

PUBLIC NOTICE

Notice is hereby given that the Planning Commission of Inver Grove Heights will meet on **TUESDAY, DECEMBER 21, 2021 at 7:00 p.m.** in the City Council Chambers, located at 8150 Barbara Avenue, Inver Grove Heights, MN to consider the request for **AT HOME APARTMENTS - CASE NO. 21-45PUD.** This request involves property located at the northwest quadrant of Hwy 3 and 70th Street, identified as PID No: 20-00600-78-012, 20-28500-01-012, 20-28500-01-011, and 20-28500-01-020.

The request consists of:

- A Comprehensive Plan Amendment for Lot 1, Block 2 depicted on the preliminary plat of At Home Apartments dated 6/7/21 from HDR, High Density Residential to MDR, Medium Density Residential.
- A Rezoning of the lots depicted on the preliminary plat of At Home Apartments dated 6/7/21 from A, Agricultural District to the following districts.

Lot 1, Block 1 and Lot 1, Block 2 to R-3B, Multiple Family Residential, Planned Unit Development

All written and oral statements will be considered at the public hearing and all those desiring to be heard will be heard at the public hearing utilizing the methods listed on the Planning Commission Agenda for that date.

Plans are available for public review at the City Hall offices during normal business hours and on the City of Inver Grove Heights website (<https://www.ighmn.gov/1248/Public-Notices>). If you have questions on the request, please call the Planning Department at 651-450-2545.

PUBLISH ON SUNDAY, **December 5, 2021**

Rebecca Kiernan, City Clerk

Client
COLLAGE ARCHITECTS

708 NE 15TH AVE
MINNEAPOLIS, MN 55413

Project
AT HOME APARTMENTS

Location
INVER GROVE HEIGHTS, MN
LOCATION ADDRESS

Certification
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed professional ENGINEER under the laws of the state of Minnesota.

George D. Abernathy
Registration No. 43905 Date: MM/DD/2021
If available, contact us for a web signed copy of this plan which is available upon request at Sambatek's, Minnetonka, MN office.

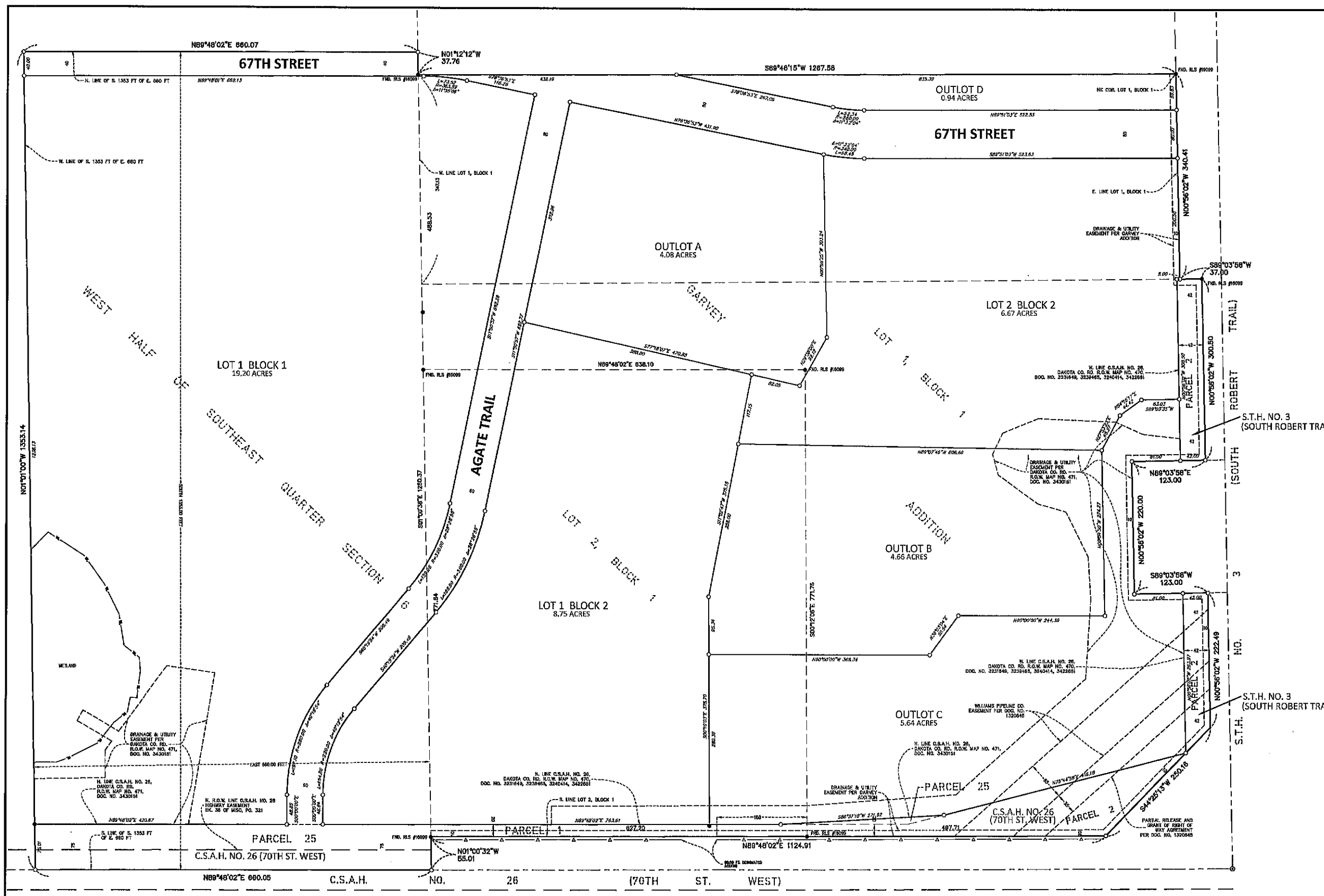
Summary
Designed: GDA Drawn: JEP
Approved: HME Book: / Page:
Phase: PRELIMINARY Initial Issue: MM/DD/2021

Revision History
No. Date By Submittal / Revision
1 9/7/21 Preliminary P&B Submittal

Sheet Title

Sheet No. Revision

Project No. 22291.02



SUBJECT PROPERTY

Description from title commitment:
Parcel 1:
The South 1353.00 feet of the East 660.00 feet of the West Half of the Southeast Quarter of Section 4, Township 27, Range 22.
Dakota County, Minnesota
Abstract Property
Parcel 2:
That part of Lot 1, Block 1, Garvey Addition, Dakota County, Minnesota which lies Northwesterly of a line described as follows: Commencing at the Northwest corner of said Lot 1, thence Southwesterly along the East line of said Lot 1, a distance of 342.41 feet to an angle point; thence East, said point being the point of beginning of the line to be described; thence Westwesterly a distance of 1267.26 feet to a point on the West line of said Lot 1, which is 347.13 feet South of the Northwest corner thereof; thence East, as measured along said West line, and there terminating.
Dakota County, Minnesota
Abstract Property

Parcel 3:
That part of Lot 1, Block 1, Garvey Addition, Dakota County, Minnesota which lies Southwesterly of a line described as follows:
Commencing at the Northwest corner of said Lot 1, thence Southwesterly along the East line of said Lot 1, a distance of 342.41 feet to an angle point; thence East, said point being the point of beginning of the line to be described; thence Westwesterly a distance of 1267.26 feet to a point on the West line of said Lot 1, which is 347.13 feet South of the Northwest corner thereof; thence East, as measured along said West line, and there terminating.
Dakota County, Minnesota
Abstract Property
Parcel 4:
Lot 2, Block 1, Garvey Addition.
Dakota County, Minnesota
Abstract Property

PROPERTY SUMMARY

THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 56.96 ACRES OR 2,481,134 SQUARE FEET.
PROPOSED:
LOT 1, BLOCK 1 836,239 SQ. FT. OR 19.20 ACRES
LOT 1, BLOCK 2 381,337 SQ. FT. OR 8.75 ACRES
LOT 2, BLOCK 2 230,797 SQ. FT. OR 5.67 ACRES
OUTLOT A 177,786 SQ. FT. OR 4.08 ACRES
OUTLOT B 203,029 SQ. FT. OR 4.66 ACRES
OUTLOT C 249,653 SQ. FT. OR 5.64 ACRES
OUTLOT D 41,060 SQ. FT. OR 0.94 ACRES
RIGHT-OF-WAY 305,129 SQ. FT. OR 7.02 ACRES

DEVELOPMENT NOTES

- DRAINAGE AND UTILITY EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- THE BEARING SYSTEM IS BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM, NAD83 (1385 A31517).
- SUBJECT PROPERTY'S ADDRESS & PIV:
1325 70th Street West, Inver Grove Heights, MN, PINW 20-0000-78-012 (Parcel 1)
6813 Robert Trail South, Inver Grove Heights, MN, PINW 20-1850-01-012 (Parcel 2)
1156 70th Street West, Inver Grove Heights, MN, PINW 20-2800-01-010 (Parcel 4)
The property address for Parcel 3 is unassigned. PINW 20-2800-01-011.

