

**INVER GROVE HEIGHTS
PLANNING COMMISSION AGENDA
TUESDAY, SEPTEMBER 21, 2021 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue**

1. CALL TO ORDER

**2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR AUGUST 4, 2021
AND AUGUST 17, 2021**

3. APPLICANT REQUESTS AND PUBLIC HEARINGS

3.01 TEXAS REPUBLIC SIGNS - CASE NO. 21-52V

Consider a variance from the maximum size and height for a freestanding sign to be located at 11650 Courthouse Blvd.

Planning Commission Action _____

3.02 RACHEL DEVELOPMENT - CASE NO. 21-53C

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

a) A conditional use permit for a 40-unit assisted living facility.

Planning Commission Action _____

b) A conditional use permit to exceed the 25% maximum impervious surface allowed within the shoreland district.

Planning Commission Action _____

4. OTHER BUSINESS

5. ADJOURN

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

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Wednesday, August 4, 2021 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. 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: Jonathan Weber
Robert Heidenreich
Dennis Wippermann
Pat Simon
Scott Clancy
Joan Robertson
Anthony Scales
Kate Challeen

Commissioner's Absent: Elizabeth Niemioja (excused)

Staff Present: Allan Hunting, City Planner
Heather Botten, Associate Planner
Kim Fox, Community Development Specialist

2. APPROVAL OF THE PLANNING COMMISSION MINUTES

There were no minutes to approve at this time.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS:

AARON STADT - CASE NO. 21-47V

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request by Aaron Stadt - Case No. 21-47V. The request involves property located at 9240 Inver Grove Trail. The request consists of a variance to allow more than one detached accessory building on the property and for the structure to be 1,800 square feet in size whereas 1,715 square feet is the maximum size allowed. Notices were mailed to 7 property owners on July 22, 2021.

Presentation of Request

Heather Botten, Associate Planner, explained the request as detailed in the report. She stated the property is located on the east side of Inver Grove Trail. It is zoned E-1, Estate Residential District. The Applicant's property has a single-family home on it that was built in 1937, and an existing 440 square foot detached garage. The Applicant is proposing a new 1,800 square foot detached structure on the property. The Applicant's property is allowed one detached accessory building up to 1,600 gross square feet. In the Applicant's narrative, that number was taken including the right of way. She said when looking at the lot size and buildable area, the right of way amount is excluded, which is why they are allowed the 1,600 square foot maximum. The Applicant is looking for more usable inside storage space for his property. The current detached garage acts more as an attached garage would. The Applicant states that the layout and age of the house is not conducive to adding on an attached garage. The proposed

structure would be in compliance with other Code requirements such as setbacks, impervious surface, and exterior building materials. She stated the City Council has reviewed and modified the size and number of accessory structures over the years. In the last year the size allowance was changed for lots that are 3.4 to 5 acres in size to have greater square footage for accessory structure size. The Applicant's property doesn't have an attached garage. The Code does not have flexibility for properties that do not have an attached garage, the possibility to have more detached structures. The Applicant's property is in a developed residential neighborhood with a variety of lot sizes and types. Due to the fact there is not an attached garage, adding a second structure over 100 feet from the edge of the road does not appear to affect the character of the neighborhood. The request for a larger structure may be considered a convenience and not a Practical Difficulty as they could remove the existing structure and add the larger structure at the 1,600 square foot size. Staff believes the direction from the city is to limit the size and number of accessory buildings on properties to control the massing, bulk, and overdeveloping of accessory structures on properties. Staff doesn't believe there is sufficient rationale to support the variance criteria and recommends denial of both requests as proposed. She stated if the Commission recommends approval of one or both requests, there are four conditions listed in the staff report that should be included with the approval motion. She said there is comment from one of the abutting property owners who is in support of the request.

Commissioner Robertson said it appears there is another shed or small building on the property. She asked why that wasn't counted and if there is an understanding why it wasn't on the drawing or counted.

The Applicant asked where it was located.

Commissioner Robertson responded it was located on the south side.

The Applicant responded that is a tool shed located next to his garden.

Ms. Botten responded if the structure is less than 120 square feet it is not counted towards the number of accessory structures allowed on the property.

Commissioner Scales asked if there is a size limit on an attached garage.

Ms. Botten responded there is not, as long as they are in compliance with impervious surface and setbacks.

Commissioner Challeen stated in the past they have brought up the question if a detached garage, since it's a garage, if it should be considered another accessory building on the property. She asked if the Council has addressed that question yet. She questioned if a detached garage has to be considered a separate building or if it could be considered part of the main dwelling.

Ms. Botten responded she doesn't believe that has been discussed. If detached from the structure they have always counted it as a detached building.

Opening of Public Hearing

Aaron Stadt, 9240 Inver Grove Trail, stated he has read and understood the report. He said it is an older home and didn't want to add on to the house because it's so old. Adding a new

structure onto an old structure would be strange. He said it sounded like if he did add onto his home, he could go as big as the impervious footage would allow. He doesn't want to have to do that, but commented that it sounds like a pretty good option for space compared to a 1,600 square foot building. He asked if a structure that size would be allowed to be built onto a house.

Commissioner Scales responded Code allows it.

Mr. Stadt asked if he would need to update his septic system if he were to add onto his home.

Ms. Botten responded that would be a question for the Building Official but believes as long as he is not adding bedrooms, he should be fine.

Mr. Stadt commented if this doesn't go through, he asked about the side setbacks for an accessory structure if he knocks down the current garage and builds a structure there.

Ms. Botten responded if the structure is over 1,000 square feet it would require a 50-foot setback from all property lines.

Mr. Stadt referred to the front of his home and asked where the setback measures from. He asked if it was 30 feet from the center of the road.

Ms. Botten replied she did not have that information but could provide it to him.

Mr. Stadt said his lot was longer than it was wide with most of it being pasture land. He is looking to use the space for convenience and possibly farm the land. He said it would be nice to get equipment to help.

Commissioner Robertson said she viewed the property from the road. For the age of the home and the garage, it looks very good. She noticed there was an access door on the lower level of the house that already faces the garage. She asked how difficult it would be to attach a garage there. She said as of now, the city has not changed its designation of a detached garage as non-accessory. She said she was curious about the blue shed.

Mr. Stadt responded there is a shed on top of the hill on the south side that he uses it to store his garden equipment. It is 96 square feet in size. He would like to condense everything into one building. He responded about adding onto the front stating it probably wouldn't work well with having the bedrooms and bathroom windows there. He felt it would be more conducive on the north side of his home. He said it was looking like a good option for space, he would definitely consider that option.

Commissioner Weber closed the Public Hearing.

Planning Commission Discussion

Commissioner Scales commented that he grew up two houses down from this house. The house is very unique in style. He thought attaching something to it would be a mistake and could overpower the home. He doesn't believe it would fit the neighborhood, house, and style. He felt what was being asked for was very reasonable. He requested breaking it down into two pieces. He said some of the old homes were not built with attached garages, he doesn't like the idea of penalizing someone who has a detached garage. He didn't like the idea of him having

to tear down a perfectly good structure. He said the property has been maintained very well over the years. He stated he could support the two structures with the Practical Difficulty/hardship being there is no attached garage, and the topography of the land. He said the Commission has always struggled to find a Practical Difficulty with the square footage, the City Council has more leeway than the Planning Commission.

Commissioner Robertson stated in terms of the size of the accessory structure, the City Council very clearly parceled out how size is to be determined. She felt that was not as big an issue as having the precedent setting of allowing another accessory structure. She mentioned this question comes up a lot, most of the time the Commission has denied them because they are not consistent with the city's current Ordinances and Codes for two accessory structures on a piece of property less than 5 acres. She said if doing this now, they are doing it knowing it is inconsistent with Code. She felt that may spark City Council. She said she gives a lot of consideration to precedent. Once they allow a 1,600 square foot second accessory structure on a property, they have no recourse to saying no to anyone else, other than the fact the garage is detached, which has never been used as a Practical Difficulty.

Several Commissioners responded that not having an attached garage has been used as a Practical Difficulty before.

Commissioner Robertson stated she does not see a Practical Difficulty as much as she would like to. She cannot support it as this point, but would make a strong recommendation to the City Council that they actually tackle this. As it sits now, she cannot support.

Commissioner Weber stated they did a wonderful job as a Planning Commission to propose something in regards to looking at accessory structure sizes on lots bigger than 3.5 acres. He is leaning towards discussion on zoning certain properties too. For example, E-1's like this, which have larger properties that don't have an attached garage, there could be another avenue they could look at instead of having all these variance applications. He stated the Planning Commission is repeatedly seeing the same thing and repeatedly struggling. The homeowner should be allowed to do what they want to do but it doesn't meet City Codes. He said he would like to sit down, draft something, and put in front of the Commission and then in front of the City Council. Something that says in the E-1 Districts with over 3 acre lots, be allowed to do something different than what City Code states. He said if uncomfortable with how City Code reads now, yet comfortable with the idea of people being able to do this, but not allowing it now because of City Code and the structure. He said there is a way for them to move it forward. Approving this wouldn't set that direction, but is an opportunity to look over what has been done over the last several years.

Commissioner Clancy was in agreement with how to address this issue tonight as a Planning Commission, as opposed to something more permanent being addressed by the City Council. He said if wanting to approve tonight under the Motion of allowing the detached garage stay based off the look, amenity, and appearance of the garage. He requested whomever makes the Motion take into consideration that in a sense of the structure looking nice, some may not be as economically well off as others.

Commissioner Challeen stated she would like to further formalize something that goes to the City Council about detached garages not being considered an accessory structure. She believes this is what is tripping them up. She would not want to make it contingent on property size. Regardless of property size it shouldn't be considered an accessory structure.

Commissioner Weber added as long as it's primary use is a garage.

Commissioner Scales stated there is a difference between a precedence at the Planning Commission and a precedence the Council and the city have set. In the city the precedent has been set that they have given people a second garage. He doesn't believe one has been turned down as it has gone through Council and been built. He felt the Planning Commission is limited because they struggle with a Practical Difficulty. He thinks within the city the precedence has been set that a detached garage is treated separately from an attached garage. Numerous ones have been done. There have been some the Planning Commission has turned down that the City Council has not. He believes a precedence has been set in the city that detached garages can have a secondary structure.

Commissioner Robertson proposed a timely way to see if they can get Council to act without denying. She asked if this was something they could temporarily table. And then draft a recommendation to the City Council for a timely response so they are able to come back and address this question. She said she wants to understand what the Applicant is asking for. She stated the City Council did not address this when addressing the previous issue.

Ms. Botten responded the Planning Commission does have the option to table the request. She said the process of going to Council and asking them to do an Ordinance Amendment could take 3-6 months. She was unsure that was the choice the Commission would want to take with this request if looking for an Ordinance Amendment.

Commissioner Scales asked what the timeline was for responding to the Applicant.

Ms. Botten responded once it made application the city has 60 days to respond to the Applicant and make a formal Motion. The city can extend that an additional 60 days, but they try to keep all reviews within a 60-day timeline.

Commissioner Wippermann said he was also concerned about the precedence that gets set. What is being proposed does not meet the criteria as per the Code. From that standpoint he is not in favor of approving the request.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Challeen, to approve the two accessory structures with the 4 conditions listed in the packets. The hardship is the detached garage since it does not have an attached garage for property located at 9240 Inver Grove Trail.

Motion fails (4/4).

Councilmember Scales stated it is very difficult to make a recommendation on this because of the hardship. They have struggled with this over the years. He supports it, believes it appropriate for the neighborhood, there are plenty of other buildings in the area, doesn't believe it is out of character, and is far enough away that it doesn't affect any neighbors or sights from the road. He said he would support this and requests the Council to look at it closely and approve.

Commissioner Weber asked what the lot size was if going on the County website. He said it could be referenced as a certain amount of acreage with the city saying a different acreage. He

understands the right of way.

Ms. Botten responded the County website has both, the lot size of 3.57 and the .22 under right of way.

Commissioner Weber understands that with the 3.57 rationale the new ratio system works out in the Applicant's benefit. He said the Commission has to follow the Amended City Code when looking at the actual acreage.

Motion by Commissioner Simon, second by Commissioner Clancy, to deny the accessory structure size variance on the fact that the facts don't present/satisfy the criteria needed to show a Practical Difficulty on the lot to grant a variance allowing a structure more than 1,600 square feet for property located at 9240 Inver Grove Trail.

Motion carried (8/0). This item goes to the City Council on August 23, 2021.

US HOME CORP / HIGHLANDS - CASE NO. 21-48PUD

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request for US Home Corporation – Case No. 21-48PUD. The request involves property located west of Highway 3 between 72nd Circle and Auburn Lane. The request consists of rezoning a parcel to R-1C PUD Single Family Residential Planned Unit Development, a Preliminary Plat for a 51 lot, 2 Outlot Subdivision, and a Preliminary PUD Development Plan for a 50 lot Single Family Development. Notices were mailed to 116 property owners on July 22, 2021.

Presentation of Request

Allan Hunting, City Planner, stated the parcels are located near Highway 3, 72nd Court, and Auburn Lane. The proposal is to rezone the property to an R-1C PUD and a Plat and PUD for a 51-lot Single Family Subdivision. Information on the request:

- 51 lots including the existing homestead of the Jacoby site and 50 new building sites.
- The land is approximately 30.8 acres in size and guided for LDR (Low Density Residential) at 1 - 4 units per acre.
 - The density would be for 2 units per acre.
- Consistent with the Comprehensive Plan, meets all open space requirements.
- The majority of open space is in the outlots in the southwest/southeast corners where the regional basins are located and stormwater management would be.
 - Those areas would be deeded to the city.
- Setback for the front is proposed at 25 feet.
- Side yards would have a 15-foot separation.
- Rear yards would be 35 feet.
- Corners would be at 20 feet.
- Meets impervious surface requirements.
- Preliminary Plat is for 51 lots total.
 - There are 50 new building sites.
- Lots range from 8,700 to 34,000. Most are in the 8,000 to 11,000 square foot range with a width in the 66-70-foot range.
- The plan shows a proposed park area around Outlot B.
 - It would provide a trail link from the trail in Argenta Hills and connect up to a trail

in the Peltier Development.

He said the Interim Parks Director would be going on site to look at whether it makes sense to have any park development due to steep terrain, or if there would be something better suited on Outlot A.

- The Parks Commission will be reviewing this item at their meeting on August 11th.
- Park location will be based on a recommendation from the Parks Commission.
- The street pattern is an extension of Auburn Lane that will go up to 72nd Court, provide a second access point for this development and for the Argenta Hills development.
- There would be a cul de sac extending west.

He stated there are two flexibility requests with the PUD:

1. The Code had still envisioned a 20-foot separation to provide room for rain gardens. Those have never been practical and are not used in any development. The Developer is proposing down to 15 feet, standard R-1C separation.
 2. The cul de sac length is approximately 630 feet, maximum is 500. Due to the change of design of the street system they are left with having to do a cul de sac at that point. Staff does not see an issue with the cul de sac length.
- Tree Preservation: Significant amount of topography and trees.
 - Will be tree removal as a part of the grading.
 - The Tree Preservation Plan shows short a significant number of trees and would have to be sorted out as they go through the process tonight.

He stated Staff recommends approval of the plan as presented. Noting, through email, the Planning Commission was sent two other emails from two other property owners with comments on this development.

Motion by Commissioner Simon, second by Commissioner Robertson, to approve the additional emails and add them to the record.

Motion carried (8/0).

Commissioner Weber asked if there was a way to see the road alignment going into the Peltier property in comparison to this alignment.

Mr. Hunting referenced a diagram stating 72nd, through the 2012 Collector Street Study, would go through to match up with the 72nd Court on South Robert. The original idea was changed to make a cul de sac and future extension of 72nd whenever those parcels develop, routing north and connecting up to 72nd for a continual east/west route as a collector between Argenta Trail and Highway 3.

Commissioner Weber referenced the southern road on the east side of the Peltier property and asked if that was where the trail connection came in.

Mr. Hunting responded the trail connection comes through and links up with the existing trail in Argenta Hills.

Commissioner Weber said topography is hindering the connection between the two developments.

Mr. Hunting responded in the affirmative. There were other factors such as alignment. He said the road alignment for Peltier Reserve is moving forward with City Council.

Commissioner Weber stated there was an opportunity to have it on the record so the public

knows there are hinderances to the area. His thought when he looked at it, is if connecting a trail, they should be able to connect a road, but there are differences.

Commissioner Clancy asked about one of the emails the Planning Commission received from Peter Tonnison regarding the Client he is representing. Item #2 made a request asking why they cannot be included in the same lot that isn't being developed, Lot #51. He asked if Staff has reviewed it or knew why that couldn't be included.

Mr. Hunting responded application can be made, the city doesn't make a decision about which lots would be included. The Developer worked with the Jacoby property because they needed to get an extension to 72nd. The property on the north can develop whenever they would like to. The city doesn't have an obligation to include them in this development

Commissioner Simon referenced an email from Mr. Marish regarding the retaining walls on Properties 39, 40, and 41. They spoke of 20-foot-high retaining walls in order to hold land back. She asked if the Engineer looked seriously enough at the possibility of a threat to the houses below.

Mr. Hunting responded the City Engineer was aware of that plan. They would have to get Permits and have professional Engineers involved in designing those walls to hold the soil back.

Commissioner Simon said they would have to do soil borings to find out if it is clay.

Commissioner Robertson referenced the email that came from Peter Tonnison which states in Item #6, provisions of the City Code section demand this property be included. She asked if Staff was aware of the City Code section being referred to.

Mr. Hunting responded Staff looked into that as well as the City Attorney and wasn't sure what their comment was. The city isn't obligated to include. Their land is guided LDR for sewer development, when ready to develop they can develop in the same pattern as this one. There is nothing that says they have to be included.

Opening of Public Hearing

Melissa Duce, Land Entitlement Manager with US Homes/Lennar, 16305 36th Avenue North, Plymouth, stated she has read and understood the report from Staff. She said they have looked at previous Applications, density requirements, and the challenging terrain of the site. They believe they came up with a thoughtful neighborhood that meets densities assumed in the Comprehensive Plan and northwest area density requirements. One of the challenging factors of the site is the road connections. When beginning this project, they reviewed the 2012 Northwest Area Connector Plan which allowed for the connection to the northwest corner. Changes were made and the longer cul de sac is a result of how that changed and the differing issues in connecting to the Peltier project to the west. She said with varying elevations and trying to match streets they are faced with considerable topography changes from the existing homes to the north to the new homes along the northern edge. There will be retaining walls installed. She said they do not have fully engineered drawings yet; those will come as a part of the final plat. It would give the opportunity to look through drawings that will include soil borings and understanding the Geotech in all locations along the wall. There have been comments from residents. They have met with them on site for a better understanding of the impacts along the property line.

She said in response to an email from Mr. Dena, he had talked about removing two homesites #39 and #40. Removing those two home sites brings them below the minimum marginally. Because they don't know what the impacts would be for grading, with cutting out that section they may run into issues and create more retaining walls. She said they have worked through the process to try to pull those retaining walls away from the northern property line. Initial plans had it running straight up. As they looked into it further, they were able to pull them away a bit and save some trees along the existing residences. She said they are running into an issue where 75th, if pulling those walls away from the existing homes, pinch a backyard on the north side. Also, if moving 75th Street to the south, it will pinch the backyards to the south of 75th. She felt they are on a teetering ridge due to the basins on the south and elevations to the north. They will have a better understanding of the size of the retaining walls once final grading plans are completed. That would be part of the final plat submittal.

She said she received an email from a resident by the name of Georgia. Neighborhood notices were sent out. She included her contact information on the notices if people were not available to attend the virtual meeting. No contact was received until they saw this email come through from Georgia. She said the way they may have interpreted the adjacency that was called out, in looking at the plan, may have been assuming that 72nd Court was something they were creating as a through street and not in response to the collector and street plan. She said residents of the northwest area have really been pushing and asking for parks. They are excited to be able to create a park area in either of the outlots and establish a trail connection to the new property on the west side. They will be connecting the park area in the southwest corner via another trail that comes off of Auburn Lane. The Parks Department would use that for maintenance purposes and to be able to get emergency vehicles back in the area.

Commissioner Weber referenced the walls asking if 10 years down the road someone buys a lot and builds a home, and the wall starts to crumble. He asked if it would be a part of an HOA. He asked if there would be a maintenance agreement set in place for the wall and insurance for the wall itself through the HOA.

Ms. Duce agreed it would be a part of an HOA and would have insurance. She said there is a difference between the terracing effect. They looked at what HOA's typically like to see for landscaping. Knowing it is not an easy place to get to, there is a good plan for maintenance that is great to look at and easy to maintain.

Commissioner Challeen asked what the strategy was for replacement of the trees being removed.

Ms. Duce responded at first, they tried to replace all of them and it looked a bit chaotic and impossible to install and maintain. They do not want to plant them all having only a fraction of them survive. She said it is intended to make sure each homesite has one tree in the front yard and one tree in the back. Where they don't have walls, they would have a 10-15-foot tree buffer. Separating some of the lots that back up to the open spaces. There are boulevard trees and a couple of spots on the northwest corner they would be able to fill in trees that have been removed for grading along the existing resident site. She said knowing they can't replace all of them, they are willing to pay the penalty or plant trees elsewhere in the city.

Commissioner Robertson asked to see the diagram with reference to the trees and where the walls end. She asked why the ends of the walls extended upward toward the edge of the property on the north side. She said it seems they cut off in places and doesn't understand why.

Ms. Duce replied it was difficult to see off of the diagram. They were trying to eliminate them where they could. As they got to the north corner the slope is 3-1 where they can maintain trees and basically leave it the way it is.

Commissioner Robertson stated there is generally a belief they will be safe from the challenges of running water without the wall.

Ms. Duce responded in the affirmative. The landscape plan is where they show a significant number of trees and plantings being put in the northern portion to eliminate erosion.

Commissioner Robertson said she was very impressed with the list of every tree, how big they were, and where they were located. It shows the diversity of growth. She said there was a drawing in the packet that signified all of the different trees. She asked if it was the proposed tree plan that doesn't include existing trees. She felt the plan looked like a lot of trees were coming out. She is aware that building houses means taking trees away. She said for the next plat, to the degree that they could keep it densely wooded because it is so much of the beauty of the property.

Ms. Duce responded the shaded portion shows existing trees that remain.

Brad Kirschenheiter, 1230 70th Street West, stated he purchased the property about four years ago. At that time, they knew development was imminent. For many reasons they are welcoming it and are excited for it. At that time crude plans were put together for the proposed development. They are not against retaining walls as long as they are done right, built well, and safe. Each retaining wall is retaining 10 feet of soil, with slope between, above, and below them. He said from his corner of the property is a 32-foot drop, with his house above it on clay. He stated clay acts in a volume movement when the moisture content changes. He has had numerous discussions about this with Ms. Duce and wanted the Commission to be aware of the situation with the following points:

1. Retaining wall design.

He said with an Engineering background and friends in Engineering, they are very concerned about the long term retainability of these retaining walls. He had asked Ms. Duce that once someone is on board, he would like to talk with the Engineer directly to understand the design and performance characteristics of the walls.

2. Drawing of the soil underneath his property.

As stated earlier the clay reacts in a volume type motion depending on the moisture content. He has a block foundation for his home and is concerned the drastic change in topography will significantly affect the moisture content under his home and cause differential shortening around the foundation and foundation failure. He asked where the liability lands on this. He said he would like this question answered.

3. HOA Association would be set up to maintain.

He requested to know the contract person's name and address in case of issues.

4. Tightness of the area.

He stated he has been working with Ms. Duce on possible solutions. He offered a land swap where they could clip the corner of his property to create a better buffer.

5. Believes Lennar needs to focus heavily on a corner.

The change in elevation concerns him. He was unsure who would buy one of those lots as it goes from the back of the home, to a 3/1 slope, retaining wall, 30-foot wall. He said a snow storm in a certain direction could put a large quantity of snow in their backyards. When that

snow starts melting it would be an issue. He believed a good solution would be to get rid of Lots 39 and 40, and widen 38 and 41 and give those homes a side yard rather than a backyard.

Jill Wiedemann-West, 7525 Autumn Way, stated her home was the first home in the development and has been there almost 11 years. She requested a couple of considerations in advance of final plat and presentation to the City Council. With retaining walls, she believes there needs to be consideration with the level of depth. She requested consideration as it can create an adverse impact to the homes already built. She has a lot of concern about preservation of the green space. This includes drainage and wetland areas. These are areas that, when she purchased her home, there was a lot of discussion related to soil type and things that needed to be done to be able to manage shifting drainage situations. She was concerned how deep the elevation is down to the wetland. She also has concerns about the loss of trees and what it does for the environment. The biggest concern she has was with traffic. She said South Robert is a super highway and these are family communities. There are a lot of little ones, they need to be thinking about the traffic on South Robert and the neighborhoods affected by the speed on South Robert. She said the area is very busy and fast, there is a lot of volume. She felt there needs to be more consideration about the additional flow of 51 homesites. She said while it doesn't relate to her they were promised a park system when the first Argenta Hills went in. When the second Argenta Hills went in they were promised another park system to support the very young communities. Neither of those have been seen. She has noticed parks on plat maps before and wants to be sure they hold developments accountable to spaces for kids to be able to play.

Joel Jacoby, 1060 70th Circle West, stated he was a part of the Northwest Area Task Force for a while. He said he had been privy to plans in the last few years that have turned his stomach. When he noticed this one, the privacy it keeps for them is phenomenal. He has granted access across his lot because they didn't want to sell land. He encouraged the Commission to move this item forward. He felt Jill Fleming deserved to sell her land. He said the retaining walls on his end offer a lot of privacy and he has no problem with those.

Shane Pavel, 1130 70th Street West, asked why the northwest area is getting developed now and what data is there that shows the area needs this development.

Mr. Hunting responded the northwest area has been a project that has gone on for 10-15 years. Planning in the area occurred in the 1980's when a 10-acre overlay was established. It has progressed further, Council looked at it to extend and develop, there were Task Forces, studies done, Comprehensive Plans have addressed it in the last two rounds, an Ordinance for the northwest area was adopted in 2007, MUSA Boundary was extended before that, and sewer and water plans were developed. The northwest area was set up in the early 2000's when development planning started to urbanize the area and get things going. He said they are seeing more now due to market demands.

Commissioner Challeen asked Mr. Hunting if they were ahead of schedule, on schedule, or behind schedule in terms of the Comprehensive Plan or Northwest Quadrant Plan.

Mr. Hunting responded the Comprehensive Plans don't have phasing timings in them anymore. It was behind because of slow development at first. There was the recession, the city had bonded for the main trunk lines, no development came. It has started to develop around 2012-2014. There is very high demand for the entire metro area and across the country for housing. That is triggering the demand extending in this direction for both single family and multiple

family.

Ashley Kimlinger, 7501 Auburn Lane, stated they have lived in the area for eight years and are the very last house before the dead end. They have cherished every moment of having the private cul de sac. She agreed they have been promised a park. They have put their basketball hoop into the street for kids to play. She said they knew this day would come and have accepted that. She asked that the following be taken into consideration:

1. Park Issue. They were never looking for a grand or 20-acre park. She knows plans are in motion. It is too far for comfort for her to send her kids there. All they wanted in her neighborhood was a playground. She said this can't be another instance that it didn't work out.
2. Construction traffic. She was concerned about the construction traffic coming through their neighborhood for the next 2-3 years with the number of kids running around playing. She hoped there would be an alternative during the construction period.

She noted an email exchange between the City Planner and Ms. Duce stating that Lennar sent out a letter about neighborhood meetings in July. She said she has never received a letter and didn't believe her neighbors did either.

Commissioner Weber asked when going to do a final plat and PUD, if they could put in place on-site construction traffic only.

Mr. Hunting responded the Engineering Department establishes the routing for grading construction. Once getting to housing, there would not be any restrictions. He believed once home building began, those vehicles would use whatever public streets are available at the time.

Commissioner Weber recalled an instance where he believed they couldn't do the final connection until a certain percentage of the construction had been done. He said this could be discussed further when doing a final plat and PUD.

Kirk Koudelka, 7523 Auburn Court, agreed with what has been said before, the parks is one of them. He asked how these two developments, new and existing, would be connected to the eastern part of Inver Grove Heights in terms of trails and sidewalks. He said there was a divide because of Robert Street. With crossing and more traffic, that becomes more difficult. He asked how this all comes together as a plan to make one community. He said traffic was another concern in the neighborhood. He said they would voice support for restrictions on traffic coming in through 72nd Court and the new roads going in. He said the mention of a certain capacity before the actual neighborhood would be connected would be one, they would support. The benefit would be for those in the neighborhood.

Commissioner Weber said from what he knows there isn't going to be anything east of the Canvas neighborhood. As developments go toward the Golf Course, trail connections would be coming with those. He said this development would allow for their trail connection to go up through the Peltier property and then to the west, from there it goes to 70th, then north and east from there.

Mr. Koudelka wanted to make sure they see those connections. He referenced the corner of 70th and Robert Street and the new development going in and questioned if there was a connection platted there for the future on both sides of 70th. If waiting for everything to come in place and then putting in pieces, people will say it should have been done at that point and it's too late

now. He said they should be thinking of this now as they are planning for the entire region and make sure connections are put in. He said putting them in now while construction is being done is the time to do it instead of later.

Commissioner Challeen stated she noticed what she assumes were sidewalks going north on Auburn Lane. She asked if there was a sidewalk system in their area.

Mr. Koudelka responded there are trails behind their home. From the Target there are sidewalks that go up a bit to Robert Street but then end. They are looking for further connections to the east.

Commissioner Challen asked if there was a plan to add sidewalks once the connection is made.

Commissioner Simon stated when the city enlarges 70th Street/Lone Oak, they would be putting a sidewalk on one side the entire length. This would be from Highway 55 all the way as far east as they can do it.

Mr. Hunting responded it would be done by the county. He said he believes there are trails on both sides of all county roads. That would go in with the reconstruction of 70th.

Jill Wiedemann-West, 7525 Autumn Way, wanted to clarify stating that South Robert Street is a County Road. There is a very small sidewalk coming off of the roundabout down on Amana Way. It doesn't extend. The intersection with 51 homes coming out of it is an area where the bus stops and picks up kids. What she believes Mr. Koudelka was trying to say is that there are no safe ways to navigate outside of the neighborhood. She said trails would be great, but there is still a safety concern about the traffic volume connected with the county road and what is coming in and out of the new development.

Mr. Koudelka referenced Robert Street on a map stating when going up there is a very steep drop off to the east and west sides. there is a planned outlot area. He suggested maybe one of the trails could go in there with an underpass giving access to the Golf Course and to the north and east.

Mr. Hunting stated Highway 3 is a State Road. He believed there were long range plans for a trail on the east side. He was unsure on underpasses, that would be a state project.

Commissioner Weber said when the Peltier Property came in front of the Commission there was suggestion of an underpass, but it is a county road, and out of city hands. Suggestions can be made.

Commissioner Weber closed the Public Hearing. He reopened the Public Hearing for further questions with the Applicant.

Commissioner Clancy asked if Ms. Duce wanted to respond to questions, or if he could ask a question.

Ms. Duce stated she took good notes during the discussion. She apologized to those that did not receive notices for the neighborhood meeting. She would check what happened there. She would be willing to send out information to those that want to see the plan. She said her contact information is available to all. She responded to the following questions and concerns:

- They have looked at trying to understand what the construction staging would look like if it would come from the north or the south. As soon as this is known they will make sure to communicate the information.
- Field Staff would be on site that all residents would have access to.
- Keeping residents safe while creating new areas for families to move into of the utmost importance to them.
- Knows parks are a big deal and wants this to happen. It helps their future residents and helps create community that existing residents are looking for. She said they would be before the Parks and Recreation Commission next week.

Commissioner Clancy had a question about the overall layout of the current development. He said there have been some comments regarding Units 39 and 40. He knows there is a density requirement. He asked how final this layout of homes was and if there is more thought to consider with general layout.

Ms. Duce responded they are still in the preliminary stages. She said everyone has a different idea of what a yard should look like. There are residents that like having retaining walls in their backyards because it gives a sense of privacy. She said they feel the way this community has been designed; they have flexibility. They would have a better understanding once they are able to determine what the soils are like.

Commissioner Weber closed the Public Hearing.

Planning Commission Recommendation

Motion by Commissioner Robertson, second by Commissioner Scales to accept the US Homes Corp/Highlands, Case. No. 21-48, for the rezoning of the property to R-1C PUD, Preliminary Plat, and Preliminary PUD Development Plan with all of the conditions listed.

Commissioner Wippermann stated the pictures included with the information looked substantial. The price listed was also substantial. He was glad to see a lot width be a minimum of 65 feet instead of 40-50 yards. He liked the side yard setbacks. He supports the project and will be voting yes.

Motion carried (8/0). This item will go to the City Council on August 23, 2021.

4. OTHER BUSINESS

Commissioner Robertson wanted to make sure as all of these things move to City Council, that the City Council hears the request and recommendation to address the issue of the number of accessory buildings being tied to the size of the property. She asked if there was leeway around considering detached garages as Practical Difficulties.

Mr. Hunting stated the Parks Commission will be looking at this on their Agenda on August 11th at 7:00 p.m. People can come and comment.

Commissioner Robertson asked how that was publicized.

Mr. Hunting responded it is noticed on the city website.

Commissioner Robertson stated on occasion she sees notices posted on Facebook and feels

they do a really good job. She was unsure if the city uses Facebook as a way to publicize this kind of opportunity.

5. ADJOURN

The meeting was unanimously adjourned at 8:34 p.m.

Respectfully submitted,

Sheri Yourczek
Recording Clerk

DRAFT

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, August 17, 2021 – 7:00 p.m.
City Council Chambers – 8150 Barbara Avenue

1. 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
Jonathan Weber
Robert Heidenreich
Dennis Wippermann
Pat Simon
Joan Robertson
Anthony Scales
Kate Challeen

Commissioner's Absent: Scott Clancy (excused)

Staff Present: Heather Botten, Associate Planner
Kim Fox, Community Development Specialist

2. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR JULY 6, 2021 AND JULY 20, 2021

The Planning Commission Meeting Minutes for July 6, 2021 and July 20, 2021 were approved as submitted.

3. APPLICANT REQUESTS AND PUBLIC HEARINGS:

PRESTIGE POOLS - CASE NO. 21-49V

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request for Prestige Pools, Case No. 21-49V. The request involves property located at 8 High Road and consists of a variance to allow a pool within a side yard and any other variances related thereto. Notices were mailed to 5 property owners on August 4th.

Presentation of Request

Heather Botten, Associate Planner, presented the request for property located east of South Robert Street, off of High Road, which is a private road. It is zoned E-2, Estate Residential District. The Applicant is requesting a variance to allow a pool to be located within the front and side yard of the property, whereas code states pools are only allowed within the rear yard of a property. The property is located on Dickman Lake, which requires a 100-foot setback on unsewered lots. The 100-foot setback is taken from the ordinary high-water mark. On this lot the existing home is constructed on the easterly side of the property and almost up to the 100-foot setback. She said if the owners desired to put the pool in the rear yard, they would need a variance from the ordinary high water shoreland setback. The location of the pool would be at least 60 feet from the front lot line and over 75 feet from the side lot line, which meets setback requirements for a pool. The proposed location also meets impervious surface requirements.

She stated there are two reasons Staff believes they have the Code requirement to not allow pools within the front and side yards:

1. Enhance the neighborhood aesthetics
2. Provide privacy for the swimmers

In this case, the Applicant lives on a private road. She said the homeowner provided photos to the Commission via email showing the existing trees that provide screening from the neighbors and for swimmers using the pool area. Staff does not believe the location of the pool would have an adverse impact to neighboring properties or to the shoreland. The property is unique in that there is 1.66 acres of buildable area. Due to the location of the existing mound system and the shoreland setback, any place the Applicant would want to put a pool some sort of variance would be necessary. Installing the pool within the front and side yard would be protecting the shoreland area. Staff recommends approval with the 4 conditions listed in the report. Staff has not heard from any of the neighboring property owners.

Motion by Commissioner Weber, second by Commissioner Challeen, to admit the two emails from the Homeowner into the record.

Motion carried (8/0).

Opening of Public Hearing

Sena Kihtir, 8 High Road, stated she has read and understands the report.

Chair Niemioja closed the public hearing

Planning Commission Recommendation

Motion by Commissioner Weber, second by Commissioner Heidenreich, to approve a variance to allow an in-ground swimming pool within the front and side yards of a residential property located on 8 High Road with the 4 conditions listed. Prestige Pools - Case No. 21-49V.

Motion carried (8/0). This item goes before the City Council on August 23, 2021.

NORTHERN STATE POWER COMPANY - CASE NO. 21-51SCV

Reading of Public Notice

Commissioner Simon read the public hearing notice to consider the request for Northern State Power Company - Case No. 21-51SCV. The request involves property located at the southwest corner of Rich Valley Boulevard and 105th Street. The request consists of a Preliminary and Final Plat for a one lot subdivision, a Conditional Use Permit for an Essential Service Building, a Variance from the minimum lot size in an Agriculture District, and a Variance from Exterior Building Material requirements and any other Variances related thereto. Notices were mailed to 18 property owners on August 4th.

Presentation of Request

Heather Botten, Associate Planner, presented the request for property located on the southeast corner of 105th Street and Rich Valley Boulevard. The property is zoned Agricultural. The Applicant has submitted a request to plat .65 acres of a 36.41-acre parcel for an Essential Service Use. Out of that .65 acres, there would be .24 acres dedicated to the County for CSAH 73 and the remaining .41 acres would be used by Xcel Energy. The parcel abuts another .44-acre parcel owned by NSP. The property is zoned agricultural which requires a 5-acre minimum

lot size for a newly created lot. A Variance is being requested from the lot size requirement. The Applicant is requesting to install a 360 square foot structure. The site would be used for a new regulator facility that would capture methane from the landfill and convert it into an energy resource that would be added to the natural gas system. The request is for:

- Preliminary and Final Plat for a one lot subdivision
- Variance from a minimum lot size in an agricultural district
- Conditional Use Permit for an essential service building

Park Dedication for the plat would be in cash contribution paid prior to the release of the final plat. Access off the property would be using the existing driveway. Structure setbacks would be met. Landscaping is not required for the size of the plat and use proposed. The property would be secure with a fence similar to what is out there with the existing property. The Zoning Code does not address minimum lot sizes for essential service buildings or uses. The proposed building is a conditionally permitted use. Staff believes the request is consistent with the Zoning Code and the Comprehensive Plan. The proposed lot size, Staff believes, has the least amount of impact to neighboring property owners. The proposed use, Staff believes is unique as the building would be an unmanned facility and not require well, septic, or drain field location typically seen on a single-family home site on an acreage property. The general Conditional Use Permit criteria has been met. The improvements do not have a negative effect on city facilities or services. She stated Staff recommends approval of the plat and the CUP as presented with the conditions listed in the report and also with the variance with the practical difficulty listed and with the one condition listed in the report. Staff has heard from three residents that have either called or stopped by City Hall. Those had general questions about what the request was. Staff explained the size of the plat and that it was not the entire parcel and is for an essential service use. They did not appear to have any other concerns.

Commissioner Weber stated the proposed structure going on the property is a shipping container. He questioned what the normal requirement was for what a structure should look like, for example, a standard pole building.

Associate Planner, Heather Botten, responded in the affirmative about the shipping container. She responded about the exterior building materials stating pole construction is allowed in the Agricultural District.

Opening of Public Hearing

Heather Risely, Project Manager, 9449 83rd Street South, Cottage Grove

Brian Sullivan, Senior Siting & Land Rights Agent, Xcel Energy, 414 Nicollet Mall, Minneapolis

Both read and understood the report.

Chair Niemioja referenced Page 2 of their letter where it speaks to reforestation and landscape plan and states "they are proposing not to seed the areas surrounding the facility with a pollinator mix of native plants". She asked if it actually meant they are going to seed pollinator.

Mr. Sullivan responded it was a typo.

Commissioner Weber stated on the plan he noticed the odorant injection skid. He questioned if there would be a gas or smell coming off of this because it is above ground.

Ms. Risely responded they have odorizers around the system. It would be a very small odorizer because of the amount of gas that would be going through it. Unless there is a leak, which there should not be, there will not be any odor.

John Larson, 1938 105th Street East, asked if they were purchasing the entire 36-acre parcel or just the small acre corner.

Ms. Botten responded they would just be purchasing the smaller parcel.

Mr. Larson asked if the 36 acres would still belong to Flint Hills and if it would still remain under agricultural.

Ms. Botten responded in the affirmative to both questions.

James French, 10457 Rich Valley, asked if there would be a pipeline from the landfill to this location. He asked what the source of methane would be that they receive.

Ms. Risely responded there is a pipeline being run to the proposed station. There will be a Contractor constructing it. Fortistar is the company that would be creating the renewable gas system at the landfill. Fortistar would be having their Contractor run the pipeline.

Chair Niemioja closed the public hearing.

Planning Commission Discussion

Commissioner Weber asked if the remainder of this would be fenced in like the other parcel. He noticed they would be removing a section of the fence and questioned if they would fence in the remainder with standard chain link.

Ms. Botten responded in the affirmative to all questions.

Commissioner Challeen asked if there were any safety concerns related to explosion with this facility.

Ms. Risely responded there would be some electrical components and natural gas mechanical components. There would be an insulated fire wall between the electrical components and gas components. They have no thought of any ignition happening in that building.

Planning Commission Recommendation

Motion by Commissioner Scales, second by Commissioner Wippermann, to approve the Variance, Preliminary and Final Plat, and the Conditional Use Permit with the 12 conditions as listed, and the practical difficulty as stated for property located on the southeast corner of 105th Street and Rich Valley Boulevard for Northern State Power Company - Case No. 21-51SCV.

Motion carried (8/0). This item goes before the City Council on September 13, 2021.

4. OTHER BUSINESS

Chair Niemioja stated there was a City Council Work Session she recommends everyone look at and believed it would be helpful to all. It included a presentation given by Community Development Director Heather Rand and Ehlers regarding the northwest area. Ms. Botten mentioned it was the August 2nd Work Session.

5. ADJOURN

The meeting was unanimously adjourned at 7:20 p.m.

Respectfully submitted, Sheri Yourczek, Recording Clerk



PLANNING REPORT

CASE NO: 21-52V

APPLICANT: Texas Republic Signs, LLC

PROPERTY OWNER: Pilot Travel Centers, LLC

REQUEST: Variance to allow a 75 foot free standing sign and Variance to allow sign surface of 309 square feet

HEARING DATE: September 21, 2021

LOCATION: 11650 Courthouse Boulevard

COMPREHENSIVE PLAN: LI, Light Industrial

ZONING: I-1, Limited Industrial District

REVIEWING DIVISIONS: Planning

PREPARED BY: Allan Hunting
City Planner

BACKGROUND

The Pilot Travel Plaza is a truck plaza, repair, fuel service and restaurant facility located on the east side of Hwy 52/55 just north of the 117th Street interchange.

The applicant is proposing to construct a new free standing pylon sign that would be 75 feet tall, and the total sign surface proposed would be 309 square feet. The facility is seeking a sign that will provide more visibility primarily for the semi-trucks heading north since the bridge for the 117th Street interchange blocks visibility. There are two existing free standing signs on the site. If the new sign is approved, at least one of the existing two signs, labeled B on the plans would be removed. It is unclear if one or both existing signs would be removed. Sign A is 52 feet high and has a sign surface of 145 square feet. Sign B is 28 feet high and has a sign surface of 108 square feet.

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

The actual requests include:

1. A Variance to allow a free standing sign 75 feet tall whereas the maximum height in the I-1 District is 10 feet above the building height. The travel plaza building is 28 feet tall. Maximum sign height would be 38 feet.
2. A free standing sign with a total sign face area of 309 square feet whereas 100 square feet is the maximum size.

EVALUATION OF THE REQUEST

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

North: Truck repair; zoned I-1; guided LI

East: Industrial distribution center; zoned I-1; guided LI

West: Hwy 52/55

South: Hwy 52/55 and 117th Street Interchange

While doing research on the site, staff reviewed the building permit file and found that over the years, signage has changed multiple times with different oil company signage. The files do not identify if any variances for signage were ever approved or if a complete history of signage is known. A sign inventory from 1994 shows a free standing sign with 240 square feet of signage. That signage has been replaced since 1994 but this history indicates there has been a wide range of sign sizes over the years.

VARIANCE

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

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

The intent of a sign code is to minimize number of signs, sign size and overall sign clutter. The construction of the 117th Street intersection did impact visibility of this site for traffic heading northbound on Hwy 52/55. The applicant has indicated they would be removing at least one of the existing signs so the number of pylon signs would be the same or be down to one. The narrative identifies sign B would be removed if the variance is approved but no mention of sign A while the sign detail sheets note sign A would be removed.

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

There has been pylon signage up to 240 square feet at some point over the years at this location. There is currently a pylon sign 52 feet high which is higher than allowed and 145 square feet which is larger than allowed but no history of sign heights found in the building permit file. In staff's opinion, the most important sign to be visible would be the Pilot travel center sign. This gives the most information for the semi-drivers heading northbound. We do not believe it necessary to have the pricing signage or the Subway signage above the lines of visibility shown on the photos prepared by the applicant. It would appear a lesser height sign would accomplish the same goal. We are not aware of any signage in the city at or near this same height which raises concerns of precedent of allowing such high signs. There are other truck oriented businesses along Hwy 52/55 in the southern portion of the city. Based on the information provided showing the sign details and photos, a sign of 62-63 feet appears tall enough for the "Pilot" signage to be visible. Staff does not support a sign height of 75 feet.

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

As mentioned, visibility of the site from the south has been impacted by the interchange. A larger sign and height are warranted to help with visibility. As stated above, staff's opinion is that sign of 62-63 feet would provide visibility for the "Pilot" sign from the points noted by the applicant in their submitted information. Staff would support a sign size that was of similar size to historical signage on the site. Staff would support signage of up to 240 square feet.

5. *Economic considerations alone do not constitute an undue hardship.*
Economic considerations do not appear to be a basis or a sole basis for either of these requests.

ALTERNATIVES

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

- A. Approval.** If the Planning Commission finds the application to be acceptable, the following action should be taken:
- Approval of the **Variance** to allow a free standing sign 75 feet in height whereas 38 feet would be maximum for the I-1 District subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. All requirements of a building permit review shall be met.

- Approval of the **Variance** to allow a free standing sign 309 square feet in size whereas 100 feet would be maximum for the I-1 District subject to the following conditions:
 1. The site shall be developed in substantial conformance with the site plan on file with the Planning Department.
 2. All requirements of a building permit review shall be met.

Practical Difficulty: To be stated.

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

RECOMMENDATION

The construction of the 117th Street intersection done a number of years ago does limit visibility of the site for northbound traffic. The site has signage now and in the past that is both over the maximum sign size and height. Based on these factors, staff believes variances from both size and height are warranted.

Staff is concerned about the precedence of allowing a sign of this height and size. Staff's opinion is that visibility can be obtained with a shorter sign and size as outlined in the report.

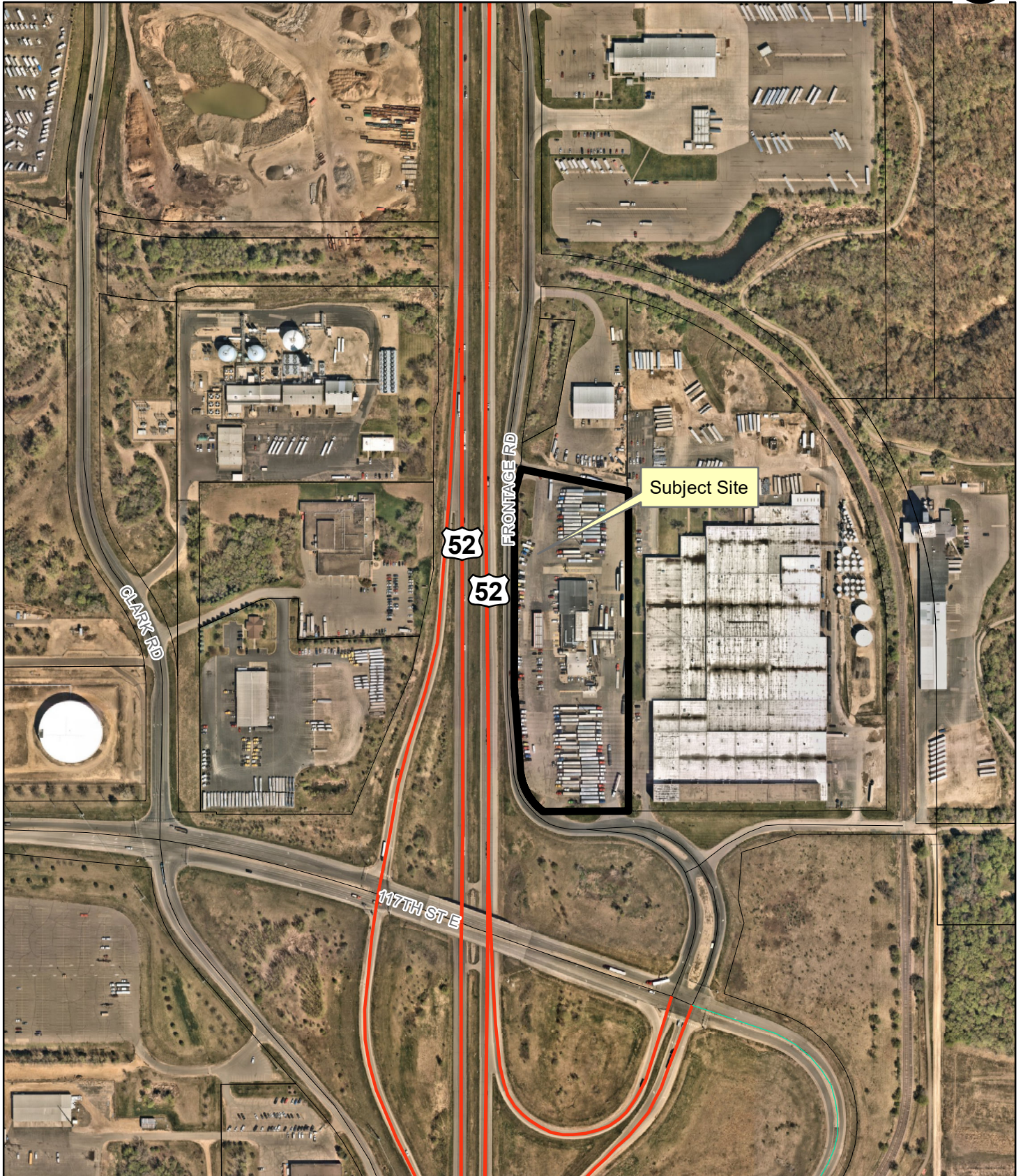
Staff would recommend denial of the application for 75 feet and 309 square feet but would be supportive of an alternative variance for 62-63 feet in height and 240 square feet.

Attachments: Location Map
Applicant Narrative
Existing and Proposed sign drawings



Location Map

Case No. 21-52V



July 14, 2021

The Planning Commission and City Council
8150 Barbara Avenue
Inver Grove Heights, MN 55077

RE: Pilot Travel Centers Pole Sign Variance

Pilot Travel Centers is requesting a variance to the overall square footage and the height for the proposed pole sign. Pilots' property is located at 11650 Courthouse Blvd. Inver Grove Heights, MN 55077. The property is zoned I-1 Limited Industry.

Per section Subd. 30. D 3 f. square footage:

Within any "I" district, the aggregate square footage of sign space per lot shall not exceed the sum of four sq feet per front foot of building, plus one sq foot per front of property not occupied by a building. No individual sign surface shall exceed 100 square feet except for the following:

1. Billboards.
2. For lots zoned I-1 and I-2, the sign surface of one wall sign on a building with at least 50,000 square feet of gross floor area may be as large as 350 sq. ft. All wall signs greater than 100 sq ft must be entirely static.

Pilot is requesting an additional 209.25 sq ft of sign area. The existing sign is 145.18 sq ft. By adding the price sign to the freestanding sign, it adds the additional square footage that is over the allowed square footage. We will remove the second existing ground sign to grade in consideration of the approval of the new freestanding sign as proposed.

Per section Subd. 30. D 3 g. The maximum height:

A property shall not exceed the height of the principal structure on the property by more than 10 feet except billboards. The existing building height is 28' tall which would allow us a freestanding sign at 38'0" tall.

We are requesting the additional 37' of height to increase visibility of the sign over the overpass. The reason for the additional height is due to the height of the existing overpass. The overpass blocks the sign at 38' tall (allowed by code) and the existing sign 52' sign (existing). To overcome the visibility hardship, we will need the additional 37' foot in height to achieve the 75'0" sign to be seen as shown in the drawings.

Another practical difficulty in this case are the exit locations as well as the overpass location. The safety of the drivers is a main concern and if the sign cannot be seen in time ahead of the exit. This creates a safety hazard with large trucks trying to exit in time so they do not miss the location.

The hardship to the landowner is due to circumstances unique to the property. The property has a unique shape and location due to the overpass and the traffic exits.

The additional height and square footage we are requesting will not alter the essential character of the neighborhood.

The granting of this variance will not be injurious to the public health, safety, morals or general welfare of the community.

The granting of the variance will not affect the supply of light and air to the adjacent properties.

The granting of the variance will keep with the spirit and intent of the city code and comprehensive plan.

The proposed variance is in harmony with the intent of the city ordinance.

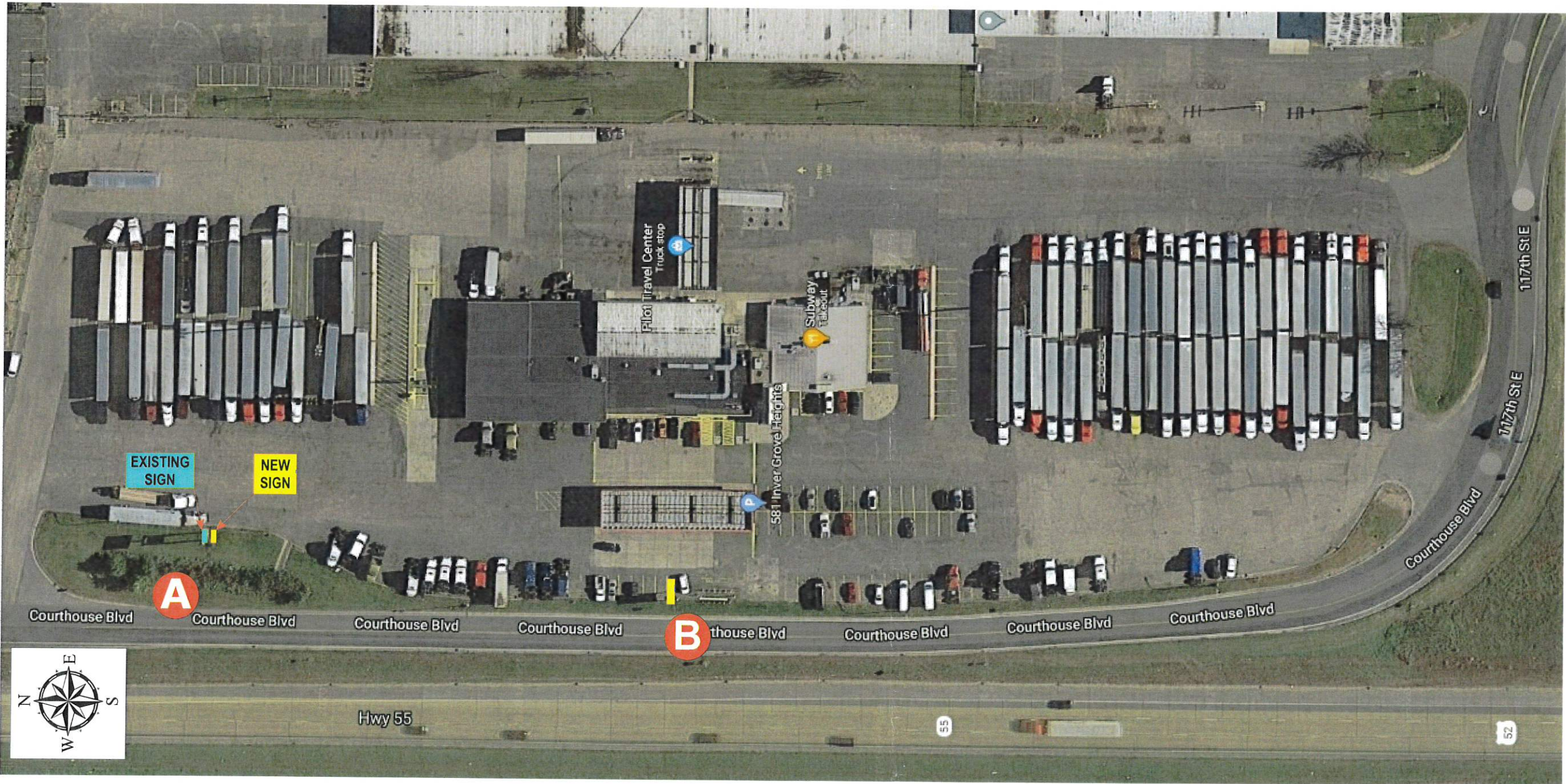
SITE PLAN

PILOT # 581
11650 COURTHOUSE BLVD.
INVER GROVE HEIGHTS, MN 55077

- A

HI-RISE
- B

MID-RISE



TEXAS REPUBLIC
SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
PILOT - # 581

Address:
11650 COURTHOUSE BLVD.
INVER GROVE HEIGHTS, MN 55077

City of Jurisdiction:
INVER GROVE HEIGHTS

Designer:
JORGE

Date Created:
10.05.20

W.O. #:

File Path:
P:\2021 JOBS\PI\Pilot\Pilot # 581 - Inver Grove Heights, MN\PRELIM DRAWINGS

REVISIONS

Rev 1:

Rev 2: 2-23-21 Added survey dimensions to all drawings. Sign dims. changed on ST D, ST E, ST F. Added ST G Travel Ctr re-image. Added one sign to ST H & one decal sign to ST I.

Rev 3 04-26-21 -Added engineer info. to ST A & ST B. Added ST L, DEF panel removal & ST M, Welcome Drivers sign.

Rev 4: 05-22-21 Added permit info.

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 8900P OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS
AMPS: VOLTS: CIRCUITS:

SITE PLAN

NOT TO SCALE

SIGN TYPE A QUANTITY: 1

SCOPE OF WORK: HI RISE
REMOVE & DISCARD OF EXISTING
PILOT-SUBWAY, CAT SCALE SIGNS
TO GRADE.

- PROVIDE AND INSTALL NEW
PILOT, SUBWAY SIGNS
- PROVIDE ALL NEW
STEEL STRUCTURE AS SHOWN

SPECIFICATIONS: PILOT SIGN
• CABINET FILLER AND 5" RETAINERS
PAINTED, P1
• WHITE FLEX FACES WITH APPLIED
V1 VINYL

SPECIFICATIONS: SUBWAY SIGN
• CABINET FILLER AND 5" RETAINERS
PAINTED, P1
• WHITE FLEX FACES WITH APPLIED
V2 VINYL

SPECIFICATIONS: LED GAS PRICER
• 2 PRODUCT PRICER PROVIDED BY
PILOT AND INSTALLED BY TRS

SPECIFICATIONS: STEEL PIPE
• NEW STRUCTURE: P1

COLOR LEGEND

PAINT COLORS

1: BLACK

VINYL COLORS TO MATCH

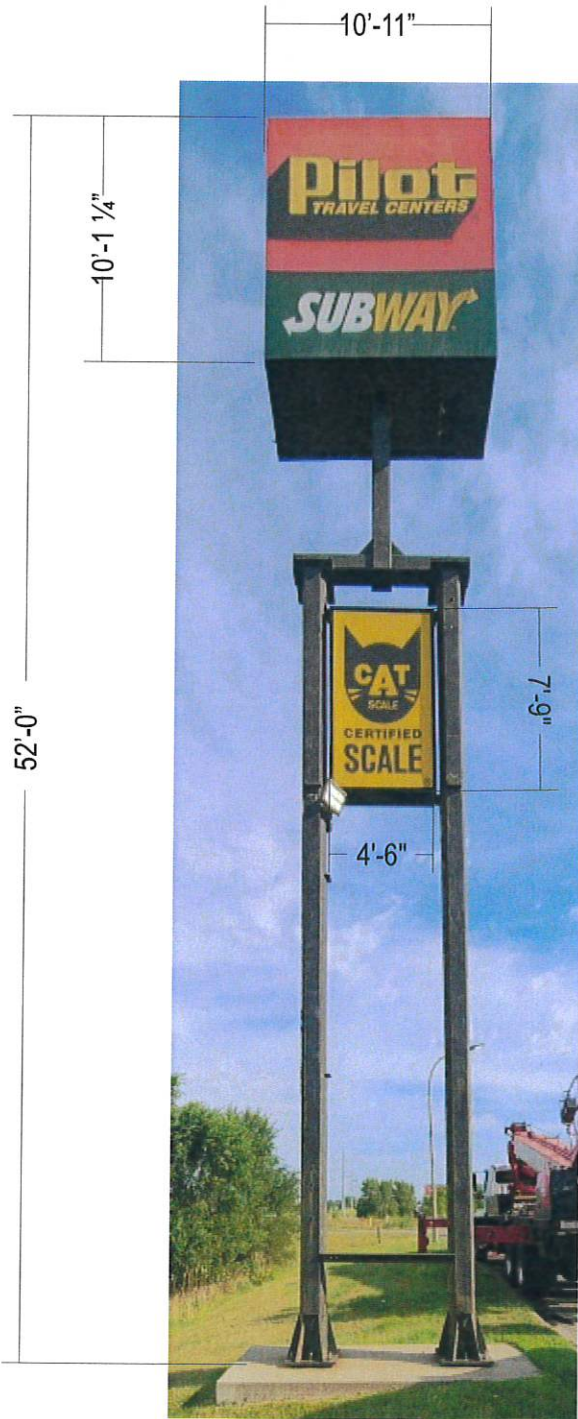
Pilot V1: TO MATCH LOGO COLORS

- 1: 3630-33 RED - PMS 186 C
- 2: 3630-53 CARDINAL RED
- 3: 3630-25 SUNFLOWER YELLOW
PMS 1235 C

VINYL COLORS TO MATCH

SUBWAY V1: TO MATCH LOGO COLORS

- 1: 3630-156 VIVID GREEN
- 2: 3630-75 MARIGOLD

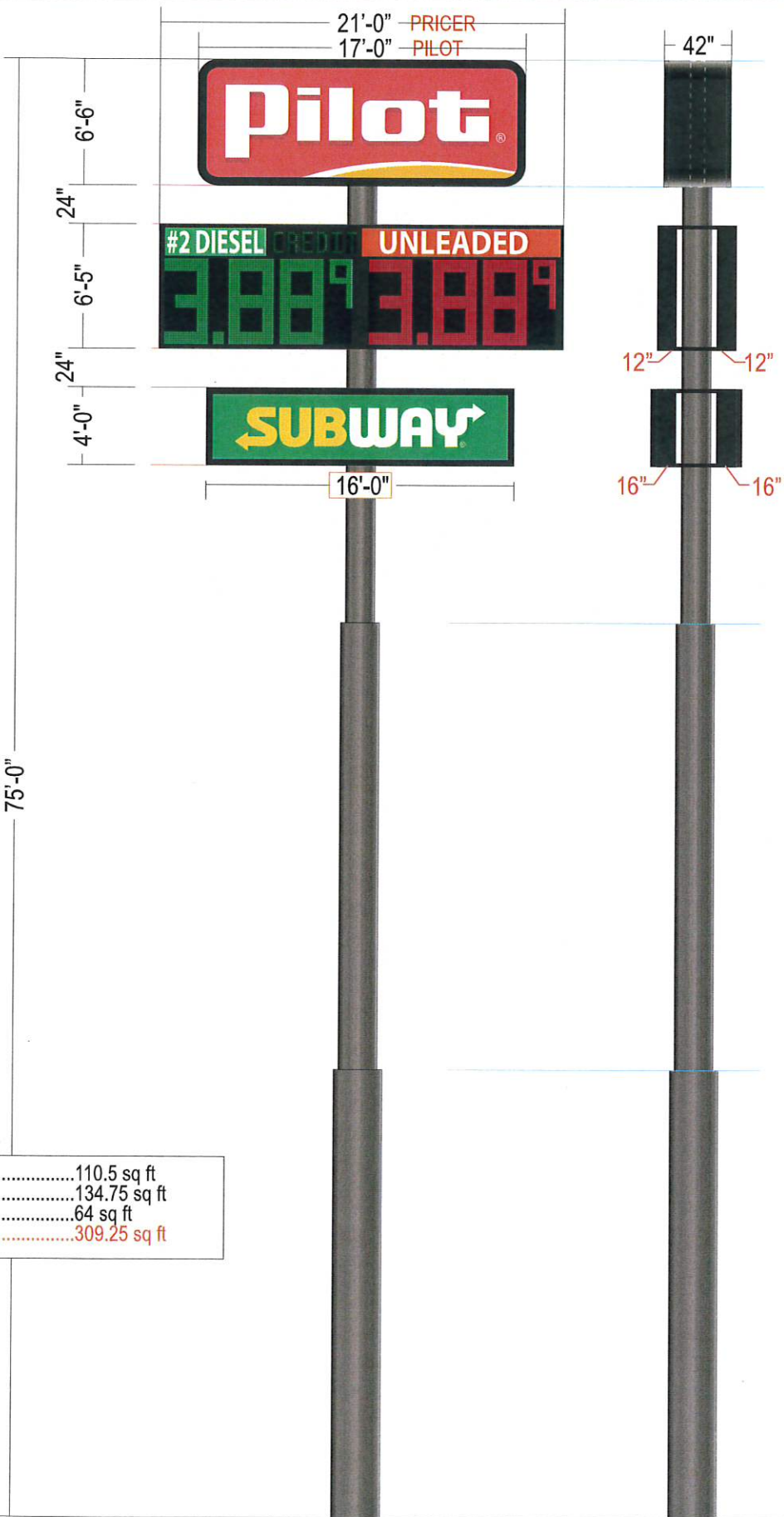


ELEVATION

EXISTING CONDITIONS

EXISTING
110.3 SQ FT
34.88 SQ FT
TOTAL = 145.18 SQ FT

A



PROPOSED

Pilot110.5 sq ft
Pricer134.75 sq ft
Subway64 sq ft
Total309.25 sq ft

UPDATED CONDITIONS

SCALE: 1/8" = 1'-0"

TEXAS REPUBLIC
SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:

PILOT - # 581

Address:

11650 COURTHOUSE BLVD.
INVER GROVE HEIGHTS, MN 55077

City of Jurisdiction:

INVER GROVE HEIGHTS

Designer:

JORGE

Date Created:

10.05.20

W.O. #:

File Path:

P:\2021 JOBS\PILOT\Pilot # 581 - Inver Grove
Heights, MN\PRELIM DRAWINGS

REVISIONS

Rev 1:

Rev 2: 2-23-21 Added survey dimensions to all
drawings. Sign dims. changed on ST D, ST E, ST F.
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Welcome Drivers sign.

Rev 4: 05-22-21 Added permit info.

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

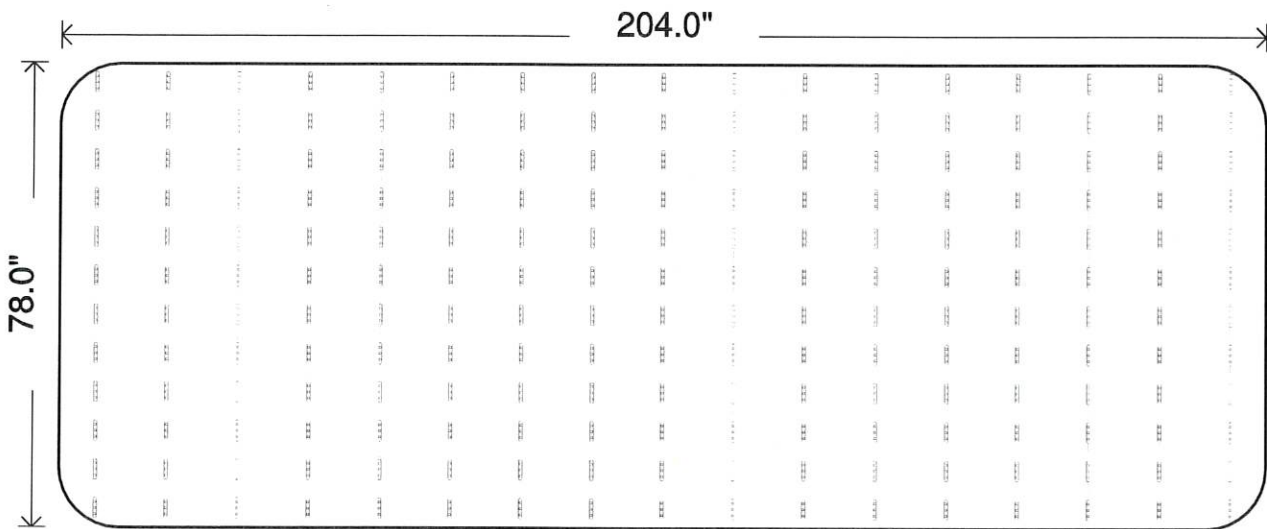
THIS SIGN IS INTENDED TO BE INSTALLED IN
ACCORDANCE WITH THE REQUIREMENTS OF
ARTICLE 6900F OF THE NEC AND/OR OTHER
APPLICABLE LOCAL CODE. THIS INCLUDES
PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

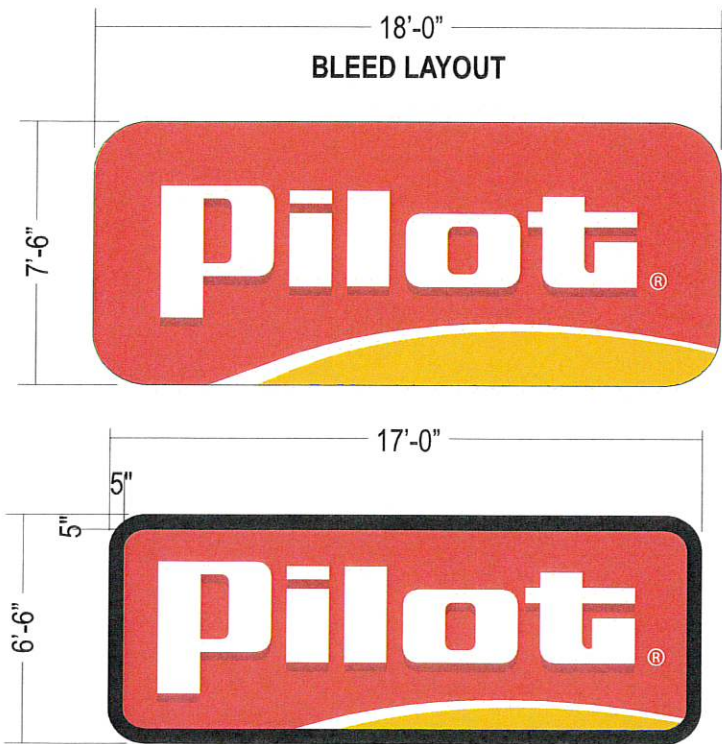
PILOT MID-RISE D/F CABINET 17'-0" x 6'-6"

THE ELECTRICAL SPECS IN THIS DOCUMENT REPRESENT ONE SIDE OF THIS D/F CABINET.



Module		Module Part No.		Power Supply	
(204) Street Fighter Heavyweight Warm White		PL-OP2-HW3-P-WW		(3) Universal 120W	
Row Spacing	Area	Watts	Amps	Power Supply Part Number	
12.0"	110.50 sqft	269.3	4.5	PL-120-12-U	

NOTE: 90 MODS PER Universal 120W PS MAX

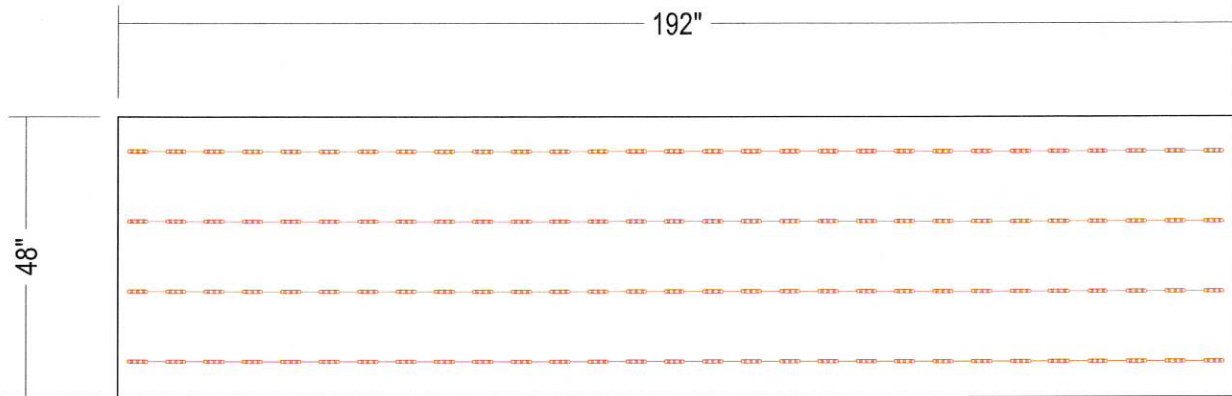


ELEVATION

SUBWAY
MID-RISE D/F CABINET 16'-0" x 4'-0"

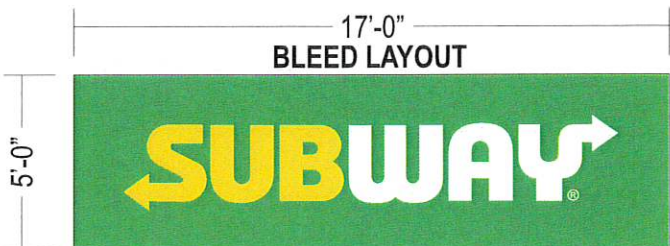
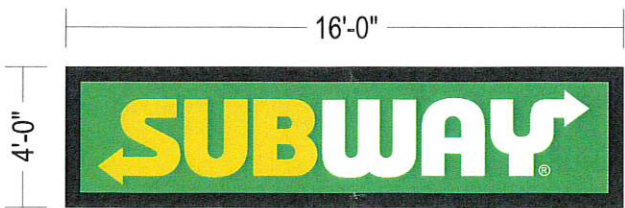
THE ELECTRICAL SPECS IN THIS DOCUMENT REPRESENT ONE SIDE OF THIS D/F CABINET.

A



Module	Module Part No.	Watts	Power Supply
(116) Street Fighter Heavyweight Warm White	PL-OP2-HW3-P-WW	153.1	(2) Universal 120W
Date	Row Spacing	Area	Perimeter
March 14, 2020	12.0"	64.00 sqft	40.00 ft

NOTE: 90 MODS PER Universal 120W PS MAX



TEXAS REPUBLIC
SIGNS

2211 PECH RD HOUSTON TX 77055

832-727-5415

TEXASREPUBLICSIGNS.COM

Customer:

PILOT - # 581

Address:

11650 COURTHOUSE BLVD.
INVER GROVE HEIGHTS, MN 55077

City of Jurisdiction:

INVER GROVE HEIGHTS

Designer:

JORGE

Date Created:

10.05.20

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Todd Signature:

Date:

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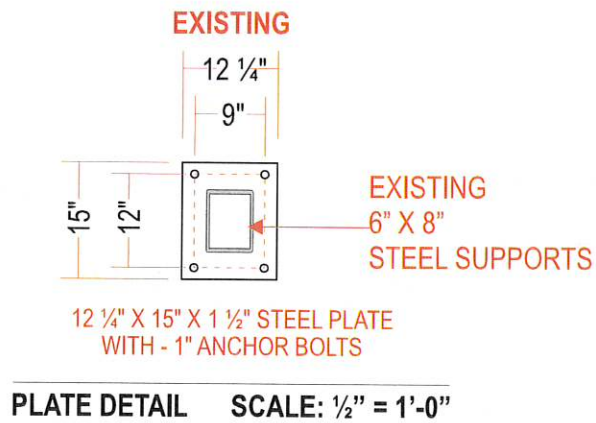
ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

SCALE: 3/16" = 1'-0"

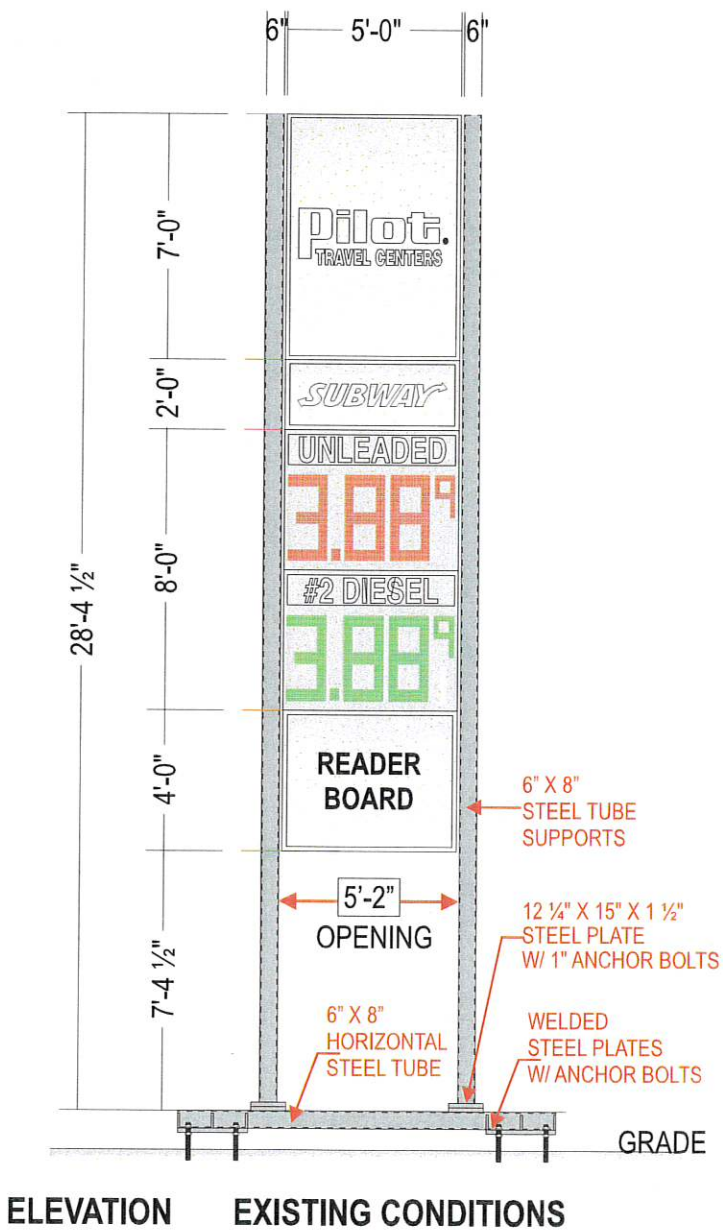
SIGN B QUANTITY: 1

SCOPE OF WORK: MID RISE
REMOVE & DISCARD OF ALL EXISTING
SIGNS & STEEL SUPPORT STRUCTURE
TO GRADE.



REMOVE TO GRADE IF
VARIANCE IS APPROVED

Pilot	35 ft
Subway	10 ft
Pricer	40 ft
Reader B	20 ft
Total	105 ft x2



EXISTING CONDITIONS

TEXAS REPUBLIC
SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
PILOT - # 581

Address:
11650 COURTHOUSE BLVD.
INVER GROVE HEIGHTS,MN 55077

City of Jurisdiction:
INVER GROVE HEIGHTS

Designer:
JORGE

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10.05.20

W.O. #:

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Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

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ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

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SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:

PILOT - # 581

Address:

11650 COURTHOUSE BLVD.
INVER GROVE HEIGHTS, MN 55077

City of Jurisdiction:

INVER GROVE HEIGHTS

Designer:

JORGE

Date Created:

10.05.20

W.O. #:

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Todd Signature:

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PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

EXISTING

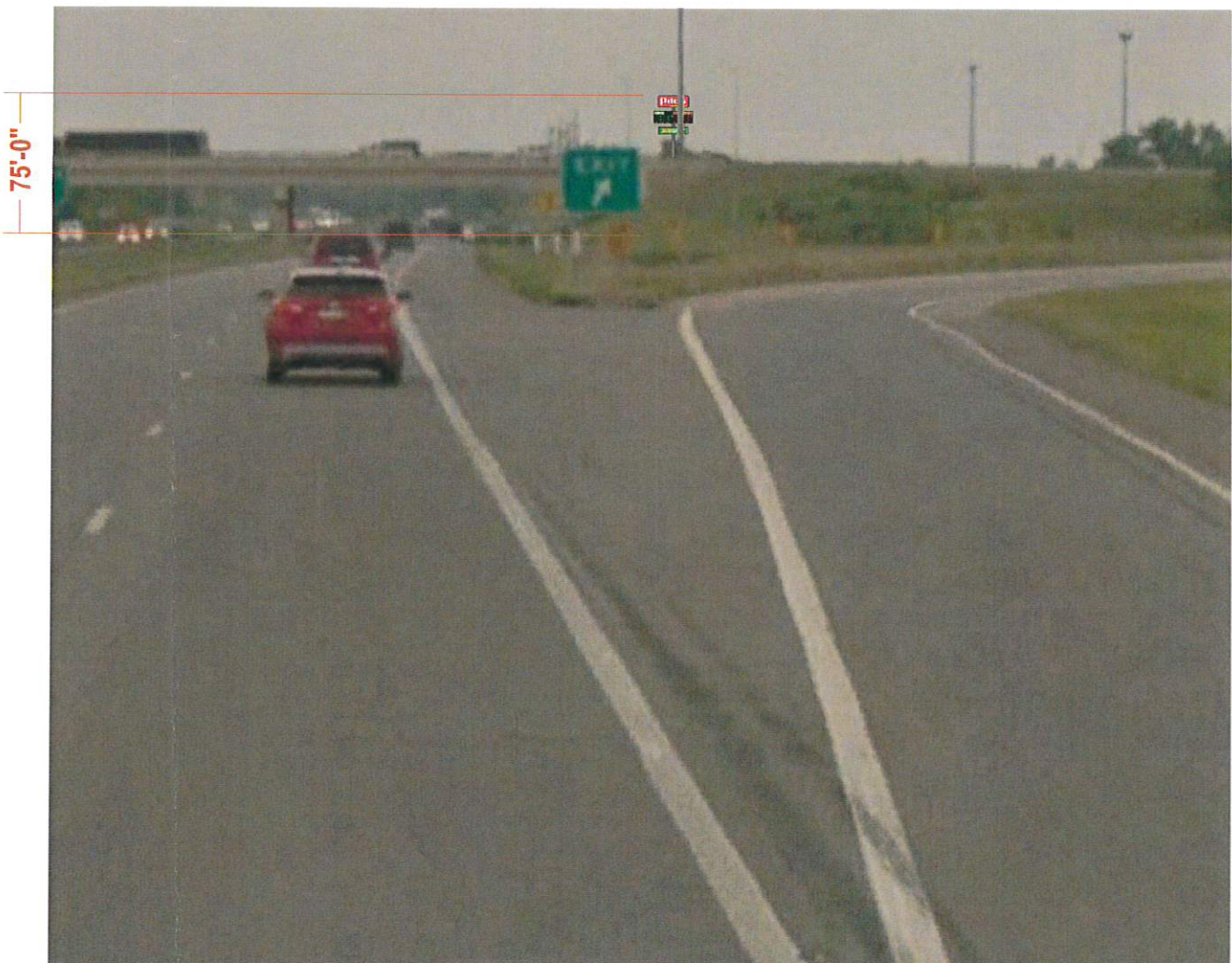
AT EXIT HEADED NORTHBOUND



SCALE: 1" = 1119.0"

PROPOSED

AT EXIT HEADED NORTHBOUND



SCALE: 1" = 1119.0"

TEXAS REPUBLIC
SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
PILOT - # 581

Address:
11650 COURTHOUSE BLVD.
INVER GROVE HEIGHTS, MN 55077

City of Jurisdiction:
INVER GROVE HEIGHTS

Designer:
JORGE

Date Created:
10.05.20

W.O. #:

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Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

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ELECTRICAL REQUIREMENTS
AMPS: VOLTS: CIRCUITS:

EXISTING

1/4 MILE FROM EXIT HEADED NORTHBOUND

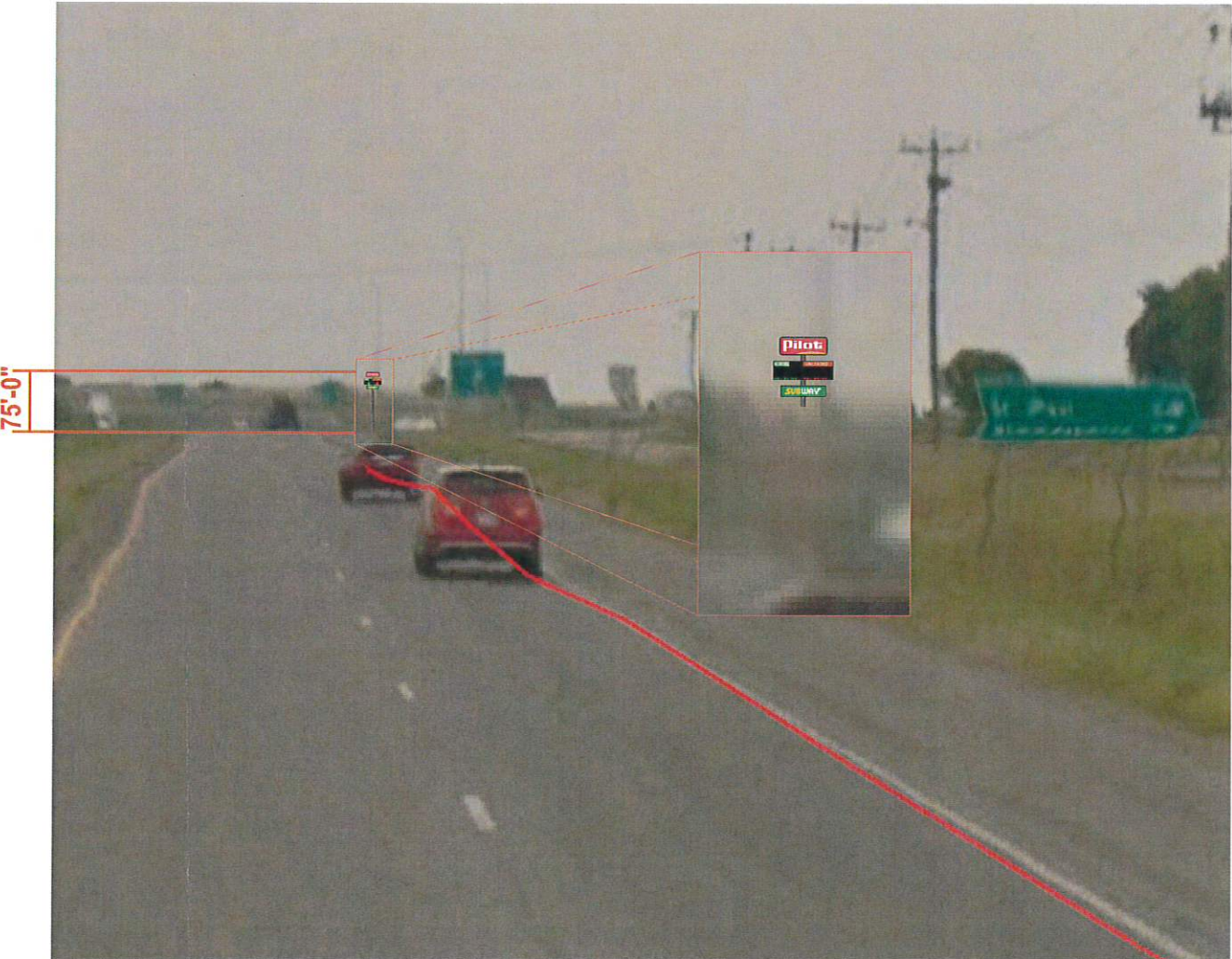
NOT VISIBLE



SCALE: 1" = 2575.0"

PROPOSED

1/4 MILE FROM EXIT HEADED NORTHBOUND



SCALE: 1" = 2575.0"

EXISTING
1/2 MILE FROM EXIT HEADED NORTHBOUND
NOT VISIBLE



TEXAS REPUBLIC
SIGNS

2211 PECH RD HOUSTON TX 77055
832-727-5415
TEXASREPUBLICSIGNS.COM

Customer:
PILOT - # 581

Address:
11650 COURTHOUSE BLVD.
INVER GROVE HEIGHTS,MN 55077

City of Jurisdiction:
INVER GROVE HEIGHTS

Designer:
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Rev 4: 05-22-21 Added permit info.

Rev 5:

CUSTOMER APPROVAL

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 6800P OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS
AMPS: VOLTS: CIRCUITS:



PLANNING REPORT

CASE NO.: 21-53C

APPLICANT: Rachel Development

PROPERTY OWNER: KTTN, LLC

REQUEST: A conditional use permit for a multiple-family facility and a conditional use permit to exceed the 25% maximum impervious surface within the shoreland district.

LOCATION: 6855 Cahill Avenue

HEARING DATE: September 21, 2021

COMPREHENSIVE PLAN: MDR, Medium Density Residential

ZONING: R-3C, Multi-family Residential

REVIEWING DIVISIONS: Planning
Engineering

PREPARED BY: Heather Botten
Associate Planner

BACKGROUND

The applicant received approval of a rezoning and comprehensive plan amendment in June 2021 for the subject property, with the intention to build an assisted living facility. The applicant is requesting a 40-unit, assisted living/memory care facility on the property.

The lot is 3.81 acres in size and zoned R-3C multiple-family. A multiple-family facility is a conditionally permitted use in R-3C zoning district. The improvements consist of a one-story building of approximately 27,500 square feet and a surface parking lot with one access off of Cahill Avenue.

The property is contained within the Shoreland Overlay District of Simley Lake. Total impervious surface on the lot would exceed the maximum allowed, except that a conditional use permit may be issued if the City has a storm water management system in place.

The application consists of the following:

- a) A Conditional Use Permit for a multi-family facility.
- b) A Conditional Use Permit to exceed 25% impervious surface within the Shoreland Overlay District of Simley Lake.

EVALUATION OF THE REQUEST

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

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

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

West: South Valley Park; zoned P; guided Public Open Space
South: Commercial; zoned B-3; guided CC

SITE PLAN REVIEW

Lot Size. As mentioned, the property is 3.81 acres (166,055 square feet) in size. The R-3C district requires a minimum lot size of 2,000 square feet per unit. The proposed facility is 40 units which would require a minimum lot size of 80,000 square feet. The proposed use meets the minimum lot size requirements.

Building coverage. The R-3C district allows a maximum building coverage of 20%. The one-story building would cover about 16.5% of the lot, complying with code requirements.

Impervious Surface.

The property is located in the Shoreland Overlay District, limiting the entire site to a maximum 25% impervious surface. The proposed request would be about 32% impervious surface. A conditional use permit to exceed the 25% impervious surface is discussed later in the report.

Setbacks. The proposed building and parking lot exceeds the required perimeter setbacks for the site.

Parking Lot. Parking for the proposed site consists of 37 parking stalls. Zoning code requires ½ space per room plus one space per employee on the largest shift. There are 40 units in the proposed structure, and the applicant has stated the typical staff to resident ratio is 8:1. The proposed parking meets the minimum requirements.

Landscaping and Reforestation.

The developer has provided both a landscape plan and tree inventory of the site.

The Code allows tree removal of 40% for residential projects without any reforestation requirements. The plan indicates tree removal of 49%. The code allows removal beyond the threshold and requires replacement for those trees over the limit. In this case, an equivalent of 138 caliper inches is required to be replanted to satisfy the Tree Preservation Ordinance. Additionally, the applicant is required to plant the equivalent of 44 trees to comply with the landscaping and parking lot tree requirements.

The submitted landscape plan shows a mixture of overstory, coniferous, and ornamental trees along with shrubs. The plan is short a few overstory and/or coniferous trees. The applicant is working with staff to be in compliance with the ordinance. A final landscape / reforestation plan will be approved by Council.

Screening. The code requires all roof top and ground mounted mechanical equipment to be screened from view. The plans do not demonstrate where mechanical equipment would be located. Screening will be reviewed at time of building permit.

Access and Surfacing. There would be one access point off of Cahill Avenue. The parking and drive areas would be bituminous complying with code requirements.

Building Materials. The proposed structure would be constructed with cultured stone, complying with code requirements.

Lighting. All parking lot lighting and building lighting shall be designed so as to deflect light away from residential districts and public streets. The source of light shall be hooded, recessed, or controlled in some manner so as not to be visible from adjacent property or streets. Any light that illuminates a public street shall not exceed one foot-candle as measured from the centerline of said street and .4 foot-candle as measure from a residential property line. The submitted lighting plan meets code requirements.

Signage. Signs are not approved with this request. All signage requires a separate sign permit and shall conform to the sign requirements of the R-3 zoning district.

Infrastructure City sewer and water are available at the site. All road networks are in place. No additional roadways or other public improvements appear to be necessary with this proposal.

Engineering. City Engineering and BARR consulting firm have reviewed the plans and have been working with the applicant on stormwater and grading requirements. An improvement agreement, storm water agreement, and other related agreements are required to be executed between the City and the developer. The contracts will address the necessary site improvements, sewer and water connections, the parties responsible for the improvements, and will require financial surety for the landscaping and any other improvements that may be necessary. Engineering has made some recommendations on conditions that should be added to the approval, these conditions are included in the list of conditions at the end of the report. The applicant shall continue to work with the City to secure final approval of civil plans.

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

GENERAL CONDITIONAL USE PERMIT REVIEW

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

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

The proposed assisted living / memory care facility is consistent with the goals and policies of the Comprehensive Plan. The future land use of this parcel is Medium Density Residential, a memory care facility is one of the uses envisioned in this district.

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

The property is zoned R-3C, multi-family residential. The proposed land use is consistent with the intent of the R-3C zoning district.

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

The use would be low intensity and would not generate noise, odors, high traffic volumes, etc. that would have an impact on existing or planned properties.

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

The proposed improvements do not appear to have any negative effects on City facilities or services. Engineering, Fire, and Inspection Departments would review and approve building and civil plans for code compliance prior to any improvements being done on the property.

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

- i. Aesthetics/exterior appearance*

The proposed building materials comply with code requirements.

- ii. Noise*

The proposed use would be a low noise generator.

- iii. Fencing, landscaping and buffering*

The applicant is providing landscaping and reforestation on the property.

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

The proposed layout appears to be laid out appropriately taking advantage of the buildable areas of the lot and retain vegetation on the undisturbed areas. The use would be a low traffic generator and general residential use would not conflict with surrounding land uses.

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

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

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

This use would not have an undue adverse impact on the environment. Required erosion control plans and stormwater treatment plan will treat runoff from the property.

CONDITIONAL USE PERMIT TO EXCEED 25% IMPERVIOUS SURFACE

The site is within the shoreland overlay of Simley Lake or DNR Lake #19-34. Impervious surface coverage is limited to 25% of the lot. This may be increased by conditional use provided the City has approved and implemented a stormwater management plan affecting the subject site. Proposed total impervious surface would be about 32% of the site. The plans have been sent to the DNR for their review and comment.

The lot naturally slopes to the west and so all the natural and proposed storm water would flow down to South Valley Park. None of the site drains towards Simley Lake, so there would be no impacts to the lake with the development of this site.

Engineering has been working with the applicant on the design of the stormwater systems. In general, the approved plans will be consistent with the City's overall stormwater plan for the area and the system will address stormwater needs.

ALTERNATIVES

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

- Approval of a Conditional Use Permit for a 40-unit assisted living/memory care facility that exceeds 25% impervious surface in the Shoreland Overlay District subject to the following conditions:
 1. The site shall be developed in substantial conformance with the following plans on file with the Planning Department except as may be modified by the conditions below.

Civil Plan Set
Landscaping

dated 08/20/21
dated TBD

2. The City Code Enforcement Officer, or other designee, shall be granted right of access to the property at all reasonable times to ensure compliance with the conditions of this permit.
3. All signage shall be in conformance with the sign regulations of the City.
4. All final development plans shall be subject to the review and approval of the City Fire Marshal.
5. The developer shall meet the conditions outlined in the City Engineers review memos and any subsequent correspondence.
6. Final site, grading, storm water management, and erosion control plans shall be approved by the City Engineer.
7. A stormwater analysis and stormwater management plan shall be done by a registered engineer. The Developer and Owner shall enter into a Storm Water Facilities Maintenance Agreement and any other agreements related thereto with the City.
8. All parking lot and building lighting on site shall be a down cast "shoe-box" style and the bulb shall not be visible from property lines.
9. All mechanical equipment shall be substantially screened from view as seen from a reasonable viewing perspective.
10. Landscaping shall meet the requirements of Section 10-15-11 and 10-15D of the City Code.

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

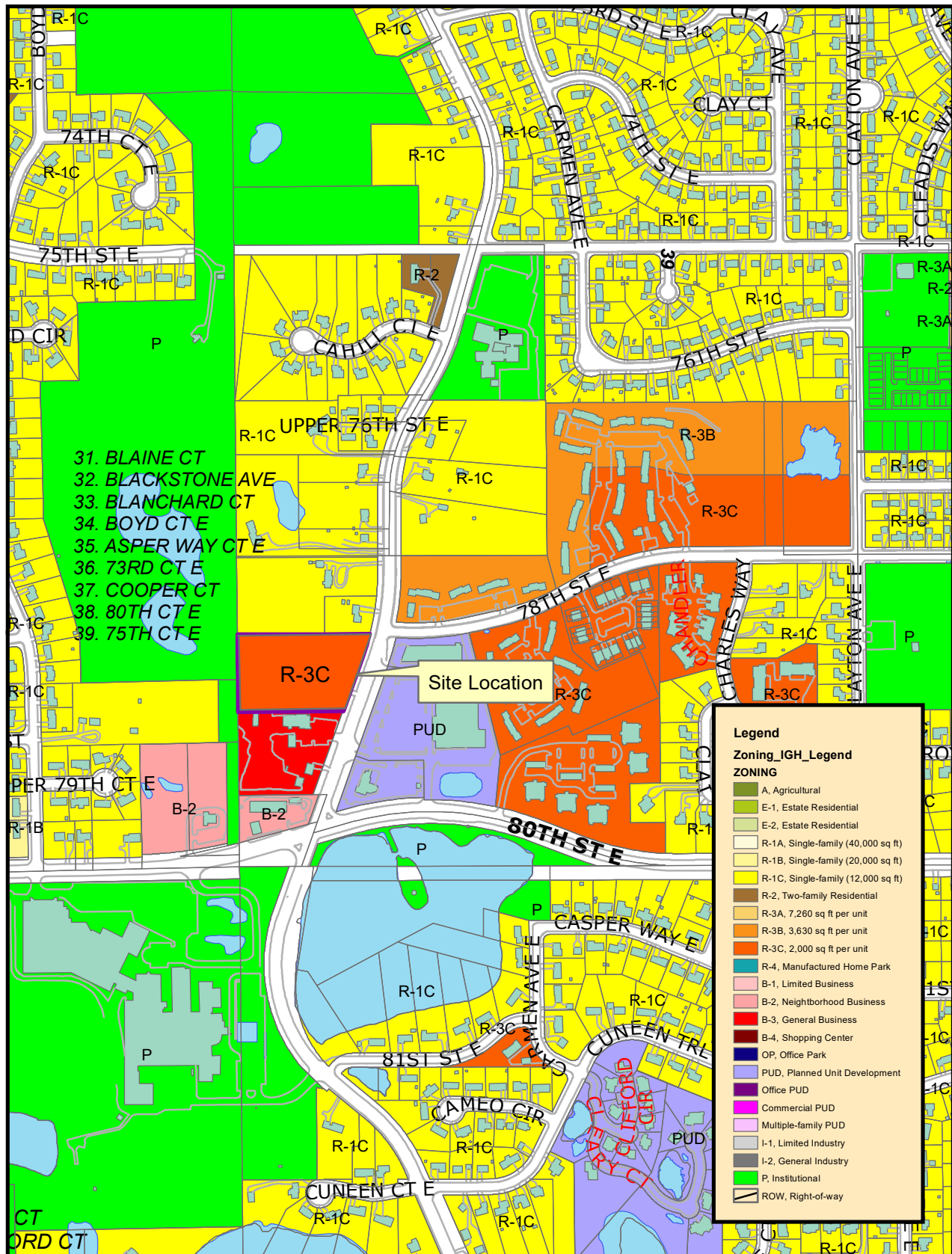
RECOMMENDATION

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

Attachments: Zoning/Location Map
Narrative
Site Plan
Grading Plan
Landscaping/Reforestation Plans
Lighting
Elevations



7855 Cahill Avenue Case No. 21-53C



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

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

Map not to scale



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

RE: Conditional Use Permit and Major Site Plan Review

Mr. Hunting,

Vincent Development in partnership with Rachel Development are pleased to submit this request for your consideration of the following Conditional Use Permit and Major Site Plan Review. Our previous applications for Comprehensive Plan Amendment and Rezone of 7855 Cahill Ave were approved by City Council at the meeting held June 28th, 2021.

Our proposed project is Senior Assisted Living and Memory Care facility that will address undeveloped and underused property in the city of Inver Grove Heights by providing 40 high quality assisted living and memory care units that are greatly needed in the community. This Conditional Use Application is required for a Multiple Family dwelling of 7+ units and for an Assisted Living Facility within the R-3C zoning district. Additionally, our Conditional Use Application is for exceeding 25% impervious surface coverage within a shoreland overlay district. Our site is on the outer edge of the 1,000' boundary surrounding Simley Lake, we have submitted a detailed stormwater management plan as required that meets the city standards.

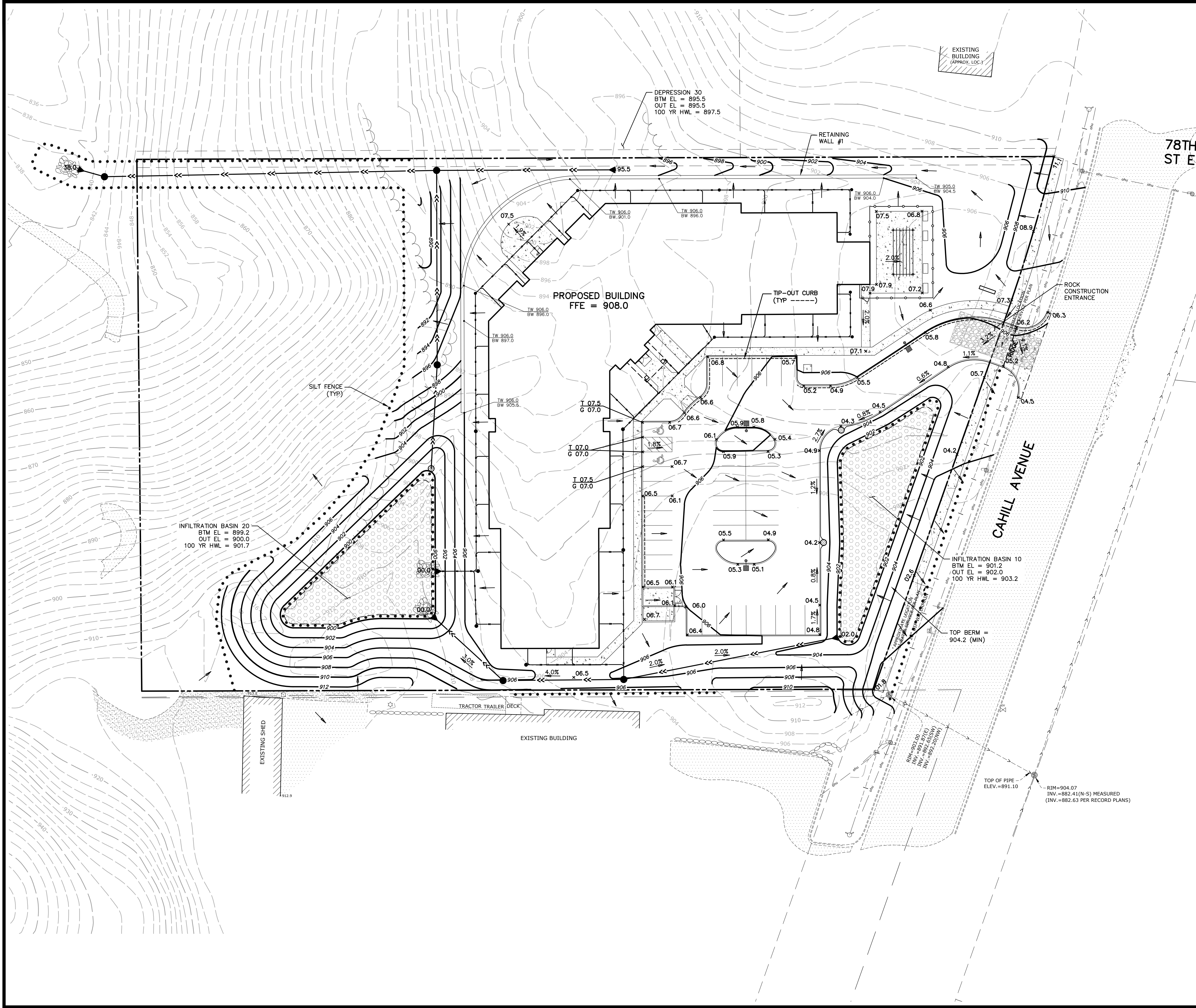
With our building design and layout having a more residential feel we will create a much-needed buffer between the single-family housing to the North of our site and the Commercial buildings to the South. In considering the site layout we have aligned our entrance with the access to Cub Foods to create good traffic flow on Cahill Ave. Our building will not generate much traffic as the residents will not own or operate vehicles themselves, leaving employees and visitors as the primary source of vehicles traveling to and from the site.

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

Regards,
Vincent Development, LLC

Aaron Maciej
Managing Partner

Vincent Development, LLC
14950 Iris Road
Little Falls, MN 56345



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT LINE	---
BITUMINOUS PAVEMENT	---
CONCRETE WALK	---
GRAVEL	---
CURB LINE	---
SANITARY SEWER	---
WATER MAIN	---
STORM SEWER	---
OVERHEAD UTILITY	---
UNDERGROUND FIBER OPTIC	---
STONE WALL	---
GAS VALVE	---
HYDRANT	---
MANHOLE	---
UTILITY POLE	---
GUY WIRE	---
LIGHT POLE	---
GATE VALVE	---
SIGN	---
10 FT. CONTOUR	---
2 FT. CONTOUR	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	---
TOP OF CURB ELEV.	---
GUTTER LINE ELEV.	---
SILT FENCE	---

- GOVERNING SPECIFICATIONS**
- THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF INVER GROVE HEIGHTS SPECIFICATIONS.
 - THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
 - THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

- GRADING NOTES**
- ROCK CONSTRUCTION ENTRANCE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
 - CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
 - CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 6" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEED OR LANDSCAPED.
 - ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
 - ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.

0 15 30 60
(IN FEET)

BENCHMARKS

1. MNDOT STATION NAMED 1928 M.
ELEVATION = 850.700 (NAVD 88)

2. MNDOT STATION NAMED 1928 N.
ELEVATION = 951.701 (NAVD 88)

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

CARLSON MCCAIN

ENGINEERING
SURVEYING
ENVIRONMENTAL

3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

GRADING, DRAINAGE, & EROSION CONTROL PLAN

CASAVIDA SENIOR LIVING OF INVER GROVE HEIGHTS
Inver Grove Heights, Minnesota

VINCENT DEVELOPMENT
14950 Iris Road
Little Falls, MN 56345

REVISIONS

1.

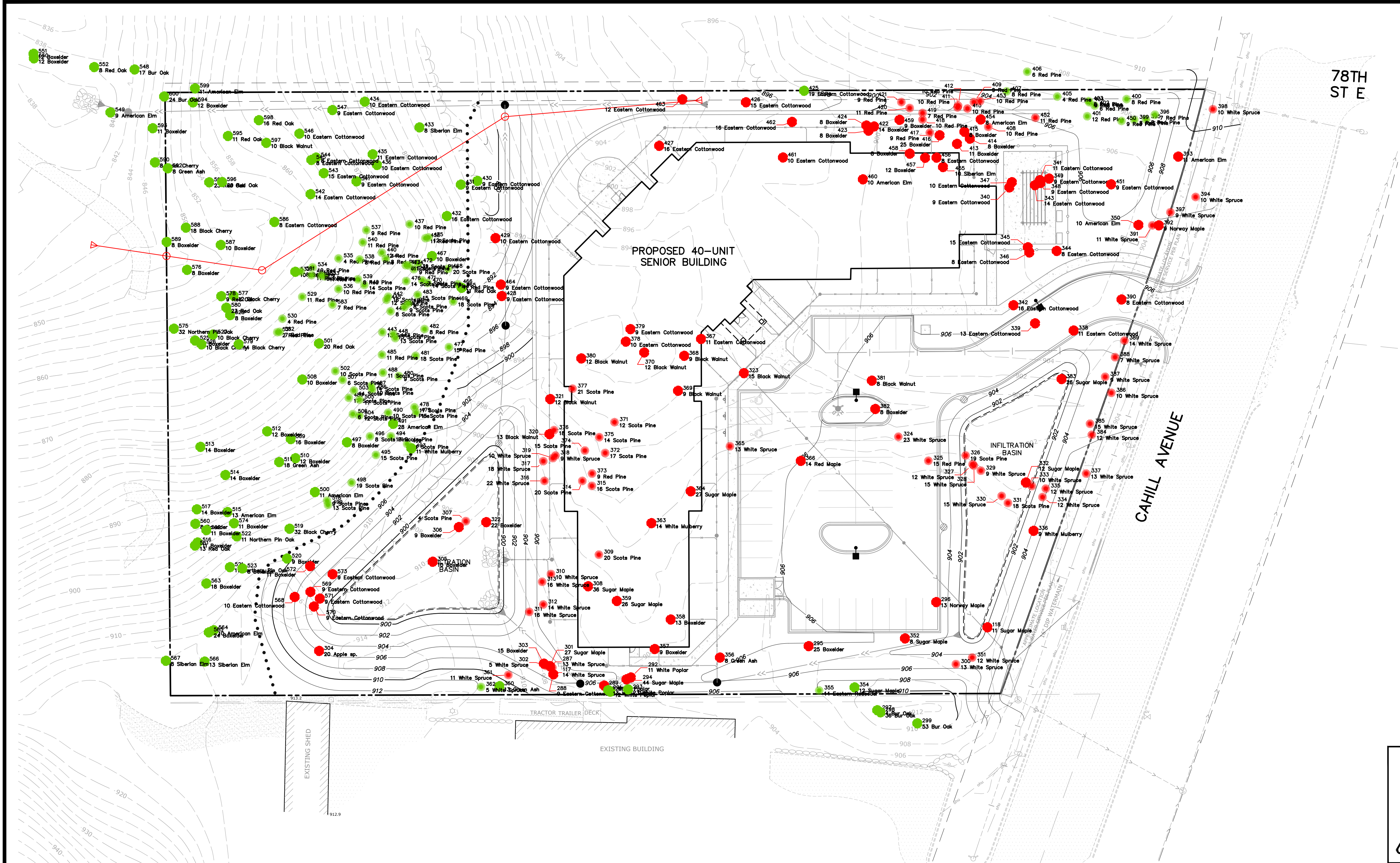
DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 08/20/21

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

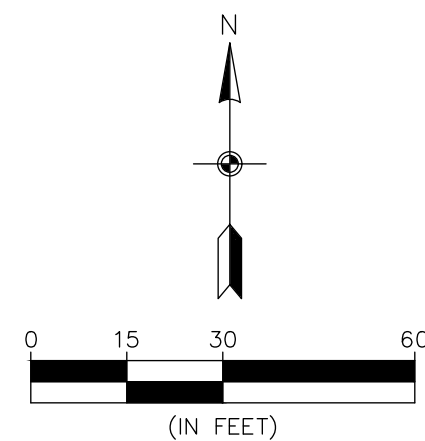
Name: Joseph T. Radach, P.E.
Signature: *Joe T. Radach*
Date: 08/20/21 License #: 45889

C5 of 9

Sheet 0881: 08/18/21 / 104594011 - 942030441 - vincent - inver grove heights civil c3aengineer09414_grade.dwg



- LEGEND**
- PROPERTY LINE -----
- SILT FENCE -
- DECIDUOUS TREE (SAVE) TAG # DBH - SPECIES
- DECIDUOUS TREE (REMOVE) TAG # DBH - SPECIES
- CONIFEROUS TREE (SAVE) TAG # DBH - SPECIES
- CONIFEROUS TREE (REMOVE) TAG # DBH - SPECIES



TREE INVENTORY					
Tag #	Tree Size (DBH)	Species	Class	Designation	Condition
117	14	White Spruce	B	REMOVE	Good
118	11	Sugar Maple	B	REMOVE	Good
287	13	White Spruce	B	REMOVE	Good
288	9	Eastern Cottonwood	A	REMOVE	Good
289	17	White Poplar	A	REMOVE	Good
290	12	White Poplar	A	SAVE	Good
291	13	White Poplar	A	SAVE	Good
292	11	White Poplar	A	REMOVE	Good
293	23	White Poplar	A	SAVE	Good
294	44	Sugar Maple	C (Heritage)	REMOVE	Good
295	25	Boxelder	A	REMOVE	Good
296	13	Norway Maple	B	REMOVE	Good
297	24	Bur Oak	B	Exempt (Save)	Good (off-site)
298	36	Bur Oak	C (Heritage)	Exempt (Save)	Good (off-site)
299	53	Bur Oak	C (Heritage)	Exempt (Save)	Good (off-site)
300	13	White Spruce	B	REMOVE	Good
301	27	Sugar Maple	C (Heritage)	REMOVE	Good

302	5	White Spruce	B	REMOVE	Fair
303	15	Boxelder	A	REMOVE	Good
304	20	Apple sp.	B	REMOVE	Good
305	10	Boxelder	A	REMOVE	Good
306	9	Boxelder	A	REMOVE	Good
307	4	Scots Pine	B	REMOVE	Good
308	36	Sugar Maple	B	REMOVE	Good
309	20	Scots Pine	B	REMOVE	Good
310	10	White Spruce	B	REMOVE	Good
311	16	White Spruce	B	REMOVE	Good
312	14	White Spruce	B	REMOVE	Good
313	16	White Spruce	B	REMOVE	Good
314	20	Scots Pine	B	REMOVE	Good
315	16	Scots Pine	B	REMOVE	Good
316	22	White Spruce	B	REMOVE	Good
317	18	White Spruce	B	REMOVE	Fair
318	9	White Spruce	B	Exempt (Remove)	Poor
319	10	White Spruce	B	Exempt (Remove)	Poor
320	13	Black Walnut	B	REMOVE	Good
321	12	Black Walnut	B	REMOVE	Good

322	22	Boxelder	A	REMOVE	Good
323	15	Black Walnut	B	REMOVE	Good
324	23	White Spruce	B	REMOVE	Good
325	15	Red Pine	B	REMOVE	Good
326	19	Scots Pine	B	REMOVE	Good
327	12	White Spruce	B	Exempt (Remove)	Poor
328	15	White Spruce	B	REMOVE	Fair
329	9	White Spruce	B	REMOVE	Fair
330	15	White Spruce	B	REMOVE	Good
331	18	Scots Pine	B	REMOVE	Good
332	12	Sugar Maple	B	REMOVE	Good
333	10	White Spruce	B	REMOVE	Good
334	12	White Spruce	B	REMOVE	Good
335	12	White Spruce	B	REMOVE	Good
336	9	White Mulberry	B	REMOVE	Good
337	13	White Spruce	B	Exempt (Remove)	Good (off-site)
338	11	Eastern Cottonwood	A	REMOVE	Good
339	13	Eastern Cottonwood	A	REMOVE	Good
340	9	Eastern Cottonwood	A	REMOVE	Good
341	11	Eastern Cottonwood	A	REMOVE	Good

REVISIONS	
1. 09/10/21 - Per City Comment	
DRAWN BY:	RJR
DESIGNED BY:	RJR
ISSUE DATE:	08/20/21

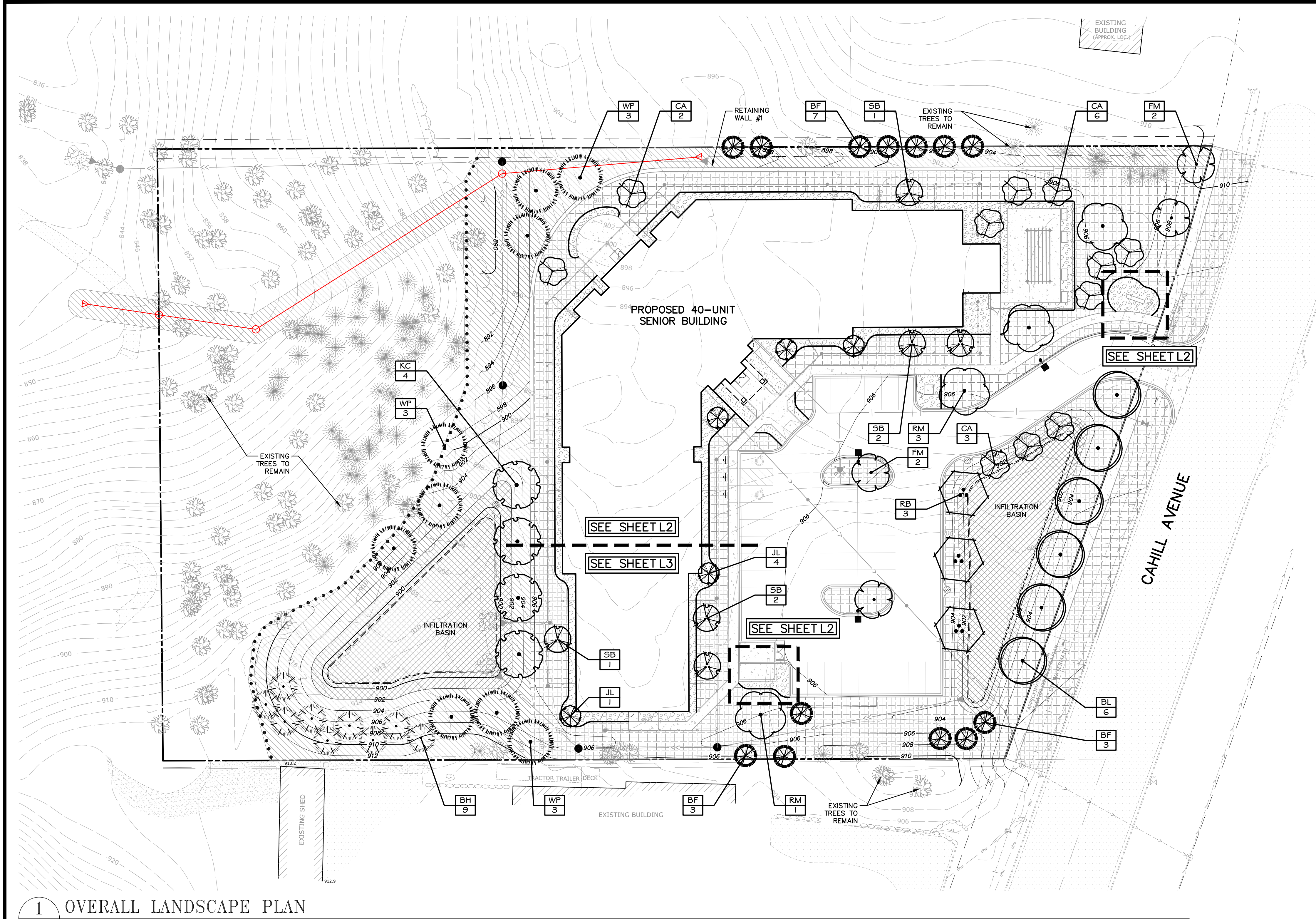
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Rutger, RLA
Signature:
Date: 08/20/21 License #: 56346

342	16	Eastern Cottonwood	A	REMOVE	Good
343	14	Eastern Cottonwood	A	REMOVE	Good
344	8	Eastern Cottonwood	A	REMOVE	Good
345	15	Eastern Cottonwood	A	REMOVE	Good
346	8	Eastern Cottonwood	A	REMOVE	Good
347	10	Eastern Cottonwood	A	REMOVE	Good
348	9	Eastern Cottonwood	A	REMOVE	Good
349	9	Eastern Cottonwood	A	REMOVE	Good
350	10	American Elm	A	REMOVE	Good
351	12	White Spruce	B	REMOVE	Good
352	8	Sugar Maple	B	REMOVE	Good
354	12	Sugar Maple	B	SAVE	Good
355	14	Eastern Redcedar	B	SAVE	Good
356	8	Green Ash	B	REMOVE	Good
357	9	Boxelder	A	REMOVE	Good
358	13	Boxelder	A	REMOVE	Good
359	26	Sugar Maple	B	REMOVE	Good
360	13	Green Ash	A	SAVE	Good
361	11	White Spruce	B	REMOVE	Good
362	5	White Spruce	B	SAVE	Good
363	14	White Mulberry	B	REMOVE	Good
364	27	Sugar Maple	C (Heritage)	REMOVE	Fair
365	13	White Spruce	B	REMOVE	Good
366	14	Red Maple	A	REMOVE	Good
367	11	Eastern Cottonwood	A	REMOVE	Good
368	9	Black Walnut	B	REMOVE	Good
369	9	Black Walnut	B	REMOVE	Good
370	12	Black Walnut	B	REMOVE	Good
371	12	Scots Pine	B	REMOVE	Good
372	17	Scots Pine	B	REMOVE	Good
373	9	Red Pine	B	REMOVE	Good
374	15	Scots Pine	B	REMOVE	Good
375	14	Scots Pine	B	REMOVE	Good
376	18	Scots Pine	B	REMOVE	Good
377	21	Scots Pine	B	REMOVE	Good
378	10	Eastern Cottonwood	A	REMOVE	Good
379	9	Eastern Cottonwood	A	REMOVE	Good
380	12	Black Walnut	B	REMOVE	Good
381	8	Black Walnut	B	REMOVE	Good
382	8	Boxelder	A	REMOVE	Good
383	26	Sugar Maple	B	REMOVE	Good
384	12	White Spruce	B	REMOVE	Good
385	15	White Spruce	B	REMOVE	Good
386	10	White Spruce	B	Exempt (Remove)	Good (off-site)
387	9	White Spruce	B	REMOVE	Good
388	7	White Spruce	B	REMOVE	Good
389	14	White Spruce	B	REMOVE	Good
390	8	Eastern Cottonwood	A	REMOVE	Good
391	11	White Spruce	B	REMOVE	Good
392	9	Norway Maple	B	REMOVE	Good
393	11	American Elm	A	REMOVE	Good
394	10	White Spruce	B	Exempt (Remove)	Good (off-site)
395	8	Red Pine	B	SAVE	Good
396	7	Red Pine	B	SAVE	Good
397	9	White Spruce	B	Exempt (Remove)	Good (off-site)
398	10	White Spruce	B	Exempt (Remove)	Good (off-site)
399	8	Red Pine	B	SAVE	Good
400	8	Red Pine	B	SAVE	Good
401	12	Red Pine	B	SAVE	Good
402	6	Red Pine	B	SAVE	Good
403	8	Red Pine	B	SAVE	Good
404	9	Red Pine	B	SAVE	Good
405	4	Red Pine	B	SAVE	Fair
406	6	Red Pine	B	Exempt (Save)	Good (off-site)
407	8	Red Pine	B	SAVE	Good
408	10	Red Pine	B	REMOVE	Good
409	9	Red Pine	B	REMOVE	Good
410	10	Red Pine	B	REMOVE	Good
411	10	Red Pine	B	REMOVE	Good
412	10	Red Pine	B	REMOVE	Good
413	11	Boxelder	A	REMOVE	Good
414	8	Boxelder	A	REMOVE	Good
415	8	Boxelder	A	REMOVE	Good
416	25	Boxelder	A	REMOVE	Good
417	9	Red Pine	B	REMOVE	Good
418	10	Red Pine	B	REMOVE	Good
419	7	Red Pine	B	REMOVE	Fair
420	11	Red Pine	B	REMOVE	Good
421	9	Red Pine	B	REMOVE	Good
422	14	Boxelder	A	REMOVE	Good
423	8	Boxelder	A	REMOVE	Fair
424	8	Boxelder	A	REMOVE	Good
425	19	Eastern Cottonwood	A	SAVE	Good
426	15	Eastern Cottonwood	A	REMOVE	Good
427	16	Eastern Cottonwood	A	REMOVE	Good
428	9	Eastern Cottonwood	A	REMOVE	Good
429	10	Eastern Cottonwood	A	REMOVE	Good
430	9	Eastern Cottonwood	A	SAVE	Good
431	9	Eastern Cottonwood	A	SAVE	Good
432	16	Eastern Cottonwood	A	SAVE	Good
433	8	Siberian Elm	A	SAVE	Good
434	10	Eastern Cottonwood	A	SAVE	Good
435	11	Eastern Cottonwood	A	SAVE	Good
436	10	Eastern Cottonwood	A	SAVE	Good
437	10	Red Pine	B	SAVE	Good
438	11	Red Pine	B	SAVE	Good
439	9	Red Pine	B	SAVE	Good
440	12	Red Pine	B	SAVE	Good
441	8	Red Pine	B	SAVE	Good

442	16	Scots Pine	B	SAVE	Good
443	13	Scots Pine	B	SAVE	Good
444	8	Scots Pine	B	SAVE	Good
445	12	Scots Pine	B	SAVE	Good
446	9	Scots Pine	B	SAVE	Good
447	13	Scots Pine	B	SAVE	Good
448	13	Scots Pine	B	SAVE	Good
449	14	Scots Pine	B	SAVE	Good
450	9	Red Pine	B	SAVE	Good
451	9	Eastern Cottonwood	A	REMOVE	Good
452	11	Red Pine	B	REMOVE	Good
453	10	Red Pine	B	REMOVE	Good
454	8	American Elm	A	REMOVE	Good
455	10	Siberian Elm	A	REMOVE	Good
456	8	Eastern Cottonwood	A	REMOVE	Good
457	12	Boxelder	A	REMOVE	Good
458	8	Boxelder	A	REMOVE	Good
459	9	Boxelder	A	REMOVE	Good
460	10	American Elm	A	REMOVE	Good
461	10	Eastern Cottonwood	A	REMOVE	Good
462	16	Eastern Cottonwood	A	REMOVE	Good
463	12	Eastern Cottonwood	A	REMOVE	Good
464	9	Eastern Cottonwood	A	REMOVE	Good
465	11	Red Oak	B	SAVE	Good
466	11	Red Pine	B	SAVE	Good
467	10	Boxelder	A	SAVE	Good
468	20	Scots Pine	B	SAVE	Good
469	18	Scots Pine	B	SAVE	Good
470	14	Scots Pine	B	SAVE	Good
471	7	Scots Pine	B	SAVE	Good
472	11	Scots Pine	B	SAVE	Good
473	6	Scots Pine	B	SAVE	Good
474	11	Scots Pine	B	SAVE	Good
475	12	Scots Pine	B	SAVE	Good
476	14	Scots Pine	B	SAVE	Good
477	15	Red Pine	B	SAVE	Good
478	17	Scots Pine	B	SAVE	Good
479	15	Scots Pine	B	SAVE	Good
480	9	Scots Pine	B	SAVE	Good
481	18	Scots Pine	B	SAVE	Good
482	8	Red Pine	B	SAVE	Good
483	15	Scots Pine	B	SAVE	Good
484	8	Scots Pine	B	SAVE	Good
485	11	Red Pine	B	SAVE	Good
486	10	Scots Pine	B	SAVE	Good
487	14	Scots Pine	B	SAVE	Good
488	11	Scots Pine	B	SAVE	Good
489	17	Scots Pine	B	SAVE	Good
490	10	Scots Pine	B	SAVE	Good
491	28	American Elm	C (Heritage)	SAVE	Good
492	14	Scots Pine	B	SAVE	Good
493	11	White Mulberry	B	SAVE	Good
494	13	Scots Pine	B	SAVE	Good
495	15	Scots Pine	B	SAVE	Good
496	8	Scots Pine	B	SAVE	Good
497	8	Boxelder	A	SAVE	Good
498	19	Scots Pine	B	SAVE	Good
499	13	Scots Pine	B	SAVE	Good
500	11	American Elm	A	SAVE	Good
501	20	Red Oak	B	SAVE	Good
502	10	Scots Pine	B	SAVE	Good
503	14	Scots Pine	B	SAVE	Good
504	12	Scots Pine	B	SAVE	Good
505	17	Scots Pine	B	SAVE	Good
506	6	Scots Pine	B	SAVE	Good
507	6	Scots Pine	B	SAVE	Good
508	10	Boxelder	A	SAVE	Poor
509	16	Boxelder	A	SAVE	Good
510	12	Boxelder	A	SAVE	Good
511	18	Green Ash	B	SAVE	Good
512	12	Boxelder	A	SAVE	Fair
513	14	Boxelder	A	SAVE	Fair
514	14	Boxelder	A	SAVE	Fair
515	13	American Elm	A	SAVE	Good
516	11	Boxelder	A	SAVE	Good
517	14	Boxelder	A	SAVE	Good
518	9	Scots Pine	B	SAVE	Good
519	32	Black Cherry	C (Heritage)	SAVE	Good
520	9	Boxelder	A	SAVE	Good
521	11	Northern Pin Oak	B	SAVE	Good
522	11	Northern Pin Oak	B	SAVE	Good
523	8	Boxelder	A	SAVE	Good
525	10	Boxelder	A	SAVE	Good
526	10	Black Cherry	B	SAVE	Good
527	10	Black Cherry	B	SAVE	Good
528	8	Boxelder	A	SAVE	Good
529	11	Red Pine	B	SAVE	Good
530	4	Red Pine	B	SAVE	Good
531	2	Red Pine	B	SAVE	Good
532	10	Boxelder	A	SAVE	Good
533	11	Red Pine	B	SAVE	Good
534	10	Red Pine	B	SAVE	Good
535	4	Red Pine	B	SAVE	Good
536	10	Red Pine	B	SAVE	Good
537	9	Red Pine	B	SAVE	Good
538	8	Red Pine	B	SAVE	Good
539	8	Red Pine	B	SAVE	Good
540	11	Red Pine	B	SAVE	Good
541	9	Eastern Cottonwood	A	SAVE	Good

542	14	Eastern Cottonwood	A	SAVE	Good
543	15	Eastern Cottonwood	A	SAVE	Good
544	8	Eastern Cottonwood	A	SAVE	Good
545	8	Eastern Cottonwood	A	SAVE	Good
546	10	Eastern Cottonwood	A	SAVE	Good
547	9	Eastern Cottonwood	A	SAVE	Good
548	17	Bur Oak	B	Exempt (Save)	Good (off-site)
549	9	American Elm	A	Exempt (Save)	Good (off-site)
550	12	Boxelder	A	Exempt (Save)	Good (off-site)
551	12	Boxelder	A	Exempt (Save)	Good (off-site)
552	8	Red Oak	B	Exempt (Save)	Good (off-site)
560	8	Boxelder	A	SAVE	Fair
561	13	Red Oak	B	SAVE	Good
562	11	Boxelder	A	SAVE	Good
563	18	Boxelder	A	SAVE	Good
564	10	American Elm	A	SAVE	Good
565	24	Boxelder	A	SAVE	Fair
566	13	Siberian Elm	A	SAVE	Good
567	8	Siberian Elm	A	Exempt (Save)	Good (off-site)
568	10	Eastern Cottonwood	A	REMOVE	Good
569	9	Eastern Cottonwood	A	REMOVE	Good
570	9	Eastern Cottonwood	A	REMOVE	Good
571	9	Eastern Cottonwood	A	REMOVE	Good
572	11	Boxelder	A	REMOVE	Good
573	9	Eastern Cottonwood	A	REMOVE	Good
574	11	Boxelder	A	SAVE	Good
575	32	Northern Pin Oak	C (Heritage)	SAVE	Good
576	8	Boxelder	A	SAVE	Fair
577	12	Black Cherry	B	SAVE	Good
578	9	Red Oak	B	SAVE	Good
579	14	Black Cherry	B	SAVE	Good
580	23	Red Oak	B	SAVE	Good
581	8	Red Pine	B	SAVE	Good
582	7	Red Pine	B	SAVE	Good
583	7	Red Pine	B	SAVE	Good
584	11	Red Pine	B	SAVE	Good
585	6	Red Pine	B	SAVE	Poor
586	8	Eastern Cottonwood	A	SAVE	Good
587	10	Boxelder	A	SAVE	Fair
588	18	Black Cherry	B	SAVE	Good
589	8	Boxelder	A	SAVE	Good
590	8	Black Cherry	B	Exempt (Save)	Good (off-site)
591	23	Red Oak	B	SAVE	Good
592	8	Green Ash	B	SAVE	Good
593	11	Boxelder	A	Exempt (Save)	Good (off-site)
594	12	Boxelder	A	SAVE	Good
595	11	Red Oak	B	SAVE	Good
596	20	Red Oak	B	SAVE	Good
597	10	Black Walnut	B	SAVE	Good
598	16	Red Oak	B	SAVE	Good
599	11	American Elm	A	Exempt (Save)	Good (off-site)
600	24	Bur Oak	B	Exempt (Save)	Good (off-site)
		Inches (DBH)	% (DBH)	# Trees	
SURVEYED TOTAL		3820			307
(-)TOTAL EXEMPT		322	8.4%		22
SITE TOTAL		3498			285
SAVE / REMOVAL SUMMARY		Inches (DBH)	% (DBH)	# Trees	
CLASS A TREES SAVED		557	15.9%		48
CLASS B TREES SAVED		1130	32.3%		100
CLASS C (HERITAGE) TREES SAVED		92	2.6%		3
TOTAL TREES SAVED		1779	50.9%		151
CLASS A TREES REMOVED		664	19.0%		59
CLASS B TREES REMOVED		957	27.4%		72
CLASS C (HERITAGE) TREES REMOVED		98	2.8%		3
TOTAL TREES REMOVED		1719	49.1%		134
REPLACEMENT SUMMARY		Inches (DBH)	% (DBH)	# Trees	
ALLOWABLE REMOVAL		1399.2	40%		
NET REPLACEMENT REQUIRED		319.8	100%		
REMOVED TREES THAT ARE CLASS A		664	38.6%		
CLASS A REPLACEMENT REQUIRED AT 50%		332	19.3%		
ADJUSTED REPLACEMENT REQUIRED		258.0	80.7%		
CREDIT FOR HERITAGE TREES SAVED (2:1)		184			
TOTAL REPLACEMENT REQUIRED		74.0 DBH			
REPLACEMENT TREES REQUIRED (AT 2.5" CAL EA.)					30 TREES

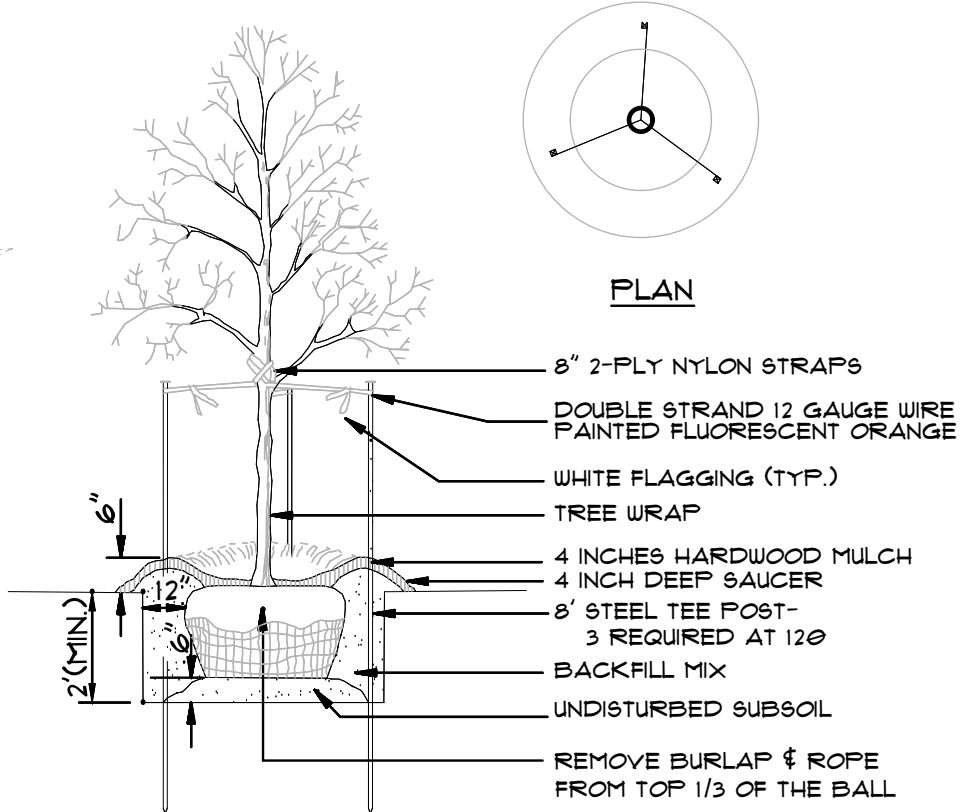


1 OVERALL LANDSCAPE PLAN

LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW, IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS "FIELD VERIFY" ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS "REMOVED BY OTHERS" OR "REMOVE AND SALVAGE".
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

78TH ST E

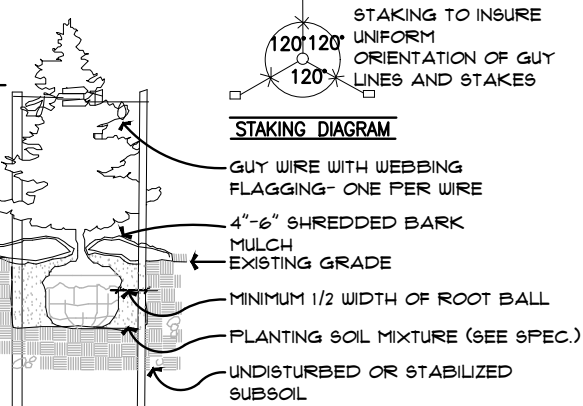


DECIDUOUS TREE PLANTING DETAIL

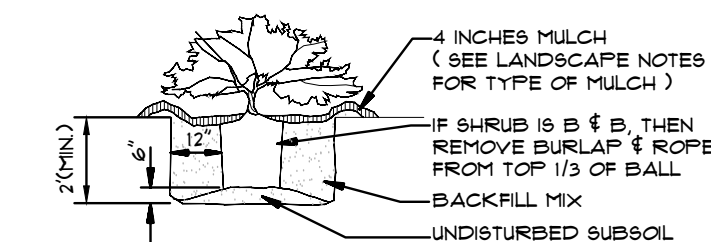
- SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.
- TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE.
- PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED) INTACT. BACKFILL WITH APPROXIMATELY 12" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
- PLUMB AND BACKFILL WITH BACKFILL SOIL.
- WATER TO SETTLE PLANTS AND FILL VOIDS.
- WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY: OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY: 16" POLYPROPYLENE OR POLYETHYLENE (40 MID 1-1/2" WIDE STRAP (TYP.) DOUBLE STRAND 10 GA. WIRE, 2-1" ROLLED STEEL POSTS (MNDOT 340P) @ 180° O.C. (SEE STAKING DIAGRAM)



CONIFEROUS TREE PLANTING DETAIL



SHRUB & CONTAINER PLANTING DETAIL

CITY OF INVER GROVE HEIGHTS LANDSCAPE REQUIREMENTS

- MINIMUM REQUIREMENTS. ALL OPEN SPACE AREAS OF A LOT WHICH ARE NOT USED OR IMPROVED FOR REQUIRED PARKING AREAS, DRIVES OR STORAGE SHALL BE LANDSCAPED WITH A COMBINATION OF OVERSTORY TREES, ORNAMENTAL TREES, SHRUBS, FLOWERS, GROUND COVER, DECORATIVE WALKS, OR OTHER SIMILAR SITE DESIGN MATERIALS IN A QUANTITY AND PLACEMENT SUITABLE FOR THE SITE. A REASONABLE ATTEMPT SHOULD BE MADE TO PRESERVE AS MANY EXISTING TREES AS IS PRACTICABLE AND TO INCORPORATE THEM INTO THE DEVELOPMENT. FOR EACH EXISTING SIGNIFICANT TREE RETAINED, ONE OVERSTORY TREE CAN BE DEDUCTED FROM THE MINIMUM REQUIREMENTS.
- NUMBER OF PLANTINGS. MULTI-FAMILY RESIDENTIAL SITE SHALL CONTAIN, AT A MINIMUM, ONE TREE PER DWELLING UNIT.

PLANTINGS REQUIRED =	44 OVERSTORY TREES (PER CITY)
PLANTINGS PROVIDED =	
ACTUAL PLANTED	OVERSTORY TREE EQUIVALENT (50% MAX)
21 OVERSTORY TREES (28%)	= 21
24 CONIFEROUS TREES (42%)	= 31
22 ORNAMENTAL TREES (30%)	= 11* (2 ORNAMENTAL TREES = 1 OVERSTORY)
234 SHRUBS	= 11* (6 SHRUBS = 1 OVERSTORY)
TOTAL PROVIDED	= 74

*LIMITED PER 50% MAX EQUIVALENT REQUIREMENT

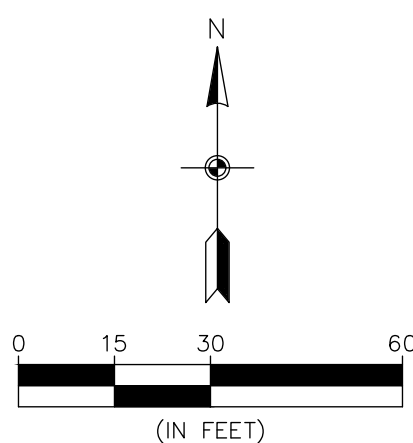
- SODDING AND GROUND COVER. ALL AREAS NOT OTHERWISE IMPROVED IN ACCORDANCE WITH APPROVED SITE PLANS SHALL BE SODDED. ALL SODDING AND GROUND COVER SHALL BE ESTABLISHED WITHIN ONE YEAR OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROPERTY.

- PARKING LOT LANDSCAPING. One tree per every ten (10) parking spaces.

TREES REQUIRED =	4 (37 SPACES)
TREES PROVIDED =	5

- REFORESTATION REQUIREMENTS (PER TREE PRESERVATION PLAN).

DBH REQUIRED =	174 INCHES
DBH PROVIDED =	175 INCHES



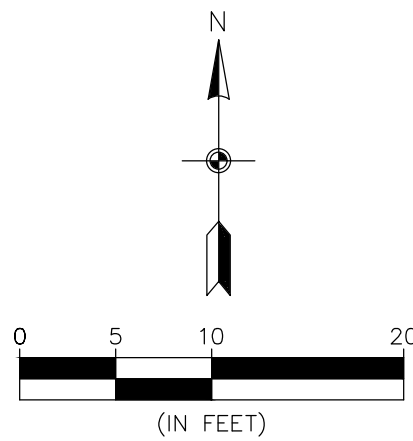
REVISIONS

- 09/10/21 - Per City Comment

DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 08/20/21

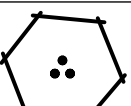
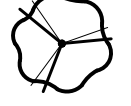
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

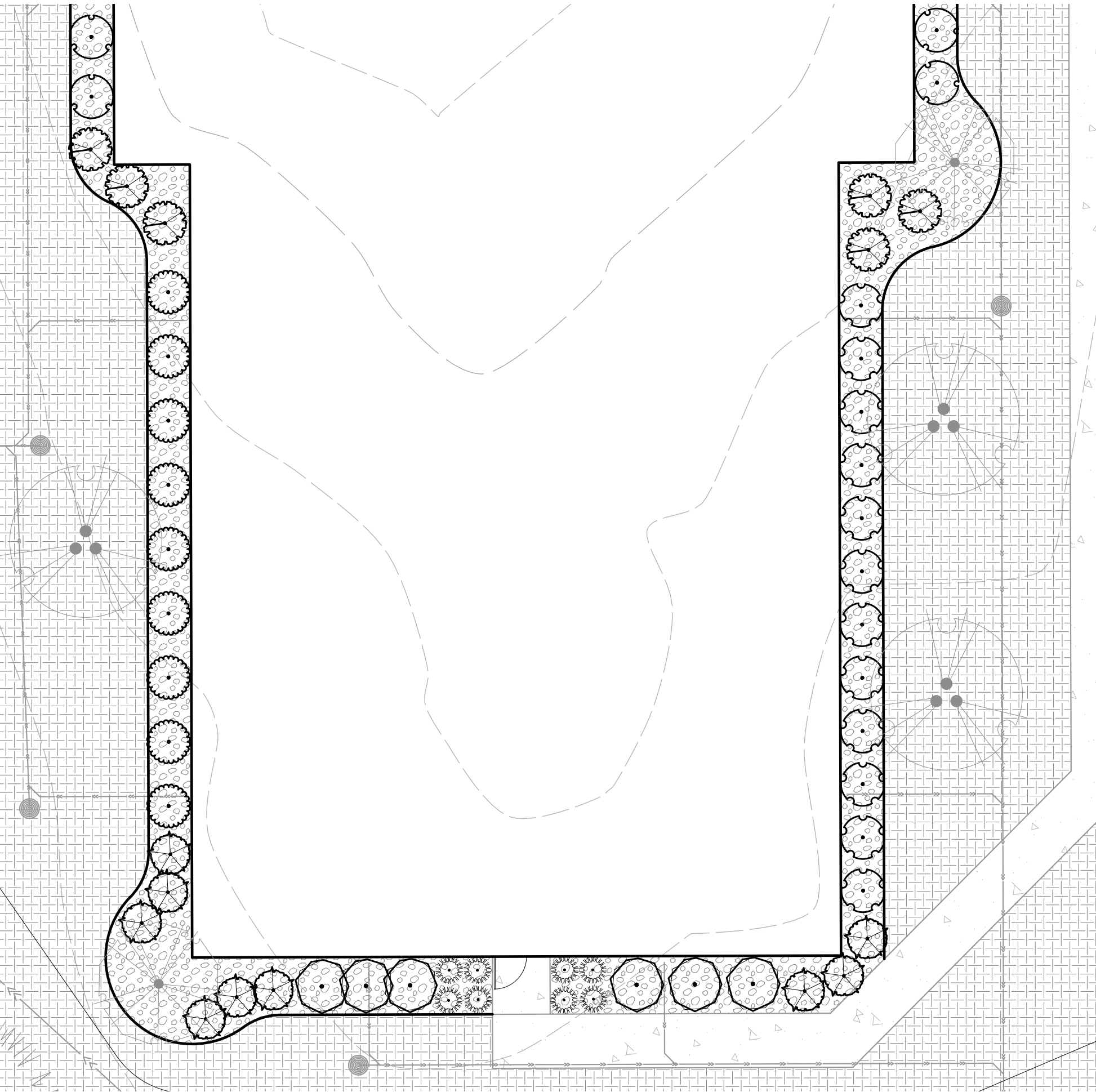
Name: Ryan J. Rutger, RLA
Signature:
Date: 08/20/21 License #: 56346



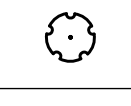
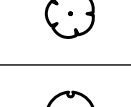
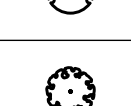
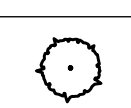
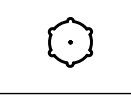
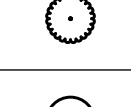
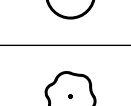
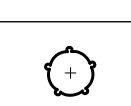
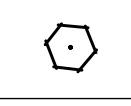
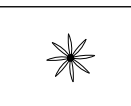
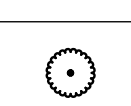
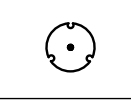
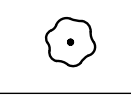
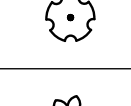
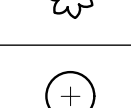
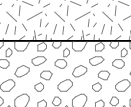
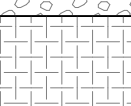
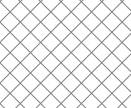
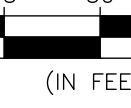
3 LANDSCAPE PLAN L2 ENLARGEMENT

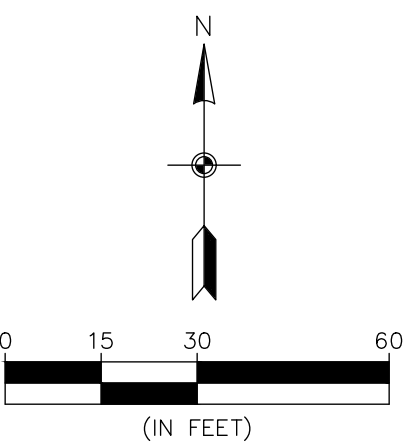
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	4	Acer rubrum `Northwood`	Northwood Red Maple	2.5' Cal.	B&B
	FM	4	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5' Cal.	B&B
	RB	3	Betula nigra Clump Form, 2.5" Cal Equivalent	River Birch Multi-Trunk	10' Ht.	B&B
	KC	4	Gymnocladus dioica `Espresso`	Kentucky Coffeetree	2.5' Cal.	B&B
	BL	6	Tilia americana `Boulevard`	Boulevard Linden	2.5' Cal.	B&B
CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BF	13	Abies balsamea	Balsam Fir	6' Ht.	B&B
	BH	9	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B
	WP	9	Pinus strobus	White Pine	6' Ht.	B&B
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	SB	6	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, Red Fall Color, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7' Ht.	B&B
	CA	11	Malus x `Prairifire` Red Flowers	Prairifire Crabapple	1.5' Cal.	B&B
	JL	5	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5' Cal.	B&B



1 LANDSCAPE PLAN ENLARGEMENT
L3

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BCB	33	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	#5 Cont.	
	SSC	21	Clethra alnifolia `Hummingbird`	Summersweet	#5 Cont.	
	RTD	28	Cornus sericea `Alleman`'s Compact`	Dwarf Red Twig Dogwood	#5 Cont.	
	DBH	16	Diervilla lonicera	Dwarf Bush Honeysuckle	#5 Cont.	
	CWH	3	Hamamelis virginiana	Common Witch Hazel	#5 Cont.	
	ABH	12	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	#5 Cont.	
	NBS	9	Physocarpus opulifolius `Seward` TM	Summer Wine Seward Ninebark	#5 Cont.	
	LLA	27	Rhododendron x `Lemon Lights`	Lemon Lights Azalea	#5 Cont.	
	APC	14	Ribes alpinum	Alpine Currant	#5 Cont.	
	SPG	13	Spiraea x bumalda `Goldflame` Gold Foliage, Red Flowers	Goldflame Spirea	#5 Cont.	
	MKL	8	Syringa patula `Miss Kim`	Miss Kim Lilac	#5 Cont.	
	VBC	6	Viburnum trilobum `Bailey Compact` Red Fall Color	Bailey`s Compact American Cranberry Bush	#5 Cont.	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JSG	19	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
	YEW	38	Taxus x media `Tauntonii`	Tauton Yew	#5 Cont.	
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	KFG	25	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	#5 Cont.	
	PDS	31	Sporobolus heterolepis	Prairie Dropseed	#5 Cont.	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	NEA	16	Aster novae-angliae `Purple Dome`	Purple Dome New England Aster	#1 Cont.	
	MBC	8	Coreopsis x `Moonbeam`	Moonbeam Coreopsis	#1 Cont.	
	PCF	10	Echinacea purpurea `Prairie Splendor`	Prairie Splendor Coneflower	#1 Cont.	
	BSC	10	Heuchera x `Berry Smoothie`	Berry Smoothie Coral Bells	#1 Cont.	
	SGF	14	Liatris spicata `Kobold` Purple Flowers	Spike Gayfeather	#1 Cont.	
	WLC	16	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	#1 Cont.	
	LRS	10	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	#1 Cont.	
	BES	24	Rudbeckia fulgida `Goldsturm`	Goldsturm Coneflower	#1 Cont.	
	SCS	32	Sedum spectabile `Autumn Joy`	Stonecrop	#1 Cont.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	HWM	504 sf	Hardwood Mulch Non-Woven Geotextile Incidental	Double Shredded Hardwood Mulch	4" Depth	
	ROCK	6,594 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
	SOD	35,184 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
	TIII	13,109 sf	Type III - Dry Basin Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 66.0 lb/ac	MnDOT Seed Mix 33-262	seed	
	TIV	24,945 sf	Type IV - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	



LANDSCAPE SPECIFICATIONS

- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.
- EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RE-TESTING AND RE-ADJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

ENGINEERING
SURVEYING
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**CARLSON
McCain**



3880 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7958 \ CARLSONMCCAIN.COM

LANDSCAPE PLAN

CASAVIDA SENIOR LIVING OF
INVER GROVE HEIGHTS
Inver Grove Heights, Minnesota

VINCENT DEVELOPMENT

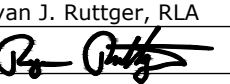
14950 Iris Road
Little Falls, MN 56345

REVISIONS

1. 09/10/21 - Per City Comment

DRAWN BY: RJR
DESIGNED BY: RJR
ISSUE DATE: 08/20/21

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

Name: Ryan J. Rutgger, RLA
Signature: 
Date: 08/20/21 License #: 56346

L3 of 3

Shive D&B: 09/10/21 I:\0059\0401 - 9420\0414 - vincent - inver grove heights\casavida\landscape\0414_Landscape.dwg

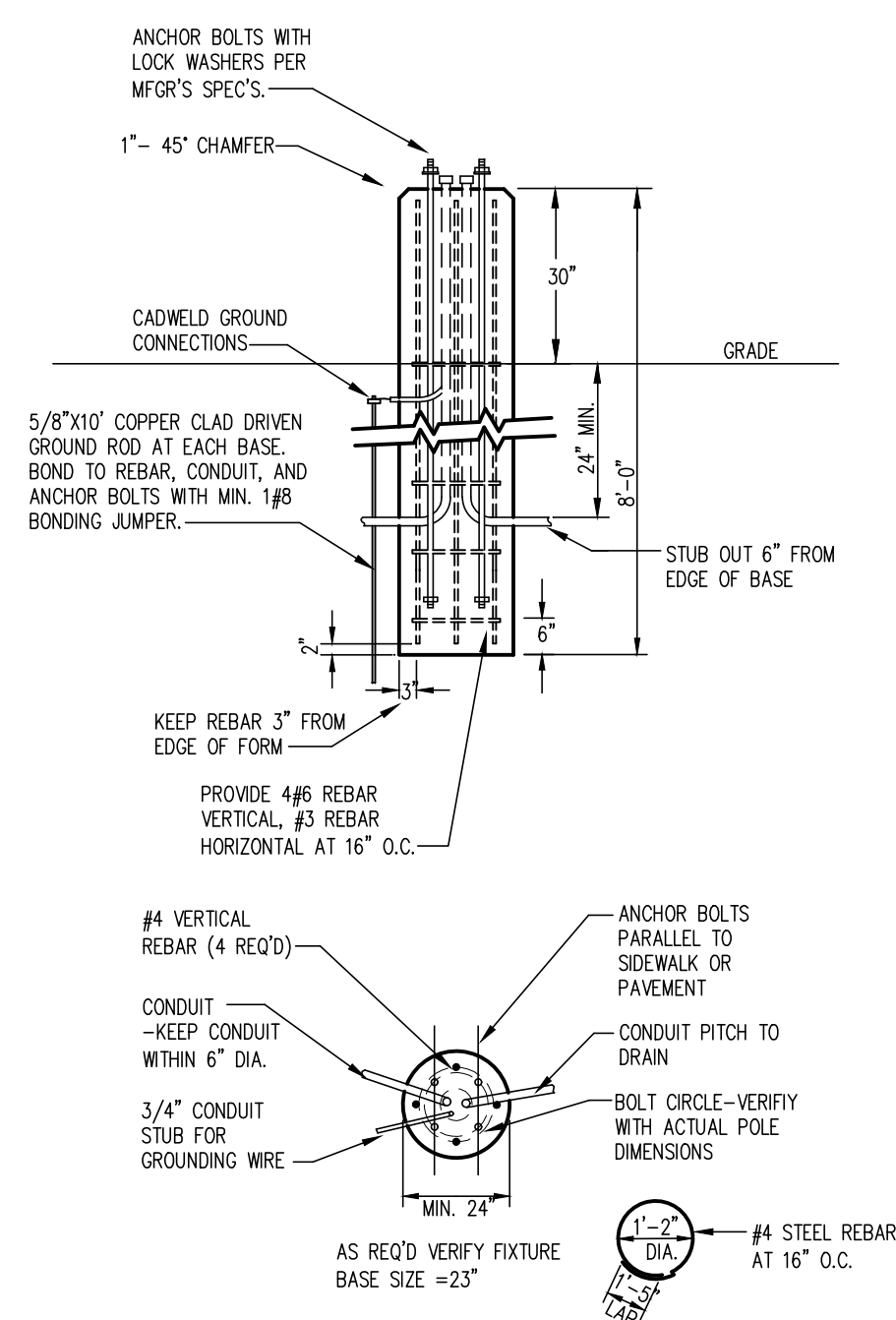
SITE NOTES

	120V DUPLEX OUTLET		MOTOR CONNECTION
	120V QUAD OUTLET		ELECTRICAL DISCONNECT
	240 VOLT RECEPTACLE		ELECTRICAL STARTER DISCONNECT
	DATA/COMMUNICATIONS OUTLET		ELECTRICAL CONNECTION W/NON-FUSED DISCONNECT
	TELEPHONE OUTLET		ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECTS
	TELEVISION OUTLET		PANELBOARD
	DATA/TV COMBO OUTLET		THERMOSTAT MOUNTED AT 48" A.F.F.
	FLOOR OUTLET		SMOKE/CO ALARM
	JUNCTION BOX		SMOKE ALARM
	PUSHBUTTON STATION		NITROGEN DIOXIDE DETECTOR
	EMERGENCY E-STOP FOR GRILL OR FIRE PIT		CARBON MONOXIDE DETECTOR
	TIME CLOCK		GFI GROUND FAULT CIRCUIT INTERRUPTER
	TIMER FOR GRILL OR FIRE PIT		WEATHER PROOF COVER WITH GROUND FAULT CIRCUIT INTERRUPTER
	BELOW COUNTER OUTLET		
	ABOVE COUNTER OUTLET		

	RECESSED 2x4 FIXTURE	\$	SINGLE POLE SWITCH
	RECESSED 2x2 FIXTURE	\$ ₂	2-POLE SWITCH
	INDICATES NIGHTLIGHT FIXTURE	\$ ₃	3-WAY SWITCH
	INDICATES EMERGENCY FIXTURE	\$ ₄	4-WAY SWITCH
	INDICATES EMERGENCY/NIGHTLIGHT FIXTURE	US1	WALL MOUNTED SINGLE LEVEL OCCUPANCY SENSOR SEE SCHEDULE
	SURFACE MOUNT 1x4 FIXTURE	US2	WALL MOUNTED DUAL LEVEL OCCUPANCY SENSOR SEE SCHEDULE
	HIGH BAY 2x4 FIXTURE	US3	CEILING MOUNTED OCCUPANCY SENSOR – SEE SCHEDULE
	SURFACE WALL MOUNTED FIXTURE	NL	INDICATES FIXTURE TO REMAIN ON FOR SECURITY PURPOSES
	SURFACE CEILING MOUNT FIXTURE	a,b	INDICATES LIGHT FIXTURE SWITCH-LEGS
	RECESSED DOWNLIGHT OR DISC FIXTURE	P-X	INDICATES PANEL AND CIRCUIT NUMBER
	SURFACE WALL MOUNTED FIXTURE	1	INDICATES LIGHT FIXTURE TYPE
	SURFACE MOUNTED FIXTURE	EX	INDICATES EXISTING FIXTURE
	SURFACE MOUNTED PENDANT FIXTURE	RL	INDICATES RELOCATED FIXTURE
	OUTSIDE POLE-MOUNT LIGHT FIXTURE	TC	INDICATES FIXTURE CONTROLLED BY TIMECLOCK
	EXTERIOR GROUND MOUNTED LIGHT FIXTURE	EM	INDICATES FIXTURE ON EMERGENCY OR STANDBY POWER
	EMERGENCY LIGHTING FIXTURE		
	LED EXIT SIGN-SHADED AREA INDICATES ILLUMINATED FACE		
	LED EXIT/EMERGENCY SIGN-SHADED AREA INDICATES ILLUMINATED FACE		
	EXTERIOR EMERGENCY EGRESS LIGHT		

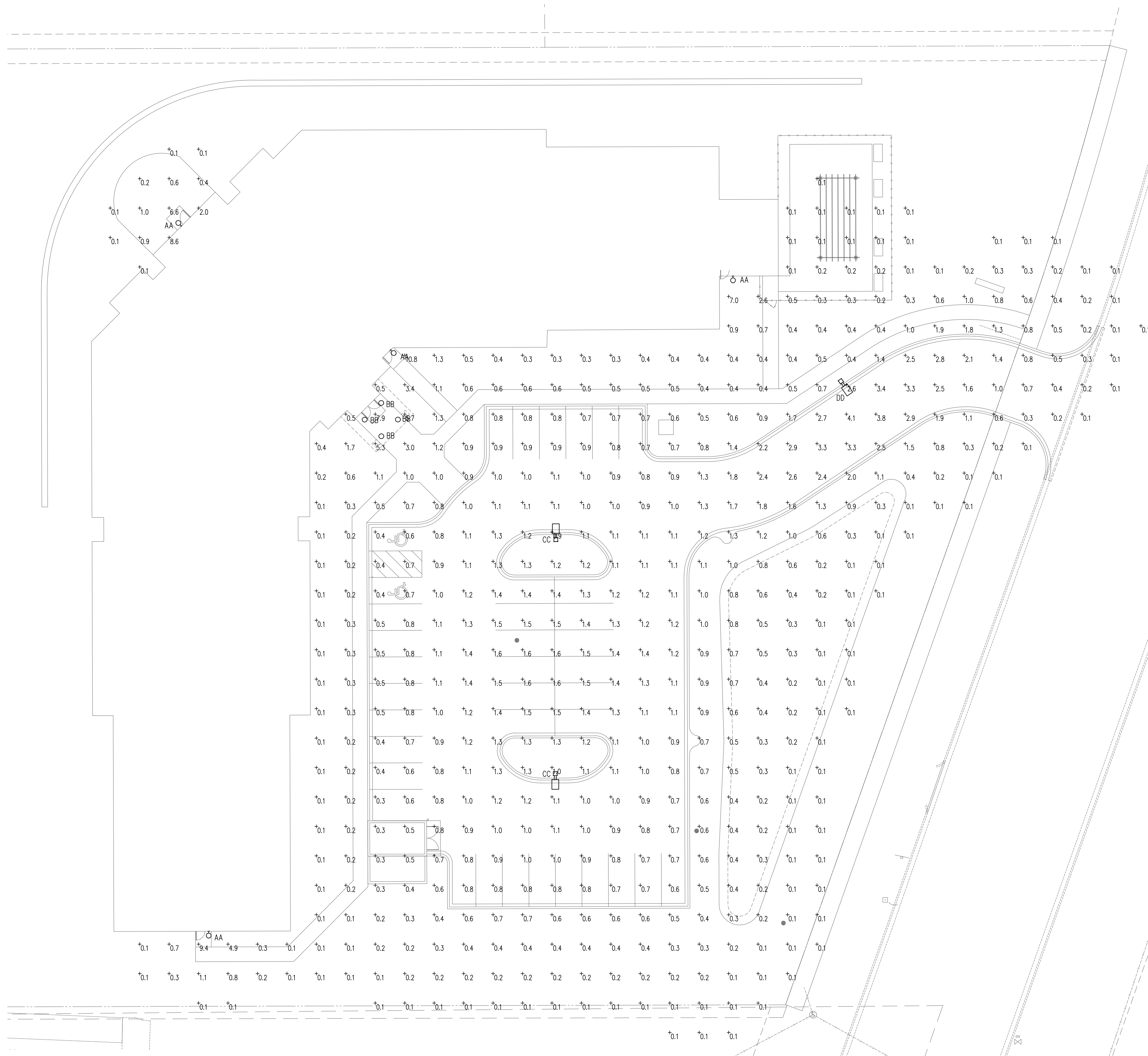
1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM.
2. MATERIALS AND INSTALLATION SHALL COMPLY WITH CODES, UTILITY REQUIREMENTS, LAWS AND ORDINANCES OF FEDERAL, STATE, OSHA AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CODES AND STANDARDS APPLICABLE TO THIS PROJECT THAT ARE LISTED BUT NOT LIMITED TO: NEC, NFPA, NFMA, ANS, IES, IEEE, NFPA LIFE SAFETY 101, ASHRAE 90.1, IEEE ENERGY CODE AND IBC BUILDING CODE.
4. PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND CONFIRM EXACT LOCATIONS OF ALL EXISTING UTILITIES.
5. MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
6. ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
7. ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS AND RECOMMENDATIONS.
8. COORDINATE THE UTILITY COMPANY SERVICE FEEDS AND INSTALLATION.
9. ALL POLE FIXTURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
10. ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND. USE #8, TYPE THWN.
11. ALL CIRCUIT TO BE PLACED IN 1" CONDUITS UNLESS OTHERWISE NOTED. CIRCUIT TO USE COPPER WIRE, TYPE THWN.
12. THE CONTROLLING LIGHTING CONTROLS SHALL BE MOUNTED INSIDE THE BUILDING WITH TIME-CLOCK CONTROL & REMOTE PHOTOCELLS LOCATED ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
13. MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24". A SLOTTED DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
14. VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
2. ENERGY CODE WILL BE IN ACCORDANCE WITH ASHRAE 90.1 2010.
3. COORDINATE WORK WITH ALL OTHER TRADES.
4. EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS.
6. ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
7. ALL MEASUREMENTS TO TOP OF BOX. RECEPTACLES SHALL BE 20" A.F.F. SWITCHES SHALL BE 48" A.F.F.
8. GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EVERY SINK.
9. DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/DATA JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
10. PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
11. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.



NOTE:

- 1.) USE MFG'R'S DIMENSIONS FOR EXACT ANCHOR BOLT AND COVER PLACEMENT.
- 2.) INSTALL INLINE FUSES IN EACH UNGROUNDED CONDUCTOR WITHIN POLE BASE HAND HOLE.
- 3.) TROWEL FINISH EXPOSED PORTION OF BASE TO REMOVE/COVER FORM MARKS.



TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	20	SMALL EXTERIOR WALL PACK	-
BB	LED	15	EXTERIOR RECESSED DOWNLIGHT	-
CC	LED	75	POLE MOUNT FIXTURE, TYPE V OPTICS, 25' POLE	-
DD	LED	75	POLE MOUNT FIXTURE, TYPE II OPTICS, 25' POLE	-

NOTES:

PROJECT:

PROPOSED PROJECT FOR:
CASAVIDA SENIOR LIVING
INVER GROVE HEIGHTS, MN

SHEET NO.

E1.1

ELECTRICAL SITE PLAN

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 Tel 715-232-8490
 Fax 715-232-8492

BRANCH OFFICE
 2920 Embree Street
 Suite 101
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 Tel 715-381-5277

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Auth Consulting/associates

