

## **PUBLIC NOTICE**

Notice is hereby given that the Planning Commission of Inver Grove Heights will meet on **TUESDAY, JANUARY 19, 2021 at 7:00 p.m.** to consider the request for **SKIGH DEVELOPMENT - CASE NO. 21-02PA.** This request involves property located at 5871 Cahill Avenue, identified as PID No's. 20-03410-52-020 and 20-03410-52-021.

The request consists of:

- A comprehensive plan amendment to changed the guided land use from NC, Neighborhood Commercial to LDR, Low Density Residential

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 to view on the City of Inver Grove Heights website ([www.invergroveheights.org](http://www.invergroveheights.org)) or by accessing the following link <http://www.ci.invergrove-heights.mn.us/67/Current-Development-Public-Notices>. If you have questions on the request, please call the Planning Department at 651-450-2545.

**PUBLISH ON SUNDAY, JANUARY 3, 2021**

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Rebecca Kiernan, City Clerk



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Minneapolis MN 55401  
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December 21, 2020

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

Re: 2040 Comprehensive Plan Amendment  
for the property at  
5871 Cahill Avenue, Inver Grove Heights, MN  
Project # 20-087.00

To whom it may concern:

SKigh Development with the permission of the owners of the property located at 5871 Cahill Avenue in Inver Grove Heights request an amendment to the Inver Grove Heights 2040 Comprehensive Plan. The subject property is currently guided per the plan for Neighborhood Commercial for the north lot and Low Density Residential for the south lot.

This request is to amend the 2040 Comprehensive Plan to change the classification to Low-Medium Density Residential. This classification will permit these parcels to be developed into a townhouse development with between four and eight units per acre. Proposed development would have 7.9 units per acres.

The subject property is located on Cahill Road, a Community/ Neighborhood Collector street. Surrounding guided uses include Neighborhood and Community Commercial (north), High Density Residential and Neighborhood Commercial (east), Low Density Residential with Community Commercial beyond (south) and Low Density Residential (west). The subject property is located on a transition zone between more intense uses to the north and east and less intense uses to the south and west. The proposed use as a low to medium residential use provides for a reasonable transitional use between these two zones and is consistent with the goals of the comprehensive plan.

We thank you for your consideration of this request.

Sincerely yours,  
DJR Architecture, Inc.

A handwritten signature in black ink, appearing to read "Scott England", with a stylized flourish at the end.

Scott England, Principal

**EXHIBIT A**  
**(Legal Description)**

PROPERTY ADDRESS:

5871 Cahill Avenue East, Inver Grove Heights, Minnesota.

LEGAL DESCRIPTION:

**PARCEL A**

That part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 28 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 34; thence northerly, along the west line of said Southwest Quarter, a distance of 575.00 feet to the point of beginning of the parcel to be described; thence continuing northerly, along said west line, a distance of 139.50 feet; thence deflecting 90 degrees 00 minutes 00 seconds to the right, a distance of 75.00 feet to the center line of Cahill Avenue East (formerly known as C.S.A.H. No. 75); thence southwesterly, along said center line, to the intersection with a line that passes through the point of beginning and is at a right angle to the west line of said Southwest Quarter; thence westerly, a distance of 336.36 feet to the point of beginning.

**PARCEL B**

That part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 28 North, Range 22 West, Dakota County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 34; thence northerly, along the west line of said Southwest Quarter, a distance of 894.44 feet to the point of beginning of the parcel to be described; thence southerly, along said west line, a distance of 179.94 feet; thence deflecting 90 degrees 00 minutes 00 seconds to the left, a distance of 359.45 feet; thence deflecting 41 degrees 25 minutes 56 seconds right, a distance of 75.000 feet to the center line of Cahill Avenue East (formerly known as C.S.A.H. No. 75); thence northeasterly, along said centerline, to the intersection with the herein after described 'Line A'; thence northwesterly, along said 'Line A', to the point of beginning.

"Line A" is described as follows:

Commencing at said Southwest corner of the Southwest Quarter; thence northerly, along said west line, a distance of 894.44 feet to the point of beginning of said 'Line A'; thence deflect 105 degrees 16 minutes 46 seconds to the right, a distance of 514.03 feet to the center line of said Cahill Avenue East and said 'Line A' there terminating.

Abstract Property