

**INVER GROVE HEIGHTS  
PLANNING COMMISSION AGENDA  
TUESDAY, JULY 20, 2021 - 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue**

**1. CALL TO ORDER**

**2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR JUNE 15, 2021**

**3. APPLICANT REQUESTS AND PUBLIC HEARINGS**

**3.01 JOSHUA AND ELIZABETH SCHMIDT - CASE NO. 21-31Z**

Consider a rezoning of the property from R-1C, single-family residential to R-2, two-family residential for the property located at 4046 66<sup>th</sup> Street.

Planning Commission Action \_\_\_\_\_

**3.02 TRAVIS CALLSTROM - CASE NO. 21-43ZS**

Consider the following requests for the property located at 8308 Alverno Avenue:

- a) A rezoning of the property from A, Agricultural to Agricultural/PUD, Planned Unit Development.

Planning Commission Action \_\_\_\_\_

- b) A preliminary plat for a two lot, one outlot subdivision to be known as Carriage Heights.

Planning Commission Action \_\_\_\_\_

**4. OTHER BUSINESS**

**Small Area Plans:**    Argenta Small Area Plan  
                                 South of Highway 55 Small Area Plan

Presentation of both plans by Bryan Harjes from HKGi

**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](mailto:kfox@ighmn.gov).

## **PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS**

Tuesday, June 15, 2021 - 7:00 p.m.  
City Council Chambers - 8150 Barbara Avenue

### **CALL TO ORDER**

Chair Niemioja called the Planning Commission Meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

Commissioners Present: Elizabeth Niemioja  
Robert Heidenreich  
Dennis Wippermann  
Pat Simon  
Scott Clancy  
Joan Robertson  
Jonathan Weber  
Anthony Scales  
Kate Challeen

Others Present: Allan Hunting, City Planner  
Heather Botten, Associate Planner  
Kim Fox, Community Development Specialist  
Heather Rand, Interim City Administrator/Community Dev. Director

### **APPROVAL OF MINUTES**

The Planning Commission meeting minutes for May 18 and June 1, 2021 are not yet available. They will be distributed at the next meeting.

### **APPLICANT REQUESTS AND PUBLIC HEARINGS:**

#### **KEEHUN NAM - CASE NO. 21-38V**

##### **Reading of Public Notice**

Commissioner Simon read the public hearing notice to consider the request for a variance from the shoreland setback for a deck addition for the property located at 4709 Babcock Trail. Notices were mailed to three property owners.

##### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. The proposed deck encroachment does not appear to have an impact to the shoreland. A deck is not considered impervious surface, putting patio or shard surface underneath would be considered impervious surface. Staff does not believe the deck improvement would alter the character of the neighborhood. Looking at other homes around the lake, several have encroachments closer to the body of water within shoreland setbacks than what this 5-foot encroachment would be. Based on information in the report and the two conditions listed, Staff recommends approval of the setback variance. Staff has not heard from any of the surrounding property owners.

##### **Opening of Public Hearing**

Keehun Nam, 4709 Babcock Trail, stated he has read and understands the report.

Commissioner Simon inquired about a riparian lot.

Ms. Botten responded it means directly abutting water.

Chair Niemioja closed the public hearing.

### **Planning Commission Recommendation**

Motion by Commissioner Weber, second by Commissioner Scales, to approve the request for a variance to allow a deck to encroach within the 75' shoreland setback, for the property located at 4709 Babcock Trail, with the two conditions and rationale listed in the report.

Motion carried (8/1 - Simon). This item goes to City Council on June 28, 2021.

### **CHRIS ENSTROM - CASE NO. 21-35V**

#### **Reading of Public Notice**

Commissioner Simon read the public hearing notice to consider the request for a variance to allow a porch addition to encroach into the rear yard setback for the property located at 6506 Arctic Court. Notices were mailed to six property owners.

#### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. As Staff reviewed the report, they noted this lot is one of the shallowest lots along Arctic Court and in the subdivision. Due to its configuration around the cul de sac, it's about 20 feet narrower than most of the other lots in the subdivision and has less of a rear yard to work from. That is a unique physical constraint and a practical difficulty. He noted:

- This doesn't prevent someone from doing an addition that falls within the setbacks. The deck only has an eight-foot required setback. That isn't the issue, it is only the part of the porch.
- This is one of the first few in Argenta Hills.
- These are the smaller lots. There is concern of a precedent of approving variances on smaller lots in this part of the city. There are going to be some constraints on future additions on those lots.

Staff brings the possibility of the practical difficulty for the narrower/shallowness of the lot as a possible approval for the Planning Commission to consider.

Commissioner Robertson understood the rationale of the applicant. She said the Planning Commission has continually had conversations about the possibility of individuals knowing the size of their lot when they bought it. Then there is the possibility of requesting variances and the precedence that potentially creates. Given that this lot is unique in its narrowness, it might be reasonable to consider a variance even though when these were built, they were cognizant of the fact they would carefully consider any requests for variances due to the precedence they would set. She asked the City Planner if he could see this request being open for a variance or if they are setting a precedence.

Mr. Hunting responded the bigger concern with narrower lots was that people would try to add on to the sides as opposed to the rear yards. In most cases rear yards have enough room for additions. This one is unique in the way it was created at the end of a cul de sac, it was narrower. The lot behind it is open rear yard. It's not directly impacting the lot owner it abuts.

He stated this one likely has enough unique characteristics to it.

Chair Niemioja clarified that there was still space on this piece of property within the confines that would not require a variance.

Mr. Hunting responded in the affirmative. There is still a backyard behind this. The rear yard setback doesn't abut the back of the house.

Commissioner Heidenreich stated the porch is going to be considered impervious and the Applicant has a large driveway and a structure. He questioned if they were exceeding the amount allowed.

Mr. Hunting responded he was unsure. The Engineering Department has a process to allow that to occur and would have to address it with some other stormwater management on the lot.

Commissioner Robertson asked the Applicant if they considered altering the size of the deck and porch.

Commissioner Weber referenced the diagram provided by the Applicant and asked for the difference between the offset versus the lot setbacks that were generated when the PUD was set up. He asked if they approved any other different setbacks for the development when originally approving this development.

Mr. Hunting responded the dash lines on the diagram are easement lines for perimeter drainage and utility easements. There is a deeper rear yard utility easement.

### **Opening of Public Hearing**

Chris Enstrom, 6506 Arctic Court, read and understood the report. He displayed photos for the Commission to view. Without a variance, the porch would be 8 feet deep. The variance they were looking for as stated in the packet was originally six feet deep, but with further examination it was actually 8 feet. There is very little impact to light and neighboring properties. A photo was displayed of 6511 Arctic Way that depicts exactly what the Applicant was requesting, a covered porch to be used seasonally with a deck next to it. That property has the benefit of having a deeper lot. Compared to his lot, there is a difference of at least 20 feet. If his lot were eight feet deeper, he wouldn't be here today. What he is requesting has been done in other instances, in the same development. Addressing the precedent, the depth of the deck/porch he is requesting is 16 feet. He did an informal poll on the neighborhood Facebook page and most of the decks in that development built today are roughly 16 feet. He didn't believe he was asking for anything abnormally deep. If looking at the land, the rear setback intent is to not have two homes that abut each other at the back, to have structures that are too close together. The home behind him is turned and 30 to 40 yards to the east. He is hopeful the Commission will approve the variance.

Commissioner Heidenreich referenced the first image Mr. Enstrom put up and noticed what looked like a shadow on the right-hand side of the structure.

Mr. Enstrom responded that was the garage and the overhang from the second story.

Commissioner Heidenreich asked about a survey and if it was a proposed plan or the actual survey for this property. It doesn't show that as the back lot line appears to be perfectly straight.



He commented the survey doesn't match up with the picture he is displaying. On the back of the original survey from 2018 the house is shown as a 56-foot house with nothing sticking out on the back. The house in the image is slightly different.

Mr. Enstrom responded the picture was taken facing west. The purpose of the photo was to show there is no other structure immediately behind the home. It has private land behind it but not private structures.

Commissioner Robertson asked when purchasing the property and the home, if he was aware of where the setback line was.

Mr. Enstrom responded he did not.

Commissioner Robertson requested more information.

Mr. Enstrom responded he is not an Engineer and was given an original drawing. He didn't take the time to interpret all the elements in the drawing.

Commissioner Robertson asked now that there is an awareness of where the setback line is, if he considered reducing the size necessary to have it comply with the setback line he now knows is there. She asked if he had considered a different breaking point that would encroach less into the area. For example, 10, 12, or 14.

Mr. Enstrom responded he did, an eight-foot porch wasn't worth the effort. He had not considered other sizes.

Commissioner Heidenreich asked what the maximum impervious surface allowed in this area was.

Mr. Hunting responded different maximums were approved for different developments. He doesn't recall at this time. There is still the process of the Building Permit Review, impervious would be checked at that time. If there is an issue, Engineering would address any additional stormwater if needed.

Chair Niemioja closed the public hearing.

### **Planning Commission Discussion**

Commissioner Scales said this exact discussion was had when this development came through. It concerns him to start the process with these coming in. He understands the request, it's a reasonable use. Going back over the history and remembering the conversations had in the past make him struggle with the request. He would not support it.

Commissioner Robertson concurred with Commissioner Scales. She recalls how extensive those discussions were, not only in this development, but across the northwest quadrant. They had in many instances, agreed to decrease setbacks as part of the development plan. Concessions were already made around setbacks. It was discussed that the responsibility and awareness of setbacks had to rest with the owners. This Commission was concerned that creating additional setbacks could create a tumbling affect that caused concern.

Chair Niemioja recalled those discussions and has had them with a number of homeowners in the area when it came to knowing the restrictions on the property. It's hard knowing everything

that comes with it, but is part of the problem. What is nice with this property is there is space to do other things.

Commissioner Challeen commented the proposed porch and deck is consistent with other homes in the neighborhood and abuts against property that is unlikely to be built on. The variance seemed reasonable to her.

Commissioner Clancy thought of another development recently approved nearby with smaller lots and the concern of citizens coming forward with variance requests knowing smaller lots bring challenges and preconditions when purchasing the home. He believed in this case, there is the requisite level of variance request uniqueness that he could support and defend if asked why in the future. He believes he could defend this at a future date for granting this variance.

Commissioner Simon said within the report there is a comment that says "the reasonable use of the property is with this home, and a deck or porch addition is not guaranteed with the home". When purchasing a home due diligence is needed by the homeowner to look at the setbacks and other items before spending money on a home, lot, or property. She has been on this Commission for a while, when originally beginning to do smaller lots there were decks and porches being requested with variances. Some were granted and some were not. She was one of the Commissioners that said as they keep passing smaller lots, no more. Because there is reasonable use on this property, she would have to vote no. She cannot in good conscious agree to vote yes.

Commissioner Weber understood where the Applicant was coming from. Looking at the neighborhood this one house is differently shifted than all of the rest. He checked the Dakota County website and surrounding homes in the area, what is perceived as their lot is not their lot, and the drainage easement was deeper than he assumed it would be. This one lot in the neighborhood looks out of character to him. He said he wouldn't hesitate to make a Motion to approve because the characteristics of the lot are different from the rest of the neighborhood. It was an unfortunate circumstance, but felt what the homeowner is trying to do with their land is reasonable. If the home were moved forward six feet to be more in line to the home to the east, they would not be here for the request. He commented he could find a reason to approve this one out of this neighborhood.

Chair Niemioja stated the Commission is dealing with a slippery slope and that is always the problem. In this case, there is an exceptionally shallow lot. There have been instances within this neighborhood that the Planning Commission has denied.

#### **Planning Commission Recommendation**

Motion by Commissioner Weber, second by Commissioner Clancy, to approve the variance for the 22-foot setback with the two conditions listed and the practical difficulty being that the setbacks on this lot, in this neighborhood, define some of the issues the Applicant is having with the porch for Case No. 21-35V.

Motion fails (4/5 - Simon, Robertson, Heidenreich, Wippermann, Scales). This item goes to City Council on July 12<sup>th</sup>.

Mr. Hunting stated the correct date for the City Council meeting is June 28<sup>th</sup>.

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

### **Reading of Public Notice**

Commissioner Simon read the public hearing notice request consisting of a vacation of easements to vacate the existing drainage and utility easement that lies between Lots 3 & 4, Block 7, Scenic Hills First Addition. Notice was mailed to one property owner on June 3<sup>rd</sup>.

### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. He advised that the Developer proposes to vacate the internal drainage and utility easements and combine the two lots together after reworking some of the grading. A new Developer has taken over the project from the original. This Developer would like to combine the two lots to make a more buildable area. It would be an Administrative Subdivision Approval to allow. Engineering does not have issues with the request. There will still be regular perimeter drainage/utility easements around it. Staff recommends approval of the vacation request as presented.

Commissioner Weber asked if there was a reason why they wouldn't balance the rear setbacks.

Mr. Hunting assumed that was done on purpose based on the stormwater design.

### **Opening of Public Hearing**

There were no comments.

Chair Niemioja closed the Public Hearing.

### **Planning Commission Recommendation**

Motion by Commissioner Scales, second by Commissioner Robertson, to approve the vacation of the easements for Alliant Ventures VIII, LLC. - Case No. 21-37VAC that lies between Lots 3 & 4, Block 7, Scenic Hills First Addition, along with the condition: 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.

Motion carried (9/0). This item goes to the City Council on June 28<sup>th</sup>.

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

### **Reading of Public Notice**

Commission Simon read the public hearing notice for property located at 2655 70<sup>th</sup> Street. The request consists of a final plat for an 11 lot, 1 outlot plat to be known as Eagles Landing. Notices were mailed to 25 property owners on June 3<sup>rd</sup>.

### **Presentation of Request**

Heather Botten, Associate Planner, explained the request as detailed in the report. The preliminary plat was approved with 16 conditions. The final plat review was reviewed against those 16 conditions. Key conditions include:

- Final plat is similar to the preliminary plat.
- There were variances for lot width on two lots.
  - Currently down to one lot width variance.
- Park Dedication fees would be collected at the time of final plat release. (Not paid for at this time).

- There were concerns about noises from North Valley Park. (Possible pickleball noises carrying over).
  - Applicant would be disclosing to all potential buyers that noises are a possibility to be fully aware of.
- Applicant is working with the Engineering Department on final grading and stormwater approvals.

There was an error in the report with a wrong number for what was required for tree replacement. What is required for tree replacement is the equivalent of 404 caliper inches.

- Tree Preservation Plan complies with those requirements.

She stated it was mentioned there was a need for 10 additional trees to comply with subdivision requirements. After the report was done, a revised landscaping plan was submitted that meets requirements. Additional trees were added that the Developer would put in. There are two sets of landscape plans. One has plans the Developer would be putting in, the other is what the Builder would be putting in.

- Final Plat is subject for review by Dakota County.
- Dakota County has reviewed the final plat and approved the plat as submitted, and the access point to 70<sup>th</sup> Street.

Planning and Engineering recommend approval of the final plat. There are three conditions listed, but wanted to add one additional condition that Park Dedication fees would be required at the time of plat release. Surrounding neighbors were notified of the meeting with no responses back.

Commissioner Clancy asked if Staff received any comments on the traffic study.

Ms. Botten responded they did not receive comments.

Commissioner Wippermann referenced Diagram C8.00, the section referring to Development Summary. He wanted to confirm some of the numbers such as the average lot size being 14,000+ square feet. Minimum lot size 11,000+ square feet. Setbacks for front yard 30, rear yard 30, side yard 10. He questioned if the distance between houses would be at least a minimum of 20 feet.

Ms. Botten responded that is the information the Applicant has. Code requires a side setback for the R-1 District. This isn't a PUD for approving setbacks. Code would allow a 5-foot setback for a garage and a 10-foot setback for living space/space/principal structure.

Commissioner Wippermann asked if the minimum would be what the Code standard was.

Ms. Botten responded this is an R-1 development. R-1 Code allows for a five-foot setback for a garage.

### **Opening of Public Hearing**

Steve Soltau, Builders Lot Group, Eden Prairie, read and understood the report. He thanked Associate Planner Botten for the comprehensive presentation. The final plat is in conformance with the preliminary plat, small improvements were made.

Commissioner Wippermann asked what the price range for homes would be.

Mr. Soltau responded that information is unknown, the price ranges change constantly. They sell the lots to builders; the builders sell to end buyers. Those prices have been increasing with

the market.

Commissioner Robertson asked if they anticipate delays with receiving materials.

Mr. Soltau responded they do not. They have builders anxious to bring this project forward. The project is sold out to builders. They have worked with the builders in the past. They have been able to maintain production and have inventory product. The builders seem confident to be able to move forward on the path they are on.

Commissioner Clancy referenced Condition #3, Noise Mitigation, regarding pickleball and the nearby park. He asked if there was any review done to look into natural sound mitigation plans beyond what was previously shown.

Mr. Soltau responded they did a lot of analysis early in the process. Many studies were done in southern climates. They are enthusiastic about being adjacent to the park. They believe those coming to the homes see this as a benefit. They will know and understand there will be noise associated with the activity. Orientation of the courts is favorable. They are doing what they can to retain existing vegetation. Their landscaping plan requires the addition of trees. Being in the northern climate, there is the benefit of better insulated windows and walls. Similar to living by a lake or golf course, living by a park would be a choice and attraction to those choosing to buy here.

Commissioner Challeen asked about mitigation measures to prevent erosion.

Mr. Soltau responded there is best practices implemented with any development project. They changed the storm management plan with this project and will go to a filtration system.

Dwayne Sikich, Builders Lot Group, Eden Prairie, responded in this case, they would be erosion control blanketing a considerable amount of the site. After grading, during grass, and moving forward with home construction.

Chair Niemioja closed the public hearing.

### **Planning Commission Recommendation**

Motion by Commissioner Clancy, second by Commissioner Simon, to approve the final plat for the Eagles Landing Subdivision subject to the three listed conditions with the inclusion of the fourth addition stated by Staff, to have the Park Dedication Fee paid out with submission.

Motion carried (9/0). This item goes to the City Council on June 28<sup>th</sup>.

## **LENNAR MULTI FAMILY COMMUNITIES - CASE NO. 21-34PA**

### **Reading of Public Notice**

Commissioner Simon read the public notice for property located at Outlots C and D, Argenta Hills. The request consists of a Comprehensive Plan Amendment to change the land use from R-C, Regional Commercial, to HDR, High Density Residential. Notices were mailed to 142 property owners on June 3<sup>rd</sup>.

### **Presentation of Request**

Allan Hunting, City Planner, explained the request as detailed in the report. There has been a history of past proposals on this site. In 2017 there was a proposal over the two outlots for a 400-unit, two building project. Council denied that in January 2018. With a new Developer in 2018 there was a proposal on the west 10 acres of the site with a 220-unit development. Outlot C would remain commercial. The City Council conditionally approved that application pending site plan approval. No site plan was ever submitted/approved with the application. There are policies from the housing chapter identifying some of the needs and different types of housing. Discussion this evening is just for land use, not site plan. If successful, they would come back and submit PUD plans that include details of the site plan which would be reviewed through a public hearing process. Staff continues to support the changes due to:

- Commercial is slower than it once was.
- There have not been applications for any other commercial for the site.
- Additional rooftops in the area would generate more:
  - Retail service demands
  - Be important for Target
  - Fill up the other vacant spaces
  - Build on the empty lots
  - Provides a mix of housing for the city
  - Connection fees and tax base would be higher with a multi-family project than it would with retail.

Staff recommends approval of the Comprehensive Plan change with the items listed. Included in the Commission packets were multiple emails and additional ones that were submitted separately. There were two or three more this evening. There have been numerous comments from residents on this application.

Chair Niemioja requested an update on parks for the area.

Heather Rand, Interim City Administrator/Community Development Director, responded about parks in the northwest area stating the city currently has an Interim Parks and Recreation Director, Bob Bierscheid, who is retired from the City of St. Paul. There is an Interim because they are waiting to hire a City Administrator. When that position is filled, that person would help hire the new Parks and Recreation Director. Prior to Mr. Bierscheid's start with the department, there was Interim Parks and Recreation Director Jon Oyanagi, who was also retired and worked for Ramsey County as Director of Parks. Both Interim's have looked at the park opportunity for this site and spoke with the development team. They also looked at adjacent land to try to determine if there was park potential there. Both Interim's, along with the Park and Recreation Commission, do not see park potential at this site with the reasons being:

- The proximity to the other park the city has already acquired. Known as Northwest Area Park #1. Located on Argenta Trail, west of the location. It is a little over eight acres.
  - A Consultant was hired to come up with concepts along with neighborhood input.
  - Hope to have a concept by the City Council's July 12<sup>th</sup> meeting.
  - Closer to a new park name.
  - Bid out the project.
  - Goal to begin construction on the park, September 2021.
  - A Grant from the State of Minnesota for \$415,000+ has been awarded to develop the park. These funds need to be spent by June 30, 2022.
- Also closest to this project is Item #4, Peltier Reserve.
  - Two lots have been carved out for a "pocket park". Amenities unknown at this

- time.
- Under 2 acres.
- Final plat will be coming before the Planning Commission for consideration soon.
- Developer wants to move forward and do some grading this year.
- As the plat goes through the approval process, they would like to move forward with the park development.
- This Park will be connected by trails to Park #1.
- Item #5. Fleming Land.
  - In discussions with a Developer who already has a presence in the area for single family homes.
  - Size of park is unknown.
  - If this continues to move forward the Developer agrees the park be located in the southwest corner due to the ability to connect to other parks in the area.
- Park #3. Riley Family Property.
  - Park over four acres.
  - Has not been dedicated yet. Received letters stating the owners are interested.
  - Want to ensure the ability to connect to other proposed parks by trails and sidewalks.
- #2. Cole Land.
  - Initial discussions have been had about acquisition. Not as far along because there are not strong development proposals for plats in that area.
  - Landowners have indicated an interest in the future.
  - The County is in discussions about trails through those sites.

The Interim Parks and Recreation Directors do not see this site as a park site for the following reasons:

- The city needs the development fees for this site to pay for the parks just listed.
- Parks are well spaced out with connectivity.
- Having another pocket park in this location doesn't make sense.
- Tenants of the proposed development are not high users of parks.
- Would have a clubhouse on the site.
- Not a lot of children living there based on the mix of tenants.

It was stated it was not a good park site if looking at the Traditions land and acquiring that for a pocket park. Farther northwest has challenging topography. Due to location, it could be more vulnerable to crime in the evenings due to lessened visibility.

Chair Niemioja questioned the access for Park #1 and asked about a tunnel.

Ms. Rand responded a tunnel is not in the current plan, but over the years is something they could work towards. Currently, they would like to get the amenities set up. There will be major changes on Argenta Trail as development continues in the area. This summer the County is going to hire a consultant to conduct a public process for input. The city would be advocating for traffic measures and believes there will be changes over time. Currently, there is not a proposed underpass or overpass in the park, but hopes the Community would advocate for that in the future.

Commissioner Weber addressed the crime issue stating he would consider it to be a highly traveled area, with development it would be even more highly traveled. He does not want to talk about crime issues in an area they are trying to develop. He stated Joe Atkins is looking for parcels of land to put up a Youth Sports Complex. He asked if the Parks Department has discussed the Youth Sports Complex. For example, in Woodbury, previously called Bielenberg,

now called Health East, is a 600x400 foot indoor complex that has two soccer fields and two ice rinks. He believes this would be a huge compliment to the northwest area. This could be a good consideration for the area they could bring to the County and the two cities working with Mr. Atkins. He would like to see something like this evolve.

Commissioner Weber referenced a tunnel that was placed in the area of Akron Avenue on the border between Inver Grove Heights and Rosemount. He would like to see something modeled after that. The forethought and safety that went into that development is amazing.

Chair Niemioja asked if anything is known regarding the potential plan with Joe Atkins.

Community Development Director Rand responded about the US Amateur's Sports Facility saying the city is in discussions with Legislators, City of Eagan, Dakota County and others about the potential of locating some facilities here. In this Legislative Session we are seeking \$100,000 for a study. If receiving those funds and able to hire a Consultant with the City of Eagan, potential sites could be identified for multiple facilities. It would identify the facilities needed to generate enough revenue to allow it to be self-supported. There is great commercial spin off as a result of that. For example, the City of Blaine has very busy hotels and restaurants due to the facilities they have. Having a facility like that in the south metro would be advantageous. It is being pursued; the study is the first step.

Ms. Rand responded to her comment about crime. She did not mean to reference the land being discussed this evening for the Comp Plan Amendment. She meant to reference a parcel of land owned by Traditions, located to the west, that has very poor visibility. On Argenta in the area, there are power lines and a big hill. The Park would be tucked down below the hill. The concern was there wouldn't be enough visibility for a park in the area. This was a comment made by the Interim's Park and Recreation Director.

Commissioner Weber understood. When developing over 100+ homes in the area it is hard to put on record potential crime in the area because of a developed park. He apologized for his reaction.

Chair Niemioja was on the Commission the last time this was discussed. At that time a high-density project was not approved that she was aware of. Several items have been approved recently. Part of the discussion at that time was a variety of housing was needed. She asked where they were at percentage wise.

Mr. Hunting responded in recent years there have been more developments for multiple family. They were all single family in the late 2000's and 2014/2015. There isn't a number they are trying to achieve but are seeing developments with multi-family or apartments. One of them is under construction, there are a couple that have been approved waiting for final PUD. That type of housing product is being developed/proposed in the northwest area. This is different from 2017/2018. This is the first apartment project proposed since 2006 besides senior housing. That was the last time a market rate apartment building was constructed.

Ms. Rand advised to pursue a project like this, a market study would need to be done. She suggested the Developer be asked the question if it is about market demand. Recent projects approved such as the one on 80<sup>th</sup> called Crossings, which is market rate. Prior to that it was Cahill Place for families experiencing homelessness. There wasn't much prior. There have been many discussions with the Housing Committee on what can be done to pursue a variety to have



all types of housing. They are very enthusiastic about this project.

Commissioner Clancy asked if there has been business interest over the last two years, aside from the potential PUD discussions the Planning Commission has had. For example, if something didn't work out or didn't have enough funding.

Mr. Hunting responded they have not since the project was first approved besides Target and the buildings McGough constructed in the area. The city has not had any serious conversations with any retail of any type.

Commissioner Clancy asked if there has been any community backed petition or email sent with suggestions on businesses to target or interest in purchasing the lots for buildout.

Ms. Rand responded she has not seen a petition. The property owner and McGough would likely respond to that as they aggressively tried to market the project for years. In the Twin Cities metro area and United States nationwide, unless having a fast-growing community, they are not seeing a lot of retail development these days. There have been communities that have existing retail being converted to medical facilities such as Urgent Care and high-density housing. She felt it important to respond to the market as it changes and acknowledge the opportunity. She reminded the Commission that the Target could be a SuperTarget site if they had more business, the same applies to Walmart. That could take place if having more density in the area. There are numerous commercial pads in this development, Argenta Point, 80<sup>th</sup> and South Robert, and 70<sup>th</sup> and South Robert, and what they hope would be another development with commercial pads. There are great opportunities for new commercial when there is more density. There is also existing strip mall space at South Robert and 494. It is not thriving but is a great redevelopment opportunity.

Commissioner Clancy asked if city Staff assists in any way to solicit certain businesses to these identified areas or if it is left up to the owner of the land.

Ms. Rand responded Staff did not solicit in the last year with the pandemic. In her first year here on the job she reached out and attended a lot of networking events with various Real Estate Brokers to let them know there are sites available. If the question is what the demand is and what the community is lacking, the city is currently discussing the budget for 2022. She is hopeful the EDA and City Council would approve a market study for retail. Then Staff would issue a request for professional consultants to help. The study would look at high density of commercial that already exists nearby such as in Eagan or South Robert. It would look at what is lacking and what could be recruited. Now is not a good time to do a market retail study, she would be advocating to pursue something mid-2022.

Commissioner Clancy questioned if there was concern moving forward with this proposal. Would they be limiting the amount of space and land to provide commercial opportunities.

Ms. Rand responded she was not concerned. The proposed tenants for this facility have a certain income level that would be advantageous for existing retail and seeding future retail. She wants more tenants like this in the community. With all the projects coming up, all are needed, otherwise she is concerned about the long-term financial health of the retail in this community. She would continue to advocate for more density.

Commissioner Robertson said many of the Commissioners were very involved with all the

questions that arose when dealing with this in 2017/2018. There was extensive information about how diligently Community Development and the Economic Development Agency had done so much work trying to solicit retail for that space. Nobody was interested in that space because the city didn't have the head counts. Then COVID came and she learned the retail market from 2017/2018 has drastically changed since then. Driving through this city and many other cities, many small businesses have closed. During that time people used Amazon or called to have items delivered to their homes. She drove around to see what has prospered here, for example, nail salons. Some of the other things they really need are not here, but have morphed so much in the last three years that their wish and hope for retail in so many areas of the city have taken a hit.

Commissioner Scales asked if the city has a plan where they see developing certain parts of the city. Over the years part of the issue with retail is our own doing. Things have hopscotched around the city saying there would be retail on Cahill, then where the new movie theatre is, then by Target, then by the old Rainbow. The city skips around so much it is hard for a Developer to understand what each area holds. He felt it may be time to consider what the potential goal is for each of the areas because we keep hopping around the city. Each area failed, not because retail is dying, if going to Eagan, it's exploding. He felt retail may be changing to something different. He thought the city did some of this to themselves. He would like to sit down and hear what the city is working on, it's all over the place sometimes. He has always been a proponent to following the market. He asked at some point in the future to get a briefing on what is going on, to have a better picture of what they are working on in the background.

Chair Niemioja would like to hear from the Housing Committee. She needs to understand where they are at with density.

Ms. Rand responded she would be interested in having that discussion and suggested scheduling it for the future. A lot of economic development work is about matchmaking. Matching the right type of Developer to the right type of site. For example, the City Council has asked to look at the redevelopment potential along Cahill and 65<sup>th</sup>. There are retail assets that are underperforming and could use a facelift and a great opportunity for mixed use. She knows which Developers would do those types of projects and have reached out to them and will continue to do so. That would be an example of matchmaking. They would go to a Developer who has already successfully done that. For example, with Concord Boulevard they hope to start up a task force to look at the redevelopment area for discussion about parks and Grants and relocating businesses to make way for mixed use housing. She said having the Housing Committee come in and speak about this would be great. The strategy is always having one or two of those projects ready, but waiting for the State and County to fund them with tax credits. Getting more rooftops in hopes of getting more retail and retaining current retail. Most retail want to group themselves together. Eagan is doing well and will continue to, the same with South Robert Street. She welcomes further discussion at a future date.

Commissioner Weber asked what the rationale was behind separating Outlots D and C. Leaving C for commercial use and developing D.

Mr. Hunting responded the second proposal was based off of City Council's comments from the original. They still thought to leave those open for potential future commercial. The second proposal took that into consideration and developed the west side with residential, leaving the other outlot for potential future commercial.

Chair Niemioja opened the public hearing.

**Opening of Public Hearing**

Chair Niemioja stated some of these matters may not be in the Planning Commission's purview. If that is the case, they would relay the proper contact person for that item. There were a lot of emails received, she requested making them a part of the record.

Motion by Commissioner Weber, second by Commissioner Simon, to accept all additional emails received as well as the three that were printed and received by the Commission this evening.

Motion carried (9/0).

Peter Chmielewski, 1514 West Nelson, Chicago, Illinois, read and understood the report. He is the Division President for Lennar Multi Family Communities (LMC). LMC is requesting a Comprehensive Plan Amendment to allow for a change in land use from commercial to high density residential. First, he wanted to hear from the Property Owner, McGough, with a history of the site.

Dave Higgins, McGough Development, 4048 Harriet Avenue, Minneapolis, gave an overall history with the project stating McGough acquired the site in 2008. He noted that part of what McGough acquired was the single-family land north of Amana Trail. McGough worked with City Staff and Leadership to make sure the overall PUD Development conformed with planning, goals, the Comprehensive Plan with respect to open space, and continuation of the natural topography and trail systems in the area. The overall development with single family homes, 22 acres of open space, including trail systems, were dedicated by McGough and would eventually connect to the parks pointed out. There were discussions that resulted in the second round, including a small pocket park as suggested by the neighborhood. At that time there were no parks in the northwest area, they were trying to be responsive to that along with continuing with meaningful density on the site.

They have been marketing the site for commercial development, the western parcels, C and D, 17 acres, for over 10 years. Since they were last here, they have had one party interested in the site. There was interest in two acres for a self-storage facility. He referenced a submission the Commission received from Jennifer Helm, who grew up in Inver Grove Heights and is a 20-year veteran of Commercial Brokerage and works with Newmark. She represents multiple Target anchored shopping centers where the other end is either being, or has already been, converted to multi-family. Another item relating to the commercial shift was after the City Council recommended approval of the overall project in 2017 for 400 units, during that Council session, Councilmember Bartholomew raised the point that they should wait a little bit longer on retail. In the transcript the Councilmember stated he was unsure how long they should wait, be it, 12, 24, or 36 months. Today marks 40 months, they had one interest for two acres.

When going through the process of settling for the pocket park, some of the discussion was around how they reach a compromise with the neighbors, City Officials, and Elected Officials, on a solution that could work for all. It was determined to hold on to Parcel C for a little bit longer. A part of that was for higher density on the western 10 acres, at a density, had they moved forward it would have put them at 376 total units. The project being proposed this evening is at 312. At the time of the approval, the Commission approved 9/0, the second time, discussion from the neighborhood was about lower density, lower height than 4-5 stories, maybe 3 stories, less open parking, in scale with the homes next door that are a bit higher so they could see past

them. At that time McGough knew that was not the product type they typically build so they looked into other partners in the industry. They identified one in 2019, but that deal went away due to COVID.

He stated LMC is a group they have worked with in the past, had conversations about this site. They partnered with them on a site in Bloomington where they partnered up with McGough and the City of Bloomington and brought a high-end multi-family project to Bloomington Central Station, south of the airport and east of the Mall of America. That project surpassed the typical lease up rate of apartments by twice the amount of time. In hearing of the needs stated here, they felt this could be an opportunity. Instead of going with higher density on the western portion and replicating that on the eastern, this takes the whole of the area and is much lower scale.

Mr. Higgins responded to Commissioner Scales comment "have we done this to ourselves" stating this type of site they refer to as a gateway site. Most cities have two or three key primary sites that are points of entry into a community. This is one of them. When wanting to attract business, activity is needed. For more than a decade, the grass has been growing and there has been a brokerage sign. There is an opportunity that may be missed because activity hasn't been historically allowed in that location.

He said when thinking about multi-family and the impacts of traffic, McGough did a traffic study with SRF. The daily trip generation with 400 units was 2,660 cars a day. The commercial development approved and planned would have 5,364. That results in less than half the daily trips planned there.

Mr. Chmielewski did a brief introduction on Lennar Multi Family Communities:

- The parent Company, Lennar, has been very active throughout the United States since 1954.
- They have diversified into different entities related to homebuilding with the largest to date being Lennar Multi Family Communities.
- Lennar builds "for sale" single family homes.
- LMC builds "for rent" multi-family communities. They started about ten years ago.
- Most everything they do is "in house". They want to be integrated into the communities in which they develop.
  - He works for LMC Development.
  - LMC Builders are the in-house General Contractors. (Two of which are in attendance and would be the ones building the project).
  - LMC Investments puts together their debt and equity for projects.
  - LMC Living. In house property management. They have done 110 different multifamily communities, 35,000 apartment homes. They manage every single one of them. It is important to them that if they are creating problems, they are creating problems for themselves.

Communities done in the Twin Cities:

- Indigo at Bloomington Central Station. Worked with McGough. 395 apartments.
- Onyx Edina. 240 apartment homes.
- Highrise's downtown:
  - Nordhaus - 290
  - Odin - 335

Local Retail (Current and Vacant). They want retail to flourish in this area. It benefits them, the neighbors, and the community.

- Occupied retail: 15,700 square feet
- Vacant retail: 19,000 square feet
- Not listed on these totals: The Target outlot and Target Expansion Rights.

The Brokers representing McGough, who would benefit from leasing or selling retail, have written letters in favor of changing the zoning to allow for High Density Residential.

Area Construction/Proposed Development: Density:

- Several developments (light compared to other flourishing and growing communities).
- Within Inver Grove Heights:
  - Apartment Homes: over 1,000 currently proposed.
  - For sale homes: over 450.
  - Total: 1,500 being proposed.

Home Ownership Rates:

- Since WW2, have stabilized at around 66% across the U.S.
- All time high: 70% in 2004. The great financial crisis put an inhibitor on that and it dropped back down.
  - It created a much larger pool of renter by choice.
  - Changed what one thinks of as apartments. Instead of being an apartment complex, they are building multi-family communities, reflecting the type of communities they are putting together. For example, the ones built in Minneapolis are Class A, highly amenitized, built for the very long term. They manage their own communities.
- From a home demand perspective in this city from December 2016 to July 2020 only 79 homes were sold. That's 1.8 a month.
- From September 2020 to June 2021. 66 homes, 7.3 per month. Demand has skyrocketed. Not just in this city, but across the U.S.
- There is a documented housing shortage from single family homes, single family rental, apartment rentals.
- They are not meeting the housing demand in the U.S. and specifically here at this site.
- U. S. Multi-family vacancy. Varies between Class A, B, and C. They remain as historic lows as demand continues to outweigh supply.

Stabilized Multi-family Occupancy Rates:

- MSP Market Occupancy around 90.7%.
- Occupancy within a 5-mile radius of this property for multi-family is 98.2%. Showcases there is not enough housing product in the area.
- Occupancy of LMC Properties within the MSP Market is at 95.6%.
- From 1969 to date, only 3,060 apartment homes within 100-unit developments have been developed in the city.
- Competitive communities are doing that every 5-10 years. There is a huge gap where multi-family housing has not been built.
- The last constructed Development was Blackberry Point in 2005.
- Looking at proposed developments:
  - 152 apartment homes in 2021
  - LMC in 2023
  - 180 in 2024
  - 150 in 2025
- This still leaves the city short of the need for housing.

To drive some of the future retail traffic, needs more housing.

School Information:

- Younger families. Once children are born, they are looking for single family homes.

- Younger professionals.
- College Graduates.
- Retirees.
- Age ranges and incomes are varied.
- Do not have a lot of school aged children.
- One bedroom and two-bedroom apartment homes will be offered.
- Similar LMC Communities built like this proposal have 2-3% under the age of 18.

Proposed Development:

He commented they are confident this is the highest and best use for the site, a great decision for the entire community, and future of the city to approve to change to High Density Residential.

Commissioner Weber said it was comprehensive in detail. McGough has done a phenomenal job in this area. He likes the proposal in front of them, there is a lot of information. He referenced the clubhouse asking if it was more of a workout type facility.

Chair Niemioja understood it to be a fitness center.

Commissioner Robertson asked what the clubhouse would look like and what else was there other than workout items.

Mr. Chmielewski responded there is a leasing office, workout facility, mailroom, restrooms, and open club room. That information would be shared during the PUD and Plat.

Chair Niemioja has spoken to some of the neighbors in the area about how it would be inconvenient when the land is developed. She asked what steps are taken to mitigate the inconvenience to neighbors as they develop.

Mr. Chmielewski responded their in-house General Contractor is the 12<sup>th</sup> largest multi-family General Contractor in the United States and LMC is their only customer. They would not be able to get to that level without the trust of the communities they have built in and equity partners. They follow the strictest standards by local government, IBC, or any governmental jurisdiction. There are pre-construction meetings with neighbors and stakeholders. They want to be good neighbors to existing residents, travelers, and retailers in the area.

Commissioner Clancy asked if Mr. Chmielewski was a part of a local community meeting held on June 7<sup>th</sup>. He asked if there was a documented list of questions or follow up that the Commissioner should be aware of.

Mr. Chmielewski responded in the affirmative. There was a pre-meeting that was held with neighbors and a more formal meeting. There were internal notes taken. A lot of things were brought up that they are working with their Architect and Planners on to incorporate into the plans. Those would be presented at future meetings. They had a meeting with the outgoing and incoming Interim Parks and Recreation Directors after the meeting upon the request of neighbors and received the same feedback.

Commissioner Challeen referenced the greenspace within the apartment area and asked if it would be available to the community or limited to residents.

Mr. Chmielewski responded it is limited to residents. It becomes a security issue. It would not

be blocked. There were vehicular gates to get into the Emblem Communities, but after neighborhood input, those gates were eliminated. There is a lot of pedestrian connectivity.

Steven McCortney, Co-Owner and Business Director of McKeever Dermatology Clinics, 7781 Amana Trail. He is in support of the multifamily development. It's about his business and Staff. They were the first tenant about seven years ago and have managed to survive. They only see patients three days a week due to the need for a Board-Certified Dermatologist. They have a current Resident who will be Boarded next year. A lot of their business comes from referrals but feels they may need to market to pet owners as they get larger. They have great signage, but drive by and walk by is important to them. It's currently like a Ghost Town. He doesn't know how more retail would work when there is currently dead space. The best way to bring in more retail is to bring in more people. He sees this as a positive for his business as they go towards being open five days a week. They try to create a great environment for their Staff, part of that is having amenities nearby. Their site in Eden Prairie has lots of that, here not much. If there was more retail, this could bring a better experience for their staff.

Chad Mitchell Peterson, 1528 76<sup>th</sup> Street West, lives to the north of the proposed site. He said that David, McGough, and Lennar addressed one of his concerns in previous meetings regarding the height and size of the units. The one thing not addressed when purchasing his home was that the property south of his home was deemed commercial use. He said Mr. Hunting stated rooftops create service demands, he wondered where the services would go if vacating the opportunity. He asked what has been done by both the city and McGough to attract businesses to the area. All proposals seem to be in solicitation of high density living. He has yet to hear proof, other than what Mr. Higgins stated, about the storage facility. He questioned if they can have hard data as to who has been solicited, if the interaction was proactive or reactive, and if the city and McGough met to discuss a creative way to draw businesses to the community, specifically this location. For example, breaks on tax. He requested seeing hard data. He referenced the 2014 Arbor Pointe report and asked if steps had been taken as a result of the study. He asked if there had been similar studies since then for that area, and if there has been a similar study for the Argenta Hills area. He asked what the purpose of investigating this proposed variance was an attempt to fill the Bond requirements for the northwest district. He asked if the Planning Commission was involved with the Bonding process. He questioned if this project meets that demand. He asked if there were areas in the 2040 existing plan that are zoned and suitable for this project. He stated the city has made a decision to bond this property and try to fulfill it. If it fails, he asked if this would come down on the northwest district or if the entire city would have to own this. The development happening on his side of town drives a lot of tax revenue as does the other. He values the opportunity for commerce. His number one concern for the community is all the pockets they have. Business commerce is needed. He requested the Commission take a look at what has been done, this is a critical step before vacating the 2040 plan.

Chair Niemioja asked the Community Development Director to address the solicitation of other businesses from a city standpoint.

Ms. Rand responded McGough has been very intent on marketing this site. They have hired two Real Estate Broker Companies that are national champions and know what they are doing. They were aware that the city, if the right retail partners come forward, would work with them to determine if there was an appropriate level of subsidy or incentives. Unless it's a project that holds value, a lot of cities don't subsidize retail because it may put them at a competitive disadvantage to existing retail in the area.

Mr. Mitchell Peterson asked if there was a way to find out who was solicited.

Chair Niemioja suggested that McGough may want to answer that question. This was discussed at the Planning Commission level in 2017. She asked for more information on the Arbor Pointe study and if there was a similar study in this area.

Mr. Hunting responded there has not been any new or specific studies done on the Argenta Hills area.

Ms. Rand stated what the city is doing with infrastructure Bonds isn't the purview of the Planning Commission. The northwest area has challenging topography that makes installation of public infrastructure (water and sewer main lines) for development much more expensive than the rest of the city or surrounding communities. The City Council chose to Bond and get pipes in the ground. Their intent was to have some scattered throughout the northwest area. With high density housing opposed to single family, they contribute a greater dollar amount per unit than single family. This helps pay off debt. If there isn't enough multi-family development over time, they would have to look at other ways to access those Bonds. It could be assessing property owners living in a certain area or dividing the cost. The City Council will be weighing options in the future. Density is an important consideration in this area.

Chair Niemioja apologized for being unable to address the Bond issue request stating the City Council would have to address the question.

Mr. Mitchell Peterson was curious about whether it would meet demand if deviating from the 2040 plan. He said this parcel is the strongest opportunity for commercial growth in the city. If deviating from this, he would like to know where the next opportunity would be if this one goes away.

Mr. Higgins responded letters of support were received from Jennifer Helm and CBRE. The Brokers used from CBRE are a couple of leading Retail Brokers in the market. Every year they go to a conference called ICSC (International Conference of Shopping Centers). All national retailers are there. All Brokers sit down with all the players of companies and run through opportunities in the market, Argenta Hills is one of them. They have regular calls with Brokers who have lists of those they contact repeatedly. The most telling isn't data, it's anecdotal. In order to have multifamily at this site, Target must approve it under the Operating Easement Agreement (OEA). Target doesn't do support letters, but have said the same thing in an email, that they are collaborating with McGough and LMC to amend the OEA to allow multi-family. He believes that to be a powerful statement from a company.

Commissioner Challeen asked Mr. Higgins to summarize what the barriers have been to a retailer choosing that site.

Mr. Higgins responded when presenting in 2017/2018 on a population basis, Inver Grove Heights was behind by 3 to 5 times in population. Retailers look at that. When that far behind, it becomes decades of catching up. Retail is a business that concentrates. Eagan has a massive lead, the more they are in one place, the less they are in another. Layer on the absence of rooftops, it doesn't make sense for retailers to go somewhere other than where the competitors are. They will all begin driving their businesses into those areas unless something changes somewhere. Having a meaningful dense development at this gateway site is a chance to revitalize and boost the narrative the Brokerage community can share with their counterparts



who represent other users. This would be a significant project where people can walk to businesses.

Commissioner Weber stated there have been significant developments in the area with the Canvas Neighborhood. He was puzzled by the mention of high-density residential north of 70<sup>th</sup>, they haven't heard about that area yet. With development, there is the Peltier property, Blackstone is fully developed, there is an apartment building going in on the west side of the park. There is a lot of residential that is going to be developed in the area that he believes commercial may want to take another look at. Saying now is the time to put high density residential in this spot, as everything around it is growing. To him, the development on 62 and 149 is the type of development that could really work in the space. It's mixed use, residential and retail. Current retail in this area is poorly designed for Minnesota winters. Parking the back, walk around to the front. He commented that there is a lot of opportunity coming in within the next 18 months for residents and rooftops. To make this area more walkable, he would hate to give up commercial. He asked if taking this retail space away, with more development in the area, where they could put another pocket of retail to service this community.

Mr. Higgins responded the answer in collaboration with city staff is there are other shopping center areas existing, but are areas that have decades more history than this location due to where they are located. Those are likely best suited where retail has been the longest. One significant change, Target for example, larger retailers prior to the 2008 recession would do the pioneering, lead and go out and be what draws them in. That changed with the downturn and doesn't happen anymore. Between apartments and single-family homes, at roughly 2,000, that doesn't move things much. A past presentation had a document with concentric circles on it depicting 1, 3, and 5 miles. The 1-mile circle was shy of 2,000. The next closest was 8,000.

Commissioner Weber requesting receiving that information. He felt the 1-mile circle has completely changed over the last 12 months, and with the next 18 months it will drastically change.

Mr. Higgins agreed. He said it was likely at a relative scale. The five other concentric circles are growing at the same rate, the trends in retail would track that.

Jaime Besser, 7656 Addisen Path, said things have changed in the northwest area. They have to take into account what has happened since 2017 with an almost two-year pandemic. That will have an impact on retail. She felt there was a way to make that space mixed use and still have areas for the community to go and walk. The paths connecting are small and don't connect to Park #5 because the park isn't there yet. They cannot access the park at Argenta Hills. The Peltier park is very small with additional homes in the area needing that park. She lives in the southeast area of the northwest quadrant. With this new plan there would not be any greenspace. She felt the paths can't go across due to the busy road. Even though they know it isn't their lot, it's where their community goes. She heard mention of a sense of urgency, but doesn't believe it because she has lived in the area eight years. There are hundreds of kids in their neighborhood with an average age of 6 1/2, they need somewhere to go, that lot is where they go. Changing this to a parking lot with 13 buildings and no green space, puts more people in an area.

She referenced the Bond issue, stating the impact fees with businesses and developers is all the northwest quadrant. They are not incenting retail to come in, they are penalizing them. Impact fees in the northwest quadrant are higher than any other area. For retail in 2022, that goes away.

There are a lot of studies that haven't been done including a path and traffic study. When McGough came in initially with 400 units, those in the area said it was too many people. This would be the same due to one, two, and some three-bedroom units. It's the same amount of people in less buildings and three stories. There would be seven detached garages, no underground parking, 400 cars on the surface. She didn't believe the plan made sense.

Chair Niemioja stated the fee issue is out of the Planning Commission's scope. She asked if the impact fee for the northwest quadrant and retail go away in 2022.

Ms. Rand responded she was unsure what that was in reference too. Fee comparisons have been done with surrounding communities. Due to special Utility Bonds, the fees in the northwest area are two to three times higher for multi-family and commercial properties.

Ms. Besser replied she lives in Inver Grove Heights and doesn't understand why her community is being segregated out of the city with all the impact fees being placed in the area.

Ms. Rand responded multi family is two to three times higher. Single family is in line with surrounding communities. Multifamily/commercial is higher. She has been with the city for two years, in that time they had to get things rolling and overcome the challenge. The city requested tax abatement for the Developer of the Crossings project otherwise the project would not have been feasible. The Developer still pays the fees, Bonds get paid, other existing residents are not penalized. In the future, if the Council doesn't choose this option, they would have to determine a better way at spreading out costs. Fees for the northwest area is a City Council decision. The reason the fees are not set up the same way in the rest of the city was the Developers paid for their water/sewer extensions in combination with the city. In the northwest area, due to topography and water management issues, the city stepped in and this is what was chosen for this unique area. In the future, if the Commission would like further information, they could have City Engineer Tom Kaldunski come in. She commented she has been looking at the competitiveness. The strategy of tax abatement is something she recommends. Over time the Developer recoups the loss, but prepays. The city isn't out any money except some tax revenue that wouldn't have been there without making the projects competitive. She can't say they have lost out on retail development in the northwest area because of impact fees, they would have offered tax abatement for the right project.

Commissioner Robertson clarified what was said by Ms. Rand with bonding for the northwest quadrant saying overall, bonding paid for services the northwest quadrant needed. The primary area of impact is multifamily housing, not single family.

Ms. Rand agreed that was true.

Jason Teiken, 7662 Addisen Court, across from Target, is in favor of rezoning to residential. He felt the time to put residential there was yesterday or 2-3 years ago. He referenced the Minnesota Housing Partnership stating since 2010, Dakota County apartment vacancies declined to 4.8%. The Minnesota Housing Partnership puts a difficult housing market at 5% capacity. In Inver Grove Heights in 2018, apartment vacancy was at 1.8%. He commented if 5% is when tenants struggle to find units, landlords raise rents, the market gets tighter, they are beyond just being difficult. He was surprised when he heard the last apartment of this type was approved in 2005/2006. The city isn't doing the basic thing of providing a variety of apartments for a variety of income levels. The city needs a variety of developments, not just this one. People would live in this city to work at the future retail wanted here. He felt this building was

needed. Houses are not going to get cheaper. If nothing changes, Lennar would find more families in their buildings than projected. He said a few people opposed to this development have been door knocking. He's heard a lot of assumptions about apartments, the market value, and type of people. He didn't believe it was fair criteria, fair criteria is asking what the city needs. People need a place to live. In regards to traffic, they live within walking distance to a highway, a busy Target, a roundabout on Robert Street, and the 52 exit. They also live on a flight plan. Additional housing is desperately needed in Inver Grove Heights specifically, and in general, in Dakota County.

Commissioner Weber commented within this area there is a potential apartment building going in the Peltier area, the Canvas Development, and another potential apartment building going in off of 70<sup>th</sup>. He asked where those people would go shopping. He asked if it they want them to stay and shop in this city, or go to Eagan or West St. Paul.

Mr. Teiken responded he would love for them to stay in the area. He shops in Eagan, due to the lack of retail in this area when he moved in.

Commissioner Weber stated to him, it's always been "we need rooftops to get retail". Now the rooftops are coming, and to disband retail, is the only way he is looking at this now.

Mr. Teiken responded it seemed like a false choice. Just because it isn't going here, doesn't mean there isn't a place to put it.

Commissioner Weber replied they worked on the 2040 Comprehensive Plan for almost a year. They almost took away the industrial complex that is on Highway 55, that area was vacant for almost 15-20 years, now Industrial is building there. The residential in the area wasn't in favor of it. The Planning Commission took a long look at how development goes on in the city, and didn't see another pocket in the northwest quadrant that would service retail the way this does. It's on the highway, easy on and off. With as much development that is going on in the northwest area currently, it is hard to look at this and switch to the other side with residential. The only walkable area currently is Cahill. To have this area be walkable is huge.

Commissioner Scales asked what the current percentage of vacant retail is.

Ms. Rand responded she was unsure.

Commissioner Scales stated in the 80's his family did a lot of development in the city. They have been talking retail in the city for 50 years. 50 years of saying it's coming. They have held off on good developments in the past because of it. Land still sits vacant; retail still sits vacant. When this came before the Commission a couple of years ago it looked like a good idea, he still thinks it's a good idea. He believes the time has passed for retail in this city. Everyone goes to Eagan. Nobody would bring a big box store to this city when you can go right down the road to get it. His personal opinion, is what would happen if they don't do something here, they would end up with another self-storage unit, a warehouse, and wonder what happened to that space.

Mr. Teiken responded the residential portion is urgent. He questioned how long they would wait.

Chair Niemioja stated the street he lived on was supposed to be higher density.

Commissioner Robertson asked Mr. Teiken with this, and talking about retail that services a multiplicity of needs, someone living in the area is going to need a grocery store, pharmacy, basic services. Looking at the space they are discussing, it is difficult for her to imagine they can address the multiplicity of retail needs on a space this size. In order to keep what people need, so they don't go to Eagan, means something much larger. She addressed the question of getting retail there too soon. If there was a large area to fill with everything needed, she would be the first to say wait. She doesn't believe the space would bring what all these people need. She understood the hesitancy, they did that last time. The space is lacking development because of its size and inability to serve the multiple needs of all the people living there. That's why they are going to Eagan.

Mr. Teiken replied part of the challenge he sees is Target isn't a SuperTarget, but it's close. Close to filling the needs of the area, they are told more foot traffic is needed so expansion could happen.

Samantha Fitzgerald, 7668 Addisen Path, was one of the people door knocking. There is more opposition to this now than there was in 2017/2018. None of the discussion was about anyone who would be living in the apartments. It is about the number of projects. There is even more reason to keep this commercial than there was in 2017. By her count there are over 2,200 new residents ranging from studio apartments to five-bedroom homes. The city needs to think long term vision for the land use. The Comp Plan is a living breathing document, it changes for different types of residential. They are aware their neighborhood was zoned for townhomes. This is a lynchpin for commercial in the northwest quadrant. She addressed the comment made by Commissioner Robertson about the size, saying it wasn't enough for a Kohls but a start for walkability. She responded about a comment made by McGough in reference to Councilmember now Mayor Bartholomew, about the reason Council denied the project was to wait for the new alignment of Argenta, which still has not happened. The upgrade to 70<sup>th</sup> and waiting to see how the Viking Lakes facility turns out. 261 of those are completed, there is a waiting list of people, there would be 1,000 apartments, hotels, and retail. Also waiting is the connection of 494 to Argenta. All the items the City Council denied in 2018 have not happened yet. There is a holding pattern with a lot of things out of city control. All of the reasons why the Council voted against the zoning change not only exist today, they are more prevalent. She asked the Commission to please not be short sided on this lot. Hopefully someday residents in the area and other surrounding communities can come here, spend their money, and stop going to Eagan and West St. Paul. They want to give their sales tax revenue to the city. She asked where retail opportunities would be in the northwest quadrant.

Commissioner Robertson agreed there would be residents in all developments. She asked where would they could put the kind of retail density that is going to meet people's needs. She didn't feel it could happen on that small spot. She asked Ms. Fitzgerald where she saw it going.

Ms. Fitzgerald agreed 17 acres isn't going to solve all retail needs in the city. Target, potentially has the lot to expand to a SuperTarget bringing in a potential liquor store or full groceries. Target may not allow Trader Joe's or a HyVee. She asked where else there was space. She asked why they can't have the larger area be retail. This is a great potential for retail.

Commissioner Robertson asked if needing 50 to 60 acres and having shown this design, from Ms. Fitzgerald's perspective, where would those acres would be to serve residents and not have to go to Eagan.

Ms. Fitzgerald referenced areas that could be a great start, but said there was talk of revitalizing other areas of the city. That way they could keep their money in the city. She would like to keep her money local. She felt giving the space up is being short sided.

Chair Niemioja asked if there is an answer to the 494/Argenta connection.

Mr. Hunting responded it will continue to be studied with the County. It could be 10+ years away. There isn't any funding.

Susannah Beaudoin, 1346 76<sup>th</sup> Street West, works at Como Park Zoo and Conservatory which is on a huge plat of land gifted by a farmer, 386 acres. Como Park Zoo and Conservatory has very limited space. They create a small pocket, build better, not bigger. Addressing the shopping needs of the people in the area, people do it all the time in Chicago. They don't have huge amounts of land to build a grocery store, they build it in a building underneath an apartment building. She felt there had to be more creative thinking.

Katie Pluff, 7670 Addisen Path, walked around the neighborhood talking to many others who were in opposition to the project, and others who supported. There are many others who wished to be here to speak but were busy, others that sent emails. She encouraged the Commission to read those emails.

Chair Niemioja replied those emails were accepted into the official record. She appreciated the emails, some of which were written by kids.

Ms. Pluff cares about what happens in the community. When residents purchased homes in the area, they were told the space was retail. She questioned how many people actually say they want retail in the area. They want it, that's why they moved there. She works for the Vikings and they are building 1,000 apartments with a similar demographic. There is a bowling alley, spa, golf simulator, pools. Even though those apartments are going in, there is still not a lot of places to go. The Village of Mendota Heights for example, has shopping, community space, there are apartments above. That is the type of thing they see going into this space. She realizes 17 acres can't answer for everything. She commented she used to go to a sushi restaurant in Eagan, when the sushi restaurant was built here, she never went back to the one in Eagan. Same applies for Target. She requested the Commission look at things that can be put in the space and build a community. Their kids are in the Eagan School District and go to school there, they do not often feel like they are a part of this community. They want to be a part of the community, want the walkability, want to continue that community. She suggested being creative, for example: Arbor Pointe, Maple Grove, Centennial Lakes. She goes to Woodbury's Madison's Place Park which is handicapped accessible and has a splash pad. Other things bring in a community. She believes that is what they want to see for this space. In a post on the Inver Grove Chat Facebook page there was a question about where there was a good park or beach in this city. All that came back was taking kids to other cities like Woodbury, West St. Paul, or South St. Paul. On a local chat page, nothing local was suggested. Putting high density apartments in this space when there are other open spots seem like they are giving up on the area.

Chair Niemioja asked as a side note, if Ms. Pluff would appreciate if the Commission was still able to receive phone calls.

Ms. Pluff responded based on the area and demographics, emails were fine.

Commissioner Simon referenced the west side of the development where there was a lot. She asked if that was still a part of the original 100 acres.

Mr. Hunting replied it was different ownership but platted as part of the Argenta Hills Development. Not a part of the original PUD. There is no land use planned as a part of the PUD.

Commissioner Simon asked what it was designated as.

Mr. Hunting responded regional commercial. It has power lines and significant topography changes. Only a small portion is actually buildable.

Lisa Wind, 7680 Addisen Court, said she sees both sides, good points have been made. One of the concerns she has, regardless of what is done, is there is a significant infrastructure issue on all four sides, two lane roads to the east, west, and north, Highway 55 to the south. As these developments are built, taking out the lot at issue, she asked what happens with all the cars. Taking a left turn onto Argenta from Highway 55, trucks fly by at 65 miles per hour. As they continue to flood the quadrant with new developments, she asked what they will do with the roads already experiencing traffic problems. They will only get worse. She referenced Amana Trail that has a 45 miles per hour zone, and commented the County took out the stop sign, there is no controlled stopping point. Crosswalks have been placed 100 yards down in each direction, nobody stops. Continuing to encourage more walkability within the community, adding 312 residential units, people will cross over into the community to use walking trails that are not in the proposal today. That further increases safety issues having people walk back and forth. Due to so much going on, she felt they needed to take a break. There is so much going on they don't know how it's going to play out yet. Approving or not approving this change may be premature with everything else going on. She recommends waiting another six months to a year to see if anything happens.

Chair Niemioja asked who was responsible for putting stop signs back once they are gone.

Mr. Hunting responded that is Dakota County. It could be petitioned.

Commissioner Weber suggested petitioning to put flashing lights by the crosswalk first.

Chair Niemioja asked Mr. Chmielewski with reference to other developments with more of a mixed use such as Mendota Heights, having retail on the bottom and living on the top, why there isn't that piece in this plan.

Mr. Chmielewski appreciated the dialog. He responded if allowing to have discussions going forward, they would continue to be transparent with necessary meetings and dialogs to ensure they are doing the best they can. They want what is best for the city. Thoughts differ on what that is, some of which isn't possible. He responded about population, saying metrics were compared for retail demand for population growth on this site to other nearby city retail centers or proposed development retails. Population growth within one mile in Woodbury was 6,700, Burnsville 8,400, Eagan 10,000, Apple Valley 12,300, Bloomington 12,800. This site in Inver Grove Heights is 1,930.

Commissioner Weber asked if that information was from 2017.

Mr. Chmielewski responded in the affirmative. The number is infinitesimal to neighboring communities. That is the reason there isn't retail. LMC does retail and mixed use all the time. They would love to put retail under their development. There are 14 years of statistics for this location sitting and retailers not wanting the site. Even if that number was 5,000, there is such a long way to go to get there to make up for the lack of housing.

Commissioner Weber responded saying Mr. Chmielewski stated in a slide at one point they were selling 1.6 homes per month. In the area in the last six months, it's at 7.8 homes per month. A growth of 400-500%. He suggested taking the 2,000-person density and multiplying it by 500%. That is closer to Eagan and Bloomington.

Mr. Chmielewski replied there are not proposed sites, or enough housing to be able to do that. Lennar Homes cannot build fast enough to meet the demand. It's not possible to do. It is documentable that there is a lack of retail demand and too much retail space and land. There is a lack of housing and areas to build housing. If waiting six months to one year, there is still 19,000 square feet to fill, acres of land Target owns. He felt it would take a lot for it to be retail. It's gone in his opinion. As the fourth Developer presenting residential, residential will be gone. He said the worst thing that can happen for the city is that something happens there. They are trying to work with the community and listen as much as they can so they can put in what they think can be successful. They would continue to advance those plans to make it as successful as possible.

Chair Niemioja closed the public hearing.

### **Planning Commission Discussion**

Chair Niemioja reminded everyone this item deals with land use. Whatever decision they come to; they cannot address all of the issues that go into this decision. Some of those matters would have to get resolved with Staff or City Council. The Bonding issue is beyond them.

Commissioner Challeen asked when a change in land use is recommended, if it can be recommended with conditions or if it's just blanket.

Mr. Hunting replied they are limited to what they have. They are set up so they are not inconsistent with the Comprehensive Plan and metropolitans' goals and policies. Usually, they say the Amendment doesn't go into effect until Council has approved a set of plans. If it goes through and the development doesn't happen, they didn't change the land use.

Chair Niemioja referenced the Housing Committee and their opinion and wanted to clarify that Housing doesn't just look at affordable or workforce housing. They deal with all kinds of housing for the entire community.

Mr. Hunting responded in the affirmative.

Chair Niemioja would like to see the Housing Committee weigh in on this. It would be nice to have more communication with them as far as what they are seeing in terms of needs going forward.

Commissioner Weber questioned if this item should be tabled for the Housing Committee to give feedback.

Chair Niemioja replied she wasn't sure the Commission would need to table it, but would like the Council to get Housing's opinion.

Mr. Hunting said the Housing's schedule doesn't meet until September.

Ms. Rand responded about the Housing Committee stating they are advisory and do not take formal actions. Staff encourages them if they have interest and notified them of this project, encouraged them to show up and provide input. The same holds true with the Council. Staff doesn't ask for their opinions, rather they prefer Housing shares their opinions with the Commission.

Chair Niemioja commented it would be good to hear from Housing. She hopes they would be able to speak to the Council about their thoughts on this. As far as diversity of housing, she would like to hear their take. That is the recommendation she would personally like to put forward when this goes to Council.

Commissioner Weber asked if a Comprehensive Plan Amendment was looked at prior to preliminary plat. He asked if the Commission received a preliminary plat with the application last time.

Mr. Hunting responded with the first one in 2017, the entire package was submitted. There was the site plan and more detailed information. In 2018 it was only a concept. This one is only a concept.

Chair Niemioja referenced the issue of traffic and asked if they were waiting for results from a traffic study. She asked how traffic has been resolved so far.

Mr. Hunting responded that type of information would be submitted with a Development Application.

Commissioner Scales thanked everyone that came in, it was appreciated. For all of the other developments they discuss, the same kind of conversations with residents go on too. Some of the Commission has been here long enough that when the Argenta Hills was developed there were a lot of people against that development. Each development has its own concerns. The Commission listens, all have the same interest in mind for what's best for the city, they may disagree at times but in the end, they try to get to a decision that works best for everyone. He supported this item three years ago at the larger number. He likes the way the development has changed compared to what it was then. Changing the land use to high density residential makes sense to him. The longer something sits vacant, the better chance one has of getting something they don't like in the space. He felt this was a good fit for the city now and in the future.

Commissioner Clancy responded about all feedback both in person and via email. His first thought this evening was no, this is commercial. An item came up in a previous Planning Commission meeting with a similar item on Cahill Avenue regarding a mixed commercial opportunity. He asked Staff the same questions he did this evening, where was the interest, how long have they been advertising, what has been done to advertise, what are they doing, how long has it been sitting vacant. He felt it disheartening to hear the same answers tonight as was heard then. He wants to move forward with the best results in the city. There are developments coming in and he questioned if it was enough. As of right now he is teetering. H doesn't



believe the community has proven to the business model they are ready to keep building that yet. Whatever decision is made tonight and voted for, he incorporates all that information in and felt it was made with the good intention to move the city forward.

Commissioner Wippermann commented it wasn't that long ago when the apartment project on 80<sup>th</sup> Street east of Target was before the Commission. That required rezoning from commercial to residential. He expressed his concerns about piecemealing and getting rid of commercial property to build. It prevents anything from happening on a commercial basis. He felt that issue was the same with this commercial project. He is not in favor of rezoning.

Commissioner Weber agreed with Commissioner Wippermann. He knows McGough has owned this for years and has come with multiple proposals. He has heard more rooftops would bring more retail. He's seeing rooftops. He cannot look at this piece of property and not think commercial. To see something like The Villages with a mixed use would be the end all dream. If someone came in with a mixed use, he would be 100% on board. He cannot support going from regional commercial to high density residential.

Commissioner Robertson finds herself struggling because there are fabulous rationales for both of what they are considering. To the people that sent emails and came to discuss, she said what is shared is valuable. She was here in 2017 and 2020 and heard the same thing, wait longer. There is nothing in the substantive information that convinces her they would meet community need on those 17 acres. She would love to have a space for multiple places so they don't have to go down Yankee Doodle. She doesn't believe that would happen on the 17 acres. There is empty space around Target, Arbor Pointe, Cahill. Those are all spaces where people are close by and within walking distance. The city still can't fill those spaces. Recognizing that and the benefit to the city as a whole by "adding more rooftops" if skipping the rooftops and bringing in what people really need, she would be behind it. She doesn't feasibly see that happening. She doesn't believe this will stop any one from going down Yankee Doodle. That area has items that cannot be replicated here. Recognizing that while still recognizing the needs of the citizens are great, this is not one she can support.

Commission Challeen is about a both end solution. Maximizing the retail left after this set of buildings goes up. There will still be retail space available to fill. She is in favor of the development and the land use change.

Commissioner Weber recalled a Planning Commission meeting where they discussed the old auto parts building on Cahill Avenue and Broderick. A Church wanted to go in there. Some wanted to approve, some didn't. The space had been empty for years. They stepped back and gave it another chance. The amount of business going on in that area is amazing. The Nerdin Out business has been doing amazing. They have to get this area one more chance.

Commissioner Robertson questioned if Nerdin Out was successful because it has a gigantic online affiliation. She asked what is known about their success and if it is people based. Every time she goes by, she doesn't see a car in the lot.

Chair Niemioja is torn on this item. The first time around was easier for her. They had never passed a high density at that point, in 2017. She has been concerned about having a diversity of housing in the city. Seeing what they need to recover, they are still short. She would like the Housing Committee to have a say. She is ready to move forward on this particular project in the hopes they get the rest of the retail to fill. She would love to see Target expand and more things

going into the spa area and other retail.

Commissioner Scales commented there was still a lot of buildable land in that area for retail.

**Planning Commission Recommendation**

Motion by Commissioner Simon, second by Commissioner Scales, to approve the Lennar Multi Family Community Comprehensive Plan Amendment to change the land use from R-C Regional Commercial to High Density Residential for the property located in Argenta Hills with the three conditions.

Motion carried (6/3) - Clancy, Wippermann, Weber. This item goes to City Council on June 28<sup>th</sup>.

**OTHER BUSINESS**

The meeting was unanimously adjourned at 10:42 p.m.

Respectfully submitted,

Sheri Yourczek  
Recording Clerk



## PLANNING REPORT

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**CASE NO:** CASE NO. 21-31Z

**APPLICANT & PROPERTY OWNER:** Joshua and Elizabeth Schmidt

**REQUEST:** Rezoning of the property from R-1C, single family residential to R-2, two-family residential.

**HEARING DATE:** July 20, 2021

**LOCATION:** 4046 66<sup>th</sup> Street

**COMPREHENSIVE PLAN:** LDR, Low Density Residential

**ZONING:** R-1C, single-family residential

**REVIEWING DIVISIONS:** Planning

**PREPARED BY:** Heather Botten  
Associate Planner

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### **BACKGROUND**

A few weeks ago, the Planning Commission reviewed a request on this property to change the parcel to an R-3A, multi-family zoning. During the process the applicants met with the City Building Official and Fire Marshal and have decided not to pursue the approvals for a tri-plex at this time. The applicants are now requesting the property be rezoned to an R-2, two-family zoning which would allow a single-family or two-family's living in the existing building. Per building and fire code this change would require minimal interior work to be done to the building verses major work such as adding sprinklers.

If the rezoning to R-2 is approved no further zoning approvals would be required and no CUP would be needed. A duplex is a permitted use in the R-2 district.

The property is 1.06 acres in size and currently zoned R-1C, single-family residential. There is an existing home and detached garage on the site. The house was built in 1960 and was constructed with the option to be used as a tri-plex. Over time the property has been utilized as a single-family home and a multi-family home. There are no exterior changes proposed to the existing home or property at this time.

A rezoning to R-2 would be consistent with the Comprehensive Plan designation of the property which is Low Density Residential, allowing up to 4 units an acre.

### **SURROUNDING USES**

The subject property is surrounded by:

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

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

South: School; zoned P, Institutional; guided P/I, Public/Institutional

West: Residential; zoned R-2, two-family; guided LDR

### **EVALUATION OF REQUEST**

#### **Rezoning**

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

The applicant is proposing a rezoning to R-2, two family residential district. The R-2 residential district is established for existing and future two-family dwelling areas which are provided with full urban services. The R-2 zoning allows for single-family or two-family dwelling units.

The existing structure could be utilized as a duplex on the one-acre parcel, complying with the R-2 guidelines. The rezoning is consistent with the comprehensive plan designation of LDR, Low Density Residential, allowing up to four units an acre. If the density on the parcel were to exceed four units an acre, a comprehensive plan amendment would be required.

Infrastructure is in place to accommodate a multi-family zoning on this parcel. The surrounding uses are a school to the south, R-2 two-family residential to the west and single family to the north and east.

Staff believes the proposed zoning would be compatible with the existing, established uses in the neighborhood. The zoning would also be consistent with the existing land use designation and the existing home on the site.

### **ALTERNATIVES**

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

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

- Approval of a **Rezoning** of the parcel from R-1C, single family residential to R-2, two-family residential.

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

**RECOMMENDATION**

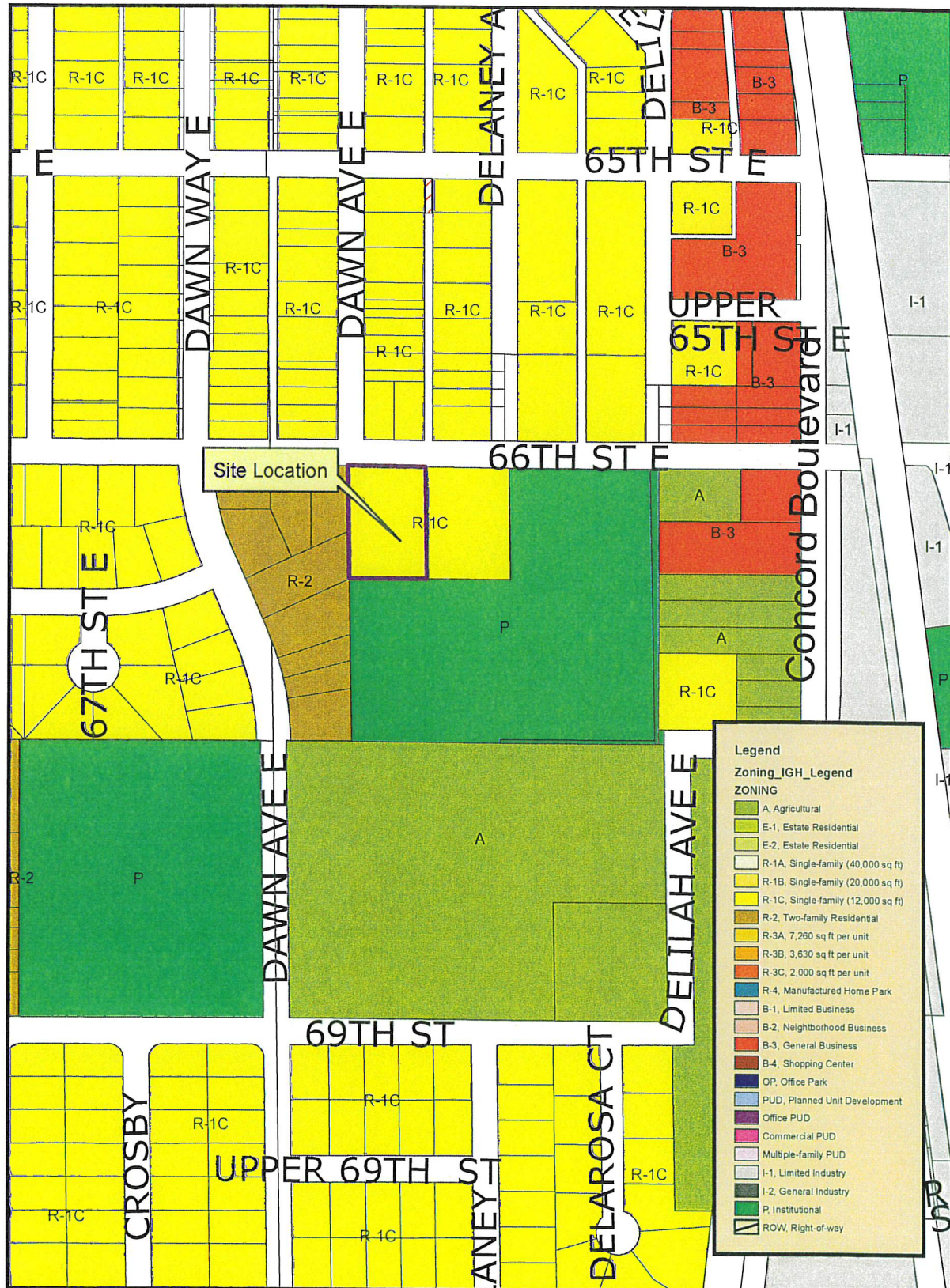
Based on the information in the preceding report, staff is recommending approval of the request as presented.

Attachments: Location map





# 4046 66th Street Case No. 21-31Z



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



## PLANNING REPORT

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**CASE NO.:** 21-43ZS

**APPLICANT:** Travis Callstrom

**PROPERTY OWNER:** Travis Callstrom

**REQUEST:** Preliminary Plat and Rezoning

**LOCATION:** 8308 Alverno Avenue

**HEARING DATE:** July 20, 2021

**COMPREHENSIVE PLAN:** Low Density Residential

**ZONING:** A, Agricultural, Northwest Area Overlay District

**REVIEWING DIVISIONS:** Planning  
Engineering  
Fire Marshal

**PREPARED BY:** Allan Hunting  
City Planner

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### **BACKGROUND**

The applicant is proposing to subdivide an approximate 22 acre parcel into two buildable lots and the balance of the property in one outlot. The applicant is requesting subdivision of the property as allowed under the Northwest Area Overlay District, Regulation 10-13J-3. This section of the Ordinance also states any property divided through this section, must be rezoned to Agricultural, PUD. The ordinance establishes a minimum and maximum lot size for the lots to be created. Based on the size of the parcels, no more than two buildable lots are allowed. Lots are allowed no smaller than 1.0 acres and no larger than 1.5 acres.

The property contains a single family home and a carriage house which was constructed to function as another single family home. The structures are located along the east boundary of the site. The applicant proposes to create two 1.5 acre lots around each house and put the balance of the lot (18.87 acres) into one outlot. There is one driveway serving both homes that is located along the south boundary.

The request is for both a preliminary and final plat and rezoning of the property to Agricultural, PUD.

### **REQUESTS**

The specific requests for the Callstrom Property plat include the following:

1. Rezoning of the property from A, Agriculture to Agricultural/PUD.
2. Preliminary Plat to be known as Carriage Heights resulting in 2 platted lots and one outlot.

### **SURROUNDING USES**

The subject property is surrounded by:

North: Large lot residential; zoned A, Agricultural; guided Low-Medium Density Residential.  
East: Vacant parcel; zoned A; guided LMDR, Medium Density Residential MDR.  
West: Large lot residential; zoned A, Agricultural; guided Low-Medium and Medium Density Residential.  
South: Large lot residential; zoned A; guided LMDR.

### **OVERVIEW**

The Northwest Area Overlay Ordinance has a provision to allow for less restrictive subdivision for properties that are not served by sewer and water. The specific reference is Section 10-13J-3.B. Subdivision of Property Not Served By Municipal Sewer And Water. It states:

- "1. Subdivision of property in the northwest area overlay district that is not served by municipal sewer and water shall be allowed only under the following conditions:
- a. The subdivision shall be memorialized through platting. No waiver of plat or administrative subdivision procedure shall be allowed.
  - b. A property must have a minimum of twenty (20) acres (excluding right of way) in order to be subdivided.
  - c. The subdivision shall result in a density no greater than one home per then (10) acres of land (excluding proposed right of way).
  - d. The resulting plat shall include buildable lots of a size not less than one (1.0) acre and not greater than one and one-half (1.5) acres. The remainder of the property shall be platted as an outlot or outlots. The outlot(s) shall be considered unbuildable, and not further subdivision of the outlot(s) shall be allowed until such time as municipal sewer and water become available to the property. When municipal sewer and water become available to the property, the outlot(s) may develop, but will be required to develop according to: 1) the platting procedures as established in the city subdivision ordinance, title 11, chapters 2, 3, 4 and 5 of the is code; 2) the planned unit development procedures established in article A of this chapter; and 3) the provisions found in this article."

### **UTILITIES**

This provision was established when the ordinance was created 14 years ago, and no development had occurred in the northwest area. It was intended to allow the creation of a couple of lots for those parcels that were a significant distance from any current or proposed sewer and water extensions, since some area might not receive sewer for 15-20 years. In this case, sewer and water is currently available to the property or the aera. The sewer plan calls for an extension of the trunk mail located near Target to go under the highway and be able to serve south of Hwy 55 with a lift station. There is no current plan for the city to extend the sewer. This



would most likely be development driven. Municipal water availability is the same situation. Water is available near Target and would have to extend under the highway to serve south.

### **PRELIMINARY PLAT**

The applicant is proposing a preliminary plat which consists of two lots, both 1.5 acres in size and one outlot. Proposed Lot 1 contains the existing carriage house. Lot 2 contains the existing house.

Engineering has drafted a memo with their recommendations for easements and road dedication for the plat.

### **PARKS/TRAILS**

With the creation of one new lot, the Park and Recreation Director is recommending a cash contribution for the plat consisting of a one lot fee of \$2,850. This fee is due at time of plat release for recording.

### **STREETS & CONNECTIVITY**

The site is currently served by a private driveway from Alverno Avenue which becomes 82<sup>nd</sup> Street once the road turns west. Dakota County has previously conducted a Regional Visioning Study which looked at road alignments for a major north-south road from the current Yankee Doodle/Argenta intersection south through Inver Grove Heights and Rosemount. The projected alignment as improvements to Argenta making it a continuous roadway from Yankee Doodle and south. The city is also conducting a small area plan for a portion of the land south of Highway 55 located in the Northwest Area. A recommendation from that study is to change the location of a collector street that was identified in the 2012 Collector Street Study and route it along the south and east property line of the subject parcel to serve this lot and others to the north as the collector street for the area. As a result, staff is recommending a 40 foot half right-of-way be platted along the south boundary.

### **ENGINEERING REVIEW**

The Engineering department has reviewed the request and notes additional drainage and utility easements should be dedicated on the plat. The engineering memo and map are attached to this report. They refer to easements over the three basins that are located on the property and perimeter easements around the new lots. The recommendations from the memo dated 6/24/21 by the city engineer are a condition of preliminary plat approval.

### **FIRE MARSHAL REVIEW**

The Fire Marshal has reviewed and noted there may be a need to expand the existing driveway since it currently served only one home. Creating two lots and two separate homes on the same driveway may require upgrades. This would have further review at the final plat. A recommended condition would be plat subject to comments by the Fire Marshal.

### **REZONING**

The requirement to rezone to Agricultural PUD establishes a holding zone to note a previous action has occurred and that the agricultural zoning continues to be consistent in the long term with the land use guiding of the parcel.

### **ALTERNATIVES**

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

- A. Approval:** If the proposed request is found to be acceptable, approval of the applicable following actions should be taken:

Approval of the Preliminary Plat of Carriage Heights and Rezoning subject to the following conditions:

1. The final plat and accompanying site plans shall be in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Preliminary Plat

dated 5/4/21

2. Drainage and utility easements shall be provided on the final plat as identified in the memo from the City Engineer dated 6/24/2021.
3. Park dedication shall consist of a cash contribution for one lot in the amount of the rates in effect at the time the final plat is approved.
4. A 40 foot wide half right-of-way shall be platted along the entire south boundary of the plat.
5. The approval of the preliminary Plat is subject to the review and comment from the city fire marshal.

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

### **RECOMMENDATION**

Staff recommends approval of the rezoning and preliminary plat subject to the conditions listed.

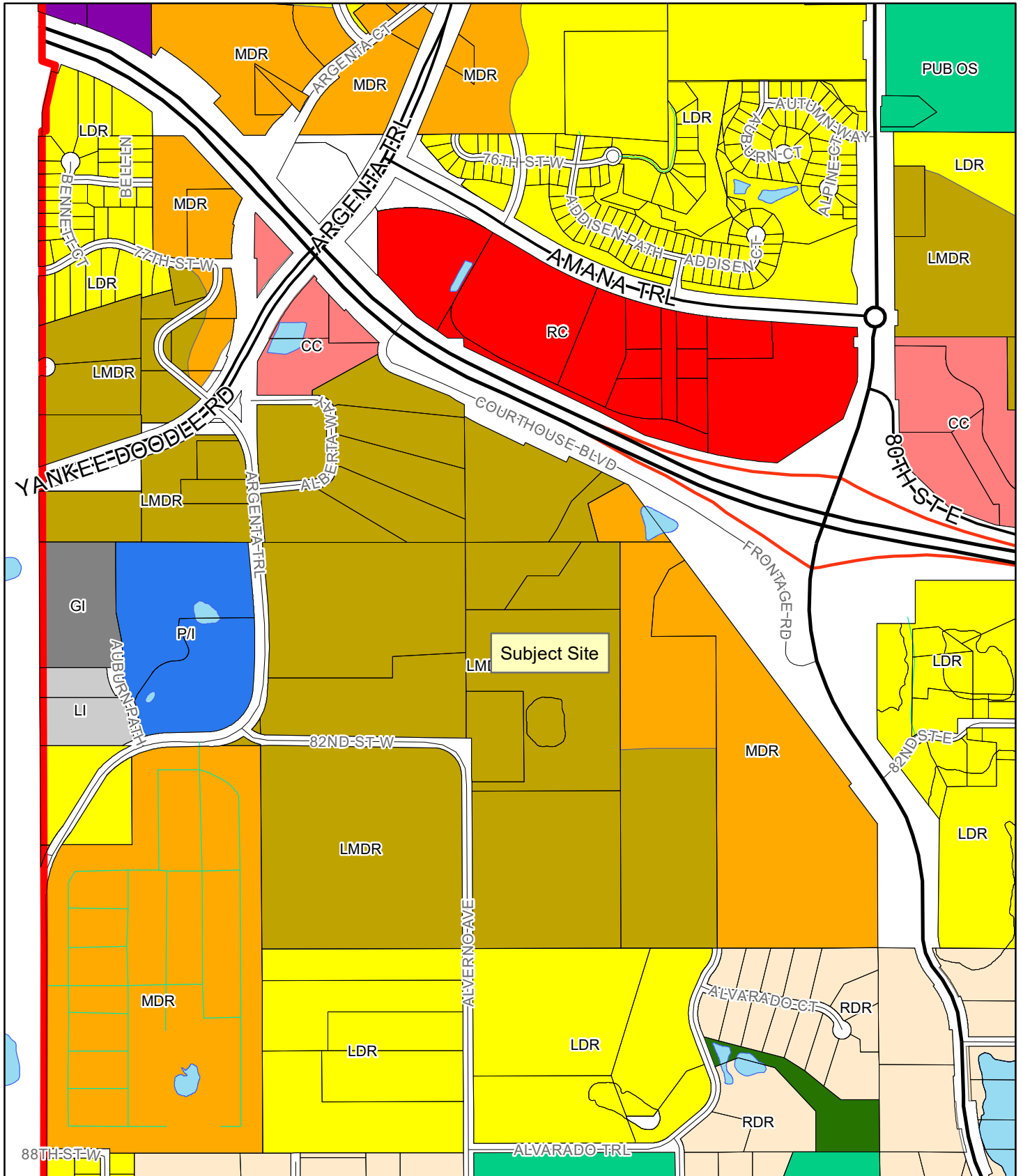
### **Attachments:**

Location Map  
Preliminary Plat  
Memo from City Engineer



# Location Map

## Case No. 21-43ZS



# PRELIMINARY PLAT OF CARRIAGE HEIGHTS

LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 22 WEST, CITY OF INVER GROVE HEIGHTS, DAKOTA COUNTY, MINNESOTA

## DESCRIPTION

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Subject to the right of way of said Alverno Avenue West and subject to all easements and restrictions of record.

## LINE TABLE

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| L4   | S 76°47'46" E | 83.69    |
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| L6   | S 42°01'26" W | 19.64    |
| L7   | S 02°21'00" E | 43.88    |
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| L9   | S 39°01'42" E | 18.65    |
| L10  | S 31°04'45" W | 27.82    |
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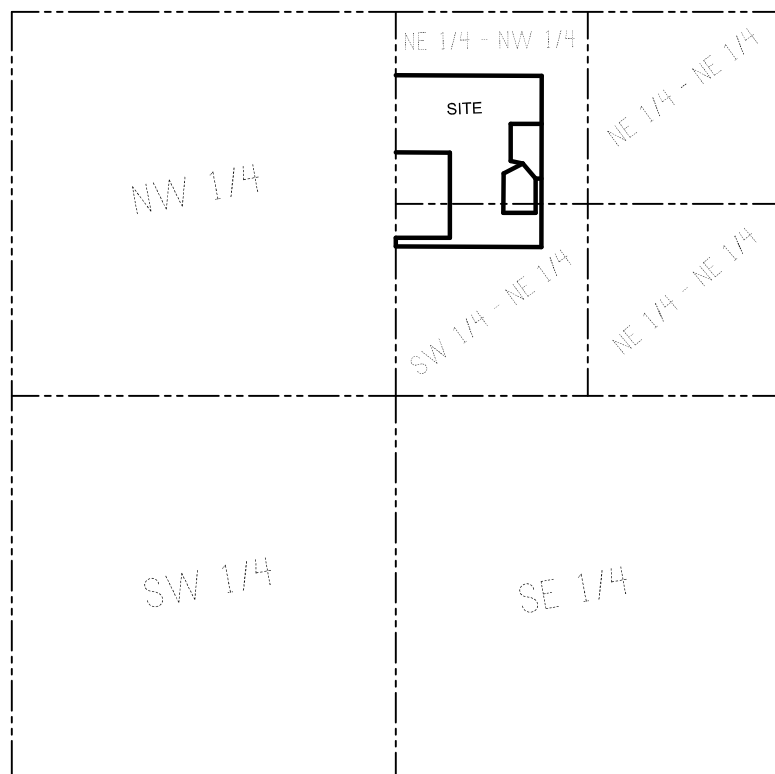
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| C9    | 35.84      | 29.29   | 70°06'27"   | N 03°58'28" W | 33.65        |
| C10   | 51.27      | 37.21   | 78°57'19"   | N 08°23'54" W | 47.31        |
| C11   | 14.75      | 20.57   | 41°05'32"   | N 27°19'48" W | 14.44        |

## VICINITY MAP

SECTION 18, TOWNSHIP 27 NORTH, RANGE 22 WEST

NOT TO SCALE



BRANDON KING LAND SURVEYING, LLC  
PHONE: 715-639-5243 EMAIL: bklslc@gmail.com

NORTH QUARTER CORNER  
SECTION 18, T27N, R22W  
2" O.D. IRON PIPE  
POINT OF COMMENCEMENT

0 100 200  
SCALE: 1 INCH = 100 FEET

CURRENT OWNER: VERNON J & MARY WILCZYK  
ADDRESS: 8003 COURTHOUSE BLVD  
INVER GROVE HEIGHTS, MN  
PID: 200180003013

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ADDRESS: 8001 COURTHOUSE BLVD  
INVER GROVE HEIGHTS, MN  
PID: 200180003014

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ADDRESS: 8420 ALVERNO AVE  
INVER GROVE HEIGHTS, MN  
PID: 200180003016

SOUTH QUARTER CORNER  
SECTION 18, T27N, R22W  
DAKOTA CO. CAST IRON MONUMENT

| LOT AREAS                                                                   |                                                                  |                                              |
|-----------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------|
| OUTLOT 1                                                                    | LOT 1                                                            | LOT 2                                        |
| TOTAL AREA INCLUDING ROAD RIGHT OF WAY:<br>822,951 Sq. Feet<br>18.892 Acres | TOTAL AREA:<br>65,340 Sq. Ft.<br>1.500 Acres                     | TOTAL AREA:<br>65,341 Sq. Ft.<br>1.500 Acres |
| TOTAL AREA EXCLUDING ROAD RIGHT OF WAY:<br>820,971 Sq. Feet<br>18.847 Acres |                                                                  |                                              |
| TOTAL ACREAGE:                                                              |                                                                  |                                              |
| INCLUDING ROAD RIGHT OF WAY:<br>953,632 Sq. Feet<br>21.892 Acres            | EXCLUDING ROAD RIGHT OF WAY:<br>951,652 Sq. Feet<br>21.847 Acres |                                              |

PROPERTY OWNER:  
PROPERTY ADDRESS:

BARRY E & LORI M JAEGER  
8308 ALVERNO AVE W  
INVER GROVE HEIGHTS, MN 55077

SUBDIVIDER:  
SUBDIVIDER ADDRESS:

TRAVIS CALLSTROM  
14451 HIGHWAY 7  
MINNETONKA, MN 55345

LAND SURVEYOR:  
LAND SURVEYOR ADDRESS:

BRANDON W. KING  
N324 COUNTY ROAD D  
EAU CLLE, WI 54737

BEARINGS ARE REFERENCED TO THE NORTH-SOUTH QUARTER LINE OF SECTION 18, T27N, R22W WHICH IS SOUTH 00°19'25" EAST IN THE DAKOTA COUNTY COORDINATE SYSTEM (N.A.D. 1983)(1991)

CONTOURS BASED UPON LIDAR TECHNOLOGY PER MN TOPO WEBSITE.

NATIONAL GEODETIC SURVEY SITE BENCHMARK:  
PID: 0P8572  
DESIGNATION: HENRY  
ELEVATION: 853.58 FEET

NOTE:

WELLS AND SEPTIC SYSTEMS APPEAR TO BE PRIVATELY CONSTRUCTED, OWNED AND MAINTAINED.

EXISTING ZONING CLASSIFICATION: AGRICULTURAL

NOTE: RE-ZONE PLANNED FOR PROPERTY TO AGRICULTURAL PUD. BUILDING SETBACKS AND EXISTING ZONING DATA NOT SHOWN OR LISTED DUE TO SAID PLANNED RE-ZONE.

### LEGEND

- = SET 3/4" X 18" IRON ROD WEIGHING 1.50 LBS/LF.
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NW 1/4 - NE 1/4, SEC. 18-T27N-R22W  
SW 1/4 - NE 1/4, SEC. 18-T27N-R22W

I, Brandon W. King, 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;  
*Brandon W. King* 5/4/2021  
Brandon W. King, Licensed Land Surveyor  
Minnesota License No. 42597



PREPARED FOR:  
TRAVIS CALLSTROM  
14451 HIGHWAY 7  
MINNETONKA, MN 55345

DATE OF FIELD WORK: 4/21/2021  
DATE OF PLAT: 5/4/2021  
FILE NAME: prelim plat.dwg

SHEET  
1 OF 1  
SHEETS





## Memorandum

**TO:** Allan Hunting, City Planner

**FROM:** Thomas Kaldunski, City Engineer  
Jake Moser, Staff Civil Engineer

**DATE:** June 24, 2021

**SUBJECT:** Engineering Comments - Carriage Hills - Preliminary Plat  
TRAVIS CALLSTROM - CASE NO. 21-43ZS  
8308 Alverno Ave

This review memo has been prepared in response to an application requesting a rezoning of the parcel from A to Agricultural PUD (NWA) and a preliminary plat for a two lot, one outlot subdivision to be known as Carriage Heights. This request is for the property located at 8308 Alverno Avenue.

### *Right-of-Way Easements and Agreements*

1. A 40-foot half right-of-way (ROW) should be platted on the south boundary.
2. 10-foot drainage and utility perimeter easement should be provided around plat boundary and all lot lines within plat.
3. Drainage and utility easements will be required over existing regional stormwater basins to cover the High Water Line contours per the IGH 4<sup>th</sup> Generation Stormwater manual
4. A 30-foot D&U easement shall be dedicated from the south ROW to the Basin Outlot for access and future utilities (lift station per comp sewer plan).
5. Driveway improvements may be required to satisfy Fire Marshall requirements.
6. An agreement addressing access easements and driveway in Right of Way is required.

### *Utilities*

7. The 2040 Comp Sewer plan illustrates the subject parcel as the site for a lift station to provide sanitary sewer service to the site and surrounding area.

### *Misc.*

8. The City Engineer reserves the right to apply additional conditions.

Atch: IGH Redlined Preliminary Plat  
Excerpt from IGH 4<sup>th</sup> Gen SWMP  
2040 CSSP  
Draft Small Area Study Layout

cc: Tim Kuntz, City Attorney



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IGH Engineering Red-lines

6/24/21 J Moser

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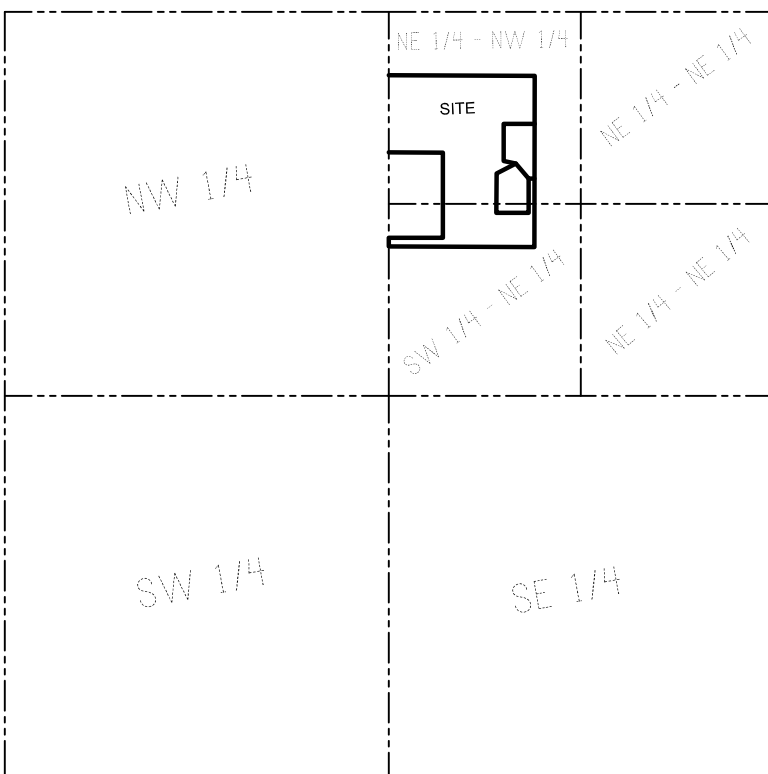
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PROPERTY ADDRESS:

SUBDIVIDER:

SUBDIVIDER ADDRESS:

LAND SURVEYOR:

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8308 ALVERNO AVE W  
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NW 1/4 - NE 1/4, SEC. 18-T27N-R22W  
SW 1/4 - NE 1/4, SEC. 18-T27N-R22W

10-foot perimeter easements on all lot lines

I, Brandon W. King, 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;  
*Brandon W. King* 5/4/2021  
Brandon W. King, Licensed Land Surveyor  
Minnesota License No. 42597



PREPARED FOR:  
TRAVIS CALLSTROM  
14451 HIGHWAY 7  
MINNETONKA, MN 55345

DATE OF FIELD WORK: 4/21/2021  
DATE OF PLAT: 5/4/2021  
FILE NAME: prelim plat.dwg

SHEET  
1 OF 1  
SHEETS



# INVER GROVE HEIGHTS

NORTHWEST SMALL AREA PLAN

*DRAFT JULY, 2021*



**DRAFT**





Existing conditions

## ABOUT

IGH is conducting a small area study for the land bounded by Highway 55 on the south, Argenta Trail on the east, 70th Street on the north, and the Eagan border to the west. This area has partially developed over the last decade and seen significant changes with improvements to Argenta Trail and Highway 55. The area is also part of the Northwest Area of Inver Grove Heights that has seen gradual development since the beginning of the 2000s and extensive land use and infrastructure planning over the last two decades.



## ACKNOWLEDGMENTS

### *City Council & Planning Commission*

- Heather Rand - Community Development Director
- Allan Hunting - City Planner
- Tom Kaldunski - City Engineer

### *Consultants*

- HKGI - Planning / Urban Design
- Bolton & Menk - Engineering Analysis
- Ehlers - Financial Analysis
- Marquette Advisors - Market Scan





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## PROJECT OVERVIEW

### Introduction

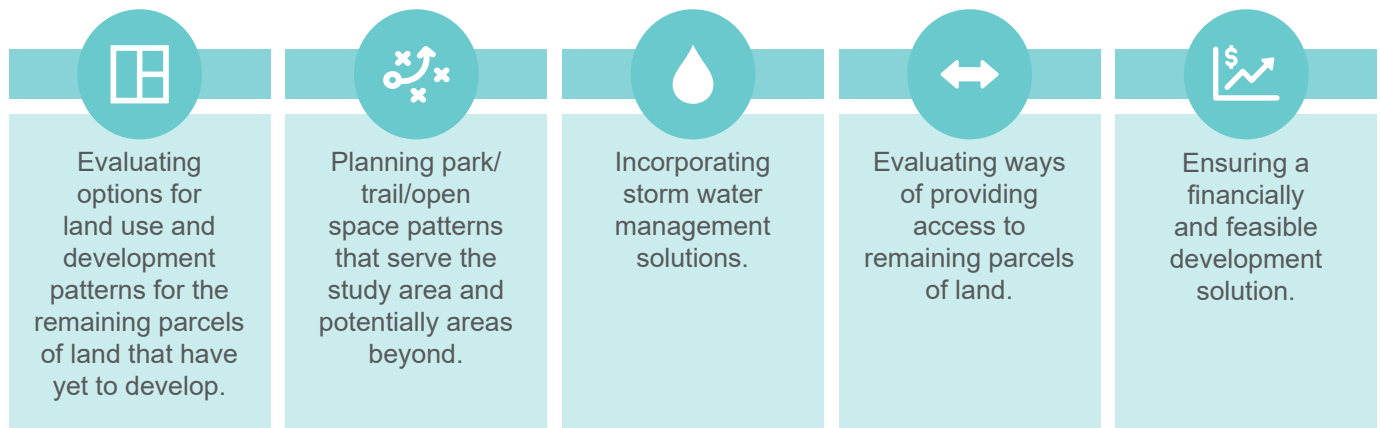
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## Why Plan?

### Purpose of the Small Area Plan

The elements and objectives of this small area study include:



## Planning Process



### Understand the Context

During this stage of the project a base of common understanding was built regarding existing land use and physical conditions, planned improvements, and an understanding of historical planning for the Northwest Area.



### Confirm Project Objectives

This step involved responding to both the needs and wants of all involved parties, balancing opinions and perspectives on both variable/subjective and non-variable components. Multiple staff, stakeholder, and community engagement opportunities were tailored to receive feedback for consideration.



### Explore Alternatives

The consulting team explored three alternative site plan concepts with differentiating focuses. Site plans were then evaluated based on access and circulation, infrastructure needs, land use impacts, and financial and market feasibility.



### Converge on a Preferred Plan

The design team worked through a process to evaluate and converge on a preferred plan direction using feedback received for the three preliminary concepts.



### Assemble the Master Plan

Based on the technical review of the alternatives and the engagement process a master plan report was prepared for consideration by the City of Inver Grove Heights.





## Overview of Phase I Community Engagement

### Social Pinpoint

In the beginning phases of the project, an interactive mapping tool was created to gather feedback from residents and stakeholders regarding their wants, needs, and concerns for existing conditions and future concepts.











## BACKGROUND INFORMATION

### Existing Conditions Maps

#### Existing Natural Resources

- Wetlands exist along 70th Street and in the southwest corner of the study area.
- Much of the undeveloped portions of the study area are heavily wooded.
- The City of Inver Grove Heights has acquired land for neighborhood park use between Argenta Trail and Argenta Court.



Figure 1. Existing Natural Resources



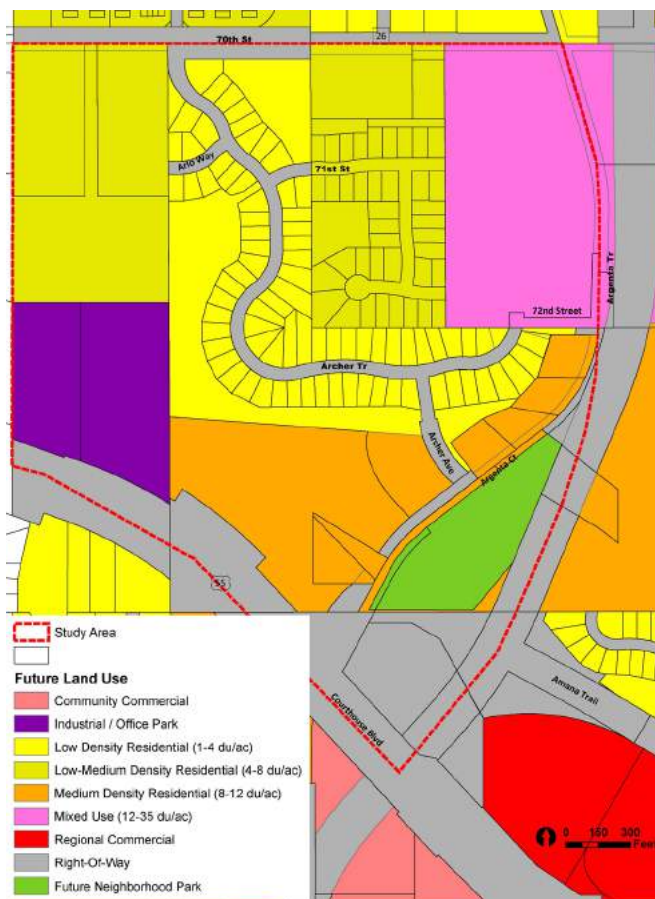


Figure 2. Future Land Use

## Future Land Use

- Existing, planned land uses include:
  - Mixed Use (mix of commercial and residential uses ranging from 12-35 dwelling units/acre).
  - Medium Density Residential (densities ranging from 8-12 units per acre).
  - Low Density (1-4 units per acre) & Low-Medium Density Residential (4-8 units per acre).
  - Industrial uses.
  - A future neighborhood park is planned between Argenta Trail and Argenta Court.
- Future land uses for undeveloped parcels will be examined and determined through this planning study.

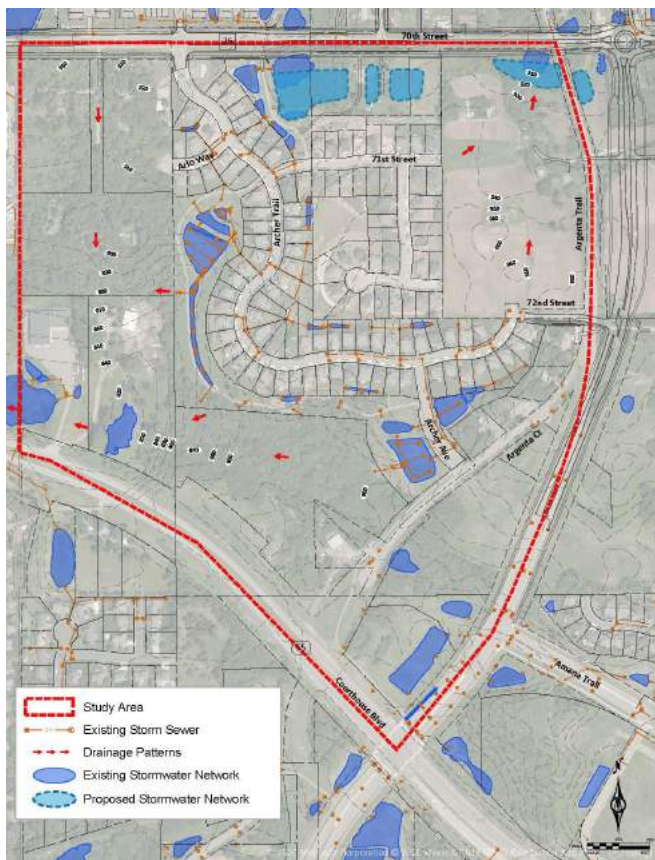


Figure 3. Stormwater

## Existing Stormwater

- Existing stormwater treatment, both infiltration and detention basins have been constructed for the Blackstone Vista Neighborhood.
- Drainage for the undeveloped portions of the study area generally flow to the southwest.
- A regional stormwater infiltration facility is planned in the southwest portion of the study area in conjunction with an existing wetland complex.



Figure 4. Existing Site Slopes/Topography

## Site Slopes/Topography

- Slopes ranging from 0% -40% exist in the southwestern portion of the site.
- Over 100' of grade change exists between the Blackstone Vista Neighborhood and the low areas in the southwest corner of the site.



Figure 5. Sanitary Sewer

## Sanitary Sewer

- Comprehensive Sanitary Sewer Plan identifies framework for sanitary sewer service.
- Gravity sanitary sewer is available to:
  - Area east of Blackstone Vista 3rd Addition development.
  - Argenta Court.
- Lift station and force-main required to serve:
  - Area south and west of Blackstone Vista development.





Figure 6. Watermain

## Water Main

- The City's Comprehensive Watermain Plan identifies the broader framework for watermain service in the study area.
- Watermain laterals are ready for extension east of the existing Blackstone Vista development.
- Future trunk watermain extension is required through the south and west portion of study area at the time of development for the undeveloped parcels.

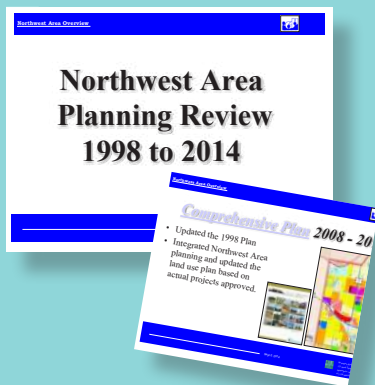


Figure 7. Transportation

## Transportation

- Roadway improvements are planned for 70th Street and Argenta Trail in 2021/2022, including a round-a-bout at the intersection of 70th Street and Argenta Trail.
  - A full access intersection will exist at 70th Street and Archer Trail.
  - A  $\frac{3}{4}$  access intersection will exist at 72nd Street and Argenta Trail.
  - A planned right-in/ right-out access is planned near the extension of 71st Street (ultimate location to be determined by development pattern).
- A future interchange is planned for the Argenta Trail & State Highway 55 intersection. This project is currently unfunded. A preliminary conceptual alignment for the on/off ramps is shown for reference only, future configuration of the interchange may vary.

## Related Background Documents



### Historical Northwest Area Planning

This powerpoint presentation provides a brief overview of the history of all the planning work in the Northwest Area, including a pilot study in 2001, the hydrologic and hydraulic analysis work completed in 2004, infrastructure feasibility reports in 2005, the collector street study in 2012, and the City's Comprehensive Plan process. Additionally, this presentation provides highlights to development standards including planned unit development, setbacks, and open space preservation requirements.

(See the full presentation on the City's website by clicking [here](#))



### IGH Alternative Urban Areawide Review (AUAR)

In 2020 an alternative urban areawide review process was completed to explore and better understand how different development scenarios could affect the environment in the community in the Northwest Expansion Area.

(See the full document on the City's website by clicking [here](#))

## Market Scan



As part of the Small Area Planning effort a high-level market scan was conducted by Marquette Advisors to best understand desired land uses from a market perspective. Access challenges and steep topography were two primary considerations for limiting commercial and light industrial land uses in this area. Residential uses were recommended for the bulk of the study area with townhomes or single family housing identified for the Lone Oak Road/ 70th Street area, and townhomes or multi-family housing identified for the Schmidt + Triangle Rubbish site (longer-term redevelopment).









## RECOMMENDATIONS

### Introduction

As part of the planning process three concept alternatives were developed to evaluate potential future land use, transportation improvements, parks, trail and open spaces features, and overall utilities and infrastructure for the remaining undeveloped lands. These concepts also explored integration with the planned neighborhood park and potential phasing for redevelopment of certain parcels.



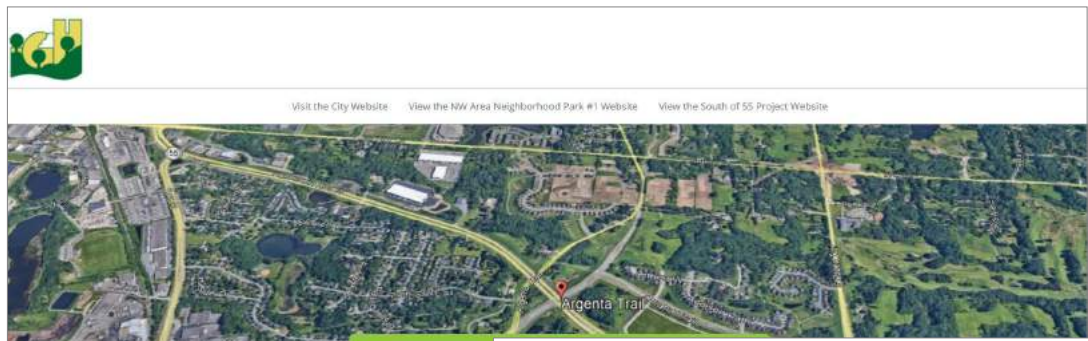
*Stormwater infiltration basin and soft-surface trail precedent images*



# Overview of Phase II Community Engagement

## Concept Exploration and Stakeholder Feedback

The following concepts represent the early ideas explored in the planning process. Each concept included varied approaches to land use and utility and infrastructure connections, and explored near-term and long-term access options anticipating a future interchange at Highway 55 and Argenta trail. Each concept was also ranked based on five categories including market readiness, financial feasibility, transportation improvements, utilities and infrastructure, and parks and open space features.



Visit the City Website   View the NW Area Neighborhood Park #1 Website   View the South of 55 Project Website

Argenta Trail

Inver Grove Heights

### Project Overview

Download documents and read about the goals, objectives, and process of the study.

#### Project Location:



#### Purpose of the Study:

The elements and objectives of this small area study include:

- Evaluating options for land use and development patterns for the remaining parcels of land that have yet to develop.
- Planning park/travel/open space patterns that serve the study area and potentially areas beyond.
- Investigating storm water management solutions.
- Evaluating ways of providing access to remaining parcels of land.
- Ensuring a financially and feasible development solution.

#### Project Process:

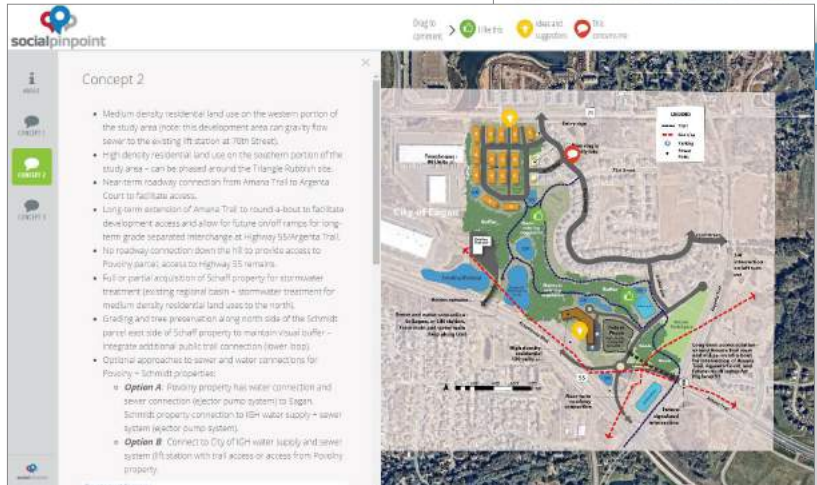
**Understand the Context:** We will begin by building a base of common understanding including existing land use and physical conditions, planned improvements, and an understanding of historical planning for the Northwest Area.

**Collect Project Objectives:** Responding to both the needs and wants of all involved parties, balancing opinions and perspectives in both variable/subjective and non-variable components. Multiple staff, stakeholder, and community engagement opportunities will be utilized to receive feedback for consideration.

**Explore Alternatives:** The consulting team will explore up to three alternative site plan concepts with differentiating focuses. Site plans will be evaluated based on access and circulation, infrastructure needs, land use impacts, and financial and market feasibility.

**Converge on a Preferred Plan:** We will work through a process to evaluate and converge on a preferred plan direction.

**Assemble the Master Plan:** Based on the technical review of the alternatives and the engagement process a master plan report will be prepared for consideration by the City of Inver Grove Heights.



socialpinpoint

Concept 2

- Medium density residential land use on the western portion of the study area (note: this development area can gravity flow sewer to the existing lift station at 70th Street).
- High density residential land use on the southern portion of the study area - can be phased around the Triangle Rubbish site.
- Near-term roadway connection from Argenta Trail to Argenta Court to facilitate access.
- Long-term extension of Argenta Trail to round-a-bout to facilitate development access and allow for future on/off ramps for long-term grade separated interchange at Highway 55/Argenta Trail.
- No roadway connection down the hill to provide access to Poverty parking access to Highway 55 remains.
- Full or partial acquisition of Schiff property for stormwater treatment (existing regional basin + stormwater treatment for medium density residential land uses to the north).
- Grading and tree preservation along north side of the Schmidt parcel east side of Schiff property to maintain visual buffer - integrate additional public trail connection (lower loop).
- Optional approaches to sewer and water connections for Poverty - Schmidt properties:
  - **Option A:** Existing property has water connection and sewer connection (sewer pump system) to Eggen Schmidt property connection to lift water supply - sewer system (sewer pump system).
  - **Option B:** Connect to City of IGH water supply and sewer system lift station with trail access or access from Poverty property.

Map Legend:

- **Land Use:** Medium Density Residential, High Density Residential, Open Space, etc.
- **Infrastructure:** Roadway, Trail, etc.

A second round of stakeholder meetings were conducted to evaluate the concepts. The information from these meetings was utilized to refine the ideas into a preferred direction for the small area plan. Each concept on the following pages represents the feedback collected from the online platform and comments from the stakeholder meeting sessions.

## Concept 1

- Light industrial / tech flex uses proposed for western and southern development zones.
- Near-term roadway connection from Amana Trail to Argenta Court to facilitate access.
- Long-term extension of Amana Trail to round-a-bout to facilitate development access and allow for future on/off ramps for long-term grade separated interchange at Highway 55/Argenta Trail.
- New roadway connection down hillside from 70th Street to serve the Povolny property combined with access closure on Highway 55.
- Full or partial acquisition of Schaff property for stormwater treatment (existing regional basin + stormwater treatment for light industrial / tech-flex use to the north).
- Grading and tree preservation along north side of the Schmidt parcel east side of Schaff property to maintain visual buffer.

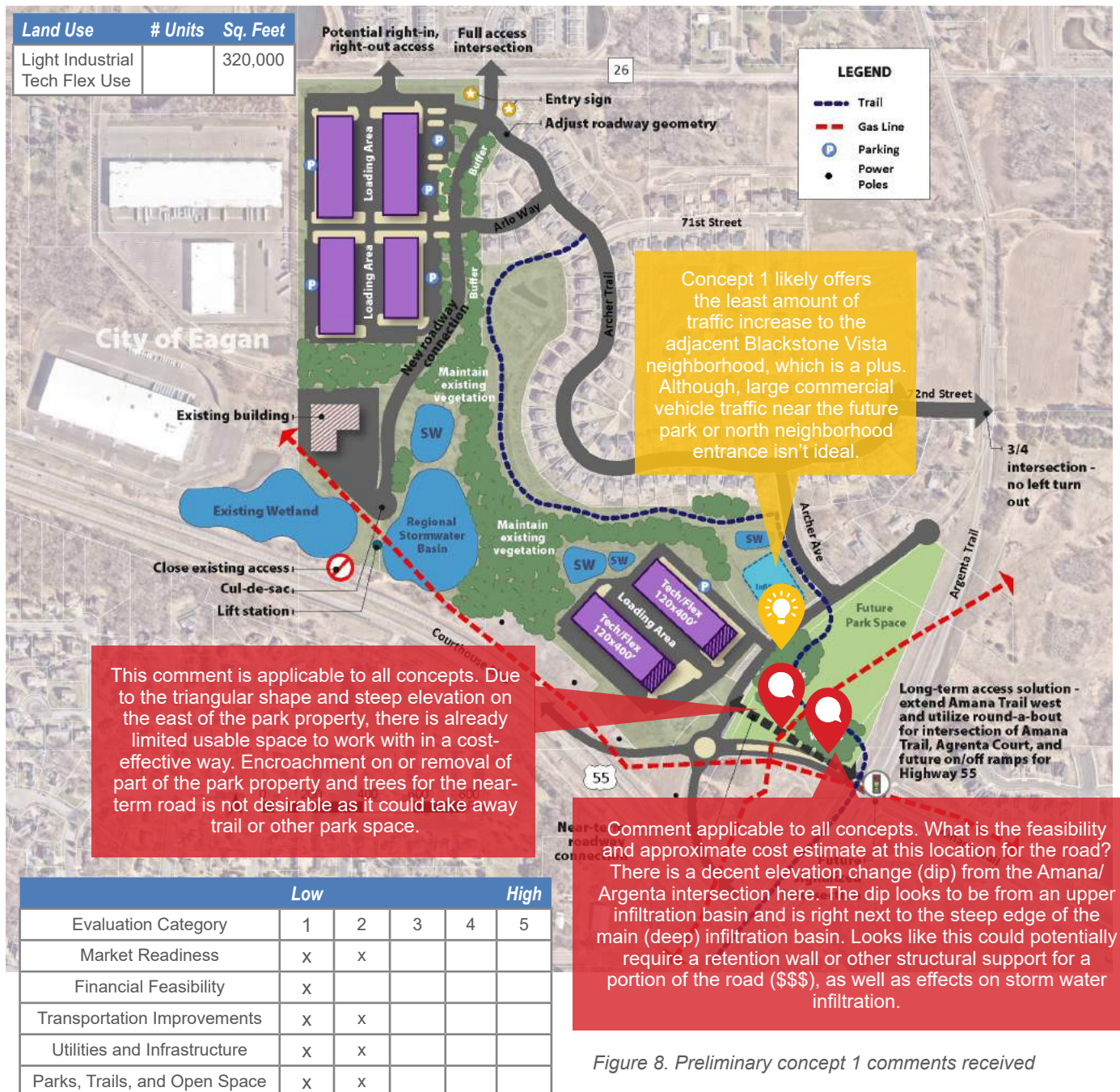


Figure 8. Preliminary concept 1 comments received



## Concept 2

- Medium density residential land use on the western portion of the study area (note: this development area can gravity flow sewer to the existing lift station at 70th Street).
- High density residential land use on the southern portion of the study area – can be phased around the Triangle Rubbish site.
- Near-term roadway connection from Amana Trail to Argenta Court to facilitate access.
- Long-term extension of Amana Trail to round-a-bout to facilitate development access and allow for future on/off ramps for long-term grade separated interchange at Highway 55/Argenta Trail.
- No roadway connection down the hill to provide access to Povolny parcel, access to Highway 55 remains.
- Full or partial acquisition of Schaff property for stormwater treatment (existing regional basin + stormwater treatment for medium density residential land uses to the north).
- Grading and tree preservation along north side of the Schmidt parcel east side of Schaff property to maintain visual buffer – integrate additional public trail connection (lower loop).
- Optional approaches to sewer and water connections for Povolny + Schmidt properties:
  - Option A: Povolny property has water connection and sewer connection (ejector pump system) to Eagan, Schmidt property connection to IGH water supply + sewer system (ejector pump system).
  - Option B: Connect to City of IGH water supply and sewer system (lift station with trail access or access from Povolny property).

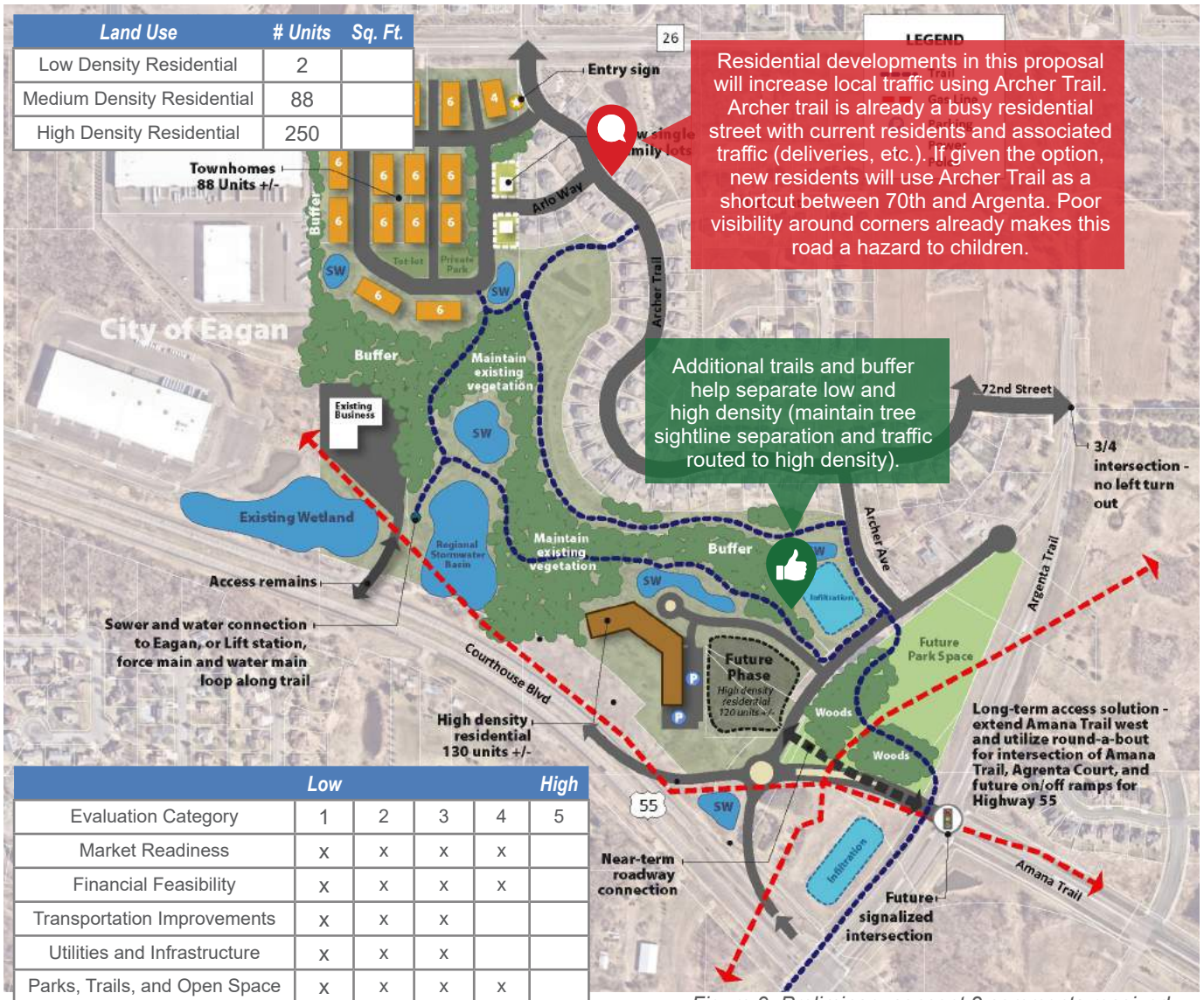


Figure 9. Preliminary concept 2 comments received



### Concept 3

- Light industrial / tech flex uses proposed for western development areas + additional single-family lots.
- High density residential for the southern development area (can be phased around Triangle Rubbish site).
- Near-term roadway connection from Amana Trail to Argenta Court.
- Long-term extension of Amana Trail to round-a-bout to facilitate development access and allow for future on/off ramps for long-term grade separated interchange at Highway 55/Argenta Trail.
- New roadway connection down hillside from 70th Street to serve the Povolny + Schaff property combined with access closure on Highway 55.
- Partial acquisition of Schaff property for stormwater treatment (existing regional basin).
- Grading and tree preservation along north side of the Schmidt parcel east side of Schaff property to maintain visual buffer.

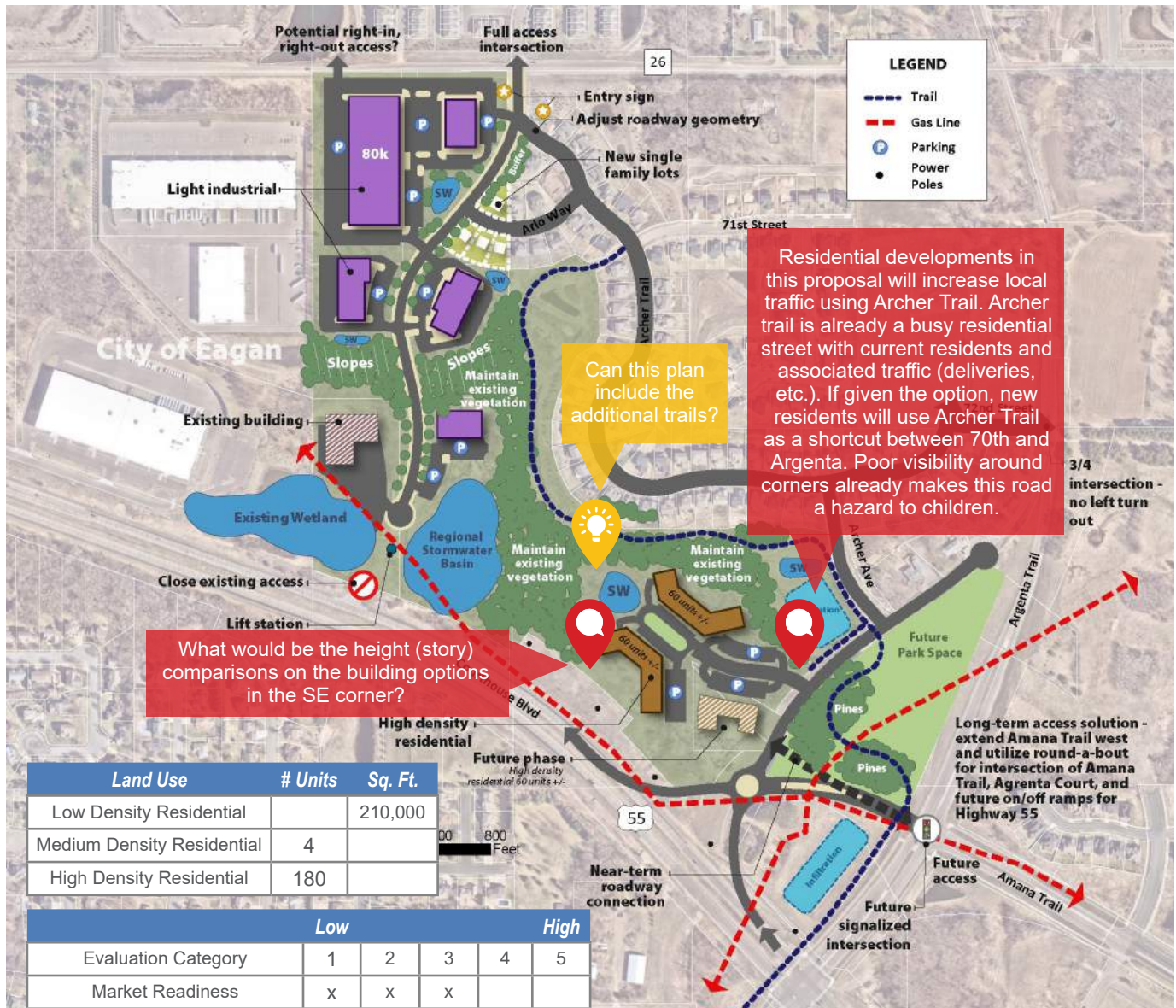


Figure 10. Preliminary concept 3 comments received





*Proposed road improvements*



*Apartment complex*



*Stormwater treatment as an amenity*



*Medium density residential - townhome, rowhouse*

## Preferred NW Argenta Small Area Plan

Based on the direction from the stakeholder engagement process, utilities, and infrastructure analysis the following plan is recommended for the NW Argenta Small Area Plan. The following subsections of the small area plan go into greater detail on proposed land uses, parks/trails/open space + stormwater treatment, transportation, and utilities and infrastructure. Three distinct geographic areas are identified to help illustrate the proposed recommendations, they include:

### Lone Oak Road/ 70th Street Area

Low density residential land use guidance that integrates with the neighboring single family development pattern of the Blackstone Vista development and can be served by gravity flow sewer to the existing lift station along Lone Oak Road/ 70th Street.

### Povolny + Schaaf Parcel

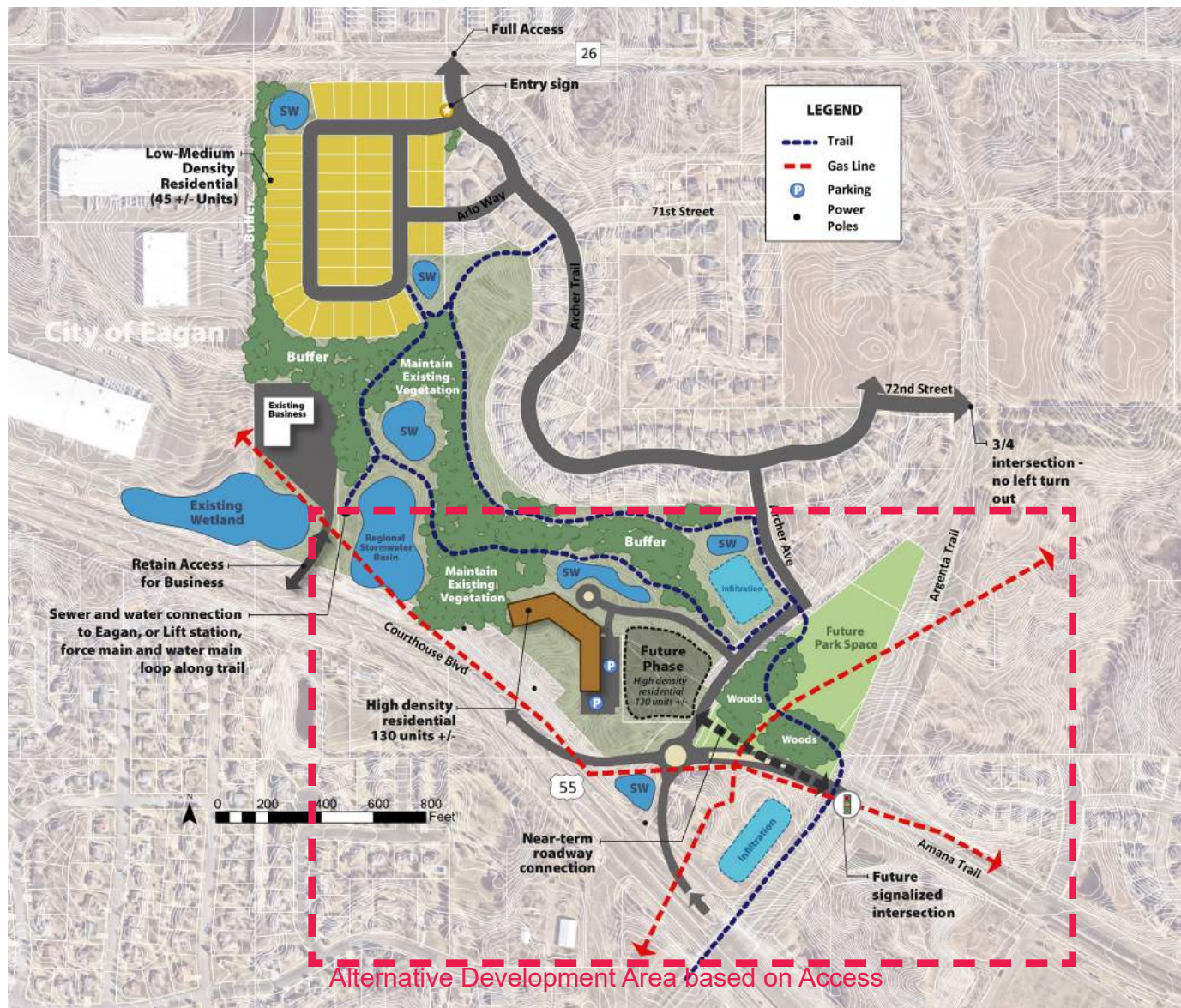
Retention of the industrial use on the Povolny property and a transition to open space land use for the Schaaf parcel as much of the property is occupied by a regional infiltration basin for the Northwest Area stormwater treatment. Additionally, an expanded joint powers agreement (JPA) with the City of Eagan is recommended to provide municipal sewer and water (as well as fire protection) to the industrial use on the Povolny property. Access from Highway 55 is anticipated to remain for this business as steep topography creates extraordinary costs for any potential road connection and the connection would be in conflict with surrounding land uses.

### Schmidt Parcel + Triangle Rubbish Site

High density residential land use guidance that allows for appropriate density to offset trunk utility and infrastructure costs and is combined with a new access to Argenta Trail by way of the extension of Amana Trail to the west. The plan anticipates the transition of the Triangle Rubbish site over time to a high density residential use, but will be dependent on property owner desires.



## Preferred Development Concept



Alternative Development Area based on Access

Figure 11. Preferred Development Concept

## Development Summary

### Preferred Development Concept

| Land Use                   | # Units | Sq. Ft. |
|----------------------------|---------|---------|
| Low Density Residential    | 45 +/-  |         |
| Medium Density Residential |         |         |
| High Density Residential   | 130 +/- |         |

### Alternative Development Area

| Land Use                   | # Units | Sq. Ft. |
|----------------------------|---------|---------|
| Low Density Residential    | 45 +/-  |         |
| Medium Density Residential | 36 +/-  |         |
| High Density Residential   |         |         |



Figure 12. Alternative Development Area





## LAND USE DEFINITIONS

**Low Density Residential (1-4 du/ac)** - Traditional, detached single family homes.

**Low-Medium Density Residential (4-8 du/ac)** - Small lot single-family homes, rowhouses, or townhomes (side-oriented attached housing).

**Medium Density Residential (8-12 du/ac)** - Duplex, triplex, rowhouse, or townhome side by side oriented attached housing.

**High Density Residential** - Apartment housing, cottage or modern style, 3-4 levels with underground parking for residents.

**Mixed Use (12-35 du/ac)** - Combination of commercial, office, public, or higher density residential in a horizontal or vertical mix of uses.

**Industrial/Office Park** - Tech flex, light industrial, warehouse and office park.

**Park/Open Space/Stormwater** - Active and passive park space with stormwater elements.

## Proposed Land Uses

Proposed land uses for the study area include shifting to Low Density Residential land use (1-4 units/ acre) for the three large lot residential lots near Lone Oak Road/ 70th Street, transitioning to High Density Residential land uses for the Schmidt and Triangle Rubbish parcels (12-24 units/ acre), maintaining industrial land uses for the Povolny parcel, and converting the Schaaf property to Open Space land use for sub-regional stormwater treatment.

Access conditions and adjacencies helped to drive the recommendations of this plan for land use and corresponding access. In the northwest portion of the study area, all access to Lone Oak Road/ 70th Street is provided at the Archer Trail intersection, and any future development will need to utilize this access point. Medium density residential densities were explored in this area, but ultimately the neighborhood feedback resulted in a similar single-family residential pattern that would connect new roadways for planned development to Archer Avenue and Arlo Way to create an extension of the similar development pattern.

The small area plan also recommends High Density Residential land use for the Schmidt and Triangle Rubbish site. However, this is tied to securing access to Argenta Trail from a proposed extension of Amana Trail. Through the planning process and meetings with Dakota County Transportation (jurisdiction on Argenta Trail), the County indicated they will be updating the Regional Visioning Study for Argenta Trail in Q3 & Q4 of 2021 and final determination on access availability with a roadway connection to Amana Trail will be determined as part of this study. Should access not be allowed, the Small Area Plan recommends reverting back to the existing underlying land use of Medium Density Residential with a density range of 8-12 units per acre, as this traffic will need to circulate north to Archer Avenue, Archer Trail and exit the development area at 72nd Street.



Low density residential



Medium density residential - townhome/rowhouse



High density residential complex with private parking underneath



## Preferred Land Use Plan

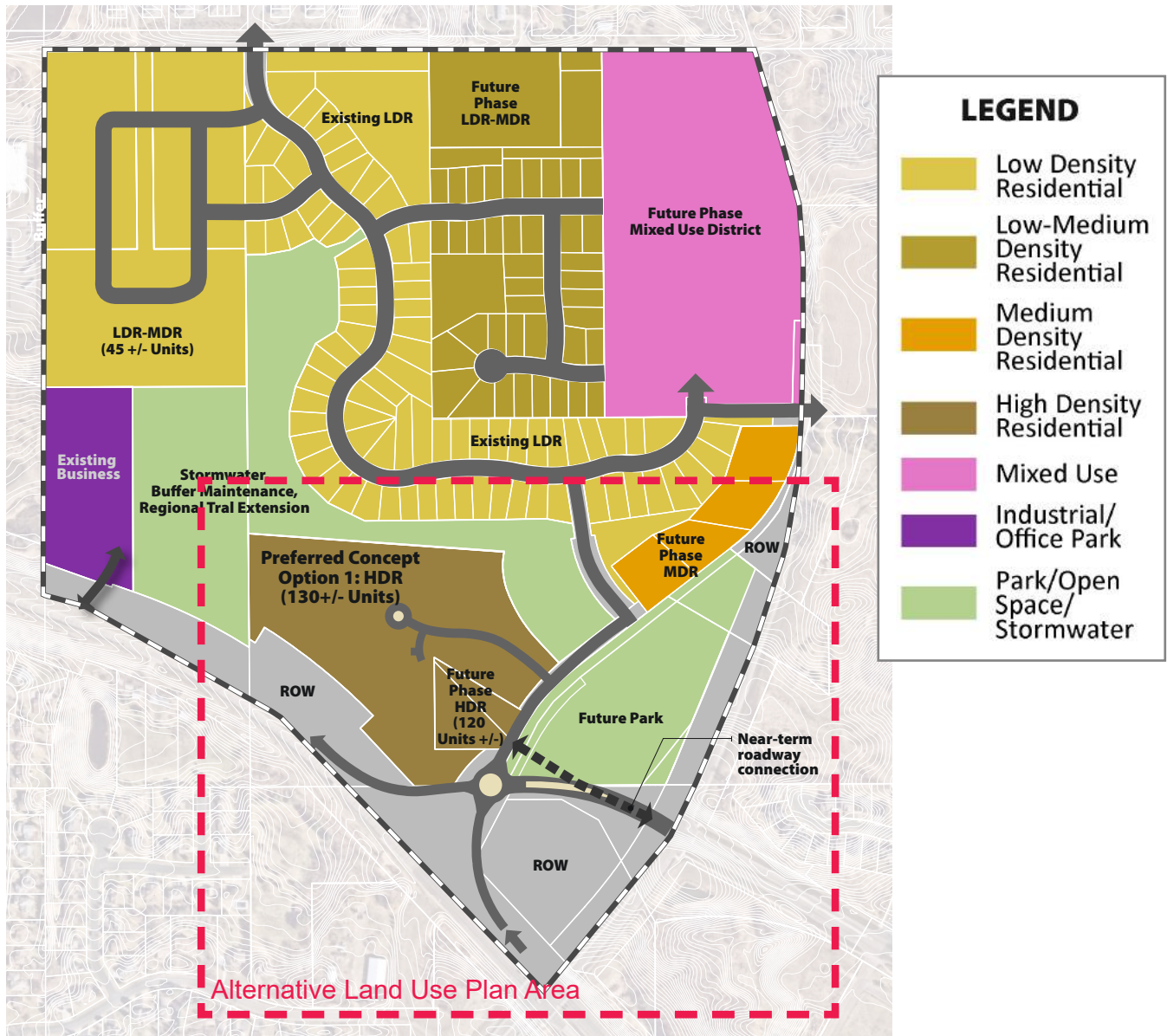


Figure 13. Preferred Land Use Plan



Modern apartment housing with stormwater treatment as a recreational amenity

## Alternative Land Use Plan

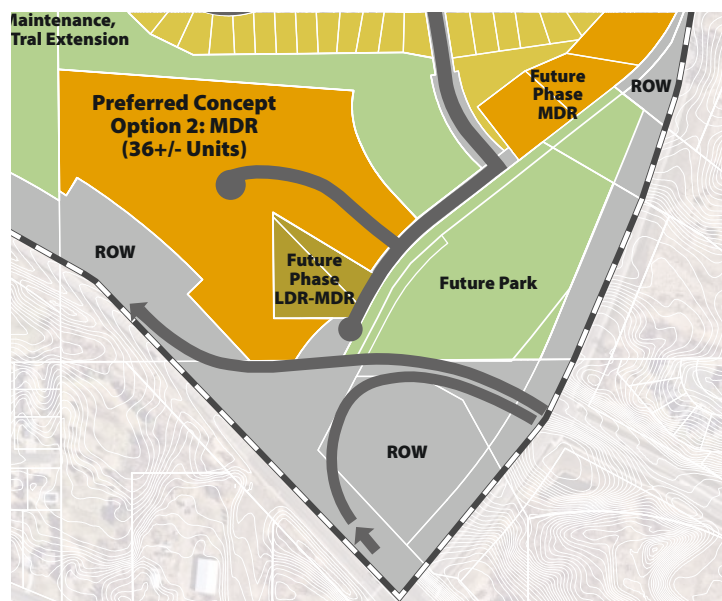


Figure 14. Alternative Land Use Plan





*Trail through woodland*



*Tree line buffers help separate land uses*



*Boulevard streetscape, sidewalk amenities, and stormwater improvements*



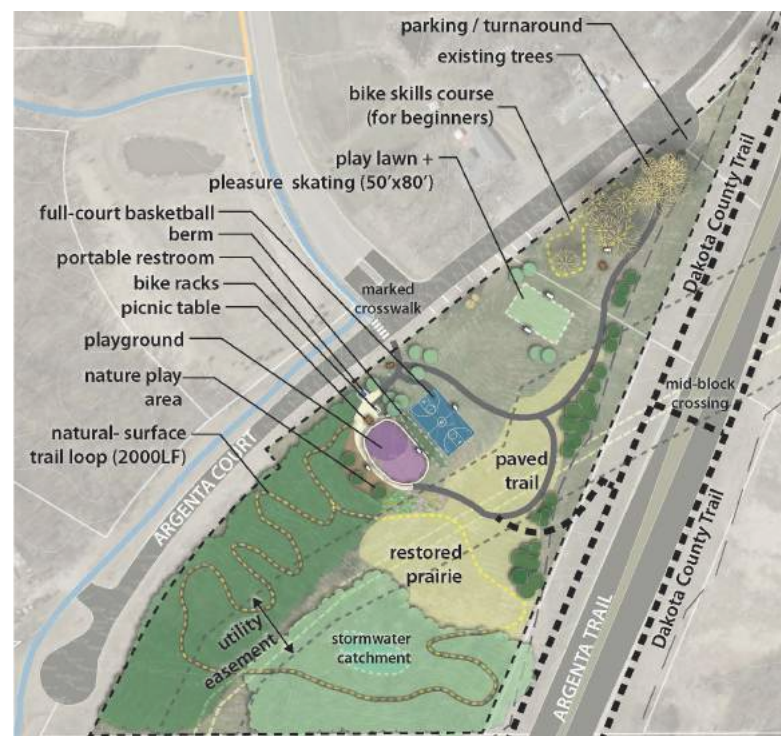
*Infiltration basin*

## Proposed Park/Trail/Open Space + Stormwater Treatment Improvements

The NW Argenta Small Area Study is concurrent with the development of a new neighborhood park on the former Peltier property. The park space is currently in development and is currently anticipated to be constructed in 2021. Park features will include a playground, basketball court, loop trails and trail connections, and mountain bike skills courses for youth and adults.

Additionally, a lower loop trail is planned to create a secondary walking loop linking new developments to the neighborhood park. The existing trail adjacent to the Blackstone Vista neighborhood is situated roughly 20' – 30' higher in elevation than the proposed lower loop trail. The wooded area between the trails is intended to remain as undisturbed woodlands to preserve a buffer between the existing single family residential and any new development.

Portions of the stormwater treatment for development is provided on site for each development area, and the regional infiltration basin on the Schaaf property will be utilized for infiltration for the broader subarea. Portions of the development area along Lone Oak Road/70th Street will drain to the northwest and additional stormwater treatment will be needed in the northwest corner of the development area.



*NW Area Neighborhood Park #1 schematic design concept*



## Proposed Park, Trail and Open Space + Stormwater Plan



Figure 15. Proposed Concept for Park, Trail and Open Space + Stormwater Plan

### Alternative Concept

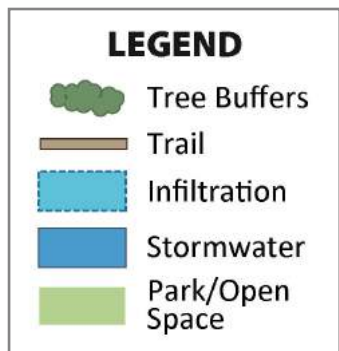


Figure 16. Alternative Concept for Park, Trail and Open Space + Stormwater Plan



## Proposed Transportation System Improvements

### Lone Oak Road/ 70th Street

The planned upgrades for the Lone Oak Road/ 70th Street corridor have identified the Archer Trail intersection as the primary access point with full turning movements. The three large lot parcels that occupy this area would need to gain access to Archer Trail through the Blackstone Vista Homeowners Association lot and as well as connect with Arlo way to provide multiple points of access to the proposed development.

### Povolny + Schaaf Parcels

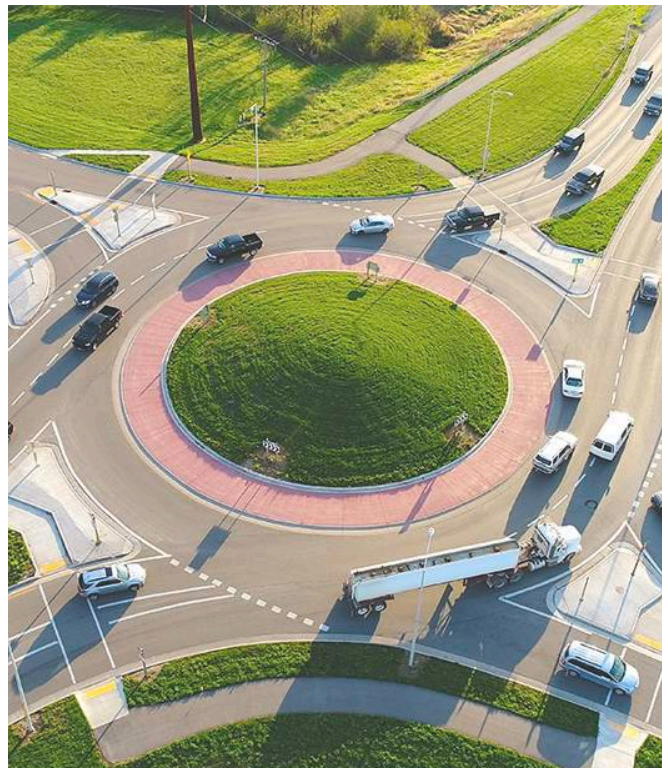
Direct access to the Povolny and Schaaf properties is intended to remain from Highway 55. The Small Area Plan analyzed options for potential roadway connections to Lone Oak Road/ 70th Street. The steep grade and overall grade change (nearly 70 feet) creates a challenge to provide any other access to these parcels. Additionally, the tractor trailer traffic to these uses would create a conflict with the existing and proposed residential uses in this area.

### Schmidt + Triangle Rubbish Parcels

One of the primary objectives for the small area planning effort was to identify ways in which the surrounding undeveloped lands could develop without severely impacting the existing Blackstone Vista neighborhood with increased traffic on the steep, turning roadways. Key to this was the potential development of the Schmidt parcel and finding alternative access to this site so additional traffic would not have to drive through the neighborhood to gain access to Argenta Trail at 72nd Street.

Consulting engineers, Bolton & Menk conducted a preliminary analysis of both a near and long-term solution to gain access to the Schmidt parcel via the extension of Amana trail to the west. Conceptual designs explored how a minimal roadway connection could be built in the near-term to allow access to the Schmidt and Triangle Rubbish parcel, as well as how this access could be maintained in the future should the Highway 55 and Argenta Trail intersection be converted into a grade separated interchange.

In review meetings with Dakota County Transportation, County staff had concerns over the connection due to the tight spacing between the Argenta Trail/ Amana Trail intersection and the busy Highway 55/ Argenta Trail intersection. Dakota County staff indicated they will be embarking on planning process to update the Regional Visioning Study for the Argenta Trail corridor in Q3 and Q4 of 2021 to better understand the potential access points for the entire corridor from Interstate 494, south through Inver Grove Heights. This planning effort will ultimately guide whether or not access can be achieved at the Amana Trail/ Argenta Trail intersection. The City of Inver Grove Heights is anticipated to be an active participant in the planning process. The City of Inver Grove Heights staff and consulting team believe this location can accommodate the access and still maintain the roadway operations on for Argenta Trail and the Argenta Trail/ Highway 55 intersection in both the near-term at-grade intersection and the long-term grade-separated interchange.



Roundabout

## Proposed Transportation Plan

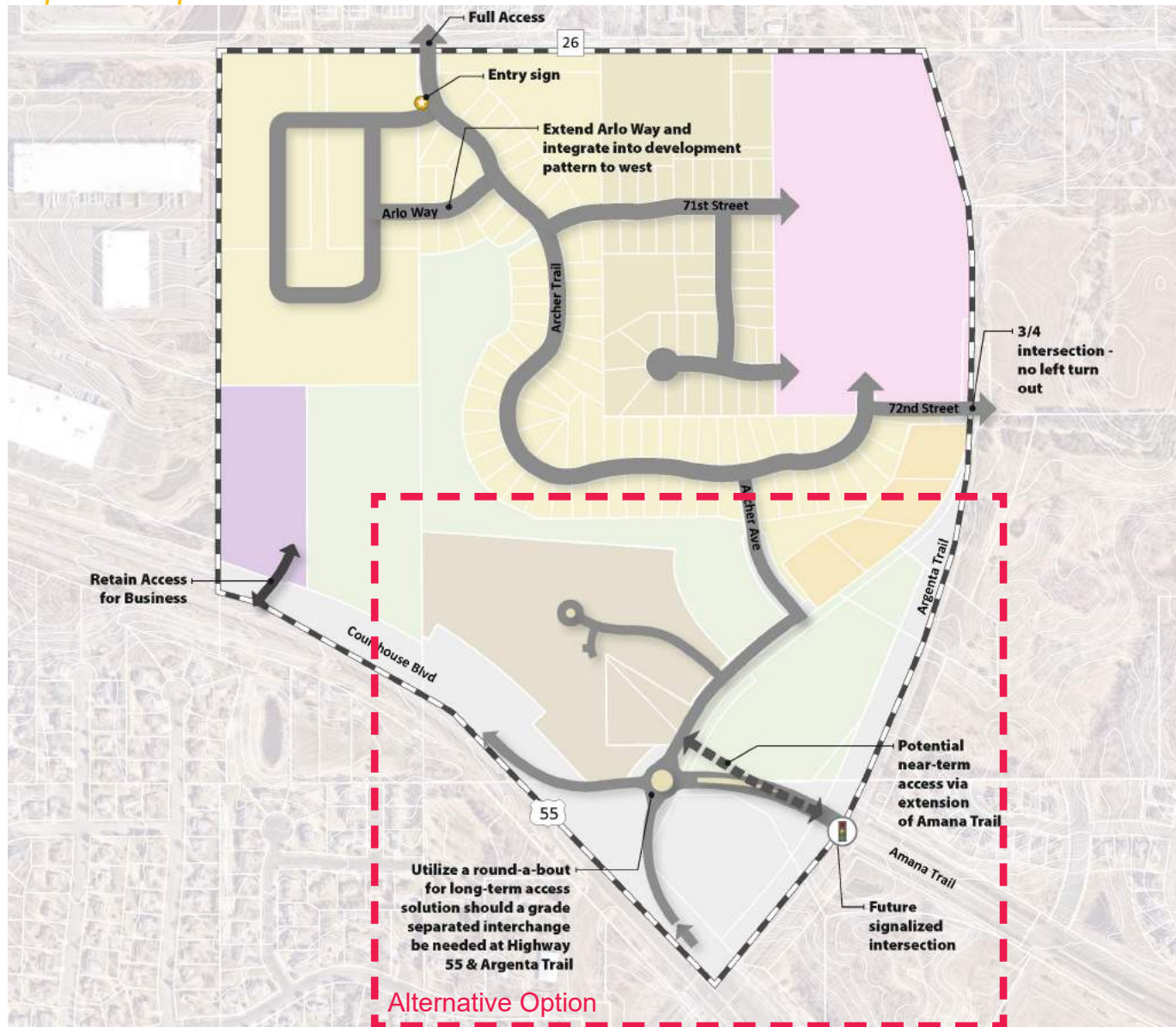


Figure 17. Proposed Transportation Plan

## Alternative Transportation Plan

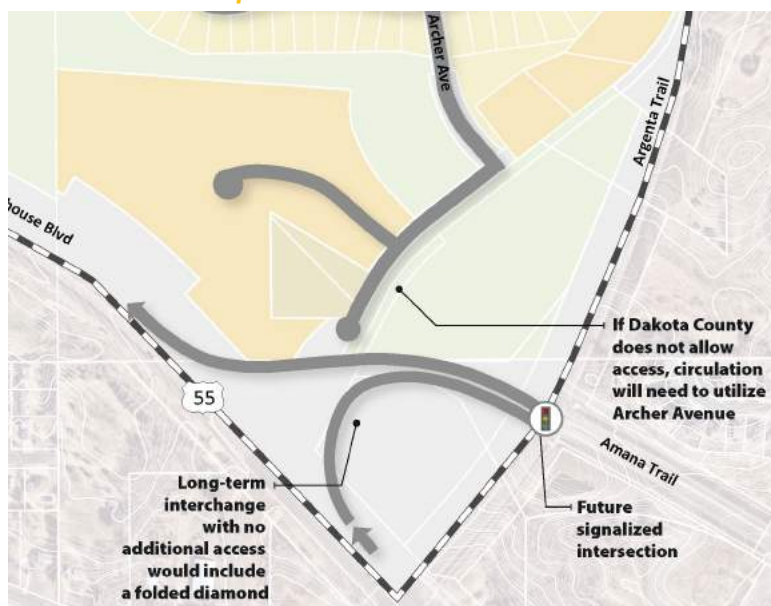


Figure 18. Alternative Transportation Plan



## Proposed Utility Improvements

### Sanitary Sewer

Each distinct area of development for the Small Area Plan has its own strategy for handling sanitary sewer.

#### *Lone Oak Road/ 70th Street Area*

Based on the access, street network, and proposed lotting/ development pattern the low density residential identified in this area can be gravity fed to the existing lift station at the intersection of Lone Oak Road/ 70th Street. The sanitary sewer analysis identified the development area shown could be served by gravity sewer with a connection through Arlo Way.

#### *Povolny + Schaaf Parcels*

Two options exist for these parcels, both require grinder pumps and ejector systems. These could extend to the City of Eagan through an amendment to the joint powers agreement, or back up the hill to the gravity flow system installed with the development in the Lone Oak Road/ 70th Street Area.

#### *Schmidt + Triangle Rubbish Parcels*

A lift station will be needed to accommodate development of these parcels with a force main to the existing gravity flow system in place in Archer Avenue. Any long-term redevelopment of the existing single family homes on Argenta Court will be served by gravity sewer that can be installed in the right-of-way for Argenta Court.

### Watermain

Watermain connections for the study area can be provided with development for each distinct area with the addition of trunk watermain connection to the future development area south of Highway 55.

#### *Lone Oak Road/ 70th Street Area*

Proposed development will connect to existing watermain along the south side of Lone Oak Road/ 70th Street, and through the street connection proposed at Arlo Way.

#### *Povolny + Schaaf Parcels*

Watermain can be provided to these parcels though a modification of the joint powers agreement with the city of Eagan to provide water service from the existing development west of the Povolny property, or through a connection to the proposed development on top of the hill in the Lone Oak Road/ 70th Street area.

#### *Schmidt + Triangle Rubbish Parcels*

Watermain can be extended from the existing system near the Archer Avenue and Argenta Court intersection. Additionally, the truck watermain network needs to be installed along Argenta Court, across Highway 55 to connect with the future South of Highway 55 growth area.



## Proposed Sanitary Sewer Plan

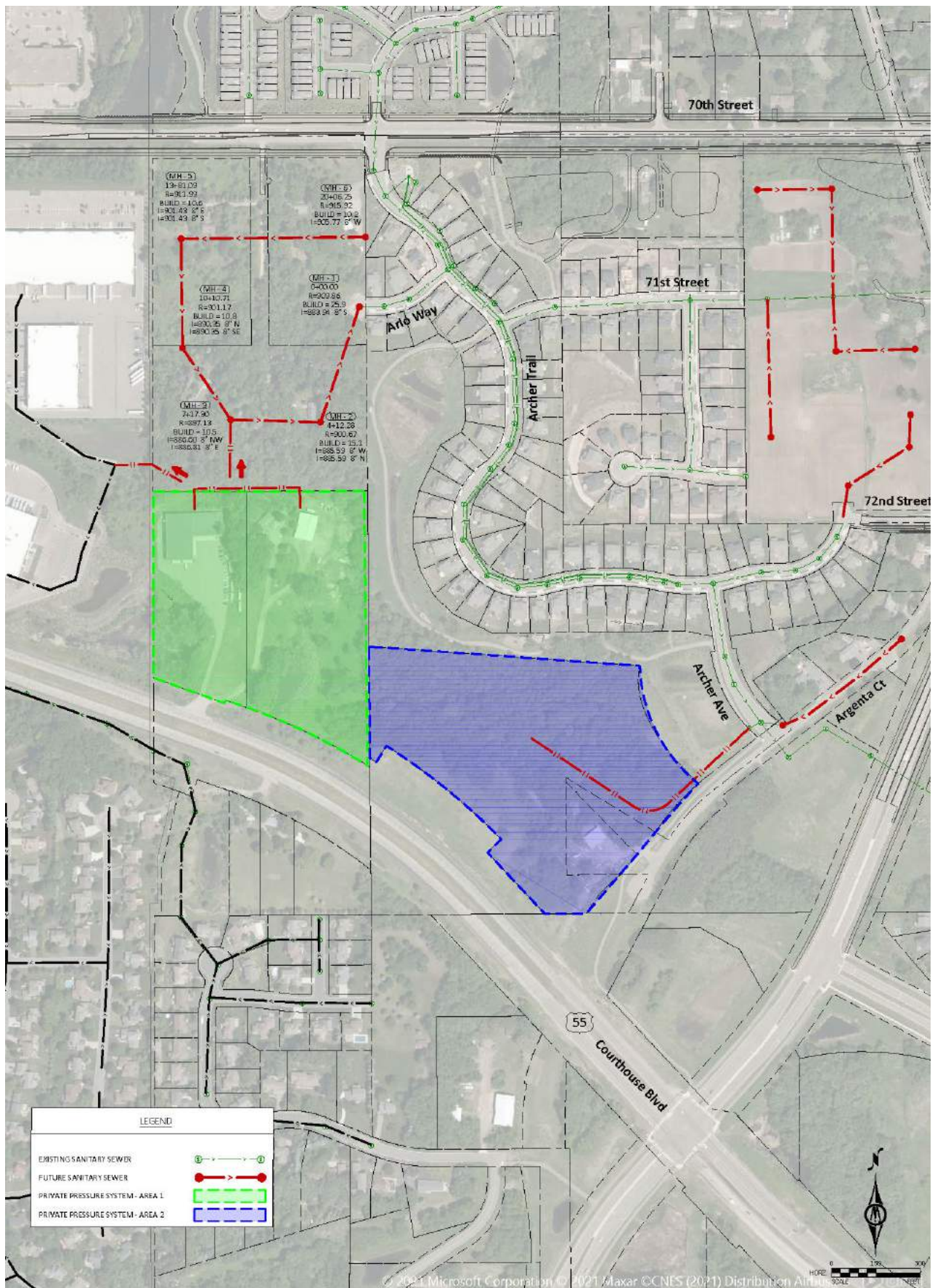


Figure 19. Proposed Sanitary Sewer Plan



## Proposed Watermain Plan

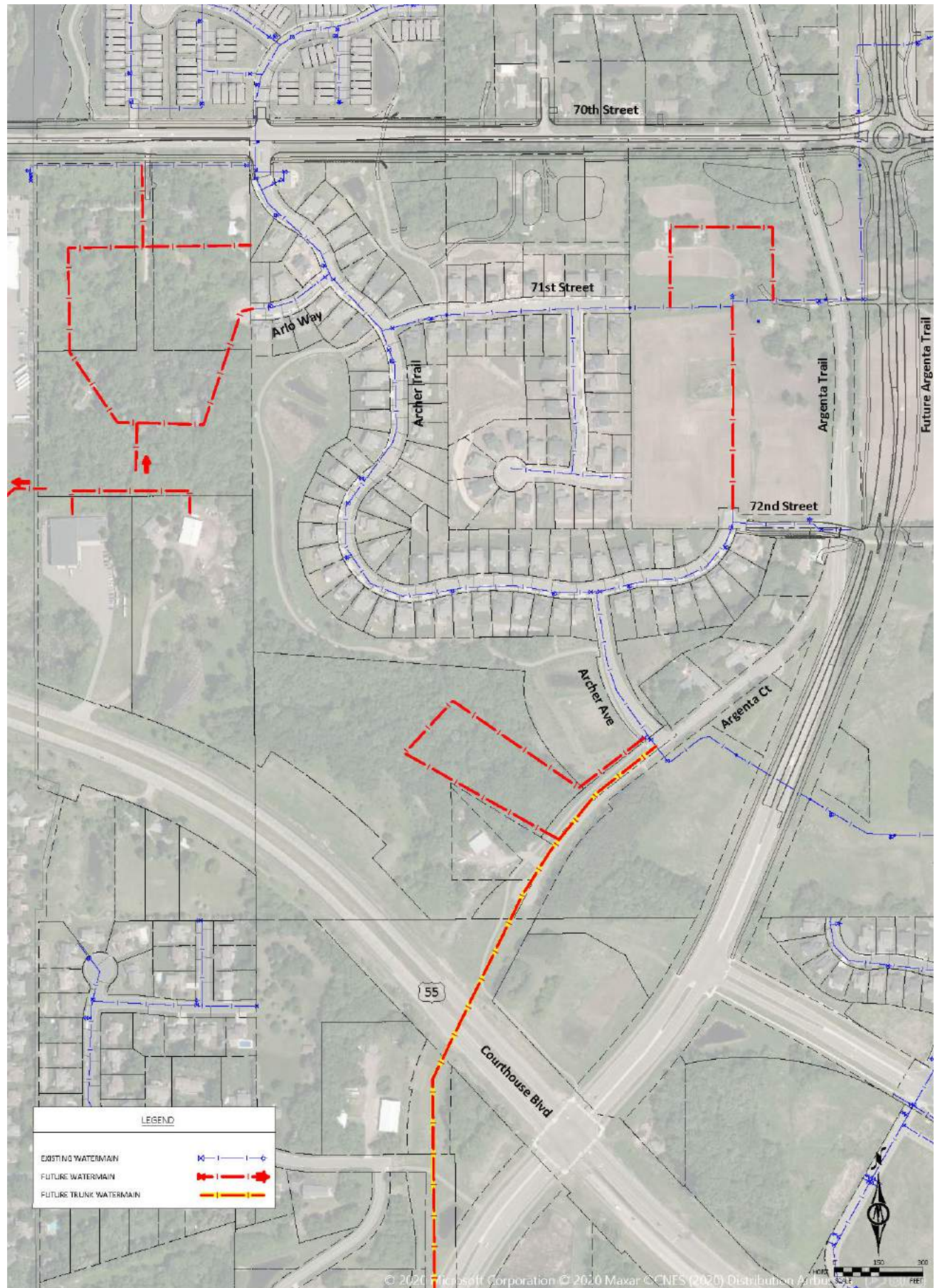


Figure 20. Proposed Watermain Plan





## IMPLEMENTATION

### Keys to Implementation

There are many factors to successfully realizing the vision set forth by the City of Inver Grove Heights for the Northwest Argenta Small Area Plan. These factors apply regardless of the actual form and timing of development, as development will span a number of years. The vision may have to adjust to respond to changes in market conditions and consumer preferences, land ownership and broader community-wide goals, yet at the same time it is important to protect the vision against short-term opportunities that compromise the long-term vision. With the planning provided in this summary report, consistent policy implementation and commitment to the vision, development will eventually reach the critical mass that leads to success. This chapter provides an overview for roles, actions and investments required to realize the full build out of the growth area.



#### Patience

Transformation of the Northwest Small Area Plan will not be implemented overnight. The timeframe for implementation reflects its evolutionary nature, looking forward over a period of years. The desired change often requires the patience to wait for the right things to happen, rather than making changes simply to be seen as doing something.



#### Commitment

Commitment to the growth area and patience go hand-in-hand. This study does more than simply seek to attract new development to shovel ready sites in Inver Grove Heights; it provides a road map to enhance the entire growth area. Commitment to the Master Plan means the willingness to actively promote public and private investments that align with the objectives of the study. It also requires the willingness by decision makers to deter developments which do not meet the objectives of the Master Plan. Not all of these decisions will be easy or will they occur exactly as analyzed in this document.





### Financial Reality

Implementing the Master Plan requires careful investment of public funds, but the private side of the financial equation must not be overlooked. New development and existing businesses will pay for their portion of the improvements called for in the Master Plan. The Northwest Small Area Plan seeks to balance the investment in public initiatives with the creation of a financial environment that sustains successful businesses and strong neighborhoods.



### Strategic Investments

If financial support for the plan was unlimited, the need for strategic decisions would be less important. With limited funds, every expenditure is crucial. It is not possible to immediately undertake all of the initiatives described in the Master Plan. Needs and opportunities not contemplated in the plan may arise in the future. Every investment must be evaluated for its impact on enhancing the overall growth area.

## Roles & Responsibilities

There is a temptation to give sole responsibility for implementation of the Northwest Small Area Plan to the City of Inver Grove Heights. Many of the powers and resources needed to undertake the actions prescribed in the Master Plan are held by the City, yet the success of the Master Plan cannot be made only by responsibility of City government. Achieving the vision for the corridor requires ongoing collaboration of both public and private stakeholders. This section describes the roles and responsibilities of key parties.



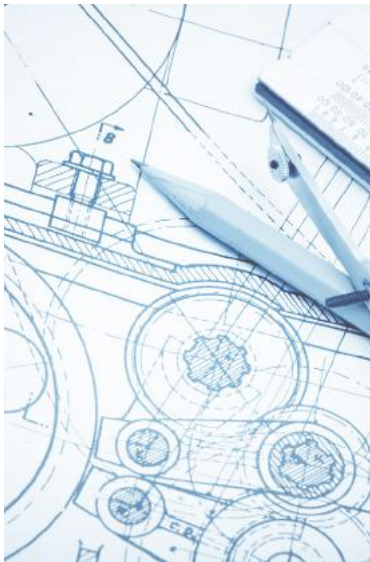
### Business and Property Owners

While the City influences the physical setting, the Northwest Small Area Master Plan will become a place for mixed residential uses integrating existing businesses. Property owners interested in development will determine the type of residential developments that meet the land use guidance provided in the growth area plan. Property owners will decide how to approach development of their property and carry forward their proposal to the City of Inver Grove Heights.



### City of Inver Grove Heights

The ultimate responsibility for implementing the recommendations of Master Plan rests with the City of Inver Grove Heights. The Planning Commission and City Council will provide direction on staff resources, review proposed development projects and approve public investments. Responsibility for managing on-going development in the growth area will primarily fall on the Planning, Engineering and Parks and Recreation Departments.



### Community and Economic Development Department

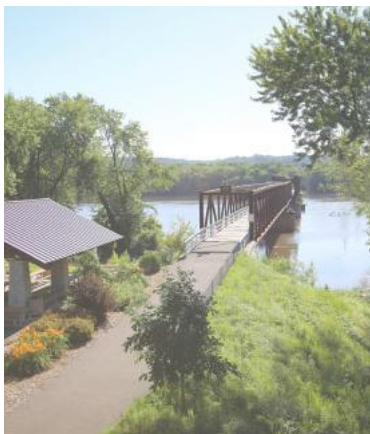
The Community and Economic Development Department will share a lead role in managing implementation for the City with the Engineering Department. The actions to be taken by the Community and Economic Development Department to implement the study include:

- Application of land use controls and development guidelines to shepherd private development;
- Review of development plans and proposals;
- Coordination of planning for capital improvements needed to facilitate development; and
- Creation of financial plans for development/redevelopment of public investments and continued monitoring.



### Engineering Department

The Engineering Department also plays a major role in through the design of public infrastructure (roadways and utility infrastructure) improvements needed to support development and redevelopment in the growth area. The Engineering Department is also key player in planning for future roadway and transportation improvements, including ongoing conversations with Dakota County on the Argenta Trail access at Amana Trail and the Minnesota Department of Transportation (MNDOT) on the potential future interchange improvements at the Argenta Trail/ Highway 55 intersection.



### Parks and Recreation Department

The Parks and Recreation Department is responsible for planning and developing the proposed neighborhood park and network of trails throughout the growth area. They will also lead coordination efforts with Dakota County on the mid-block crossing of Argenta Trail to connect to the east side of Argenta Trail and the long-term location of the Mendota-Lebanon Hills Regional Trail with potential modifications of the Argenta Trail/ Highway 55 intersection.



## Planning Commission

The Planning Commission has the lead responsibility for evaluating the application of land use controls needed to implement the Small Area Plan. The Planning Commission advises the City Council on issues involving the establishment of and compliance with the Comprehensive Plan and the Zoning, Subdivision, Shoreland, Tree Preservation and Sign ordinances. The Planning Commission also reviews residential, commercial, and industrial development proposals and makes recommendations to the City Council according to the goals and objectives of the Comprehensive Plan.



## City Council

The City Council sets the foundation for implementing the Small Area Plan consistent with the overall mission of the City. While other bodies (Planning Commission and Park and Recreation Board, for example) play key roles in the implementation process, important development powers reside with the City Council. Among the powers that may be needed to undertake public initiatives in the Northwest Small Area Growth Plan are:

- Allocate money in the annual budget to capital improvements.
- Approve the establishment of potential tax increment financing (TIF) districts.
- Levy of special assessments for public improvements.
- Issuance of general obligation bonds to finance development and improvement projects.



## Community-at-Large

The community of Inver Grove Heights must stay involved as development continues over time. The community must work together with decision-makers and provide the necessary input on any new development proposals. The community should provide comment on whether the proposed project meets the vision set forth in the Small Area Plan while respecting existing land owners' desires. Ultimately, the community must:

- Provide a singular focus for the plan. The knowledge gained from the planning process will allow members of the community to efficiently and effectively comment on development proposals.
- Continue public involvement. Continue to attend public meetings, or provide comments and suggestions to proposals as they come forward.



## Land Use Controls

The initial focus of implementation will be on actions needed to establish the Small Area Plan as the official guide to development of the Northwest Argenta Growth Area. These implementation procedural steps involve the adoption of key policy documents and updated development controls.

### 1 Approve the Northwest Small Area Plan

The first implementation step is for City Council actions to approve this Study. These approvals set the stage for subsequent actions such as amending the comprehensive plan, zoning ordinances, capital improvement programs, and the allocation of financial resources.

### 2 Amend Land Use Controls

Study approval is the trigger for taking other actions needed to guide land use for the area in accordance with this master plan. Land use controls not only promote the desired development outcomes, they also prevent development that is not consistent with the plan.

### 3 Comprehensive Plan

The City will need to update the Comprehensive Plan with the new “Northwest Argenta Small Area Plan”, including the land use plan designations (Figure 13) and appropriate policies consistent with the vision of the plan. This can be completed prior to, or in conjunction with proposed development applications. Amending the Comprehensive Plan following approval of the Small Area Plan creates the foundation for all other implementation actions. Consistency with the Comprehensive Plan is a statutory requirement for zoning regulations, capital improvements and redevelopment projects. The Northwest Argenta Small Area Plan will be added to the Comprehensive Plan as an additional appendix

### 4 Zoning Regulations

More direct control of development comes from zoning regulations. Likely, all development projects will be approved through the Planned Unit Development process. Consistency with the approved Small Area Plan will be a key component in which to analyze proposals and to determine the final zoning classification.

## ENVIRONMENTAL CLEAN UP ASSISTANCE

During the planning process, adjacent residents and landowners voiced some concern over potential soil contamination from the active Triangle Rubbish site. Over the long-term, as redevelopment of this site could occur, environmental remediation may be needed. Cost for remediation of contaminated sites can be expensive endeavors, however programs are available for financial assistance for the clean-up efforts.

Every May and November, city's or city EDA's may apply to the State of Minnesota Department Employment and Economic Development (DEED) for grants of up to 75% of the costs to study soil and groundwater contamination and develop a site remedial action plan (RAP) that would ultimately get approved by the Minnesota Pollution Control Agency (MPCA). Up to 25% of the cost would have to be paid by property owner or other funding source such as a county grant. If such a grant is funded, a city or EDA would the work with an environmental consultant firm to perform the contaminated site investigation study and RAP work. In order to secure the funds from DEED, the city or EDA must be able to demonstrate the development project has a positive impact in growing tax base and/or jobs on the site that is to be remediated.

The outstanding 25% of the clean-up costs could come from Dakota County grants, secured through the federal Environmental Protection Agency (EPA) for ground water and soil contamination clean up to help close the gap on costs for potential environmental remediation. The combination of these clean up grants and the MN DEED contamination investigation grants should be explored when the Triangle Rubbish site is considering redevelopment.

More information on the contamination investigation grant program can be found on the DEED website:

<https://mn.gov/deed/government/financial-assistance/cleanup/contamination.jsp>

## Phasing

The ultimate phasing of development in this area will be dependent on a variety of factors based on the specific geographic location for the Small Area Plan and a number of infrastructure improvements will need to be made in this area to allow development to occur. Individual projects will have their own lateral infrastructure improvements such as local roads, water, sanitary sewer and storm sewer systems.

### Lone Oak Road/ 70th Street Area

Site assembly is likely the biggest hurdle for development to occur. Sanitary sewer can utilize gravity flow to the existing lift station at the intersection of Lone Oak Road/ 70th Street Area and watermain exists in the right-of-way for Lone Oak Road/ 70th Street Area.

### Povolny + Schaaf Parcels

Acquisition of a portion (via outlot or easement) or all of the Schaaf parcel by the City of Inver Grove Heights is necessary to facilitate the stormwater treatment needs for the Northwest Argenta Small Area.

Conversations with the City of Eagan should continue to modify the joint powers agreement and allow existing development in this area to have water and sewer connections to the City of Eagan.

### Schmidt + Triangle Rubbish Parcels

The update to the Dakota County Regional Visioning Study (Q3-Q4 of 2021) will determine if the Amana Trail extension can be utilized to gain access to the site. Regardless of the conclusion on access, any development in this location will require a lift station and corresponding force main for sanitary sewer service.

## Financial Feasibility

One goal of this planning process is to determine whether the proposed new development uses will pay sufficient fees and property taxes to cover the costs of the water, sewer, and roads needed to serve the development.

### Utility Costs

The City has invested a significant amount to extend the water and sewer lines into the Northwest Area. Further extensions are needed, as described throughout the small area plan, to serve the proposed development areas. The new extensions are expected to cost and \$800,000 for sewer. The site is already served with water trunk lines. The City intends to recover its cost for both the existing investment and new extensions through connection fees paid when development occurs.

The City's connection fee schedule generates more connection fee revenue from higher density development. Therefore, the Preferred Land Use Plan that incorporates and apartment property generates higher connection fees than the Alternative Land Use Plan that incorporates medium density housing.

The financial analysis indicates that the Preferred Land Use Plan, once all completed, will generate sufficient sewer connection fees to pay for the new sewer infrastructure needed to serve the area, plus repay the City about \$1,465,500 for prior sewer fund installations leading to the site. About \$1,575,000 in water fees will be available to repay the City for its significant investment in bringing water to the site.

Under the Alternative Land Use Plan, the lower density will result in lower fees and the fees will be insufficient by almost \$100,000 to pay for the new sewer infrastructure needed to develop the area. No sewer fee revenue will be available to repay the City for sewer costs incurred to date.

### Sources and Uses for Water and Sewer

| Sources - Water and Sewer Development Fees                                 |                               |                                |
|----------------------------------------------------------------------------|-------------------------------|--------------------------------|
|                                                                            | Preferred Concept Low Density | Preferred Concept High Density |
| Water                                                                      | 468,404                       | 1,573,764                      |
| Sanitary Sewer                                                             | 702,274                       | 2,265,494                      |
| <b>TOTAL SOURCES</b>                                                       | <b>1,170,677</b>              | <b>3,839,257</b>               |
| Uses - New Water and Sewer Utilities Excluding Existing Utility Extensions |                               |                                |
|                                                                            | Preferred Concept Low Density | Preferred Concept High Density |
| Lift Station                                                               | 425,000                       | 425,000                        |
| Force Main                                                                 | 375,000                       | 375,000                        |
| <b>TOTAL USES</b>                                                          | <b>800,000</b>                | <b>800,000</b>                 |
| Utilities Over/(Under)                                                     |                               |                                |
| Water                                                                      | 468,404                       | 1,573,764                      |
| Sewer                                                                      | (97,726)                      | 1,465,494                      |
| <b>TOTAL</b>                                                               | <b>370,677</b>                | <b>3,039,257</b>               |

Table 21. Sources and uses for water and sewer

### Roadway costs

The new roadways and intersections are estimated to cost approximately \$1.4 million to install. Over the next ten years the proposed development is expected to generate approximately \$3.6 million in city property taxes (in today's dollars). The property tax revenue will be enough to pay for the new roads plus other city services.

### Sources and Uses for Transportation Improvements

| Sources - Water and Sewer Development Fees |                               |                                |                                              |
|--------------------------------------------|-------------------------------|--------------------------------|----------------------------------------------|
|                                            | Preferred Concept Low Density | Preferred Concept High Density | Preferred Concept High Density (Market Rate) |
| Property Taxes at Full Build-Out           |                               |                                |                                              |
| Annual City Property Taxes                 | 222,775                       | 290,848                        | 432,655                                      |
| Present Value                              | 1,900,316                     | 2,480,996                      | 3,690,634                                    |
| (10 Years at 3%, No inflation)             |                               |                                |                                              |
| <b>TOTAL PRESENT VALUE</b>                 | <b>1,900,316</b>              | <b>2,480,996</b>               | <b>3,690,634</b>                             |
| Uses - Transportation Improvements         |                               |                                |                                              |
|                                            | Preferred Concept Low Density | Preferred Concept High Density | Preferred Concept High Density (Market Rate) |
| West Leg of Armana Trail                   |                               | 1,050,000                      | 1,050,000                                    |
| Argenta Trail Turn Lanes (NB&SB)           |                               | 350,000                        | 350,000                                      |
| • Traffic Signal System                    |                               |                                |                                              |
| • Other Urban Drainage                     |                               |                                |                                              |
| Polvony Property Access                    |                               |                                |                                              |
| <b>TOTAL USES</b>                          | <b>0</b>                      | <b>1,400,000</b>               | <b>1,400,000</b>                             |
| Transportation Over/(Under)                |                               |                                |                                              |
| <b>TOTAL</b>                               | <b>1,900,316</b>              | <b>1,080,996</b>               | <b>2,290,634</b>                             |

Table 22. Sources and uses for transportation improvements

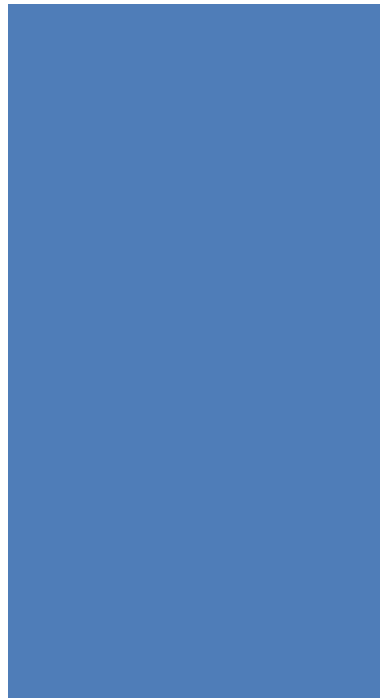




# INVER GROVE HEIGHTS

SOUTH OF HIGHWAY  
55 SMALL AREA PLAN

*DRAFT JULY 2021*



**DRAFT**





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Property in the study area

## ABOUT

The City of Inver Grove Heights conducted a small area planning study for the portion of the Northwest Area to better understand how development will take place south of Highway 55. This area has partially developed over the last decade and seen significant changes with improvements to Argenta Trail and Yankee Doodle Road. The area has seen gradual development since the beginning of the 2000s and land use and infrastructure planning over the last two decades.



## ACKNOWLEDGMENTS

### *City Council*

### *Planning Commission*

### *Inver Grove Heights Staff*

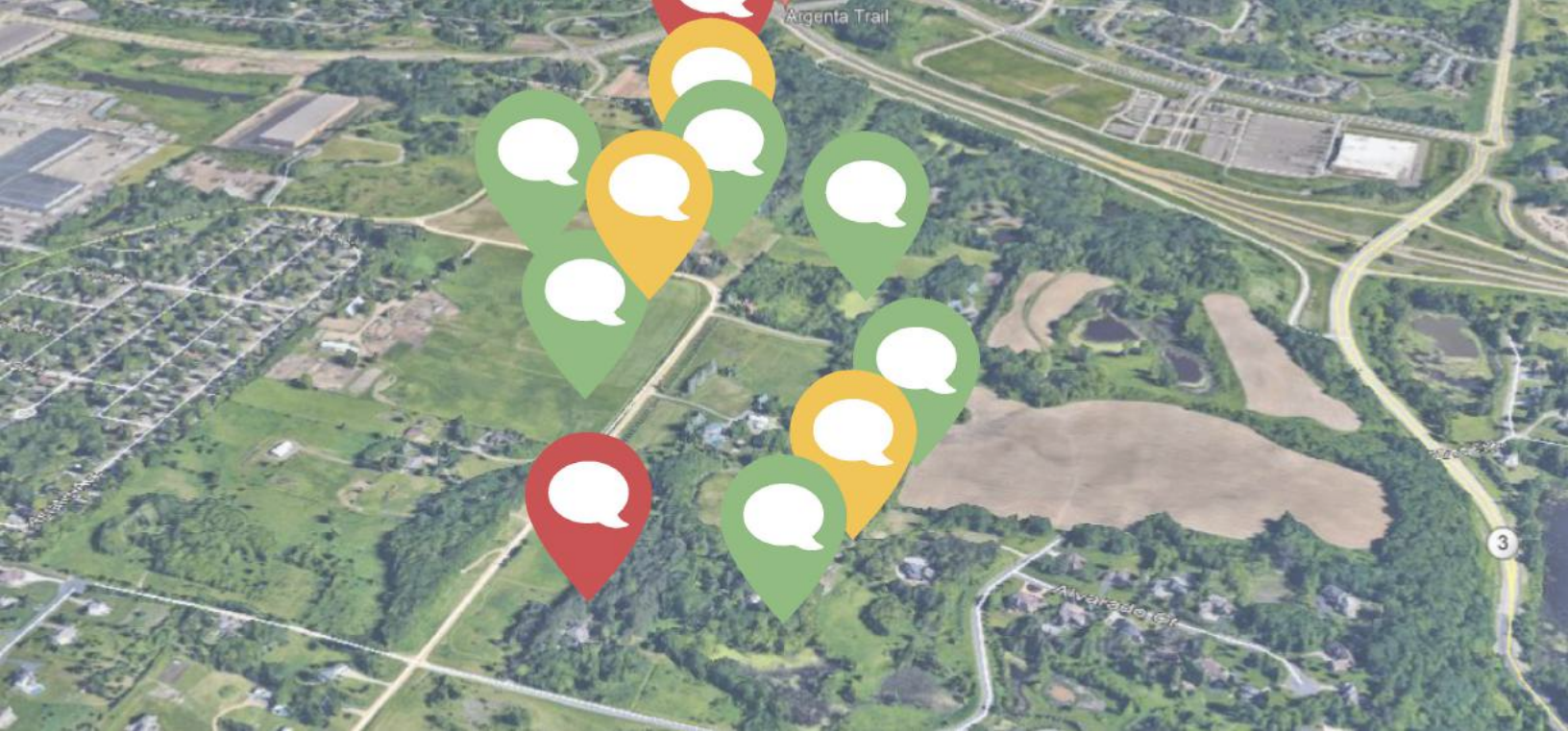
- Heather Rand - Community Development Director
- Allan Hunting - City Planner
- Tom Kaldunski - City Engineer

### *Consulting Team*

- HKGI - Planning / Urban Design
- Bolton & Menk - Engineering Analysis
- Ehlers - Financial Analysis
- Marquette Advisors - Market Scan







## PROJECT OVERVIEW

### Introduction

The South of Highway 55 Small Area Planning Study focuses on the portion of the City bound by Yankee Doodle Road on the north, the City of Eagan boarder on the west, Alverno Avenue on the east, and to the southern boundary of the RM Ranch property. Much of the land area is undeveloped, or in larger rural residential land use.

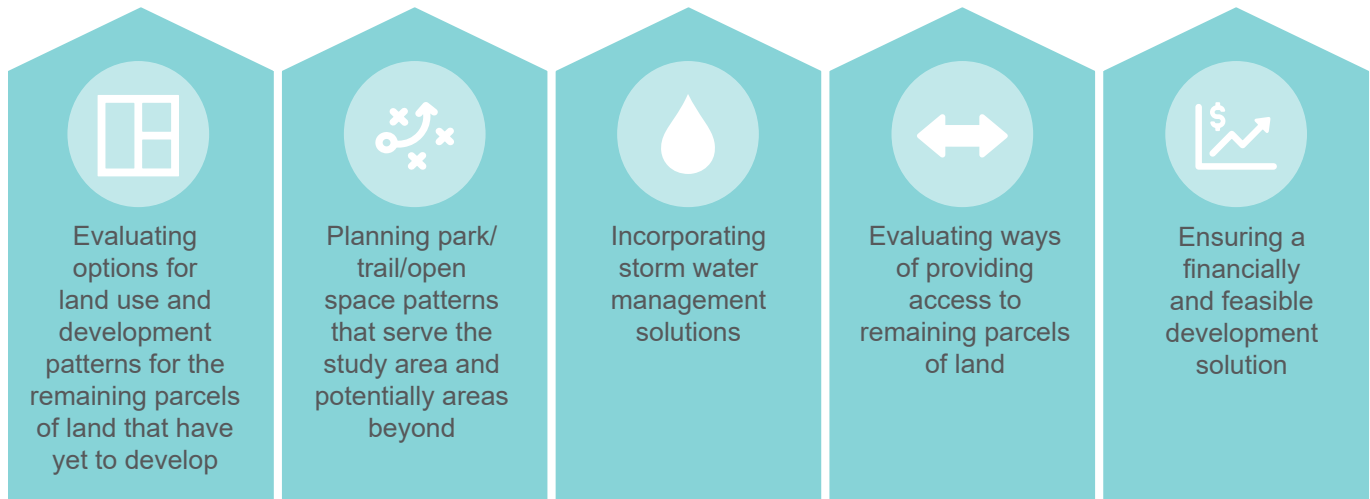




## Why Plan?

### Purpose of the Small Area Plan

The elements and objectives of this small area study include:



## Planning Process



### Understand the Context

During this phase of the project a base of common understanding including existing land use and physical conditions, planned improvements, and an understanding of historical planning for the Northwest Area.

.....



### Confirm Project Objectives

This project phase involved working to respond to both the needs and wants of all involved parties, balancing opinions and perspectives on both variable/subjective and non-variable components. Multiple staff, stakeholder, and community engagement opportunities were tailored to receive feedback.

.....



### Explore Alternatives

The consulting team explored up to three alternative site plan concepts with differentiating focuses. Site plans were evaluated based on access and circulation, infrastructure needs, land use impacts, and financial and market feasibility.

.....



### Converge on a Preferred Plan

The design team worked through a process to evaluate and converge on a preferred plan direction.

.....



### Assemble the Master Plan

Based on the technical review of the alternatives and the engagement process, a master plan report was prepared for consideration by the City of Inver Grove Heights.



## Overview of Stakeholder Engagement

### Stakeholder Engagement

For the first phase of community engagement individual stakeholder meetings were conducted with key property owners in the study area to better understand their ideas for the future of their property. Residents and stakeholders were encouraged to drag and drop markers onto the map to highlight their concerns, to ask questions about the planning process and to review the preferred plan recommendations through an online, interactive mapping tool.

Key concerns included traffic from the Eagan UPS facility, timing of future improvements, and landscaping/screening of future uses.



*Sample from the initial round of stakeholder engagement*









## BACKGROUND INFORMATION



Figure 1. Existing natural resources

### Existing Conditions Mapping

The following pages summarize the existing conditions for the study area including natural features, land uses, and planned infrastructure improvements.

### Existing Natural Resources

- Landscape is semi-developed with fields, wetlands, and windrows.
- Site is surrounded by more intensive development of neighborhoods, large lot residential, and industrial/distribution.
- Rolling hills and lower wetland pockets define the topography.



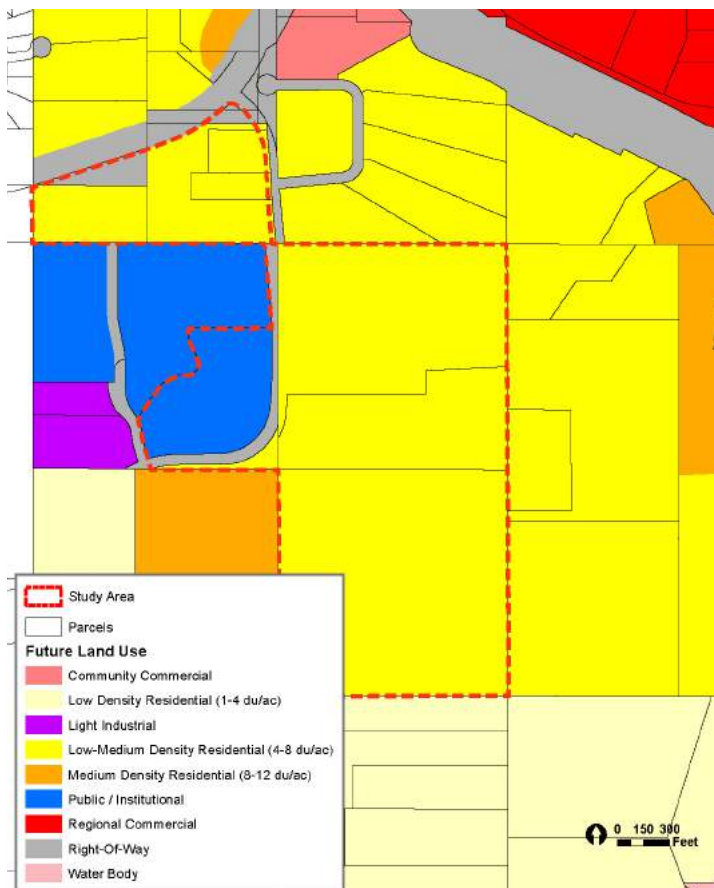


Figure 2. Future land use

## Future Land Use

- Existing, planned land uses include:
  - Low Density (1-4 units per acre) & Low-Medium Density Residential (4-8 units per acre)
  - Light Industrial
  - Public / Institutional
- Future land uses for undeveloped parcels will be examined and determined through this planning study.

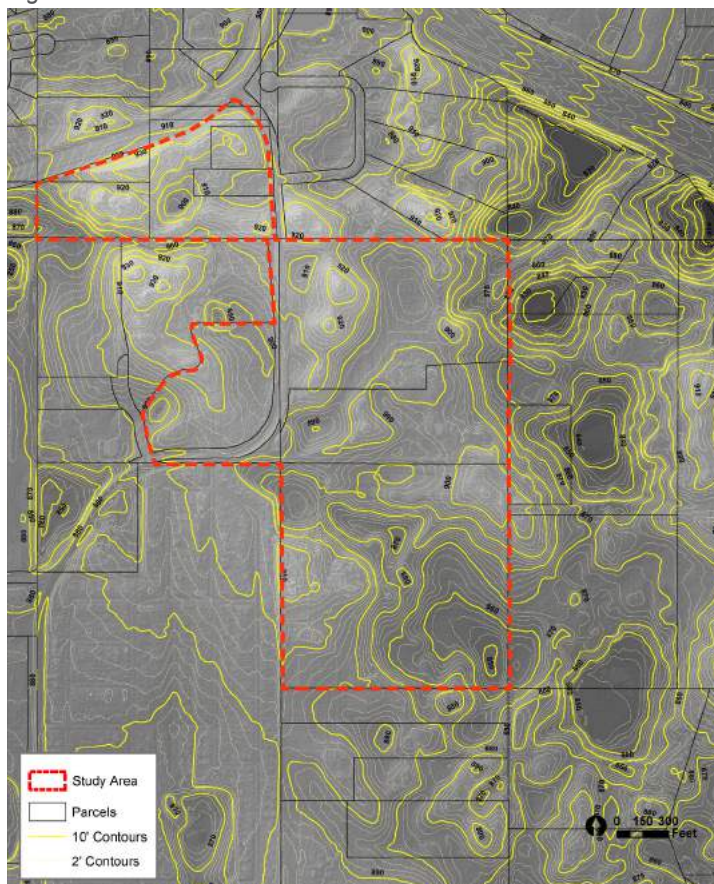


Figure 3. Existing slopes and topography

## Site Slopes/Topography

- Slopes ranging from 0% -25% exist in the northeastern and south eastern portion of the site.
- Over 80' of grade change exists between the northwestern portion of the study area to the southeastern corner of the study area.



Figure 4. Stormwater plan

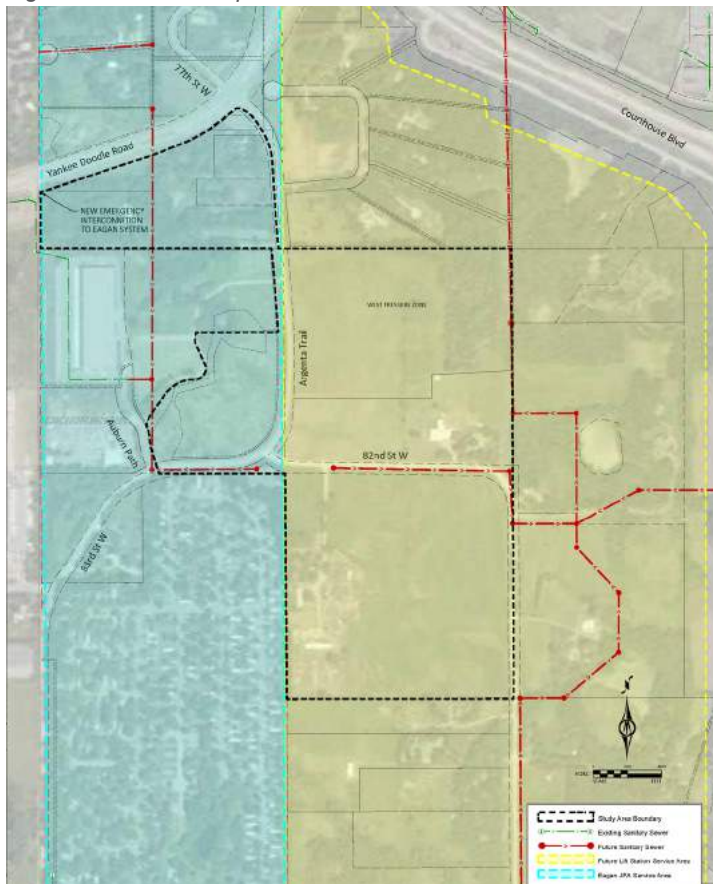


Figure 5. Sanitary sewer

## Stormwater

- City's 4th Generation Water Resources Management Plan and Northwest Area Stormwater Manual are the guiding documents for stormwater planning in the region.
- Unique topography includes series of landlocked drainage basins.
  - Basins to be maintained to extent possible and shall act as natural stormwater BMP's
  - Each basin is modeled to identify 100-year flood elevation
  - Minimum Low Floor Elevation (LFE) is basin dependent and is based on 100-year flood elevation and natural overflow (NOF)

## Sanitary Sewer

- Comprehensive Sanitary Sewer Plan identifies framework for sanitary sewer service.
- Joint Powers Agreement (JPA) between cities of Inver Grove Heights and Eagan identifies properties within Inver Grove Heights city limits that are permitted to be served by gravity to Eagan's sanitary sewer system.
  - Lateral mains can be extended from existing stubs to serve parcels within the JPA boundary
- A lift station and forcemain is required to serve all parcels not within the JPA boundary.



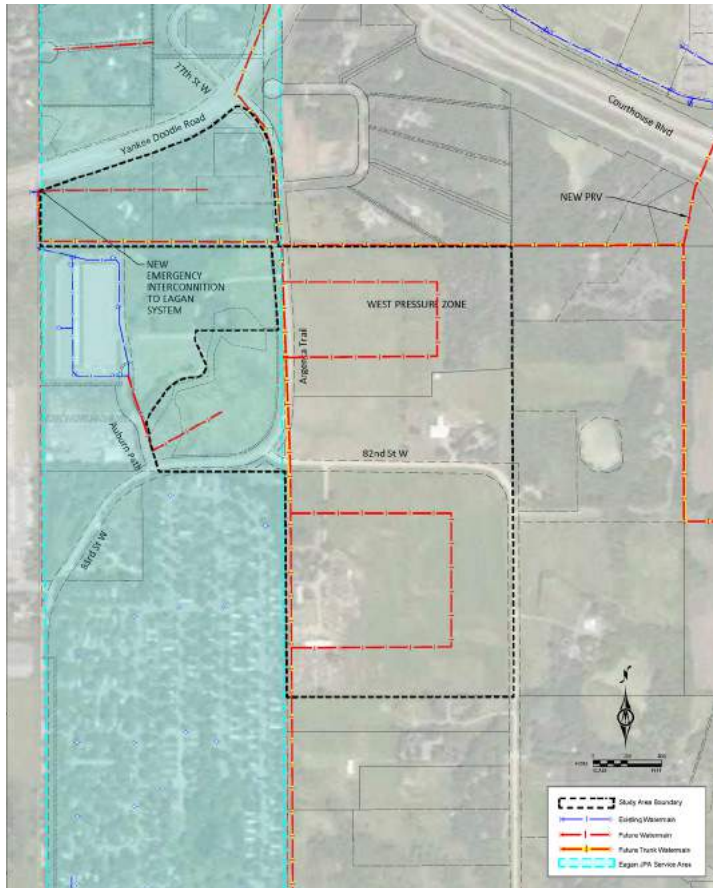


Figure 6. Water main

## Water Main

- Comprehensive Watermain Plan identifies framework for watermain service.
- Joint Powers Agreement (JPA) between cities of Inver Grove Heights and Eagan identifies properties within Inver Grove Heights city limits that are permitted to be served by Eagan's watermain system.
  - Lateral mains can be extended from existing stubs to serve parcels within the JPA boundary
- New trunk watermain infrastructure is required to serve all parcels not within the JPA boundary.
  - Multiple Highway 55 crossings to create looped system
  - Multiple Pressure Reducing Valves (PRVs) to regulate pressure to region
  - Emergency connection to Eagan system with metering vault

## Market Scan

The consulting team provided a high-level assessment of the potential development market for the undeveloped land in the study area. The proximity to Highway 55, an important transportation corridor, combined with the recent improvements to Yankee Doodle Road and the Highway 55 intersection suggests employment uses (office, light industrial, tech/flex) would garner interest from the development community - particularly for the larger undeveloped lots most near Yankee Doodle Road.

Additionally, a mix of residential housing (low density residential, medium density residential primarily) would also see interest in this area, particularly in the areas further south in the study area near the existing larger lot single family development.

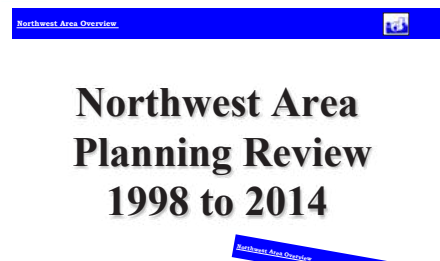


## Related Background Documents

### Historical Northwest Area Planning

This powerpoint presentation provides a brief overview of the history of all the planning work in the Northwest Area, including a pilot study in 2001, the hydrologic and hydraulic analysis work completed in 2004, infrastructure feasibility reports in 2005, the collector street study in 2012, and the City's Comprehensive Plan process. Additionally, this presentation provides highlights to development standards including planned unit development, setbacks, and open space preservation requirements.

(See the full presentation on the City's website by clicking [here](#))



### Northwest Expansion Area AUAR

IGH Alternative Urban Areawide Review (AUAR) in 2020 an alternative urban areawide review process was completed to explore and better understand how different development scenarios could affect the environment in the community in the Northwest Expansion Area.

(See the full document on the City's website by clicking [here](#))



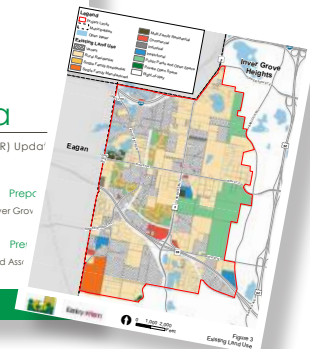
### Northwest Expansion Area

Alternative Urban Areawide Review (AUAR) Update

Prepc  
City of Inver Grove

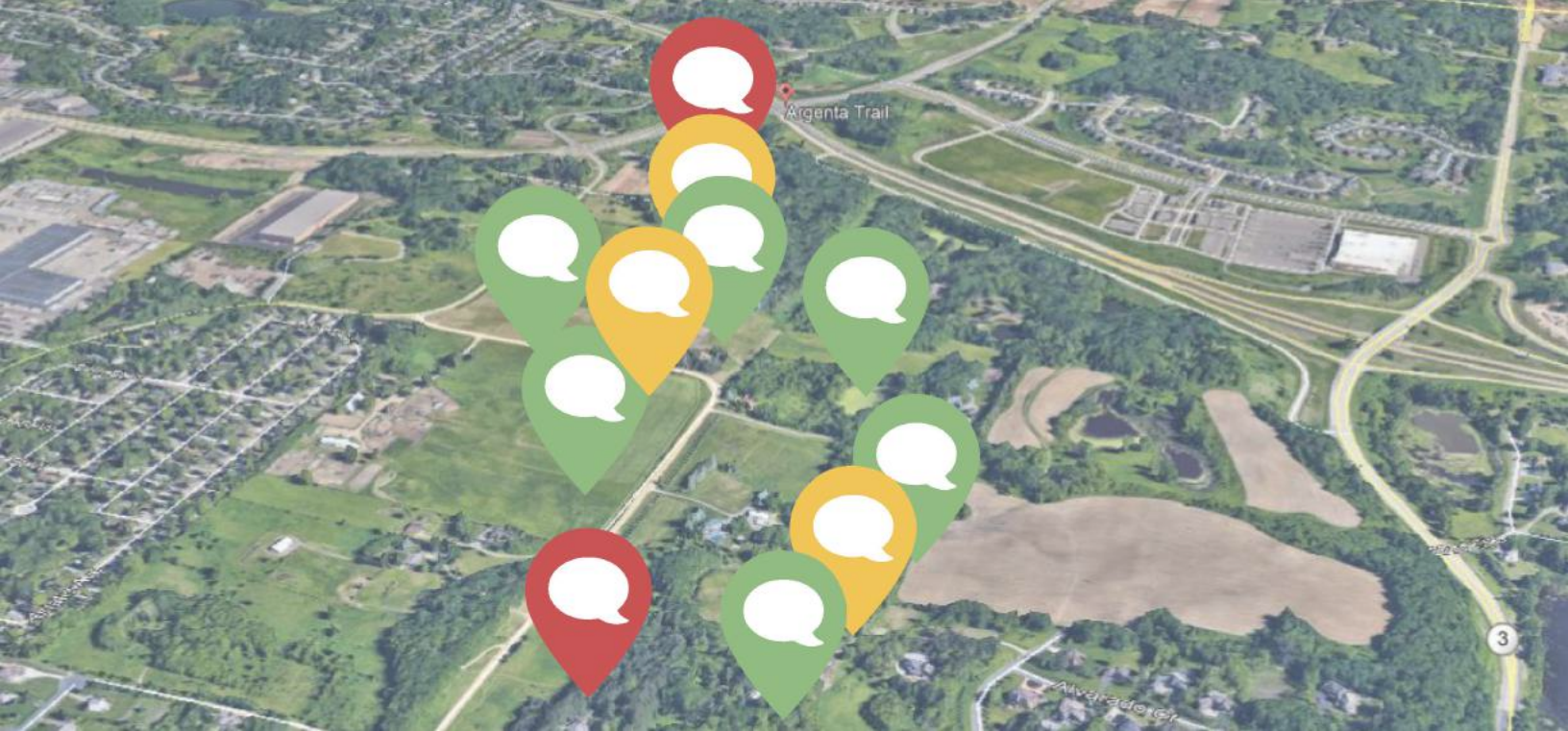
Prep  
Kimley-Horn and Associates

May 2020









# RECOMMENDATIONS

## Recommended Development Plan

The consulting team studied a variety of planning alternatives for the study area and worked to integrate the desires of property owners to develop a recommended plan for future development in the area. The following pages highlight the preferred recommendations for land use, transportation, utilities, and parks, trails, and open space for the South of 55 Small Area Plan.

The recommendations balance near-term development interests by expanding the Joint Powers Agreement Boundary with the City of Eagan to provide sewer and water service. In later phases developer funded infrastructure will provide the services for the remaining areas of development.



Online community and stakeholder engagement



## Expanded Project Area Analysis

Over the last several months, the consulting team and City staff have conducted additional analysis for the South of 55 Small Area Plan. Preliminary conversations with land owners in the project area during the previous stakeholder engagement sessions have helped focused the near-term development opportunities, as well as identify parcels that are not ready for development at this time. The timing of development paired with the extension of utilities and roadway infrastructure needed to serve the development is critical to understanding the financial viability of potential development. The following additional analysis and proposed plan seeks to provide near-term economic development for the City of Inver Grove Heights and provide a plan for future infrastructure that can be supported and funded by the development it serves.

As part of the additional investigation to development in this area, City staff and the consulting team looked more broadly at the remaining areas of the Northwest Area south of Highway 55 – essentially the land areas that extend east to Highway 3 to best understand development capacity, transportation networks and utility and infrastructure connections for the broader area.

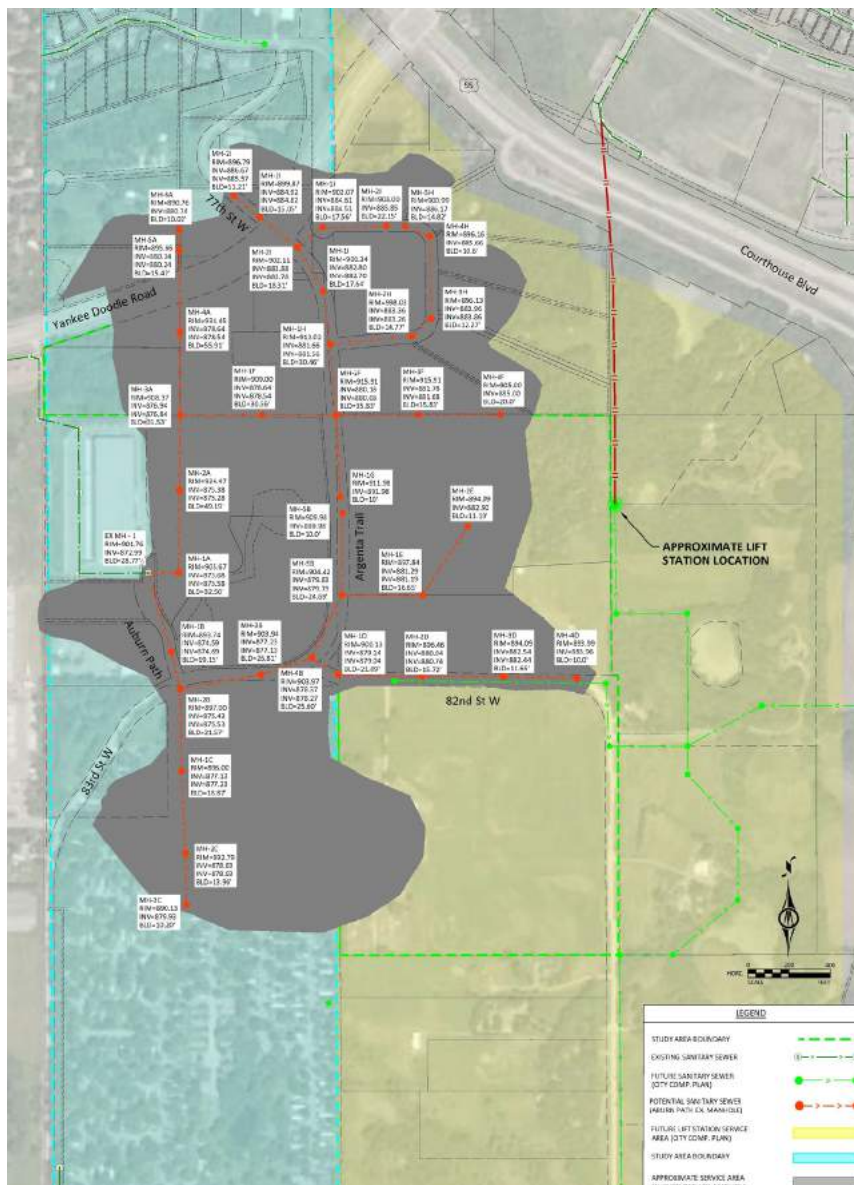


Figure 7. Additional sanitary sewer analysis

## Additional Sanitary Sewer Analysis

Due to limited near-term development, the costs for a sanitary sewer lift station and corresponding force main, and impacts to adjacent property owners based the previously identified route alternative solutions for sanitary sewer service to the area were explored.

- Based on elevation analysis of existing grades and the existing sanitary sewer system, along with proposed development uses, there is an opportunity for portions of the study area that are currently outside of the Joint Powers Agreement (JPA) between the City of Eagan and the City of Inver Grove Heights to be served by the City of Eagan.
- Grey areas indicate availability for gravity service to the City of Eagan.
- Light Industrial land uses are an allowable use due to the lower sanitary sewer flow rates and could be considered in addition to the existing JPA boundary with Eagan.

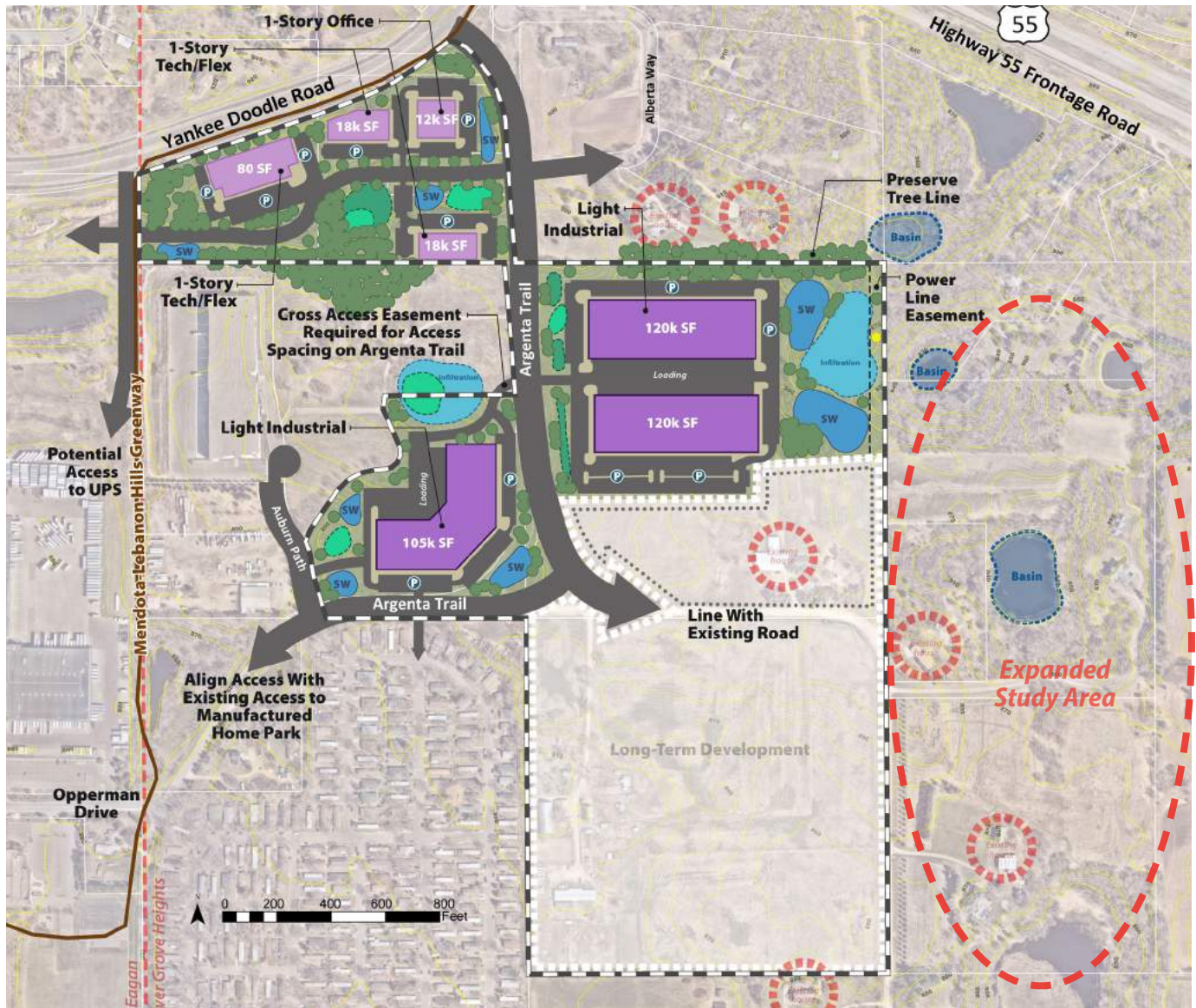


Figure 5. Preferred Concept Short-Term Diagram

## Development Summary

### Preferred Development Concept

| Land Use                   | # Units | Sq. Ft.     |
|----------------------------|---------|-------------|
| Low Density Residential    | 46 +/-  |             |
| Medium Density Residential | 22 +/-  |             |
| Office - Tech/Flex         |         | 125,000 +/- |
| Light Industrial           |         | 345,000 +/- |

### Expanded Development Area

| Land Use                   | # Units | Sq. Ft. |
|----------------------------|---------|---------|
| Low Density Residential    | 90 +/-  |         |
| Medium Density Residential | 90 +/-  |         |



Employment uses are likely in the initial stages of development



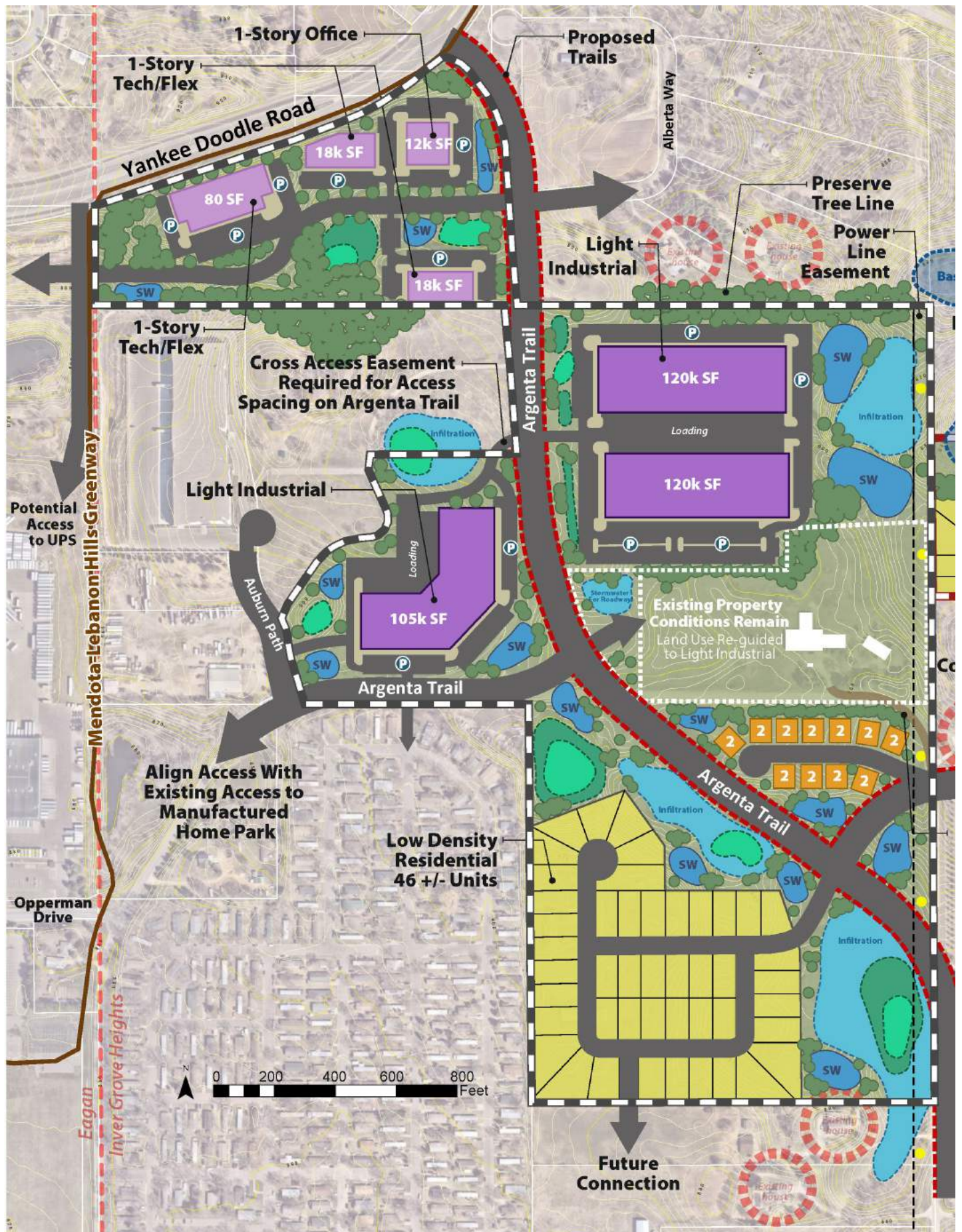


Figure 6. Preferred concept with expanded study area









## LAND USE DEFINITIONS

**Low Density Residential (1-4 du/ac)** - Traditional, detached single family homes.

**Low-Medium Density Residential (4-8 du/ac)** - Small lot single-family homes, rowhouses, or townhomes (side-oriented attached housing).

**Medium Density Residential (8-12 du/ac)** - Duplex, triplex, rowhouse, or townhome side by side oriented attached housing.

**Industrial/Office Park** - Tech flex, light industrial, warehouse and office park.

**Park/Open Space/Stormwater** - Active and passive park space with stormwater elements.

## Proposed Land Uses

### Land Use

- Light Industrial land uses are guided for properties both east and west of Argenta Trail in the study area generally north of 82nd Street West.
- South of 82nd Street (HM Ranch Property) is guided as medium density residential north of the extended Argenta Trail/Alverno Avenue County Road alignment and low density residential to the south.
- Areas east of the original study area follow the existing Comprehensive Plan land use guidance with Medium Density Residential near Highway 3 and Highway 55, and Low Density Residential making up the balance of the undeveloped land area.

### Transportation

- Argenta Trail/ Alverno Avenue is realigned to reflect the direction of the Dakota County Regional Visioning Study. The planned realignment hugs the stormwater treatment areas identified in the Northwest Area Stormwater Study and the existing powerline easement running north/south along Alverno Avenue.
- The intersection of Argenta Trail with the future County Road realignment is reconfigured and will have intersection controls established.
- A new collector road is proposed to connect east from the future County Road to the Highway 55 Frontage Road. The alignment best serves adjacent lands for development and removes potential impacts to significant stormwater treatment basins located near the powerline easement running north (the original alignment proposed for the collector road).
- Working with the City of Eagan, the potential exists for additional access from Yankee Doodle Road to serve light industrial areas of both Inver Grove Heights and Eagan – including the possibility of a reconfigured access for UPS directly north to Yankee Doodle Road.
- Additional future roadway connections are shown to link existing neighborhoods, large lot residential properties, or future development areas.





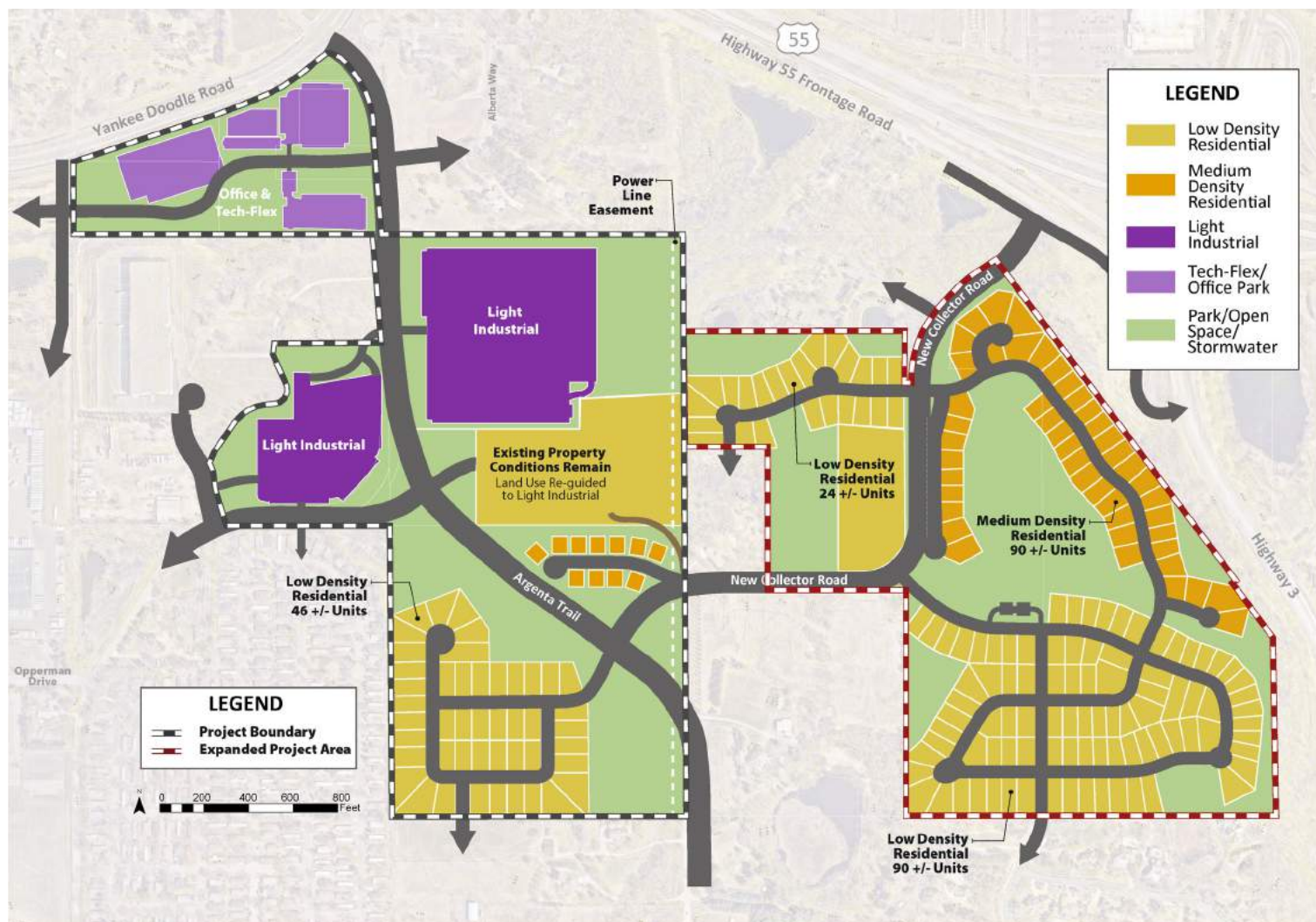


Figure 7. Preferred concept planned land use diagram



Light industrial



Tech/flex



## Proposed Park/Trail/Open Space + Stormwater Treatment Improvements

- Opportunity for neighborhood park near central to the development area in the expanded study area. Park could be integrated with existing wetlands in the center of the development area.
- Trails extend along the collector roadway to connect other residential areas to the proposed neighborhood park.
- Trails are anticipated on both sides of the extended Argenta Trail/ Alverno Avenue.
- Infiltration areas are preserved along the existing power line easement and along the extended Argenta Trail/ Alverno Avenue.
- Natural topography dictates development pattern and location of stormwater treatment facilities and infiltration areas.



*Rainwater garden*



*Infiltration basin*



*Park amenities*



*Paved park trails*



*Park amenities*





Figure 8. Preferred concept parks, trails, and open space diagram



Rainwater garden



Stormwater as an amenity



# Proposed Utility Improvements (With Expanded Study Area)

## Sanitary Sewer

- The existing JPA allows for properties west of existing Argenta Trail to be serviced with sewer and water by the City of Eagan.
- Additional areas east of Argenta Trail that have enough elevation for gravity flow and lower flow uses are proposed to also be served by Eagan with a modified JPA between Eagan and Inver Grove Heights.
- Remaining undeveloped lands will be served by a sanitary sewer lift station and force main. The lift station location has been identified to allow all undeveloped parcels the ability to gravity flow sewer to the lift station. The force main from the lift station follows the new collector roadway, the Highway 55 frontage road, and connects back to the existing Inver Grove Heights sewer system north of Highway 55.

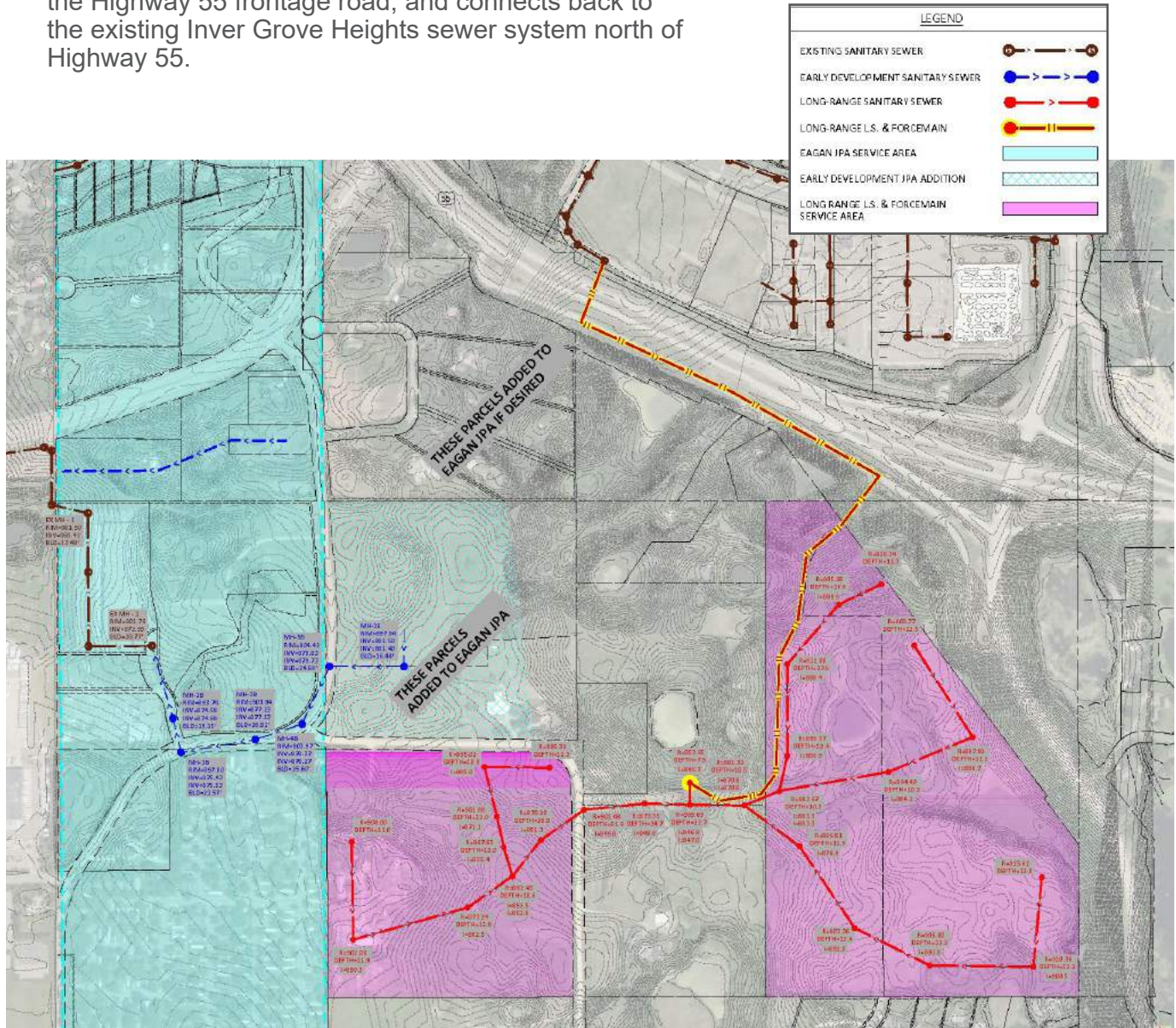


Figure 9. Preferred concept proposed utilities - sanitary sewer



## Proposed Utility Improvements (With Expanded Study Area)

### Watermain

- Water main will connect along Argenta Trail to Opperman Drive to provide access for near-term development
- Water main for future development will follow the collector roadway network.
- Pressure reducing valves at the connection point to Eagan's system and the existing Inver Grove Heights system will be required.

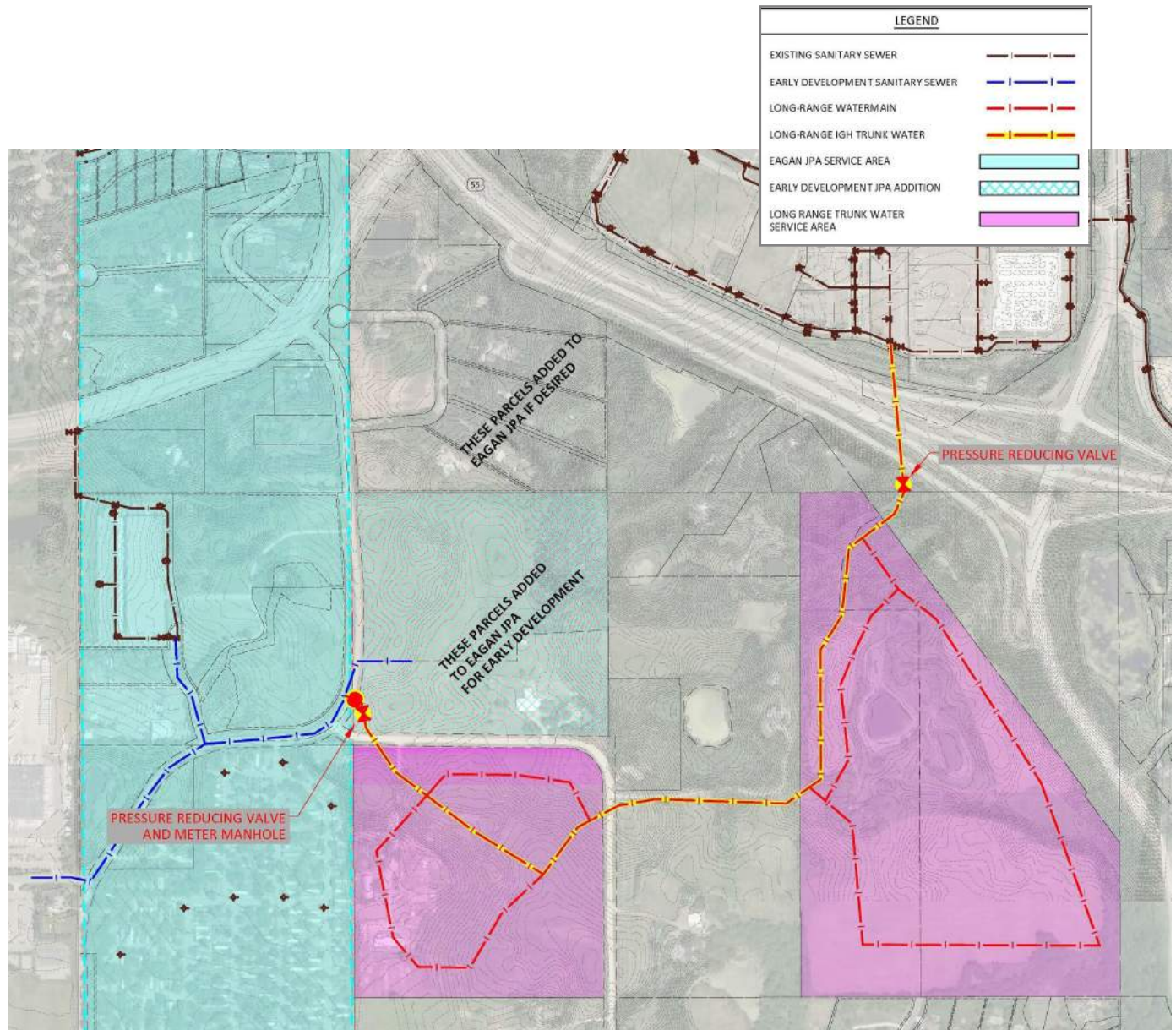


Figure 10. Preferred concept proposed utilities - watermain









## IMPLEMENTATION

### Keys to Implementation

There are many factors to successfully realizing the vision set forth by the City of Inver Grove Heights for the South of Highway 55 Small Area Plan. These factors apply regardless of the actual form and timing of development, as development will span a number of years. The vision may have to adjust to respond to changes in market conditions and consumer preferences, land ownership, and broader community-wide goals, yet at the same time it is important to protect the vision against short-term opportunities that compromise the long-term vision. With the planning provided in this summary report, consistent policy implementation and commitment to the vision, development will eventually reach the critical mass that leads to success. This chapter provides an overview for roles, actions, and investments required to realize the full build-out of the growth area.



#### Patience

Transformation of the South of Highway 55 Small Area Plan will not be implemented overnight. The time-frame for implementation reflects its evolutionary nature, looking forward over a period of years. The desired change often requires the patience to wait for the right things to happen, rather than making changes simply to be seen as doing something.



#### Commitment

Commitment to the growth area and patience go hand-in-hand. This study does more than simply seek to attract new development to shovel ready sites in Inver Grove Heights; it provides a road map to enhance the entire growth area. Commitment to the Small Area Plan means the willingness to actively promote public and private investments that align with the objectives of the study. It also requires the willingness by decision makers to deter developments which do not meet the objectives of the Small Area Plan. Not all of these decisions will be easy or will they occur exactly as analyzed in this document.



## Financial Reality

Implementing the Small Area Plan requires careful investment of public funds, but the private side of the financial equation must not be overlooked. New development and existing businesses will pay for their portion of the improvements called for in the plan. The Small Area Plan seeks to balance the investment in public initiatives with the creation of a financial environment that sustains successful businesses and strong neighborhoods.

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## Strategic Investments

If financial support for the plan was unlimited, the need for strategic decisions would be less important. With limited funds, every expenditure is crucial. It is not possible to immediately undertake all of the initiatives described in the Small Area Plan. Needs and opportunities not contemplated in the plan may arise in the future. Every investment must be evaluated for its impact on enhancing the overall growth area.

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## Roles & Responsibilities

There is a temptation to give sole responsibility for implementation of the South of Highway 55 Small Area Plan to the City of Inver Grove Heights. Many of the powers and resources needed to undertake the actions prescribed in the plan are held by the City, yet the success of the plan cannot be made only by the responsibility of City government. Achieving the vision for the corridor requires ongoing collaboration of both public and private stakeholders. This section describes the roles and responsibilities of key parties.



### Business and Property Owners

While the City influences the physical setting, the South of Highway 55 Small Area Plan will become a place for employment and mixed residential uses. Property owners interested in development will determine the type of employment and residential developments that meet the land use guidance provided in the growth area plan. Property owners will decide how to approach development of their property and carry forward their proposal to the City of Inver Grove Heights.



### City of Inver Grove Heights

The ultimate responsibility for implementing the recommendations of Small Area Plan rests with the City of Inver Grove Heights. The Planning Commission and City Council will provide direction on staff resources, review proposed development projects, and approve public investments. Responsibility for managing on-going development in the growth area will primarily fall on the Planning, Engineering, and Parks and Recreation Departments.



### Engineering Department

The Engineering Department also plays a major role in the design of public infrastructure (roadways and utility infrastructure) improvements needed to support development and redevelopment in the growth area. The Engineering Department is a key player in planning for future roadway and transportation improvements, including ongoing conversations with the City of Eagan on sanitary sewer and water main interconnections, and Dakota County on the realigned Argenta Trail/ Alverno Avenue extension.



### Community and Economic Development Department

The Community and Economic Development Department will share a lead role in managing implementation for the City with the Engineering Department. The actions to be taken by the Community and Economic Development Department to implement the study include:

- Application of land use controls and development guidelines to shepherd private development;
- Review of development plans and proposals;
- Coordination of planning for capital improvements needed to facilitate development; and
- Creation of financial plans for development/redevelopment of public investments and continued monitoring.



### Parks and Recreation Department

The Parks and Recreation Department is responsible for planning and developing the proposed neighborhood park and network of trails throughout the growth area. They will also lead coordination efforts with Dakota County on the location of the Mendota-Lebanon Hills Regional Trail and additional trail connections in the study area.



### Planning Commission

The Planning Commission has the lead responsibility for evaluating the application of land use controls needed to implement the Small Area Plan. The Planning Commission advises the City Council on issues involving the establishment of and compliance with the Comprehensive Plan and the Zoning, Subdivision, Shoreland, Tree Preservation, and Sign ordinances. The Planning Commission also reviews residential, commercial, and industrial development proposals and makes recommendations to the City Council according to the goals and objectives of the Comprehensive Plan.





## City Council

The City Council sets the foundation for implementing the Small Area Plan consistent with the overall mission of the City. While other bodies (Planning Commission and Park and Recreation Board, for example) play key roles in the implementation process, important development powers reside with the City Council. Among the powers that may be needed to undertake public initiatives in the Small Area Plan are:

- Allocate money in the annual budget to capital improvements.
- Approve the establishment of potential tax increment financing (TIF) districts.
- Levy of special assessments for public improvements.
- Issuance of general obligation bonds to finance development and improvement projects.
- Authorize the expansion of the Joint Powers Agreement with the City of Eagan for near-term development.



## Community-at-Large

The community of Inver Grove Heights must stay involved as development continues over time. The community must work together with decision-makers and provide the necessary input on any new development proposals. The community should provide comment on whether the proposed project meets the vision set forth in the Small Area Plan while respecting existing land owners' desires. Ultimately, the community must:

- Provide a singular focus for the plan. The knowledge gained from the planning process will allow members of the community to efficiently and effectively comment on development proposals.
- Continue public involvement. Continue to attend public meetings, or provide comments and suggestions to proposals as they come forward.

## Land Use Controls

The initial focus of implementation will be on actions needed to establish the Small Area Plan as the official guide to development of the study area. These implementation procedural steps involve the adoption of key policy documents and updated development controls.

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### Approve the South of Highway 55 Small Area Plan

The first implementation step is for City Council actions to approve this Study. These approvals set the stage for subsequent actions such as amending the comprehensive plan, zoning ordinances, capital improvement programs, and the allocation of financial resources.

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### Amend Land Use Controls

Study approval is the trigger for taking other actions needed to guide land use for the area in accordance with this plan. Land use controls not only promote the desired development outcomes, they also prevent development that is not consistent with the Small Area Plan.

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### Comprehensive Plan

The City will need to update the Comprehensive Plan with the new “South of Highway 55 Small Area Plan”, including the land use plan designations (Chapter 3) and appropriate policies consistent with the vision of the plan. Amending the Comprehensive Plan creates the foundation for all other implementation actions. Consistency with the Comprehensive Plan is a statutory requirement for zoning regulations, capital improvements and redevelopment projects. The South of Highway 55 Small Area Plan will be added to the Comprehensive Plan as an additional appendix.

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### Zoning Regulations

More direct control of development comes from zoning regulations. All development will be approved through the Planned Unit Development process. Consistency with the approved Small Area Plan will be a key component in which to analyze proposals.



*Light industrial warehouse*



*One story office*



*Townhomes (MDR)*



*Single family homes (LDR)*

## Phasing

The ultimate phasing of development in this area will be dependent on a variety of factors based on the specific geographic location for the Small Area Plan and a number of infrastructure improvements that will need to be made in this area to allow development to occur. Individual projects will have their own lateral infrastructure improvements such as local roads, water, sanitary sewer and storm sewer systems.

### Near-Term Phase

The near-term phase of development focuses on the employment related uses along Argenta Trail. These uses will gain sewer and water infrastructure from the City of Eagan. The areas east of Argenta Trail are already in the Joint Powers Agreement with the City of Eagan for municipal services. The property to the east will need to have the Joint Powers Agreement amended to include this area.

### Long-Term Phase

The areas generally south of 82nd Street and those properties in the expanded study area to the east will be later phases of development. This broad area of development will be provided the fees to pay for the necessary lift station, force main, watermain infrastructure, and the collector roadway network. It is anticipated these areas will begin to see development in 5-10 years.





## City Infrastructure Costs & Ehlers Analysis

One goal of this planning process is to determine whether the proposed new development uses will pay sufficient fees and property taxes to cover the costs of the water, sewer, and roads needed to serve the development.

### Utility Costs

The City has invested a significant amount to extend the water and sewer lines into the Northwest Area. Further extensions are needed, as described above, to serve the proposed development south of Highway 55. The new extensions are expected to cost approximately \$1.7 million for water and \$1.8 million for sewer. The City intends to recover its costs for both the existing investment and new extensions through connection fees paid when development occurs.

The financial analysis indicates that the proposed development, once all completed, will generate fees sufficient to pay for the extensions to the area South of Hwy 55 but will only be able to repay the City for about \$400,000 in prior sewer improvements.

An additional challenge in funding the utilities is timing. The City needs to install all \$3.5 million of the utility extensions up front to serve any development that is not served by Eagan. For example, if one parcel is ready to develop that will only generate a small portion of the total fees expected from the area, the City would need to identify other funding sources to pay the \$3.5 million in utility extensions needed for the area. Therefore, the cost of utilities may prove a barrier to the residential development not served by Eagan unless it all develops all together or a different funding mechanism is used.

#### Sources - Water and Sewer Development Fees

| PREFERRED CONCEPT - RESIDENTIAL PROPERTIES ONLY | COST             |
|-------------------------------------------------|------------------|
| Water                                           | 1,464,102        |
| Sanitary Sewer                                  | 2,202,519        |
| Opus Water Contribution                         | -                |
| PRV                                             | 100,000          |
| Oversizing Trunk                                | 137,500          |
| <b>TOTAL SOURCES</b>                            | <b>3,904,121</b> |

#### Uses - New Water and Sewer Utilities Excluding Existing Utility Extensions

| PREFERRED CONCEPT - RESIDENTIAL PROPERTIES ONLY | COST             |
|-------------------------------------------------|------------------|
| Lift Station                                    | 896,875          |
| Force Main                                      | 907,555          |
| Grinder Station                                 | -                |
| Water Main                                      | 1,700,000        |
| <b>TOTAL USES</b>                               | <b>3,504,430</b> |

#### Utilities Over (Under)

|              | COST           |
|--------------|----------------|
| Water        | 1,602          |
| Sewer        | 398,089        |
| <b>TOTAL</b> | <b>399,691</b> |

## Roadway Costs

The new roadways and intersections are estimated to cost approximately \$1.6 million to install. Over the next ten years the proposed development is expected to generate approximately \$7.3 million in city property taxes (in today's dollars). The property tax revenue will be enough to pay for the new roads plus other City services.

### Sources - Estimated Increases in City Portion of Property Taxes

| PREFERRED CONCEPT                | ALL DEVELOPMENT  | OPUS DEVELOPMENT |
|----------------------------------|------------------|------------------|
| Property Taxes at Full Build-Out | -                | -                |
| Annual City Property Taxes       | 855,876          | 102,159          |
| Present Value                    | 7,300,794        | 871,437          |
| (10 Years at 3%, No Inflation)   |                  |                  |
| <b>TOTAL PRESENT VALUE</b>       | <b>7,300,794</b> | <b>871,437</b>   |

### Uses - Transportation Improvements (Net of Special Assessments)

| PREFERRED CONCEPT                      | ALL DEVELOPMENT   |
|----------------------------------------|-------------------|
| Collector Roadways (65% of Total Cost) | 1,064,700         |
| Roadway Upgrades                       | 570,000           |
| <b>TOTAL USES</b>                      | <b>1,634,7000</b> |

### Transportation Over (Under)

|              |                  |
|--------------|------------------|
|              |                  |
|              |                  |
| <b>TOTAL</b> | <b>5,666,094</b> |