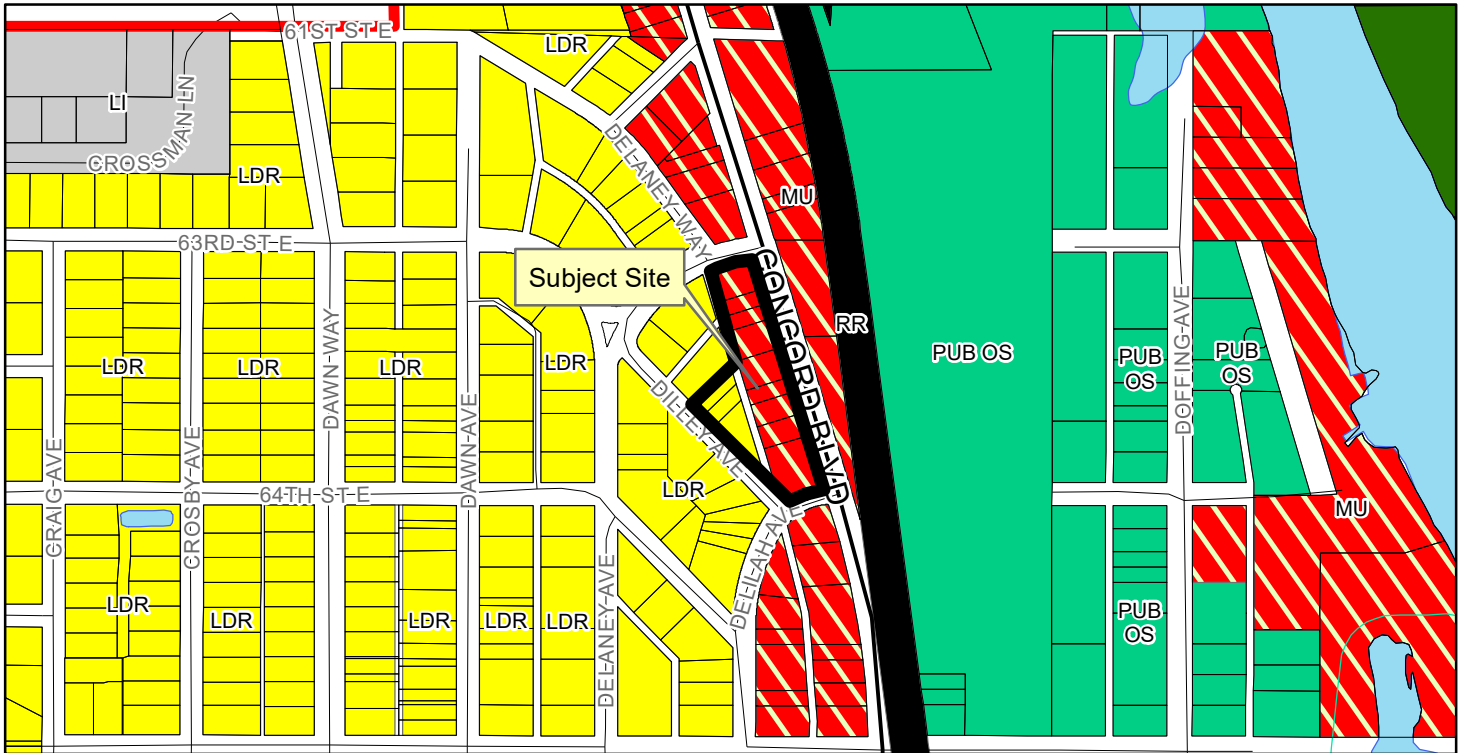




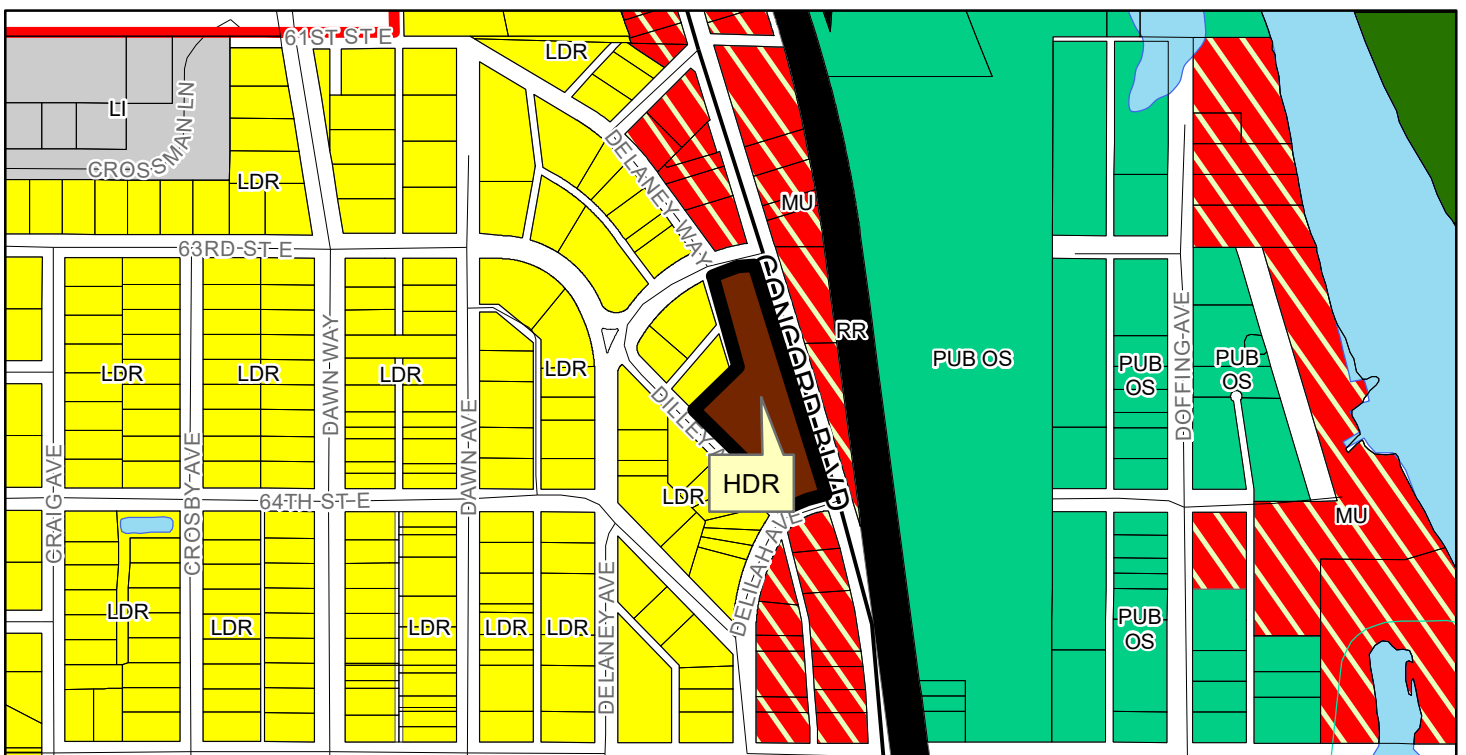
Location Map Dakota County CDA



EXISTING COMP PLAN



PROPOSED COMP PLAN



Concord Housing Application Narrative

Via this submittal, a Rezoning, Conditional Use Permit, Preliminary Plat and Final Plat, Street/Easement Vacation, and Variance for the site located on Concord Boulevard, between Delilah Avenue and 63rd Street East, is being requested. This site is currently zoned R-1C and we are requesting a Rezoning to R-3C.

The application includes a request for a Conditional Use Permit. The proposal is to build a 34-unit multifamily development with two- and three-bedroom units on property currently owned by Dakota County Community Development Agency (CDA). In addition to the housing units, there are garages, and additional parking spaces, and two tot lots are planned for resident use. In addition sidewalks will be provided which will provide connectivity throughout the development and to Concord Boulevard. The platting of the property will create the subdivision desired to create a cohesive development.

Often townhomes provide a good buffer between roadways like Concord Boulevard and the single-family homes. Concord Boulevard is a busy road and associated noise levels have been considered in the design of Concord Square. The buildings fronting on Concord are strategically sited to balance the need for sufficient setback from Concord but also maintaining adequately sized courtyards for green/recreation space. The front setback dimension of buildings 1, 3, 8 and 9 from the property line is 13'-6". The setback of buildings 4 and 6 is 20'-0". Buildings 3 and 8 contain traditional townhome units that are spatially organized to have the programmatic space of the staircase serve as an acoustical buffer between the living spaces of the unit and Concord Boulevard. All of the living spaces on the first level are oriented to the courtyard side of the building to keep eyes on the courtyard and promote the use of these community green space amenities. In addition, to help mitigate the potential for high noise levels from Concord, the development will incorporate acoustically rated glass for all of the Concord facing windows to further insulate the dwelling units from street noise.

The Street Vacation is needed to vacate the alley right of way south of the shared property line between the CDA property and 6360 Dilley Avenue. We are interested in vacating the alley right of way through the CDA development. The drive lane will still be in place; however, it will be located within the proposed development. Through the development of this project we are planning to improve the drive lane/alley from Delilah Avenue to 63rd Street East.

A neighborhood meeting was held on March 31, 2021. Kari Gill from the CDA presented the PowerPoint along with our architect, Andy Madson from LHB, Inc. Two neighbors attended the virtual meeting.

The legal description of the properties that are subject to the applications noted above is Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, and 27 Block 19 Inver Grove Heights Factory Addition, Dakota County, Minnesota.

Names and addresses of abutting properties to the Vacation request:

Sandra Romero, 6360 Dilley Avenue East

Sorachta Keng, 4120 63rd Street East

Names and addresses of each property owner directly across the street and abutting each side of the property to the Variance Request:

Sandra Romero, 6360 Dilley Avenue East

Sorachta Keng, 4120 63rd Street East

REVISIONS	PROJ. NO: 221036	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer and Land Surveyor under the laws of the State of Minnesota.	JACOBSON ENGINEERS & SURVEYORS jacobson@engrsurv.com 21029 HERON WAY (952) 469-4328 LAKEVILLE, MN 55044 FAX (952) 469-4624	PREPARED FOR:	Dakota County CDA Attn: Lori Zierden 1228 Town Centre Drive Eagan, MN 55123	CONCORD SQUARE PRELIMINARY PLAT	CONCORD LOTS INVER GROVE HEIGHTS, MN	SHEET NO. C-1 2 Apr. 13, 21
	DRAWN: GDJ	Signature: <i>Grant D. Jacobson</i> License No: <u>23189</u>						
	CHECKED: GDJ	Print Name: <u>GRANT D. JACOBSON</u> Date: <u>04/13/21</u>						
	SCALE: AS SHOWN							
	FIELD BOOK: A							
	DATE: 9-18-19							

CONCORD SQUARE

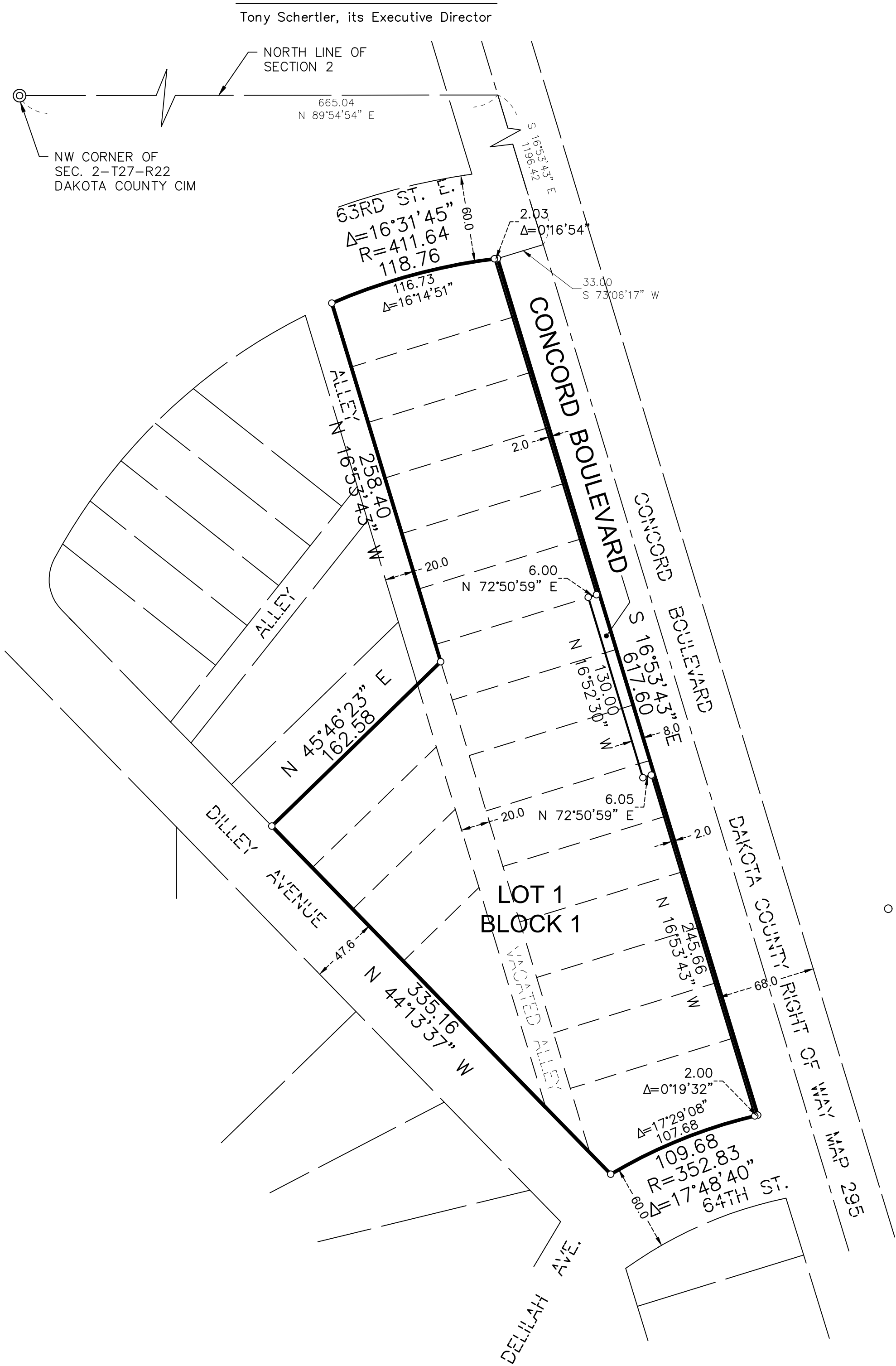
KNOW ALL PERSONS BY THESE PRESENTS: That Dakota County Community Development Agency, a Minnesota public body corporate and public, owner of the following described property:

Lots 9 thru 27, Block 19, Inver Grove Factory Addition, Dakota County, Minnesota, according to the recorded plat thereof, subject to the right of way easement for the highway as shown on Dakota County Right Of Way Map 295. And that part of the vacated Alley lying southerly of the northeasterly extension of the northwesterly line of said Lot 9.

Has caused the same to be surveyed and platted as CONCORD SQUARE and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Dakota County Community Development Agency, a Minnesota public body corporate and politic has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY



STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on _____, by Tony Schertler, Executive Director, Dakota County Community Development Agency, a Minnesota public body corporate and public, on behalf of the corporation.

Signature _____
Printed _____
Notary Public, _____ County, _____
My Commission expires _____

SURVEYORS CERTIFICATE

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

Dated this ____ day of _____, 20 ____.

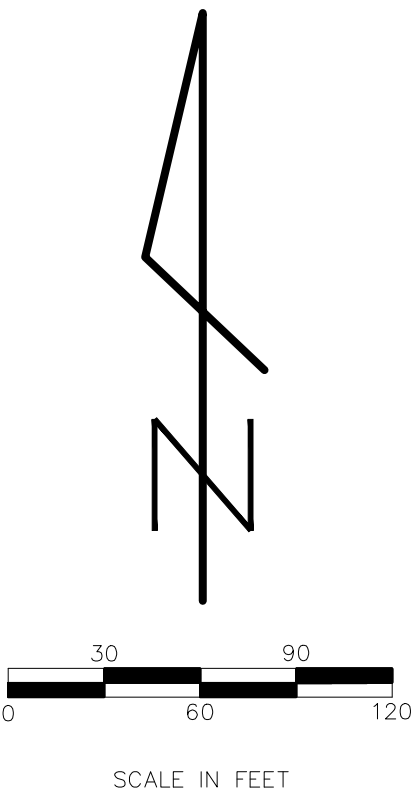
Grant D. Jacobson, Licensed Land Surveyor
Minnesota License No. 23189

STATE OF MINNESOTA

COUNTY OF _____

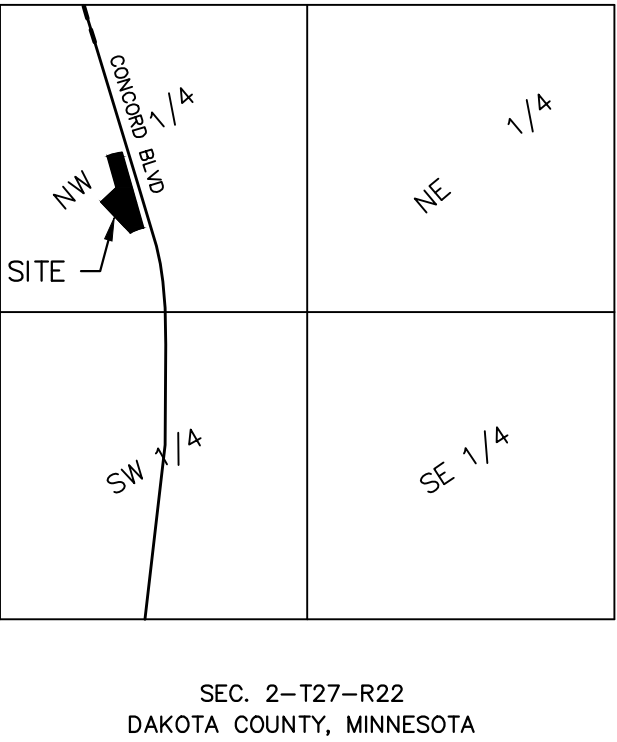
This instrument was acknowledged before me on _____ by Grant D. Jacobson.

Signature _____
Printed _____
Notary Public, _____ County, _____
My Commission expires _____



○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED BY MINNESOTA LICENSE NO. 23189
THE NORTH LINE OF SECTION 2, TOWNSHIP 27, RANGE 22, IS ASSUMED TO HAVE A BEARING OF N 89°54'54" E

VICINITY MAP
NO SCALE



CITY COUNCIL, CITY OF INVER GROVE HEIGHTS, MINNESOTA

This plat was approved by the City Council of Inver Grove Heights, Minnesota, this ____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

____ Mayor _____ City Clerk

COUNTY SURVEYOR, COUNTY OF DAKOTA, STATE OF MINNESOTA

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

By: _____
Todd B. Tollefson
Dakota County Surveyor

REGISTRAR OF TITLES, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of CONCORD SQUARE, was filed in the office of the Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____ M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

____, Registrar of Titles By _____, Deputy

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

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20 ____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20 ____.

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

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

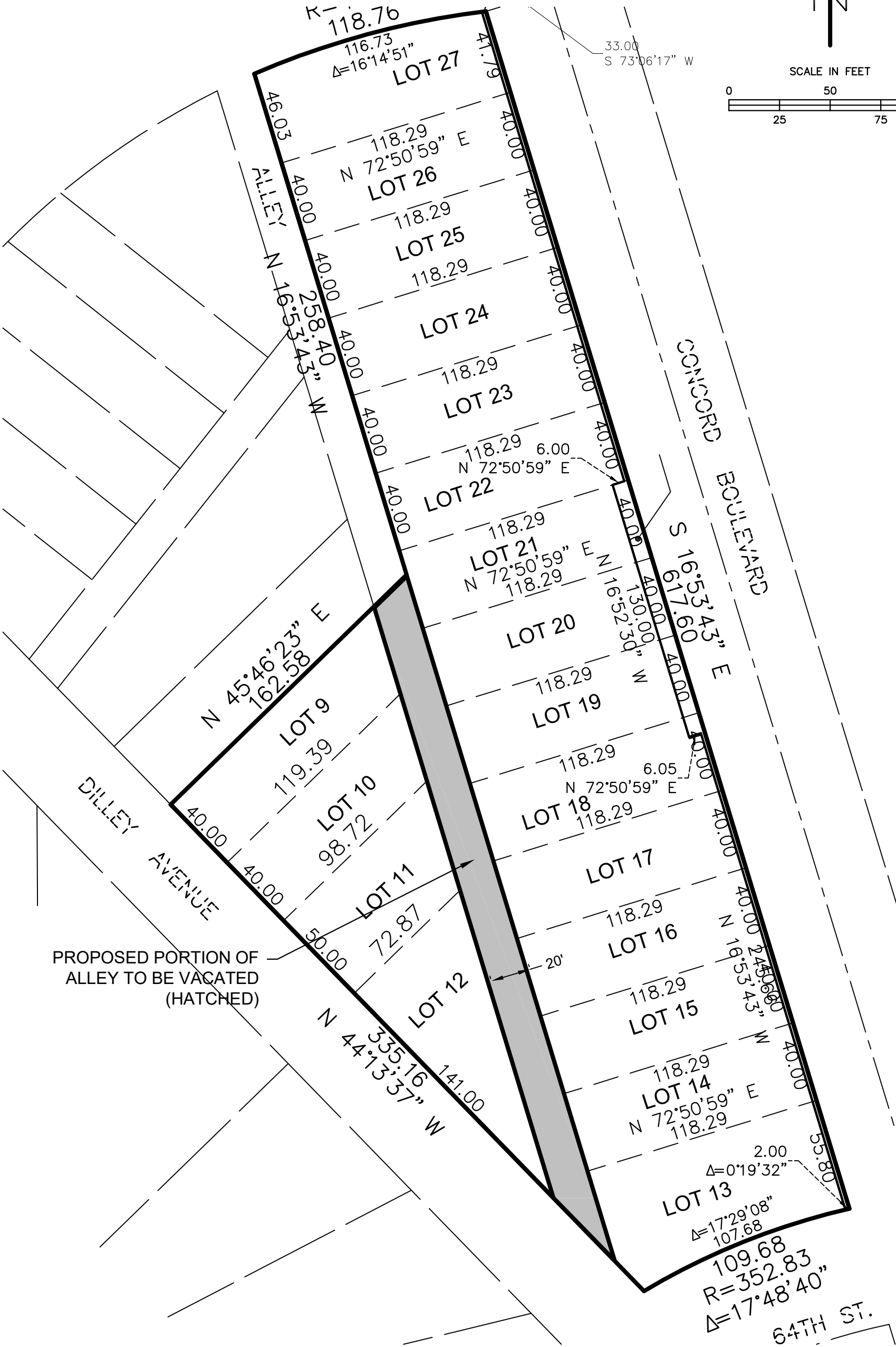
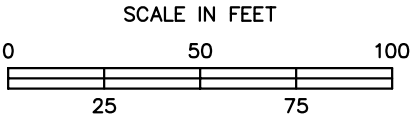
I hereby certify that this plat of CONCORD SQUARE was filed in the office of the County Recorder for public record on this ____ day of _____, 20____, at ____ o'clock ____ M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

Amy A. Koethe, County Recorder

VACATION EXHIBIT

PROPOSED DESCRIPTION OF EXISTING ALLEY THAT WILL BE VACATED WITH THE PLAT OF CONCORD SQUARE:

That part of the Alley lying southerly of the northeasterly extension of the northwesterly line of Lot 9, Block 19, INVER GROVE FACTORY ADDITION, Dakota County, Minnesota, according to the recorded plat thereof.



REVISIONS	PREPARED FOR: Dakota County CDA Attn: Lori Zierden 1228 Town Centre Drive Eagan, MN 55123			JACOBSON ENGINEERS & SURVEYORS 21029 HERON WAY (952) 469-4328 LAKEVILLE, MN 55044 jacobson@engrsurv.com	
	DRAWN: GDJ	CHECKED: GDJ	BEARINGS ARE ASSUMED DATUM		PROJ: 221036
	DATE: 4-13-21	SCALE: AS SHOWN	○ - DENOTES IRON MONUMENT		F.B.: A



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

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PRELIMINARY
NOT FOR CONSTRUCTION
04/19/2021

CLIENT:
 Dakota County Community
Development Agency

1228 TOWN CENTRE DRIVE
EAGAN MN 55123

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

1	04/19/2021	SITE PLAN REVIEW
NO	DATE	ISSUED FOR

NO	DATE	REVISION
----	------	----------

I HEREBY CERTIFY that this plan, specifica-
tion or report was prepared by me or under
my direct supervision and that I am a duly
Licensed Professional Engineer under the
laws of the State of Minnesota.

SIGNATURE:

TYPED OR PRINTED NAME: ADAM BESSE

DATE: 04/19/2021 REG. NO.: 52597

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PROJECT NAME:
CONCORD SQUARE

CONCORD BLVD & DELILAH AVE.
INVER GROVE HEIGHTS, MN 55076

DRAWING TITLE:
SITE PLAN

FILE: ...190473\600 Drawings\CI\Exhibits\190473 C101 Site Plan_20210503.dwg
DRAWN BY: MJJ
CHECKED BY: AFB
PROJ. NO: 190473
DRAWING NO:

C101

DELILAH AVE.

64TH ST.

CONCORD BOULEVARD

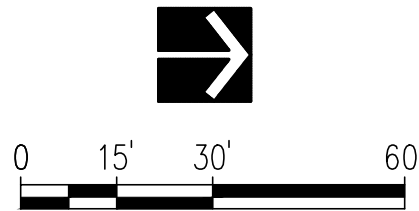
DAKOTA COUNTY RIGHT OF WAY MAP 295

DILLEY AVENUE

ALLEY

ALLEY

63RD ST. E.



PROJECT NOTES

BUILDING SITE COVERAGE = 28,546 SF (0.655 ACRES)
TOTAL IMPERVIOUS AREA = 53,123 SF (1.220 ACRES)
TOTAL LOT AREA = 92,796 SF (2.130 ACRES)



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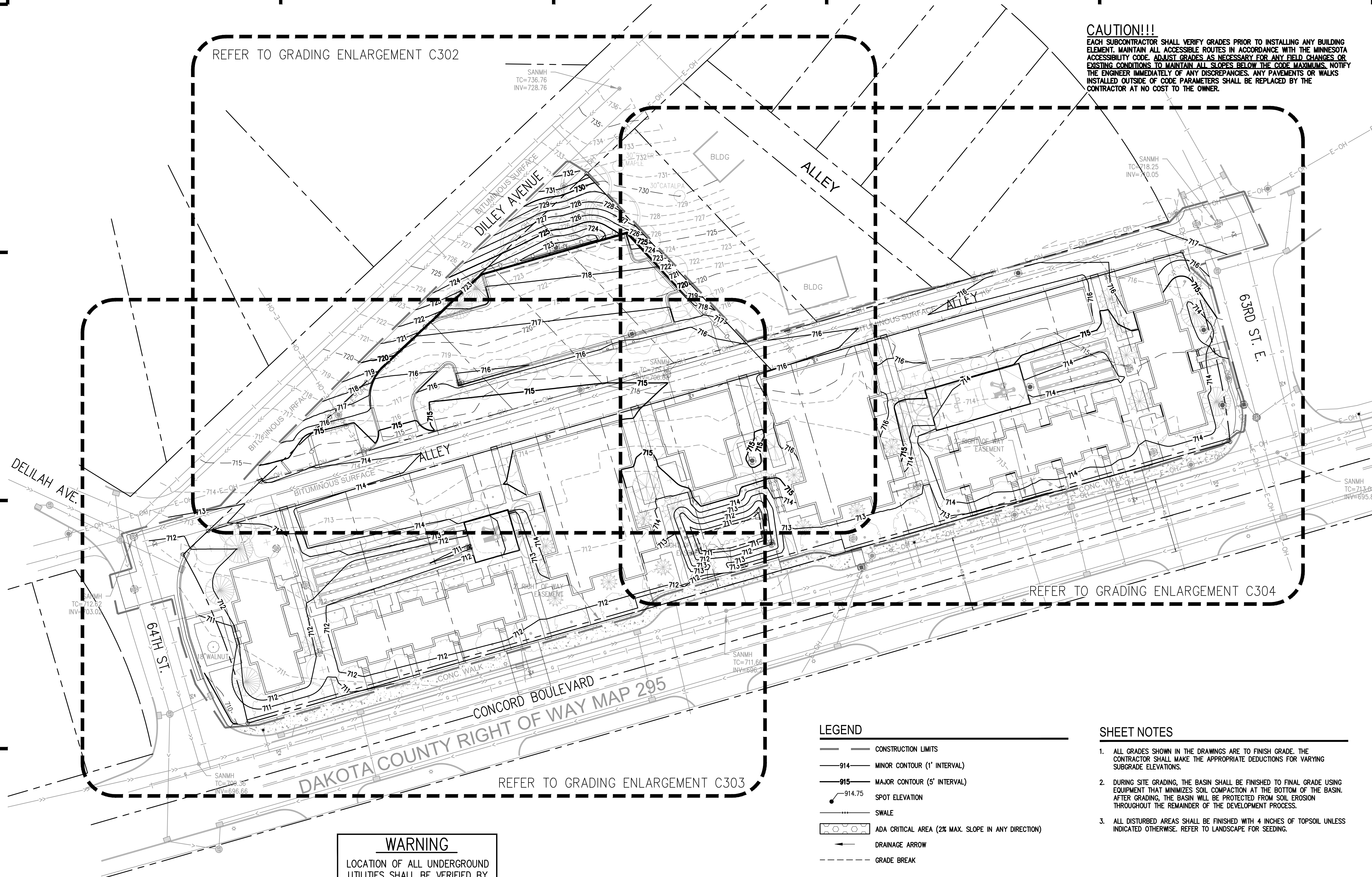
TYPED OR PRINTED NAME: ADAM BESSE

DATE: 04/19/2021 REG. NO.: 52597

PROJECT NAME:
CONCORD SQUARE

DRAWING TITLE:
OVERALL GRADING PLAN

C301



LOCATION OF ALL UNDERGROUND
UTILITIES SHALL BE VERIFIED BY
THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

 CONSTRUCTION LIMITS
 914 MINOR CONTOUR (1' INTERVAL)
 915 MAJOR CONTOUR (5' INTERVAL)
 914.75 SPOT ELEVATION
 SWALE
 ADA CRITICAL AREA (2% MAX. SLOPE IN ANY DIRECTION)
 DRAINAGE ARROW
 GRADE BREAK

1. ALL GRADES SHOWN IN THE DRAWINGS ARE TO FINISH GRADE. THE CONTRACTOR SHALL MAKE THE APPROPRIATE DEDUCTIONS FOR VARYING SUBGRADE ELEVATIONS.
2. DURING SITE GRADING, THE BASIN SHALL BE FINISHED TO FINAL GRADE USING EQUIPMENT THAT MINIMIZES SOIL COMPACTION AT THE BOTTOM OF THE BASIN. AFTER GRADING, THE BASIN WILL BE PROTECTED FROM SOIL EROSION THROUGHOUT THE REMAINDER OF THE DEVELOPMENT PROCESS.
3. ALL DISTURBED AREAS SHALL BE FINISHED WITH 4 INCHES OF TOPSOIL UNLESS INDICATED OTHERWISE. REFER TO LANDSCAPE FOR SEEDING.

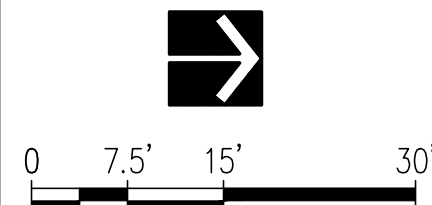
LEGEND

- CONSTRUCTION LIMITS
- 914 MINOR CONTOUR (1' INTERVAL)
- 915 MAJOR CONTOUR (5' INTERVAL)
- 914.75 SPOT ELEVATION
- SWALE
- ADA CRITICAL AREA (2% MAX. SLOPE IN ANY DIRECTION)
- DRAINAGE ARROW
- GRADE BREAK

WARNING

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MN STATUTE 216D



CAUTION!!!

EACH SUBCONTRACTOR SHALL VERIFY GRADES PRIOR TO INSTALLING ANY BUILDING ELEMENT. MAINTAIN ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH THE MINNESOTA ACCESSIBILITY CODE. ADJUST GRADES AS NECESSARY FOR ANY FIELD CHANGES OR EXISTING CONDITIONS TO MAINTAIN ALL SLOPES BELOW THE CODE MAXIMUMS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. ANY PAVEMENTS OR WALKS INSTALLED OUTSIDE OF CODE PARAMETERS SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

SHEET NOTES

- REFER TO SHEET C301 FOR GRADING NOTES.



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1	04/19/2021	SITE PLAN REVIEW

NO	DATE	REVISION
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PROJECT NAME:

CONCORD SQUARE

CONCORD BLVD & DELILAH AVE.
INVER GROVE HEIGHTS, MN 55076

DRAWING TITLE:

GRADING ENLARGEMENT

FILE: ..190473\600 Drawings\C190473 C301 Grading Plan.dwg

DRAWN BY: MJJ

CHECKED BY: AFB

PROJ. NO.: 190473

DRAWING NO.:

C302

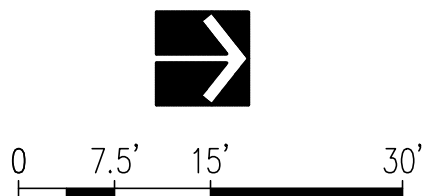
LEGEND

- CONSTRUCTION LIMITS
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- 915 MAJOR CONTOUR (5' INTERVAL)
- 914.75 SPOT ELEVATION
- SWALE
- ADA CRITICAL AREA (2% MAX. SLOPE IN ANY DIRECTION)
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SHEET NOTES

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PROJECT NAME:
CONCORD SQUARE

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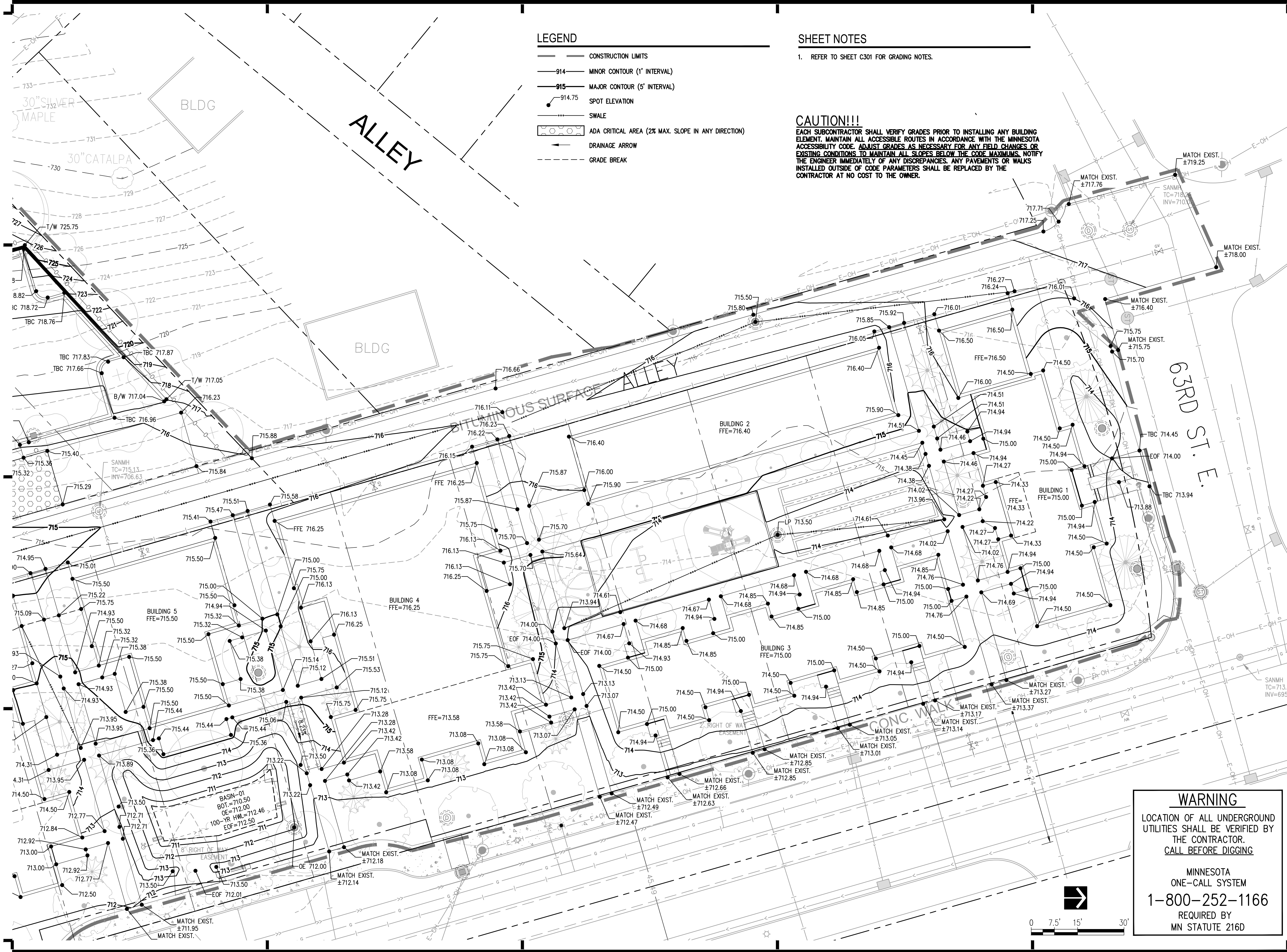
DRAWING TITLE:
GRADING ENLARGEMENT

FILE: ...190473\600 Drawings\C190473 C301 Grading Plan.dwg
DRAWN BY: MJJ
CHECKED BY: AFB
PROJ. NO.: 190473
DRAWING NO.:

C303

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PROJECT NAME:
CONCORD SQUARE

CONCORD BLVD & DELILAH AVE.
INVER GROVE HEIGHTS, MN 55076

DRAWING TITLE:
GRADING ENLARGEMENT

FILE: ..190473\600 Drawings\C190473 C301 Grading Plan.dwg
DRAWN BY: MJJ
CHECKED BY: AFB
PROJ. NO.: 190473
DRAWING NO.:

C304



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PROJECT NAME

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INVER GROVE HEIGHTS, MN 55076

DRAWING TITLE

PROPOSED EROSION CONTROL PLAN

FILE: ..\190473\600 Drawings\C\190473 C102 Prop Eros Ctrl Plan.dwg

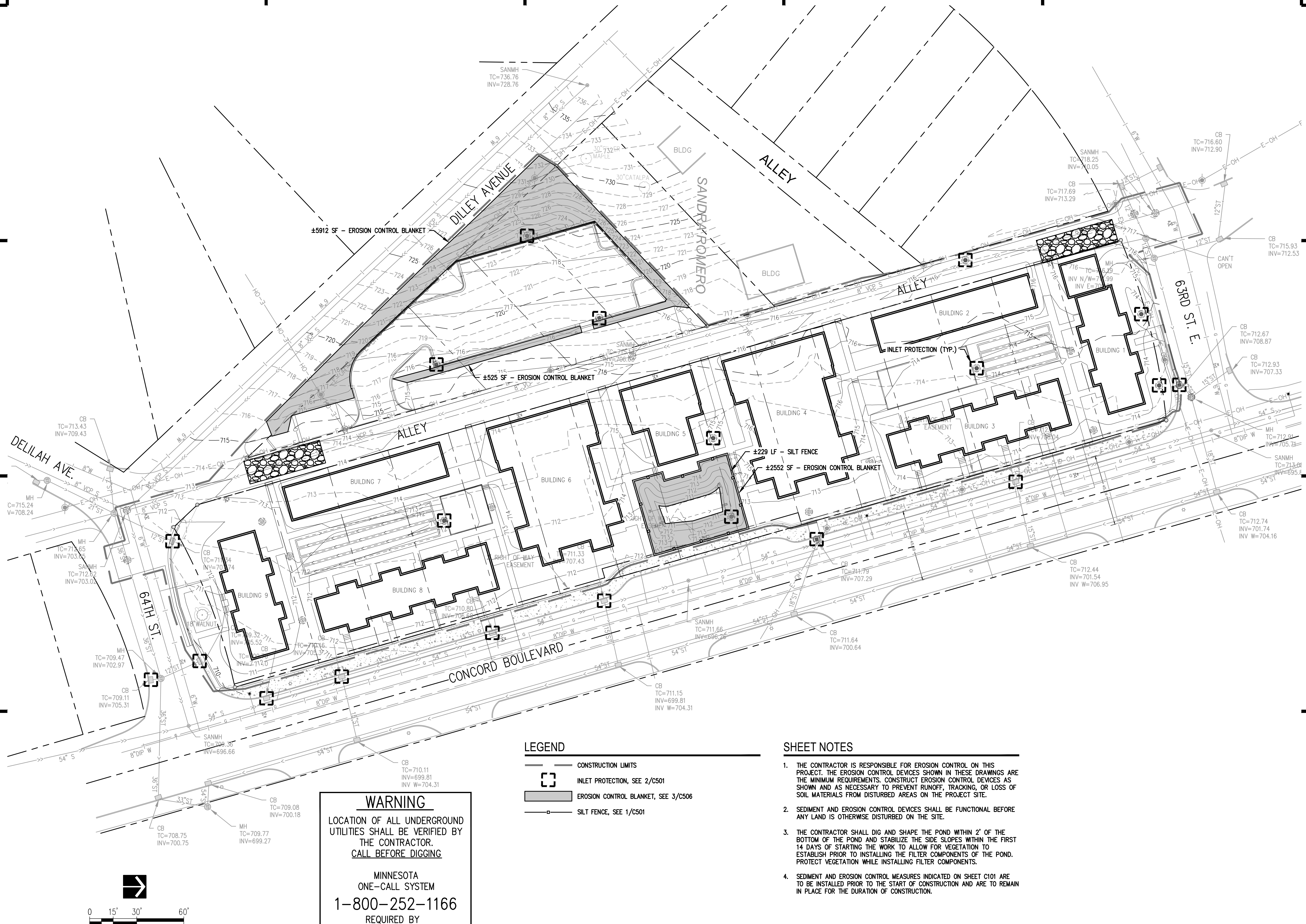
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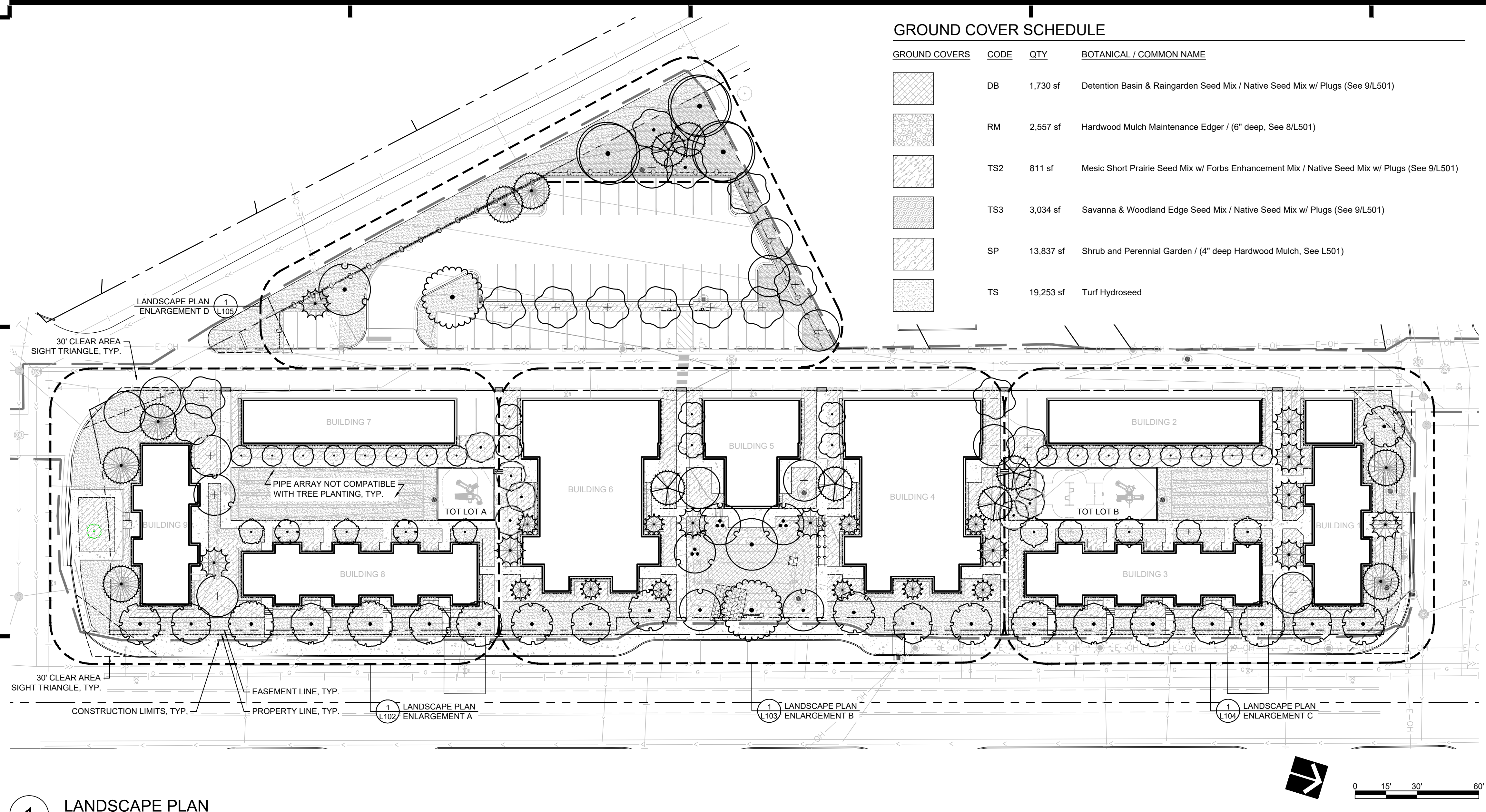
CHECKED BY:

PROJ. NO:

DRAWING NO.

C102





1 LANDSCAPE PLAN

Scale: 1" = 30'

GENERAL LANDSCAPE NOTES:

- THIS DRAWING DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THE SITE. CONFIRM ALL LOCATIONS OF SURFACE AND SUB-SURFACE FEATURES BEFORE BEGINNING INSTALLATION. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONFIRM ALL QUANTITIES, SHAPES AND LOCATIONS OF BEDS, AND ADJUST AS REQUIRED TO CONFORM TO THE SITE CONDITIONS. CONFIRM ANY ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT.
- LOCATE ALL UTILITIES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH PLANT INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHES AND PLANTING SOIL QUANTITIES TO COMPLETE THE WORK SHOWN ON THE PLAN. VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL SOD/TURF WHICH HAS BEEN REMOVED FOR NEW PLANT BEDS. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HEELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED.
- THE PLAN TAKES PRECEDENCE OVER THE PLANT SCHEDULE IF DISCREPANCIES EXIST. ADVISE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

PROTECTIONS

- THE CONTRACTOR SHALL AVOID DAMAGING EXISTING TREES. DO NOT STORE OR DRIVE HEAVY MATERIALS OVER TREE ROOTS. DO NOT DAMAGE TREE BARK OR BRANCHES.
- THE CONTRACTOR SHALL KEEP PAVEMENTS, FIXTURES AND BUILDINGS CLEAN AND UNSTAINED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE PROJECT SITE SHALL BE KEPT CLEAR OF CONSTRUCTION WASTES AND DEBRIS.
- PROVIDE SILT FENCE IF NECESSARY TO PROTECT STREET FROM EROSION.
- TURF HYDROSEED ALL AREAS DISTURBED BY CONSTRUCTION. SEE SPEC 32 9219.

PLANT MATERIAL

- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY.
- ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1-NOVEMBER 1 OF FOLLOWING YEAR), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.

OTHER MATERIAL

- PROVIDE SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL, DELIVER MULCH ON DAY OF INSTALLATION. USE 4" DEPTH FOR PERENNIAL GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED. APPLY PELLET WEED PREVENTER UNDER MULCH BEDS IN SHRUB AREAS.

SOILS AND GROUND

- SOIL CORRECTION FOR TREES, SHRUBS AND TURF: DISC SOIL TO A FULL 6" DEPTH IN ALL AREAS TO BE PLANTED TO LOOSEN COMPACTED SOILS. IDENTIFY AND PROTECT ROOTS OF EXISTING TREES.
- PLANTING SOIL SHOULD BE USED AS SPECIFIED IN DETAILS. AT A MINIMUM PLANTING SOIL SHOULD BE COMPOSED OF:
 - A UNIFORM MIXTURE OF 1 PART SAND, 1 PART RE-PEAT, AND 1 PART TOPSOIL BY VOLUME

MAINTENANCE AND CARE

- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF PLANTINGS IS COMPLETE. INSPECTION HAS BEEN MADE AND PLANTING IS ACCEPTED EXCLUSIVE OF THE GUARANTEE.
- MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL PRIOR TO GROWING SEASON, RE-SETTING PLANTS AND PROPER GRADE, AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL CONTINUE TO BE RESPONSIBLE FOR KEEPING THE TREES PLUMB THROUGHOUT THE GUARANTEE PERIOD.
- WATERING: MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS ONCE A WEEK. IN EXTREMELY HOT, DRY WEATHER, WATER MORE OFTEN AS REQUIRED BY INDICATIONS OF HEAT STRESS SUCH AS WILTING LEAVES. CHECK MOISTURE UNDER MULCH PRIOR TO WATERING TO DETERMINE NEED. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER.

TOT LOT NOTES

- COORDINATE INSTALLATION OF PLAY EQUIPMENT, FOOTINGS, AND ENGINEERED WOOD FIBER (EWF) WITH PLAY VENDOR.
- PLAY EQUIPMENT SHOWN IS A PLACEHOLDER (PLAYWORLD MODELS).
- COMPARATIVE BIDS FOR FINAL PLAY EQUIPMENT SELECTION SHALL BE REVIEWED AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT. DESIGN SUBMITTALS TO BE OBTAINED BY THE FOLLOWING PLAY VENDORS:
 - ST. CROIX RECREATION FUN PLAYGROUNDS, INC.: MIKE BASICH, WWW.FUNPLAYGROUNDS.COM, 612-369-6950.

- FLAGSHIP RECREATION: CHAD SIMICH, CHAD@FLAGSHIPPLAY.COM, 651-361-9056.
- WEBBER RECREATIONAL DESIGN, INC.: JAY WEBBER, WWW.WEBBERREC.COM, 612-581-4704.
- PLAYWORLD SYSTEMS: BRUCE PUDWILL, BRUCE@MIDWESTPLAYSCAPES.COM, 612-325-0935.
 - PREFER INCORPORATION OF PLAY CUBES IN TOT LOT DESIGN.
- PLAY EQUIPMENT MUST SATISFY THE FOLLOWING:
 - TOT LOT 1
 - FALL ZONE MUST BE EQUAL TO OR LESS THAN
 - INCLUDE AT LEAST ONE (PREFERABLY TWO) SLIDES, STAIRS AND PLATFORMS, CLIMBING EQUIPMENT, AND SIGNAGE FOR ALL ELEMENTS, TARGETED FOR 2-5 YEAR OLD AGE GROUP.
 - EXCLUDE ANY OVERHEAD SHADE STRUCTURES, SWINGS, OR AREAS OF LIMITED VISIBILITY.
 - TOT LOT 2
 - FALL ZONE MUST BE EQUAL TO OR LESS THAN
 - INCLUDE AT LEAST ONE (PREFERABLY TWO) SLIDES, SWINGS, STAIRS AND PLATFORMS, CLIMBING EQUIPMENT, AND SIGNAGE FOR ALL ELEMENTS, TARGETED FOR 5-12 YEAR OLD AGE GROUP.
 - EXCLUDE ANY OVERHEAD SHADE STRUCTURES OR AREAS OF LIMITED VISIBILITY.
 - INCORPORATING MULTI-SENSORY EQUIPMENT IS PREFERRED.
- CONCRETE EDGE RESTRAINT TO BE FILLED WITH A MINIMUM 12" DEEP ENGINEERED WOOD FIBER (EWF) THAT MEETS ADA AND FALL HEIGHT IMPACT ATTENUATION.
- TOT LOT AREA TO BE ROUGH GRADED TO MAX 2% CROSS SLOPE (SEE GRADING PLAN).

NOTES:

- SEE C101 FOR REMOVALS PLAN.
- SEE C201 FOR UTILITY PLAN.
- SEE C301 FOR GRADING PLAN.
- SEE C401 FOR SURFACING PLAN.
- SEE C501 FOR CIVIL DETAILS.
- SEE L001 FOR TREE PRESERVATION PLAN.
- SEE L100 FOR OVERALL PLANT SCHEDULE AND QUANTITIES
- SEE L101 FOR LANDSCAPE PLAN INDEX.
- SEE L102 TO L105 FOR LANDSCAPE PLAN ENLARGEMENTS.
- SEE L501 FOR LANDSCAPE DETAILS.

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INVER GROVE HEIGHTS, MN 55076

DRAWING TITLE:

LANDSCAPE
INDEX PLAN

FILE: \\190473\600 Drawings\LA\190473_L101_Landscape Plans.dwg

DRAWN BY: TFN
CHECKED BY: LAM
PROJ. NO: 190473
DRAWING NO:

L101

<u>CONIFER</u>		<u>ORNAMENTAL TREE</u>	
AB	<u>BOTANICAL NAME</u> Abies balsamea	CC	<u>BOTANICAL NAME</u> Cercis canadensis
PP	Picea pungens	MP	Malus x 'Prairifire'
<u>DECIDUOUS</u>		<u>SHRUBS</u>	
AS	<u>BOTANICAL NAME</u> Acer rubrum 'BaileCraig' TM	AM	<u>BOTANICAL NAME</u> Aronia melanocarpa 'Morton'
AC	Acer saccharum 'Green Mountain'	CA	Clethra alnifolia 'Sixteen Candles'
CO	Celtis occidentalis	DL	Diervilla lonicera
GD	Gymnocladus dioica 'Espresso'	HA	Hydrangea arborescens 'Annabelle'
JN	Juglans nigra	JP	Juniperus x pfitzeriana 'Monsan' TM
PE	Populus tremula 'Erecta'	PA	Picea abies 'Nidiformis'
PP2	Populus tremuloides 'NE Arb' TM	RB	Rosa x 'BALage' (PPAF)
TB	Tilia americana 'Boulevard'	RI	Rosa x 'BALove'
UH	Ulmus x 'Patriot'	SM	Sambucus racemosa 'Morden Golden Glow'

SA	Spiraea x bumalda 'Anthony Waterer'	PF	Paeonia x 'Fairy Princess'
SD	Symphoricarpos x doorenbosii 'Kolman'	PL	Paeonia x 'Lake of Silver'
TM	Taxus x media 'Taunton'	PW	Phlox paniculata 'Bartwentyynne'
<u>PERENNIALS</u>	<u>BOTANICAL NAME</u>	PS	Phlox subulata 'Emerald Blue'
AC2	Asarum canadense	RF	Rudbeckia fulgida 'Goldsturm'
HY	Heemerocallis 'Red Razzmatazz' & 'Ruby Stella'		
HA2	Hosta x 'Blue Angel'		
HG	Hosta x 'Guacamole'		
HH	Hosta x 'Key West'		
MS	Matteuccia struthiopteris		
MR2	Monarda didyma 'Raspberry Wine'		
NW	Nepeta x faassenii 'Walkers Low'		

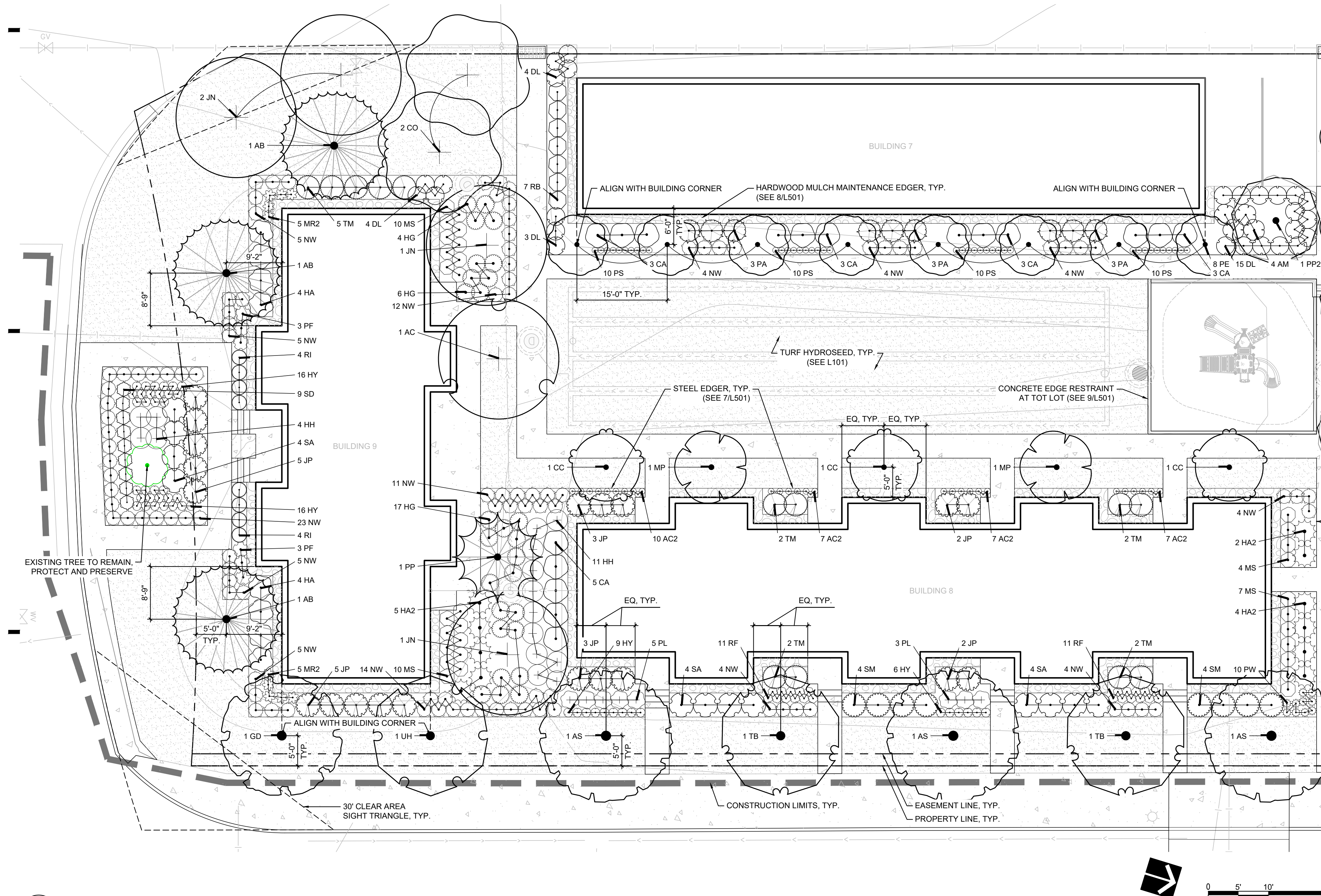
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FILE: ..\190473\600 Drawings\LA\190473_L101_Landscape Plans.dwg
DRAWN BY: TFN
CHECKED BY: LAM
PROJ. NO: 190473
DRAWING NO:

L102



1

Scale: 1" = 10'

L102

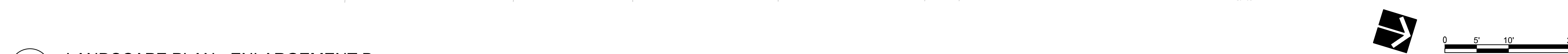
<u>CONIFER</u>	<u>BOTANICAL NAME</u>	<u>ORNAMENTAL TREE</u>	<u>BOTANICAL NAME</u>
JV	Juniperus virginiana	MR	Malus x 'Red Splendor'
PP	Picea pungens	<u>SHRUBS</u>	<u>BOTANICAL NAME</u>
PS	Pinus sylvestris	AM	Aronia melanocarpa 'Morton'
<u>DECIDUOUS</u>	<u>BOTANICAL NAME</u>	CB	Cornus sericea 'Bailadeline' (PPAF)
BN	Betula nigra	DL	Diervilla lonicera
BR	Betula nigra	JM	Juniperus sabina 'Monna'
CO	Celtis occidentalis	RB	Rosa x 'BALage' (PPAF)
GD	Gymnocladus dioica 'Espresso'	RH	Rosa x 'BAlsuhe' (PP20,486)
JN	Juglans nigra	SA	Spiraea x bumalda 'Anthony Waterer'
PP2	Populus tremuloides 'NE Arb' TM	SD	Symphoricarpos x doorenbosii 'Kolmcan'
QA	Quercus alba	TM	Taxus x media 'TauntoN'
SP2	Salix x 'Prairie Cascade'		
UH	Ulmus x 'Patriot'		

NOTES:

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2. SEE C201 FOR UTILITY PLAN.
3. SEE C301 FOR GRADING PLAN.
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5. SEE C501 FOR CIVIL DETAILS.
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7. SEE L100 FOR OVERALL PLANT SCHEDULE AND QUANTITIES
8. SEE L101 FOR LANDSCAPE PLAN INDEX.
9. SEE L102 TO L105 FOR LANDSCAPE PLAN ENLARGEMENTS.
10. SEE L501 FOR LANDSCAPE DETAILS.

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Dakota County Community
Development Agency

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

1	04/19/2021	SITE PLAN REVIEW
NO	DATE	ISSUED FOR
NO	DATE	REVISION

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PROJECT NAME:
CONCORD SQUARE

CONCORD BLVD & DELILAH AVE.
INVER GROVE HEIGHTS, MN 55076

DRAWING TITLE:

LANDSCAPE PLAN

FILE: \\190473\600 Drawings\LA\190473_L101_Landscape Plans.dwg
DRAWN BY: TFN
CHECKED BY: LAM
PROJ. NO: 190473
DRAWING NO:

L103

CONIFER	BOTANICAL NAME	ORNAMENTAL TREE	BOTANICAL NAME	SM	Sambucus racemosa 'Morden Golden Glow'	PL	Paeonia x 'Lake of Silver'
AB	Abies balsamea	AG	Amelanchier x grandiflora 'Autumn Brilliance'	SA	Spiraea x bumalda 'Anthony Waterer'	PW	Phlox paniculata 'Bartwenty-nine'
PP	Picea pungens	SI	Syringa reticulata 'Ivory Silk'	TM	Taxus x media 'TauntoN'	PS	Phlox subulata 'Emerald Blue'
PS	Pinus sylvestris	AM	Aronia melanocarpa 'Morton'	PERENNIALS	Asarum canadense	RF	Rudbeckia fulgida 'Goldsturm'
DECIDUOUS	BOTANICAL NAME	CA	Clethra alnifolia 'Sixteen Candles'	HY	Hemerocallis 'Red Razzmatazz' & 'Ruby Stella'		
AS	Acer rubrum 'Bailcraig' TM	CB	Cornus sericea 'Bailadeline' (PPAF)	HA2	Hosta x 'Blue Angel'		
CO	Celtis occidentalis	DL	Diervilla lonicera	HG	Hosta x 'Guacamole'		
GD	Gymnocladus dioica 'Espresso'	HA	Hydrangea arborescens 'Annabelle'	HH	Hosta x 'Key West'		
JN	Juglans nigra	JM	Juniperus sabina 'Monna'	MS	Matteuccia struthiopteris		
PE	Populus tremula 'Erecta'	JP	Juniperus x pfitzeriana 'Monsan' TM	MR2	Monarda didyma 'Raspberry Wine'		
PP2	Populus tremuloides 'NE Arb' TM	PA	Picea abies 'Nidiformis'	NW	Nepeta x faassenii 'Walkers Low'		
TB	Tilia americana 'Boulevard'	RI	Rosa x 'BALove'				
UH	Ulmus x 'Patriot'						

1. SEE C101 FOR REMOVALS PLAN.
2. SEE C201 FOR UTILITY PLAN.
3. SEE C301 FOR GRADING PLAN.
4. SEE C401 FOR SURFACING PLAN.
5. SEE C501 FOR CIVIL DETAILS.
6. SEE L001 FOR TREE PRESERVATION PLAN.
7. SEE L100 FOR OVERALL PLANT SCHEDULE AND QUANTITIES
8. SEE L101 FOR LANDSCAPE PLAN INDEX.
9. SEE L102 TO L105 FOR LANDSCAPE PLAN ENLARGEMENTS.
10. SEE L501 FOR LANDSCAPE DETAILS.



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04/19/2021

1228 TOWN CENTRE DRIVE
EAGAN MN 55123

NO	DATE	REVISION
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L104

L104

PLANT SCHEDULE ENLARGEMENT D

CONIFER	BOTANICAL NAME
AB	Abies balsamea
PP	Picea pungens
PS	Pinus sylvestris
DECIDUOUS	BOTANICAL NAME
AN	Acer rubrum 'Northwood'
CS	Catalpa speciosa
CO	Celtis occidentalis
JN	Juglans nigra
QA	Quercus alba
QM	Quercus macrocarpa
SHRUBS	BOTANICAL NAME
RG	Rhus aromatica 'Gro-Low'

- NOTES:
- SEE C101 FOR REMOVALS PLAN.
 - SEE C201 FOR UTILITY PLAN.
 - SEE C301 FOR GRADING PLAN.
 - SEE C401 FOR SURFACING PLAN.
 - SEE C501 FOR CIVIL DETAILS.
 - SEE L001 FOR TREE PRESERVATION PLAN.
 - SEE L100 FOR OVERALL PLANT SCHEDULE AND QUANTITIES
 - SEE L101 FOR LANDSCAPE PLAN INDEX.
 - SEE L102 TO L105 FOR LANDSCAPE PLAN ENLARGEMENTS.
 - SEE L501 FOR LANDSCAPE DETAILS.



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04/19/2021

CLIENT:
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Development Agency

1228 TOWN CENTRE DRIVE
EAGAN MN 55123

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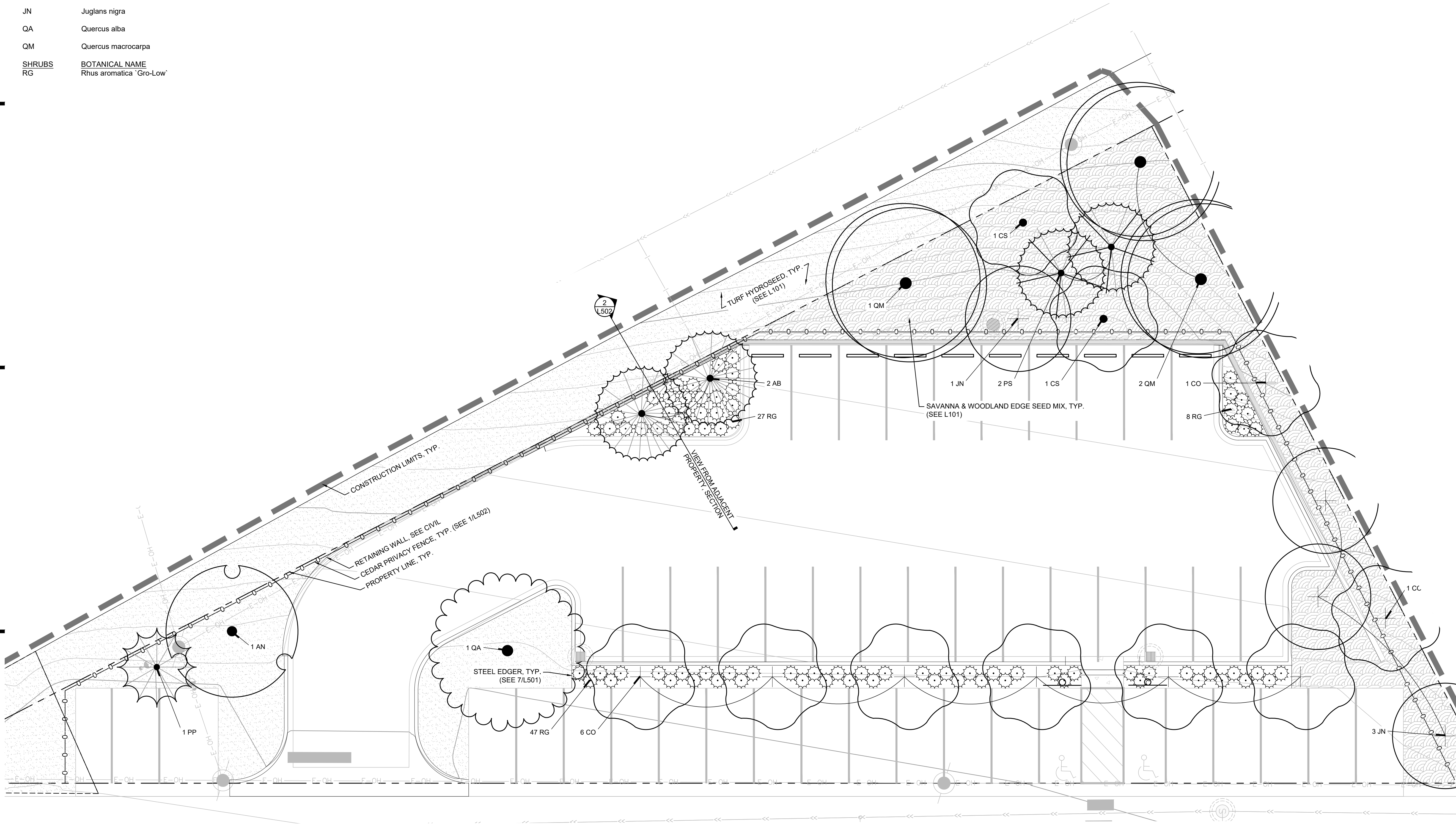
PROJECT NAME:
CONCORD SQUARE

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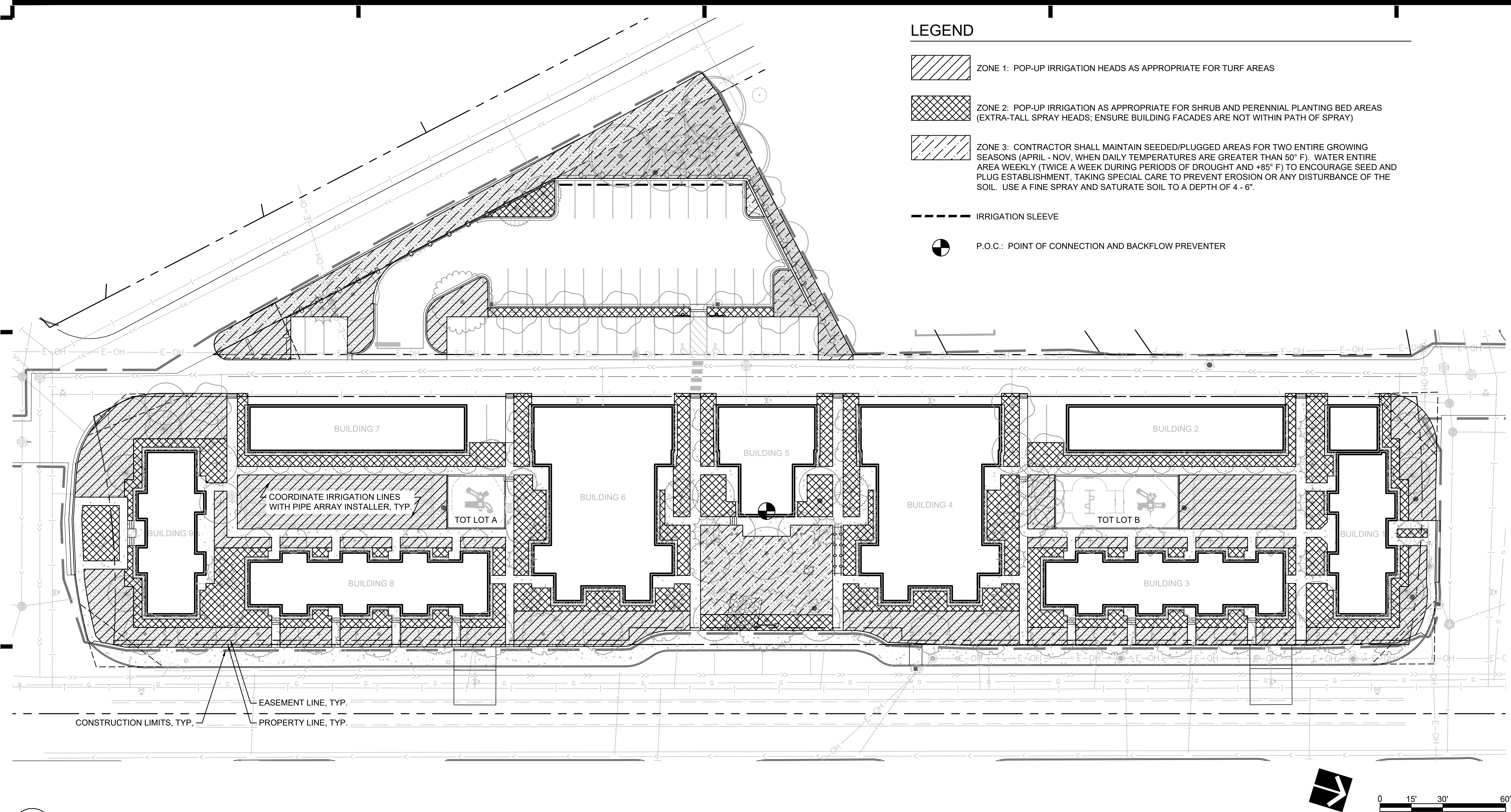
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FILE: ...190473\600 Drawings\LA\190473_L101_Landscape Plans.dwg
DRAWN BY: TFN
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PROJ. NO: 190473
DRAWING NO:

L105



1 LANDSCAPE PLAN - ENLARGEMENT D
Scale: 1" = 10'



- IRRIGATION NOTES**
1. PROVIDE AN IRRIGATION PLAN, TO BE APPROVED BY THE LANDSCAPE ARCHITECT. SEE SPEC 32 8000.
 2. ZONED IRRIGATION SERVICE SHALL BE PROVIDED FOR ALL NEW TURF HYDROSEED AREAS, NATIVE SEED AREAS, SHRUB AND PERENNIAL GARDEN AREAS, AND TREES.
 3. ADD ADDITIONAL IRRIGATION ZONES AS APPROPRIATE TO SERVE WATERING NEEDS OF DIFFERENT PLANT TYPES AND USE AREAS.
 4. ALL IRRIGATION ZONES SHALL HAVE SEPARATE MOISTURE ZONES AND TIMERS.
 5. ALL IRRIGATION SHALL BE APPROPRIATELY SIZED SPRAY HEADS. CARE SHALL BE TAKEN TO ENSURE BUILDING IS NOT WITHIN SPRAY PATH OF SPRAY HEADS. DRIP IRRIGATION WILL NOT BE ACCEPTED. SPRAY HEADS MUST BE TALL ENOUGH TO CLEAR HEIGHT OF SHRUB AREAS (SEE L102 TO L105 FOR PLANTING PLAN ENLARGEMENTS).
 6. IRRIGATION CONTROL SYSTEM TO BE LOCATED IN MECHANICAL ROOM, TO BE COORDINATED WITH OWNER.

- NOTES:**
1. SEE C101 FOR REMOVALS PLAN.
 2. SEE C201 FOR UTILITY PLAN.
 3. SEE C301 FOR GRADING PLAN.
 4. SEE C401 FOR SURFACING PLAN.
 5. SEE C501 FOR CIVIL DETAILS.
 6. SEE L001 FOR TREE PRESERVATION PLAN.
 7. SEE L100 FOR OVERALL PLANT SCHEDULE AND QUANTITIES
 8. SEE L101 FOR LANDSCAPE PLAN INDEX.
 9. SEE L102 TO L105 FOR LANDSCAPE PLAN ENLARGEMENTS.
 10. SEE L501 FOR LANDSCAPE DETAILS.

WARNING
LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR.
CALL BEFORE DIGGING

MINNESOTA
ONE-CALL SYSTEM
1-800-252-1166
REQUIRED BY
MN STATUTE 216D

PRELIMINARY
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04/19/2021

1228 TOWN CENTRE DRIVE
EAGAN MN 55123

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DRAWING TITLE:
IRRIGATION PLAN



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NO	DATE	REVISION

I HEREBY CERTIFY that this plan, specifica-
tion or report was prepared by me or under
my direct supervision and that I am a duly
Licensed Professional Engineer under the
laws of the State of Minnesota.

SIGNATURE:

TYPED OR PRINTED NAME: ADAM BESSE

DATE: 04/19/2021 REG. NO.: 52597

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PROJECT NAME:

CONCORD SQUARE

CONCORD BLVD & DELILAH AVE.
INVER GROVE HEIGHTS, MN 55076

DRAWING TITLE:

LANDSCAPE DETAILS

FILE: ...190473\600 Drawings\LA1\190473_L501_Landscape Details.dwg

DRAWN BY: TFN

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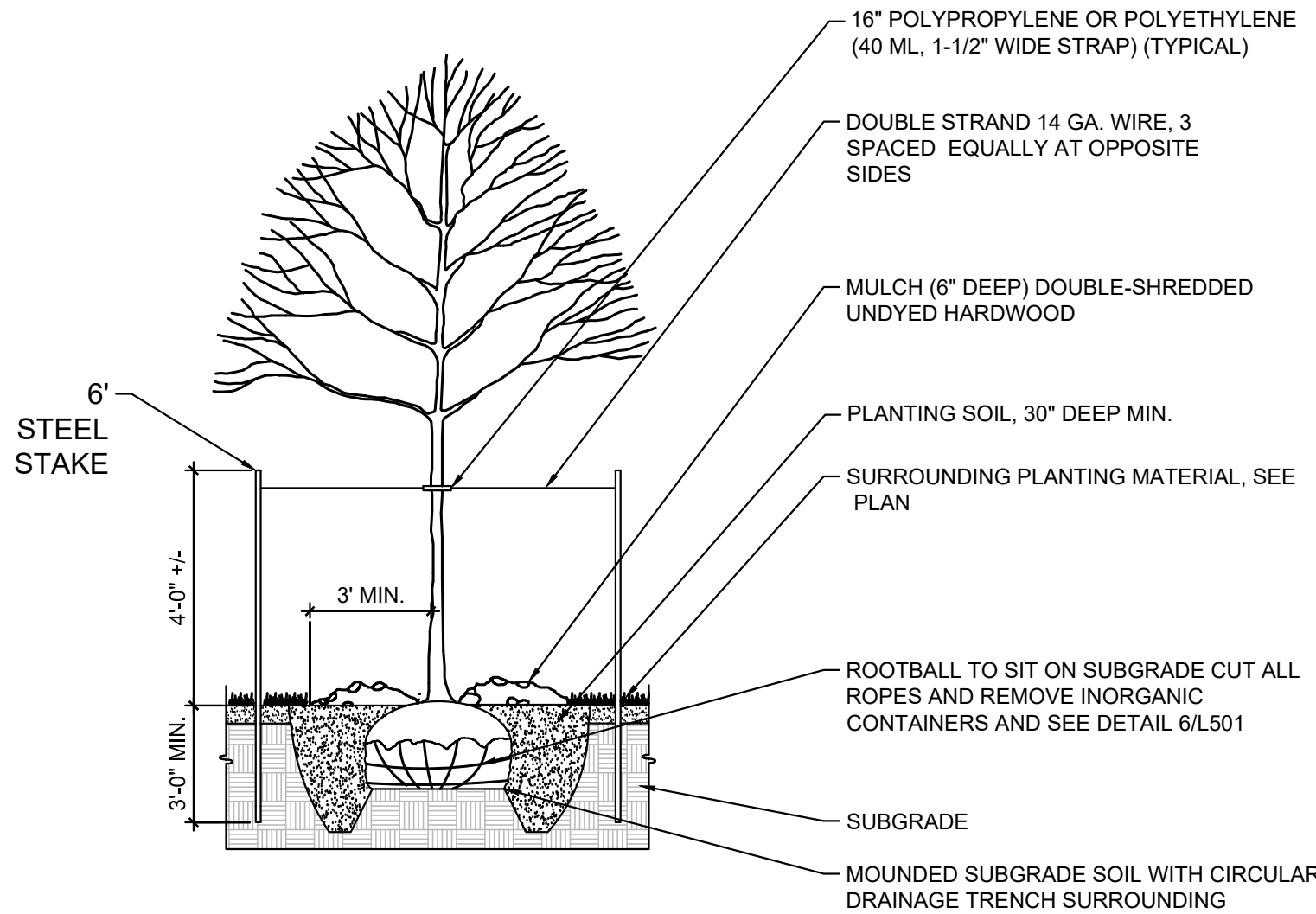
PROJ. NO: 190473

DRAWING NO:

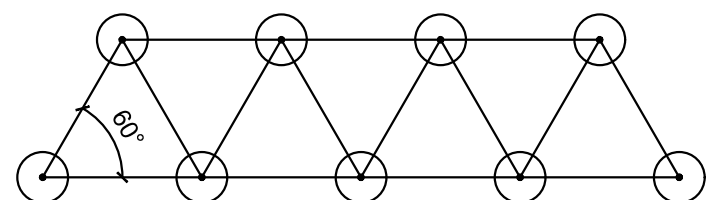
L501

NOTES:

- IT IS THE CONTRACTORS OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
- DO NOT PLANT TOO DEEP: EXPOSE TOP OF ROOT FLARE AND PULL MULCH AWAY FROM TRUNK.

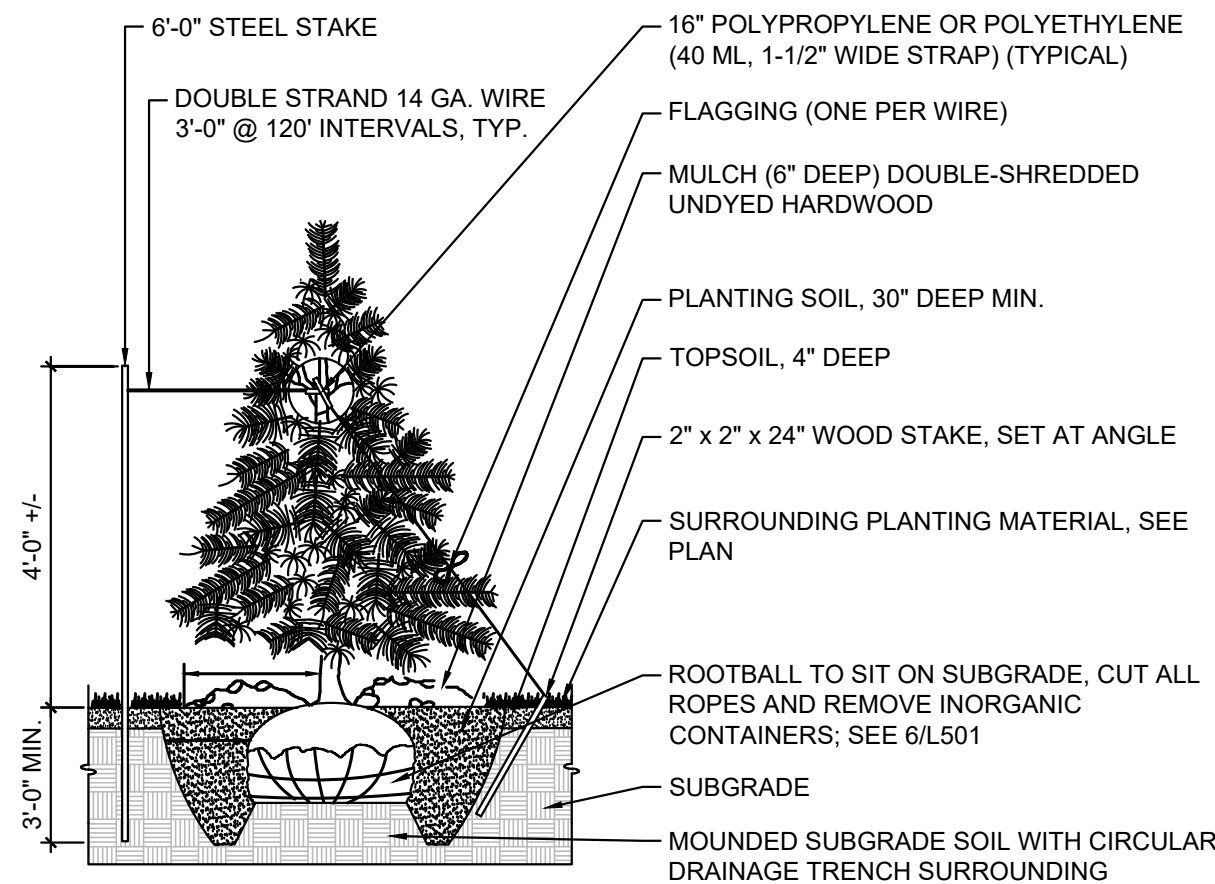


1 DECIDUOUS TREE
NOT TO SCALE

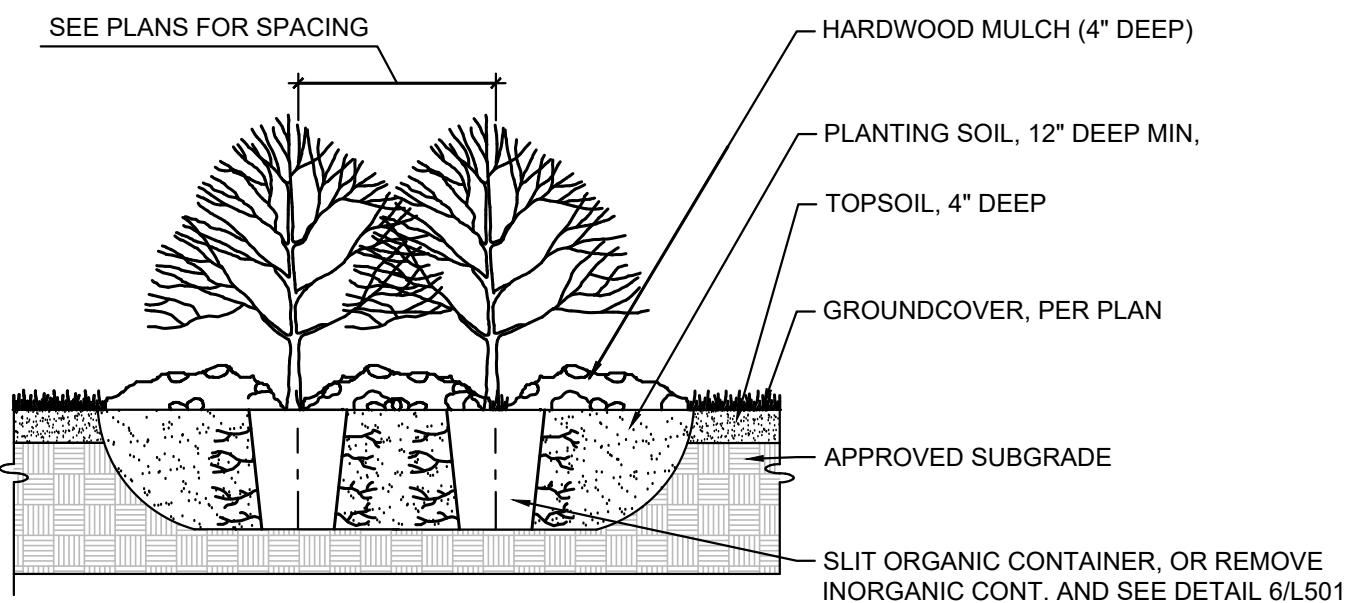


NOTES:

- CONIFER TO HAVE SHREDDED HARDWOOD MULCH UNLESS NOTED OTHERWISE. NO MULCH TO BE IN CONTACT WITH TRUNK.
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
- TWO ALTERNATE METHODS OF TREE STAKING ARE ILLUSTRATED.
- IT IS THE CONTRACTORS OPTION TO STAKE TREES; HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TREES IN A PLUMB POSITION THROUGHOUT THE GUARANTEE PERIOD.
- DO NOT PLANT TOO DEEP: EXPOSE TOP OF ROOT FLARE AND PULL MULCH AWAY FROM TRUNK.

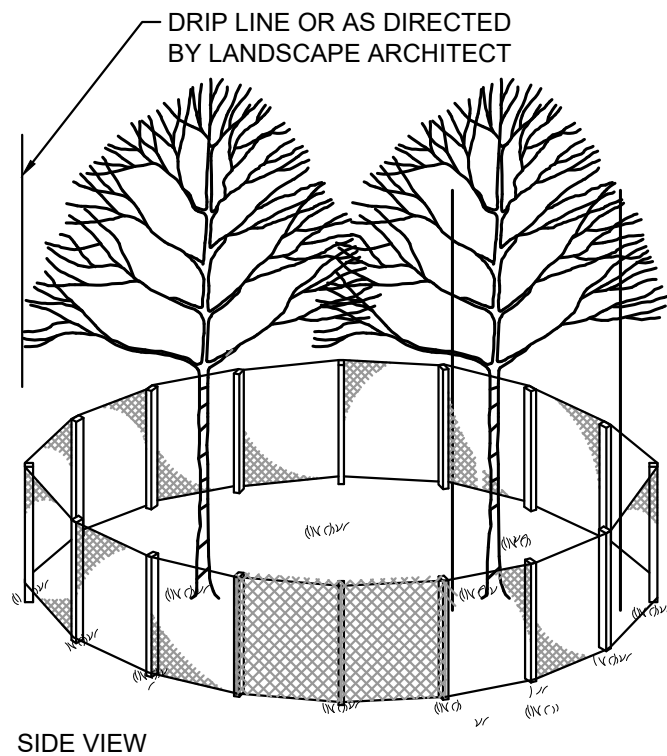


3 SHRUB PLANTING
NOT TO SCALE



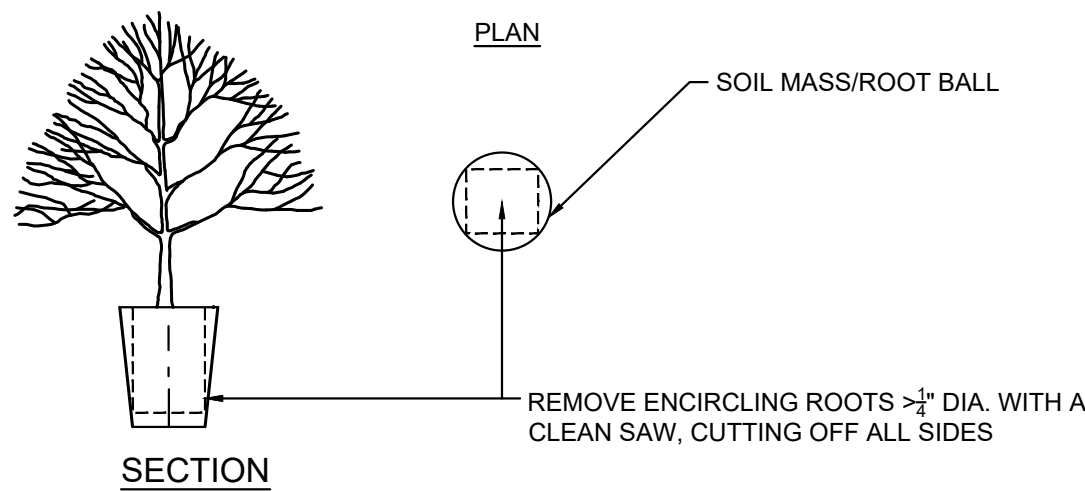
NOTES:

- The fence shall be located at the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
- Fence posts shall be either standard steel posts or wood posts a minimum cross sectional area of 3.0 sq. in.
- The fence may be either 48" high chainlink fence, 48" high snow fence, or any other material as approved by the engineer or landscape architect.
- The Contractor shall install and maintain throughout construction, a protective layer of mulch at a minimum depth of 12 inches for vehicle access.



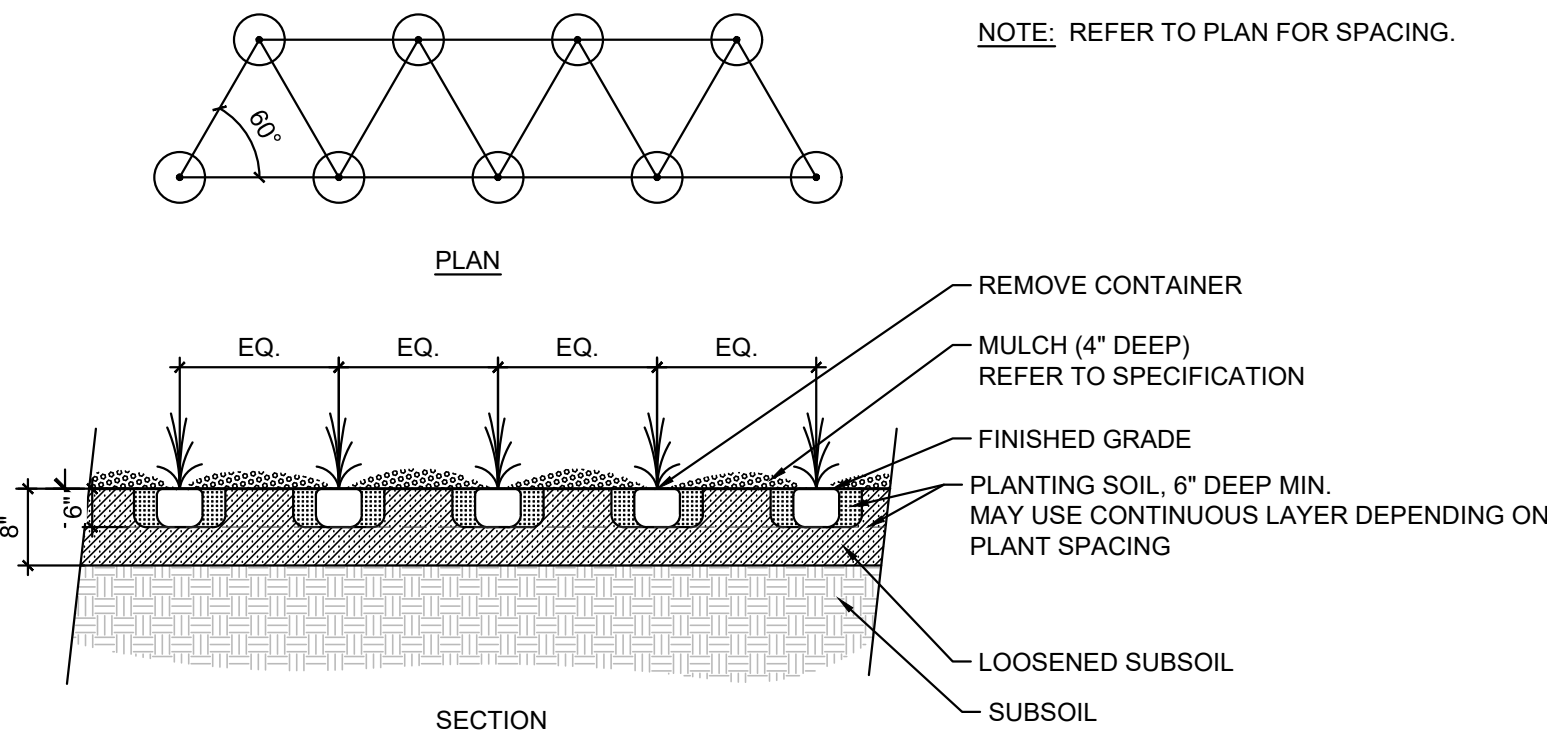
NOTES:

- FOR TREES, SHRUBS, AND PERENNIALS WITH INORGANIC CONTAINERS, FOLLOW THE "BOXING" PROCEDURE TO REMOVE ENCIRCLING ROOTS.
- "BOXING" IS ONLY NECESSARY ON THE PLANTS THAT HAVE ENCIRCLING ROOTS WITH DIAMETERS GREATER THAN 1/2".
- HAND LOOSENING OF ROOTS IS STILL NECESSARY AFTER "BOXING" THE ROOT BALL (TYPICAL).

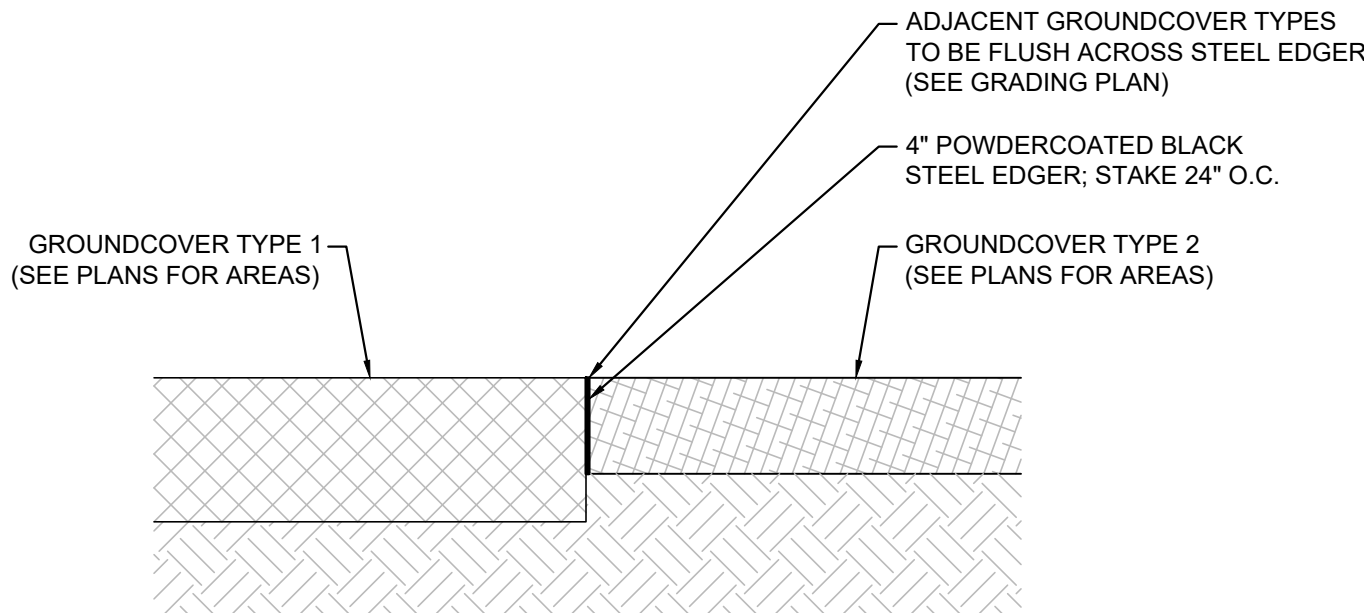


6 TREE PROTECTION
NOT TO SCALE

NOTE: REFER TO PLAN FOR SPACING.

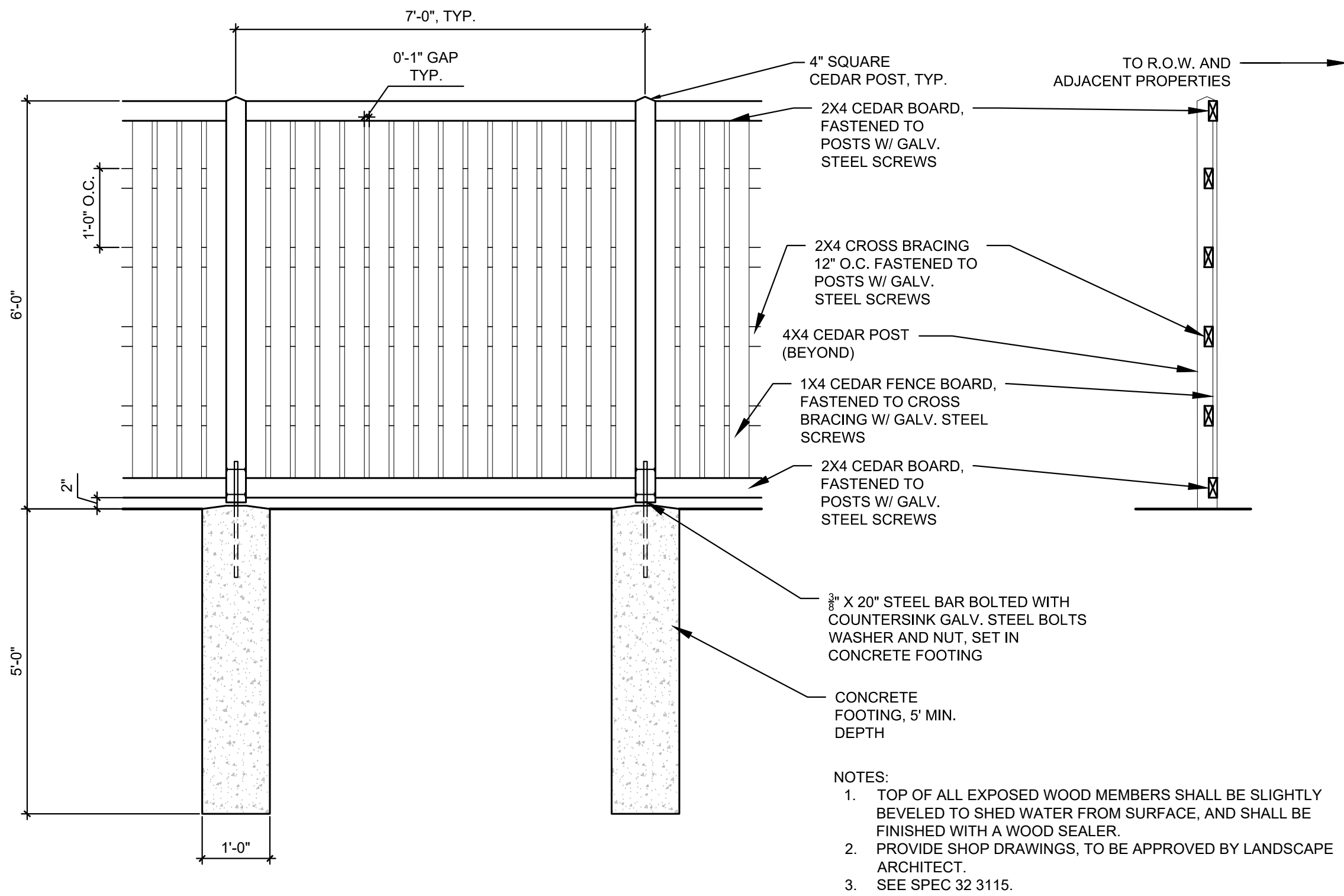


4 PERENNIAL PLANTING
NOT TO SCALE

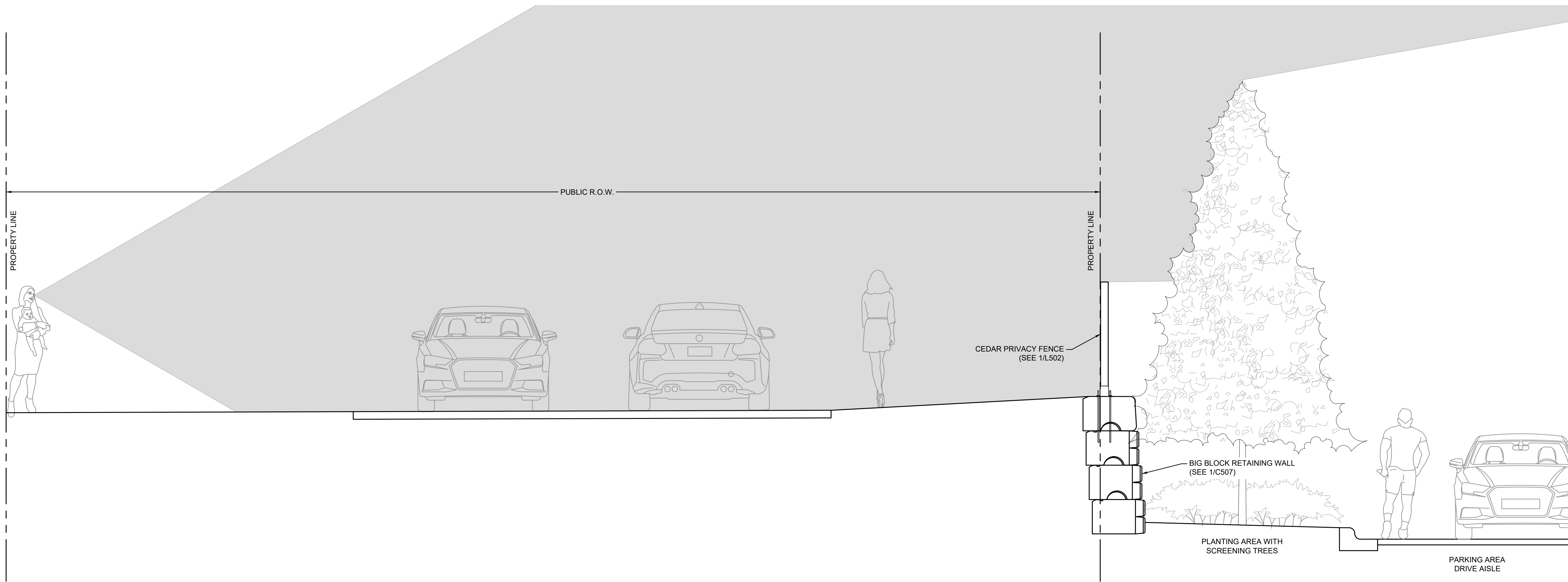


8 HARDWOOD MULCH MAINTENANCE EDGER
SCALE: 1-1/2" = 1'

7 STEEL EDGER
SCALE: 1-1/2" = 1'



1 CEDAR PRIVACY FENCE
NOT TO SCALE



2 VIEW FROM ADJACENT PROPERTY, SECTION
SCALE: 1" = 30'



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NO	DATE	REVISION
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I HEREBY CERTIFY that this plan, specifica-
tion or report was prepared by me or under
my direct supervision and that I am a duly
Licensed Professional Engineer under the
laws of the State of Minnesota.

SIGNATURE:

TYPED OR PRINTED NAME: ADAM BESSE

DATE: 04/19/2021 REG. NO.: 52597

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PROJECT NAME:
CONCORD SQUARE

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DRAWING TITLE:
LANDSCAPE DETAILS

FILE: ..190473\600 Drawings\LAI\190473_L501_Landscape Details.dwg
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PROJ. NO: 190473
DRAWING NO:

L502



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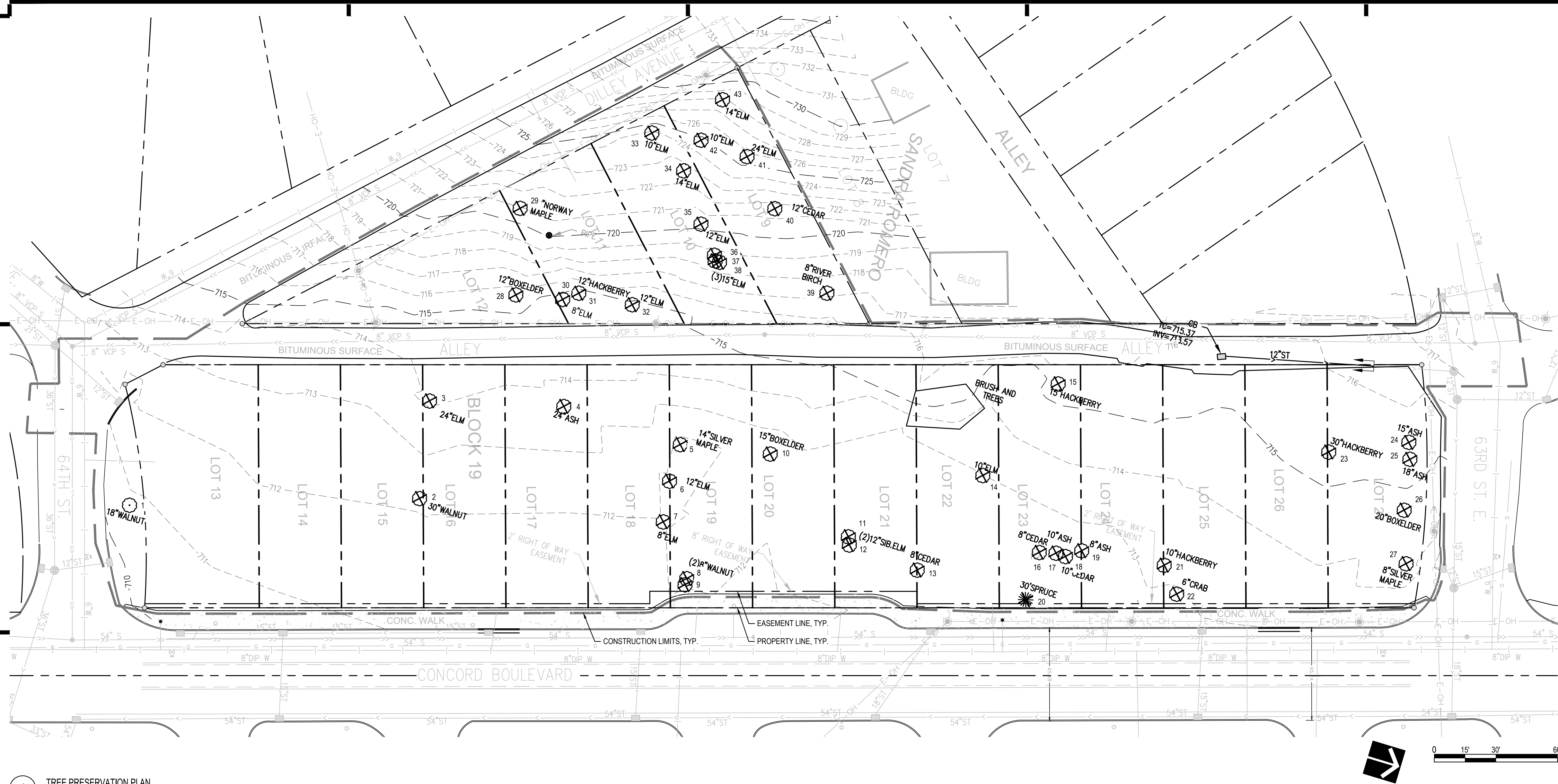
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1 TREE PRESERVATION PLAN
Scale: 1" = 30'

Tree #	Species	DBH (in.)	Class	Comments	Remove?
1	Walnut	18	B		N
2	Walnut	30	C	Heritage tree	Yes
3	Elm	24	A		Yes
4	Ash	24	B		Yes
5	Silver Maple	14	A		Yes
6	Elm	12	A		Yes
7	Elm	8	A		Yes
8	Walnut	8	B		Yes
9	Walnut	8	B		Yes
10	Boxelder	15		Not a significant species	Yes
11	Siberian Elm	12	A		Yes
12	Siberian Elm	12	A		Yes
13	Cedar	8	B		Yes
14	Elm	10	A		Yes
15	Hackberry	15	B		Yes
16	Cedar	8	B		Yes
17	Ash	10	B		Yes
18	Cedar	10	B		Yes
19	Ash	8	B		Yes
20	30' Spruce	8 (approx.)	B		Yes
21	Hackberry	10	B		Yes

22	Crabapple	6		Not a significant tree size (<6" DBH)	Yes
23	Hackberry	30	C	Heritage tree	Yes
24	Ash	15	B		Yes
25	Ash	18	B		Yes
26	Boxelder	20		Not a significant species	Yes
27	Silver Maple	8	A		Yes
28	Boxelder	12		Not a significant species	Yes
29	Norway Maple	10	B		Yes
30	Elm	8	A		Yes
31	Hackberry	12	B		Yes
32	Elm	12	A		Yes
33	Elm	10	A		Yes
34	Elm	14	A		Yes
35	Elm	12	A		Yes
36	Elm	15	A		Yes
37	Elm	15	A		Yes
38	Elm	15	A		Yes
39	River Birch	8			Yes
40	Cedar	12	B		Yes
41	Elm	24	A		Yes
42	Elm	10	A		Yes
43	Elm	14	A		Yes

	Total Inches	Inches Saved	Inches Removed	Required Replacement	Required Inches to be Replaced
Class A	249	0	249	50%	124.5
Class B	202	18	184	100%	184
Class C	60	0	60	100%	60
TOTAL	511	18	493		368.5
Removal Threshold for Project: 40% allowed, as a R3-C parcel					- 147 (40% of 368.5)
					221.5
					/ 2.5 Caliper Inches
REQUIRED 2.5" CALIPER TREES FOR REFORESTATION					89
75% must be planted on-site (25% can be planted on public land)					89 * 0.75 =
REQUIRED 2.5" CALIPER TREES FOR GENERAL LANDSCAPING (40 UNITS)					40
50% may be replaced with 2:1 Ornamental Trees or 6:1 Shrubs					40 * 0.50 =
REQUIRED 2.5" CALIPER TREES FOR PARKING LOT					5
Non-negotiable requirement (47 Stalls; 1 Tree/10 Stalls)					
TOTAL REQUIRED 2.5" CALIPER TREES					134

INVER GROVE HEIGHTS: TREE REQUIREMENTS SUMMARY

TOTAL REQUIRED 2.5" CALIPER CANOPY TREES

- REFORESTATION REQUIREMENT: 89
- OPTION TO PLANT 25% ON PUBLIC LAND
- SOME OF THESE REQUIRED TREES MUST REPLACE HERITAGE TREES, SO THEIR SPECIES MUST BE IN-KIND.
- TREE #2: 30" WALNUT, REPLACE WITH TWELVE (12) 2.5" CALIPER TREES (30" TOTAL)
- TREE #23: 30" HACKBERRY, REPLACE WITH TWELVE (12) 2.5" CALIPER TREES (30" TOTAL)
- GENERAL LANDSCAPING REQUIREMENT: 40, BUT 20 CAN BE EXCHANGED FOR ORNAMENTAL TREES AT 2:1 AND/OR SHRUBS AT 6:1, SO 20 CANOPY TREES ARE REQUIRED, MINIMUM 10 OF THESE TREES MUST BE CONIFERS
- PARKING LOT REQUIREMENT: 5 CANOPY TREES ARE REQUIRED, AT 1 TREE PER 10 PARKING STALLS
- 47 STALLS ON-SITE
- TOTAL REQUIRED TREES: 134

2.5" CALIPER CANOPY TREES (OR EQUIVALENT) PROVIDED IN LANDSCAPE PLAN (SEE OVERALL PLANT SCHEDULE ON L001):

- 2.5" CALIPER DECIDUOUS CANOPY TREES: 83
- 6" (OR LARGER) CONIFEROUS TREES: 34
- TOTAL: 117 (29% CONIFEROUS)
- 1.5" CALIPER (OR LARGER) ORNAMENTAL TREES: 16 AT 2:1 EXCHANGE RATE
- TOTAL: 8
- SHRUBS: 625 AT 6:1 EXCHANGE RATE
- TOTAL: 104 (MAXIMUM OF 12 CAN BE EXCHANGED FOR DECIDUOUS CANOPY TREES)

117 + 8 + 12 = 137, WHICH EXCEEDS THE 134 TREE REQUIREMENT.

- 43 TREES SURVEYED (SEE 2/L001).
- PER CODE 10-15-11 LANDSCAPING:
 - FOR EACH EXISTING SIGNIFICANT TREE RETAINED, ONE OVERSTORY TREE CAN BE DEDUCTED FROM THE MINIMUM REQUIREMENTS.
 - MULTI-FAMILY RESIDENTIAL SITE SHALL CONTAIN, AT A MINIMUM, ONE TREE PER DWELLING UNIT."

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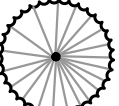
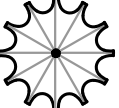
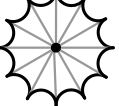
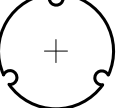
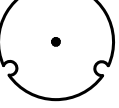
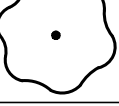
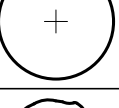
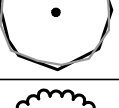
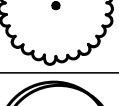
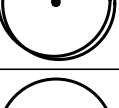
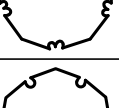
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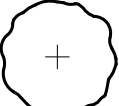
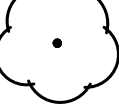
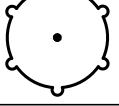
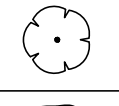
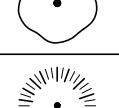
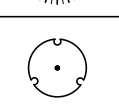
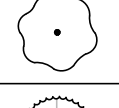
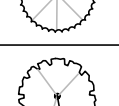
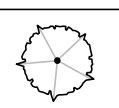
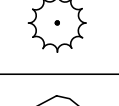
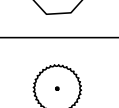
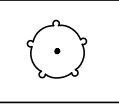
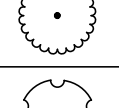
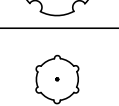
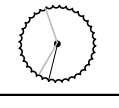
CONCORD BLVD & DELILAH AVE.
INVER GROVE HEIGHTS, MN 55076

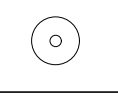
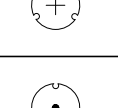
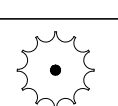
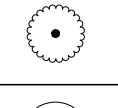
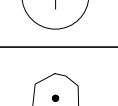
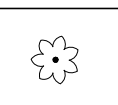
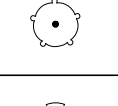
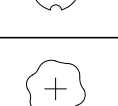
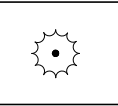
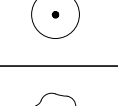
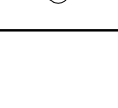
DRAWING TITLE:
**TREE PRESERVATION
PLAN**

FILE: ..190473\600 Drawings\LA1\190473_L001_Tree Preservation Plan.dwg
DRAWN BY: TFN
CHECKED BY: LAM
PROJ. NO: 190473
DRAWING NO:

L001

PLANT SCHEDULE					
CONIFER	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AB	7	Abies balsamea Balsam Fir	8' B&B	
	JV	10	Juniperus virginiana Eastern Red Cedar	8' B&B	
	PP	11	Picea pungens Colorado Spruce	8' B&B	
	PS	6	Pinus sylvestris Scotch Pine	8' B&B	
DECIDUOUS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AS	6	Acer rubrum 'Bailcraig' TM Scarlet Jewell Red Maple	B&B	2.5"Cal
	AN	1	Acer rubrum 'Northwood' Northwood Red Maple	B&B	2.5"Cal
	AC	1	Acer saccharum 'Green Mountain' Green Mountain Sugar Maple	B&B	2.5"Cal
	BN	3	Betula nigra River Birch Clump	10' B&B	
	BR	2	Betula nigra River Birch	B&B	2.5"Cal
	CS	2	Catalpa speciosa Northern Catalpa	B&B	2.5"Cal
	CO	12	Celtis occidentalis Common Hackberry	B&B	2.5"Cal
	GD	7	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	B&B	2.5"Cal
	JN	12	Juglans nigra Black Walnut	B&B	2.5"Cal
	PE	16	Populus tremula 'Erecta' European Columnnar Aspen	B&B	2.5"Cal
	PP2	7	Populus tremuloides 'NE Arb' TM Prairie Gold Quaking Aspen	B&B	2.5"Cal
	QA	2	Quercus alba White Oak	B&B	2.5"Cal
	QM	3	Quercus macrocarpa Burr Oak	B&B	2.5"Cal
	SP2	1	Salix x 'Prairie Cascade' Prairie Cascade Willow	B&B	2.5"Cal
	TB	4	Tilia americana 'Boulevard' Boulevard American Linden	B&B	2.5"Cal
	UH	4	Ulmus x 'Patriot' Patriot Elm	B&B	2.5"Cal

ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AG	2	Amelanchier x grandiflora 'Autumn Brilliance' Serviceberry	B&B	1.75"Cal
	CC	3	Cercis canadensis Eastern Redbud	B&B	1.75"Cal
	MP	2	Malus x 'Prairifire' Prairifire Crabapple	B&B	1.75"Cal
	MR	6	Malus x 'Red Splendor' Red Splendor Crab Apple	B&B	1.75"Cal
	SI	3	Syringa reticulata 'Ivory Silk' Japanese Tree Lilac	B&B	1.75"Cal
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	AM	22	Aronia melanocarpa 'Morton' Iroquis Beauty Chokeberry (White)	#5 CONT.	
	CA	29	Clethra alnifolia 'Sixteen Candles' Summersweet (Pink)	#3 CONT.	
	CB	34	Cornus sericea 'Balladeline' (PPAF) Firedance Red Twig Dogwood	#5 CONT.	
	DL	168	Diervilla lonicera Dwarf Bush Honeysuckle (Yellow)	#5 CONT.	
	HA	26	Hydrangea arborescens 'Annabelle' Annabelle Hydrangea (White)	#5 CONT.	
	JM	15	Juniperus sabina 'Monna' Calgary Carpet Juniper	#5 CONT.	
	JP	30	Juniperus x pfitzeriana 'Monsan' TM Sea of Gold Pfitzer Juniper	#5 CONT.	
	PA	18	Picea abies 'Nidiformis' Bird's Nest Spruce	#5 CONT.	
	RG	82	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	#2 CONT.	
	RB	31	Rosa x 'BAlage' (PPAF) High Voltage Easy Elegance Rose (Yellow)	#2 CONT.	
	RI	16	Rosa x 'BAlove' Easy Elegance Coral Cove Rose (Coral)	#2 CONT.	
	RH	13	Rosa x 'BAlsuhe' (PP20,486) Super Hero Easy Elegance Rose (Red)	#2 CONT.	
	SM	21	Sambucus racemosa 'Morden Golden Glow' Morden Golden Glow Elderberry	#3 CONT.	
	SA	44	Spiraea x bumalda 'Anthony Waterer' Spiraea (Pink)	#5 CONT.	
	SD	21	Symphoricarpos x doorenbosii 'Kolmcan' Candy Snowberry (Pink)	#2 CONT.	
	TM	45	Taxus x media 'Taunton' Taunton Yew	#5 CONT.	

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	AC2	126	Asarum canadense Canadian Wild Ginger	4" pot	
	DS	18	Dicentra spectabilis Bleeding Heart (Pink)	#1 CONT	
	HY	233	Hemerocallis 'Red Razzmatazz' & 'Ruby Stella' Daylily 50/50 Mix (Red)	#1 CONT	
	HA2	30	Hosta x 'Blue Angel' Blue Angel Hosta	#1 CONT	
	HG	76	Hosta x 'Guacamole' Guacamole Hosta	#1 CONT	
	HH	36	Hosta x 'Key West' Key West Hosta	#1 CONT	
	MS	96	Matteuccia struthiopteris Ostrich Fern	#1 CONT	
	MR2	34	Monarda didyma 'Raspberry Wine' Bee Balm (Red-pink)	#1 CONT	
	NW	232	Nepeta x faassenii 'Walkers Low' Catmint (Purple)	#1 CONT	
	PF	22	Paeonia x 'Fairy Princess' Peony (Red)	#2 CONT.	
	PL	16	Paeonia x 'Lake of Silver' Peony (Pink)	#2 CONT.	
	PW	59	Phlox paniculata 'Bartwentynine' White Flame Garden Phlox (White)	#1 CONT	
	PS	185	Phlox subulata 'Emerald Blue' Creeping Phlox (Blue)	#1 CONT	
	RF	126	Rudbeckia fulgida 'Goldsturm' Coneflower (Yellow)	#1 CONT	



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PRELIMINARY
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04/19/2021

CLIENT:



1228 TOWN CENTRE DRIVE
EAGAN MN 55123

THIS SQUARE APPEARS 1/2" x 1/2" ON
FULL SIZE SHEETS.

1	04/19/2021	SITE PLAN REVIEW
NO	DATE	ISSUED FOR

NO	DATE	REVISION
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PROJECT NAME:

CONCORD SQUARE

CONCORD BLVD & DELILAH AVE.
INVER GROVE HEIGHTS, MN 55076

DRAWING TITLE:

OVERALL PLANT
SCHEDULE

FILE: ..190473\600 Drawings\LAI\190473_L101_Landscape Plans.dwg

DRAWN BY: TFN

CHECKED BY: LAM

PROJ. NO: 190473

DRAWING NO:

L100

ELEVATION KEY:

- AS ASPHALT SHINGLES
B BRICK (MODULAR SIZE, RUNNING BOND PATTERN)
BC BURNISHED CMU
CF CIP CONCRETE FOUNDATION WALL
CO FCB INSIDE/OUTSIDE CORNER TRIM, SEE
EC ENGINEERED COLUMN W/ CEDAR BASE AND CAPITAL TRIM PTD.
FLS FIBER SUBSTRATE LAP SIDING
FR FIBER SUBSTRATE RAKE, SEE
FS FIBER SUBSTRATE FASCIA & SOFFIT
FS8 FIBER SUBSTRATE SHAKES, 8" EXPOSURE
FT4 1"x 3 1/2" FIBER SUBSTRATE TRIM
FT6 1"x 5 1/2" FIBER SUBSTRATE TRIM
FT8 1"x 7 1/4" FIBER SUBSTRATE TRIM
GD GUTTERS & DOWNSPOUTS
KF KICKOUT FLASHING, SHOP FABRICATED W/ WATERPROOFING SEAMS
LV 14"W x 27"H LOUVERS, W/ 1" x 3 1/2" FS TRIM @ SILL & JAMB, 1"x 5 1/2" FS TRIM HEAD
OH PREFINISHED OVERHEAD GARAGE DOOR
PT 1"x 5 1/2" PVC BASE TRIM, SEE
RV RIDGE VENT (SEE ROOF PLANS)
SD PAINTED STEEL ENTRY DOOR
SS CUT STONE SILL
VW VINYL WINDOW, SEE WINDOW TYPES



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CLIENT:
DAKOTA COUNTY CDA



1228 TOWN CENTRE DRIVE
EAGAN, MN 55123

THIS SQUARE APPEARS
1/2"x1/2" ON FULL SIZE
SHEETS

4/19/21 SITE PLAN REVIEW
NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
4/19/21

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PROJECT NAME:

CONCORD SQUARE

LOCATION: CONCORD AVENUE BETWEEN
63RD AVE. E. AND DELILAH AVE.

INVER GROVE HEIGHTS, MN

DRAWING TITLE:

**BUILDING TYPE A
ELEVATIONS**

FILE:

DRAWN BY:

CHECKED BY: ADM

PROJ. NO:

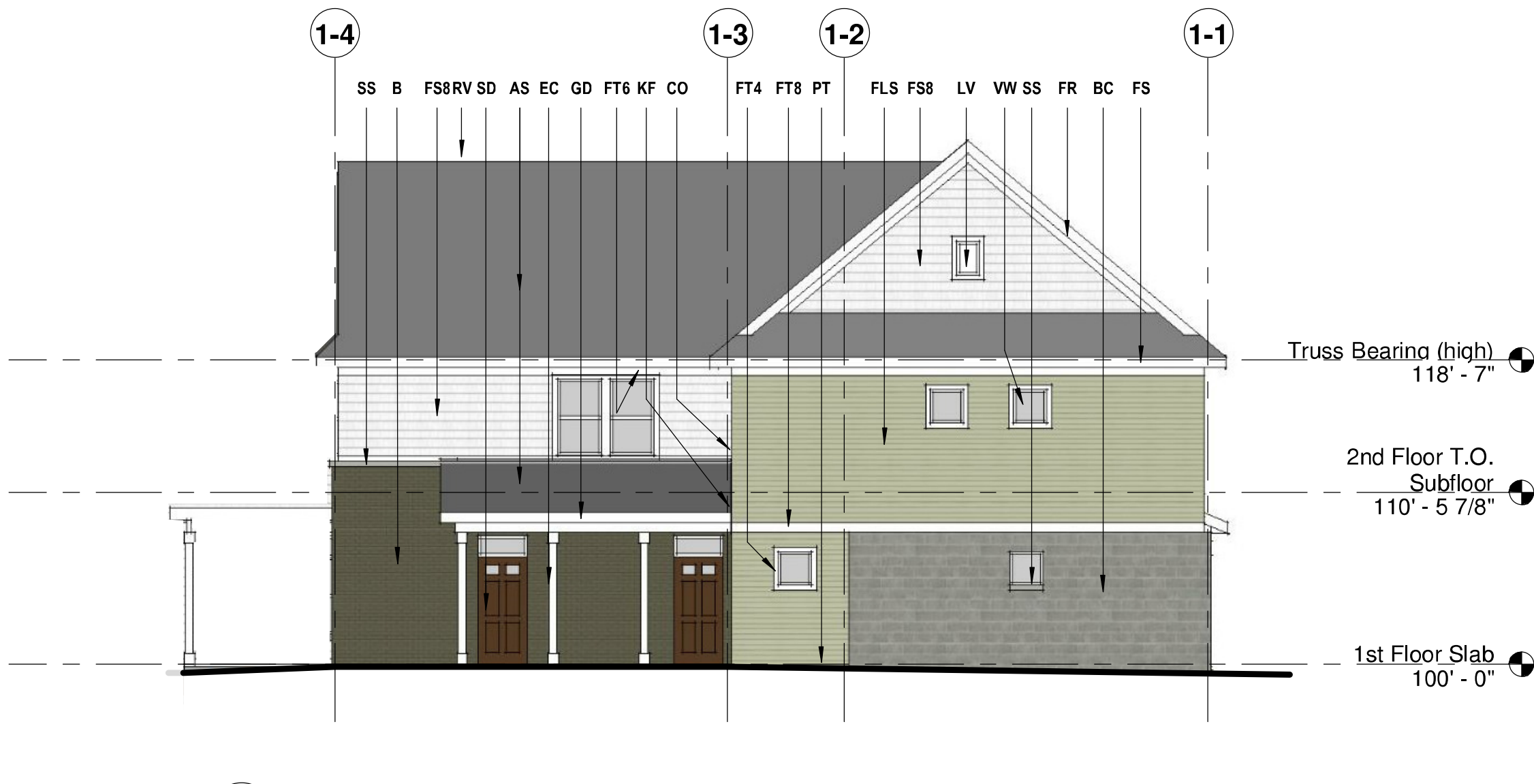
DRAWING NO:

A200



3 BUILDING TYPE A - WEST ELEVATION

1/8" = 1'-0"



1 BUILDING TYPE A - NORTH ELEVATION

1/8" = 1'-0"



4 BUILDING TYPE A - EAST ELEVATION

1/8" = 1'-0"



2 BUILDING TYPE A - SOUTH ELEVATION

1/8" = 1'-0"



Dakota County
Community Development
Agency

THIS SQUARE APPEARS
1/2"x1/2" ON FULL SIZE
SHEETS

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION
4/19/21

PROJECT NAME:
CONCORD SQUARE
LOCATION: CONCORD AVENUE BETWEEN
63RD AVE. E. AND DELILAH AVE.
INVER GROVE HEIGHTS, MN

FILE:
DRAWN BY:
CHECKED BY: ADM
PROJ. NO:
DRAWING NO:

A220



BIM 360://190032 Concord Townhomes/190032 Concord Townhomes_R19.rvt
 10/7/2020 9:30:42 AM

ELEVATION KEY:

AS ASPHALT SHINGLES
 B BRICK (MODULAR SIZE, RUNNING BOND PATTERN)
 BC BURNISHED CMU
 CF CIP CONCRETE FOUNDATION WALL
 CO FCB INSIDE/OUTSIDE CORNER TRIM, SEE
 EC ENGINEERED COLUMN W/ CEDAR BASE AND CAPITAL TRIM PTD.
 FLS FIBER SUBSTRATE LAP SIDING
 FR FIBER SUBSTRATE RAKE, SEE
 FS FIBER SUBSTRATE FASCIA & SOFFIT
 FS8 FIBER SUBSTRATE SHAKES, 8" EXPOSURE
 FT4 1"x 3 1/2" FIBER SUBSTRATE TRIM
 FT6 1"x 5 1/2" FIBER SUBSTRATE TRIM
 FT8 1"x 7 1/4" FIBER SUBSTRATE TRIM
 GD GUTTERS & DOWNSPOUTS
 KF KICKOUT FLASHING, SHOP FABRICATED W/ WATERPROOFING SEAMS
 LV 14"W x 27"H LOUVERS, W/ 1" x 3 1/2" FS TRIM @ SILL & JAMB, 1"x 5 1/2" FS TRIM HEAD
 OH PREFINISHED OVERHEAD GARAGE DOOR
 PT 1"x 5 1/2" PVC BASE TRIM, SEE
 RV RIDGE VENT (SEE ROOF PLANS)
 SD PAINTED STEEL ENTRY DOOR
 SS CUT STONE SILL
 VW VINYL WINDOW, SEE WINDOW TYPES



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CLIENT:
 DAKOTA COUNTY CDA



1228 TOWN CENTRE DRIVE
 EAGAN, MN 55123

THIS SQUARE APPEARS
 1/2"x1/2" ON FULL SIZE
 SHEETS

4/19/21 SITE PLAN REVIEW
 NO DATE ISSUED FOR

NO DATE REVISION

PRELIMINARY
 NOT FOR CONSTRUCTION
 4/19/21

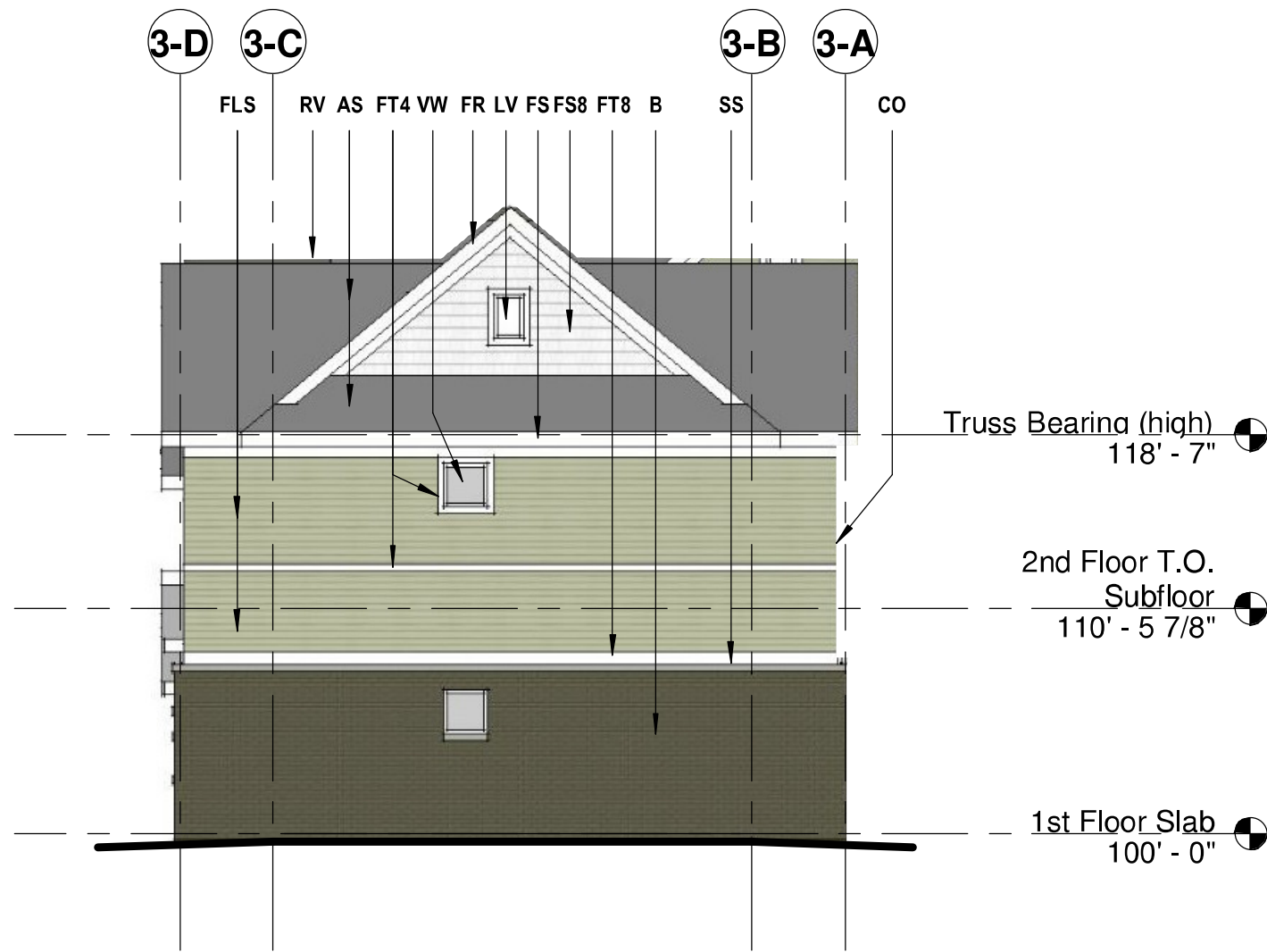
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PROJECT NAME:
CONCORD SQUARE
 LOCATION: CONCORD AVENUE BETWEEN
 63RD AVE. E. AND DELILAH AVE.
 INVER GROVE HEIGHTS, MN

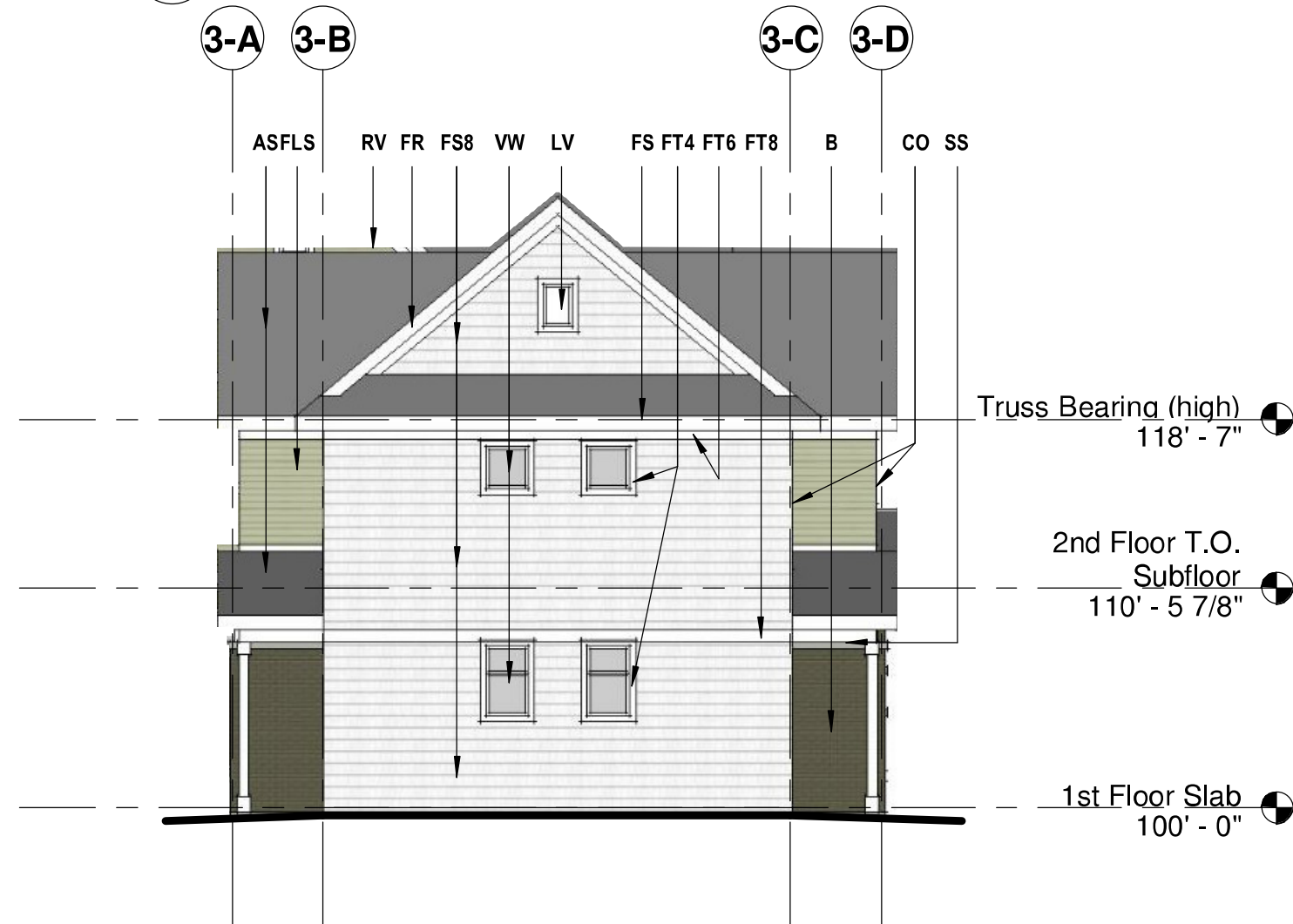
DRAWING TITLE:
**BUILDING TYPE D
 ELEVATIONS**

FILE:
 DRAWN BY:
 CHECKED BY: ADM
 PROJ. NO:
 DRAWING NO:

A230



1 BUILDING TYPE D - NORTH ELEVATION
 1/8" = 1'-0"



4 BUILDING TYPE D - SOUTH ELEVATION
 1/8" = 1'-0"



3 BUILDING TYPE D - WEST ELEVATION
 1/8" = 1'-0"



2 BUILDING TYPE D - EAST ELEVATION
 1/8" = 1'-0"

BIM 360://190032 Concord Townhomes/190032 Concord Townhomes_R19.rvt
10/7/2020 9:30:43 AM

ELEVATION KEY:

- AS ASPHALT SHINGLES
B BRICK (MODULAR SIZE, RUNNING BOND PATTERN)
BC BURNISHED CMU
CF CIP CONCRETE FOUNDATION WALL
CO FCB INSIDE/OUTSIDE CORNER TRIM, SEE
EC ENGINEERED COLLUMN W/ CEDAR BASE AND CAPITAL TRIM PTD.
FLS FIBER SUBSTRATE LAP SIDING
FR FIBER SUBSTRATE RAKE, SEE
FS FIBER SUBSTRATE FASCIA & SOFFIT
FS8 FIBER SUBSTRATE SHAKES, 8" EXPOSURE
FT4 1"x 3 1/2" FIBER SUBSTRATE TRIM
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GD GUTTERS & DOWNSPOUTS
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OH PREFINISHED OVERHEAD GARAGE DOOR
PT 1"x 5 1/2" PVC BASE TRIM, SEE
RV RIDGE VENT (SEE ROOF PLANS)
SD PAINTED STEEL ENTRY DOOR
SS CUT STONE SILL
VW VINYL WINDOW, SEE WINDOW TYPES



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CLIENT:
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EAGAN, MN 55123

THIS SQUARE APPEARS
1/2"x1/2" ON FULL SIZE
SHEETS

4/19/21	SITE PLAN REVIEW
NO	DATE
	ISSUED FOR

NO	DATE	REVISION
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PRELIMINARY
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4/19/21

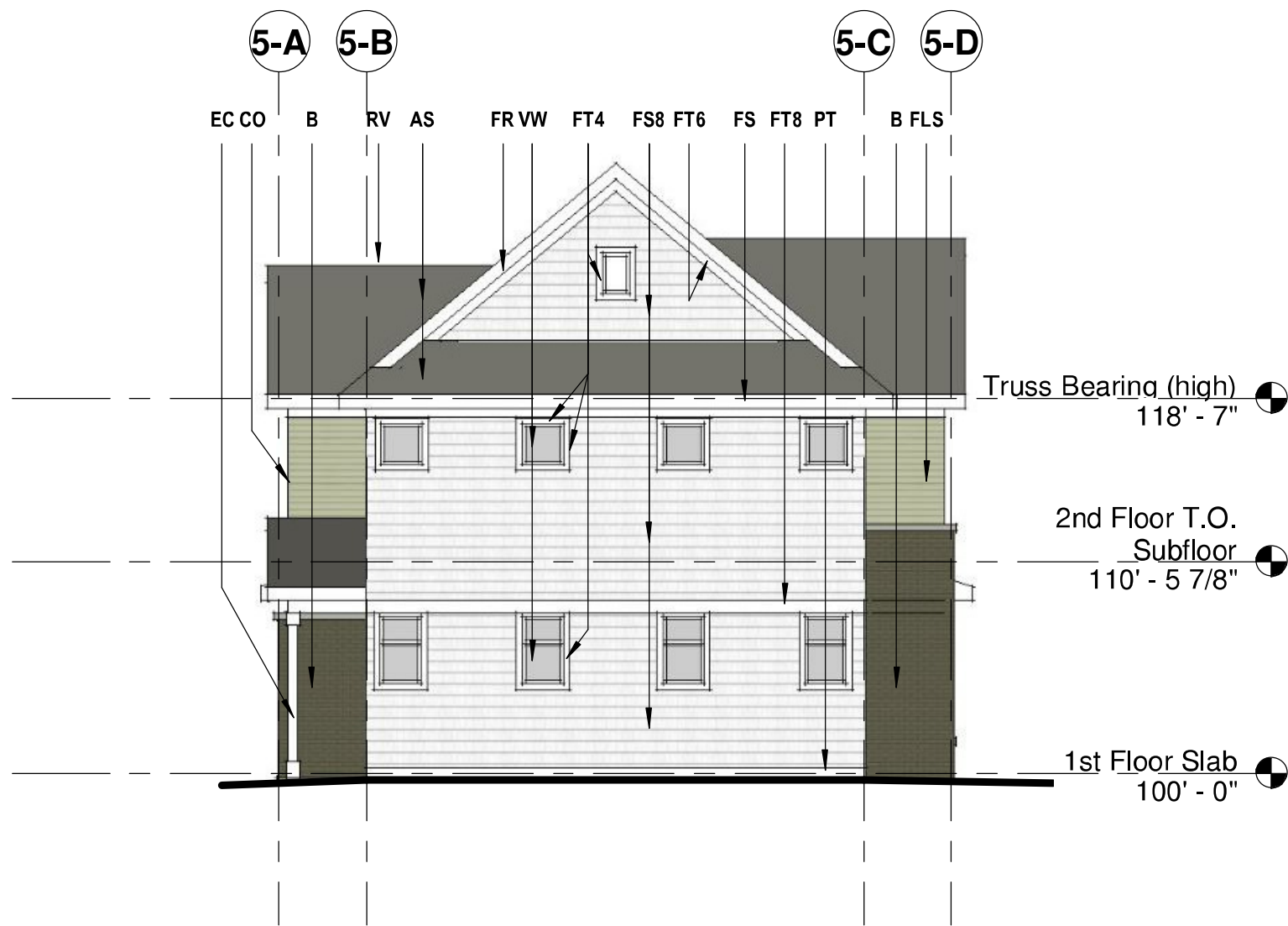
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PROJECT NAME:
CONCORD SQUARE
LOCATION: CONCORD AVENUE BETWEEN
63RD AVE. E. AND DELILAH AVE.
INVER GROVE HEIGHTS, MN

DRAWING TITLE:
**BUILDING TYPE E
ELEVATIONS**

FILE:
DRAWN BY:
CHECKED BY: ADI
PROJ. NO:
DRAWING NO:

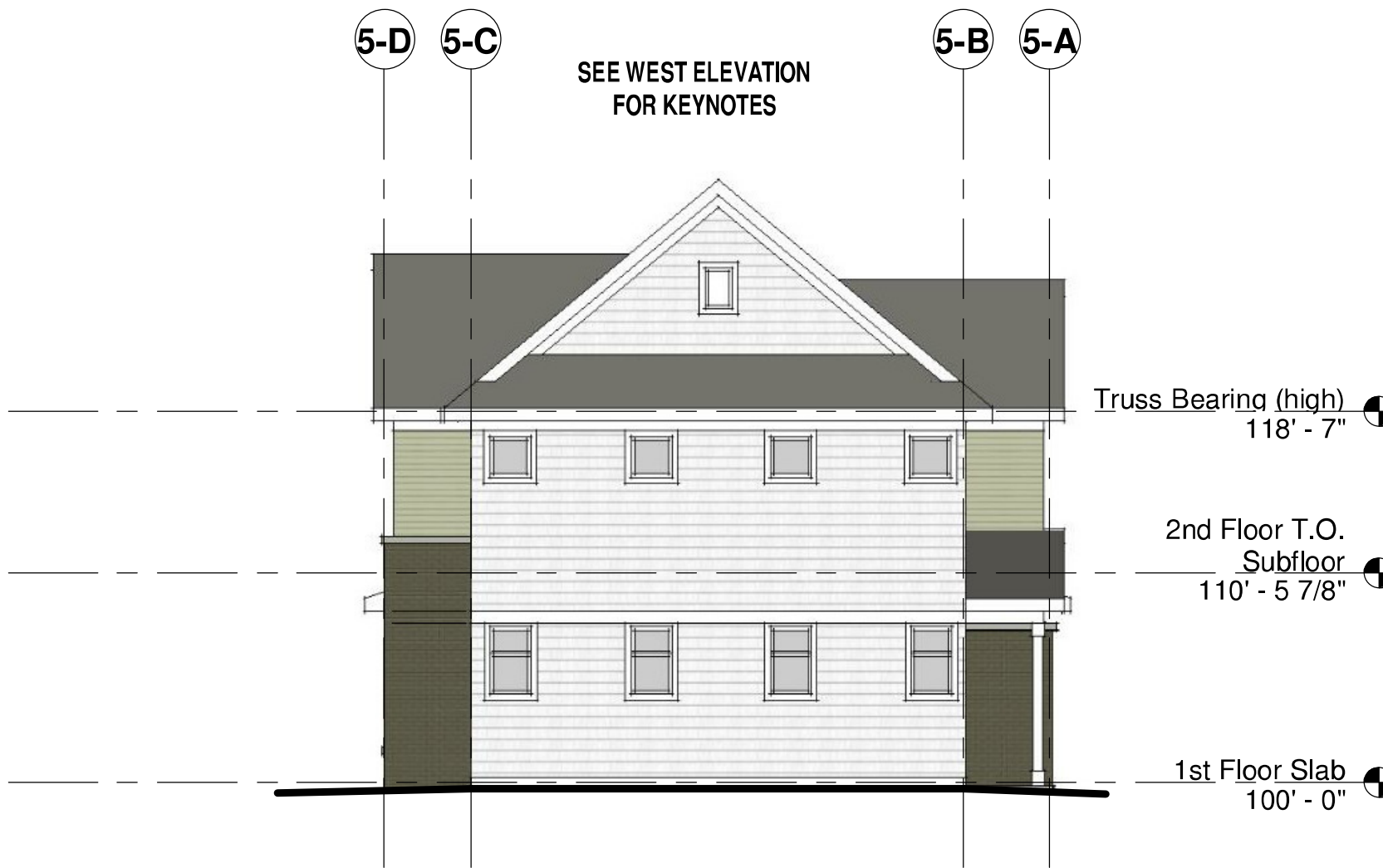
A240



3 BUILDING TYPE E - WEST ELEVATION
1/8" = 1'-0"



1 BUILDING TYPE E - NORTH ELEVATION
1/8" = 1'-0"



4 BUILDING TYPE E - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING TYPE E - SOUTH ELEVATION
1/8" = 1'-0"

CATALYST PROJECT SITES

1. CDA PROPERTY
2. MISSISSIPPI GATEWAY SITE
3. 68TH STREET AND CONCORD MIXED USE AREA
4. NORTH CONCORD RESIDENTIAL
5. DICKMAN TRAIL BUSINESS PARK
6. LIVE/WORK ON CONCORD
7. NORTH CONCORD COMMERCIAL



CONCORD NORTH:

TOWNHOUSE/ROWHOUSE DEVELOPMENT WEST OF CONCORD:

The Plan for Concord North District includes medium density housing redevelopment on the west side of Concord Boulevard. This housing should front the street with quality facades and building materials. Automobile access should be from the rear of the buildings to manage access points on and off of Concord Boulevard. These redevelopments include the current Dakota County CDA properties and could serve as a catalyst site for redevelopment. As these parcels are redeveloped, space should be identified for green space/pocket parks to provide easily accessible open space for residents. A park facility may be part of a private facility or public parklands.



SERVICE COMMERCIAL EAST OF CONCORD:

This area should serve as a transition area, capitalizing on turnover in the area to redevelop



Inver Heights Planning Commission:

My name is Mike Connelly and I live at 4110 63rd Street East in Inver Grove Heights. This letter is in reference to Dakota County CDA-Case 21-27PZS and it expresses my opposition to this project.

This area is a quiet neighborhood that has three small streets; 63rd Street East, Dilley Avenue, and Delilah Avenue East. In this area 63rd and Dilley Avenue are small narrow streets which has a minimal amount of traffic. This project will drastically increase the traffic in this neighborhood.

This project is suppose to have a 50 spot parking lot. This is an atrocious plan to place a parking lot in this area and this will absolutely destroy this area.

The CDA wants to build several apartments on a small section of land. This area isn't designed to handle this type of housing nor is it a wise to place this type of housing along Concord Blvd.

Home owners in this area have fixed up their places and have made this a nice quiet neighborhood. I believe that if you went house to house and spoke with the home owners, in person, they would not agree to this project. We did not buy our homes to be next to a parking lot and next to apartment buildings. This project would drastically increase the noise level and traffic levels.

As a home owner I strongly oppose this project and I respectfully request that the Planning Commission deny Dakota County CDA's request to change the zoning in this area. The CDA's plan does not bring any thing to this neighborhood and it does not make the area better, but in reality, it will make the area worse.

Thank you,

Mike Connelly

From: [emailwolfe](#)
To: [Kim Fox](#)
Subject: Dakota County CDA-Cas4 No. 21-27PZS
Date: Monday, May 10, 2021 3:12:33 PM

Kim Fox,

Concerning the proposal for a 34 unit multiple family development.

I Christopher D. and JoAnna F.E.Wolfe of 6385 Dilley Avenue are completely opposed to this plan.

It will lower our property value.

It may very well endanger the lives of children who would live there. Considering the location of the gas station and walking trails. If anything this project should be built on the otherside of the road, it would be safer there.

The land on the proposed site should be made into a park for current residents.

My neighbors agree.

Thank you for your consideration.

Mr. and Mrs. Wolfe

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