

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 15, 2021 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

2. PLANNING COMMISSION MINUTES FOR MAY 18 AND JUNE 1, 2021 ARE NOT YET AVAILABLE AND WILL BE DISTRIBUTED AT THE NEXT MEETING

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 KEEHUN NAM - CASE NO. 21-38V

Consider a variance to allow a deck addition to encroach into the shoreland setback for the property located at 4709 Babcock Trail.

Planning Commission Action _____

3.02 CHRIS ENSTROM - CASE NO. 21-35V

Consider a variance to allow a porch addition to encroach into the rear setback for the property located at 6506 Arctic Court.

Planning Commission Action _____

3.03 ALLIANT VENTURES VIII, LLC - CASE NO. 21-37VAC

Consider a vacation of interior lot drainage and utility easements for the property located at Lots 3 and 4, Block 7 Scenic Hills First Addition.

Planning Commission Action _____

3.04 BUILDERS LOT GROUP - EAGLES LANDING- CASE NO. 21-32S

Consider a final plat for Eagles Landing located at 2655 70th Street.

Planning Commission Action _____

3.05 LENNAR MULTI FAMILY COMMUNITIES - CASE NO. 21-34PA

Consider a comprehensive plan amendment to change the land use from RC, Regional Commercial to HRD, High Density Residential for the property located at Outlots C and D Argenta Hills.

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 REPORT

CASE NO: 21-38V

APPLICANT & PROPERTY OWNER: Keehun Nam

REQUEST: Variance from the shoreland setback

HEARING DATE: June 15, 2021

LOCATION: 4709 Babcock Trail

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, Single Family Residential

REVIEWING DIVISIONS: Planning

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant is requesting a variance from the shoreland setback to construct a deck onto the existing home. The property is a riparian lot, abutting Stark Lake (aka Golf Course Pond) identified as DNR ID 19-49P. This lake is a recreational development lake, requiring a 75-foot building setback from the OHW (ordinary high water). The home, built in 2020, was able to be constructed complying with the setback requirements. The applicant is requesting a 16'x18' deck on the north side of the home. About five feet of the deck would be encroaching within the 75-foot setback requirement. All other zoning requirements such as front setbacks would be met.

SPECIFIC REQUESTS

The applicant is requesting the following:

- 1) A **variance** to allow a deck to be constructed about 70 feet from the OHW (ordinary high water) mark whereas 75 feet is required for structure setbacks on a recreational development lake.

EVALUATION OF THE REQUEST

The following land uses, zoning districts and comprehensive plan designations surround the subject property: Single family; zoned R-1C; guided LDR, Low Density Residential

ENGINEERING

Engineering has reviewed the request and takes no exception to the proposed deck.

DNR Review:

The request was sent to the DNR for review; a response has not yet been received.

VARIANCE

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

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

Allowing a deck addition on the property would be in harmony with the general purpose and intent of the comprehensive plan which guides the property single family residential. The proposed addition would meet all other code requirements including impervious surface and setbacks from the side and front property lines

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

The applicant is proposing the deck within the most reasonable area of the property that provides the least amount of land alteration while meeting the needs of the applicant. Adding the deck to the rear of the home would mean the entire deck would be located within the OHW instead of a small portion.

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

The lot configuration is unique; the buildable area of the property is encompassed by the home. Due to the large setback from a collector street and the setback from the lake any reasonable size deck would require a setback variance.

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

One of the functions of setback requirements is to protect the shoreland and maintain consistency of structure placement and aesthetic qualities from street and neighboring views. The proposed deck encroachment does not appear to impact the shoreland, a deck is not considered impervious surface as water does not run off. About five feet of the deck would be encroaching into the 75-foot setback. Staff does not believe the improvements would alter the essential character of the neighborhood as a majority of the homes around the lake have encroachments closer to the water than the proposed deck.

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 following requests:

- A. Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of a **Variance** to construct a deck within the shoreland setback subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. Final site, grading, and erosion control plans shall be approved by the City Engineer.

Rationale: The request is not out of character for the neighborhood and is consistent with the comprehensive plan. The deck encroachment does not appear to have an adverse impact on the shoreland. The property is unique in that the buildable area is encompassed by the home. Due to the large setback from a collector street and the setback from the lake any reasonable size deck would require a setback.

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

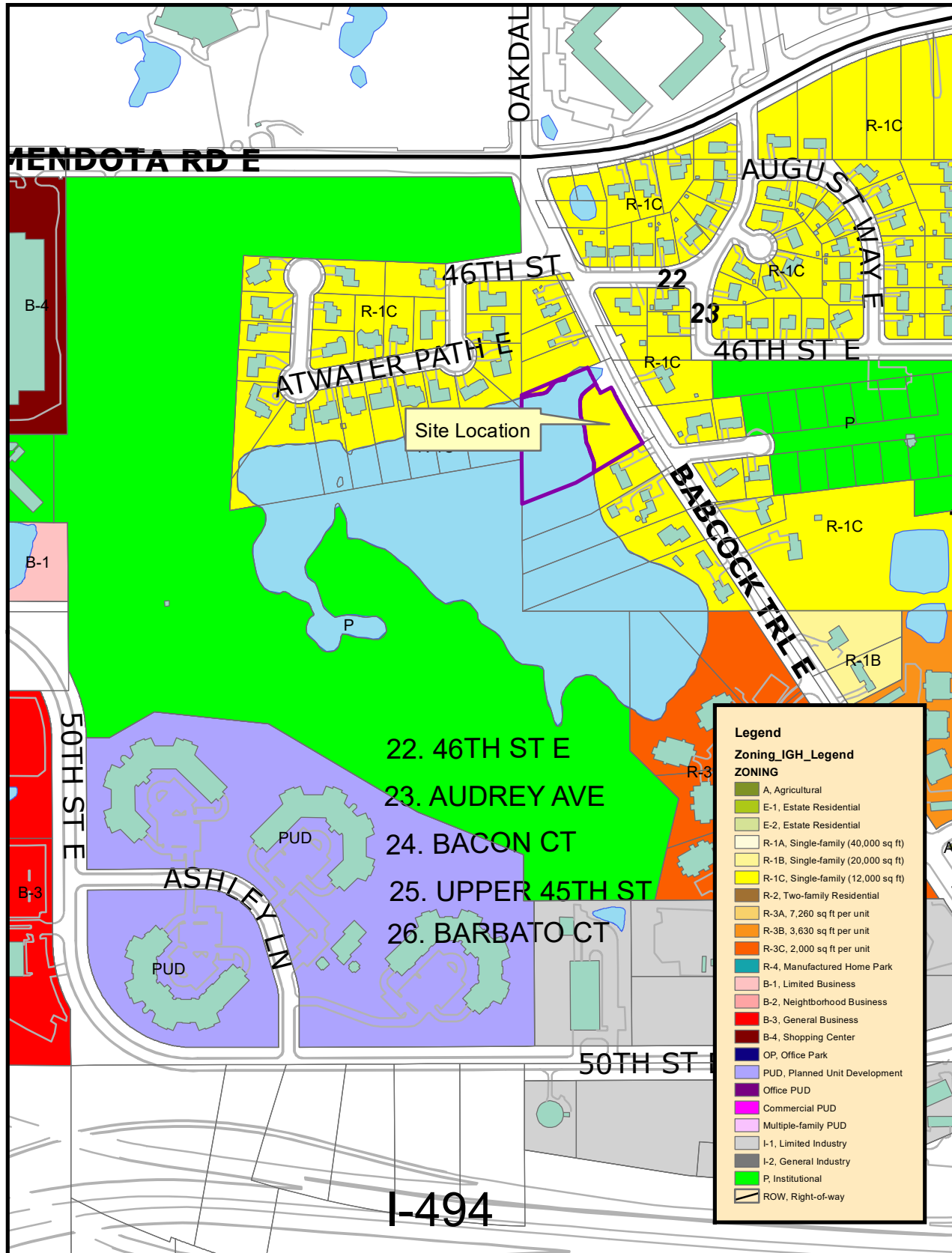
RECOMMENDATION

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

Attachments: Zoning and Location Map
Narrative
Elevation
Site Plan



4709 Babcock Trail Case No. 21-38V



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED 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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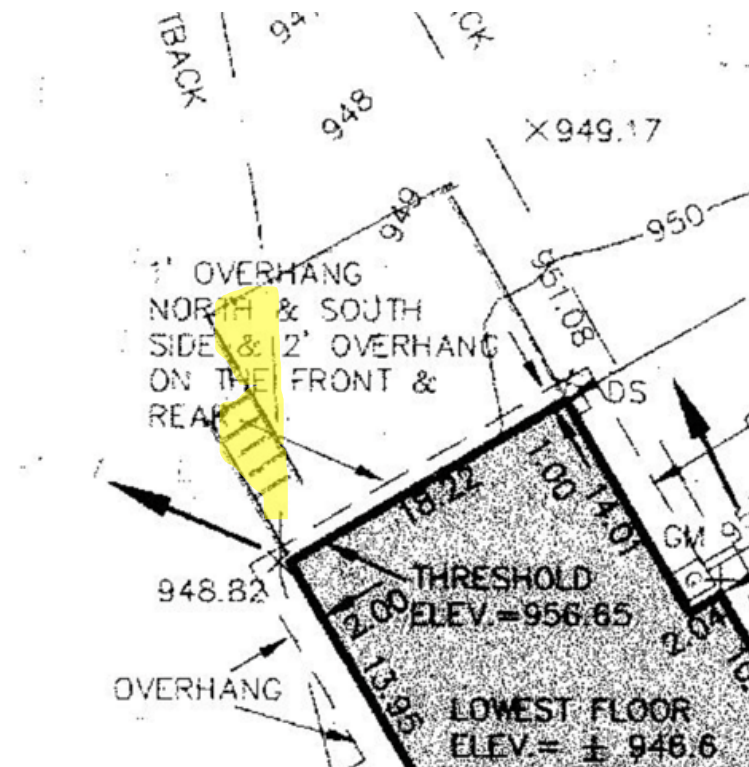
Exhibit A
Zoning and Location Map

Map not to scale

Request for residential variance at 4709 Babcock Trail, Inver Grove Heights, MN 55077

We are looking to receive a variance from the City of Inver Grove Heights in order to build a reasonable, normal looking, and functional deck for our home. We have strived to achieve a balance between having a rectangular, functional deck while not extending too much into the 75' setback.

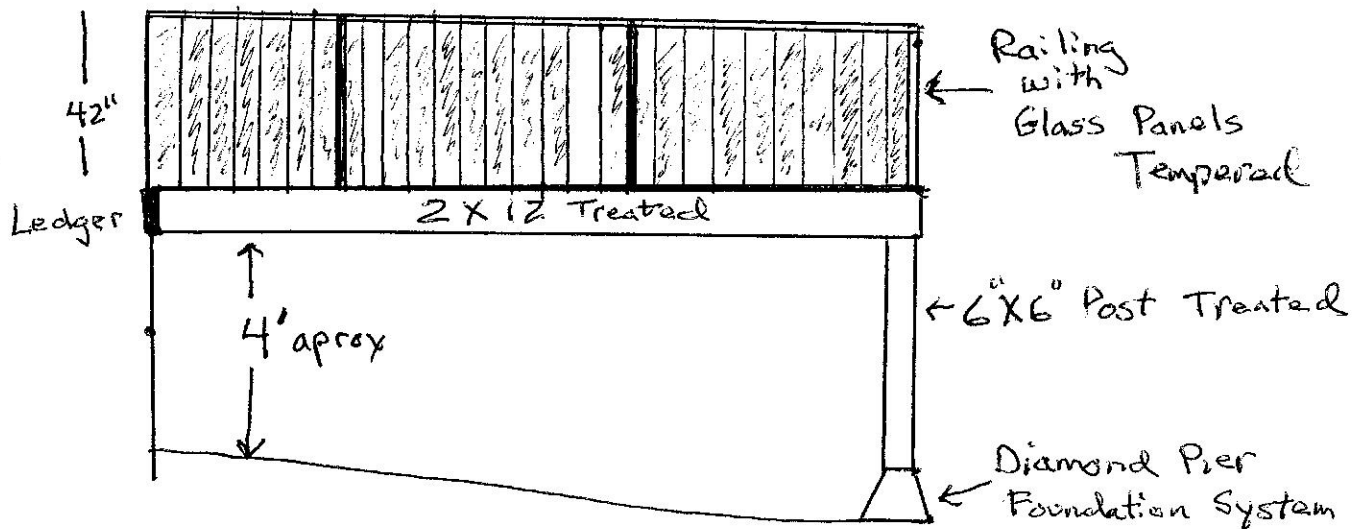
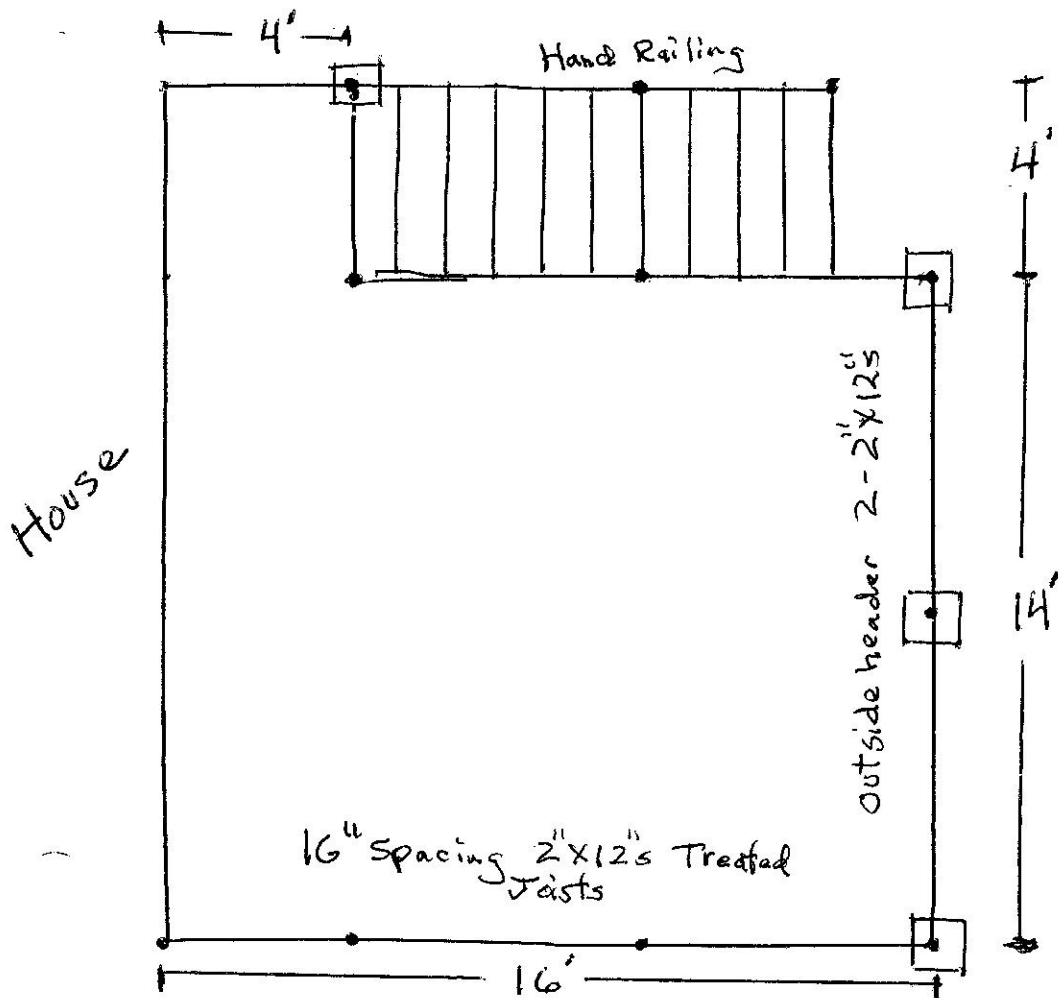
Our design extends into the setback area only by a few feet. Most of what goes into the setback area will be the stairs and just a very small corner of the deck, which is highlighted here:



The deck will be approximately 6 feet off the ground, so it should not be affected by flooding, especially as Lake Stark is a controlled pond with drainage.

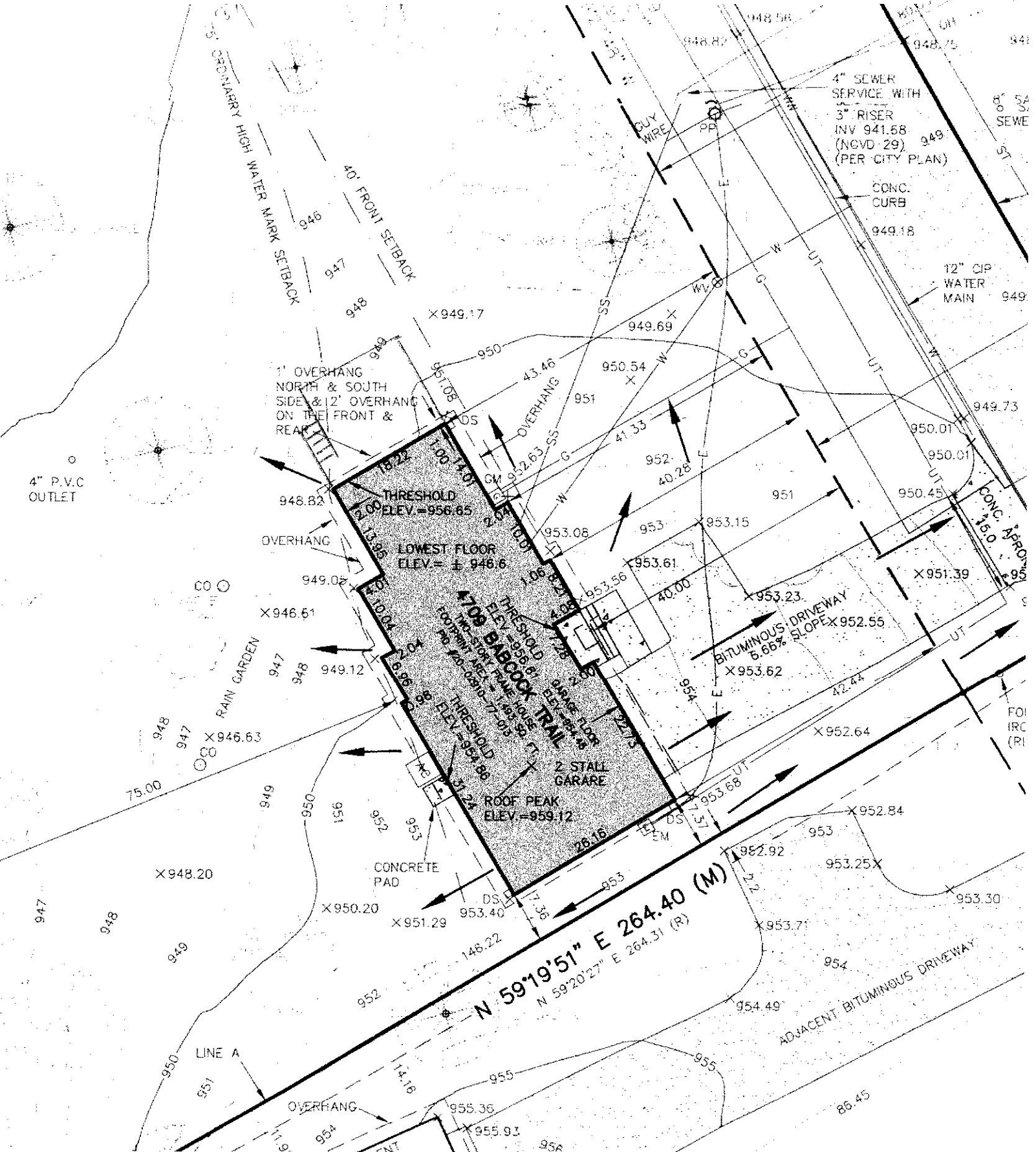
We hope that this is a reasonable request and that it will be approved. This deck will greatly improve both the usability as well as the enjoyment of the land, especially because we could not build a deck on the back of the house as is normal. Thank you for your consideration.

4709 Babcock Trail



4709 Babcock Trail, Inver Grove Heights, MN 55077

PT OF S 22 ACRES OF NE 1/4 OF SE 1/4 LYING SW OF C/L CSAH #73 SE OF SE LINE OF LOT 3 BLK 5 GROVELAND PARK EXT & NW OF LINE COM NW COR NE 1/4 OF SE 1/4 S ON W LINE 999.52 FT TO BEG OF LINE N 68D33M42S E 167.19 FT N 59D20M27S E 264.31 FT TO C/L CSAH #73 & THERE TERM SUBJ TO PARCEL 5 DAKOTA CO R/W MAP 244





PLANNING REPORT

CASE NO: 21-35V

APPLICANT: Chris & Amanda Enstrom

PROPERTY OWNER: Chris & Amanda Enstrom

REQUEST: Variance to allow a porch addition to encroach into the rear yard setback

HEARING DATE: June 15, 2021

LOCATION: 6506 Arctic Court

COMPREHENSIVE PLAN: LDR

ZONING: R-1C/PUD, Single Family Residential Planned Unit Development

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to construct a deck and porch on the rear of the existing house. Total dimensions of the expansion is 16 ft x 36 feet. From the drawings, the left side is a 16' x 20' open deck. The right side is a 16' x 16' porch. A porch requires a setback of 30 feet from rear property line. The porch is proposed to be 22 feet from rear property line at its closest point.

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

EVALUATION OF THE REQUEST

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

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

East: Single family; zoned R-1C/PUD; guided LDR

West: Single family; zoned R-1C/PUD; guided LDR

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

VARIANCE

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

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

The house addition would be consistent with residential use identified in the comprehensive plan. A covered porch is considered part of the principal structure (permanent living space) and therefore requires a 30 foot setback. The request would not be consistent with the intent to separate living spaces in rear yards. Zoning rules have not changed since this house was built regarding setbacks. The open deck requires an eight foot setback and does not have any bearing on the variance request.

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

A porch and deck expansion would be considered using the property in a reasonable manner. Decks and porches are typical expansions of single family homes, however, size of expansions are limited to maintaining setbacks. A reasonable use for the property has been established with the home on the lot.

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

The lot is somewhat unique in that the lot is on a cul-de-sac and is shallowest lot on the cul-de-sac and one of the shallowest in the subdivision. The lot is approximately 105 feet deep at the cul-de-sac arc. Most other lots in the subdivision are approximately 125 feet in depth. The shallower lot does create a unique circumstance in this subdivision.

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

Other homes in the neighborhood have deck or porch expansions in rear yards. The porch would not appear to alter the character.

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

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

ALTERNATIVES

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

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

- Approval of the **Variance** to allow a porch addition with a 22 foot setback to the rear yard subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. All requirements of a building permit review shall be met.

Practical Difficulty:

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

RECOMMENDATION

The lot does have some unique dimensional constraints, however these limitations in lot depth do have a bearing on what future expansions are allowed. There is reasonable use of the property with the home and deck or porch additions are not guaranteed in the future. The lots in the Northwest Area are typically smaller in size than standard lots and therefore have limited building pad areas.

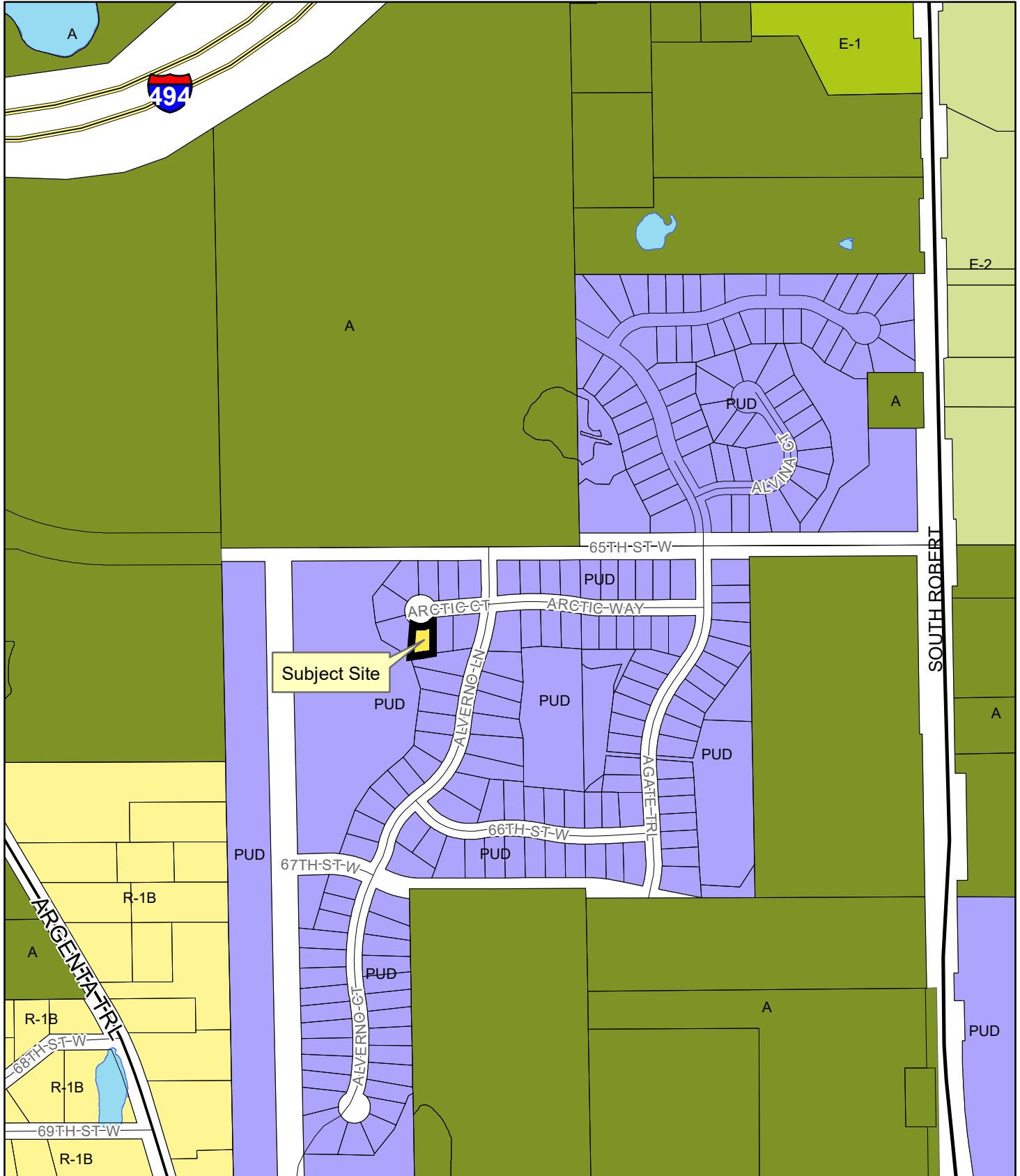
Staff raises concerns about precedent of continual variance requests for the smaller lots in the Northwest Area. If Planning Commission were to support the request, the shallower depth of the lot on a cul-de-sac could be a reasonable practical difficulty.

Attachments: Location Map
Applicant Narrative with general site plan
Building Permit Plans



Location Map

Case No. 21-35V



Variance Application for a Porch

Chris and Amanda Enstrom

6506 Arctic Court, Inver Grove Heights, MN 55077

Cell: 651-503-4165

Email: chris.enstrom@hotmail.com

Variance Application Form



CITY OF INVER GROVE HEIGHTS
8150 Barbara Avenue
Inver Grove Heights, MN 55077
(651) 450-2545
www.invergroveheights.org

PLANNING APPLICATION FORM

SECTION 1

APPLICANT INFORMATION

Applicant Name: Chris Amadeo Enstrom, Contact Name: Chris Enstrom
Mailing Address: 6506 Arctic Ct. Mailing Address: same
St. Paul, MN 55077
Daytime Phone: _____ Daytime Phone: _____
Cell Phone/Fax: 651-508-4165 Cell Phone/Fax: same
Email: Chris.enstrom@hotmail.com Email: same

SECTION 2

SITE & PROPERTY OWNER INFORMATION

Site Address: 6506 Arctic Ct. St. Paul, MN County Tax PIN: 20-17167-02-070
Legal Description (or attach separately): Lot 7, Block 2, Blackstone Ridge

Owner Name (if different from above): see above

Owner Email: _____

Owner Mailing Address: ↓

SECTION 3

APPLICATION TYPE

☒ Variance ☐ Conditional Use Permit ☐ Major Site Plan Review
☐ Rezoning ☐ Preliminary Plat ☐ Planned Unit Development
☐ Comp Plan Amendment ☐ Final Plat ☐ Zoning Code Amendment
☐ Waiver of Plat ☐ Other: _____

SECTION 4

OTHER INFORMATION

Attach the written description, plans and other required documents (See Petitioner's Instructions).

I attest that the information contained in this application is true and correct to the best of my knowledge.

APPLICANT SIGNATURE: Chris Enstrom

OWNER SIGNATURE: Chris Enstrom

OFFICE USE ONLY

Case Number: _____ Planning Review Committee Date: _____
Date Accepted: _____ Planning Commission Date: _____
Accepted By: _____ Park & Rec. Commission Date: _____
Receipt #: _____ City Council Date: _____
Escrow #: 702-229 60 Day Deadline: _____

CITY OF INVER GROVE HEIGHTS, MINNESOTA PLANNING DIVISION

PROPERTY ACCESS CONSENT FORM

This is to certify that on May 6, 2021, Christopher K. Enstrom
owner of property described as follows (address or legal description):
6506 Arctic Court, Inver Grove Heights, MN 55077
Lot 7, Block 2, Blackstone Ridge

filed a request, (or authorized, by my signature, the filing of a request) with the Inver Grove Heights Planning Division for residential variance on the described property. By filing the above referenced request, I hereby consent to permit access to said property, at any reasonable time, to members of City Staff, the Planning Commission, and the City Council for purposes of viewing the site and information gathering that is pertinent to the request.

Christopher K. Enstrom
Property Owner

Dated: 5-9-21

(Please return this completed form to the Planning Division at the time of application for your planning request. If the Consent Form is not returned with your Planning Application Form, it will be assumed that you do not wish to grant access to your property for the stated purpose. A copy of the Consent Form will be retained in the planning file relative to your case. The consent granted by virtue of this form expires upon final City Council action relative to your request.)

OFFICE USE ONLY

Case No: _____ Applicant: _____

VARIANCE STANDARDS WORKSHEET

A variance cannot be approved unless the Planning Commission and City Council find that the following standards have been met. Please provide a response as to how/why your project will meet these criteria. Use additional sheets if necessary and consult with the Planning Director at your plan review meeting if you need clarification on the intent of any of the below standards.

1) Practical difficulties

See attached PDF

2) Reasonable use

3) Applying to property

4) Character of the locality

5) Consistency with Comprehensive Plan

Summary Statement

- My family is looking for a variance for a Porch
- Building our Porch to city code with the 30' rear setback requirement would leave us with a 10' deep Porch
- The Porch we have drawn up with our contractor is 16' deep
- We are asking for a 6' variance in terms of depth (north and south direction) so we can build a 16' deep Porch

Practical Difficulty Commentary

- The shape of our property creates a practical difficulty for building a Porch of usable size
 - The shallow depth (north to south) of the property, combined with the south lot line's angle limits the depth of our lot
 - This limited depth impacts how deep the Porch can be
- Our lot is more shallow than most others in the development because of the confounding factors of it being in a cul-de-sac, and having a different lot immediately behind it
- It is not within our ability to redraw the lot lines such as to comply with the city's setback requirement
- With few exceptions, every home in our neighborhood has a deeper yard, enabling them to build a 16' deep Porch
- If the variance is approved as requested, there will still be 24' worth of open space on our property between the Porch and the south lot line
- Beyond the 24' mentioned above, there is no usable space to erect another Porch behind our proposed Porch that would encroach on this variance

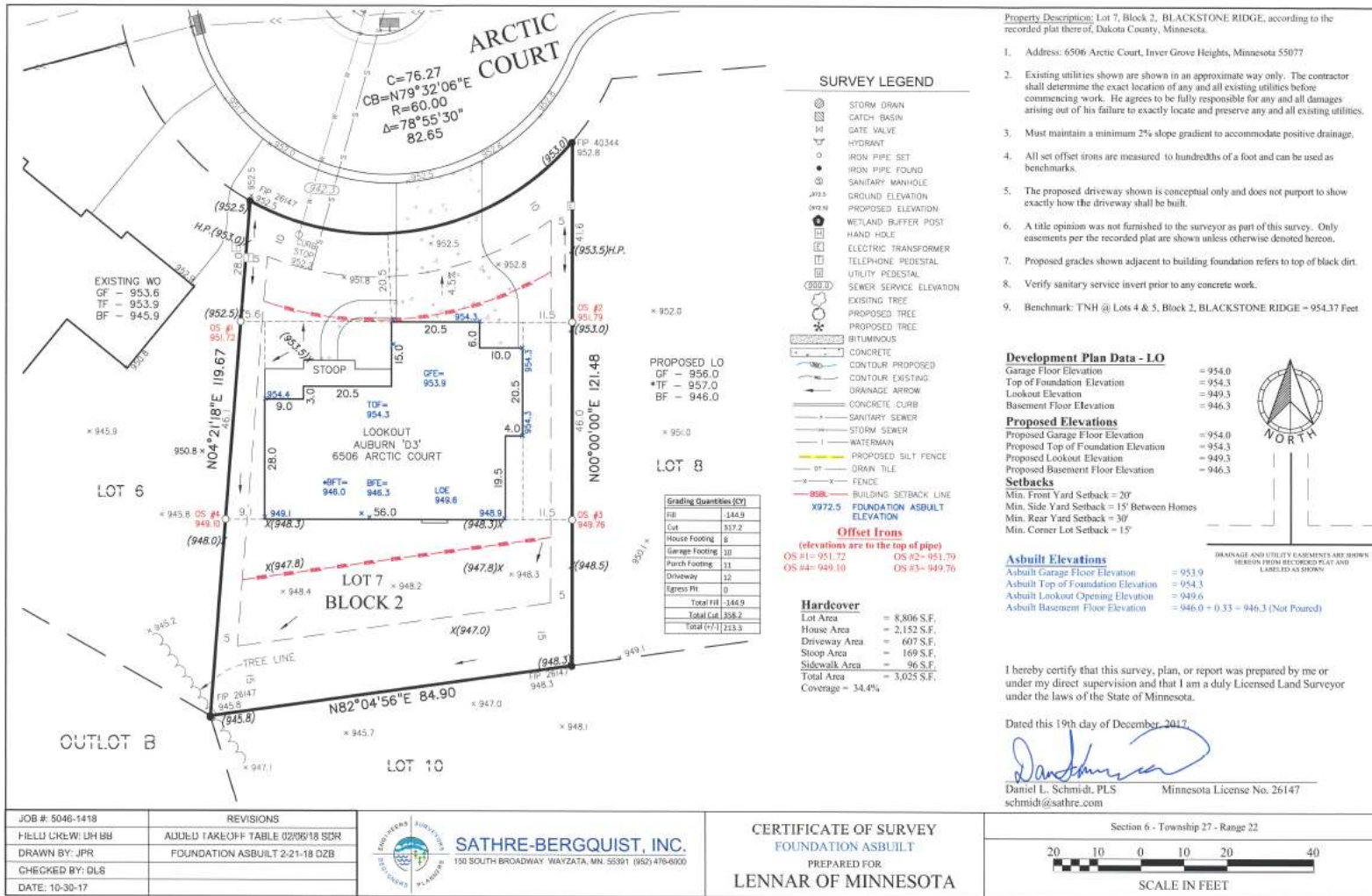
Public Welfare Commentary

- The Porch will not be detrimental to public welfare because
 - It doesn't impede any easements for access to public utilities
 - It will be built with new materials that are visually consistent with the overall appearance of the home
 - The construction will be handled by a licensed and insured general contractor that has erected other Porches
 - It isn't near any roads or intersections such as to provide a visual distraction to passer's by
 - The Porch will not be built in any way such as to limit the natural habitat of wildlife or nature preserve
 - The shape of the land and location of the proposed Porch is such that the Porch will not block the supply of light or air to adjacent properties

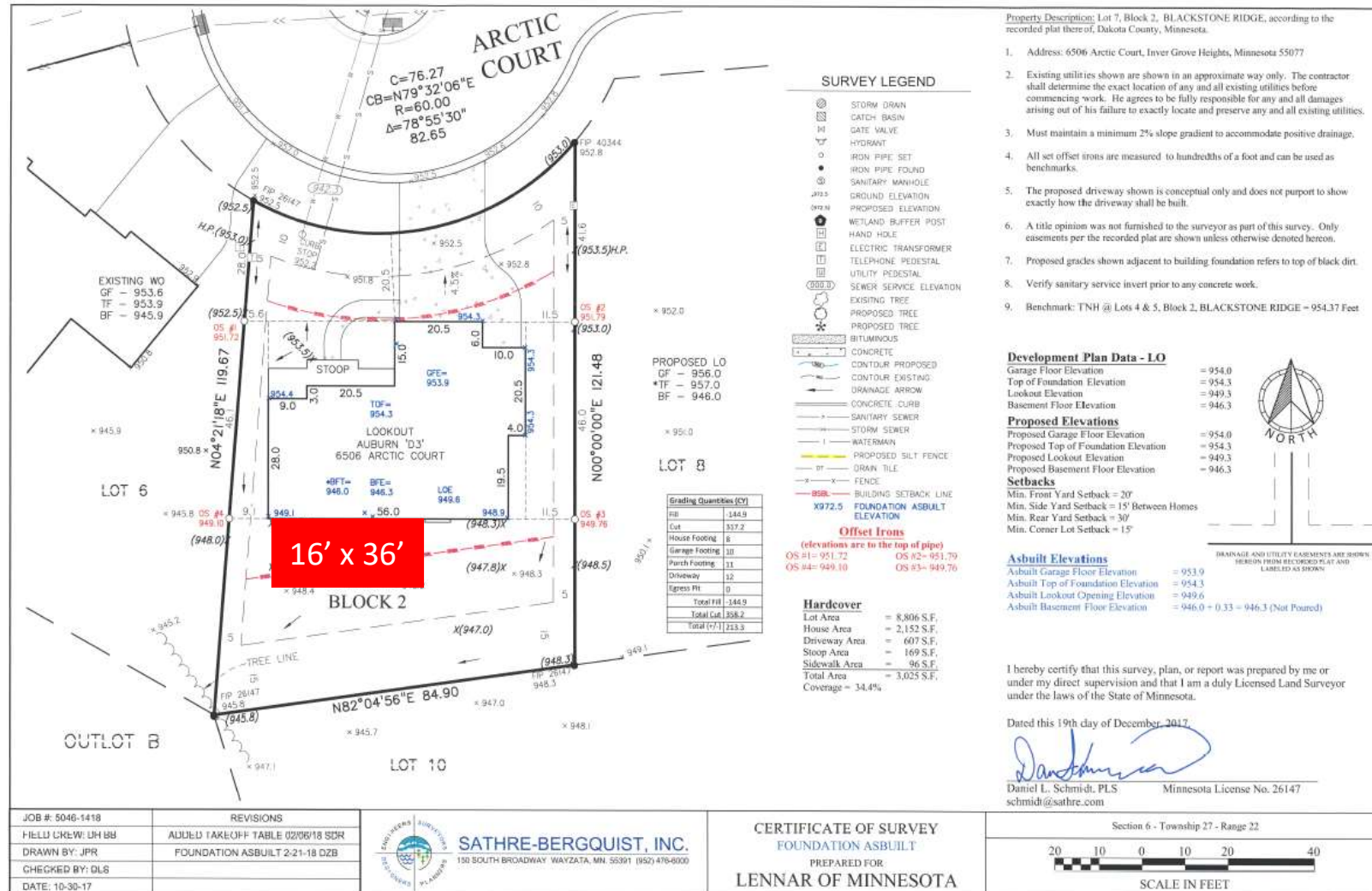
Neighborhood Commentary

- The Porch will not be detrimental to the neighborhood because
 - The plans have been reviewed by the homeowner association's Architectural Review Committee and been granted approval
 - The stairs leading from the Porch down to the ground will be built according to all appropriate codes and safety regulations, including being lit such as to not increase the chance of trips and falls
 - The materials used for the Porch will be resistant to weathering and will not degrade over time such as to present a poor looking appearance
 - The variance that my family is asking for will allow us to build a Porch that is consistent in depth with other Porchs that already exist in the neighborhood
 - My family has gained written approval from both neighbors that could be impacted by the construction of the Porch, and they have no issue with our request for a 6 foot variance from the city (see last slide for signatures)

Original survey from 2018



Survey with Porch footprint roughed in (measurements are approximate)



A wide-angle photograph of a large, green lawn in front of a dense line of trees. A white downspout is visible on the right side, extending from a blue building into a gravel area.

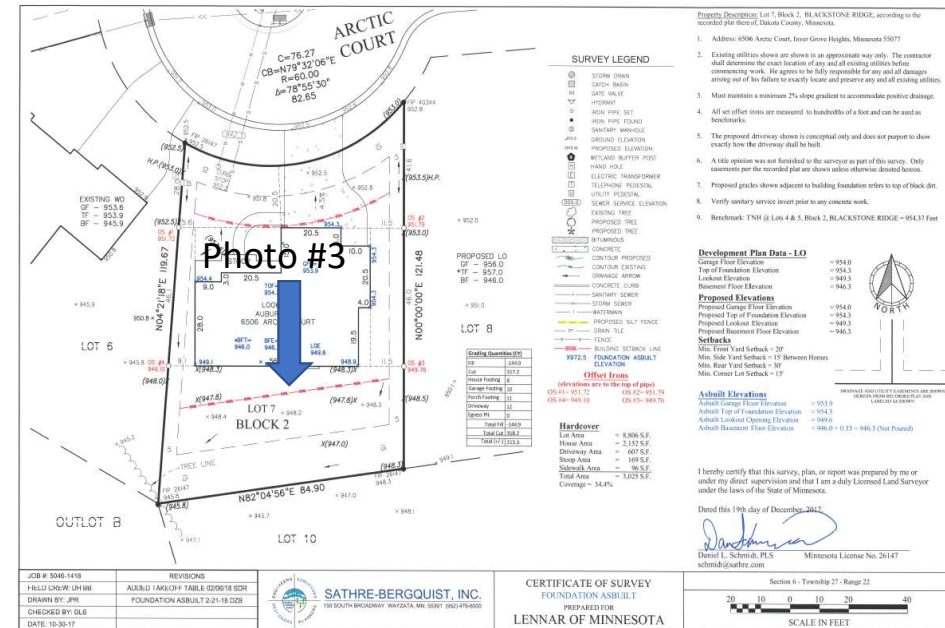
[illegible]

View of the back yard (continued)

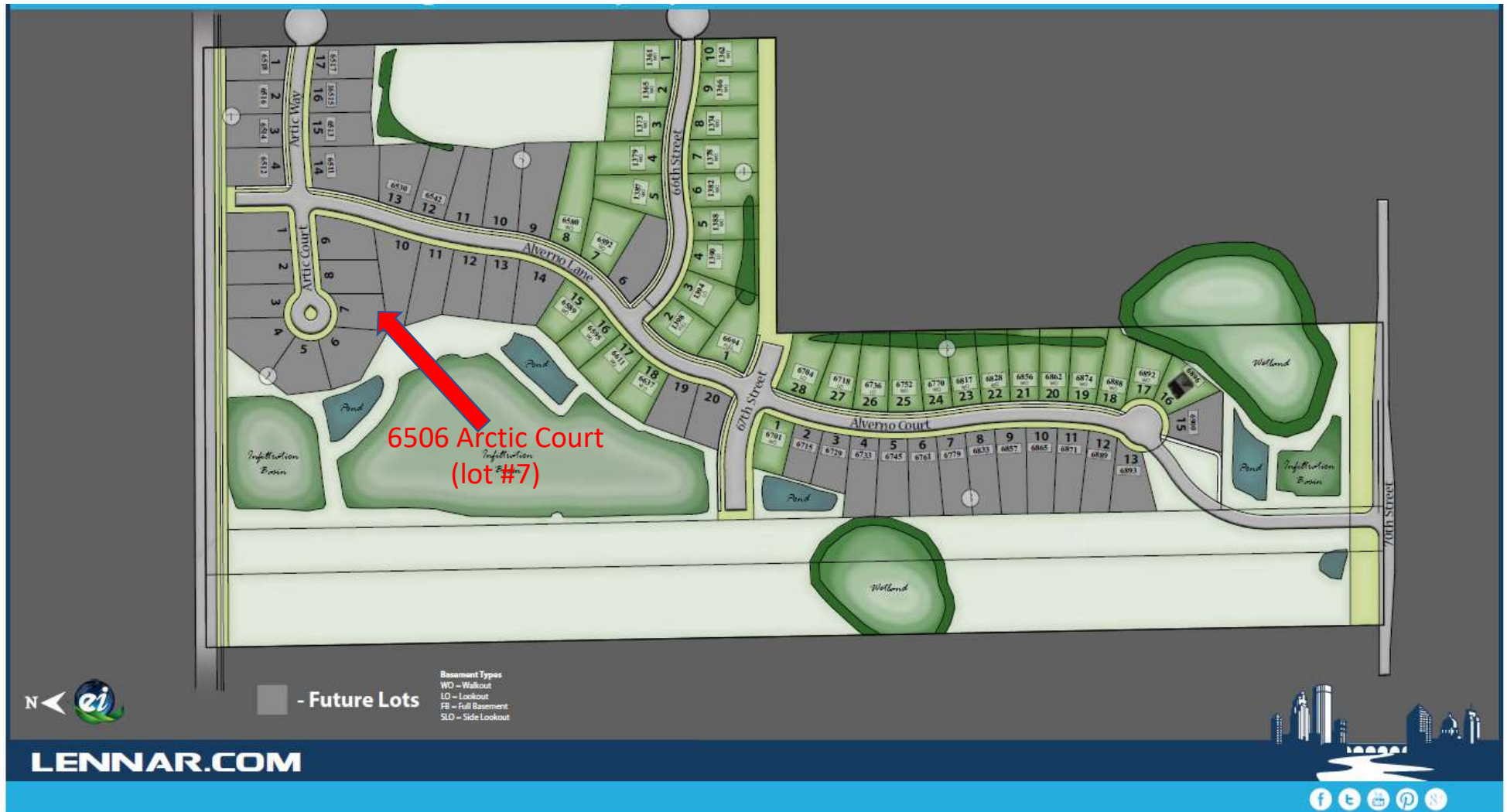


Photo #3

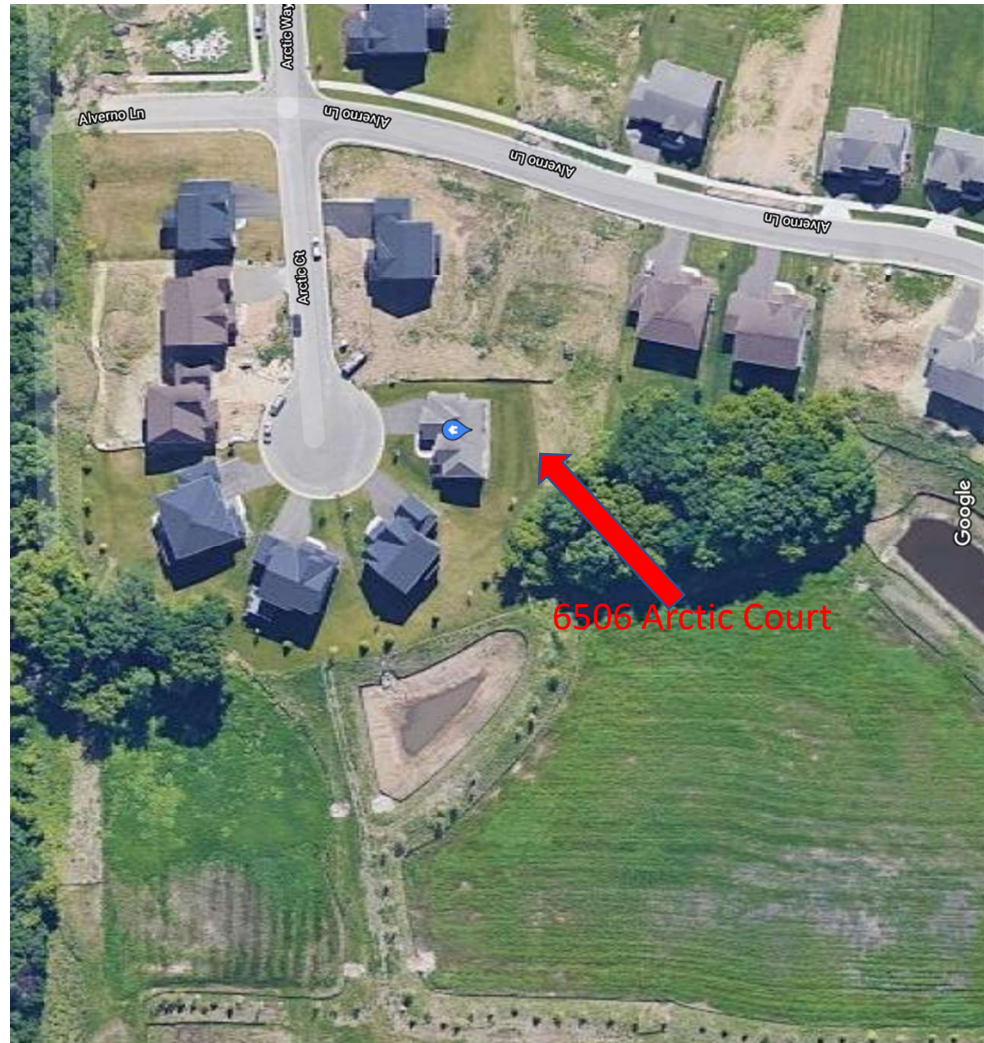
- Photo #3 is taken standing at the back of the home looking straight south
- Infiltration basins are behind our home (beyond the trees shown in Photo #3)
- No additional home development will happen in this photo or the two photos on the prior page



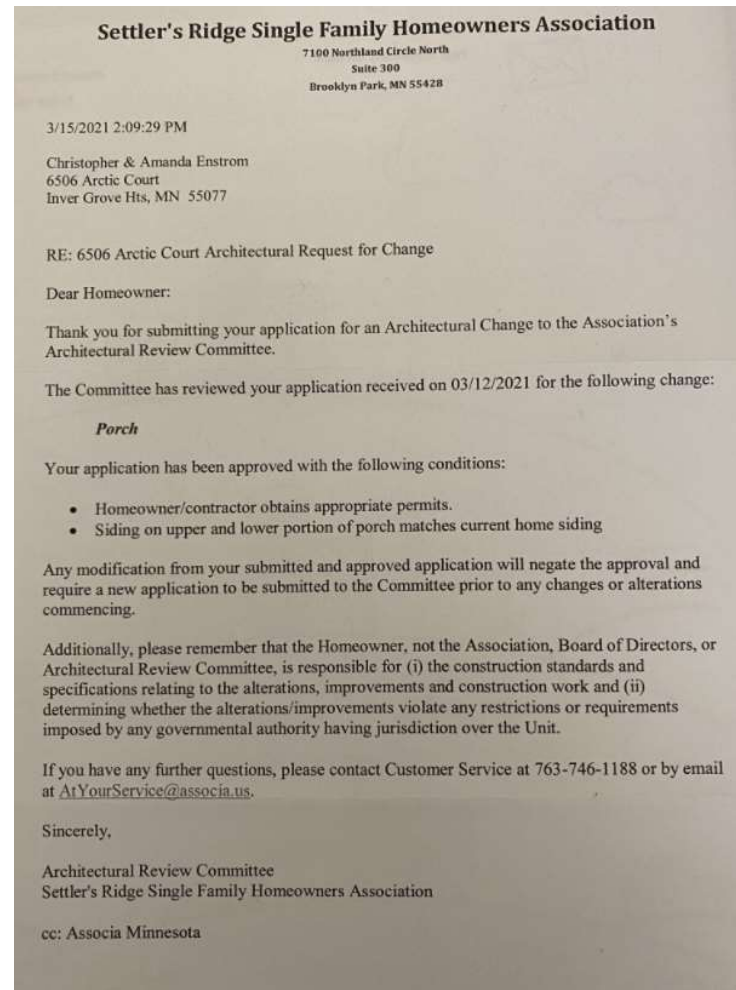
Overview of Settler's Ridge development, Northwest Quadrant of Inver Grove Heights, and property location



Aerial view of 6506 Arctic Court

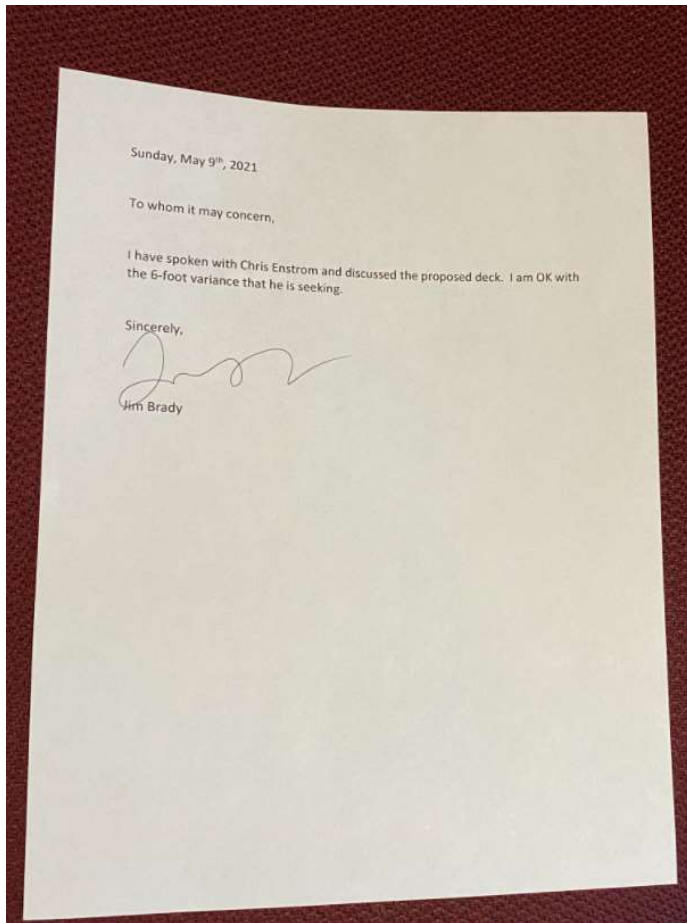


Approval from Homeowner's Association

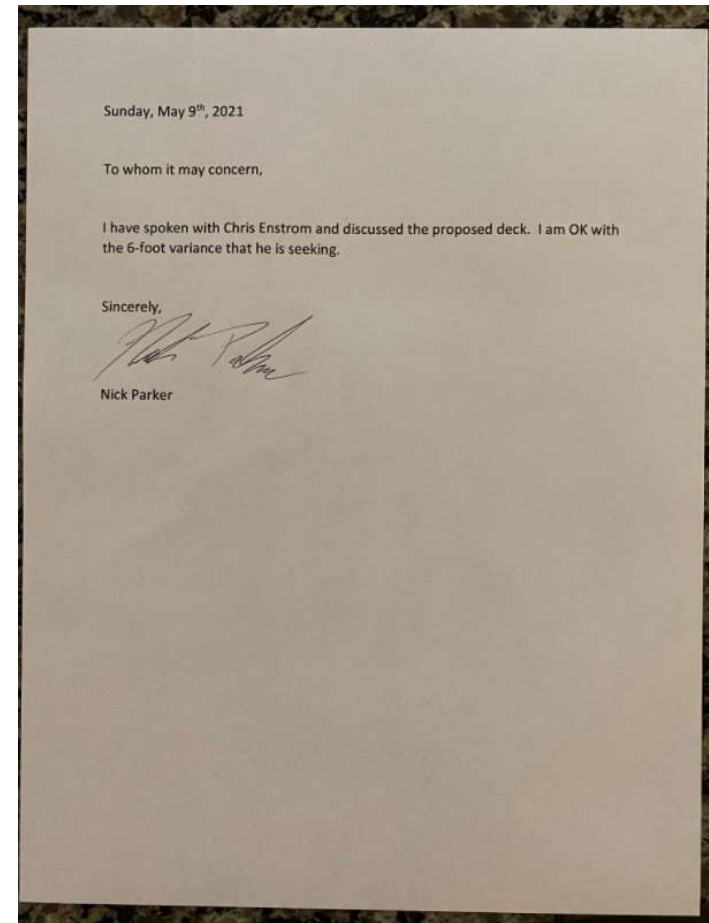


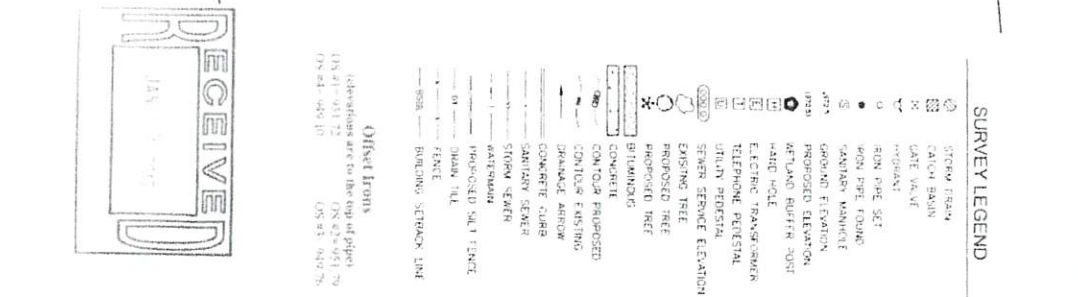
Approval from adjacent neighbors

Jim Brady, 6533 Alverno Lane

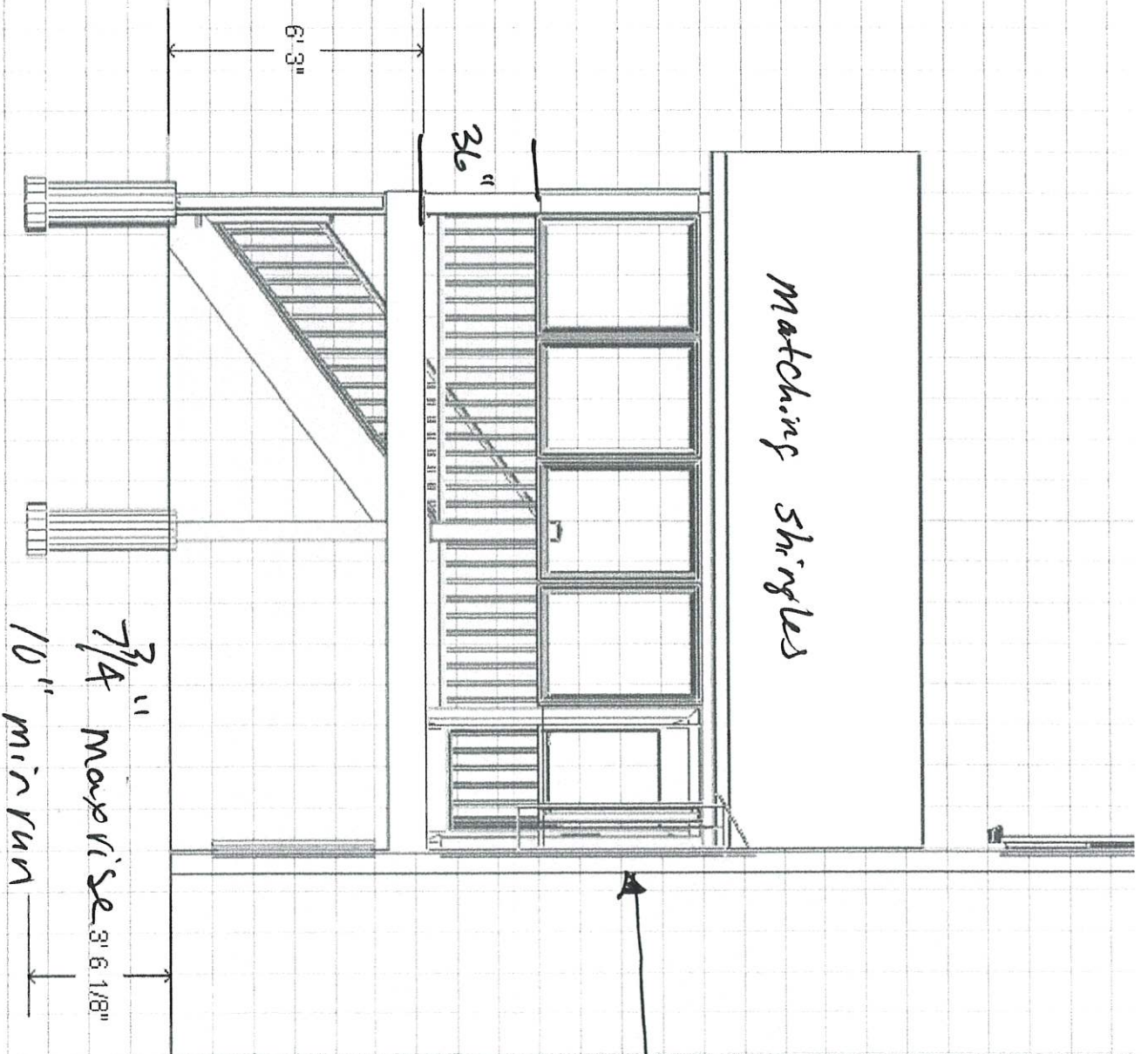


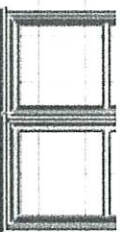
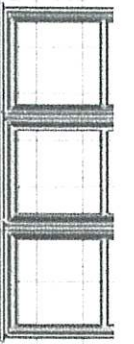
Nick Parker, 6508 Arctic Court





CERTIFICATE OF SURVEY
PREPARED FOR
LENNAR OF MINNESOTA





6/12 ^{Ext} Interior

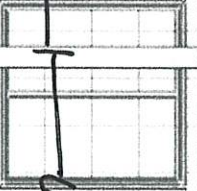
4/12 Interior

Less than 9"

36"



6'



6'

7'

7'

A04 Handrail

3' 6 1/8"

*All footings by Goliath Tech *



PLANNING REPORT

CASE NO.: 21-37VAC

APPLICANT: Alliant Ventures VII, LLC

PROPERTY OWNER: Alliant Ventures

REQUEST: Vacation of interior lot line drainage and utility easements

LOCATION: Plat of Scenic Hills – 80th Street, east of Hwy 3

HEARING DATE: June 15, 2021

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C /PUD

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant is proposing to combine Lots 3 and 4, Block 7, Scenic Hills First Addition. A new developer has purchased the balance of the Scenic Hills development and will complete the project as originally approved. The applicant has found the grading challenges to create Lots 3 and 4 are significant and the site lends itself to combining the lots and creating a larger building envelope for a future house.

In order to combine the two lots, the interior public drainage and utility easements between the lots must be vacated.

EVALUATION OF THE REQUEST

The applicant has provided a drawing of the lots and the area to be vacated. Engineering and Planning do not have any issues with the vacation.

ALTERNATIVES

A. Approval. If the Planning Commission finds the proposed drainage and utility easement vacation acceptable, a recommendation of approval should be made subject to the following conditions:

1. The lots shall not be combined, or a permit issued for a home until the vacation of easements has been approved by the City Council and recorded with Dakota County.

B. Denial. If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

Based on this review, the Planning Division and Engineering recommends approval of the vacation as proposed subject to the condition stated above.

ATTACHMENTS:

Location Map
Description Sketch
Sketch of Easements to be vacated



Location Map Case No. 21-37VAC



S89°45'42"E

100.02

95.41

N01°31'03"E

2

3

TOTAL LOT AREA=9653sf
0.2216ac

4

FIRST

HILLS

97.65

ADDITION

S01°31'03"W

OUTLOT C

N88°28'57"W

100.00

SCENIC

OUTLOT D

PROPOSED DESCRIPTION TO COMBINE LOTS

Lots 3 and 4, Block 7, SCENIC HILLS FIRST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

* This sketch does not purport to show the existence or nonexistence of any encroachments from or onto the hereon described land, easements of record or unrecorded easements which affect said land or any improvements to said land.



Not to Scale

Sheet
1 of 1

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

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

Cad File: 120132- LOT

JOIN.dwg

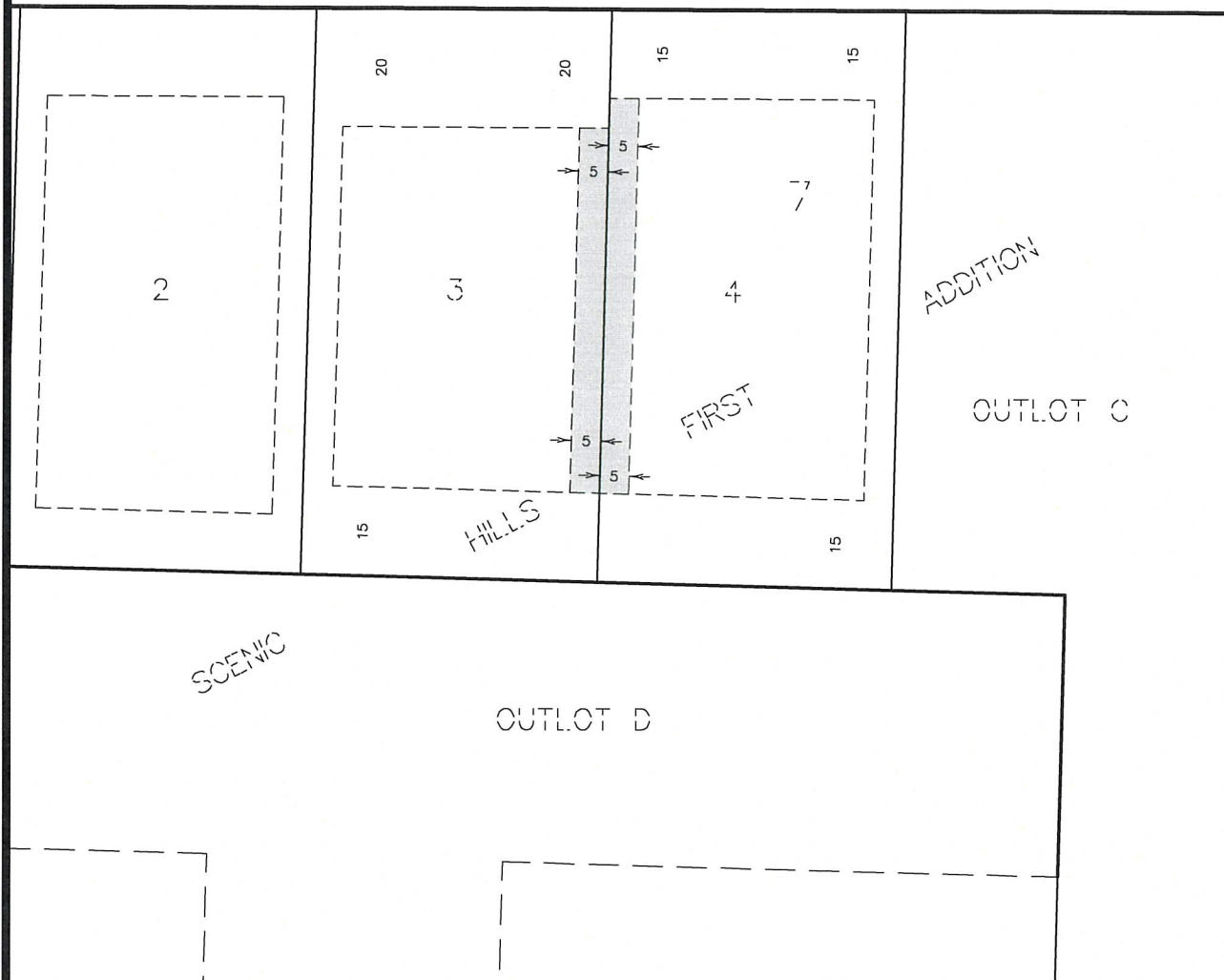
Date: 4-20-21

Folder #: 8580

Drawn by: KSO

Description Sketch for:

Bob Machacek



PROPOSED DESCRIPTION TO VACATE DRAINAGE AND UTILITY EASEMENTS

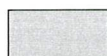
An easement for drainage and utility purposes lying over, under and across all that part of the east 5.00 feet of Lot 3, Block 7, SCENIC HILLS FIRST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota, lying south of the north 20.00 feet thereof and lying north of the south 15.00 feet thereof.

Together with:

An easement for drainage and utility purposes lying over, under and across all that part of the west 5.00 feet of Lot 4, Block 7, said SCENIC HILLS FIRST ADDITION, lying south of the north 15.00 feet thereof and lying north of the south 15.00 feet thereof.

* This sketch does not purport to show the existence or nonexistence of any encroachments from or onto the hereon described land, easements of record or unrecorded easements which affect said land or any improvements to said land.

Not to Scale



Denotes proposed easement vacation

Sheet
1 of 1

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

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

Cad File: 120132-EASEMENT
VACATION.dwg

Date: 4-20-21

Folder #: 8580

Drawn by: KSO

Description Sketch for:

Bob Machacek



PLANNING REPORT

CASE NO: 21-32S

APPLICANT: Builders Lot Group – Eagles Landing

PROPERTY OWNERS: Marc Esparza

REQUEST: Final plat for Eagles Landing

HEARING DATE: June 15, 2021

LOCATION: 2655 70th Street

COMPREHENSIVE PLAN: LDR, Low Density Residential

ZONING: R-1C, single-family residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant has submitted a final plat request for the subdivision to be known as Eagles Landing. The project consists of 11 lots, and one outlot. There is an existing single-family home on one of the lots and 10 new single-family lots.

The City Council approved the preliminary plat and development plans on February 8, 2021 with 16 conditions. The final plan review is limited to a review of the plans against the preliminary plat conditions of approval for compliance. The review will address each of the 16 conditions. A copy of the resolution approving the preliminary plans is attached.

SPECIFIC REQUESTS

The application consists of a Final Plat for an 11-lot, one outlot single-family subdivision to be known as Eagles Landing.

EVALUATION OF THE REQUEST

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

North - Residential; zoned R-1A, single-family; guided LDR, Low density residential
East - North Valley Park; zoned P, Institutional; guided Public Open Space
West - Residential; zoned R-1,C single-family; guided LDR, Low density residential
South - Residential; zoned R-1A, single-family; guided LDR, Low density residential

EVALUATION OF THE REQUEST

Engineering. City Engineering has reviewed the plans and is also utilizing Barr Engineering to review the stormwater plans. As proposed the majority of stormwater runoff from the Project would be collected by storm sewer or surface flow paths and discharged to an infiltration basin located in the northeast corner of the Project. An outlet control structure (OCS) would control discharge from the basin to the existing stormwater flow path to North Valley Park.

A development contract, storm water facilities maintenance agreement and other related agreements are required to be executed between the City and the developer prior to the release of the final plat. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.

Condition #1 relating to consistency with preliminary plans. The submitted final plans are substantially similar with the preliminary plans approved by Council.

Condition # 2. A park dedication fee equal to \$28,500 (\$2,850x10) shall be paid to the City prior to release of the final plat. To be collected prior to the release of the final plat.

Condition # 3. The applicant and the City shall discuss how to mitigate possible future noise issues from North Valley Park and 70th Street prior to the final plat submittal, which may include notification to the purchaser by the developer. The applicant will disclose that such noise is a possibility so that buyers are fully aware of the potential issue when they purchase a property.

Condition # 4. Prior to final plat approval, the final grading, drainage and erosion control, utility plans and storm water satisfied. The applicant is working with the Engineering Department on final approvals.

Condition # 5. Drainage and Utility easements shall be provided on the final plat as required by the Director of Public Works. The plat provides for easements over Outlot A and all required perimeter easements. This condition has been satisfied.

Condition # 6. A development contract and related agreements shall be approved by the City Council with the approval of the final plat. A meeting with the developer will be set up prior to council review to address obligations to be covered in the developer agreement. The developer will be required to enter into a development contract and related documents with the City for all of the storm water features and improvements on the property.

Condition # 7. Street Lighting shall be required as identified by the City Engineer.
Streetlights, as required, will be installed by the developer. This will be addressed in the development contract.

Condition # 8. A tree preservation plan shall be submitted and approved with the final plat. The landscape plan must be modified to meet the requirements of both the street tree requirement and tree preservation reforestation. The final grading plan saved some of the existing trees. The amount of required tree replacement is the equivalent of 1,049 caliper inches. The landscape plan reflects all required tree preservation. The plan shall be revised to include an additional 10 trees to comply with the landscaping requirements.

Condition # 9 A separate final plat application will be required to be submitted for City Council approval. The applicant must record the final plat within 90 days of City Council approval.
The City Attorney's office will work with the developer and city staff to ensure all documents are recorded.

Condition #10. The final plat, development contract, and related agreements shall be filed with Dakota County prior to any building permits being issued for the site. The City Attorney's office will work with the developer and city staff to ensure all documents are recorded prior to the issuance of building permits.

Condition # 11 The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence. The City Engineer has indicated the plans have generally addressed the comments from the City Engineering Department and city's consultants.

Condition # 12 All final development plans shall be subject to the review and approval of the City Fire Marshal. The Fire Marshall reviewed the plans and does not have any issues with street design or access for emergency vehicles.

Condition # 13 The approval of the final plat is subject to the review and approval from Dakota County Surveyors. Dakota County reviewed and approved the final plat as presented.

Condition # 14 All required Dakota County permits shall be applied for by the applicant prior to any work being done in the right-of-way. This condition will be met prior to work being done in the County right-of-way.

Condition # 15 The traffic study being done by the applicant shall be submitted with the final plat for review. The developer submitted the traffic study, it is included with this packet for review.

Condition # 16 Upon receipt of an application for final plat approval, the final plat application shall first be referred to the planning commission for review and recommendation prior to its submission to the Council for consideration of approval. This condition has been satisfied.

ALTERNATIVES

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

A. Approval. If the Planning Commission finds the application to be acceptable, the following actions should be recommended for approval:

- Approval of the **Final Plat** of Eagles Landing subdivision subject to the following conditions:
 1. The project shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below:

Final Plat	
Final Site Plan	dated 5/3/21
Grading and Erosion Control Plan	dated 5/3/21
Overall Utility Plan	dated 5/3/21
Landscape Plan	dated 6/7/21
Tree Preservation Plan	dated 6/7/21
 2. All plans are subject to the review and approval of the City Engineer including comments from city consultants reviewing the plans prior to work commencing on the site.
 3. Prior to any work commencing on the site, the developer shall enter into a development contract and other related agreements with the City. The required agreements will address all other preliminary conditions of approval relating to other agreements required, park dedication, and other pertinent specific performance standards for this plat.

B. Denial. If the Planning Commission does not favor the proposed variance request, it should be recommended for denial. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

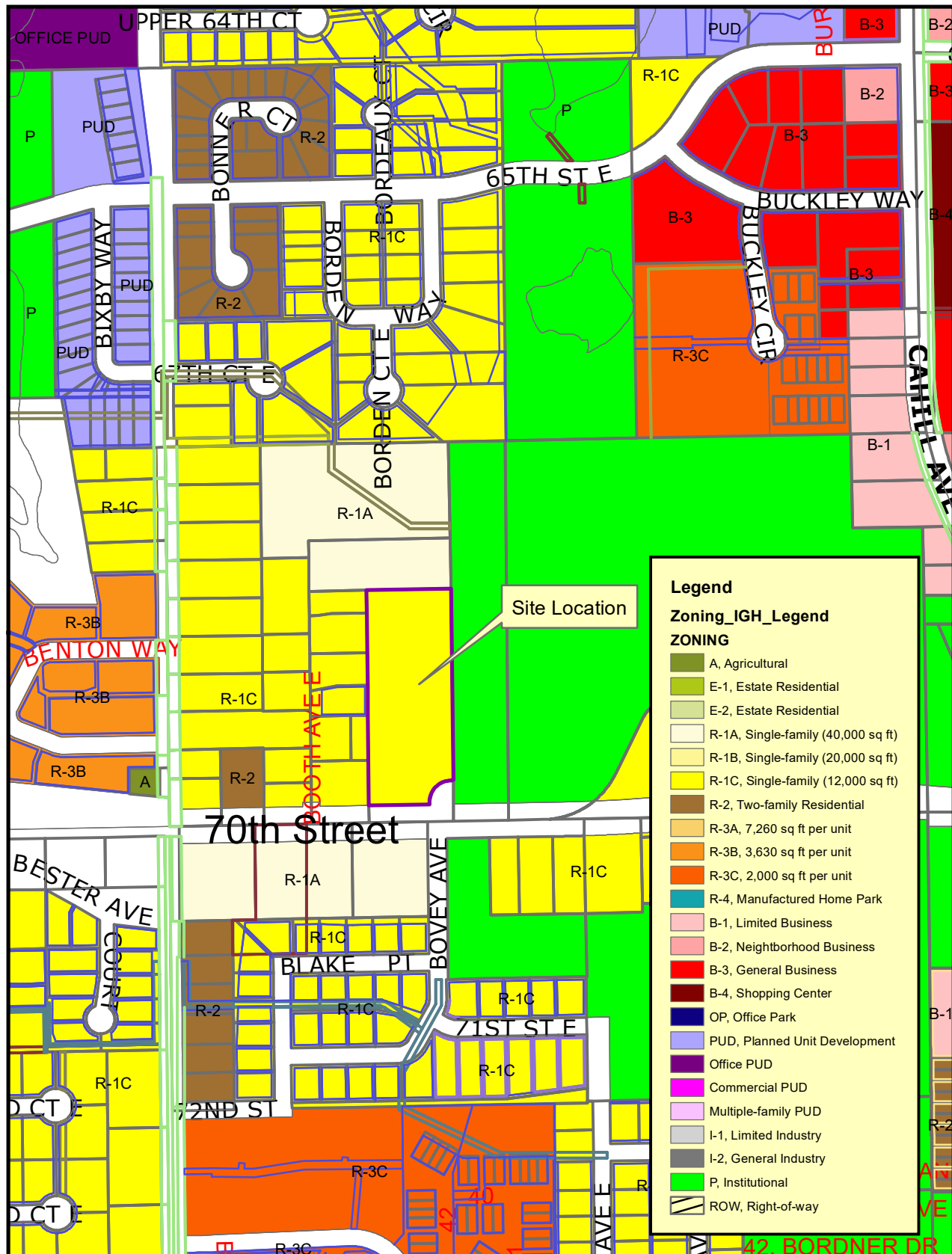
RECOMMENDATION

Based on this review, Planning and Engineering recommend approval of the final plat for Eagles Landing subject to the conditions stated above.

Attachments: Exhibit A - Site/Zoning Map
Exhibit B - Narrative
Exhibit C - Final Plat
Exhibit D- Grading Plan
Exhibit E - Site Plan
Exhibit F - Landscaping and Tree Preservation
Exhibit G - Preliminary Plat Resolution
Exhibit H - - Traffic Study



2655 - 70th Street



THIS DRAWING IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED 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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Zoning and Location Map
Exhibit A

Map not to scale



9531 West 78th Street, Suite 135
Eden Prairie, MN 55433

NARRATIVE FOR EAGLES LANDING FINAL PLAT APPLICATION

SITE INFORMATION AND OWNERSHIP

Current Owner: Mark Esparza
Property Address: 2655 70th Street East, Inver Grove Heights, MN 55077
Property IDs: 20-00400-81-030

DEVELOPMENT TEAM

Applicant & Developer: Builders Lot Group, LLC., Melvin Moore, Steven Soltau, Dwayne Sikich
Single-Family Builder: To be Determined.
Civil Engineer: Sambatek Inc., Eric Luth

PURPOSE AND INTENT

Builders Lot Group, LLC is pleased to present to the City of Inver Grove Heights its proposal for the development of 5.5-acre parcel located adjacent to the west boundary of North Valley Park. The proposal consists of a ten (10) lot single-family subdivision, and one (1) Outlot for stormwater filtration purposes, as shown on the draft final plat included with this narrative. This 10-lot proposal results in less tree and soil disturbance than the initial 12 lot proposal, and based on discussions with the neighbors, there is a collective agreement that the 10-lot proposal is the better option for development. The neighborhood will be accessed on the south from 70th Street at the location of existing park access road. The developer has proposed a T-intersection to allow for a new access to the North Valley Park as well some room for vehicle staking to turn on to 70th Street.

It is anticipated that grading operations could commence following final plat approval with street and utility construction in the late summer and fall of 2021. Home construction will begin with early models and spec. homes to allow opening with the completion of private utilities and initial road construction. Depending on market demand, full buildout is anticipated in approximately 2.5 years following this commencement of construction.

DEVELOPMENT STANDARDS

The existing AND proposed zoning for this project is R-1C, as such this proposal shall not require rezoning of the property. With R-1C zoning, the minimum lot width is 85' at the setback and an lot area of 12,000 SF for interior lots. After multiple iterations, the revised lot layout (see attached draft final plat) will only require minimum lot area variances for LOTS 2, 3, & 4, BLOCK 2 and minimum lot width variance for LOT 6, BLOCK 1 for this 10-lot plat. These four variances were approved by the City Council as part of the Preliminary Plat resolution. Dakota County has since determined that turn lane is not required for this development or the park access.

ARCHITECTURAL DESIGN GUIDELINES

The architectural design guidelines and standards outlined within this development reflect the desire for a heightened quality of materials, sustainable design elements, and architectural character of

the proposed neighborhood. The general guidelines outlined in the City of Inver Grove Heights Zoning Ordinance shall apply. The proposed design guidelines required by the developer are considerably more restrictive than those defined by the City of Inver Grove Heights Zoning Ordinance, the guideline requirements of this PUD shall govern.

Construction partners for the single-family homes will offer a range of homes from approximately 3,500 sq.ft. to over 5,000 sq.ft. with a variety of housing types with options including single-level, multi-level, and two-story homes with attached 3 to 4-car garages and typically 4-6 bedrooms. An exhibit of some example front elevations is included at the end of this narrative. No accessory buildings of any kind will be allowed per Covenants.

NEIGHBORHOOD INPUT

Two (2) separate neighborhood meetings were conducted, via Zoom, for this project and we received significant, valuable input from the community. The original concept plan for development included twelve (12) lots, which would have complied with city ordinances, and required no variances, but also included more grading and retaining walls to be constructed. That proposal, along with the ten (10) lot proposal which does require variances from the city, were both presented to the community at the second neighborhood meeting, and several matters related to both options were discussed. A summary of the comments and points of discussion from that meeting are also submitted with the application.

Builders Lot Group, LLC has taken all of the above matters that were discussed with the community, and incorporated most, if not all of them in the current proposal for a ten (10) lots project. Those items that are not directly related to the plat itself (ie. Types of homes to be built on certain lots and restrictions regarding future subdivision of lots) have been and will be incorporated into agreements with the future buyers of the lots and included in the declaration which Builders Lot Group, LLC will file on the property at the time of the recording of the plat.

As the City is aware, BLG cannot control the noise issues that emanate from the adjacent park, however we will disclose that such noise is a possibility so that buyers in the community are fully aware of that potential issue when they purchase a property.

We look forward to continuing to work with the city and the neighbors to develop a project that all parties can be proud of.

COMMUNITY MEETING NOTES

The second planned neighborhood meeting for Peltier Reserve was held on February 14th, 2021 via Zoom and the following is a summation of the general comments received at that meeting. There were approximately 17 neighbors that attended all or a portion the recorded virtual meeting:

The objective of the meeting was to discuss concerns from the homeowners (neighbors living on Booth Avenue) and to mitigate issues where possible relative to their concerns. The meeting began with discussing a concept plan that would comply with IGH city's minimal lot size requirements for the subject area. This plan would not require variances but would substantially impact the natural landscape of the subject property and require retaining walls along the neighboring property on Booth Avenue. This concept plan provides for more homes in the development; however, it is not the direction that the neighbors or the developer feel is in the best interest of the community. A 10-lot development with variances may be a better alternative. The neighbors would like to omit the concept plan of 12 lots without variances in place of the previous concept plan with 10 lots with variances subject to the following conditions.

1. Developer to demonstrate an acceptable plan to the city whereas the maintenance for the infiltration basin is described in the covenants for the future development (HOA) future maintenance is adopted by the developer's agreement through the city.
2. Adding approximately 5 feet to the property lines of Lot 6 and 7 by moving the lot line of Lot 5 further east by 10 feet, if possible.
3. Developers to plant trees along the property line where possible, adding screening from the future development to the properties on Booth Avenue. If desired, homeowners on Booth Court will be provided up to eight trees each at two caliper inches to plant on their property, adding screening in locations of their choosing.
4. A provision will be placed on the title and a disclaimer will be provided to homeowners addressing the potential park and pickle ball noise that may occur as a result of living in the new development. These documents will be drafted by legal counsel and presented to the city to be adopted as a part of the plat.
5. The covenants and the deed would restrict further subdivision of this property, including but not limited to, the existing home site.
6. If possible, Lots 8, 9, and 10 would increase in size by reducing the backyard of the existing home.
7. Matt, a homeowner on Booth Court, with the developer and builders, to reach an agreement to construct model/spec homes on Lots 8, 9, and 10 with home designs of split entries, tri-level splits, or ramblers. This agreement will be adopted as part of the covenants for home profiles on the aforementioned lots.
8. Developer will adhere to signage requirements by the city for public safety, including but not limited to, stop signs. Signage will be located where required by the city.
9. Mr. Netzell will provide a draft of the proposed legal documents incorporating the items listed above for review by the neighbors. If adopted, a resolution outlining the agreement between the developer and the neighbors will be presented to City Council during the next meeting in February.

10. The developer and neighbors meet again in January via a Zoom meeting to be scheduled by Mr. Netzell to discuss any other final matters.

11. Upon receipt, a copy of the traffic study will be provided to the neighbors.

12. The pickle ball noise is not an impact to the neighbors on Booth Court. As a result, mitigation of noise from the pickle ball court or otherwise will be addressed by legal documents, including but not limited to, the purchase agreement addendum, title, deed, and covenants.

Also included with this narrative is a copy of an e-mail which was received from Matt Mikel after the last neighborhood meeting. In that e-mail, he confirms that he has "no issues" with the ten (10) lot proposal, after consideration of the items discussed and agreed to with the neighbors. While we do not speak for any of the neighbors directly, the e-mail from Mr. Mikel summarizes the opinions and comments that were received from the neighbors at the second neighborhood meeting. No opposition to the ten (10) lot proposal was received at the second meeting, after agreement to the matters discussed above.

N00°38'24"W

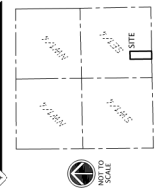


For the purposes of this survey the south line of the SW 1/4 of the SE 1/4 of Section 4, T27, R22 Dakota County, Minnesota is assumed to bear N88°54'45"E.

LEGEND

- Denotes found 1/2 inch iron pipe with no cap unless otherwise noted.
- Denotes 1/2 inch x 14 inch iron pipe set and marked with Minnesota License No. 23718 (monuments to be set within one year after recording of the plat)
- △ Denotes restricted access to Dakota County per the Dakota County Contiguous plat Ordinance.

VICINITY MAP



LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

CITY COUNCIL, INVER GROVE HEIGHTS, MINNESOTA

This plat of EAGLES LANDING was approved and accepted by the City Council of the City of Inver Grove Heights, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor

Attest: _____, City Clerk

COUNTY SURVEYOR, DAKOTA COUNTY, MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd 11, this plat has been reviewed and approved this

By: _____
Todd R. Tollefson, Dakota County Surrogate

COUNTY BOARD OF COMMISSIONERS

We do hereby certify that on the 9th day of March, 2021, the Board of Commissioners of Dakota County, Minnesota, approved this plat of EAGLES LANDING, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to Ordinance No. 19-01, as amended.

to the Dakota County Contiguous Plat Ordinance.

By _____ Attest _____ Chair _____

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, DAKOTA COUNTY 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_____.
County Treasurer - Auditor

May 01

By: _____
 Amy A. Koethe, Director
 Department of Property Taxation and Records
 COUNTY RECORDER, COUNTY OF DAKOTA COUNTY, STATE OF MINNESOTA
 I hereby certify that this plat EAGLES LANDING 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 No. _____

By: _____
Amy A. Koethe, County Recorder

KNOW ALL PERSONS BY THESE PRESENTS: That Builders Lot Group, LLC, a Minnesota limited liability company, owner of the following described property:

The east 295 feet of the south 810 feet of the west 60 Rods of the west 1/4 of the Southeast 1/4 of Section 4, Township 27, Range 22, Dakota County, Minnesota.

the ways and the easements for drainage and utility

In witness whereof said Builders Lot Group, LLC, a Minnesota limited liability company, has caused these purposes as created by this plat.

Daniel L. Thurmes, Licensed Land Surveyor
Minnesota License No. 25718

dated this _____ day of _____, 20_____.

presented to be signed this _____ day of _____, 20____.

SIGNED: BUILDERS LOT GROUP, LLC

STATE OF MINNESOTA
COUNTY OF WASHINGTON

This instrument was acknowledged before me this _____ day of _____, 20____, by Daniel L. Thurmas, a Licensed Land Surveyor.

By _____,
Melvin Moore, chief manager.

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____.

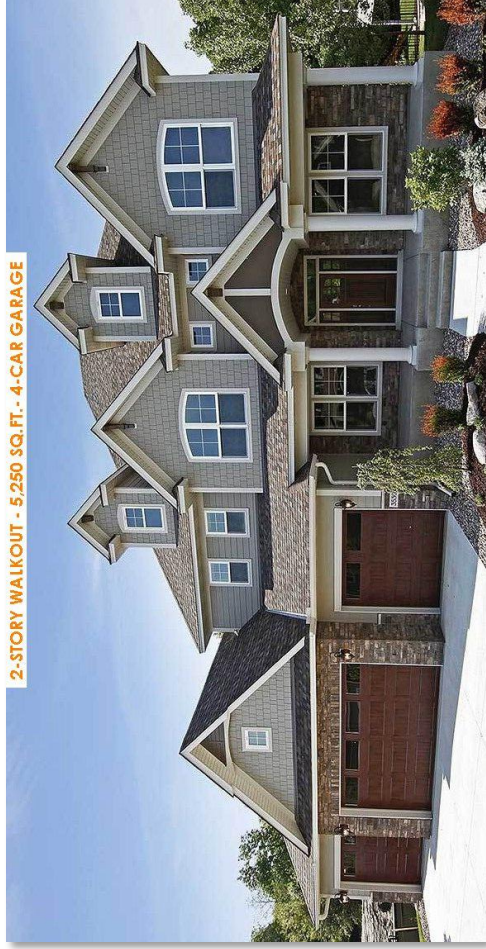
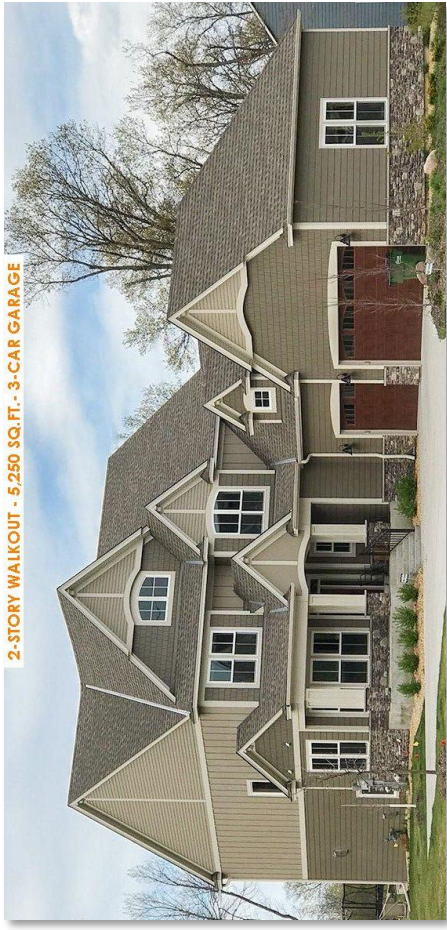
Notary Public _____ County, _____

_____ day of _____, 20____, by
Melvin Moore, chief manager, Builders Lot Group, LLC, a
Minnesota limited liability company.
PLANNING COMMISSION, INVER GROVE HEIGHTS, MINNESOTA
Approved by the Planning Commission of the City of Inver
Grove Heights, Minnesota, this _____ day of _____
my Commission expires, _____

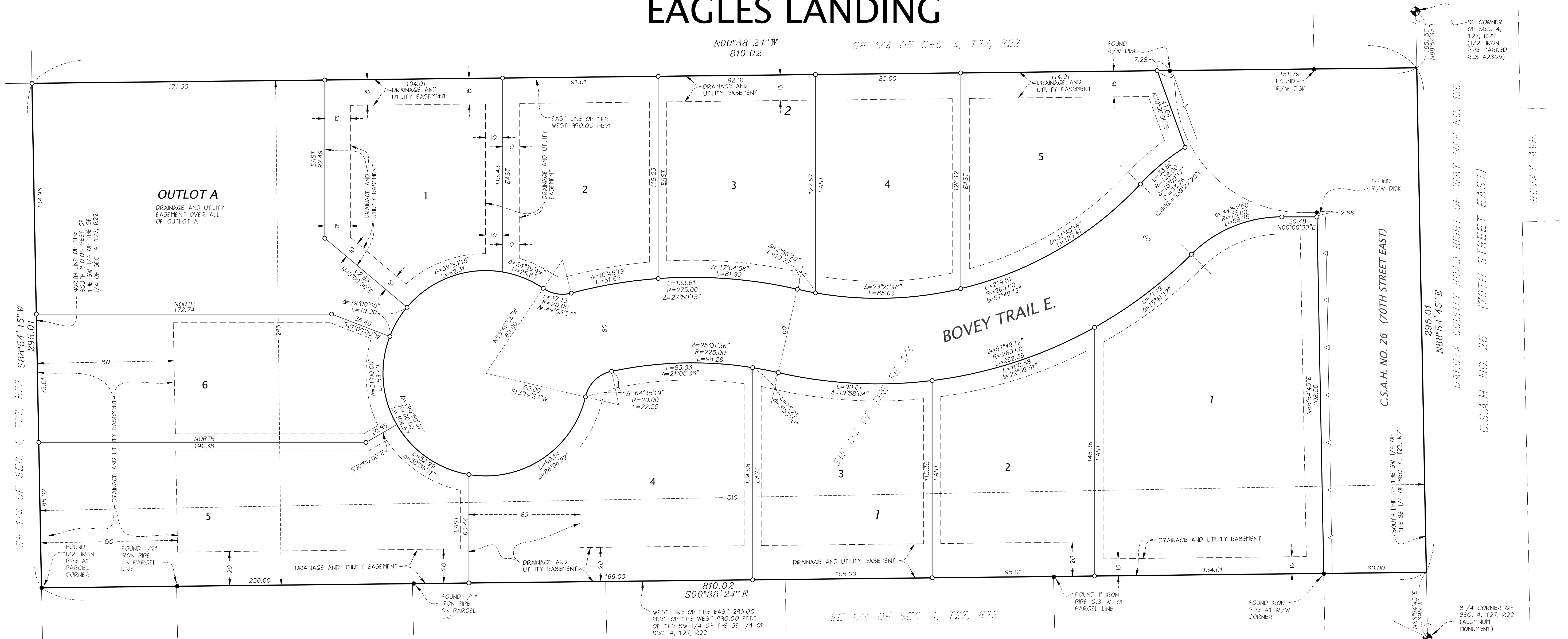
Notary Public _____ County, _____
My Commission Expires _____
By: _____, Chair _____, 20____.

By: _____ Secretary

EAGLES LANDING - CONCEPTUAL FRONT ELEVATION EXAMPLES



EAGLES LANDING



KNOW ALL PERSONS BY THESE PRESENTS: That Builders Lot Group, LLC, a Minnesota limited liability company, owner of the following described property:

The east 295 feet of the south 810 feet of the west 60 Rods of the west 1/2 of the Southeast 1/4 of Section 4, Township 27, Range 22, Dakota County, Minnesota.

Has caused the same to be surveyed and platted as EAGLES LANDING and does hereby dedicate to the public the ways and the easements for drainage and utility purposes as created by this plat.

In witness whereof said Builders Lot Group, LLC, a Minnesota limited liability company, has caused these presents to be signed this _____ day of _____, 20____.

SIGNED: BUILDERS LOT GROUP, LLC

By _____,
Melvin Moore, chief manager.

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by
Melvin Moore, chief manager, Builders Lot Group, LLC, a
Minnesota limited liability company.

Notary Public _____ County, _____
My Commission Expires _____

I, Daniel L. Thurmes 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____.

Daniel L. Thurmes, Licensed Land Surveyor
Minnesota License No. 25718

STATE OF MINNESOTA
COUNTY OF WASHINGTON
This instrument was acknowledged before me this
_____ day of _____, 20_____, by Daniel L.
Thurmes, a Licensed Land Surveyor.

Notary Public _____ County, _____
My Commission Expires _____

PLANNING COMMISSION, INVER GROVE HEIGHTS, MINNESOTA
Approved by the Planning Commission of the City of Inver
Grove Heights, Minnesota, this _____ day of
_____, 20__.

By: _____, Chair

By: _____, Secretary

CITY COUNCIL, INVER GROVE HEIGHTS, MINNESOTA

This plat of EAGLES LANDING was approved and accepted by the City Council of the City of Inver Grove Heights, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____, and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____, Mayor

Attest: _____, City Clerk

COUNTY SURVEYOR, DAKOTA COUNTY, MINNESOTA

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

By: _____
Todd B. Tollefson, Dakota County Surveyor

COUNTY BOARD OF COMMISSIONERS

We do hereby certify that on the 9th day of March, 2021, the Board of Commissioners of Dakota County, Minnesota, approved this plat of EAGLES LANDING, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

By _____, Chair Attest _____, Chair
County Treasurer - Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, DAKOTA COUNTY 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____.

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

COUNTY RECORDER, COUNTY OF DAKOTA COUNTY, STATE OF MINNESOTA

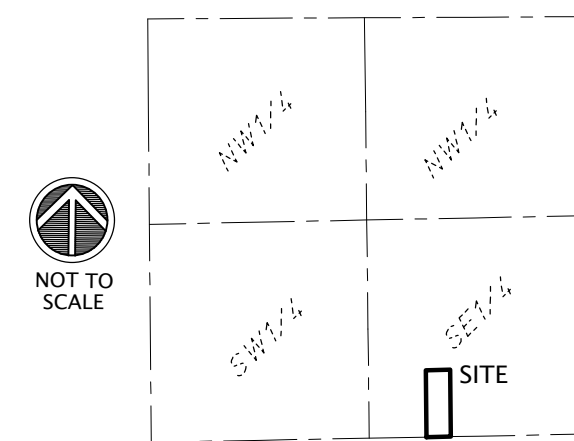
I hereby certify that this plat EAGLES LANDING was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock _____.M. and was duly filed in Book _____ of Plats, Page _____ as Document No. _____.

By: _____
Amy A. Koethe, County Recorder

LEGEND

- Denotes found 1/2 inch iron pipe with no cap unless otherwise noted.
- Denotes 1/2 inch x 14 inch iron pipe set and marked with Minnesota License No. 25718 (monuments to be set within one year after recording of the plat)
- △— Denotes restricted access to Dakota County per the Dakota County Contiguous plat Ordinance.

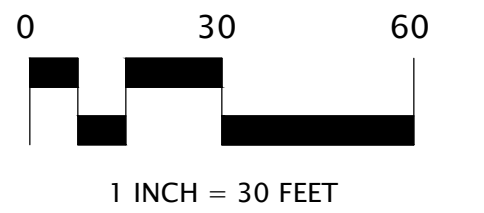
VICINITY MAP



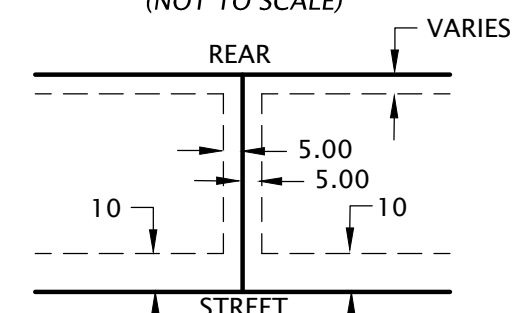
SEC. 4, TWP. 27, RNG. 22,
DAKOTA COUNTY, MN

NORTH

For the purposes of this survey the south line of the SW 1/4 of the SE 1/4 of Section 4, T27, R22 Dakota County, Minnesota is assumed to bear N88°54'45"E .

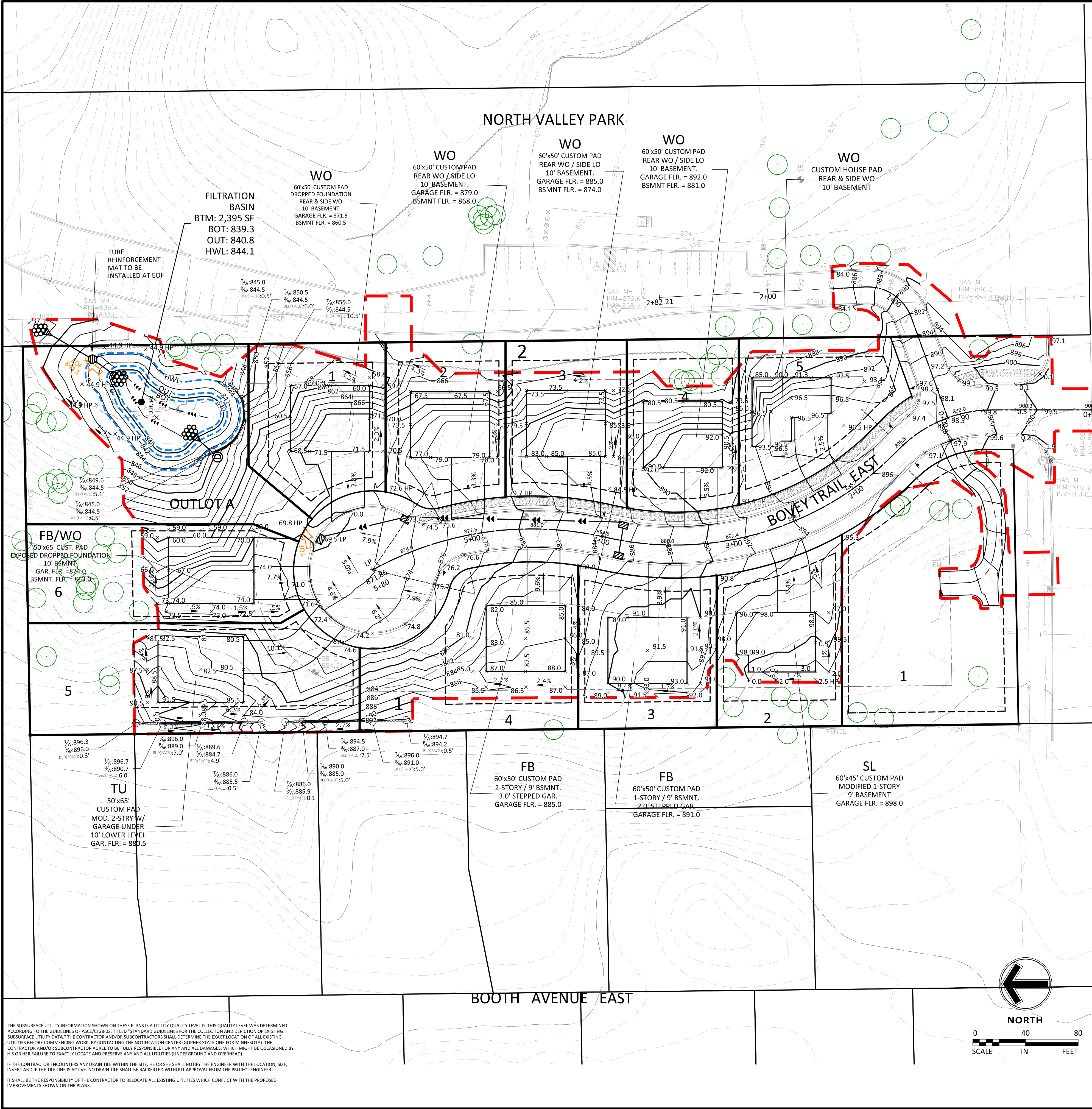


DRAINAGE AND UTILITY EASEMENTS
ARE SHOWN AS THUS:
(NOT TO SCALE)



BEING 10 FEET IN WIDTH AND ADJOINING STREET LINES AND BEING 5.00 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING VARIABLE WIDTH ADJOINING REAR LOT LINES UNLESS OTHERWISE SHOWN ON THE PLAT.

CORNERSTONE
LAND SURVEYING, INC.



LEGEND

	PROPOSED	EXISTING
PROPERTY LIMIT		
CURB & GUTTER		
STORM SEWER		
LIMIT OF DISTURBANCE		
POND CONTOUR		
WETLAND LIMITS		
TREELINE		
SPOT ELEVATION		
CONTOUR		
RIP RAP		
OVERFLOW ELEV.		
SOIL BORINGS		

GRADING NOTES

- PROPOSED CONTOURS ARE TO FINISHED SURFACE ELEVATION. SPOT ELEVATIONS ALONG PROPOSED CURB DENOTE GUTTER GRADE.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB.
- ALL GRADIENT ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.00% (1:50). MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE IN 2.00% (1:50). CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT. COORDINATE ALL WORK WITH PAVING CONTRACTOR.
- CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.

A GEOTECHNICAL ENGINEERING SOILS REPORT HAS BEEN COMPLETED BY:

COMPANY: ITCO ALLIED ENGINEERING COMPANY
ADDRESS: 7125 WEST 126TH STREET, SUITE 500 SAVAGE MN 55378
PHONE: 952-890-5909
DATED: AUGUST 28, 2020

CONTRACTOR SHALL OBTAIN A COPY OF THE SOILS REPORT.
- CONTRACTOR SHALL COMPLETE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL SHALL BE PERFORMED ON THE STREET SUBGRADE. CONTRACTOR SHALL PROVIDE A LOADED TANDEN AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER.
- REPLACE ALL SUBGRADE SOIL DISTURBED DURING THE CONSTRUCTION THAT HAVE BECOME UNSUITABLE AND WILL NOT PASS A TEST ROLL. REMOVE UNSUITABLE SOIL FROM THE SITE AND IMPORT SUITABLE SOIL AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- EXISTING TREES AND OTHER NATURAL VEGETATION WITHIN THE PROJECT AND/OR ADJACENT TO THE PROJECT ARE OF PRIME CONCERN TO THE CONTRACTOR'S OPERATIONS AND SHALL BE A RESTRICTED AREA. CONTRACTOR SHALL PROTECT TREES TO REMAIN AT ALL TIMES. EQUIPMENT SHALL NOT NEEDLESSLY BE OPERATED UNDER NEARBY TREES AND EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING ADJACENT TO TREES. SHOULD ANY PORTION OF THE TREE BRANCHES REQUIRE REMOVAL TO PERMIT OPERATION OF THE CONTRACTOR'S EQUIPMENT, CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL TREE TRIMMING SERVICE TO TRIM THE TREES PRIOR TO THE BEGINNING OF OPERATION. SHOULD CONTRACTOR'S OPERATIONS RESULT IN THE BREAKING OF ANY LIMBS, THE BROKEN LIMBS SHOULD BE REMOVED IMMEDIATELY AND CUTS SHALL BE PROPERLY PROTECTED TO MINIMIZE ANY LASTING DAMAGE TO THE TREE. NO TREES SHALL BE REMOVED WITHOUT AUTHORIZATION BY THE ENGINEER. COSTS FOR TRIMMING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONSTRUCTION AND NO SPECIAL PAYMENT WILL BE MADE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPIDING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPID TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- TRENCH BORROW CONSTRUCTION: IF ALLOWED BY THE OWNER, CONTRACTOR SHALL COMPLETE "TRENCH BORROW" EXCAVATION IN AREAS DIRECTED BY THE ENGINEER IN ORDER TO OBTAIN STRUCTURAL MATERIAL. TREES SHALL NOT BE REMOVED OR DAMAGED AS A RESULT OF THE EXCAVATION, UNLESS APPROVED BY THE ENGINEER. THE EXCAVATION SHALL COMMENCE A MINIMUM OF 10 FEET FROM THE LIMIT OF THE BUILDING PAD. THE EXCAVATION FROM THIS LIMIT SHALL EXTEND AT A MINIMUM SLOPE OF 1 FOOT HORIZONTAL TO 1 FOOT VERTICAL (1:1) DOWNWARD AND OUTWARD FROM THE FINISHED SURFACE GRADE ELEVATION. THE TRENCH BORROW EXCAVATION SHALL BE BACKFILLED TO THE PROPOSED FINISHED GRADE ELEVATION, AND SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT SPECIFICATION 2105.3F2. SNOW FENCE SHALL BE FURNISHED AND PLACED ALONG THE PERIMETER OF THE TRENCH BORROW AREA WHERE THE SLOPES EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1).
- FINISHED GRADING SHALL BE COMPLETED, CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISHED GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED, ERODED OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- TOLERANCES
15.A. THE RESIDENTIAL BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
15.B. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
15.C. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
15.D. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- AFTER THE SITE GRADING IS COMPLETED, IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- CONTRACTOR SHALL DETERMINE THE LOCATION OF ANY HAUL ROADS THAT MAY BE REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION AND SHALL INDICATE HAUL ROADS ON EROSION AND SEDIMENT CONTROL "SITE MAP". CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITY OF EACH ROADWAY. CONTRACTOR SHALL POST WHATEVER SECURITY, AND COMPLY WITH ALL CONDITIONS WHICH ARE REQUIRED BY EACH GOVERNING AUTHORITY OF EACH ROADWAY.
- FILL PLACED WITHIN THE BUILDING PAD AREAS SHALL BE IN CONFORMANCE WITH HUD/FHA PROCEDURES AND DATA SHEET 396.
- FINAL HOME CONSTRUCTION LOT GRADING SHALL ADHERE TO MINNESOTA RESIDENTIAL CODE: R401.3 DRAINAGE:

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

AN ADDITIONAL COURSE OF BLOCK MAY NEED TO BE ADDED TO THE FOUNDATION OR THE GRADING PLAN MANY NEED TO BE ADJUSTED ACCORDINGLY TO MEET THIS CODE REQUIREMENT.
- UPON COMPLETION OF THE PROJECT, A CERTIFICATION LETTER AND AS-BUILT SURVEY, FROM A REGISTERED ENGINEER OR LAND SURVEYOR SHALL BE PROVIDED TO THE CITY CERTIFYING THAT THE SITE GRADES ARE SHOWN.

EARTHWORK QUANTITIES

CUT = 5,500 CY
FILL = 22,500 CY
SITE REQUIRES IMPORT OF APPROXIMATELY 17,000 CY OF MATERIAL

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA". THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOMPH STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Client



Builders
LOT GROUP

Project EAGLE'S LANDING

Location INVER GROVE HEIGHTS, MN

Certification

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.

Eric Luth
Registration No. 51075 Date: 10/19/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Site Design's, White Lake, MN office.

Summary

Designed: JEB Drawn: JEB
Approved: ETL Book / Page:
Phase: PRELIMINARY Initial Issue: 10/19/2020

Revision History

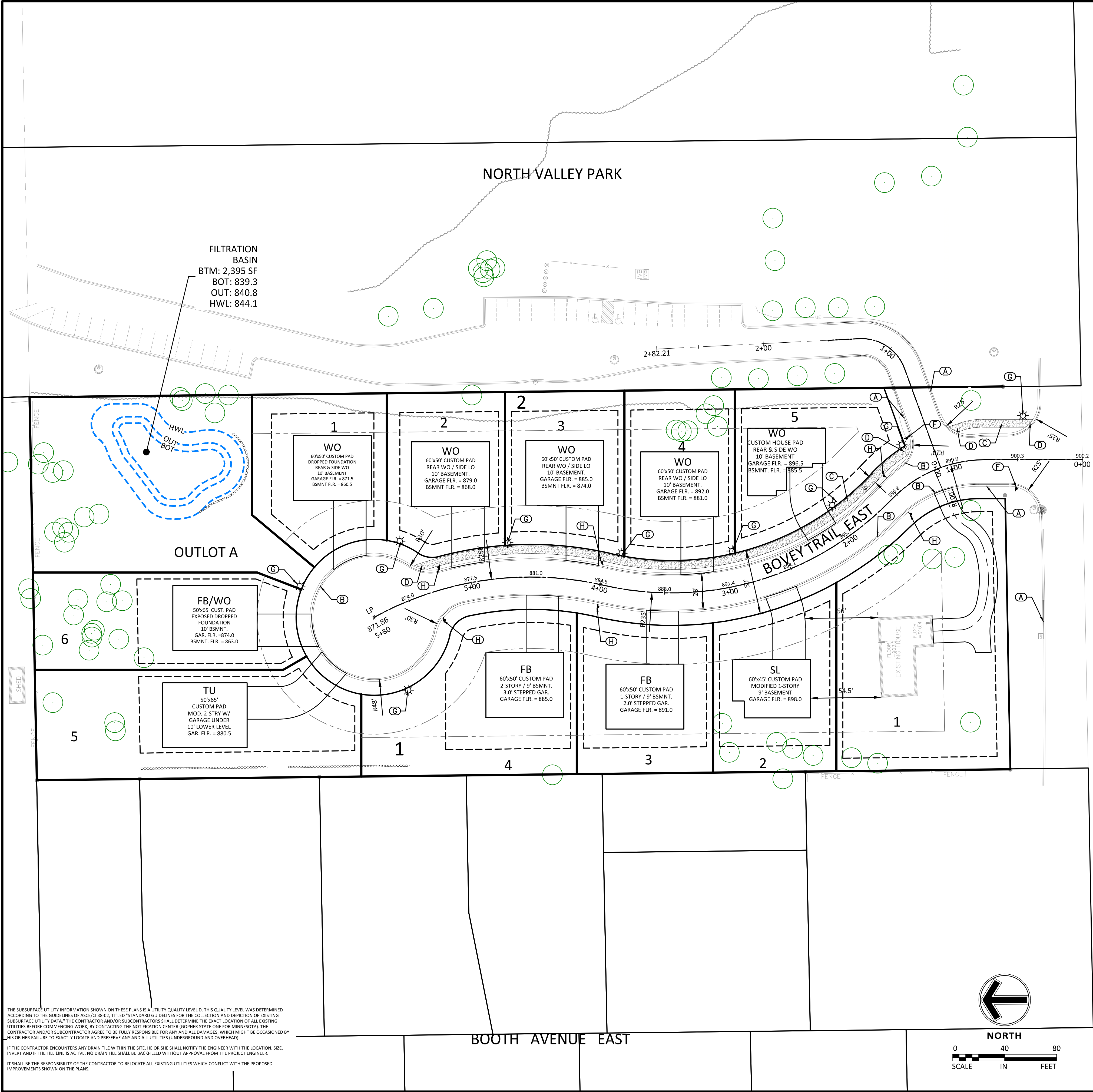
No.	Date By	Submittal / Revision
10/19/20	CITY SUBMITTAL	
02/03/21	PRE-PLAT SUBMITTAL	
04/13/21	WATERMAIN PERMIT	
05/03/21	CITY COMMENTS	

Sheet Title GRADING PLAN

Sheet No. Revision

C4.00

Project No. 22380



THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE PLANS IS A UTILITY QUALITY LEVEL 0. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ASCE/CI 38-02, TITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, BY CONTACTING THE NOTIFICATION CENTER (GOMPH STATE ONE FOR MINNESOTA). THE CONTRACTOR AND/OR SUBCONTRACTOR AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES, WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES (UNDERGROUND AND OVERHEAD).

IF THE CONTRACTOR ENCOUNTERS ANY DRAIN TILE WITHIN THE SITE, HE OR SHE SHALL NOTIFY THE ENGINEER WITH THE LOCATION, SIZE, INVERT AND IF THE TILE LINE IS ACTIVE. NO DRAIN TILE SHALL BE BACKFILLED WITHOUT APPROVAL FROM THE PROJECT ENGINEER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

LEGEND

PROPERTY LIMIT	PROPOSED	EXISTING	STANDARD DUTY ASPHALT PAVING
CURB & GUTTER	---	---	---
EASEMENT	---	---	---
BUILDING	---	---	---
RETAINING WALL	---	---	---
WETLAND LIMITS	---	---	---
TREELINE	---	---	---
SAWCUT LINE	---	---	---
SIGN	---	---	---
PIPE BOLLARD	---	---	---
NUMBER OF PARKING STALLS PER ROW	---	---	---
KEY NOTE	---	---	---
			HEAVY DUTY ASPHALT PAVING
			CONCRETE PAVING
			CONCRETE SIDEWALK

DEVELOPMENT SUMMARY

AREA		
GROSS SITE AREA	238,957 SF	5.49 AC
LESS OUTLOT A	24,529 SF	0.56 AC
LESS R-O-W	55,457 SF	1.27 AC
NET SITE AREA	158,9713 SF	3.66 AC
LOT SUMMARY		
AVERAGE LOT SIZE	14,451 SF	0.33 AC
MINIMUM LOT SIZE	11,025 SF	0.25 AC
MAXIMUM LOT SIZE	24,700 SF	0.57 AC
NUMBER OF LOTS	11	
OUTLOTS	1	
SETBACKS		
FRONT YARD	30 FEET	
REAR YARD	30 FEET	
SIDE YARD	10 FEET	
ZONING	R-1C	
EXISTING ZONING	R-1C	
PROPOSED ZONING		

DEVELOPMENT NOTES

- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "GUTTER OUT" WHERE WATER DRAINS AWAY FROM CURB. ALL OTHER AREAS SHALL BE CONSTRUCTED AS "GUTTER IN" CURB. COORDINATE WITH GRADING CONTRACTOR.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- SEE ARCHITECTURAL PLANS FOR PYLON SIGN DETAILS
- REFER TO FINAL PLAT FOR LOT BOUNDARIES, LOT NUMBERS, LOT AREAS, AND LOT DIMENSIONS.
- ALL GRADIENTS ON SIDEWALKS ALONG THE ADA ROUTE SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5% (1:20), EXCEPT AT CURB RAMPS (1:12), AND A MAXIMUM CROSS SLOPE OF 2.08% (1:48). THE MAXIMUM SLOPE IN ANY DIRECTION ON AN ADA PARKING STALL OR ACCESS AISLE SHALL BE 2.08% (1:48). THE CONTRACTOR SHALL REVIEW AND VERIFY THE GRADIENT IN THE FIELD ALONG THE ADA ROUTES PRIOR TO PLACING CONCRETE OR BITUMINOUS PAVEMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE IS A DISCREPANCY BETWEEN THE GRADIENT IN THE FIELD VERSUS THE DESIGN GRADIENT AND COORDINATE WITH GRADING CONTRACTOR.
- "NO PARKING" SIGNS SHALL BE PLACED ALONG ALL DRIVEWAYS AS REQUIRED BY CITY.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.

KEY NOTES

- B-612 CONCRETE CURB AND GUTTER
- SURMOUNTABLE 6CONCRETE CURB AND GUTTER
- CONCRETE SIDEWALK
- PEDESTRIAN RAMP
- SEGMENTAL BLOCK RETAINING WALL
- STOP SIGN
- STREET LIGHT
- NO PARKING SIGN

FB	FULL BASEMENT
WO	WALK OUT
SL	SIDE LOOK OUT
TU	TUCK UNDER

Client



Builders LOT GROUP

Project EAGLE'S LANDING

Location INVER GROVE HEIGHTS, MN

Certification

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.

Eric Luth
Registration No. 51005 Date: 10/19/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Site Design's, White Lake, MN office.

Summary

Designed: JEB	Drawn: JEB
Approved: ETL	Book / Page:
Phase: PRELIMINARY	Initial Issue: 10/19/2020

Revision History

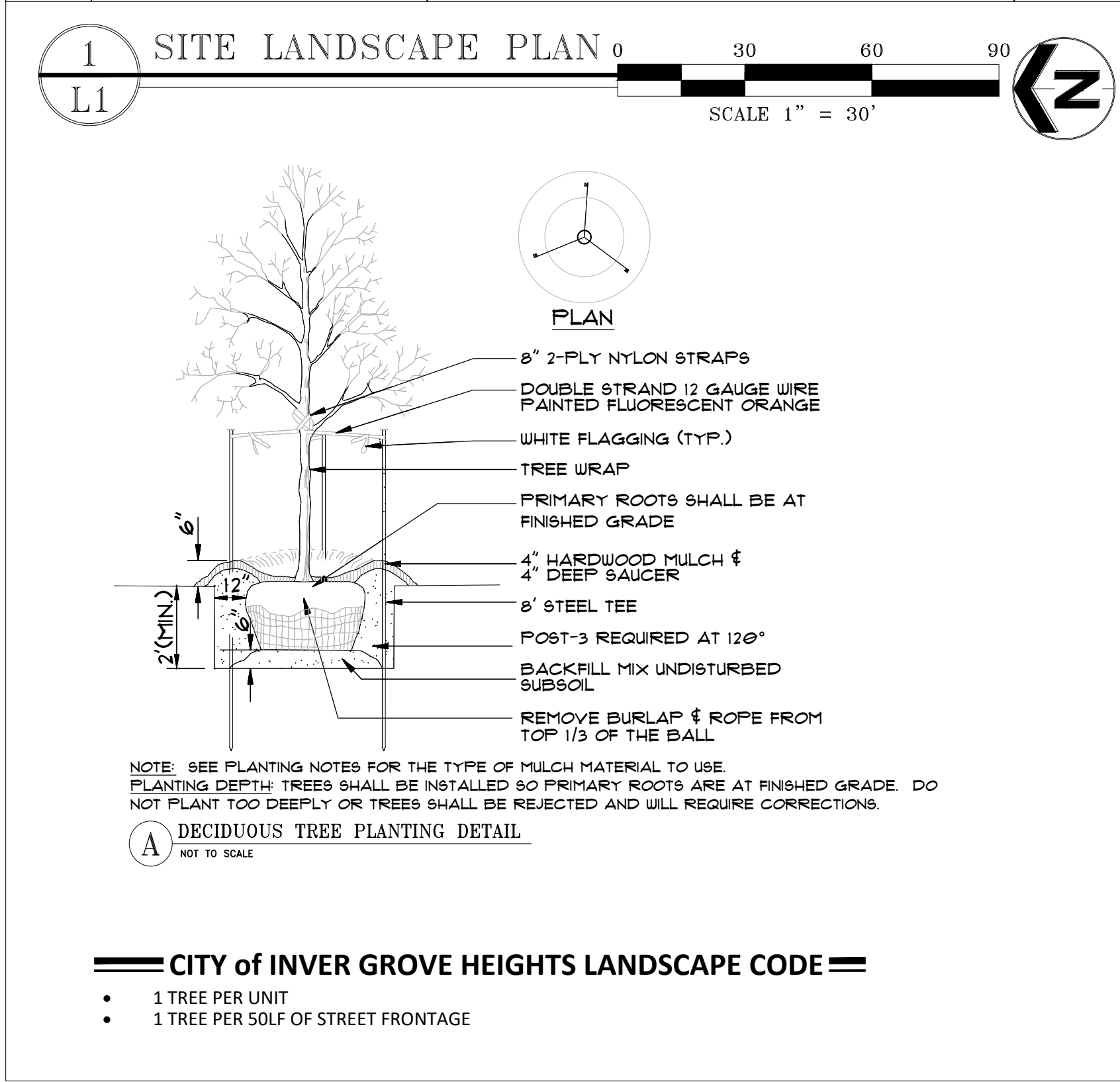
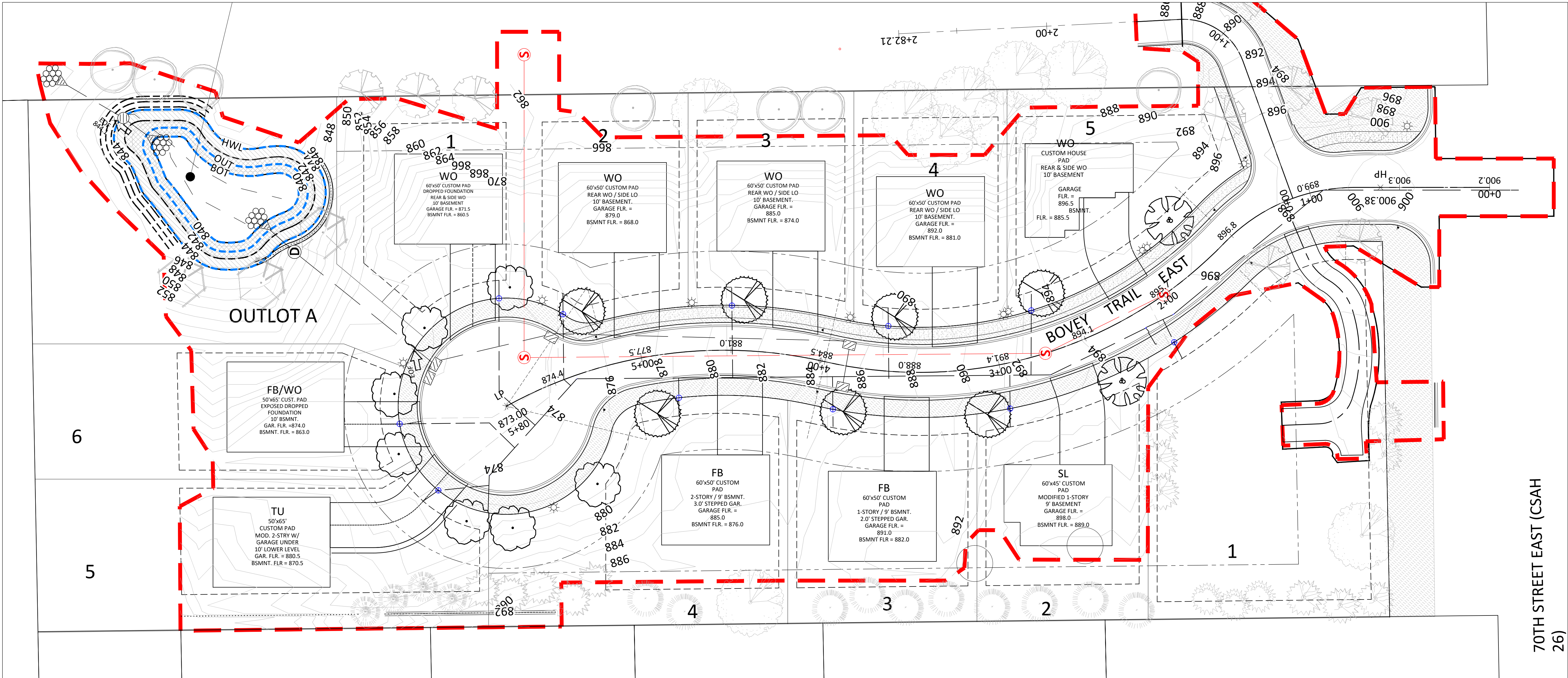
No.	Date By	Submittal / Revision
10/19/20		CITY SUBMITTAL
02/03/21		PRE-PLAT SUBMITTAL
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05/03/21		CITY COMMENTS

Sheet Title SITE PLAN

Sheet No. Revision C8.00

Project No. 22380

Project No. 22380



SEED MIX LEGEND (FOR ALL SHEETS)			
SYM.	TYPE	SEED MIX	
	NATIVE WET PRAIRIE	MN SEED MIX 34-171	
	WETLAND FRINGE	MN SEED MIX 33-261	
	COMMERCIAL TURF - SOD	HIGHLAND SOD	
	MNDOT 260 ALL AREAS DISTURBED BY CONSTRUCTION NOT INTENDED SODDED, OR RETENTION BASINS	MN SEED MIX 25-131 (OLD MNDOT 260) & (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)	
	MESIC GENERAL ROADSIDE FOR GENERAL STABILIZATION OF PAD AREAS	MN SEED MIX 25-131 (USE EROSION CONTROL BLANKET FOR SLOPES OVER 3:1)	
	HARDWOOD MULCH SHREDDED HARDWOOD MULCH	(NATURAL COLOR)	
	1/2" CRUSHED GRANITE	CRUSHED QUARRY GRANITE	

LANDSCAPE LEGEND							
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT
RM	DECIDUOUS TREES						
	Acer rubrum 'Nothwoods'	NORTHWOODS MAPLE	2.5"	BB	7	14'	50'
	Gleditsia triacanthos var. Inermis 'Shademaster'	SHADEMASTER HONEYLOCUST	2.5"	BB	7	10'	50'
HL							
HB	Celtis occidentalis	HACKBERRY	2.5"	BB	2	15'	50'

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

PLANTING NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND. - ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED. - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. - NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. - ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-260, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. - EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING. - ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION. - ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED. - MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL. IN ALL MASS PLANTING AREAS FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS, SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED. - PLACE LANDSCAPE FILTER FABRIC UNDER ALL ROCK MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5.1oz NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL. - PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY. - THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND	GENERAL NOTES: - 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 LANDSCAPE LEGEND. - LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED. - THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE. - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK. - LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND Gopher STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION. - USE ANTI-DESICCANT (WILTPROF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD. - PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL MIXTURE SHALL BE FREE FROM HARDPACK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL. - ALL PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (APRIL 1 - NOVEMBER 1), UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND PLANTS.	- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION. - SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1. DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1. TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20. NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20. - MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO 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. - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS. - 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. 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7087 20th Ave S
Centerville, MN 55036
651451000
www.DreamScapesMN.com

Client

BUILDER LOT GROUP

Project

EAGLE'S LANDING

Location

INVER GROVE HEIGHTS, MN

Certification

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.

James A. Kalkes
Registration No. 45071 Date: 10/19/2020

If applicable, contact us for a wet signed copy of this plan which is available upon request at Site Design's, White Bear Lake, MN office.

Summary

Designed: JAK Drawn: JAK
Approved: JAK Book / Page:
Phase: PRELIMINARY Initial Issue: 10/19/2020

Revision History	
No.	Date By Submittal / Revision
10/19/20	CITY SUBMITTAL
05/05/21	CITY SUBMITTAL
05/28/21	CITY REVISIONS
06/07/21	CITY REVISIONS

Sheet Title

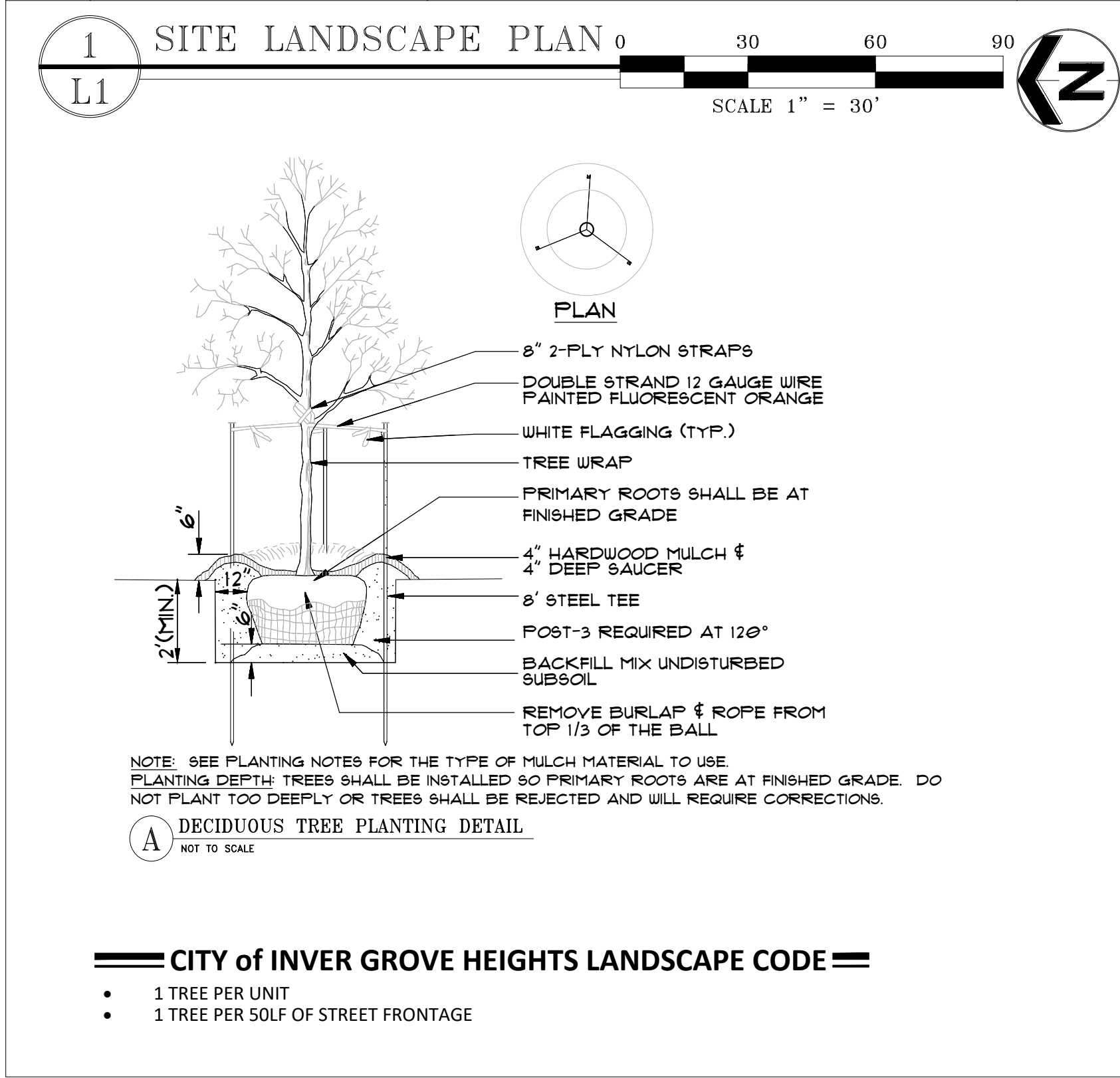
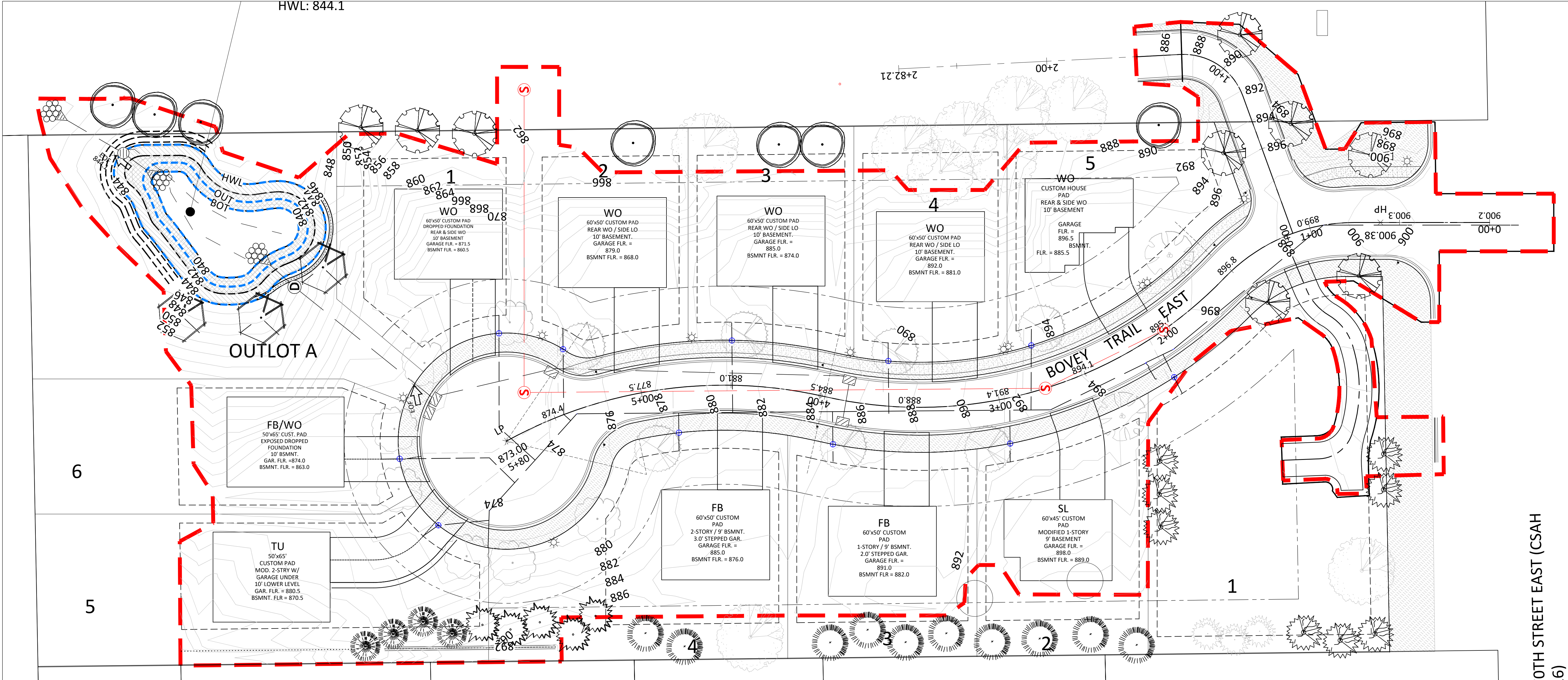
LANDSCAPE PLAN

BUILDER TREES

Sheet No. Revision

L1.0

Project No. 22380



LANDSCAPE LEGEND									
KEY		BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT	
DECIDUOUS TREES									
WO		Quercus bicolor	SWAMP WHITE OAK	2.5"	BB	3	15'	50'	STRAIT LEADER NO "V" CROTCH
SM		SPADE MAPLE	RED SUNSET MAPLE - SPADE	10"	SP	7	14'	50'	
GB		SPADE OAK TREE	HERITAGE OAK - SPADE	10"	SP	9	20'	50'	
EVERGREEN TREES									
BH		Picea glauca var. Densata	BLACK HILLS SPRUCE	8'	BB	5	6'	40'	FULL FORM TO GRADE
BF		Abies Balsamea	BALSAM FIR	8'	BB	4	6'	40'	
CH		SPADE TREE 18-20' TALL	BLACK HILLS SPRUCE (SPADE)	10"	SP	8	6'	40'	
SP		SPADE TREE 18-20' TALL	SCOTCH/PONDEROSA PINE	10"	SP	10	6'	50'	

QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON THE PLAN.

PLANTING NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE AND BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE LANDSCAPE LEGEND.

2. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION.

4. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

5. ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-260, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS.

6. EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED TO THE DRIP LINE FROM ALL CONSTRUCTION TRAFFIC, STORAGE OF MATERIALS ETC. WITH 4' HT. ORANGE PLASTIC SAFETY FENCING ADEQUATELY SUPPORTED BY STEEL FENCE POSTS 6' O.C. MAXIMUM SPACING.

7. ALL PLANT MATERIAL QUANTITIES, SHAPES OF BEDS AND LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN AND ADJUSTED TO CONFORM TO THE EXACT CONDITIONS OF THE SITE. THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.

8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.

9. MULCH: SHREDDED HARDWOOD MULCH, CLEAN AND FREE OF NOXIOUS WEEDS OR OTHER DELETERIOUS MATERIAL. IN ALL MASS PLANTING AREAS, MULCH FOR TREES, UNLESS INDICATED AS ROCK MULCH ON DRAWINGS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON-SITE FOR APPROVAL. DELIVER MULCH ON DAY OF INSTALLATION. USE 4" FOR SHRUB BEDS, AND 3" FOR PERENNIAL/GROUND COVER BEDS, UNLESS OTHERWISE DIRECTED.

10. PLACE LANDSCAPE FILTER FABRIC UNDER ALL ROCK MULCHED AREAS. FILTER FABRIC SHALL BE 100% INTERWOVEN 5-102 NEEDLE PUNCHED POLYPROPYLENE FABRIC MANUFACTURED BY DEWITT. USE PRO 5 "WEED BARRIER" OR APPROVED EQUAL.

11. PLACE EDGING BETWEEN ALL PLANTING/ROCK BEDS AND TURF. EDGING SHALL BE POLY.

12. THE PLAN TAKES PRECEDENCE OVER THE LANDSCAPE LEGEND IF DISCREPANCIES EXIST. THE SPECIFICATIONS TAKE PRECEDENCE OVER THE PLANTING NOTES AND

GENERAL NOTES.

13. 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 LANDSCAPE LEGEND.

14. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

15. THE CONTRACTOR SHALL KEEP PAVEMENTS, PLANTERS AND BUILDINGS CLEAN AND UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. ANY PLANT STOCK NOT PLANTED ON DAY OF DELIVERY SHALL BE HELED IN AND WATERED UNTIL INSTALLATION. PLANTS NOT MAINTAINED IN THIS MANNER WILL BE REJECTED. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAVED AT THE CONTRACTOR'S EXPENSE.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.

17. LOCATE AND VERIFY ALL UTILITIES, INCLUDING IRRIGATION LINES, WITH THE OWNER FOR PROPRIETARY UTILITIES AND Gopher STATE ONE CALL AT 454-0002 (TWIN CITIES METRO AREA) OR 800-252-1166 (GREATER MINNESOTA) 48 HOURS BEFORE DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ANY DAMAGES TO SAME. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITATE PLANT RELOCATION.

18. USE ANTI-DESICCANT (WILTPROOF OR APPROVED EQUAL) ON DECIDUOUS PLANTS MOVED IN LEAF AND FOR EVERGREENS MOVED ANYTIME. APPLY AS PER MANUFACTURER'S INSTRUCTION. ALL EVERGREENS SHALL BE SPRAYED IN THE LATE FALL FOR WINTER PROTECTION DURING WARRANTY PERIOD.

19. PLANTING SOIL FOR TREES, SHRUBS AND GROUND COVERS: FERTILE FRIABLE LOAM CONTAINING A LIBERAL AMOUNT OF HUMUS AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL COMPLY WITH MN/DOT SPECIFICATION 3877 TYPE B SELECT TOPSOIL MIXTURE SHALL BE FREE FROM HARDPAK SUBSOIL, STONES, CHEMICALS, NOXIOUS WEEDS, ETC. SOIL MIXTURE SHALL HAVE A PH BETWEEN 6.1 AND 7.5 AND 10-0-10 FERTILIZER AT THE RATE OF 3 POUNDS PER CUBIC YARD. IN PLANTING BEDS INCORPORATE THIS MIXTURE THROUGHOUT THE ENTIRE BED BY ROTOTILLING IT INTO THE TOP 12" OF SOIL.

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21. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 3 DAYS PRIOR TO PLANNED DELIVERY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING PLANT INSTALLATION.

22. SEASONS/TIME OF PLANTING AND SEEDING: NOTE: THE CONTRACTOR MAY ELECT TO PLANT IN OFF-SEASONS ENTIRELY AT HIS/HER RISK. DECIDUOUS POTTED PLANTS: 4/1 - 6/1; 9/21 - 11/1. DECIDUOUS /B&B: 4/1 - 6/1; 9/21 - 11/1. EVERGREEN POTTED PLANTS: 4/1 - 6/1; 9/21-11/1. EVERGREEN B&B: 4/1 - 5/1; 9/21 - 11/1. TURF/LAWN SEEDING: 4/1 - 6/1; 7/20 - 9/20. NATIVE MIX SEEDING: 4/1 - 7/20; 9/20-10/20.

23. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO 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.

24. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DECEASES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL LANDSCAPE LEGEND SPECIFICATIONS.

25. 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.

26. CONTRACTOR SHALL REQUEST IN WRITING, A FINAL ACCEPTANCE INSPECTION.

27. ALL DISTURBED AREAS TO BE TURF SEED, ARE TO RECEIVE 4" TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

28. ALL DISTURBED AREAS TO RECEIVE NATIVE WETLAND SEED, ARE TO RECEIVE ENGINEERED SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

**CITY OF INVER GROVE HEIGHTS
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 2021-35

**A RESOLUTION APPROVING AN 11-LOT, 1 OUTLOT PRELIMINARY PLAT TO BE KNOWN
AS EAGLES LANDING**

**CASE NO. 20-38SV
Builder Lot Group**

WHEREAS, a preliminary plat application has been submitted to the City for property legally described as;

The East 295 feet of the South 810 feet of the West 60 rods of the West 1/2 of the Southeast 1/4 of Section 4, Township 27, Range 22, Dakota County, Minnesota

WHEREAS, a public hearing concerning the request was held before the Inver Grove Heights Planning Commission in accordance with Minnesota Statutes, Section 462.357, Subdivision 3 on December 1, 2020;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF INVER GROVE HEIGHTS that, the Preliminary Plat of Eagles Landing is hereby approved subject to the following conditions:

1. The final plat and 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.

Preliminary Plat	February 1, 2021
Landscaping Plan	TBD
Site Plan	February 3, 2021
Development Plan Set	February 3, 2021

2. A park dedication fee equal to \$28,500 (\$2,850x10) shall be paid to the City prior to release of the final plat.
3. The applicant and the City shall discuss how to mitigate possible future noise issues from North Valley Park and 70th Street prior to the final plat submittal, which may include notification to the purchaser by the developer.

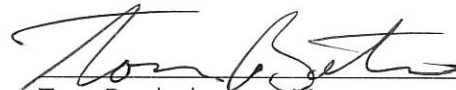
4. Prior to final plat approval, the final grading, drainage and erosion control, utility plans and storm water calculations shall be approved by the Director of Public Works.
5. Drainage and Utility easements shall be provided on the final plat as required by the Director of Public Works.
6. A development contract and related agreements shall be approved by the City Council with the approval of the final plat.
7. Street Lighting shall be required as identified by the City Engineer.
8. A tree preservation plan shall be submitted and approved with the final plat. The landscape plan must be modified to meet the requirements of both the street tree requirement and tree preservation reforestation.
9. A separate final plat application will be required to be submitted for City Council approval. The applicant must record the final plat within 90 days of City Council approval.
10. The final plat, development contract, and related agreements shall be filed with Dakota County prior to any building permits being issued for the site.
11. The applicant shall meet the conditions outlined in the City Engineers review letters and subsequent correspondence.
12. All final development plans shall be subject to the review and approval of the City Fire Marshal.
13. The approval of the final plat is subject to the review and approval from Dakota County Surveyors.
14. All required Dakota County permits shall be applied for by the applicant prior to any work being done in the right-of-way.
15. The traffic study being done by the applicant shall be submitted with the final plat for review.
16. Upon receipt of an application for final plat approval, the final plat application shall first be referred to the planning commission for review and recommendation prior to its submission to the Council for consideration of approval.

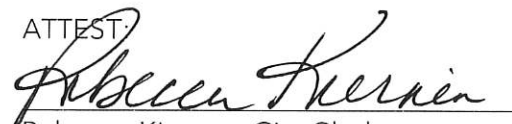
Resolution No. 2021-35

Page 3

Passed this 8th day of February, 2021.

AYES: 5
NAYS: 0


Tom Bartholomew, Mayor

ATTEST:

Rebecca Kiernan, City Clerk



December 14, 2020

**To: Steve Soltau
Melvin Moore**

From: Vernon Swing, PE

Re: Trip Generation Study – Eagles Landing in Inver Grove Heights, MN

Per your request, Swing Traffic Solutions, LLC has conducted a trip generation analysis for the proposed Eagles Landing Residential Development in Inver Grove Heights, MN, which will include 10 new single family homes and one existing home. The proposed residential development is located just west of North Valley Park along 70th Street E, and will share the access drive. Also, the existing residence has a driveway directly to 70th Street E, which will be relocated to the access drive. This memorandum identifies the anticipated site generated traffic for the proposed use, and reviews right turn lane warrants along the westbound direction of 70th Street for the access drive intersection related only to the addition of site generated traffic.

Trip Generation

The trip generation for the proposed Eagles Landing development has been estimated based on the methodology described by the Institute of Transportation Engineers (ITE) in *Trip Generation*, 10th Edition. The 10 new single family homes and the existing home are represented by ITE in Land Use Code 210, Single Family Detached Housing. Table 1 summarizes the findings.

**Table 1
Trip Generation**

Land Use	ITE Code	AM Peak Hour		PM Peak Hour		Daily Trips
		Enter	Exit	Enter	Exit	
New Homes (10)	210	2	5	6	4	94
Existing Home (1)	210	0	1	1	0	9
Trips		2 Trips	6 Trips	7 Trips	4 Trips	103 Trips

As shown in Table 1, the site is estimated to generate 2 entering and 6 exiting trips during the morning traffic peak, 7 entering and 4 exiting trips during the afternoon traffic peak hour, and 103 trips per day. According to ITE, this level of traffic (less than 100 peak hour trips or 10% of passing traffic whichever is less) will have a negligible impact on the operations of the surrounding streets.

Right Turn Lane Warrants

Dakota County suggested the methodology described on the attached sheet for the potential installation of a right turn lane on 70th Street, and suggested the right turn lane plus taper should be 480



Swing Traffic Solutions

feet in length. The information on the sheet would be appropriate were the proposed development site located in a rural area of Dakota County, however, Inver Grove Heights does not qualify. Further, the methodology is for roadways with rural cross sections, in other words, for roadways without curb and gutter. Again, 70th Street in Inver Grove Heights in the vicinity of the site does not qualify as it has an urban cross section. Lastly, Dakota County recommends a 480 feet are needed for the turn lane and taper. The following chart from MnDOT indicates the desired right turn lane length on a 45 mph roadway where the turning vehicles will not be required to stop prior to turning is 381 feet.

Table 5-3.01A
DECELERATION LENGTHS (INCLUDING TAPERS) FOR TURN LANES
FOR DESIGN SPEED OF EXIT CURVE - mph (V)

HIGHWAY DESIGN SPEED, mph	AVERAGE RUNNING SPEED, mph	STOP CONDITION	15	20	25	30	35	40	45	50
		FOR AVERAGE RUNNING SPEED ON EXIT - mph - (1)								
		0	14	18	22	26	32	36	40	44
30	28	235	190	171	139	-	-	-	-	-
35	32	277	265	253	204	16	136	-	-	-
40	36	314	308	284	236	193	151	127	-	-
45	40	393	381	375	321	292	250	202	155	-
50	44	440	435	403	382	370	335	288	241	200
55	49	482	476	447	413	390	354	326	267	238

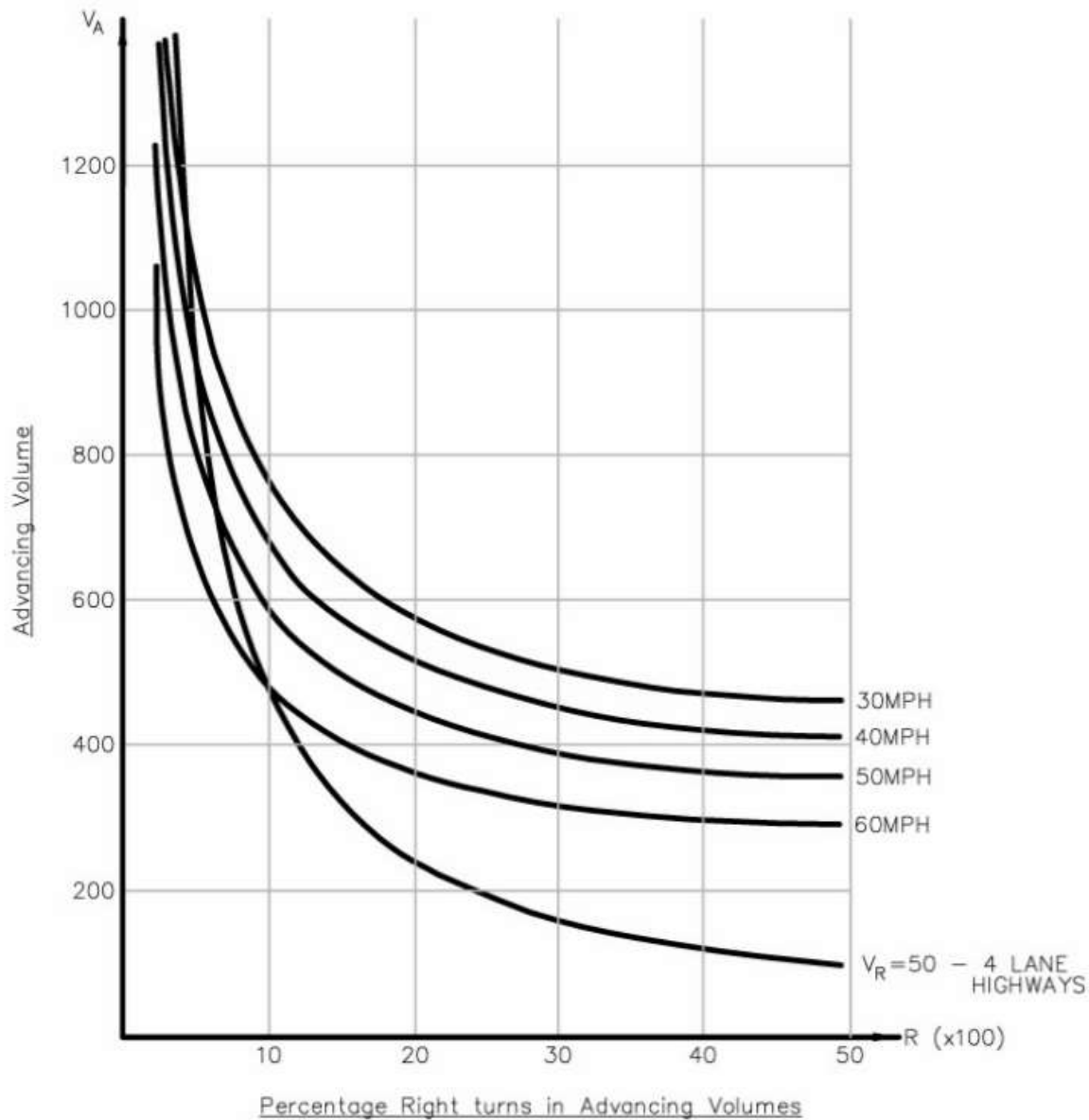
(1) Turning speed for free right-turns.

Because of the operational and safety benefits associated with right and left-turn lanes, it is MnDOT's policy that, in urban areas, they be considered wherever construction is economically feasible taking into account amount of right of way needed, type of terrain, and environmentally or culturally sensitive areas. In addition, to determine if a right turn lane is warranted, using the methodology recommended by The American Association of State Highway and Transportation Officials (AASHTO), and adopted by MnDOT it is necessary to estimate the advancing volume on 70th Street that would benefit by the removal of right turns from the advancing path. See the graph below.



STS

Swing Traffic Solutions



In this case, based on existing traffic volumes in the area, the advancing volume in the AM peak is approximately 482 vehicles and the right turning traffic is 2 vehicles. 2 vehicles represent 0.4 percent of the advancing volume which does not meet the threshold for the AM peak. Similarly, in the PM peak, the advancing volume is approximately 400 vehicles and the right turning traffic is 4 vehicles. 4 vehicles represent 1.0 percent of the advancing volume again not meeting the warrant threshold.

70th Street is a 4-lane road with left turn lanes at most intersections. At signalized intersections and at the interchange with TH 52 right turn lanes are provided. However, at unsignalized intersections on 70th Street the right most through lane serves as the right turn lane allowing vehicles to pass in the left



Swing Traffic Solutions

through lane without slowing, therefore right turn lanes have not been provided at unsignalized intersections.

It is noted this analysis does not account for the use of the ball fields and pickleball courts that are present, however, it illustrates that the addition of traffic from this development will not satisfy the warrants for a right turn lane.

In conclusion, the development will generate very low peak hour traffic volumes and will have a negligible impact on the operations of the adjacent roadway. The increase in right turning traffic at the access intersection is not sufficient to satisfy right turn lane warrants. In other words, the roadway network serving the proposed development will function well with the proposed addition of the Eagles Landing residential development to the Inver Grove Heights area.

Please contact Vernon Swing at vswingtraffic@gmail.com or 612-968-4142 with any questions.

Attachment



5-4.0 RURAL INTERSECTIONS

Most of the discussion in Section 5-3.0, "Urban Intersections" also applies to rural intersections. Therefore this section will only elaborate where appropriate for the design of rural intersections.

Some rural roadways in Minnesota see a dramatic increase in volume of traffic in different seasons, for example roads leading to lake cabins, etc. Designers should take seasonal/weekend variations in ADT into account when determining the appropriate design.

5-4.01 Turn Lanes

As with urban highways, the degree of access control greatly influences the accident rate and efficiency of traffic operation on rural highways. Therefore, designers should try to close any unjustified or potentially dangerous access points. However, if an access point is to remain open, adding a turn lane will enhance the operation and safety.

The following apply to rural multi-lane and 2-lane highways:

1. In addition to the policies listed below, left-turn and right-turn lanes should be constructed at locations determined by the District Traffic Engineer in consideration of accidents, capacity, and traffic volumes.
2. Where a median opening is planned, or already exists and its continued existence is justified, a left-turn lane may be added regardless of what the access point serves.
3. Turn lanes should be considered at every public road intersection along a stretch of highway if most intersections on the stretch meet the warrants. If most intersections have turn lanes, motorists will come to expect all intersections to have them.

5-4.01.01 Policy on Multi-Lane Highways

1. Right-turn and left-turn lanes should be standard features at all public access points.
2. Right-turn and left-turn lanes are also warranted if the access point serves an industrial, commercial, or any substantial trip-generating land use, or if the access point serves more than three residential units.

5-4.01.02 Policy on 2-lane Rural Highways

1. Right-turn lanes should be considered when the projected ADT is over 1500, the design speed is 45 mph or higher, and the following:
 - a. At all public road access points.
 - b. If industrial, commercial, or substantial trip generating land use is to be served, or
 - c. If the access serves more than 10 residential units.
2. Left turn lanes should be provided when the access is to a public road, an industrial tract or a commercial center.
3. The designer, in conjunction with the District Traffic Engineer may select either a channelized or a painted left-turn lane. The selection will be based on a number of factors including accident history, traffic volume, comparative costs, availability of right of way, environmental impacts, and physical features such as sight distance.

5-4.01.03 Length

The length of turn lanes should be determined as described in Section 5-3.01 for urban highways. However, the total length including taper, deceleration and storage should normally be 480 ft.



PLANNING REPORT

CASE NO.: 21-34PA

APPLICANT: Lennar Multifamily Communities, LLC

PROPERTY OWNER: IGH Investments, LLC

REQUEST: Comprehensive Plan Amendment

LOCATION: South side of Amana Trail between Argenta Trail and Hwy 3

HEARING DATE: June 15, 2021

COMPREHENSIVE PLAN: RC, Regional Commercial

ZONING: B-4/PUD, Commercial Planned Unit Development

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The applicant has submitted an application requesting a comprehensive plan amendment to allow for a change in land use from commercial to high density residential. The request is to change the land use on what is known as Outlots C and D, Argenta Hills from RC, Regional Commercial to HDR, High Density Residential. The project would consist of 312 apartment homes in 13 multiple family dwellings with a community clubhouse providing amenities to the residents on an approximately 17 acre site. The subject area is the vacant land west of Target. There are two outlots planned for larger building commercial development. The request is to change land use on these two vacant parcels.

In 2017, a different applicant proposed a 400 unit development on the two outlots (C and D). The Council did not support the request and denied all parts of the application on January 8, 2017. On February 12, the Council approved finds of fact for denial of the comprehensive plan amendment and reconsidered action on the rezoning, plat and PUD plan requests. Ultimately, the applicant withdrew the remaining requests.

This request differs from two previous applications in that the apartment homes would be located in a series of smaller multi-family buildings as opposed to one or two larger apartment buildings. Access would be via Amana Trail from the two existing curb openings.

HISTORY

In 2007, Council approved the Argenta Hills Planned unit development which consisted of 154 residential units and 410,000 square feet of commercial. There have been a number of amendments to the PUD since that time. In 2010, the developer requested and received an amendment to the first phase of residential development in the northeast corner of the site. The proposed change reduced the number of single family lots in that neighborhood from 60 to 45. In 2012, the developer requested and received an amendment to change the townhouse phase of the project to single family detached housing. In 2014, the final amendment in the residential area of the PUD was approved reducing the farthest west neighborhood on the west side of Alverno Avenue from the original plan by 8 units.

In 2018, IGH Investments applied for a comprehensive plan amendment to change the westerly 10 acres of Outlot D for a 220 high-end apartment building. Outlot C was to remain as Regional Commercial. The City Council conditionally approved the comprehensive plan amendment to High Density for the requested west 10 acres of Outlot D subject to approval of a PUD plan approval. No subsequent applicant for PUD approval was ever filed and therefore the comp plan amendment has not been put into effect.

During the initial planning stages of the whole Northwest Area, it was anticipated that based on projected land use designations, an overall density of 4.5 units/acre could be achieved. Achieving overall density in the Northwest Area has always been a concern since the city must work to maintain Met Council's goal of at least 3 units/acre overall and to make sure there are enough units to pay for the sewer and water infrastructure. The overall density of the Argenta Hills PUD was approved at 2.3 units/acre.

REQUEST

The specific applications being requested are:

1. Comprehensive Plan Amendment to change the land use designation of Outlots C and D, Argenta Hills, from RC, Regional Commercial to HDR, High Density Residential.

EVALUATION OF THE REQUEST

COMPREHENSIVE PLAN AMENDMENT

As stated earlier, the current designation of the parcels in question are RC, Regional Commercial. On the original 2007 plan, this area was approved for a 132,500 square foot retail store and a junior anchor building planned for two uses, 30,000 square feet and 20,000 square feet. The proposed use of the property requires a change to the comprehensive plan land use designation from Regional Commercial to High Density Residential.

The following lists the definition of the proposed and existing land use designations and lists policies that appear to be most relevant to the project for each category in the 2040 comprehensive plan.

High Density Residential (HDR)

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

Future Development Area Policies:

- "Create planned neighborhoods with common facilities and amenities that establish a sense of identity and that helps promote long-term maintenance and value stability."
- Establish a collector road system that deters the use of local streets for non-local vehicular trips."
- "Encourage diverse housing styles consistent with the inherent characteristics of the site."
- "Encourage cluster development practices that preserve significant natural resources by concentrating building locations."
- "Provide commercial areas that are convenient to residential neighborhoods."
- "Encourage creative land planning to create neighborhood areas that have a unique personality reflecting the natural beauty of the area as well as the overall context of the community."
- *Amending the plan would allow the city to bring the density of the overall Northwest Area back to levels that were anticipated when planning began for the area. There have been a number of projects approved or amendments approved that have reduced the approved unit count below assumed densities.*
- *Approving an apartment project would be consistent with the goals of providing for different housing types and densities.*

From Housing Chapter:

Housing Policies:

- "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."
- "Continue to utilize City ordinances that allow planned developments that provide a mix of housing types."

- "Promote the development of multi-family housing in areas that are physically suited to higher densities."
- "Promote higher density housing in the mixed-use area of the City."

From a housing perspective, the Inver Grove Heights Housing Committee commented on the original request in 2017 and felt the project would restore some of the density lost to other approved projects, provides for a mix of housing type and density and will add to the City's tax base.

Regional Commercial (RC)

Regional commercial areas are lots or parcels containing large-scale retail sales and services along arterial roadways that serve the region. As the name implies, goods and services offered in such areas appeal to a wide range of consumers, many of whom are willing to travel a significant distance to patronize various business establishments. Regional Commercial districts are intended for large "big-box" users. These types of uses serve as anchors for other small to mid-sized commercial uses that benefit by the traffic generated by the anchors."

Regional Commercial Area Policies:

- "Provide regional commercial areas to supply goods and services that appeal to a broad base of customers."
- "Ensure a design pattern that facilitates pedestrian circulation between uses within the district and establishes a level of amenities that enhances the sustainability of the center."
- "Encourage public and private improvements that create attractive environments for regional commercial developments."
- "Require high quality building materials for structures in regional commercial areas."
- "Provide arterial and community collector roadways necessary to support regional commercial developments."
 - *Retaining the commercial designation would provide land and building potential to supply goods and services for the City.*
 - *The location is along major roads for ease of access to and from the site and the road system would be able to accommodate vehicle volumes associated with commercial retail uses.*
 - *The original approved PUD was a mixed-use type of project to accommodate retail and commercial in the same general area.*

Park Development

Concerns have been raised about the lack of city park land in the Northwest Area and lack of parkland around the Argenta Hills development. Attached is a map of current park and proposed park development and acquisition. There are five locations identified on the map.

1. Denotes NWA Park #1, the 8 acres of city owned park land that the city is currently developing. Proposed construction start date Sept 15.
2. Denotes privately owned land to which city is in negotiations to purchase in the near future.
3. Denotes city negotiated 4 acre park with private property owner. Park sale is scheduled to be finalized as part of a development plat to be considered by city for approval of this summer. Site referred to as AT Home Apartments proposed plat or by project name Falcon Development. Preliminary proposal includes single family, multi-family housing and commercial (retail) plat that would likely be developed in phases. Plans for first phase of development have just been submitted for city approval.
4. Denotes just less than 2 acre park identified in the preliminary plat recently approved by city council called Peltier Reserve. Peltier Reserve has 126 sf and up to 180 unit MF building. Final plat and plans have just been submitted for review and council approval.
5. Denotes proposed 2 acre park city is in discussion with proposed developer who intends to put forth preliminary plat for approximately 45 single family homes for city consideration this summer.

ALTERNATIVES

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

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

- Approval of the **Comprehensive Plan Amendment** to change the land use designation of Outlots C and D, Argenta Hills from RC, Regional Commercial to HDR, High Density Residential (12-35 units/acre) subject to the following conditions:
 1. The comprehensive plan land use change shall not become effective until approved by the Metropolitan Council and rezoning and development plans have been approved by the City Council.
 2. The Metropolitan Council shall not require any significant modifications to the comprehensive plan amendment.
 3. 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.

B. Denial. If the Planning Commission does not find the application to be acceptable, a recommendation of denial should be made. Specific findings supporting a basis for denial must be stated by the Commission if such a recommendation is made.

RECOMMENDATION

In 2018, the City Council conditionally approved a comprehensive plan amendment to High Density for the requested west 10 acres of Outlot D subject to approval of a PUD plan approval. No subsequent applicant for PUD approval was ever filed and therefore the comp plan amendment has not been put into effect.

The Planning Department still feels a residential project is a positive for the area. Our recommendation is based on the following:

- In many markets, commercial development remains slower due to many factors. Internet retail has changed the way retailers do business and fewer brick and mortar stores are being constructed.
- The addition of more residential in the area should create shopping demand to help fill the vacant store fronts.
- The project would add a different housing mix and density that is anticipated in the Northwest Area.
- In general, a multiple family development would have a higher building valuation and thus generate more taxes than a commercial building.
- The connection fee structure in the Northwest for multiple family is generally higher than commercial.

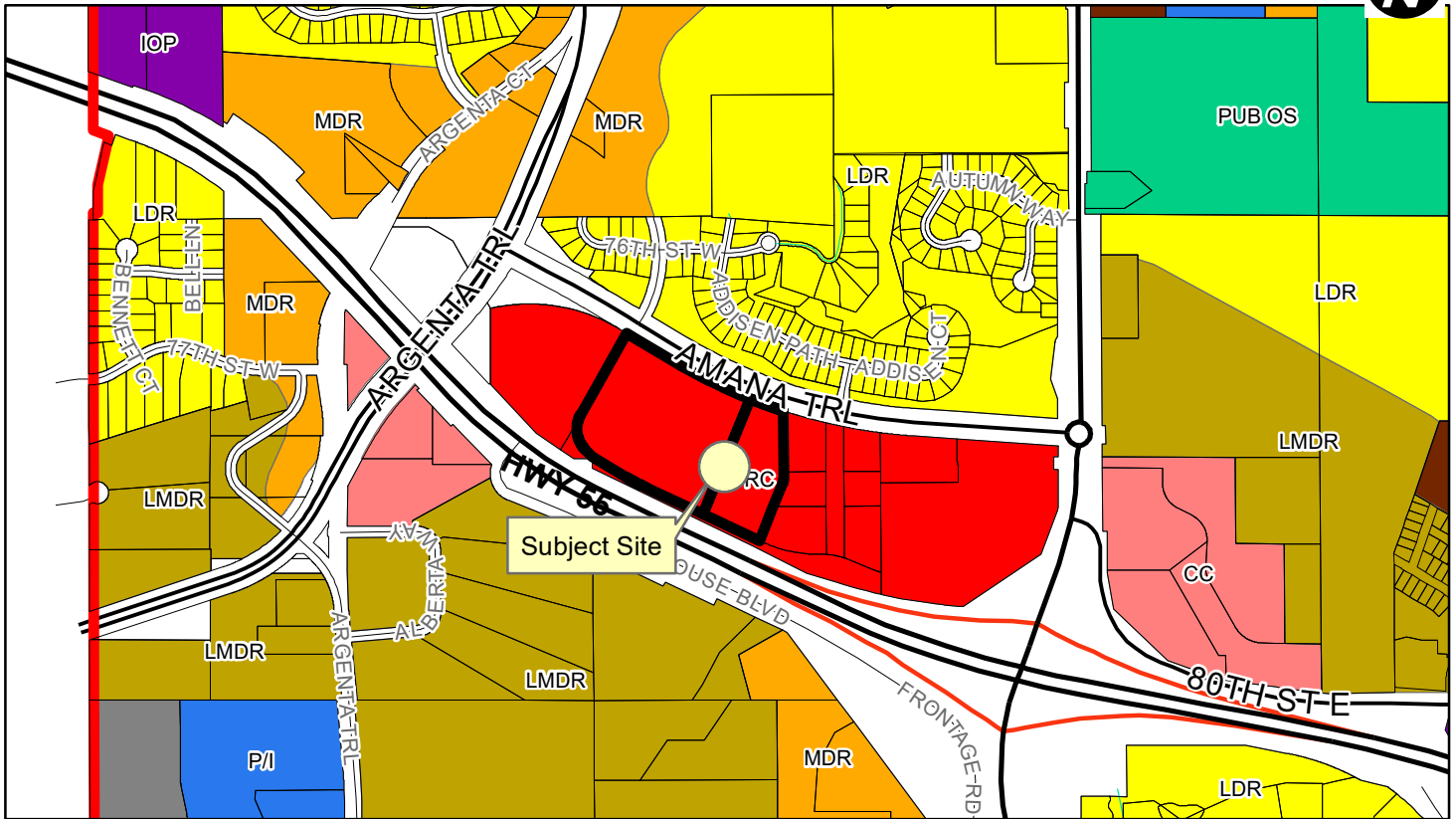
Based on this review, the Planning Division recommends approval of the comprehensive plan amendment.

ATTACHMENTS: Comp Plan Map
 Project Narrative
 Concept Plan
 Parks Map
 Resident E-mails

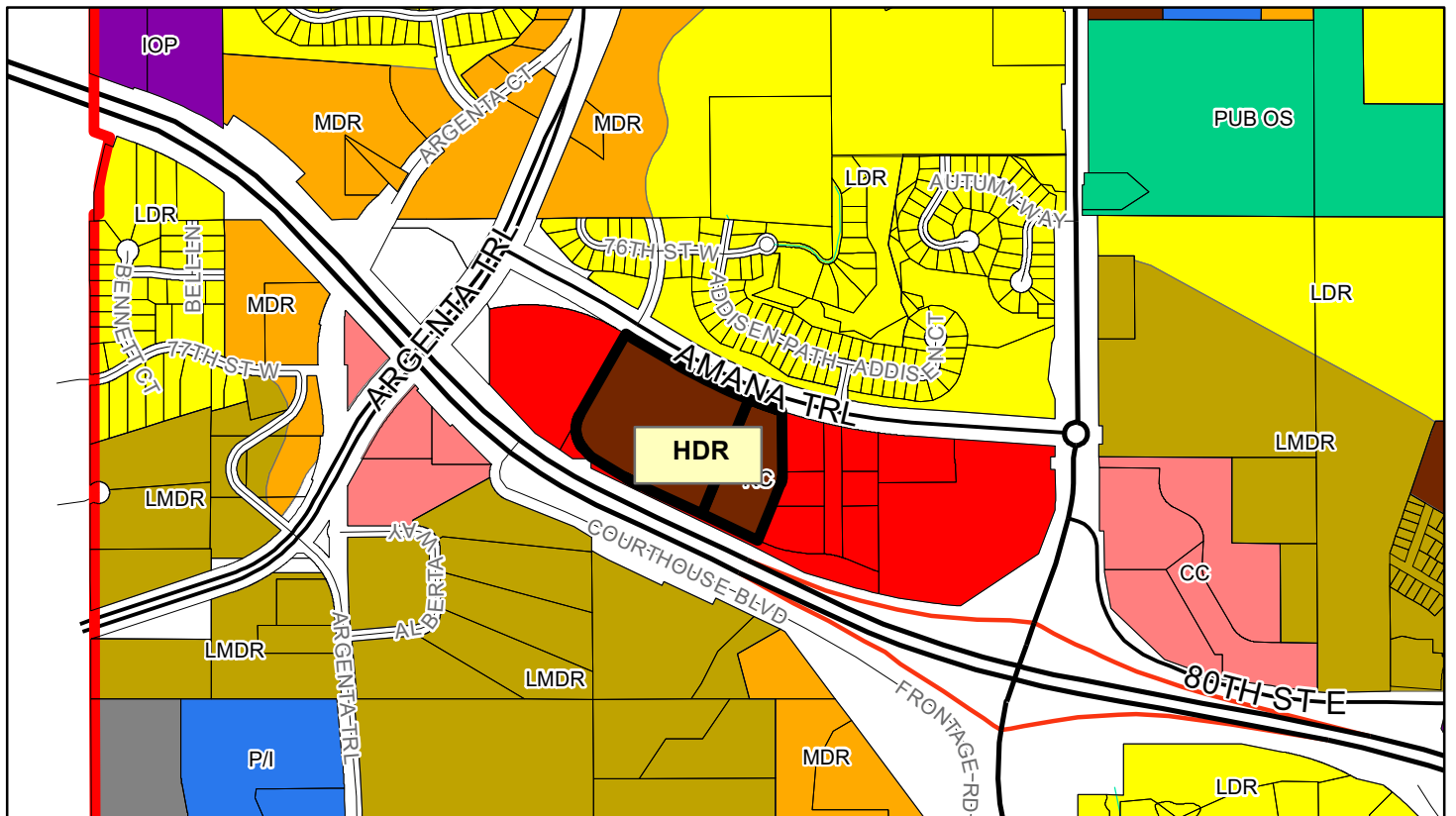


Comp Plan Map LMC Comp Plan Amendment

EXISTING COMP PLAN



PROPOSED COMP PLAN





COMPREHENSIVE PLAN AMENDMENT APPLICANT'S NARRATIVE

Date:
April 21, 2021

Reference:
Emblem at Argenta Hills
Lennar Multifamily Communities, LLC

Attention:
Allan Hunting City Planner



REQUEST

Lennar Multifamily Communities (LMC) is requesting an amendment to the City's 2040 Comprehensive Plan to change the future land use classification of a vacant, approximately 17-acre site located on the south side of Amana Trail from Regional Commercial (RC) to High Density Residential (HDR). The purpose of the amendment is to allow for development of the site with 312 apartment homes in 13 multiple family dwellings with a community clubhouse providing shared amenities to the residents.

PROJECT DESCRIPTION

Emblem at Argenta Hills is envisioned as a planned community of 312 apartment homes in 13, 3-story multiple family dwellings. A community clubhouse will provide shared amenities for the residents, including a large social lounge, outdoor veranda, fitness center, exterior pool, outdoor barbeques and a fire pit. Parking for residents and guests will be provided in a combination of enclosed garage structures and surface parking, with a total of 538 parking spaces distributed throughout the site.

The façade of the buildings will consist of a blend of brick veneer, fiber cement lap siding, and painted wood trim, with architectural gables. The average building height from average grade plane is projected to be 47'-2½". The interior finishes of the homes will include granite countertops, stainless steel appliances, and wood-like vinyl plank flooring. The buildings will be set back from the north property line by more than 100 feet. The area buffering the community from Amana Trail will be utilized as open green space, stormwater detention, and an access road for the community. LMC proposes utilizing existing curb cuts and is not proposing any new curb cuts.

COMPREHENSIVE PLAN POLICIES

The proposed High Density Residential (HDR) future land use classification is intended to accommodate multi-family housing at densities exceeding 12 units per net acre (12-35 residential units/net acre). Uses in this category will be principally limited to higher density apartment or condominium buildings for either general occupancy or for specific segments of the population such as senior housing. The HDR classification is appropriate for the proposed project, which would have a residential density of 18.35 units/acre.

A guiding principle of the City's 2040 Comprehensive Plan is to promote "Residential Variety." Residential neighborhoods should contain a variety of housing types and levels of affordability. Neighborhood areas should provide a mix of housing that give residents the opportunity to live in Inver Grove Heights as their needs change over time. The proposed HDR land use classification for the site is consistent with this principle because it will allow for the addition of a different type of housing – high-density, multiple-family, apartments – to the surrounding low, low-medium and medium-density housing areas in this part of the City. The target rental rates for the project range from \$1,300 to \$2,100 per month which is affordable to households earning 55% - 90% AMI (71% of households within a 5-mile radius of the project).

Although the proposed amendment would change the land use classification from commercial to residential, the change would nevertheless support the regional commercial area to the east of the site by building the customer base with substantial number of new customers living in close proximity. The increased customer base will support the leasing of existing vacant commercial spaces and the full build out of the Argenta Hills shopping area.

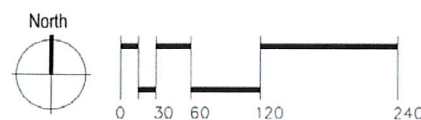
Unit Mix					
Unit	Description	NRSF	Total	Percent	Total NRSF
Studio Units					
S1	1 Bed / 1 Bath	646	0	0.00%	0
One Bedroom Units					
A1	1 Bed / 1 Bath	735	78	25.00%	57,564
A2	1 Bed / 1 Bath	1,774	78	25.00%	60,372
Two Bedroom Units					
B1	2 Bed / 2 Bath	1,099	78	25.00%	85,722
B2	2 Bed / 2 Bath	1,194	78	25.00%	92,132
Three Bedroom Units					
C1	3 Bed / 2 Bath	1,436	0	0.00%	0
C2	3 Bed / 2 Bath	0	0	0.00%	0
Totals					
			312	100.00%	218,720

Average Unit Areas

SITE DATA-

Total MF Site Bedroom Count	UNITS	Total Unit %
Studio	0	0.0%
1 BR	156	50.0%
2 BR	156	50.0%
3 BR	0	0.0%
Tot. Rental Units	312	100.0%
Site Area	17.2 Ac.	
Density	18.2 Du/Ac.	

PARKING (MF)	TOTAL
Garages	35
Surface	503
Parking Subtotal	538 (1.72:1 Ratio)



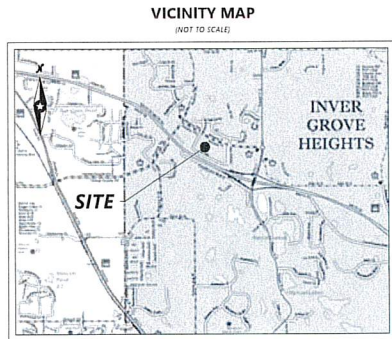
LMC
A Lennar Company

CONCEPT SITE PLAN EMBLEM AT INVER GROVE HEIGHTS

Inver Grove Heights, MN

Date: March 30, 2021





Outlots C and D, Argenta Hills, according to the recorded plat thereof, Dakota County, Minnesota

This survey was prepared using American Insurance Company Title Commitment Number 100041 21 03307 NM having an effective date of July 29, 2007 at 8:01 A.M.

2. The address of the surveyed property was Xxxxxxxx. (Table A Item 6)

3. Subject property appears to be classified as Zone X (see of minimal flooding) when scaled from Flood Insurance Rate Map Community Parcel Number 20937C0105 issued 10/20/07. (Table A Item 5)

4. Subject property contains 747,456 sq. ft. or 17.06 Acres. (Table A Item 4)

5. No Zoning information is provided by the client. (Table A Item 3)

6. Subject property contains 0 regular parking stalls, 0 handicapped stalls and 0 motorcycle stalls. (Table A Item 3)

7. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the location of these utilities shown shall be true and correct. If they are not, there may be serious consequences if the surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does not deny that the surveyor is accurate as possible from information available to him. He will not be financially liable for damages caused by the use of the utility locations shown. (See Call Notes for restrictions.) (Table A Item 17)

8. Adopted zoning information per Del Norte County GIS Website. (Table A Item 13)

9. Subject property shows nearest intersecting streets of Amparo Trail and Alvarado Avenue. (Table A Item 14)

10. As far as the data of the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions. (Table A Item 16)

11. As far as the data of the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs. (Table A Item 17)

12. As far as the data of the field work was completed for this survey, there was no observable evidence of delinquent infant mortals; the Surveyor is unaware of child labor or subject property. (Table A Item 18)

13. Based on the information contained within title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or encumbrances other than those herein. (Table B Item 15)

12. Bearings based on the Del Norte County coordinate system. (NAD 83 1986 Adjustment).

13. Benchmark: HENRY, Metal rod (with removable disk), Invaron BM-3 1.0 m high along Truck Highway I from the junction of Truck Highway I and Truck Highway II, 55 ft. from American Highway, at Truck Highway I, 51m east of 42nd St., 17.9 ft. north of Truck Highway I, 13.7 ft. north of Southgate Boulevard, 1.55 feet east of a corner post. Elevation=831.58 (NAVD 83)

[illegible]

To Lennar Multifamily Communities, LLC, IGH Investment, LLC and First American Title Insurance Company :

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5(b), 8, 9, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on March 23, 2021.

Date of Plot or Map: 03/31/21

Matthew J. Welinski, PLS
Minnesota license No. 53596
matt.welinski@westwoodpl.com



SHEET NUMBER

1 OF 1

0031116V-ALT01.dwg DATE 03/31/2021

ALTA/NSPS
Land Title Survey

Amana Trail Multi-Family
Inver Grove Heights, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

LMC
Chicago, IL

REVISIONS		
CHECKED	hmc	ADDED ACCESS LABEL 04/06/21
DRAWN	BIV	
FIELD CREW	JAR	

PREPARED FOR

REVISIONS	
ADDED ACCESS LABEL	04/06/21

LEGEND

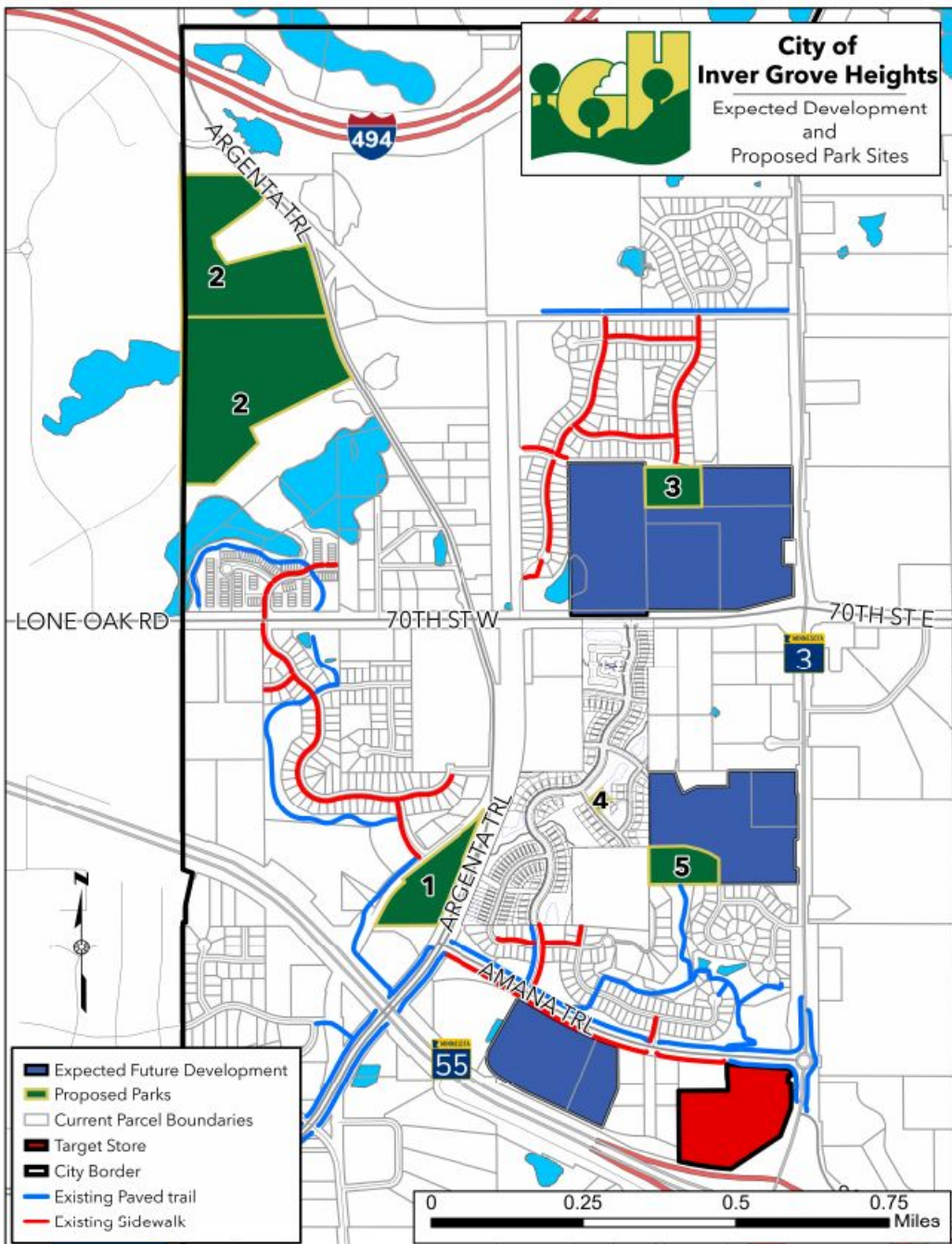
	SANITARY MANHOLE		TELEPHONE BOX		SANITARY SEWER
	STORM MANHOLE		IRRIGATION VALVE		STORM SEWER
	BEEHIVE CATCH BASIN		HAND HOLOGUON BOX		WATERMAIN
	CATCH BASIN		CABLE TV BOX		POWER OVERHEAD
	FLARED END SECTION		FIBER OPTIC MANHOLE		CURB & GUTTER
	CATCH BASIN MANHOLE		FIBER OPTIC PEDESTAL		CONCRETE SURFACE
	HYDRANT		SIGN		BITUMINOUS SURFACE
	GATE VALVE				

DMD167W-2911E001AARV5DMD1D0911E001F



City of Inver Grove Heights

Expected Development
and
Proposed Park Sites



From: [Gary Y](#)
To: [Allan Hunting](#)
Subject: Fwd: New Multifamily Project Proposal at Argenta Hills/Big help for main street retailers there
Date: Friday, May 28, 2021 8:20:53 AM

----- Forwarded message -----

From: **Gary Y** <garyye0531@gmail.com>
Date: Fri, May 28, 2021 at 08:00
Subject: New Multifamily Project Proposal at Argenta Hills/Big help for main street retailers there
To: <tbartholomew@invergroveheights.org>

Hello. Dear city council Members my name is Guang Ye. I am the owner of Iwa sushi which locat at 7781 amana trail inver grove heights. Which really closed the Multifamily project. I just want to say that Multifamily project is gona bring us some population in to the city. Also can help us grow up our business. I think that Multifamily project means a lot to us.

Thanks. You have a great day.

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

From: [Dan Dixon](#)
To: [Kim Fox](#)
Subject: Lenard Multi Family Communities - Case No. 21-34PA
Date: Monday, May 24, 2021 1:29:11 PM

Kim,

I have done a 180 on the lot across the street from my house. I wanted Commercial but now open to residential.

I just do not want to look at an ugly apartment complex for the rest of my life. By ugly I meant what the last apartment proposal was for the site.

If they can have underground parking that would be nice.

Again, I do not want an ugly building.

Sincerely,

Dan Dixon
7648 Addisen Path
IGH

952-261-8763

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From: [Steven Karye](#)
To: [Kim Fox](#)
Cc: [Tom Bartholomew](#)
Subject: Argenta Outlots Planning Commission
Date: Tuesday, June 08, 2021 9:02:38 AM

Dear Council Member Kim Fox:

I am a resident at 7671 Addisen Path here in Inver Grove Heights. I understand that Lennar desires the lot next to Target to be rezoned from commercial/retail to a residential status in order to build multiple apartment buildings on this land.

I am completely against this rezoning for the following reasons:

<!--[if !supportLists]-->1. <!--[endif]-->If anything is needed on this 17-acre lot, it is a community park. This would be an ideal, centrally located area for all the community to enjoy. We currently do not have any parks for the children to play at, participate in sports (baseball or soccer fields for example), or for adults to enjoy. Given the number of new homes and new apartments already approved within the vicinity, this is desperately needed.

<!--[if !supportLists]-->2. <!--[endif]-->If a park does not seem feasible, then this certainly should be kept to a commercial / retail status so that we do not have to spend our money in Eagan or West St. Paul. A grocery store would be a great addition in my opinion. Target has a limited amount of food staples. This would also add to Inver Grove Heights tax coffers.

<!--[if !supportLists]-->3. <!--[endif]-->If a multiunit apartment complex is built, this would increase traffic to unbearable amounts on Amana Trail. As it stands today, I have had to wait long periods during peak hours just to turn out of our subdivision at the intersection of Amana Trail and Addisen Path. Adding 312 units with approximately 1000+ people will make this a less desirable place to live.

For these reasons listed above, I am against the rezoning and apartment complex. Thank you for taking my comments into consideration.

Sincerely,

Steven Karye

Karyecv60@yahoo.com

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

From: [peter klucas](#)
To: [Kim Fox](#)
Subject: Argenta Hills - Lenar
Date: Friday, May 28, 2021 7:47:49 AM

Hi Kim,

I am completely lost on the continued lack of creativity for the planning of Inver Grove Heights.

We are always going to be second place to Eagan if you continue to build empty warehouse space, retirement communities, storage buildings and apartment buildings. You are suggesting to take an area with nicer homes that pay the highest taxes in the city and block them with lower quality constructed apartments. The city needs parks, rec space, baseball fields, pools, more shopping, restaurants, etc. Use your talents to be more creative for the long term success of IVH and not the immediate urge to fill all empty land with a building.

Thanks,

Peter Klucas

Sent from my iPhone

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

From: [Stephen McCourtney](#)
To: [Brenda Dietrich](#); [Allan Hunting](#); [Rosemary Piekarski-Krech](#); [John Murphy](#); [Sue Gliva](#); [Rebecca Kiernan](#); [Kim Fox](#); [annette.maggi@yahoo.com](#); [Heather Rand](#)
Subject: Proposed LMC/Lennar Multifamily Development
Date: Wednesday, June 02, 2021 12:41:36 PM
Attachments: [PastedGraphic-2.png](#)

Dear Inver Grove Heights City Council/Planning Commission, et al,

I am writing this email in support of the LCM/Lennar multifamily proposal currently under review. I feel strongly that the proposed multifamily development would be a benefit not only to our practice revenue and location sustainability but to our employees as well. McKeever Dermatology has been located at 7781 Amana Trail for seven years with most of them being the only tenant on the block.

The additional multifamily homes would benefit our practice. While we are a specialty clinic receiving much of our business through referrals there is a portion of our revenue generated by name recognition, word of mouth, and signage at our clinics. This development could help provide the needed traffic to allow for required future revenue growth in this area as well as enhancing our branding.

This development will benefit our employees. With the additional development we would anticipate more tenants in our area which would greatly enhance the experience of our employees. Currently the dining options are severely limited and there is little opportunity for our employees to run any errands as there is no shopping nearby besides Target. In addition, there is really no access to trails, etc that our employees can take advantage of during their breaks.

McKeever Dermatology Clinics fully supports this proposal and I hope you take this into consideration during your deliberations.

Regards,

Stephen G McCourtney
Stephen G McCourtney
Business Director



McKeever Dermatology Clinics
Eden Prairie Clinic: 952-946-0035
Inver Grove Heights Clinic: 651-501-4920
Direct: 612-418-0370

<http://mckeevvetderm.com> 

From: [Samantha Fitzgerald](#)
To: [Kim Fox](#); [Tom Bartholomew](#); [Brenda Dietrich](#); [Sue Gliva](#); [John Murphy](#); rpiekarskikech@ighmn.gov
Subject: Opposition to Lennar Agenda Item (6/15/21)
Date: Thursday, June 10, 2021 8:41:09 AM

Ms. Fox, please forward to Planning Commission members.

Hello,

I am writing to express my strong opposition to the agenda item of Lennar Multi Family Communities request to change to high density zoning. Lennar has been in touch with the community and we do appreciate that. However, the neighborhood virtual meeting on 6/7/21 left more questions for the 20+ residents who were on that call and no one was in support of this project.

You are aware that we had similar conversations back in late 2017 and I can assure you **that our community is even more strongly opposed to this change now, 3 years later.** In fact, with all of the developments either approved by your Commission/City or pending, it would be absolutely ridiculous to push forward another high density residential project in this area.

LAND USE OBJECTIONS

First off, none of the residents built or purchased these homes with the thought that this lot would be high density apartments, it was going to be commercial/retail. The bait and switch aspect of this is incredibly frustrating, **high density land use is a much different reality versus retail** and many of us would not have built/purchased if this was the case. I understand things change, but the Comp plan called for HDR in many places, but not here. HDR is not an appropriate land use for this 17 acre lot.

By our count, there are over 2,200 new rental or to-purchase projects in the works since we met in 2018 within 3 square miles. These range from 1 bedroom apartments to large, 5+ bedroom houses. These will bring in **thousands upon thousands** of new residents into the area.

In fact, if the City feels they need to continue building out residential, there are a lot of

areas called out in the Comprehensive plan and already zoned for high density land use. Those are where these type of projects should be:

- “Robert Street and 70th Street West: The Comprehensive Plan designates the area at the intersection of South Robert Trail and 70th Street West as mixed use. The vision for this area is to establish a neighborhood hub that integrates higher density residential uses with neighborhood commercial services.”

(I believe the large, 40 acre Watermark project which is currently being constructed fits this description)

- “Concord Blvd Higher density residential uses should be supported not only as a means to redevelopment but as a means of intensifying the corridor to support commercial uses, provide a labor force and take advantage of public improvements such as Heritage Park.”
- “494 Interchange area could support high density”

The plan states that higher density housing opportunities around “transit stops provide opportunities for more sustainable life styles that are less dependent on the automobile.” There are NO transit stops anywhere near this proposed project. This will not attract the residents that the developer is promising us and the City.

KEEPING THIS AREA FOR RETAIL

Where does nearly all of the sales tax revenue from NW quadrant residents go? I can guarantee you Eagan or West St. Paul. In fact previously that was a concern called out by this Commission “... concerned about giving up this regional commercial area, as in his opinion this was the best location in the City for that.” This small remaining zoned retail area needs to be kept that way for future revenue and residents/community and it is exactly why the City Council voted against this zoning change in 2018. Here are some notes from that meeting:

1. Councilmember Bartholomew stated the one thing that troubles him is that we are asked to consider a change. The change is needed because of presentation by the equity owner. In order for us to consider the change, we need to consider the dynamics that have changed in the area. The changes have been the improvement to Argenta, the improvement coming to 70th Street, and the things that are happening on the Eagan side. With those dynamics he doesn’t see the great rush to change this. He believes it should sit still for a while and give time for the improvements to come to fruition and see if in fact we get some velocity and interest in this property. He stated the Council heard earlier today during their Comp plan update, and were cautioned to preserve our retail space as much as we can. Bartholomew stated he chose to deny because he wishes to preserve our B4 base in this area and see the new dynamics of the area play out and make sure that we preserve all of the opportunity for that retail area. Councilmember Bartholomew responded the new alignment of Argenta Trail, the increase in traffic with the upgrade to 70th Street, the commercial development related to the Vikings to the west in Eagan, and the connection of

494 to Argenta.

2. Councilmember Piekarski Krech stated they told the people in that area that it would be retail. She feels we shouldn't give away our retail right now until we know what is going to happen with developments in the communities around us. She stated they do have areas in the northwest area zoned for multi-family or apartments. stated she didn't feel the comprehensive plan change is appropriate at this time. She felt we needed to give more time for the opportunity for some of the development to take place in the area. She stated we need to find out what is going to happen with the Vikings development and how that affects Inver Grove. She feels that an apartment building at this corner does not fit with Inver Grove. She also agreed with what everyone else on the Council said as well. Attorney Kuntz wanted to verify that the reason for denial is that it is not appropriate at this time and you believe more opportunity should be given for development for retail development to occur. He questioned when you stated it was "not a good fit", do you feel it isn't a good fit for this location? Councilmember Piekarski Krech responded when she said that it wasn't a good fit was because she believes people will just drive to Eagan down on Yankee Doodle instead of going to any Inver Grove Heights places. She also added that she does eat at the Sushi restaurant over there and Dr. McKeever has been here vet for over 30 years.

If anything these arguments discussed in 2018 are even more evident today. With all the new residential going in within 3 square miles, this land use should be preserved for retail/commercial or mixed use.

LACK OF COMMUNITY FIT

These relatively new "Emblem" projects by LMC are not a good fit for this community. These garden style, "plop and place" communities may work in the South where they currently have only 2-3 of these projects, but they do not fit this area of Inver Grove and frankly, the lack of attached parking, the upper Midwest. They only started doing these type of communities a year ago and frankly, I don't want our City to be a test subject that ends up not succeeding. These are not class A, market rate apartments, they are geared to maximize profits with no concern for the surrounding neighborhoods.

I could continue this letter for another several pages, however, I will end with...

I strongly ask you to vote against the zone change, or at the very least, table this discussion until

- 1) Lennar finishes their traffic study taking in account all of the upcoming residential projects in the area
- 2) Lennar answers many outstanding questions from the residents from the 6/7/21 meeting, including coming back with a new plan that actually fits the community at large and providing site plans for other Emblem projects.
- 3) The City conducts another density study based on all the newly approved projects in the area.

Yet again, we can do better for this lot of land, this neighborhood and for the City of Inver Grove Heights. Thank you for your consideration.

Samantha

7668 Addisen Path

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From: [Meghan Untiedt](#)
To: [Kim Fox](#)
Cc: [Tom Bartholomew](#); [Brenda Dietrich](#); [Sue Gliva](#); jmruphy@ighmn.gov; rpiekarskikech@ighmn.gov
Subject: Argenta Outlots - Planning Commission
Date: Wednesday, June 09, 2021 4:01:30 PM

Hello,

I am writing to voice my opposition to the re-zoning of the Argenta outlots. I attended the neighborhood meeting with the developer on Monday, June 7th to learn more of Lennar's plans regarding this project and I DO NOT support a decision that would lead to the rezoning of these lots as high density residential.

My husband and I purchased our home knowing that this lot was zoned commercial, as did many, many other families in our neighborhood. The significant increase in residential properties and development paired with the lack of green space and community space in the Northwest quadrant of Inver Grove is very concerning. The proposed addition of high density apartments to this area has intensified our concerns. Our population has grown substantially in the last several years with hundreds of new rental apartments, townhomes, and single family home ownership opportunities becoming available since 2018. This indicates that high density residential properties are not a reflection of what this area needs. With limited green space, few walking trails, 45 mph roads, and crosswalks that are overlooked by so many drivers, 13 new apartment buildings are not well suited for this lot.

Thank you for your time and for your consideration in not re-zoning the Amana Trail lot.

Meghan Untiedt
heidmaml@gmail.com

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From: [Yogeeta Gajway](#)
To: [Kim Fox](#)
Cc: [Tom Bartholomew](#); [Brenda Dietrich](#); [Sue Gliva](#); [John Murphy](#); rpiekarskitech@ighmn.gov
Subject: Opposition to rezone
Date: Tuesday, June 08, 2021 10:49:50 AM

Hello Kim Fox,

I am sending this email regarding to Argenta Outlots, Planning Commission. I and my family are totally in opposition to rezoning of the Amana Trail Lot to high density apartments.

We have been hoping of getting a children's park to be constructed in that lot, instead 13 buildings and a clubhouse are planned which is totally crushing our one and only hope of having a park there.

We have been using this as walking trail, running track, bike riding path for our children. Basically this lot has become a very important part of our lives as we don't have any other green space or walking trails in our neighborhood. This lot has played an important role in keeping us healthy physically and mentally too.

If this plan is implemented we will lose our privacy, it will feel so crowded and will be a very high traffic area which is not safe at all for our kids to cross the roads and ride bikes freely, the air pollution will increase, also we will not feel the neighborhood as a quiet, peaceful and safe place to live anymore.

Please consider re-thinking on this project. It will meant a lot to us.

Thanks and Regards,
Yogeeta.

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From: [Hill, Darcie](#)
To: [Kim Fox](#); [Tom Bartholomew](#); [Brenda Dietrich](#); [Sue Gliva](#); [John Murphy](#); [Rosemary Piekarski-Krech](#)
Cc: [Joe Hill](#)
Subject: FW: Argenta Neighborhood
Date: Friday, June 11, 2021 9:31:16 AM
Attachments: [image003.png](#)
[image004.png](#)

All,

My husband and I, along with many others in our neighborhood and throughout Inver Grove Heights, do not support the rezone of the Argenta Outlots. When we purchased our home we bought it knowing that that vacant lot across the road would eventually be commercial or retail stores. We did not buy our house with any thoughts of high density residential property being constructed, had that been in the plans we would have looked else ware. Now that even more housing is going up in the area I would think this would be a great opportunity for IGH to bring in businesses to help with the IGH economy. Again, please do not rezone the Argenta Outlets.

Separate argument below on parks, although this is not necessarily in relation to the commercial space. I do however question when IGH doesn't even have enough recreation space to support its current residence, why we keep looking at adding more residential space, especially high density residential. What is going to drive people to want to live in these apartments? Sure they will be shinny and new at first but there are many other shinny and new buildings with actual retail stores and restaurants in walking distance, what will keep them here? I know I'm sure second guessing why we are staying here. People have been begging for IGH to be more than just a 'bedroom community' for years, but no one seems to listen.

Thank you,

Darcie R Hill | Accounting Manager | Regis Corporation

3701 Wayzata Blvd. | Suite 500 | Minneapolis, MN 55439 | Office: (952) 947-7322 | Cell: (612) 616-9792



From: Hill, Darcie
Sent: Sunday, April 25, 2021 8:06 AM
To: joyanagi@ighmn.gov; hland@ighmn.gov
Subject: Argenta Neighborhood

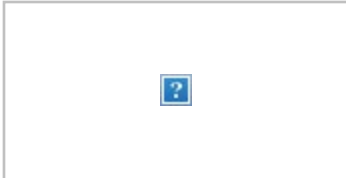
Good morning, I am looking at the plans for the NWA Parks and Future Development. These parks have been promised to us since we moved into the neighborhood almost 6 years ago but all it seems to be is empty promises. We came from a norther suburb where we had two large parks within walking distance, our kids have wonderful memories of the parks and would beg to go to the parks every day. They made friends at the parks, we met neighbors we would not have otherwise met, we

loved the parks. Sadly, our children are outgrowing the park years and I would hate to see this happen to other families. I see a couple of parks in the plan on the North East corner of Argental and Hwy 55. When will these parks be developed? What needs to be done to get started on these parks? How can we help to make sure these parks don't yet again get swallowed up by developers. Please hear our cries, WE WANT PARKS!!!

Thank you,

Darcie R Hill | Accounting Manager | Regis Corporation

3701 Wayzata Blvd. | Suite 500 | Minneapolis, MN 55439 | Office: (952) 947-7322 | Cell: (612) 616-9792



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Robert G. Wise Charles R. Hexum
Vice President Senior Associate

CBRE, Inc.

1900 LaSalle Plaza
800 LaSalle Avenue
Minneapolis, MN 55402

Rob.Wise@cbre.com
Charlie.Hexum@cbre.com
www.cbre.com

To whom it may concern:

CBRE represents McGough for the retail sales and leasing at Argenta Hills Shopping Center. Recently, just prior to the Covid-19 pandemic impact, we leased space to the U.S. Armed Services and sold a building to Oye Spa. There are still several vacant retail suites along Main Street, two retail pad sites for Main Street development, and 17 acres of junior box retail available (plus the outlot development opportunities available on the Target parcel – we do not represent Target for those opportunities).

Through our work on this project and overall portfolio, which consists of 3.5 million +/- square feet of retail throughout the Twin Cities and outstate Minnesota, we connect and transact daily with retailers, dining operators, and service providers – local, regional, and national, corporate and franchise operators, new to the market and established concepts. Though prospects make individual decisions to drive their ultimate location selection, we receive various forms of one consistent objection from initial prospects at Argenta Hills (who ultimately choose to locate elsewhere):

“There is not enough residential density in the area to support our business.”

We fully support the proposed land use change from retail to multi-family housing for the 17 acres at Argenta Hills. This is an attractive alternative for two reasons:

- There is no current or foreseeable-future demand for junior box retail in this location. The retail landscape has changed drastically since Argenta Hills was originally developed. In 2007, Amazon had annual revenues of \$15B versus nearly \$400B in 2020!
- Adding 300 new households to the neighborhood will drive more business to Target and the existing Main Street retailers. It will also lead to more interest from prospective dining operators, retailers and service providers that would bring exciting new concepts to the available outlots and Main Street retail.

We have experienced the retail & dining success that follows the introduction of new housing at other sites around the metro. We believe that formula would play out at Argenta Hills as well!

We encourage the City of Inver Grove Heights to take the steps necessary to facilitate this transformation at Argenta Hills and believe it will be an enhancement for the community.

Sincerely,



Robert G. Wise
Vice President
Direct: 612-336-4274
Email: Rob.wise@cbre.com



Charles R. Hexum
Senior Associate
Direct: 612-336-4275
Email: Charlie.hexum@cbre.com

From: [Heather Rand](#)
To: [Kim Fox](#); [Allan Hunting](#)
Subject: FW: Lennar Project Support
Date: Tuesday, May 25, 2021 11:30:19 AM
Attachments: [image001.jpg](#)

From: Emily Kelly <ekelly@idealcu.com>
Sent: Tuesday, May 25, 2021 8:09 AM
To: Heather Rand <hrand@ighmn.gov>
Cc: 'andy.mcintosh@mcgough.com' <andy.mcintosh@mcgough.com>; Scott Sonnek <SSonnek@idealcu.com>
Subject: Lennar Project Support

To whom it may concern:

Ideal Credit Union is a business and property owner in the Argenta Hills Shopping Center. The business was part of the original development and has served the Inver Grove Heights community for over a decade.

We support the proposed application to change the land use for the vacant outlots in Argenta Hills from retail to multifamily. We have witnessed for many years the attempts by McGough and their listing teams to attract additional retail uses to those sites to no avail. Ideal believes that the proposed Lennar community would add more households to the neighborhood – and hopefully more customers for Ideal and the other businesses in Argenta Hills! This would be a good addition to the community.

We ask the City of Inver Grove Heights to support this proposed project.

Please feel free to contact me with any questions.

Sincerely,

Emily Kelly

Senior Vice President of Human Resources and Administration
Ideal Credit Union

ekelly@idealcu.com

www.idealcu.com

8499 Tamarack Road
Woodbury, MN 55125

Direct (651) 747-8916 | Fax (651) 747-1716

[Ideal email footer - star tribune workplaces \(003\)](#)



No Equity Home Improvement Loan

Ideal Credit Union's No Equity Home Improvement Loan is perfect for homeowners who need quick funds for renovations or new appliances but don't have equity in their

home to work with.

- Larger projects: new driveway, kitchen, bathroom, deck, or gazebo
- New appliances: furnace, air conditioner, washer/dryer, refrigerator, etc.
- New carpeting or flooring
- Materials such as paint, wood, drywall and more

Visit www.idealcu.com/loans-and-credit/home-improvement-loan to learn more.



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Heather Rand | Community Development Director

Tel: 651-450-2546

City of Inver Grove Heights | 8150 Barbara Avenue | Inver Grove Heights | Minnesota | 55077

hrand@ighmn.gov | www.ighmn.gov

From: [Srihari Raju](#)
To: [Kim Fox](#)
Cc: [Tom Bartholomew](#); [Brenda Dietrich](#); [Sue Gliva](#); [John Murphy](#); [Rosemary Piekarski-Krech](#)
Subject: Rezone for Lennar apartments
Date: Friday, June 11, 2021 6:24:37 AM

Hi,

I live in the Argenta neighborhood with my wife and 2 children. I am against this rezone for multifamily apartments. Currently there are no retail spaces designated for the NW quadrant. Also, there are no current developed parks or community spaces within several square miles of our neighborhood. I have 2 young children less than the age of 5, and have no park to walk to. This was a very important thing when we bought in the area that one would be developed. When we built/purchased these houses we bought them with the assumption of commercial/retail NOT high density residential.

There are thousands of residential units going up within walking distance of this lot, what IGH needs is more community/park/retail, not residential. There are already 13 high density market rate apartments do NOT fit the neighborhood. The roads are not made to maintain 310+ apartments. Also, in the current proposal there are no community spaces in this apartment complex, no open space, no walking trails. Renters will be forced to utilize our neighborhoods limited walking paths/open spaces. We had this same argument as a neighborhood in 2018, current City Council members opposed for the same reasons we are opposing now. Also there have been over 2,200 rental and new mix of single family, apartments, townhomes, rental and owning opportunities since 2018.

I am very opposed to this rezone to build these apartments. The priority needs to be development with community space, retail, and most importantly a walkable park for this neighborhood.

Thank you,
Srihari Raju

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Kim Fox

From: Katie pluff <katie.pluff@hotmail.com>
Sent: Friday, June 11, 2021 11:29 AM
To: Kim Fox; tbartholomew@invergroveheights.com; Brenda Dietrich; Sue Gliva; John Murphy; rpierkarskichek@ighmn.gov
Subject: Opposition to Lennar High Density Proposal Argenta Hills

Hi Kim,

Could you also share with planning commission prior to the Tuesday meeting?

Thank you!

Hello,

My name is Katie Pluff and I live at 7670 Addisen Path. My house is directly across the street from the proposed re-zone in Argenta Hills and I am strongly against it.

This potential reclassification to high density is not compatible with the surrounding neighborhood. Thousands of new single family, apartments, townhomes, rentals and senior living are either being built or will be built within 3 miles of our neighborhood since we last disputed the rezoning of these lots from retail to high density residential in 2018. This includes 1,000 apartments in Vikings Lakes which will feature a club house, spa, pools, bowling alley and golf simulator in the complex. These are a direct competitor to the proposed development and will drive down the value of the apartments and in turn the surrounding properties. Many of us feel strongly that this area is best suited for retail and/or community space as nearly all the land in the NW quadrant is being developed, or is being proposed, residential. There is even more reason to hold this area for community/retail with the influx of thousands of more residents.

As you know, parks are still an issue in this area and yes, we have been told multiple times that the city won't use this land for a park because it won't make money off of it (I know you know this but there is still no land for a park for us). I hope we can get creative and look at some of the mixed use spaces in surrounding suburbs and find something similar that works for IGH.

For example:

- The [Village in Mendota Heights](#). "Classic architectural design artfully integrated into a park-like landscape featuring fountains, natural rock, indigenous plantings and trails. The Village is a place where people who live and work nearby meet friends to shop, have coffee, workout, enjoy dinner with a glass of wine or an outdoor concert at Market Square."
- A version of [Centennial Lakes Park in Edina](#) "Ten acres offer lots of space for a variety of activities, and at Centennial Lakes we make the most of it!"
- Possibly [The Shoppes at Arbor Lake in Maple Grove](#) "Stroll, shop, dine and relax along paths of rich landscaping and seasonal blooms. Our collection of national stores and one-of-a-kind boutiques, fine restaurants and casual eateries has everything extraordinary for you, your home and all your favorite people"

I have recently heard the developer refer to the retail area as main street. I wish it was a main street, but a few store fronts facing the wrong way don't make a main street. A place for the community to gather, shop, play, and eat together does. We have nothing to draw people to that area to shop and spend their money in IGH which drives a lot of residents to Eagan and West St. Paul. Why is a unique attractive retail and community space not being discussed as option to drive spending and city pride for IGH?

I'm on a local IGH Facebook page and somebody asked for a recommendation on beach in IGH to bring their kids to. A number of beaches were recommended around the Twin Cities as were other fun places to take your kids such as [Harmon Park in West St. Paul](#), [Madison's Place](#) in Woodbury and the [Lorraine Park splash pool in South St. Paul](#), nothing in IGH. In that same post someone starting discussing the new rental luxury Townhomes off of 70th and they stated that all of their business will go to Eagan, implying we have nowhere on this end of IGH for them to shop nearby.

Either way, this proposed apartment complex is not a fit. It's a total of 21 building, no heated parking or ramps, no green space, no walking trails, and way too many people to move into this area. A rezone would be the epitome of a money grab in the form of a short term decision that will have a negative impact on the long term vision for this section of IGH. I'm asking you to please vote "no" against the re-zone and change to the comprehensive plan. I'm hoping we can find a solution that works for the McGough and is in the best interest of the residents of this community and greater Inver Grove Heights.

Thank you,

Katie Pluff

Sent from my iPhone

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