

**CITY OF LINO LAKES  
PLANNING & ZONING BOARD MEETING**

Wednesday, September 13, 2017

6:00 PM

Council Chambers

**AGENDA**

*Please be courteous and turn off all electronic devices during the meeting.*

**PLANNING & ZONING BOARD WORK SESSION 6:00 PM**

1. COMPREHENSIVE PLAN DISCUSSION
  - A. Transportation

**PLANNING & ZONING BOARD REGULAR MEETING 7:30 PM**

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES: August 9, 2017
4. OPEN MIKE
5. ACTION ITEMS
  - A. PUBLIC HEARING: PUD Development Stage Plan Amendment to Watermark
  - B. PUBLIC HEARING: PUD Development Stage Plan/Preliminary Plat  
Amendment and PUD Final Plan/Final Plat for Century Farm North 7<sup>th</sup> Addition
  - C. PUBLIC HEARING: Conditional Use Permit for Home Occupation Permit Level  
C for 426 Pine Street
6. DISCUSSION ITEMS
  - A. Project Updates
7. ADJOURN

Meeting guidelines on reverse side.

## **City of Lino Lakes Planning & Zoning Board MEETING GUIDELINES**

**Open Mike** – The purpose of a Board Meeting is to accomplish the business of the city. When presenting at a meeting please remember to be respectful, and follow these guidelines:

- Please address the meeting chair.
- State your name and address for the record.
- Please observe a 4-minute limit.
- The topic must relate to city business.
- Open Mike is for items not on the agenda.
- A spokesperson must represent a group of five or more – groups will have 8 minutes.
- The Presiding Officer may limit duplicative presentations.
- Remember, the meeting is to discuss city business only.

**Public Hearing** - Held as a separate item of business on the agenda. The public hearing segment is your opportunity to tell the Board how you feel about issues scheduled to be heard. Typically, a hearing follows these steps:

- The Presiding Officer (Chair or Vice-Chair) will announce the proposal to be reviewed and ask for the staff report. The presiding Officer shall maintain strict order and etiquette at all meetings.
- Staff will present their report on the proposal.
- Board members will then ask City Staff questions about the proposal.
- The Presiding Officer will then open up the public hearing for anyone present who wishes to comment on the proposal. This is the time for the public to make comments or ask questions about the proposal.  
Comments should be limited to four (4) minutes unless further time is granted by the Presiding Officer. All comments should be directed to the Board as a body and not to any individual Board Member or City Staff Member unless permission is granted by the Presiding Officer. No person shall be permitted to enter into any discussion, either directly or through a member of the Board without the permission of the Presiding Officer.
- After everyone in the audience wishing to speak has given his/her comments, the Presiding Officer shall close the public hearing.
- The Board will then discuss the proposal. No further public comments are allowed.
- The Board will then make a recommendation(s) and/or a decision.

When you are called upon for your comments, please step to the microphone at the podium and state your name and address for the record.

Occasionally, the Board may continue a hearing to another meeting before taking action.

### Meeting Etiquette

The Planning & Zoning Board must preserve order and decorum while the meeting is in session. A resident shall not, by conversation or otherwise, delay or interrupt the proceedings or the business of the Board, nor disturb any resident or Board Member while speaking or refuse to obey the orders of the Board.

**PLANNING & ZONING BOARD  
WORK SESSION AGENDA ITEM 1A**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

P & Z MEETING DATE: September 13, 2017

REQUEST: 2040 Comprehensive Plan Update Discussion

CASE NUMBER: NA

APPLICANTS: City

REVIEW SCHEDULE: NA

**BACKGROUND**

Charles Rickart of WSB and Associates will be present at the meeting discuss the transportation component of the Comprehensive plan.

Transportation includes not only our local roadway system, but also the county and state system that we rely on. Other areas that will be addressed include transit opportunities, bicycle and trail plan, as well as aviation.

**RECOMMENDATION**

Discussion item only.

**ATTACHMENTS**

1. WSB Report dated September 8, 2017



## Lino Lakes 2040 Comprehensive Plan Update

**Date:** September 8, 2017 for September 13, 2017 Meeting

**To:** Lino Lakes Planning & Zoning Board

**From:** Charles Rickart PE, PTOE, Transportation Engineer  
WSB & Associates, Inc.

**Subject:** Comprehensive Plan Update – Transportation Chapter

On September 13<sup>th</sup>, the Planning & Zoning Board will be asked to provide input on the Transportation element of the Comprehensive Plan Update. Specific discussion topics for the meeting will include:

**Transportation Plan Components** – The Transportation Plan is made up of the following sections:

- A. Goals, Policies and Trends
- B. Roadway System Plan
- C. Transit System Plan
- D. Bicycle and Trail Plan
- E. Aviation Plan
- F. Plan Implementation

Maintaining and improving a multi-modal transportation system is important to the ongoing economic health and quality of life of the City and it is needed for people to travel easily and safely to work and other destinations, to develop property and to move goods.

**Transportation Issues** — The 2040 Comprehensive Plan Update Visioning Survey listed 10 issues and asked participants to rank them in the order of importance. The number 1 issue identified was “**Improving the roadway system**”.

With this in mind, issues have been identified including those from the current Transportation Plan, those identified by City elected officials and staff, and those identified by the public at the information meeting held in June.

Transportation issues identified in the 2030 Comprehensive Plan include:

- Growing congestion on regional routes such as I-35W and I-35E causing diversion of traffic to county roads and local streets.
- Increasing traffic and infrastructure needs due to urbanization of the developing areas of Lino Lakes, particularly in areas west and southeast of the regional park reserve within the city.
- Changing transportation needs due to an aging population.
- Increasing competition for space among modes (i.e., vehicles and bicycle/pedestrian interests).
- Limited financial resources needed to maintain and improve the transportation systems as costs are expected to increase.





In addition to the above issues the attached **Figure 6-3** and **Figure 6-11** from the Transportation Plan identified congestion issues, access spacing issues and future improvement options. The attached **Figure 6-14** shows the anticipated Future Roadway System (Post 2030) based on the land use plan assumed in 2009. Since the preparation of the 2009 Transportation Plan several of the identified issues have been addressed by either MnDOT, Anoka County or the City. These include:

- Main Street(CSAH 14)/Lake Drive(CSAH 23) intersection signalized – this was listed as congested on the map
- Birch Street/Ware Road signalized (part of the CR 34 Corridor Study recommendations)
- I35E Interchange at Main Street(CSAH 14) reconstructed
- I35E MnPass Lane constructed south of CR J
- Park and Ride Lot constructed at I35E north of Main Street (CSAH 14)
- Roundabout at 109<sup>th</sup> Avenue at Sunset Avenue constructed (relieved safety issue)
- ICE report nearing completion for Centerville Road/CR J/Ash Street/I35E

Specific roadway issues identified by elected officials, City staff and the public include:

- County Road (CR) J/CR 54 and CR J/Centerville Road Jurisdiction
- Ash Street s-curve concept with North Oaks development
- CR 49 at CR J
- Birch Street – 3 lane roundabouts at Black Duck Road and W. Shadow Lake Drive
- North Bypass – CSAH 14 Study
- Neighborhood Speeding concerns

It should be noted that with the safety and congestion analysis that will be conducted with the Transportation Plan update, additional issues may be identified.

The questions for the Board are:

1. Are these issues appropriate and should they be included with the Transportation Plan update?
2. Are there other issues that should be included?

**Anoka County Transportation Plan Update** — An integral part of the Cities future year (2040) roadway capacity and operational analysis, is input from Anoka County and their future year traffic projections. The County considers the land use plans from each community in determining the forecasts. Earlier this year County staff met with City staff to get input on their plan.

Based on recent conversations with County staff they are currently in the process of updating the transportation planning models and anticipated having preliminary forecasts completed by the end of September for review. Once they have the forecasts completed they will proceed with the assessment of issues and identification of potential improvements. They are planning to have a draft plan completed by the end of 2017/ early 2018 for formal agency review.



## Lino Lakes 2040 Comprehensive Plan Update

**Next meeting**—The next 2040 Comprehensive Plan Update meeting with the Planning & Zoning Board is planned for October 11<sup>th</sup> to discuss the Water System (supply, sewer, surface). The starting time of the meeting is 6:00 p.m.

### **Attachments:**

- 2030 Transportation Plan – Figure 6-3 Issues Map
- 2030 Transportation Plan – Figure 6-11 Future Congestion (2030 Development)
- 2030 Transportation Plan – Figure 6-14 Future Roadway System (Post 2030)







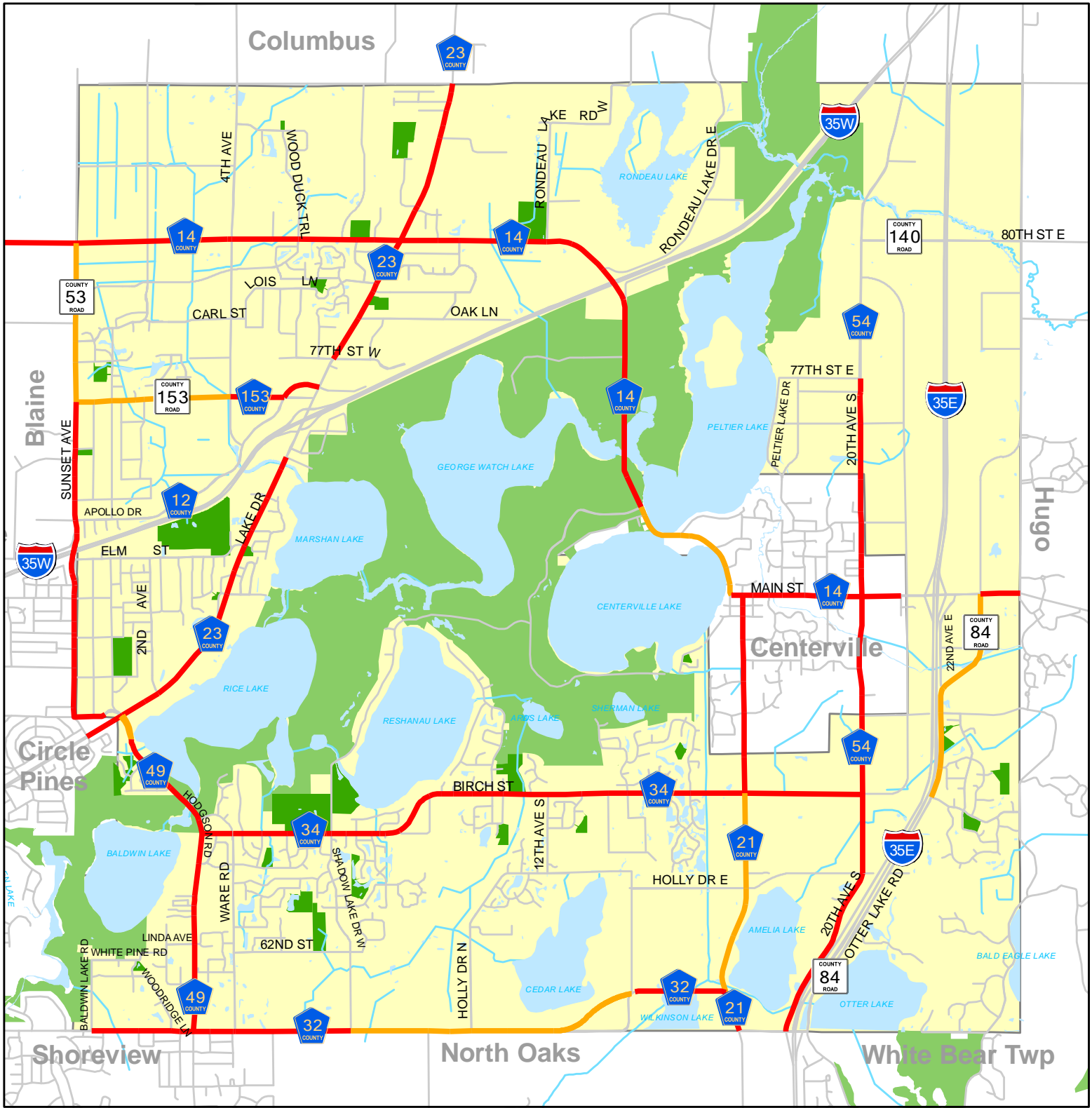
# Issues Map

City of Lino Lakes 2030 Comprehensive Plan

Figure 6-3







### Future Congestion (2030 Development)

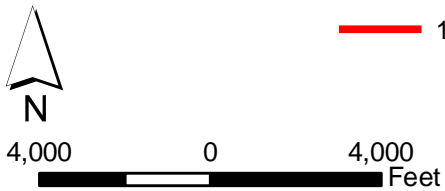
Figure 6-11

City of Lino Lakes 2030 Comprehensive Plan

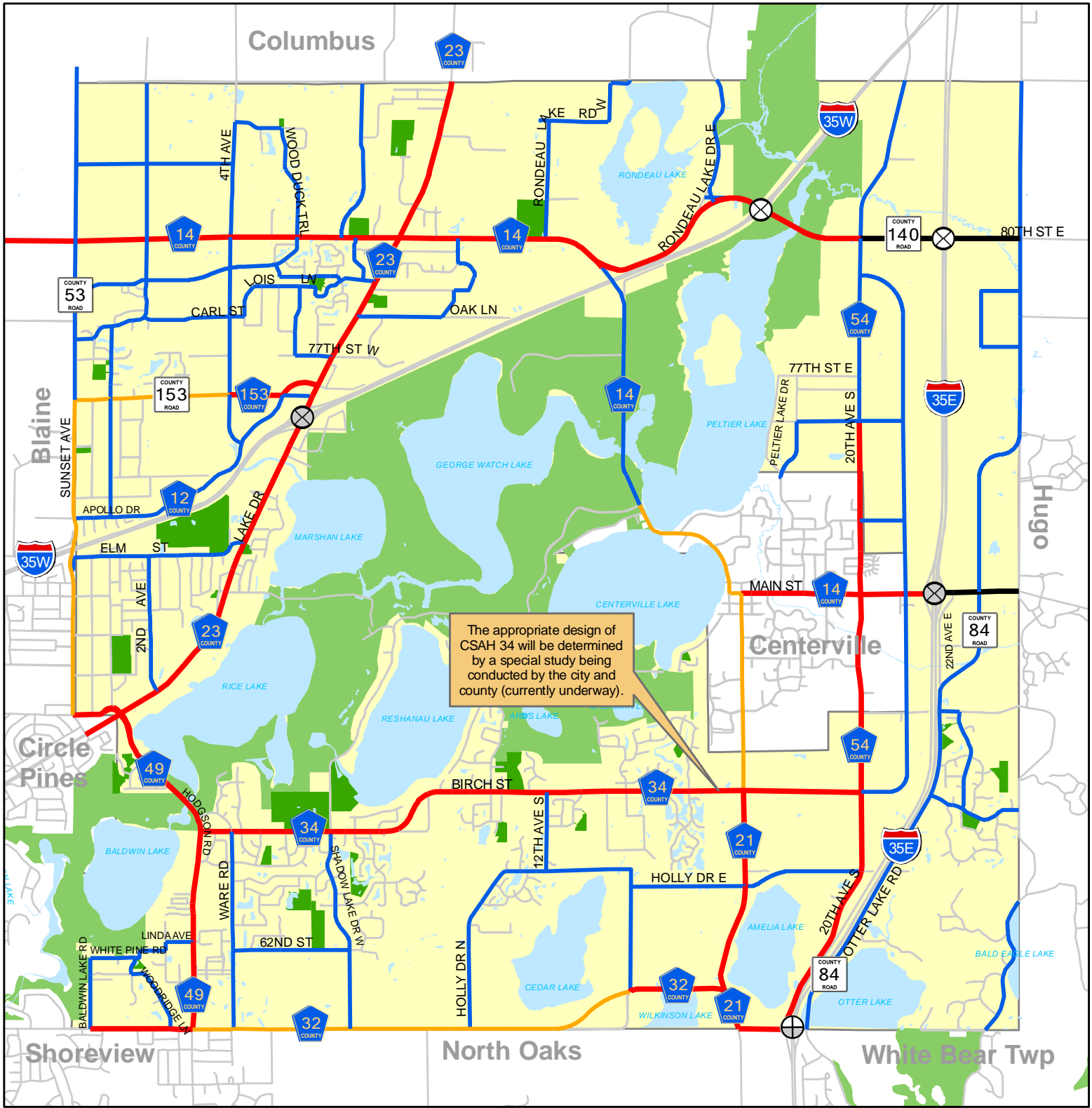
#### Volume/Capacity Ratio

- 0.85 - 1.00 (Approaching Capacity)
- 1.01 + (Over Capacity)

- Lakes
- Streams
- School Open Space/ City Parks
- County Parks
- Lino Lakes City Limits



July 22, 2009



# Future Roadway System (Post-2030)

Figure 6-14

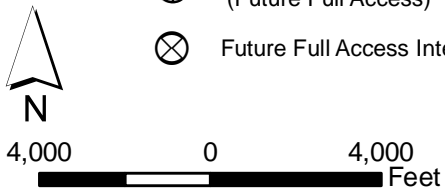
City of Lino Lakes 2030 Comprehensive Plan

- ⊗ Existing Full Access Interchange
- ⊕ Existing Partial Access Interchange (Future Full Access)
- ⊗⊕ Future Full Access Interchange

### Recommended Lanes\*

- Six-Lane Divided
- Four-Lane Divided
- Two-Lane Divided
- Two-Lane

- 🌊 Lakes
- 🌳 School Open Space/ City Parks
- 🌳 County Parks
- ⊕ Lino Lakes City Limits



\* For Major and Minor Collectors, Minor Arterials and Principal Arterials except I-35W and I-35E. See "Full Build-out System Needs" of the Transportation Plan for further discussion.



July 22, 2009

**CITY OF LINO LAKES  
PLANNING & ZONING BOARD MINUTES**

<b>DATE</b>	<b>: August 9, 2017</b>
<b>TIME STARTED</b>	<b>: 6:00 P.M.</b>
<b>TIME ENDED</b>	<b>: 8:09 P.M.</b>
<b>MEMBERS PRESENT</b>	<b>: Dale Stoesz, Lou Masonick, Perry Laden, Paul Tralle (Chair), Neil Evenson, Michael Root, Jeremy Stimpson</b>
<b>MEMBERS ABSENT</b>	<b>: None</b>
<b>STAFF PRESENT</b>	<b>: Michael Grochala, Katie Larsen, Mara Strand</b>

**PLANNING & ZONING BOARD WORK SESSION**

**I. COMPREHENSIVE PLAN DISCUSSION**

**A. Potential Land Use Study Areas and Land Use Issues**

Anne Hurlburt, Landform, discussed potential land use study areas

- 1-A Hodgson Rd & County Rd J
  - Chair Tralle questioned extending utilities to County Road J
  - Mr. Grochala stated that staff met with the City Engineer and utility staff to discuss 2018 projects. One of the topics of discussion was getting sewer and water from Woodridge Lane to this site.
  - Mr. Laden asked about the budget
  - Mr. Stoesz asked how it would be charged back to future land use
    - Mr. Grochala stated that developers are subject to a truck utility charge to cover the costs
  - Recommendation: Continue references to 2007 master plan
    - Move forward with recommendation
- 1-B Hodgson Rd & Birch St.
  - Mr. Laden asked if there is an option to have a right in only off of Hodgson, from the south
    - Mr. Grochala stated that the County typically doesn't like to see a right in where the turn lane is developing
  - Mr. Stoesz asked if the yellow barrier would eventually be put in the middle of Hodgson and Birch

**DRAFT MINUTES**

- Mr. Grochala stated that it may become a median at some point but is striped to develop a through lane and develop for a southbound left turn lane
- Mr. Root disagrees that it was a consensus
  - Mr. Root stated it would be nice to see different types of uses for the property
  - Mr. Grochala commented on the access points and allowed uses
  - Mr. Masonick mentioned that this property has high visibility for a business
  - Chair Tralle questioned what deterred the pet hospital
    - Mr. Grochala stated that they purchased other land
- Mr. Stimpson asked if there has been any feedback from the land owner
  - Mr. Grochala stated the broker/land owner has proposed different land uses – commercial and high density residential
- Ms. Hurlburt stated that she recommends stay with what the plan is now
- Recommendation by the Board – consensus is commercial
- Recommendation: Continue current Commercial classification. Consider changes to plan or zoning designations if suitable development plan submitted to the City.
  - Move forward with recommendation.
- 1-C South of 67<sup>th</sup> St. from Ware to Holly
  - Ms. Hurlburt states that some of this area gets serviced by White Bear Township
  - Recommendation: Continue existing land use designations, consider staging with sewer plan review.
    - Consensus from Board not needed tonight
- 2-A Sod Farms Area
  - Recommendation: Continue existing land use designations. Include guidance for interpreting land use designations in Land Use Plan text.
    - Mr. Stoesz questioned the intersection of Sunset and Main
    - Mr. Grochala stated that Sunset is planned to be extended as a county road. Looking at half mile spacing for intersections. Blaine is planning for a low density residential.
- 2-B Lake Drive Corridor
  - Recommendation: Continue existing land use designations for 2030 and full build out; except, consider change to commercial for existing non-conforming business uses on west side of CSAH 23 across from Area 2-C. Implementation will review zoning classifications for consistency with plan. Enforce access guidelines

to prohibit new driveways. Consider development staging with sewer plan review

- Revised recommendation to extend Mixed Use from Main Street to Diane Street.
- Revised recommendation to extend Commercial from Diane Street to south half of 8171 Lake Drive to include existing commercial business but not residential portion.
- 2-C Waldoch Farms Parcel
  - Recommendation: Continue existing land use designations, consider staging with sewer plan review.
- 2-D Decker Property, 614 Pine St.
  - Neighbors to the Decker property were present at the meeting
  - Columbus is located to the north of the property. Columbus properties remaining unsewered long term.
  - Two issues: timing and staging, should this be low-density residential
  - Bruce Lundell, 680 Pine Street
    - Mr. Lundell questioned if property owners to the east can develop without sewer and water. Mr. Grochala stated that cannot be developed without sewer and water.
  - Barbara Lundell, 680 Pine Street
    - Ms. Lundell asked the Board about subdividing the property.
  - Recommendation: Continue existing land use designations, consider staging with sewer plan review.
    - Move forward with recommendation
- 3-A North of Main St., West of 20<sup>th</sup> Ave.
  - Mr. Grochala stated that this is the location that the City is planning the greenway project for stormwater.
  - Recommendation: Continue existing land use designations, consider staging with sewer plan review.
    - Move forward with recommendation
- 3-B Nadeau Properties (6651 & 6677 20<sup>th</sup> )
  - Initiated by land owner request
  - Recommendation: Continue existing land use designations and staging. Low Density is consistent with abutting property to west and south. 20th Ave. is a good divide/transition between Medium and Low Density areas.
    - Move forward with recommendation
- 4-A Wilkinson Lakes/Cedar Lake Area
  - Lack of response from White Bear Township
  - Mr. Stoesz questioned about the White Bear litigation
  - Recommendation: Continue existing land use designations. Work with White Bear Township to determine sewer capacity and consider staging with sewer plan review. Examine intersection and access issues as part of Transportation Plan review.



- Move forward with recommendation
- 5-A East of I-35E
  - Looking at designation west of I-35 E, currently guided as low density residential
    - Suggestion changing the long range plan
  - Mr. Stoesz asked if it would be agreeable to make the area west of I-35E guided as commercial.
    - Mr. Grochala stated that the issue lies in getting sewer and water.
  - Ms. Hurlburt stated that it might be beneficial to have two categories of commercial.
  - Recommendation: Continue existing land use designations, except delete Medium Density north of 80<sup>th</sup> St & east of I-35E. Consider staging with sewer plan review.
    - Move forward with recommendation
- Added issues
  - LP-4, Unsewered Residential Neighborhoods
  - LP-5, Residential Densities
- Mixed Use Development (LP-1)
  - Category needs clarification. How must “mixing” occur? Within each site or development project? This may be difficult for small parcels.
  - Can this category be used to allow flexibility for commercial OR residential uses?
  - Should there be different approaches for different areas of the community?
  - Recommendation: Land use Plan should give guidance on Mixed Use category and include goals for each Mixed Use area including residential/commercial split, similar to current plan
- Industrial Land Use (LP-2)
  - Can a single industrial classification respond to city’s desire for business park/corporate campus areas versus more traditional industrial areas with outside storage and/or distribution uses?
  - Should there be different classification(s) for high visibility areas or to ensure compatibility with adjacent uses?
  - Recommendation: Consider splitting industrial use into two classifications, one for existing areas allowing a full range of industrial uses and a new “Business Campus” classification for large, high-visibility sites. Emphasize employment over warehousing; higher standards for design. Planned uses may include some commercial to support the business and employment base.
- City Role in Development (LP-3)
  - What is the city’s role in development? Should it be more active in promoting or facilitating development consistent with planning

goals? Or should the city be a more passive participant in the development process?

- Recommendation: Implementation Section of Economic Development Plan provides some guidance; revisit this question when updating that Chapter.
- Unsewered Residential neighborhoods (LP-4)
  - Existing residential neighborhoods designated “Urban Reserve” in several locations are surrounded by urban land use designations and/or areas staged for development before 2030.
  - Need to be clear about whether these areas are eligible for extension of public sewer and/or water service and under what circumstances.
  - Plan should allow for extension of public health problems, without the need for complicated amendments to the Plan.
  - Recommendation: Include criteria in appropriate plan text (Land Use and/or Sewer Chapters) to allow some flexibility for sewer extensions without the need for Plan amendments.
- Residential Densities (LP-5)
  - Residential densities at least 3.0 units/acre to meet regional policies (same as 2030 plan.)
  - Plan must guide land to accommodate city’s share of regional affordable housing need
  - Recommendation: Ensure that land use plan continues to meet the 3 units/acre goal. If necessary, adjust the Mixed Use category to accommodate the minimum number of affordable units.

**B. Housing Chapter**

- Housing Plan
  - Assess the current housing stock
  - Project housing needs
  - Describe implementation tools for meeting the needs
- Affordable Housing Need
  - Affordable Housing Unit Needs for Lino Lakes, 2021-2030
    - At or below 30% AMI = 284 Housing Units
    - 31-50% AMI = 197 Housing Units
    - 51-80% AMI = 34 Housing Units
  - What is “affordable”?
    - 2017 Median income (for household of 4) = \$90,000
    - 80% = \$68,000
    - Affordable home price \$236,000
  - 56% of existing Lino Lakes housing stock in 2017 is affordable (Metro Council)
  - 1,700 new households to be added 2021-2030
  - 515 affordable units = about 30% of total
- Residential Densities

- Residential densities at least 3.0 units/acre to meet regional policies (same as 2030 plan)
- Plan must guide land to accommodate city's share of regional affordable housing need
  - 8 units/acre for all levels OR 12 units/acre less than 50% AMI, 6 units/acre 51-80% AMI
- Issues for Housing Plan Update
  - More usable document
  - Meaningful comparisons, meeting data requirements
  - Tie implementation strategies to three bands of affordability
  - Identify implementation tools for addressing housing needs
  - Planning for land at "affordable" densities to meet regional guidelines
    - Low Density Residential, 1.6 to 3.9 Units/Acre, 746.3 Net Acres
    - Medium Density Residential, 4.0 to 5.9 Units/Acre, 185.1 New Acres
    - High Density Residential, 6.0 to 10.0 Units/Acre, 162.1 Net Acres
    - Mixed Use (Residential Portion Only), 8.0 to 15.0 Units/Acre, 78.1 Net Acres
  - Recommendation: If necessary, adjust the Mixed Use category to accommodate the minimum number of affordable units by:
    - Increasing the proportion of land designated for residential compared to commercial uses
    - Increasing the density of residential uses within Mixed Use areas
    - Designating additional Mixed Use sites
    - Same combination of the above

**C. Next Steps/Upcoming Meetings**

- a. August 19 – Blue Heron Days
- b. September 11 – Park Board
- c. September 13 – Planning & Zoning Board/Transportation

**D. Additional comments**

- a. Mr. Root stated (WATCH VIDEO). Ms. Hurlburt stated that the plan will include implementation steps that the City will do.
- b. Mr. Stoesz asked what form we will see Comprehensive Plan in. Ms. Hurlburt stated that we will not see a strikeout version. The new plan will be a fresh format.

**PLANNING & ZONING BOARD REGULAR MEETING**

**I. CALL TO ORDER AND ROLL CALL:**

Chair Tralle called the Lino Lakes Planning and Zoning Board meeting to order at 7:37 p.m. on August 9, 2017.

## II. APPROVAL OF AGENDA

The Agenda was approved as presented.

## III. APPROVAL OF MINUTES:

Mr. Masonick made a MOTION to approve the July 12, 2017 Meeting Minutes. Motion was supported by Mr. Stoesz. Motion carried 6 - 0.

## IV. OPEN MIKE

Chair Tralle declared Open Mike at 7:39 p.m.

There was no one present for Open Mike.

Mr. Laden made a MOTION to close Open Mike at 7:39 p.m. Motion was supported by Mr. Masonick. Motion carried 6 - 0.

## V. ACTION ITEMS

### A. Houle Addition Final Plat

Katie Larsen, City Planner, presented the staff report. Staff recommended approval of option 1 and option 2 for Houle Addition.

The applicant, Guy Houle, GRH Contracting, has submitted a land use application for final plat. The proposed development is a 1 lot and 1 outlot single family residential subdivision located at the north end of Ruffed Grouse Road. The development contains one 30.72 gross acre parcel and is called Houle Addition.

Staff addressed questions of the Board.

Chair Tralle asked for clarification on splitting off Outlot A on option #2.

Guy Houle, 4417 Channel Lane, and his cousin purchased the 30 acres with the understanding that only 1 single family house is able to be built.

Mr. Grochala stated that the Board can approve option 1 and option 2.

Mr. Laden made a MOTION to recommend approval of option 1 and option 2 of the Final Plat Houle Addition.

Motion was supported by Mr. Masonick. Motion carried 6 - 0.

**B. 6602 Pheasant Run-Variance Amendment**

Ms. Larsen presented the staff report. Staff recommended approval of amending the findings of Facts and Resolution No. 15-119.

On October 14, 2015, the Planning & Zoning Board recommended approval of a 10 foot variance to allow the property owner, Dylan Lindman, to construct an attached garage 30 feet from the lot line along CSAH 34/Birch Street. The required setback is 40 feet.

On October 26, 2015, the City Council passed Resolution No. 15-119 approving a 12 foot variance to allow for the construction of an attached garage 28 feet from the lot line. The property owner requested the additional 2 feet.

Per Resolution No. 15-119:

**NOW, THEREFORE BE IT RESOLVED** by The City Council of The City of Lino Lakes hereby approves of a 12 foot variance to reduce the required setback from 40 feet to 28 feet along Birch Street to allow for the construction of an attached double garage at 6602 Pheasant Run, subject to the following conditions:

1. The detached shed in the northeast corner of the lot, found in violation of city ordinances, shall be relocated onto the applicant's property.
2. The accessory structure shall meet the requirements of §1007.043 General Building and Use Provisions.
3. The accessory structure shall meet all other city code and state building code requirements.
4. A building permit shall be submitted for by the applicant and approved by the City of Lino Lakes prior to construction.

The property owner thought the variance applied to both the attached double garage and detached shed. He relocated the detached shed onto the property 28 feet from the south lot line to line up with attached garage. Technically, the resolution only allowed for a setback variance for the attached double garage, not the detached shed. The detached shed should be 40 feet from the south lot line and 5 feet from the rear lot line.

The property owner does not want to relocate the detached shed again and is requesting the variance to include the detached shed.

Staff addressed questions of the Board.

Mr. Stoesz asked if there needs to be approval to put up an accessory structure. Ms. Larsen stated that if the structure is under 200 square feet, a zoning permit is required. If the structure is over 200 square feet, a building permit is required.

Mr. Lindman stated that the shed is 26.8 feet from property line.

Mr. Masonick made a MOTION to recommend approval of where the accessory structure is located now.

Motion was supported by Mr. Stoesz. Motion carried 6 - 0.

## VI. DISCUSSION ITEMS

### A. Outlot C, Century Farm North 6th Addition-Discussion to Re-Plat from 12 Townhome Units to 4 Single Family Lots

Century Farm North is a residential Planned Unit Development (PUD) in northwest Lino Lakes and was approved in 2003. It includes a mix of housing styles including typical single family lots, single family airpark lots with hangars, single family detached townhomes (individual house lots located within a commonly owned yard lot) and attached townhomes.

The PUD Development Stage Plan/Preliminary Plat for Outlot C, Century Farm North 6<sup>th</sup> was approved for 12 townhomes (2 buildings with 6 units each) in 2003. Due to a weakened townhome market, the owner, Gary Uhde, is proposing to re-plat the outlot from 12 townhome units to 4 single family lots.

Staff is requesting input from Planning and Zoning Board - no formal action tonight.

Mr. Udhe, Century Farms Development, expects to finish the homes in this year. Mr. Udhe stated that there is no market for townhomes. Capstone Homes has agreed to build the additional 4 homes.

Chair Tralle stated that he would like to see this project completed.

Consensus among Board to go forward with 4 single family homes.

### B. Project Updates

West Shadow Lake Drive and LaMotte will likely move forward in 2018. Council will be authorizing plans and specs on Monday.

Lennar Homes is in the process of working out a purchase agreement with Mattamy Homes. Lennar is looking at completing projects in 3 phases. Lennar is generally keeping the same footprint but with different products. The number of homes proposed has not changed, 871 approved for Mattamy and 871 proposed from Lennar. Anticipating a submittal on Monday.

## VII. ADJOURNMENT

Mr. Laden made a MOTION to adjourn the meeting at 8:09 p.m. Motion was supported by Mr. Stimpson. Motion carried 6 - 0.

Respectfully submitted,

Mara Strand  
Community Development Administrative Assistant

DRAFT

**PLANNING & ZONING BOARD  
AGENDA ITEM 5A**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: September 13, 2017

REQUEST: **PUBLIC HEARING**  
PUD Development Stage Plan Amendment to Watermark

CASE NUMBER: PD2017-003

APPLICANT: U.S. Homes Corp dba Lennar  
Attn: Doran Cote  
16305 36<sup>th</sup> Avenue, Suite 600  
Plymouth, MN 55447

OWNER: Mattamy Partnership  
7201 Washington Avenue S.  
Edina, MN 55439

REVIEW SCHEDULE:

Complete Application Date:	August 14, 2017
60-Day Review Deadline:	October 13, 2017
120-Day Review Deadline:	December 12, 2017
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	September 13, 2017
City Council Work Session:	October 2, 2017
City Council Meeting:	October 9, 2017

**BACKGROUND**

Mattamy Minneapolis, LLC received PUD Development Stage Plan/Preliminary Plat approval for Watermark in June 2016. The proposed development is a master planned residential community located in the northwest quadrant of I-35E and CSAH 14/Main Street. It contains 12 parcels totaling approximately 372 gross acres and consists of a residential mix of 706 single family lots and 165 townhome units totaling 871 housing units.

In February 2017 the City was informed that Mattamy Homes was moving out of the Minnesota housing market and selling off its existing land holdings, including the Lino Lakes site. In April



2017, following a request from Mattamy Homes, the City Council approved a six (6) month extension for the submittal of the PUD Final Plan/Final Plat for the development.

Mattamy Homes has since been working on a potential sale of the development to Lennar, a leading home builder in the Twin Cities and nationally. Lennar proposes to develop Watermark using the same street, parks, trails and utility layout; however, some changes to the PUD Development Stage Plan are required to create a master plan that supports their life cycle housing products.

Lennar is proposing a 3 step approach to amend the PUD Development Stage Plan:

- Step 1 (September/October 2017): PUD Development Stage Plan Amendment to the Land Use Plan to modify lot sizes
- Step 2 (November/December 2017): PUD Development Stage Plan Amendment to modify architectural design standards
- Step 3 (March/April 2018): PUD Final Plan/Final

This Land Use Application is for Step 1.

## **ANALYSIS**

In June 2016, the Council passed Resolution No. 16-51 approving the PUD Development Stage Plan/Preliminary Plat for Watermark. The resolution details in its finding of fact that Watermark is consistent with the Comprehensive Plan and creates a master planned residential development that upholds the City's public values by creating a multi-functional, open space greenway corridor integrated with stormwater conveyance system, wetland management and trails. The resolution also establishes architectural design standards, lot sizes and public dedication requirements for the entire Watermark development.

Per the applicant's narrative, "While the locations of the Lennar's lot sizes and housing products differ from the Mattamy Homes' approved Planned Unit Development Stage Plan and Preliminary Plat, architectural standards have been established in the approving resolutions. Lennar's proposed open spaces, trails and sidewalks, street widths, typical street sections, street layouts, stormwater management, sanitary sewer, and watermain are essentially the same as proposed by Mattamy Homes.

The approved Planned Unit Development Stage Plan and Preliminary Plat conditions that detached townhomes maintain a minimum 44' width and a minimum lot area of 5,720 sq. ft. The Lennar proposed Land Use Plan contemplates an age-targeted, homeowners association maintained Lifestyle Villas Collection on 60' to 65' wide lots and will be privately owned rather than a detached townhome. These lots maintain a minimum of 60' in width and an average area of 7,800 square feet. Single family detached homes will have varying lot sizes ranging from 55' wide to 75' wide and range in size between 7,150 sq. ft. to 9,750 sq. ft."

In Step 1, Lennar is proposing an amendment to the Land Use Plan of the PUD Development Stage Plan to modify lot sizes to adjust to their available housing product types. Those proposed changes include:

- Elimination of the 44’ wide lots
- Addition of 60’ wide lot product
- The 55’, 65’ and 75’ lots previously approved remain throughout the development
- Slight reconfiguration of the townhome area
- Addition of a second townhome product type (back to back)
- Introduction of an age-targeted “Villa” product geared toward the empty nester with single level living

The following chart compares the approved Mattamy Homes plan with Lennar’s proposed revised plan.

<b>Lot Width</b>	<b>Mattamy # Lots</b>	<b>Lennar # Lots</b>	<b>Difference</b>
75	174	126	-48
65	303	315	+12
60	0	143	+143
55	145	115	-30
44	84	0	-84
30 (townhomes)	165	172	+7
<b>TOTAL</b>	<b>871</b>	<b>871</b>	<b>0</b>

The total number of housing units is the same at 871. The Lennar townhome neighborhood consists of 124 row house units (multiple buildings with varying number of units per building) and 48 back-to-back units (6 buildings with 8 units each). The total number of townhome units is 172. This is an increase of 7 townhome units in comparison to the Mattamy Homes development.

### **Land Use Area Comparison**

The following table is a land use area comparison of the approved Mattamy Homes Land Use Plan vs. the proposed Lennar Land Use Plan.

	<b>Mattamy</b>	<b>Lennar</b>
<b>Gross Area =</b>	<b>372.24</b>	<b>372.24</b>
Wetlands (remaining + mitigation) =	23.08	23.08
Lake =	22.13	22.13
Storm ponds =	18.19	18.19
<b>Water Subtotal =</b>	<b>63.40</b>	<b>63.40</b>
Public Park =	5.38	5.46
Public Open Space =	59.86	58.97
Private Park =	2.39	1.86
Private Open Space (TH) =	9.43	11.5
Private Open Space Roadway (TH) =	3.37	3.68
<b>Park Subtotal=</b>	<b>80.43</b>	<b>81.47</b>
Arterial Road ROW (CSAH 54)=	5.46	5.46
Local Road ROW =	49.45	49.45
<b>Road ROW Subtotal=</b>	<b>54.91</b>	<b>54.91</b>
Single Family Lots =	164.05	163.5
Townhome Lots =	9.45	8.28
HOA Amenity =	0	0.68
<b>Lot Area Subtotal=</b>	<b>173.50</b>	<b>172.46</b>

The difference between the two plans is negligible.

### Density Comparison

The following table is a density comparison of the approved Mattamy Homes Land Use Plan vs. the proposed Lennar Land Use Plan.

	<b>Mattamy</b>	<b>Lennar</b>
<b>Gross Area (acres)</b>	<b>372.24</b>	<b>372.24</b>
Wetlands & Water Bodies	45.21	45.21
Public Parks & Open Space	65.24	64.43
Arterial ROW	5.46	5.46
Other (Undevelopable)	0.00	0.68
<b>Net Area (acres)</b>	<b>256.33</b>	<b>256.46</b>

# of Housing Units	871	871
<b>Gross Density (units/acre)</b>	<b>2.34</b>	<b>2.34</b>
<b>Net Density (units/acre)</b>	<b>3.40</b>	<b>3.40</b>

There is no change in the gross density, net density or number of housing units.

**Zoning**

In June 2016, the Council adopted Ordinance No. 04-16 approving rezoning of the development to PUD, Planned Unit Development effective upon filing the final plat. Lennar proposes to utilize the same setbacks as established for Mattamy Homes (front = 25 feet, rear = 25 feet and side = 7.5 feet). The townhome neighborhood may require a slight modification to the base lots to accommodate Lennar’s townhome product. Any changes for either the single family homes or townhomes will be reviewed and approved with the PUD Final Plan/Final Plat.

**Subdivision Ordinance**

No changes are proposed to street layouts, stormwater management facilities, watermain or sanitary sewer design. Lennar also proposes dedication of public parks and open space. Step 3 will be submittal of PUD Final Plan/Final Plat. To address Council’s concerns regarding phasing of the development, Lennar intends to submit a first phase final plat containing substantially more land and units than originally proposed.

**Comprehensive Plan**

Lennar’s proposed amended Land Use Plan is consistent with the approved PUD Development Stage Plan and Comprehensive Plan in regards to resource management system plan, housing plan, economic development, transportation plan and utility plans.

**Final Plat Extension**

In April 2017, Council approved Resolution No. 17-32 extending the final plat submittal deadline to December 13, 2017. Mattamy Homes has requested another final plat extension to June 2018. This request will be presented to the City Council in October 2017.

**Next Steps**

Council approval of the Land Use Plan amendment and the lot sizes is critical for Lennar to move forward on the development of Watermark. If approved, Lennar will proceed to Step 2 to modify architectural design standards for possibly both the single family homes and townhomes. The final Step 3 will be submittal of PUD Final Plan/Final Plat. To address Council’s concerns regarding phasing of the development, Lennar intends to submit a first phase final plat containing substantially more land and units than originally proposed.

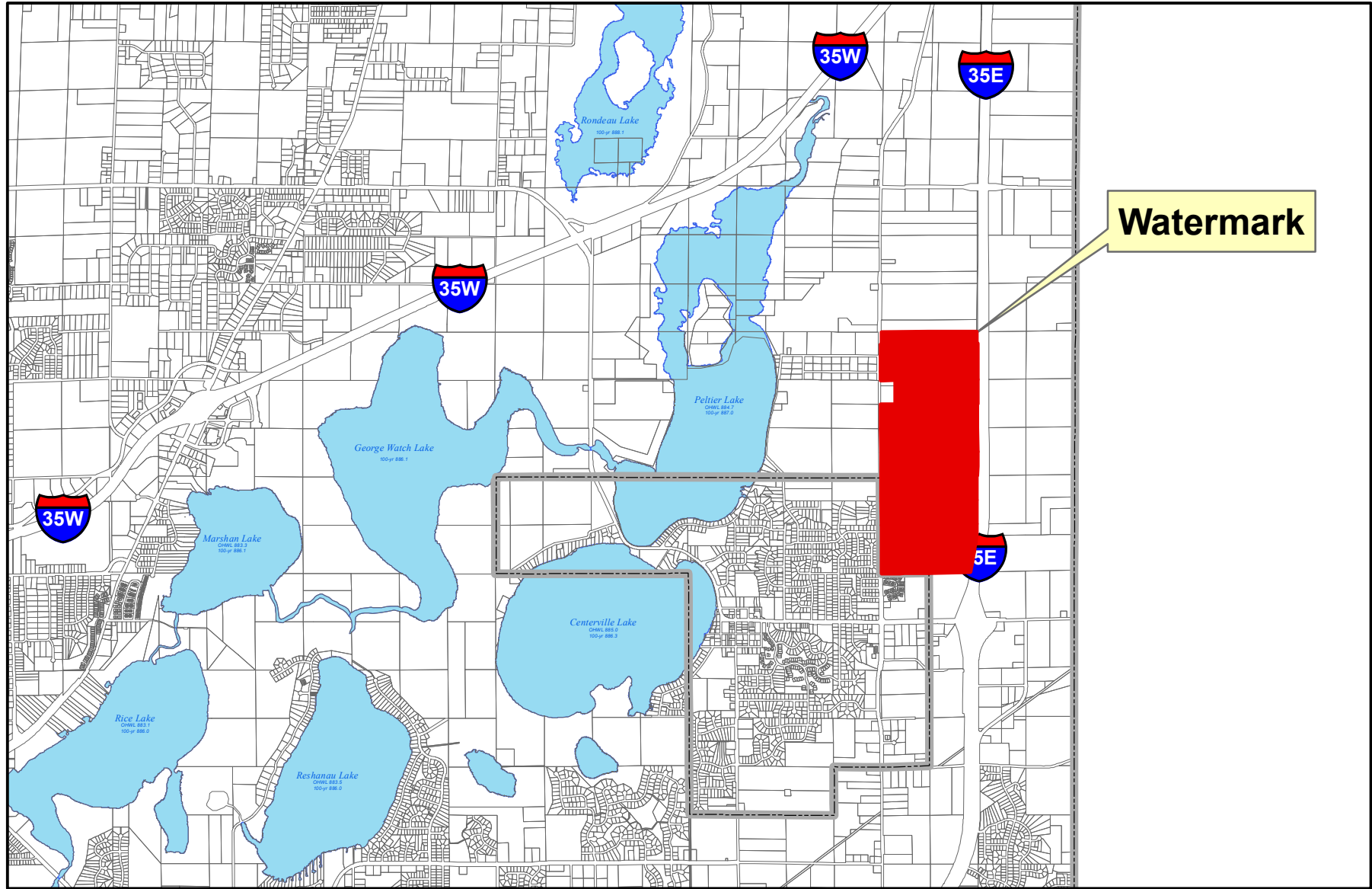
## **RECOMMENDATION**

Staff recommends approval of the PUD Development Stage Plan Amendment to Watermark subject to the following conditions:

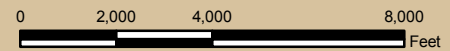
1. All other conditions of Resolution No. 16-51 shall be met unless amended by further Council action.

## **ATTACHMENTS**

1. Site Location Map
2. Lennar Narrative dated August 11, 2017
3. Approved Land Use Plan (Mattamy Homes)
4. Proposed Land Use Plan (Lennar)



# Site Location Map



**Watermark**  
**Planned Unit Development**  
**Land Use Plan Amendment**

City of Lino Lakes  
August 11, 2017

On June 27<sup>th</sup>, 2016 the City of Lino Lakes approved a Planned Unit Development Stage Plan and Preliminary Plat for Watermark, a mixed use development, for Mattamy Homes which established the framework for development of 372 acres of previously farmed property located on the west side of I-35E and north of Main Street (CSAH 14). The approval allowed up to 871 residential units and 144 acres of open space based on Mattamy Homes' proposed Land Use Plan (see attached Mattamy Homes' project narrative and excerpts from the Preliminary Plat Image Booklet). On April 24<sup>th</sup>, 2017, the City of Lino Lakes granted an extension of time to December 13<sup>th</sup>, 2017 for the submittal of the Final Plan/Final Plat.

U.S. Homes Corp, dba Lennar, 13605 36<sup>th</sup> Avenue, Suite 600, Plymouth MN 55447, is requesting a Planned Unit Development Land Use Plan Amendment for Watermark. Lennar understands that this request is just the first step in the process of developing this site in a manner consistent with the approved Planned Unit Development Stage Plan and Preliminary Plat and that much more work is required to address all of the conditions included in the approving resolution. Additional amendments to the Planned Unit Development Stage Plan and Preliminary Plat will likely be required which will require another extension of time for the submittal of the Final Plan/Final Plat.

Lennar is proposing a Land Use Plan to develop the property in a manner that is consistent with and in general conformance to the approved Planned Unit Development Stage Plan and Preliminary Plat. While the locations of the Lennar's lot sizes and housing products differ from the Mattamy Homes' approved Planned Unit Development Stage Plan and Preliminary Plat, architectural standards have been established in the approving resolutions. Lennar's proposed open spaces, trails and sidewalks, street widths, typical street sections, street layouts, stormwater management, sanitary sewer, and watermain are essentially the same as proposed by Mattamy Homes.

**Comprehensive Guide Plan Designation**

The comprehensive guide plan has been updated permitting the ability to develop the property for residential uses. The proposed Lennar Land Use Plan unit type mix is 81% detached and 19% attached, the same as the Mattamy Homes Land Use Plan. The Lennar proposed Land Use Plan has a gross density of 2.34 units per acre and a net density of 3.39 units/acre. Net density was determined based on gross acreage less wetlands.

**Zoning Classification**

The site is currently zoned as Planned Unit Development subject to the recording of a Final Plat for the property. Planned Unit Development s allow flexibility in design standards and the relaxation of strict application of the zoning ordinance in exchange for greater creativity and environmental sensitivity. In

the case of this application, Planned Unit Development zoning allows for the ability to mix several housing types within the site in a manner that is sensitive to the preservation of significant open space features.

### **Existing Land Uses**

In 2016 the City of Lino Lakes approved a Planned Unit Development Stage Plan and Preliminary Plat for Watermark for Mattamy Homes allowing for a mixed use residential development of up to 871 units. The proposed Lennar Land Use Plan follows the framework established within that approval. Lifecycle housing is highlighted on the site plan by a shift from attached housing to an emphasis on single family detached housing that fits into the existing neighborhoods and meets the demands of an evolving market.

### **Lot Descriptions**

The proposed Lennar Land Use Plan follows guidelines established in the Preliminary Plat and Planned Unit Development approval for Mattamy Homes. The Mattamy Homes Land Use Plan contemplated similarly sized lots concentrated together around the perimeter of the site with the center of the site having a variety of lot sizes comingled in the interior of the site. Lennar's proposed Land Use Plan focuses similar size lots and housing types into sub-neighborhoods throughout the entire site and taking advantage of water features, opens spaces and parks with larger lots located adjacent to these amenities.

The approved Planned Unit Development Stage Plan and Preliminary Plat conditions that detached townhomes maintain a minimum 44' width and a minimum lot area of 5,720 sq. ft. The Lennar proposed Land Use Plan contemplates an age-targeted, homeowners association maintained Lifestyle Villas Collection on 55' to 65' wide homesites and will be privately owned rather than a detached townhome. These homesites maintain a minimum of 55' in width and an average area of 7,800 square feet. Single family detached homes will have varying homesites sizes ranging from 55' wide to 75' wide and range in size between 7,150 sq. ft. to 9,750 sq. ft.

### **Park Dedication and Open Space**

The approved Planned Unit Development Stage Plan and Preliminary Plat for Watermark requires development of the project with a minimum 144 acres of open space on the entire 372 acre parcel equating to 39% of the land. The Lennar proposed Land Use Plan reserves 145 acres of open space including a large public park, two neighborhood parks, public and private open space, lakes, ponds and wetlands. Additional open space will maintain a buffer around the perimeter of the site, as well as providing undeveloped space within the development. Buffer areas will be seeded with low maintenance native grasses and left natural where undisturbed.

The Lennar proposed Land Use Plan embraces an extensive sidewalk and trail plan that connects to Lino Lakes' existing trail and park system. As outlined in the approved Planned Unit Development Stage Plan and Preliminary Plat for Watermark, park and trail dedication will be met through the preservation of open space and the incorporation of a pedestrian friendly trail system as shown on Lennar's proposed Land Use Plan. The intent of the trail system is for use by the members within the Watermark



community as well as the public. Lennar welcomes the opportunity to collaborate with the City of Lino Lakes to incorporate upgrades to the open space system that benefits the general public.

A public park with amenities is contemplated for the center of the site connecting to the extensive trail and open space system. A private park that will include a Tot Lot and recreational space is also planned in the open space area of the townhomes in the southeast corner of the site. A small neighborhood park is proposed in the northeast area of the site and a private recreational center is also proposed near the center of the community.

- **Wetlands** - In 2014 a wetland delineation report was prepared for the site which identified 28 wetland areas, however, none were identified as high quality wetlands. Most wetlands were drained and cropped when the site was actively farmed. The proposed project does include wetland creation and wetland restoration as identified in the May, 2017 Wetland Replacement Plan.
- **Tree Preservation** – The site contains relatively few trees, mostly as shelter belts on the perimeter of the property and around existing home sites. Very little of the tree stands consist of quality trees. Efforts will be made to preserve trees adjacent to wetland areas if appropriate and many of the perimeter trees will remain.
- **Stormwater/Water Quality** – Lennar understands that the city is working in cooperation with the Rice Creek Watershed District (RCWD) on improvements to the Peltier Lake Outlet as identified in the Comprehensive Stormwater Management Plan for the Proposed Lake Outlet. The proposed Lennar Land Use Plan provides a generous land use framework of wetland corridors, open space and stormwater facilities to accomplish the intent of the plan. Lennar is also committed to following stormwater policies enacted by the City of Lino Lakes and the Minnesota Pollution Control Association (MPCA).

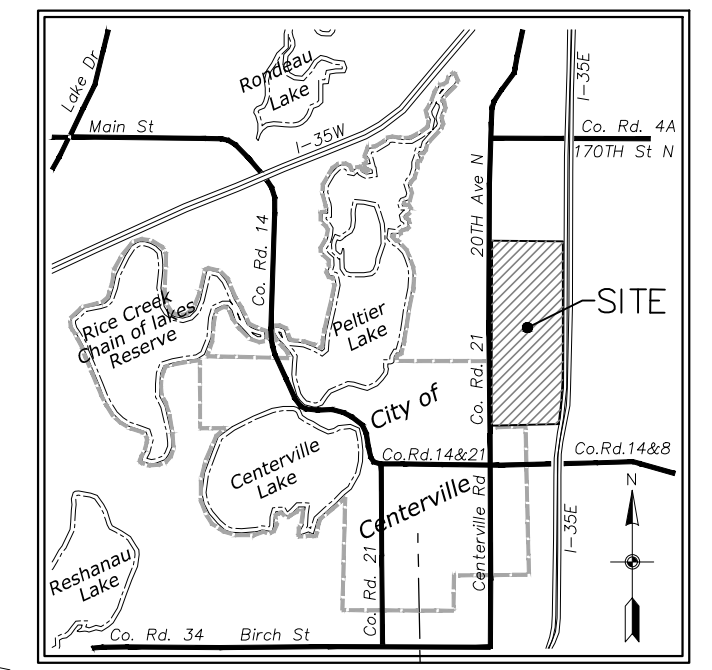
### **Summary**

Lennar has a long history of building successful Communities in the Twin Cities under the names of Orrin Thompson Homes and Lundgren Bros. Construction. Lennar's proposed Land Use Plan substantially follows the guidelines established in the approved Planned Unit Development Stage Plan and Preliminary Plat for Watermark. Lennar understands that much effort remains to satisfy the conditions included in the approving resolutions but are committed to working with Lino Lakes staff to fulfil those conditions when possible. Lennar believes that Mattamy Homes will file for an extension of time on their approvals in order for Lennar to accomplish the tasks of meeting Lino Lake's expectations for this development.

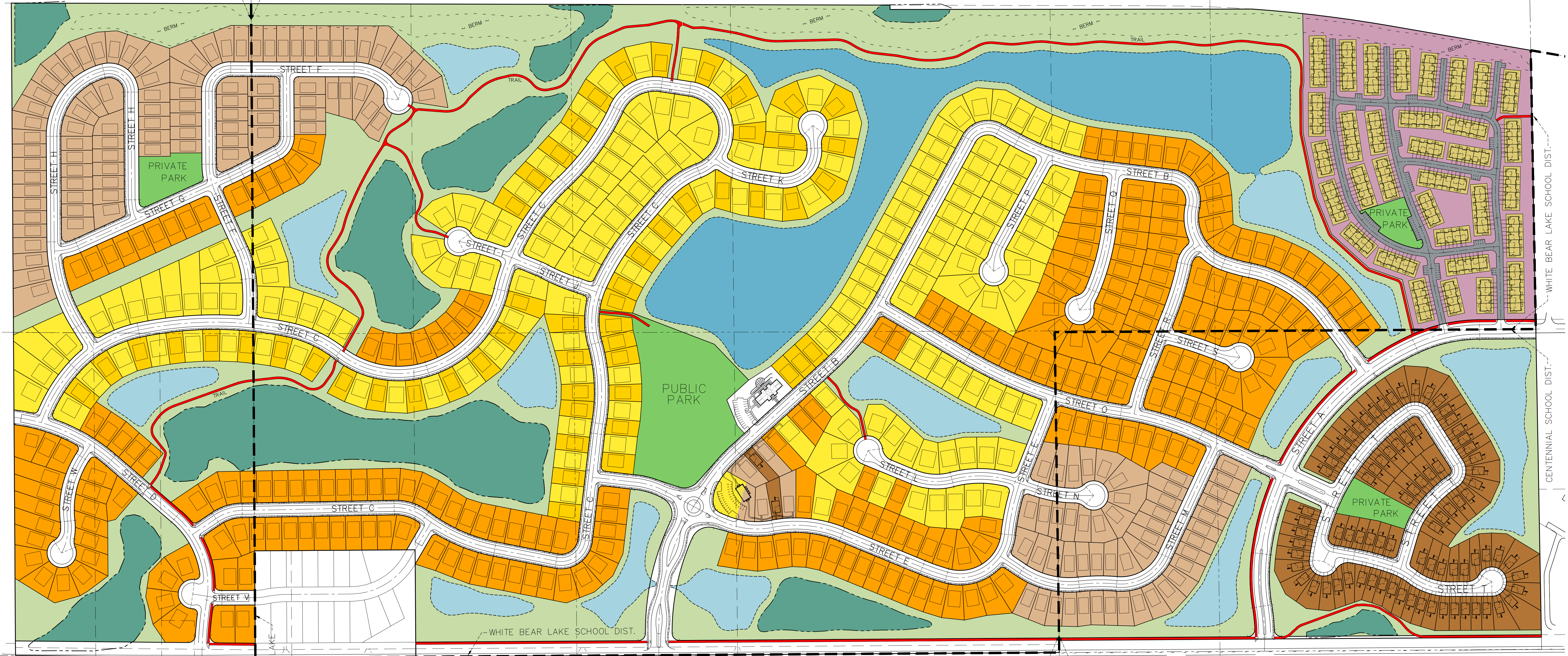
Lennar is very excited for the opportunity that lends itself through the careful development of this fantastic property and ask for your support of this Planned Unit Development Land Use Plan Amendment.



# WATERMARK



INTERSTATE HIGHWAY NO. 35E



20TH AVENUE NORTH (CSAH 54)

**LEGEND**

75' SINGLE FAMILY LOTS	174	PARK
65' SINGLE FAMILY/PREMIUM LOTS	54	PUBLIC OPEN SPACE
65' SINGLE FAMILY LOTS	249	PRIVATE OPEN SPACE
55' SINGLE FAMILY LOTS	145	PRIVATE OPEN SPACE RDWY
44' SINGLE FAMILY LOTS	84	LAKE (NWL)
30' TOWNHOME UNITS	165	STORM PONDS
		WETLANDS (REMAINING/MITIGATION)

**SITE DATA**

TOTAL SITE AREA	±372.24 AC.	TOTAL LOT AREA	±173.5 AC.
TOTAL ROW AREA	±54.91 AC.	SINGLE FAMILY LOTS	±164.05 AC.
20TH AVENUE NORTH	±5.46 AC.	TOWNHOME LOTS	±9.45 AC.
INTERNAL ROW	±49.45 AC.	<b>TOTAL NUMBER OF LOTS/UNITS</b>	<b>872</b>
<b>WATER AREA</b>	<b>±63.40 AC.</b>	SINGLE FAMILY LOTS	706
WETLANDS (REMAINING/MITIGATION)	±23.08 AC.	TOWNHOME UNITS	165
LAKE	±22.13 AC.	CLUBHOUSE LOT	1
STORM PONDS	±18.19 AC.	<b>MINIMUM HOUSE SETBACK DATA:</b>	
<b>PARK AREA</b>	<b>±80.43 AC.</b>	FRONT	25 FT.
PUBLIC PARK	±5.38 AC.	SIDE (44')	6 FT.
PUBLIC OPEN SPACE	±59.86 AC.	SIDE (55', 65', 75')	7.5 FT.
PRIVATE PARKS	±2.39 AC.	SIDE CORNER	20 or 25 FT.
PRIVATE OPEN SPACE	±9.43 AC.	REAR SETBACK	25 FT.
PRIVATE OPEN SPACE RDWY	±3.37 AC.		

**SOIL BORINGS**

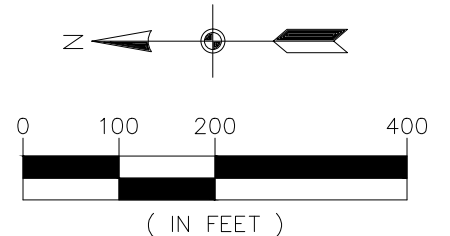
BRAUN INTERTEC  
11001 HAMPSHIRE AVE. S.  
MINNEAPOLIS, MN 55438  
(952)995-2000

**WETLANDS**

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY  
26105 WLD ROSE LANE  
SHOREWOOD, MINNESOTA 55331  
(952)401-8757

**OWNER CONTACT**

RICK PACKER  
(952)898-6108



3890 Pheasant Ridge Drive NE,  
Suite 100  
Blaine, MN 55449  
Phone: (763) 489-7900  
Fax: (763) 489-7959  
www.carlsonmccain.com

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

Print Name: Brian J. Krystofak, P.E.  
Signature: \_\_\_\_\_  
Date: 01/07/16 License #: 25063

Drawn: C#  
Designed: BJK  
Date: 01/07/16

Revisions:  
1. Rev. Layout, 03/04/16  
2. Rev. layout, 05/28/16

**MATTAMY HOMES**  
7201 Washington Avenue - Suite 201  
Edina, MN 55439

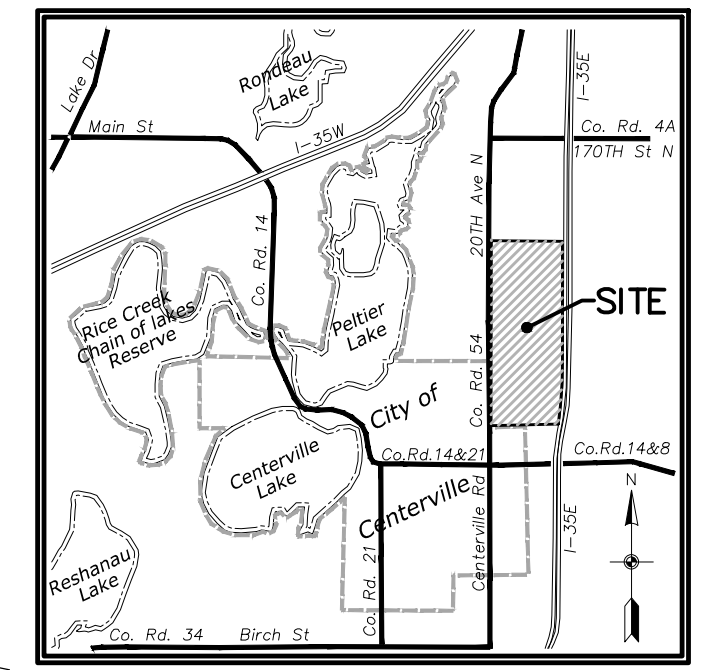
**WATERMARK**  
Lino Lakes, Minnesota

**LAND USE PLAN**

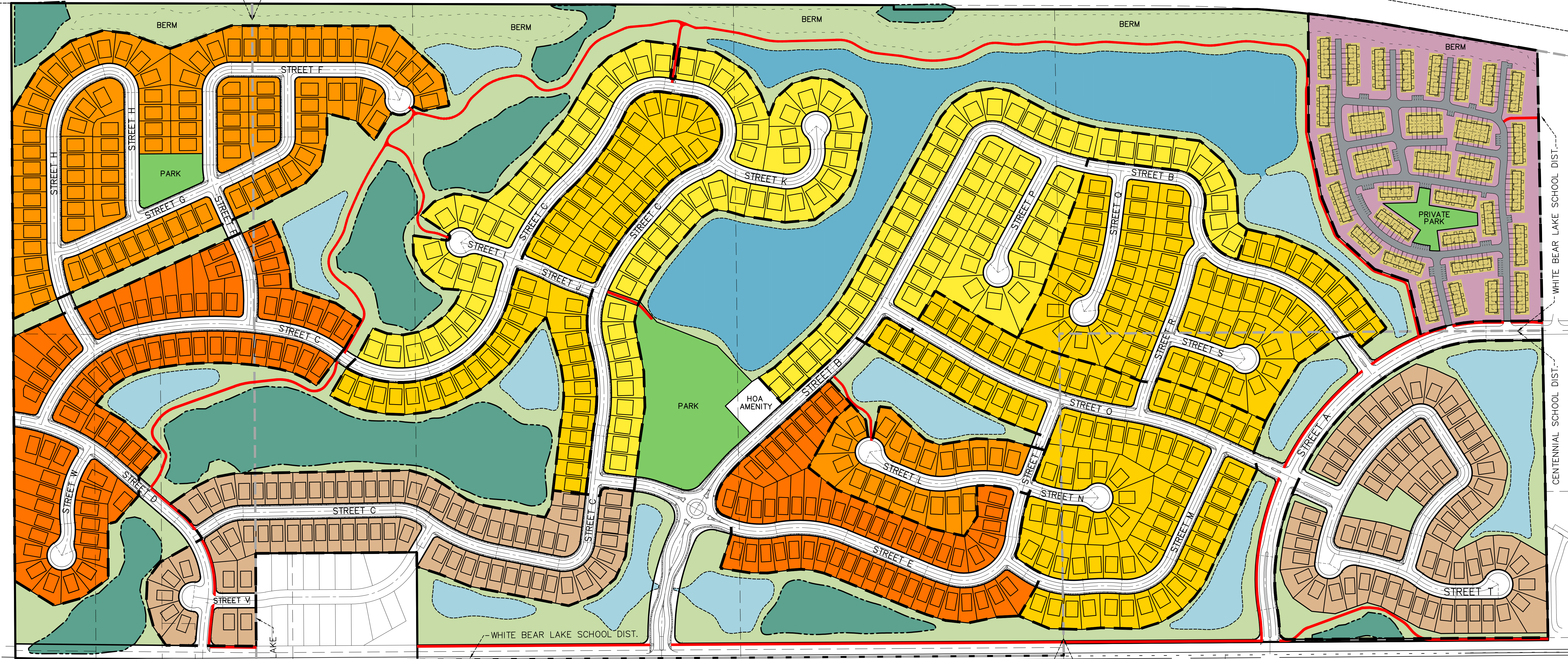


# WATERMARK

INTERSTATE HIGHWAY NO. 35E



LOCATION MAP  
(NO SCALE)



LEGEND	
	65' & 75' SINGLE FAMILY LOTS 327
	75' LANDMARK LOTS 126
	65' LANDMARK & DISCOVERY LOTS 201
	65' AGE-TARGETED LIFESTYLE VILLA LOTS 114
	55'-60' AGE-TARGETED LIFESTYLE VILLA LOTS 127
	55'-60' DISCOVERY/DISCOVERY 2+ GAR 131
	60' DISCOVERY 2+ GAR LOTS 69
	55' DISCOVERY LOTS 62
	COLONIAL MANOR/PATRIOT UNITS 172
	TOTAL LOTS/UNITS 871
	PARK
	PUBLIC OPEN SPACE
	PRIVATE OPEN SPACE
	PRIVATE OPEN SPACE RDWY
	LAKE (NWL)
	STORM PONDS
	WETLANDS (REMAINING/MITIGATION)

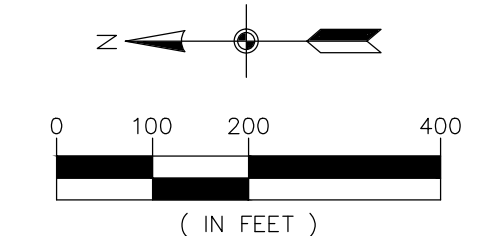
20TH AVENUE NORTH (CSAH 54)

SITE DATA	
TOTAL SITE AREA	±372.24 AC.
TOTAL ROW AREA	±54.91 AC.
20TH AVENUE NORTH	±5.46 AC.
INTERNAL ROW	±49.45 AC.
WATER AREA	±63.40 AC.
WETLANDS(REMAINING/MITIGATION)	±23.08 AC.
LAKE	±22.13 AC.
STORM PONDS	±18.19 AC.
PARK AREA	±81.47 AC.
PUBLIC PARK	±5.46 AC.
PUBLIC OPEN SPACE	±58.97 AC.
PRIVATE PARKS	±1.86 AC.
PRIVATE OPEN SPACE	±11.50 AC.
PRIVATE OPEN SPACE RDWY	±3.68 AC.
TOTAL LOT AREA	±172.46 AC.
SINGLE FAMILY LOTS	±163.50 AC.
TOWNHOME LOTS	±8.28 AC.
PRIVATE FUTURE AREA	±0.68 AC.
TOTAL NUMBER OF LOTS/UNITS	871
SINGLE FAMILY/VILLA LOTS	699
COLONIAL MANOR/PATRIOT UNITS	172
HOA AMENITY	1
MINIMUM HOUSE SETBACK DATA:	
FRONT	25 FT.
SIDE (55',65',75')	7.5 FT.
SIDE CORNER	20 or 25 FT.
REAR SETBACK	25 FT.

**SOIL BORINGS**  
BRAUN INTERTEC  
11001 HAMPSHIRE AVE. S.  
MINNEAPOLIS, MN 55438  
(952)995-2000

**WETLANDS**  
KJOLHAUG ENVIRONMENTAL SERVICES COMPANY  
26105 WLD ROSE LANE  
SHOREWOOD, MINNESOTA 55331  
(952)401-8757

**OWNER CONTACT**  
DORAN COTE  
(952)249-3046





**PLANNING & ZONING BOARD  
AGENDA ITEM 5B**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: September 13, 2017

REQUEST: **PUBLIC HEARING** for Century Farm North

- 1. PUD Development Stage Plan/Preliminary Plat Amendment
- 2. PUD Final Plan/Final Plat

CASE NUMBER: PD2017-002  
PP2017-005  
PF2017-001  
FP2017-009

APPLICANT: Century Farm North Development, Inc.  
Attn: Gary M. Uhde  
3157 Berwick Knoll  
Brooklyn Park, MN 55443

REVIEW DEADLINE:

Complete Application Date:	August 18, 2017
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	September 13, 2017
Council Work Session Meeting:	October 2, 2017
Council Meeting:	October 9, 2017
60-Day Review Date:	October 17, 2017
120-Day Review Date:	December 16, 2017

**BACKGROUND**

Century Farm North is a residential Planned Unit Development (PUD) in northwest Lino Lakes and was approved in 2003. It includes a mix of housing styles including typical single family lots, single family airpark lots with hangars, single family detached townhomes (individual house lots located within a commonly owned yard lot) and attached townhomes.

There have been six (6) final plats and three (3) PUD amendments to date. The first amendment allowed for the conversion of 16 single family detached townhomes to 16 single family lots. The second amendment expanded the preliminary plat boundary to include the Morell 1 acre parcel, realigned Robinson Drive and created new parcels. The third PUD amendment allowed for side yard setbacks of 7.5 feet on both sides of either the principal or attached accessory structures. This flexibility will also apply to the four (4) platted lots in Century Farm North 7<sup>th</sup> Addition.

The developer, Gary Uhde, is requesting a fourth amendment to the PUD Development Stage Plan/Preliminary Plat for Outlot C, Century Farm North 6<sup>th</sup>. This outlot was approved for 12 townhomes (2 buildings with 6 units each) in 2003. Due to a weakened townhome market, Mr. Uhde, is proposing to re-plate the outlot from 12 townhome units to 4 single family lots.

The current Land Use Application is for the following:

- PUD Development Stage Plan/Preliminary Plat Amendment
- PUD Final Plan/Final Plat

This staff report is based on the following plan sets:

- Century Farm North PUD/Preliminary Plat Amendment 7<sup>th</sup> Addition Civil Plan Set prepared by Plowe Engineering, Inc. dated August 18, 2017
- Preliminary Plat, Certificate of Survey/Resource Inventory prepared by E.G. Rud & Sons, Inc. dated August 18, 2017
- Original Approved Preliminary Plat dated August 3, 2017
- Final Plat prepared by E.G. Rud & Sons, Inc.

**ANALYSIS**

**Lot Summary**

The Lot Summary reflects changes from the approved original PUD Development Stage Plan/Preliminary Plat, final plats and four (4) amendments.

Phase	Single Family Lots		Air Park		Single Family Detached Townhomes		Attached Townhomes		TOTAL	
	Original	<i>Proposed</i>	Original	<i>Proposed</i>	Original	<i>Proposed</i>	Original	<i>Proposed</i>	Original	<i>Proposed</i>
<b>1<sup>st</sup></b>	30	26	9	8	16	16	0	0	55	50
<b>2<sup>nd</sup></b>	1	0	0	0	22	23	42	42	65	65
<b>3<sup>rd</sup></b>	0	0	9	14	9	9	34	34	52	57
<b>4<sup>th</sup></b>	0	0	0	0	1	1	38	38	39	39

Phase	Single Family Lots		Air Park		Single Family Detached Townhomes		Attached Townhomes		TOTAL	
5 <sup>th</sup>	5	0	0	0	0	5	0	0	5	5
6 <sup>th</sup>	11	29	0	0	10	0	0	0	21	29
7 <sup>th</sup>	0	4	0	0	0	0	12	0	12	4
<b>TOTAL</b>	<b>47</b>	<b>59</b>	<b>18</b>	<b>22</b>	<b>58</b>	<b>54</b>	<b>126</b>	<b>114</b>	<b>249</b>	<b>249</b>
Difference		12		4		-4		-12		0

### Zoning and Land Use

<b>Current Zoning</b>	PUD, Planned Unit Development
<b>Current Land Use</b>	Vacant Residential
<b>Future Land Use per CP</b>	Medium Density (4.0 to 5.9 units per acre)
<b>Utility Staging Area</b>	1A = 2008-2015
<b>Topography and MLCCS</b>	Flat with sod on hydric soils and saturated altered/non-native vegetation

### Density Calculations

	Acres
<b>Gross Property Area</b>	<b>95.63</b>
Wetland	12.72
Arterial (CR 53) ROW	1.28
Park Dedication	13.32
<b>Net Property Area</b>	<b>68.31</b>
# Units	249
<b>Density</b>	<b>3.65 units/acre</b>

The density calculations are based on the entire preliminary plat for Century Farm North. At the time the original PUD was approved in 2003, the City's Comprehensive Plan for medium density residential development allowed for 3 to 6 dwelling units per acre. Although the current Comprehensive Plan for medium density requires 4.0 to 5.9

dwelling units per acre, the developer has the right to develop at a density consistent with the original PUD.

### Zoning Requirements and Standards

The PUD provides flexibility from the strict standards of the zoning ordinance. Unless otherwise stated in the PUD resolution, the regulations and performance standards of the zoning ordinance and R-2 Two Family Residential District will be in effect.

	R-2 District	
	Required	Proposed
<b>Min. Lot Size (sq. ft.)</b>	7,500	9,065 to 14,812
<b>Min. Lot Width (feet)</b>		
Interior Lot	60	62 to 65
Corner Lot	80	NA
<b>Min. Lot Depth (feet)</b>	125	146 to 225
Double Frontage Lot	135	146-225
<b>Building Setback (feet)</b>		
<b><i>-From Streets-</i></b>		
Local Street	25	NA
Collector or Arterial	40	40
<b><i>-Rear-</i></b>		
Principal	25	25
Accessory	5	5
<b><i>-Side-</i></b>		
Principal	10	7.5 <sup>1</sup>
Accessory	5	7.5 <sup>1</sup>
<b>Buffer</b>	15' if side or rear lot abuts collector or arterial street	NA

<sup>1</sup>Resolution No. 16-135 approved the third amendment to the PUD Development Stage Plan/Preliminary Plat for Century Farm North to allow for side yard setbacks of 7.5 feet

on both sides of either the principal or attached accessory structure. These setbacks shall also apply to the proposed 4 single family lots.

Per Section 1007.042(5)(b)1.e, air conditioning equipment must be 10 feet from any side lot line. No encroachment shall be permitted in the drainage and utility easement. In many cases, the air conditioning units may need to be in the rear yards.

Each lot must be able to provide for a minimum 10'x10' deck if the house plan shows a main floor patio door. The certificate of survey submitted with the building permit shall show the location of a future deck to verify compliance.

**Building Design Standards**

The building design standards as established in the R-2, Two Family Residential District shall apply to the single family lots except the following PUD criteria as approved by Resolution No. 14-43 regarding garages and front porches shall apply:

- a. All single family dwellings shall have a minimum double garage.
- b. All single family dwellings shall include a front porch or stoop that is covered, unenclosed and a minimum of 3 feet in depth.
- c. All single family dwelling and garage elevations shall include a variation in exterior building materials such as brick, stone, rock face, concrete block, wood, stucco, vinyl, steel, fiber cement and aluminum siding.
- d. Side or rear loaded garages are permitted. The elevation facing the street shall require a minimum of one (1) window.
- e. The garage doors shall incorporate architectural design features such as decorative windows, panels, hinges, etc.
- f. Garages in excess of two stalls shall be broken up so the additional stalls are recessed from the main garage façade.
- g. Garage width does not exceed 32 feet.

**Surrounding Zoning and Land Use**

<b>Direction</b>	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
North	PUD	Residential	Medium Density Residential
South	PUD	Residential	Medium Density Residential
East	PUD	Residential	Medium Density Residential



West	PUD	Open Space	Medium Density Residential
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**Impervious Surface Coverage**

	Pre-Development	Post-Development
<b>Impervious (acres)</b>	<b>0 (0%)</b>	<b>0.47 (39%)</b>
<b>Pervious (acres)</b>	<b>1.21 (100%)</b>	<b>0.74 (61%)</b>
<b>TOTAL (acres)</b>	<b>1.21</b>	<b>1.21</b>

These calculations are for the proposed site area only. Individual single family lots shall not exceed 50% impervious.

**Subdivision Ordinance**

*Conformity with the Comprehensive Plan and Zoning Code*

The PUD amendment has been reviewed for compliance with the comprehensive plan, zoning and subdivision ordinance. The proposed development is not considered premature, is consistent with the original PUD and meets the performance standards of the subdivision and zoning ordinance.

*Blocks and Lots*

The preliminary plat amendment creates 1 block with 4 lots and 1 outlot and will be final platted as Century Farm North 7<sup>th</sup> Addition. Outlot A is the land surrounding the cul de sac and shall be deeded to the homeowners associate for maintenance. Typical lots are shown as 62-65 feet wide and 146-225 feet deep. Lots 2-4 are double frontage lots and meet the 135 foot depth requirement.

*Streets and Alleys*

All four (4) single family lots will ingress/egress from Robinson Drive. Robinson Drive is classified as a minor collector roadway and was fully reconstructed from CR 53 (Sunset Avenue) to Century Trail with the development of Century Farm North 6<sup>th</sup> Addition. An 8.5 foot wide bituminous trail was also constructed along the section of Robinson Drive in front of the single family homes. This section of trail will remain.

With the proposed Century Farm North 7<sup>th</sup> Addition, Morgan Lane (a private road maintained by the townhome association) will cul de sac and terminate. With the original townhome development, Morgan Lane would have been extended to Robinson Drive.

As per the original PUD plan, a sidewalk is required along the east side of the property extending from Morgan Lane to Robinson Drive.

### *Easements*

Standard drainage and utility easements are shown around the interior perimeter of lots. The side easements between Lot 2 and Lot 3 shall be wide enough to accommodate a watermain.

The City Engineer notes the existing 21 inch storm sewer crossing the front of Lot 1 shall be realigned. If realigned, the existing drainage and utility easement as dedicated on Century Farm North 4<sup>th</sup> Addition shall be vacated and re-dedicated on the plat or by separate document.

### *Storm Water Management and Erosion and Sediment Control*

Stormwater will drain to the existing stormwater ponds located west of the subject site. The Century Farm North 7th Addition project is permitted under RCWD #13-043 for surface water management. RCWD staff stated that the overall proposed impervious surface appears to be less than originally intended, therefore, no amendment to the permit is needed. The permit expires on February 15, 2018.

### *Utilities*

Public water, sanitary and storm sewer utilities were installed with the construction of Robinson Drive. The watermain shall loop from Morgan Lane to Robinson Drive in between Lot 2 and Lot 3 for better fire protection and water quality.

### *Public Land Dedication*

The original Century Farm North development fulfilled the public land dedication requirements for the entire development through parkland dedication and trail construction. No credit shall be given for the proposed PUD 4<sup>th</sup> amendment.

### *Tree Preservation and Mitigation Plan*

A Tree Preservation and Mitigation Plan is not required since the site has been rough graded. There are four (4) cottonwoods being removed on the south end of Lot 1 and Lot 2. These are not considered significant trees and do not require tree mitigation and replacement.

### *Landscaping*

Landscaping is subject to the approved PUD Landscape Plan. Although the approved landscape plan indicates landscape plantings around the townhome development, the PUD landscape plan will be amended to require four (4) boulevard trees along Robinson Drive and landscape plantings near the Morgan Lane cul de sac. The developer shall be responsible for installing the landscaping.

## **Comprehensive Plan**

The PUD Development Stage Plan amendment is consistent with the goals and policies of the Comprehensive Plan in regards to resource management system, land use, housing, transportation and utilities. The four (4) single family lots are consistent with the Century Farm North residential development.

## **Alternative Urban Areawide Review (AUAR)**

The subject site is not within the I-35E AUAR Corridor.

## **Wetlands**

There are no wetlands on the subject site.

## **Floodplain**

There is no floodplain located within the subject site.

## **Final Plat**

The PUD Final Plan/Final Plat for Century Farm North 7<sup>th</sup> Addition is also being processed concurrently with the PUD Development Stage Plan/Preliminary Plat amendment.

### *Development Agreement*

A Development Agreement shall be drafted by the City and shall be executed by the City and the developer and recorded by the developer.

### *Title Commitment*

The City Attorney has reviewed the title commitment and final plat and notes that consent from First National Bank of Elk River is required.

## **FINDINGS OF FACT-FINAL PLAT**

The Planning and Zoning Board shall consider the final plat and the Community Development Department shall forward the Planning and Zoning Board recommendations to the City Council. The following requirements shall be met before consideration of the final plat by the Planning and Zoning Board:

1. The final plat shall substantially conform to the approved preliminary plat and phasing plan.

*The preliminary plat was amended to plat Outlot C, Century Farm North 6<sup>th</sup> Addition into four (4) single family lots. The final plat substantially conforms with the preliminary plat.*

2. For plats that consist solely of individual single family residential lots, final plat applications for subsequent phases shall not be approved until building permits have been issued for 40% of lots in the preceding phase. This division applies only when the preceding phase consists of 40 or more lots; and

*Century Farm North 7<sup>th</sup> Addition is the final phase of the Century Farm North development. The preceding Century Farm North 6<sup>th</sup> Addition contains 29 single family lots. To date, 14 building permits or 48% have been issued.*

3. Conditions attached to approval of the preliminary plat shall be substantially fulfilled or secured by the development agreement, as appropriate.

*The conditions of the preliminary plat have been substantially fulfilled. Outstanding conditions listed below need to be addressed prior to release of the final plat mylars. Securities will be required with a Development Agreement.*

### **RECOMMENDATION**

Staff recommends approval of amendment to PUD Development Stage Plan/Preliminary Plat Amendment and PUD Final Plan/Final Plat for Century Farm North 7<sup>th</sup> Addition subject to the following conditions:

1. The building design standards as established in the R-2, Two Family Residential District shall apply to the four (4) single family lots except the PUD criteria as approved by Resolution No. 14-43 regarding garages and front porches shall apply.
2. Side yard setbacks of 7.5 feet on both sides of either the principal or attached accessory structure shall apply to the four (4) single family lots.
3. Air conditioning equipment must be 10 feet from any side lot line. No encroachment shall be permitted in the drainage and utility easement.
4. The certificate of survey submitted with each building permit shall show the location of a future minimum 10' x 10' deck.
5. Morgan Lane is a private drive that shall be maintained by the Century Farm North Robinson Addition Homeowners Association. This includes the landscaping and ground cover on Outlot A, Century Farm North 7<sup>th</sup> Addition.

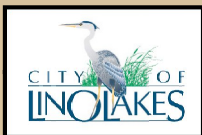
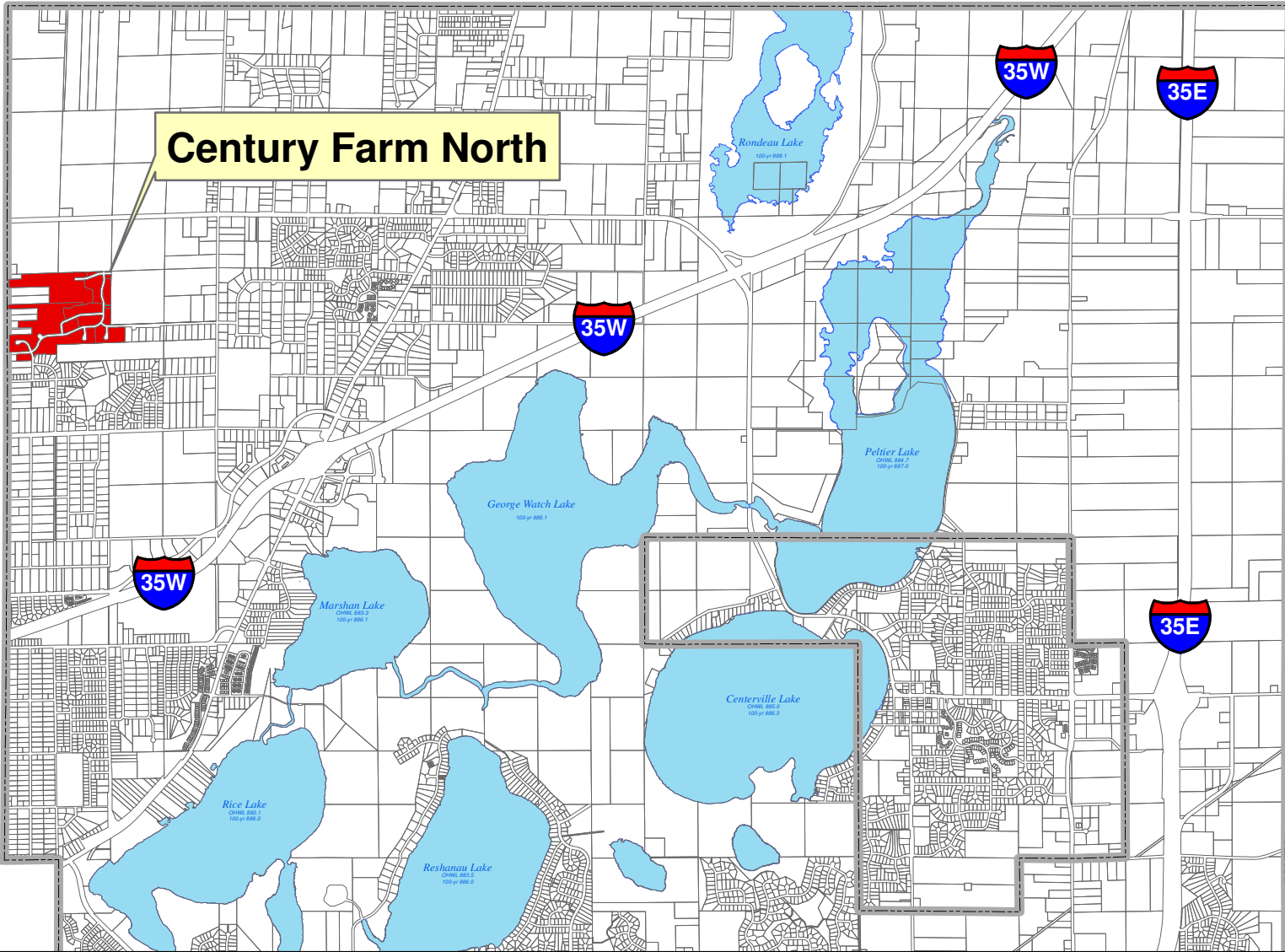
Approval is also subject to the following conditions:

1. All comments from City Engineer letter dated September 5, 2017 shall be addressed.
2. All comments from Environmental Coordinator letter dated September 7, 2017 shall be addressed.

3. A summary table created in Microsoft Excel by lot, block and outlots of parcel sizes (gross, unbuildable and net area) and setbacks (front, rear and side) shall be required.
4. The developer shall provide the City with documentation from the Century Farm North Robinson Addition Homeowners Association agreeing to the ownership of Outlot A and the maintenance of Outlot A and Morgan Lane.
5. Outlot A shall be deeded to the Century Farm North Robinson Addition Homeowners Association.
  - a. The applicant shall provide a draft copy of the deed to the City for review and comment.
6. All Plan Sheets:
  - a. Correct spelling of Amendment in title.
7. L1, Landscape Plan:
  - a. Shall indicate where native seed mixes are going to be planted.
  - b. Specific native seed mix shall be noted on the plan sheet.
  - c. Shall clearly show what ground cover will be planted on Outlot A.
8. Preliminary Plat:
  - a. The High Water Level (HWL) shall be clearly marked on the preliminary plat.
  - b. A 10 foot buffer line above the HWL shall be clearly marked on the preliminary plat.
  - c. Lot 1 and Lot 2 shall be revised so the lots are entirely above the HWL plus 10 foot buffer line.
    - i. The rear lot lines shall be parallel to the front lot line.
    - ii. The area below the 10 foot buffer shall be combined with Outlot A.
9. Final Plat
  - a. If the 21" Stormsewer pipe on Lot 1 is realigned, the existing drainage and utility easement as dedicated on Century Farm North 4<sup>th</sup> Addition shall be vacated and re-dedicated on the final plat of Century Farm North 7<sup>th</sup> Addition.
  - b. Consent from First National Bank of Elk River is required.

## **ATTACHMENTS**

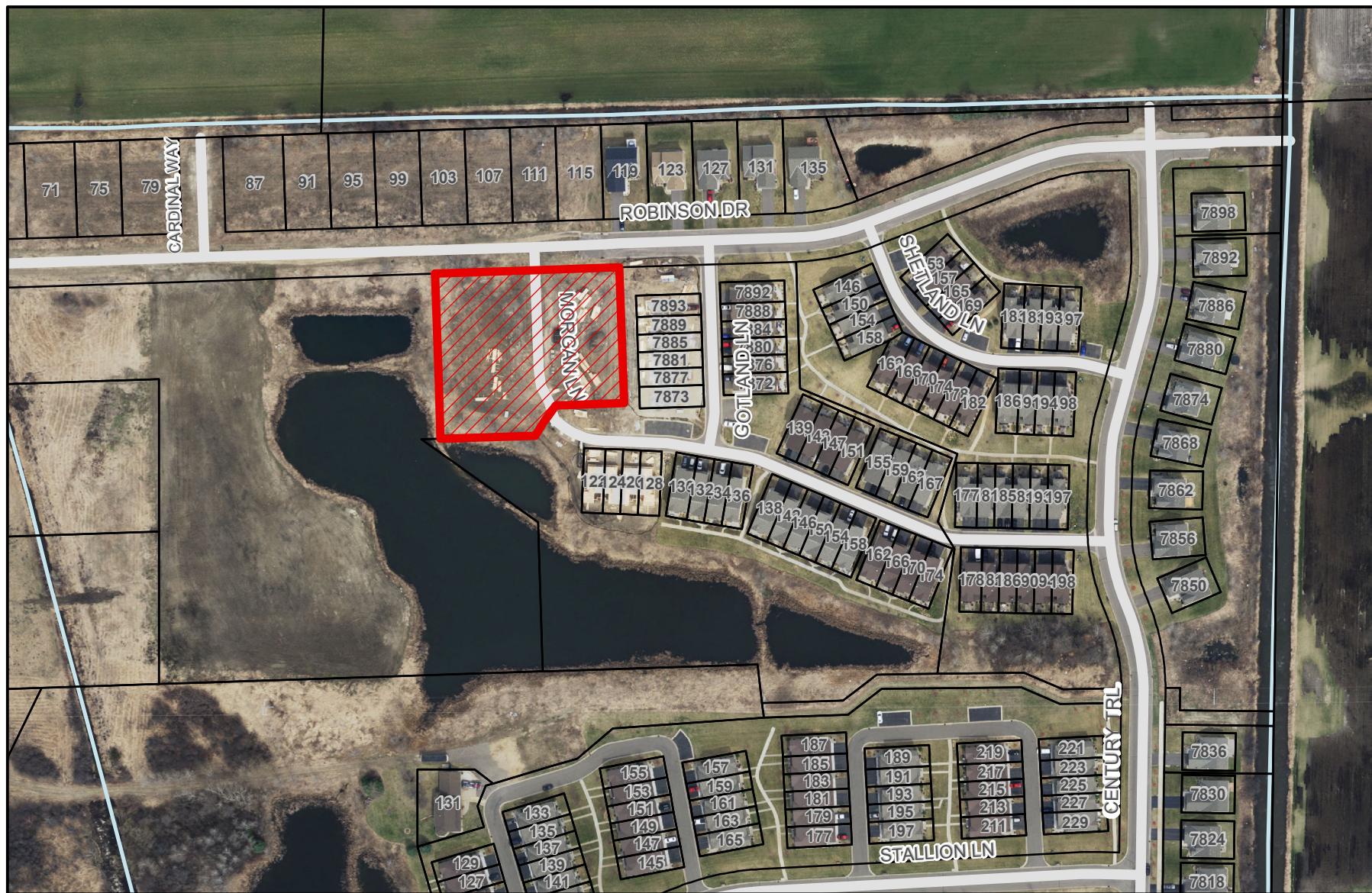
1. Site Location Map
2. Aerial Map
3. City Engineer letter dated September 5, 2017
4. Environmental Coordinator letter dated September 7, 2017
5. Civil Plan Set prepared by Plowe Engineering, Inc. dated August 18, 2017
6. Certificate of Survey, Preliminary Plat and Final Plat prepared by E.G. Rud & Sons, Inc. dated August 18, 2017
7. Original PUD Preliminary Plat of Century Farm North



# Site Location Map







# Aerial Map Century Farm North 7th



Date: 8/24/2017



***Memorandum***

**To:** *Katie Larsen, City Planner*

**From:** *Diane Hankee PE, City Engineer*

**Date:** *September 5, 2017*

**Re:** *Century Farm North 7<sup>th</sup> Addition  
Preliminary Plat Amendment  
WSB Project No. 10701-000*

---

We have reviewed the Preliminary Plat Amendment documents received August 18, 2017 for the Century Farm North 7<sup>th</sup> Addition development in Lino Lakes, MN prepared by Plowe Engineering, Inc. The following are our review comments that should be responded to in writing by the applicant.

Plans, specifications, and construction activities shall reference the latest version of the City General Specifications and Standard Detail Plates for Street and Utility Construction dated November 2016, the 2013 CEAM, and the 2016 MnDOT Standard Specifications.

**Engineering**

• **Grading, Erosion and Sediment Control**

The Century Farm North 7<sup>th</sup> Addition Preliminary Plat Amendment includes re-platting Outlot C from 12 townhome units to 4 single family lots. The grading plan shows the regrading of the lots and a permanent cul du sac at Morgan Lane.

Comments:

1. The applicant shall show a rock construction entrance on the plans.
2. The applicant shall label the existing contours on the plans.
3. The applicant shall show proposed direction of surface flow with drainage arrows.
4. The EOF elevation of the pond shall be labeled on sheet C1.
5. A retaining wall will be required on Lot 1. This may be installed by the developer or builder however the wall detail regarding height and associated grading should be shown on sheet C1.
6. Add notes to each lot on sheet C1 that the trail shall be protected during home construction and that the trail is to be removed where the new driveways are placed.



Edges cleanly saw cut per city specifications. Add note that damage to the trail will require replacement by the developer.

7. A sidewalk shall be installed east of Lot 4 from Robinson Drive trail to Morgan Lane and connect into the existing sidewalk stubs of the Townhomes. The grading of the sidewalk needs to be carefully reviewed and will require relocating the existing catch basin.

- **Stormwater Management**

The Century Farm North 7<sup>th</sup> Addition project is permitted under RCWD #13-043 for surface water management. RCWD staff stated that the overall proposed impervious surface appears to be less than originally intended, therefore, no amendment (to the permit) is needed. The permit expires on February 15, 2018.

Comments:

1. The existing 21 inch diameter storm sewer crossing Lot 1 shall be removed and realigned parallel to the roadway. This will require the addition of a manhole.
2. It is the city's desire to have driveways positioned to avoid conflict with the existing catch basin structures. If conflict is unavoidable, the existing catch basin structures on Robinson Drive will need new castings to accommodate the proposed driveways. This will require curb replacement and roadway patching. Please add the removals and replacements to the plans (include a road section detail).
3. The size of the storm sewer at Morgan Lane shall be labeled on the plans. The storm sewer will need to be replaced to accommodate the sidewalk and grading and curb line change due to the cul du sac.

- **Watermain**

Century Farm North 7<sup>th</sup> Addition is served by an existing 8 inch diameter DIP mainline watermain between Lots 2 and 3, and 1 inch diameter copper services for Lots 1 and 4. 1 inch diameter copper services are being extended for Lots 2 and 3.

Comments:

1. A 10 inch diameter HDPE watermain shall be looped through the site between Lots 2 and 3. This loop will require a 20 foot easement. No building shall occur within this easement (air conditioners, decks...).
2. The record plan information for the existing services shall be included on the plans; also include insulation information.
3. The existing hydrant shall be relocated to align with the common lot line between Lots 1 and 2.

- **Sanitary Sewer**

Century Farm North 7<sup>th</sup> Addition is served by an existing 8 inch diameter PVC mainline sanitary sewer between Lots 2 and 3, and 4 inch diameter PVC services for Lots 1 and 4. 4 inch diameter PVC services are being extended for Lots 2 and 3.

- **Transportation**

The proposed construction of the Morgan Lane cul du sac is on a private roadway. The developer shall provide documentation that the Townhome Association is in favor of this change and will maintain the proposed improvements.

Comments:

1. City standard detail plate GEN-3 shall be added to plans and the cul du sac radius shall be labeled on sheet C1. A 12 foot easement shall be included around the cul du sac for snow storage.

- **Floodplain**

A LOMR was obtained for the Century Farm North Development site. There are no proposed changes to the floodplain.

- **Wetlands and Mitigation Plan**

The Century Farm North Development wetland mitigation plan was previously implemented. There are no proposed changes with this submittal.

- **Drainage and Utility Easements**

The Century Farm North 7<sup>th</sup> Addition includes standard drainage and utility easements and storm water management easements. Additional easements are required.

Comments:

1. Per Transportation item 1, a 12 foot easement shall be included around the cul du sac for snow storage.
2. Per Grading item 6, the side yard easement on Lot 4 shall be 10 feet to accommodate the sidewalk.
3. Per Watermain item 1, the watermain loop will require a 20 foot easement between Lots 2 and 3.
4. Lot 1 and Lot 2 rear property lines need to be adjusted to be outside the HWL of the pond and a 10 foot easement from the HWL. The easement along the northwest corner of Lot 1 will need to be updated with the re-alignment of storm sewer per Stormwater item 1.

- **Development Agreement**

The Century Farm North 7<sup>th</sup> Addition development will require a Development Agreement.

- **Grading Agreement**

A grading agreement is not applicable at this time.

- **Stormwater Maintenance Agreement**

A Stormwater Maintenance Agreement for the site was recorded with the Century Farm North 6<sup>th</sup> Addition.

- **Permits Required**

The following permits shall be obtained prior to starting construction / site grading.

Comments:

1. NPDES Construction General Permit
2. City of Lino Lakes Zoning Permit for Grading

If you or the applicant have questions regarding these comments, please contact Diane Hankee at (651) 982-2430 or [diane.hankee@ci.lino-lakes.mn.us](mailto:diane.hankee@ci.lino-lakes.mn.us).

# Memo



To: Katie Larsen  
From: Marty Asleson  
Date: September 7, 2017  
Re: Century Farms North 7<sup>th</sup> Addition/Staff Comments

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Environmental has the following comments concerning the Century Farms 7<sup>th</sup> Addition:

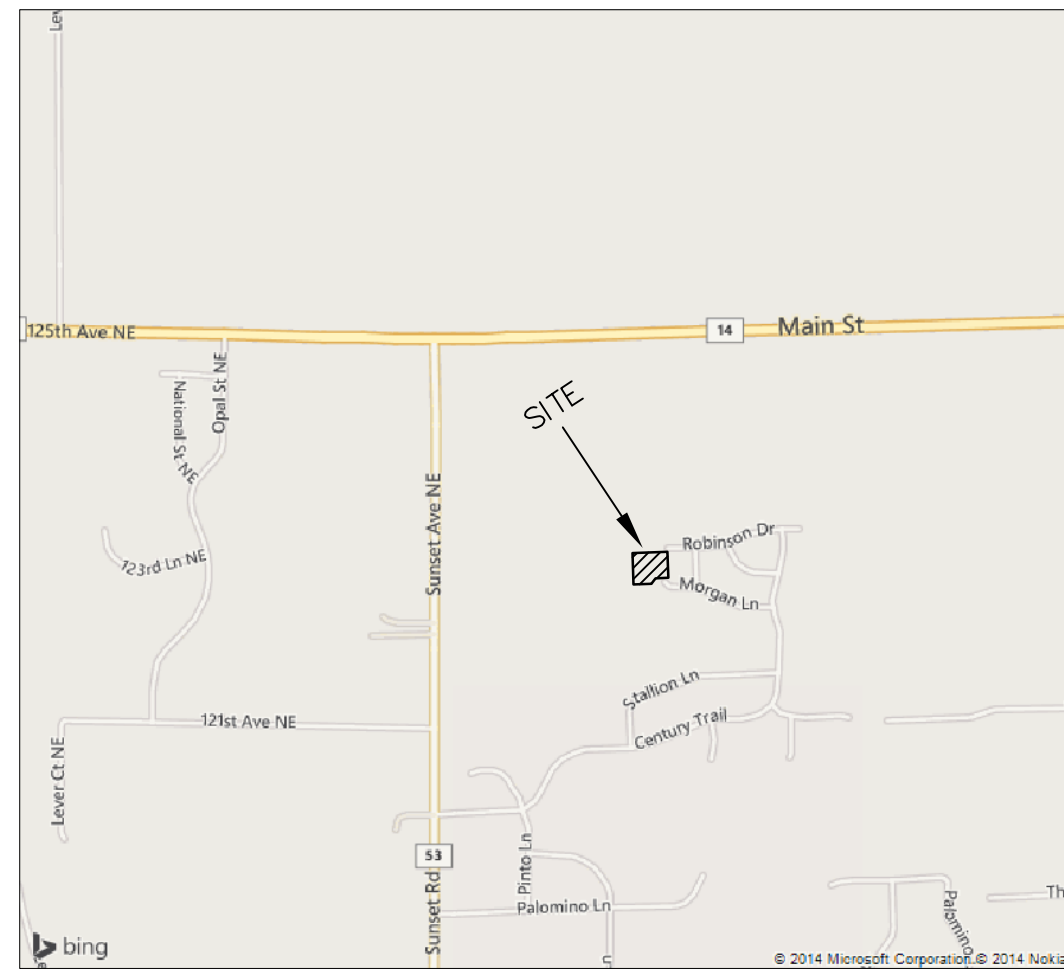
- Cottonwood trees marked on the plan for removal and labeled as significant are not significant because they are classified as a non-desirable tree.
- All boulevard trees must be in the boulevard. Lot 2 has the tree located off of the road ROW.
- Open area trees and shrubs listed in the plant palate are acceptable.
- The area to the south of the properties, common turf areas should be planted with sod and irrigated, unless the association will guarantee the maintenance of a native ground cover in these areas.

# CENTURY FARM NORTH PUD/PRELIMINARY PLAT AMMENDMENT 7TH ADDITION

TITLE SHEET  
LINO LAKES, MN

### VICINITY MAP

PART OF SEC. 7, TWP. 31, RNG. 22



ANOKA COUNTY, MINNESOTA  
(NO SCALE)

N.T.S.

### NOTES

PROPOSED PLAT ZONING	PUD
EXISTING PLAT ZONING	R & PUD
MINIMUM LOT DEPTH	125 FEET
MINIMUM LOT WIDTH	60 FEET
MINIMUM LOT AREA	7,500 S.F.
<b>BUILDING SETBACKS</b>	
STREET (COLLECTOR)	= 40 FEET
REAR	= 25 FEET
SIDE (PRINCIPAL)	= 7.5 FEET
SIDE (ACCESSORY)	= 7.5 FEET

### LEGAL DESCRIPTION

Outlot C, CENTURY FARM NORTH 6TH ADDITION,  
Anoka County, Minnesota.

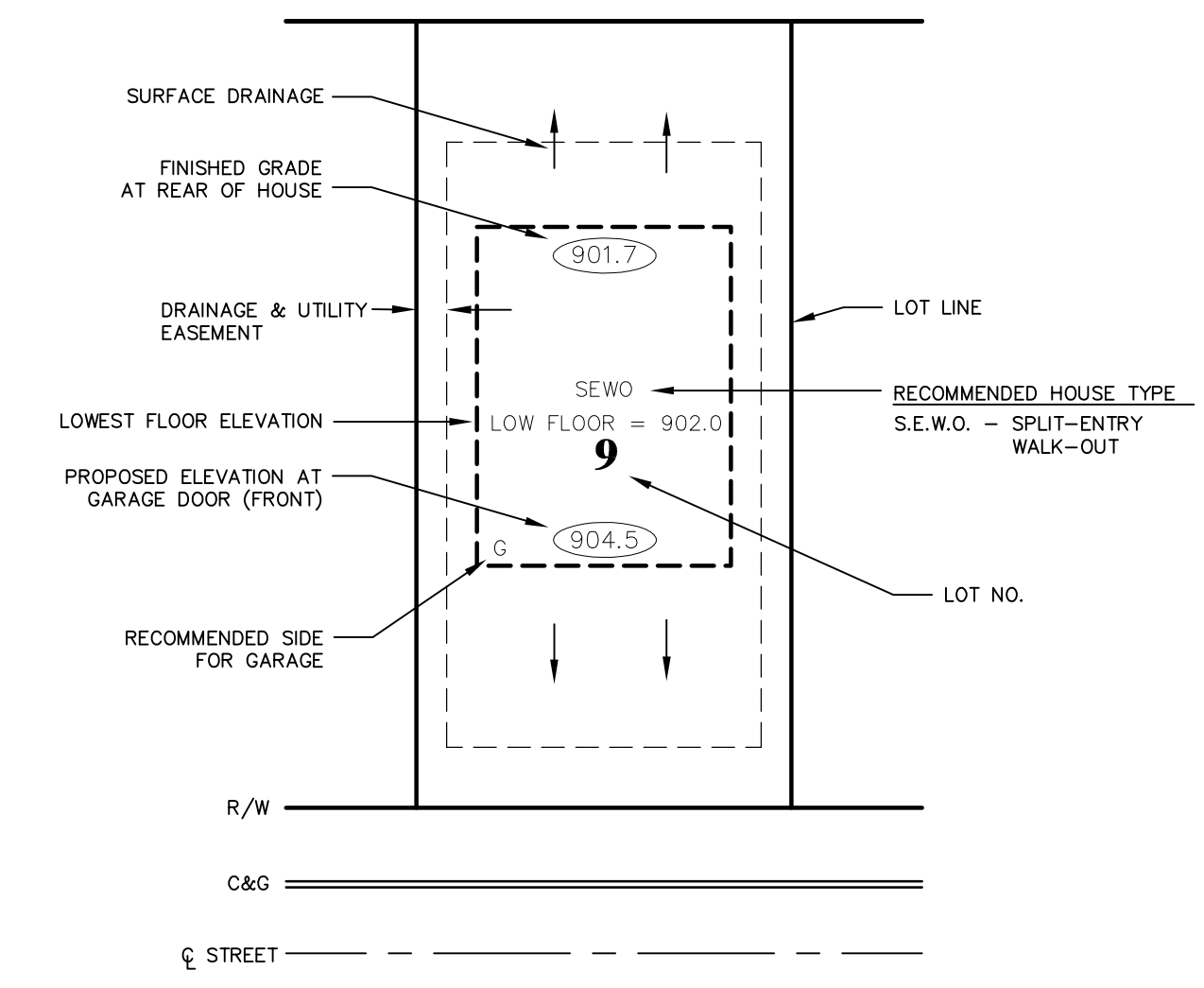
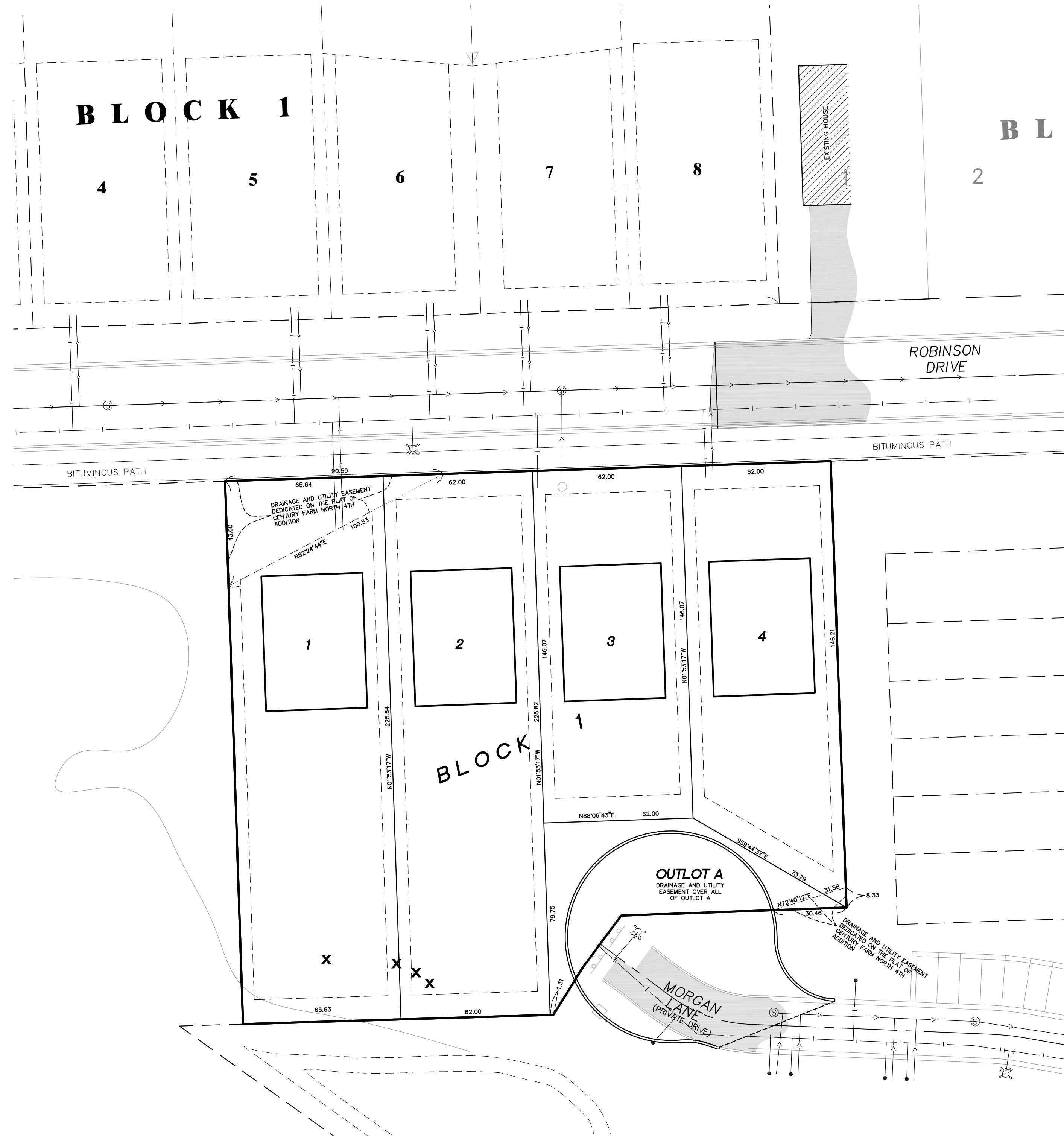
### DEVELOPER

CENTURY FARM NORTH DEVELOPMENT, INC.  
3157 BERWICK KNOLL  
BROOKLYN PARK, MN 55443

GARY UHDE  
OFF: 763-424-8559  
CELL: 612-865-0300



Know what's below.  
Call before you dig.



TYPICAL LOT LAYOUT

### SHEET INDEX

T1	TITLE SHEET, NOTES & LEGEND
C1	GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	UTILITY PLAN
C3-1	DETAILS
C3-2	DETAILS
C4-1	STORMWATER POLLUTION PREVENTION PLAN
C4-2	STORMWATER POLLUTION PREVENTION PLAN
L1	LANDSCAPE PLAN
PRELIMINARY PLAT	
CERTIFICATE OF SURVEY & RESOURCE INVENTORY	
ORIGINAL PUD PRE-PLAT - CENTURY FARM NORTH	
FINAL PLAT	

DRAWN BY: A.G. DESIGN BY: A.G.  
CHCKD BY: C.W.P. PROJ. NO. 14-1460  
ORIGINAL DATE: AUGUST 18, 2017

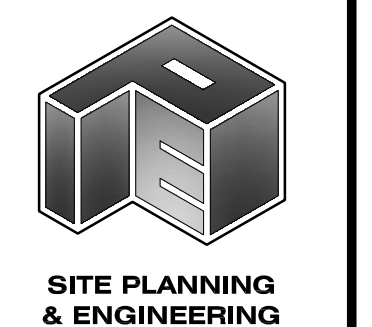
DATE	REVISION DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN 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.

*Adam Ginkel*  
ADAM GINKEL  
LIC. NO. 43963  
DATE: 08.18.2017

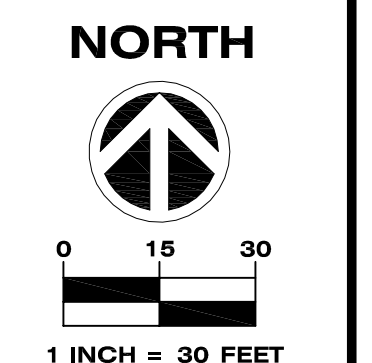
CENTURY FARM NORTH -  
PUD / PRELIMINARY PLAT  
AMMENDMENT - 7TH ADDITION  
LINO LAKES, MINNESOTA  
TITLE SHEET

PREPARED FOR:  
CENTURY FARM  
NORTH  
DEVELOPMENT, INC.



**PLOWE**  
ENGINEERING, INC.  
6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 55014

PHONE: (651) 361-8210  
FAX: (651) 361-8701



T1



# CENTURY FARM NORTH PUD/PRELIMINARY PLAT AMMENDMENT 7TH ADDITION

## GRADING PLAN LINO LAKES, MN

### GENERAL NOTES

- 1) THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
- 2) CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
- 3) ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S 2016 GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES.
- 4) THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.
- 5) STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- 6) NOTIFY CITY A MINIMUM OF 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

### CURB & BITUMINOUS NOTES

- 1) REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
- 2) SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.
- 3) RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.
- 4) BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.
- 5) THREE (3) INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.
- 6) CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.

### STORM SEWER NOTES

- 1) FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) WHEN CALLED OUT AS RCP, STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ANSI C76 WITH R-4 GASKETS.
- 3) STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
- 4) STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.
- 5) ALL JOINTS TO BE WRAPPED WITH GEOTEXTILE FABRIC (DETAIL STR-11).
- 6) THE FES AND LAST THREE (3) PIPE JOINTS ARE TO BE TIED.

### LEGEND

	EXISTING STORM SEWER APRON		PROPOSED SANITARY SEWER PIPE
	EXISTING CATCH BASIN		PROPOSED STORM SEWER PIPE
	EXISTING STORM SEWER MANHOLE		PROPOSED CATCH BASIN
	EXISTING SANITARY SEWER MANHOLE		PROPOSED CONTOUR
	EXISTING HYDRANT		PROPOSED SPOT ELEVATION
	EXISTING GATE VALVE		(GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	EXISTING EXISTING SPOT ELEVATION		PROPOSED SILT FENCE
	EXISTING EXISTING CONTOURS		PROPOSED DIRECTION OF DRAINAGE
	EXISTING EXISTING SANITARY SEWER		PROPOSED INLET PROTECTION
	EXISTING EXISTING STORM SEWER		
	EXISTING EXISTING WATER MAIN		
	EXISTING BITUMINOUS SURFACE		

### WATER MAIN NOTES

- 1) EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) PROVIDE INSULATION (8' x 8' x 4") AT PIPE CROSSINGS WHEN THERE IS LESS THAN 24" VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER (DETAIL WAT-3).
- 3) PROPOSED WATER MAIN SHALL BE DIP CLASS 52. PROPOSED WATER SERVICE PIPE SHALL BE 1" COPPER TYPE K.
- 4) MAINTAIN MINIMUM 7.5-FT COVER TO TOP OF ALL WATER MAIN PIPE.
- 5) PLACE HYDRANTS 4-FT OFF BACK OF CURB.
- 6) FITTINGS SHALL BE DUCTILE IRON CLASS 350 COMPACT FUSION-BONDED EPOXY COATED.

### SANITARY SEWER NOTES

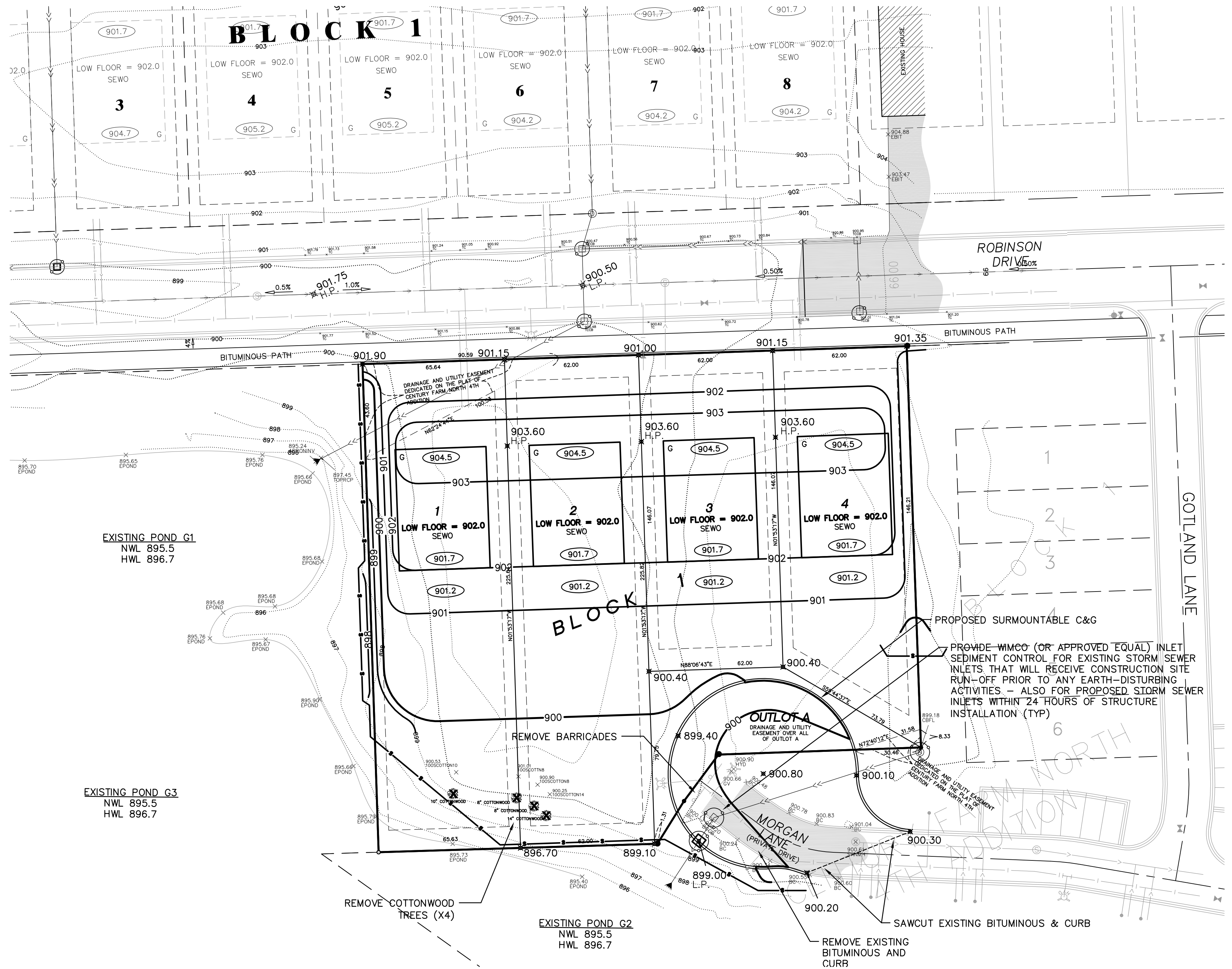
- 1) EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) PROPOSED SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40.
- 3) TRACER WIRE REQUIRED FOR ALL SANITARY SEWER SERVICES. PROVIDE ACCESS TO WIRE ENDS FOR FUTURE LOCATING REQUIREMENTS.
- 4) CONTRACTOR TO PROVIDE "X, Y, AND Z" GPS COORDINATES OF WYE AND SERVICE END FOR FUTURE LOCATING REQUIREMENTS.

### PRE- AND POST-DEVELOPMENT IMPERVIOUS AREAS

7TH ADDITION PLAT AREA	1.21 ACRES
PRE-DEVELOPMENT IMPERVIOUS AREA	0 ACRES
POST-DEVELOPMENT IMPERVIOUS AREA	0.47 ACRES

### GRADING, DRAINAGE & EROSION CONTROL NOTES

- 1) PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- 2) THE CONTRACTOR SHALL PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS. AS EACH AREA IS COMPLETED, ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN SEVEN (7) DAYS.
- 3) SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.
- 4) INSPECTION REPORTS
  1. WEEKLY AND POST RAINFALL REPORTS MUST BE PERFORMED IN ACCORDANCE WITH "PART IV.E (2)" OF THE GENERAL PERMIT
  2. INSPECTION REPORTS MUST BE SUBMITTED TO THE CITY ENGINEER AND THE CITY ENVIRONMENTAL COORDINATOR IN A TIMELY MANNER
  3. COPIES OF THE SWPPP AND INSPECTION REPORTS ARE TO BE KEPT ON-SITE AT ALL TIMES IN A KNOWN AND ACCESSIBLE LOCATION



DRAWN BY: A.G. DESIGN BY: A.G.  
 CHCKD BY: C.W.P. PROJ. NO. 14-1460

ORIGINAL DATE:  
 AUGUST 18, 2017

DATE	REVISION DESCRIPTION

I HEREBY CERTIFY THAT THIS PLAN 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.

*Adam Ginkel*  
 ADAM GINKEL  
 LIC. NO. 43963  
 DATE: 08.18.2017

CENTURY FARM NORTH -  
 PUD / PRELIMINARY PLAT  
 AMMENDMENT - 7TH ADDITION

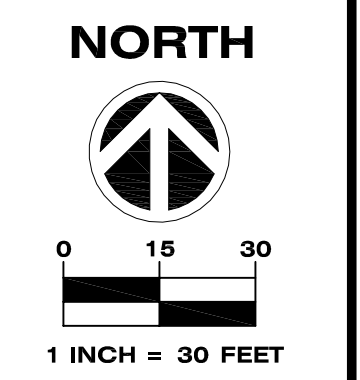
LINO LAKES, MINNESOTA  
 GRADING PLAN

PREPARED FOR:  
 CENTURY FARM  
 NORTH  
 DEVELOPMENT, INC.



**PLOWE**  
 ENGINEERING, INC.  
 6776 LAKE DRIVE  
 SUITE 110  
 LINO LAKES, MN 55014

PHONE: (651) 361-8210  
 FAX: (651) 361-8701



**C1**



# CENTURY FARM NORTH PUD/PRELIMINARY PLAT AMMENDMENT 7TH ADDITION

## UTILITY PLAN LINO LAKES, MN

### GENERAL NOTES

- 1) THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF EXISTING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE TO THESE UTILITIES.
- 2) CALL "811" FOR EXISTING UTILITIES LOCATIONS PRIOR TO ANY EXCAVATIONS.
- 3) ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S 2016 GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES.
- 4) THE CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS DEPARTMENT A MINIMUM OF 72 HOURS PRIOR TO THE INTERRUPTION OF ANY SEWER OR WATER SERVICES TO EXISTING HOMES OR BUSINESSES.
- 5) STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- 6) NOTIFY CITY A MINIMUM OF 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

### CURB & BITUMINOUS NOTES

- 1) REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.
- 2) SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.
- 3) RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.
- 4) BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.
- 5) THREE (3) INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.
- 6) CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.

### STORM SEWER NOTES

- 1) FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) WHEN CALLED OUT AS RCP, STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ANSI C76 WITH R-4 GASKETS.
- 3) STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.
- 4) STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.
- 5) ALL JOINTS TO BE WRAPPED WITH GEOTEXTILE FABRIC (DETAIL STR-11).
- 6) THE FES AND LAST THREE (3) PIPE JOINTS ARE TO BE TIED.

### LEGEND

	EXISTING STORM SEWER APRON		PROPOSED WATER PIPE
	EXISTING CATCH BASIN		PROPOSED SANITARY SEWER PIPE
	EXISTING STORM SEWER MANHOLE		PROPOSED STORM SEWER PIPE
	EXISTING SANITARY SEWER MANHOLE		PROPOSED CATCH BASIN
	EXISTING HYDRANT		PROPOSED CONTOUR
	EXISTING GATE VALVE		PROPOSED SPOT ELEVATION (GUTTERLINE, BITUMINOUS SURFACE, OR GROUND SURFACE UNLESS OTHERWISE INDICATED)
	EXISTING EXISTING SPOT ELEVATION		PROPOSED SILT FENCE
	EXISTING EXISTING CONTOURS		PROPOSED DIRECTION OF DRAINAGE
	EXISTING EXISTING SANITARY SEWER		PROPOSED INLET PROTECTION
	EXISTING EXISTING STORM SEWER		
	EXISTING EXISTING WATER MAIN		
	EXISTING BITUMINOUS SURFACE		

### WATER MAIN NOTES

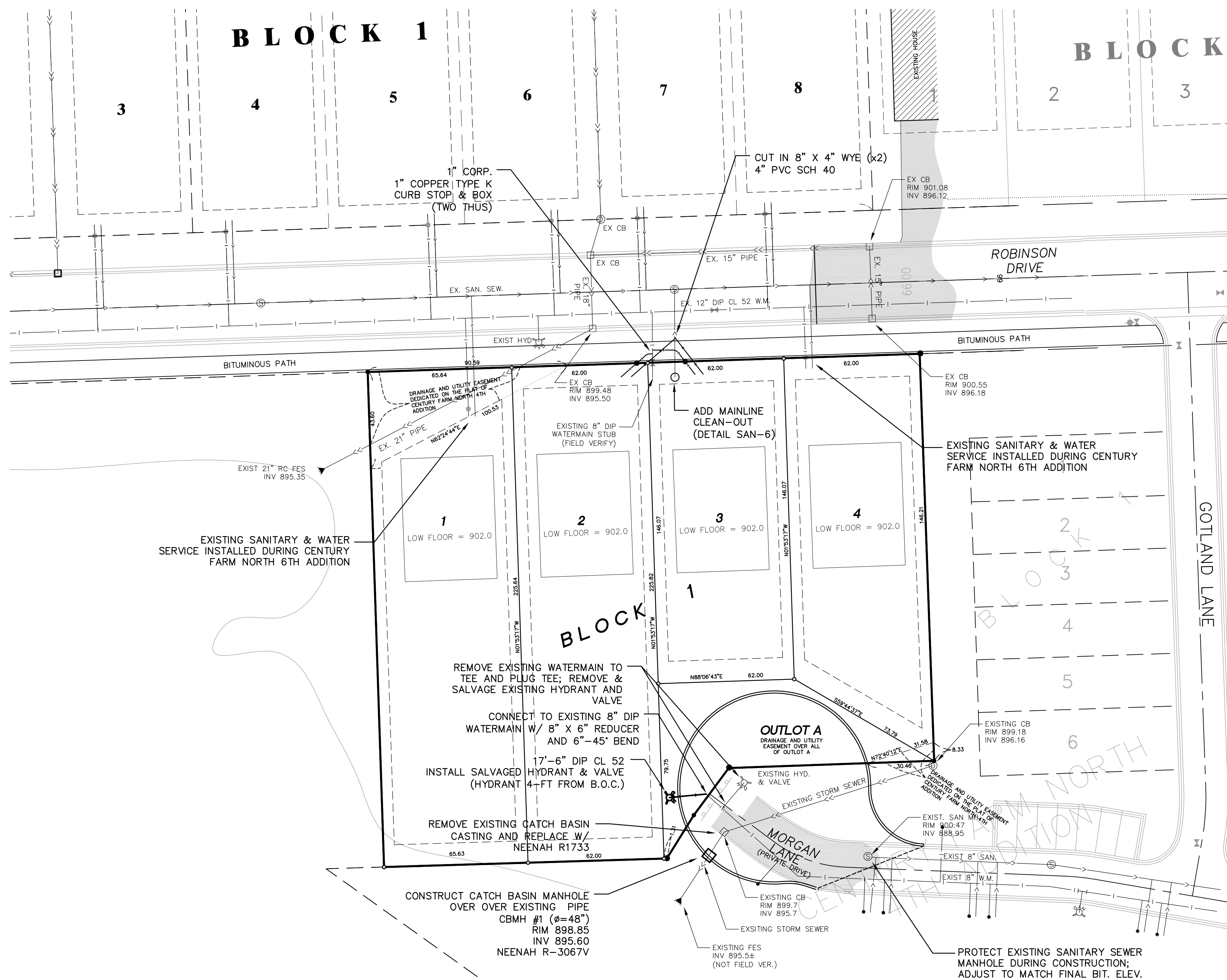
- 1) EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) PROVIDE INSULATION (8' x 8' x 4") AT PIPE CROSSINGS WHEN THERE IS LESS THAN 24" VERTICAL CLEARANCE BETWEEN WATERMAIN AND SEWER (DETAIL WAT-3).
- 3) PROPOSED WATER MAIN SHALL BE DIP CLASS 52. PROPOSED WATER SERVICE PIPE SHALL BE 1" COPPER TYPE K.
- 4) MAINTAIN MINIMUM 7.5-FT COVER TO TOP OF ALL WATER MAIN PIPE.
- 5) PLACE HYDRANTS 4-FT OFF BACK OF CURB.
- 6) FITTINGS SHALL BE DUCTILE IRON CLASS 350 COMPACT FUSION-BONDED EPOXY COATED.

### SANITARY SEWER NOTES

- 1) EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.
- 2) PROPOSED SANITARY SEWER SERVICES SHALL BE 4" PVC SCHEDULE 40.
- 3) TRACER WIRE REQUIRED FOR ALL SANITARY SEWER SERVICES. PROVIDE ACCESS TO WIRE ENDS FOR FUTURE LOCATING REQUIREMENTS.
- 4) CONTRACTOR TO PROVIDE "X, Y, AND Z" GPS COORDINATES OF WYE AND SERVICE END FOR FUTURE LOCATING REQUIREMENTS.

### GRADING, DRAINAGE & EROSION CONTROL NOTES

- 1) PRIOR TO ANY GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ROCK CONSTRUCTION ENTRANCE (LOCATIONS TO BE DETERMINED - COORDINATE WITH OWNER) AND PERIMETER SILT FENCE AS SHOWN ON PLAN. ADDITIONAL SILT FENCE MAY BE NECESSARY IF LOCAL CONDITIONS REQUIRE.
- 2) CONTACT MARTY ASLESON, CITY ENVIRONMENTAL COORDINATOR, FOR INSPECTION OF ALL EROSION CONTROL MEASURES PRIOR TO ANY GRADING.
- 3) THE CONTRACTOR SHALL PERFORM SITE GRADING ON AN AREA-BY-AREA BASIS TO MINIMIZE UNSTABILIZED AREAS. AS EACH AREA IS COMPLETED, ALL EXPOSED SOILS MUST HAVE TEMPORARY EROSION CONTROL PROTECTION OR PERMANENT COVER WITHIN SEVEN (7) DAYS.
- 4) SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL EROSION CONTROL NOTES AND SITE SEQUENCING.



DRAWN BY:	DESIGN BY:
A.G.	A.G.
CHCKD BY:	PROJ. NO.
C.W.P.	14-1460
ORIGINAL DATE:	
AUGUST 18, 2017	

DATE	REVISION DESCRIPTION

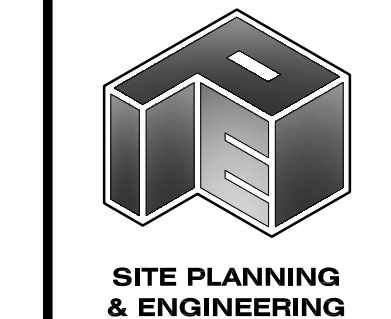
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Adam Ginkel*  
ADAM GINKEL  
LIC. NO. 43963  
DATE: 08.18.2017

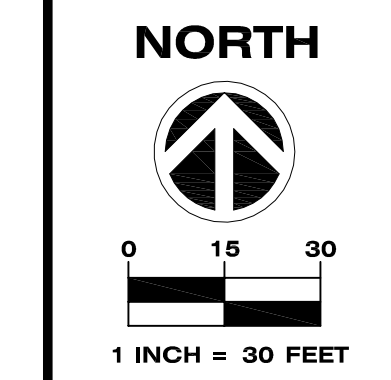
CENTURY FARM NORTH -  
PUD / PRELIMINARY PLAT  
AMMENDMENT - 7TH ADDITION

LINO LAKES, MINNESOTA  
UTILITY PLAN

PREPARED FOR:  
CENTURY FARM  
NORTH  
DEVELOPMENT, INC.



**PLOWE**  
ENGINEERING, INC.  
6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 56014  
PHONE: (651) 361-8210  
FAX: (651) 361-8701



**C2**





# CENTURY FARM NORTH PUD/PRELIMINARY PLAT AMMENDMENT 7TH ADDITION

LANDSCAPE PLAN  
LINO LAKES, MN

## BOULEVARD TREES

BOULEVARD TREES REQUIRED:  
1 TREE PER LOT  
2 TREES PER CORNER LOT

# OF LOTS = 4  
# OR CORNER LOTS = 0  
TOTAL BOULEVARD TREES REQUIRED = 4

SYMBOL	COMMON NAME BOTANICAL NAME
☀	SWAMP WHITE OAK Quercus bicolor
	AUTUMN GOLD GINKGO Ginkgo biloba 'Autumn Gold' (male only)
☀	SILVER MAPLE Acer saccharinum
	NORTHWOOD MAPLE Acer rubrum 'Northwood'
☀	HACKBERRY Celtis occidentalis
	BUR OAK Quercus macrocarpa
☀	NORTHERN RED OAK Quercus rubra
	AMERICAN LINDEN Tilia Americana
☀	RIVER BIRCH Betula Nigra
	RED SUNSET MAPLE Acer rubrum 'Franksred'

4 PROPOSED BOULEVARD TREES SHOWN

- NOTES:
- 1) EXAMPLE SPECIES SHOWN - SPECIES TO BE VERIFIED WITH CITY ENVIRONMENTAL COORDINATOR.
  - 2) VERIFY TREE LOCATIONS WITHIN BOULEVARD WITH CITY'S ENVIRONMENTAL COORDINATOR PRIOR TO ANY INSTALLATIONS
  - 3) NO MORE THAN 15% OF BOULEVARD TREES CAN BE OF ONE SPECIES

## OPEN AREA LANDSCAPE CALCULATIONS

OPEN SPACE REQUIREMENTS:  
LARGE TREES - 1 PER/2000 SF  
LARGE SHRUBS - 3 PER/2000 SF

OUTLOT A	SQUARE FOOTAGE	LARGE TREES REQUIRED	LARGE SHRUBS REQUIRED
OUTLOT A	1,770	1	3

## OPEN AREA - TREES

SYMBOL	COMMON NAME BOTANICAL NAME
☀	OAK, SWAMP WHITE Quercus bicolor
	OAK, BUR Quercus macrocarpa
☀	OAK, BICOLOR Quercus bicolor
	OAK, BLACK Quercus velutina
☀	OAK, NORTHERN RED Quercus rubra
	RED MAPLE Acer rubrum

1 PROPOSED OPEN AREA TREE

## OPEN AREA - SHRUBS

SYMBOL	QUANTITY	ROOT TYPE
○	SEE NOTES	POT
○	NANNYBERRY VIBURNUM Viburnum lentago	
	CARDINAL DOGWOOD Cornus sericea 'Cardinal'	
	BLACK CHOKECHERRY Aronia melanocarpa elata	

3 PROPOSED OPEN AREA SHRUBS SHOWN

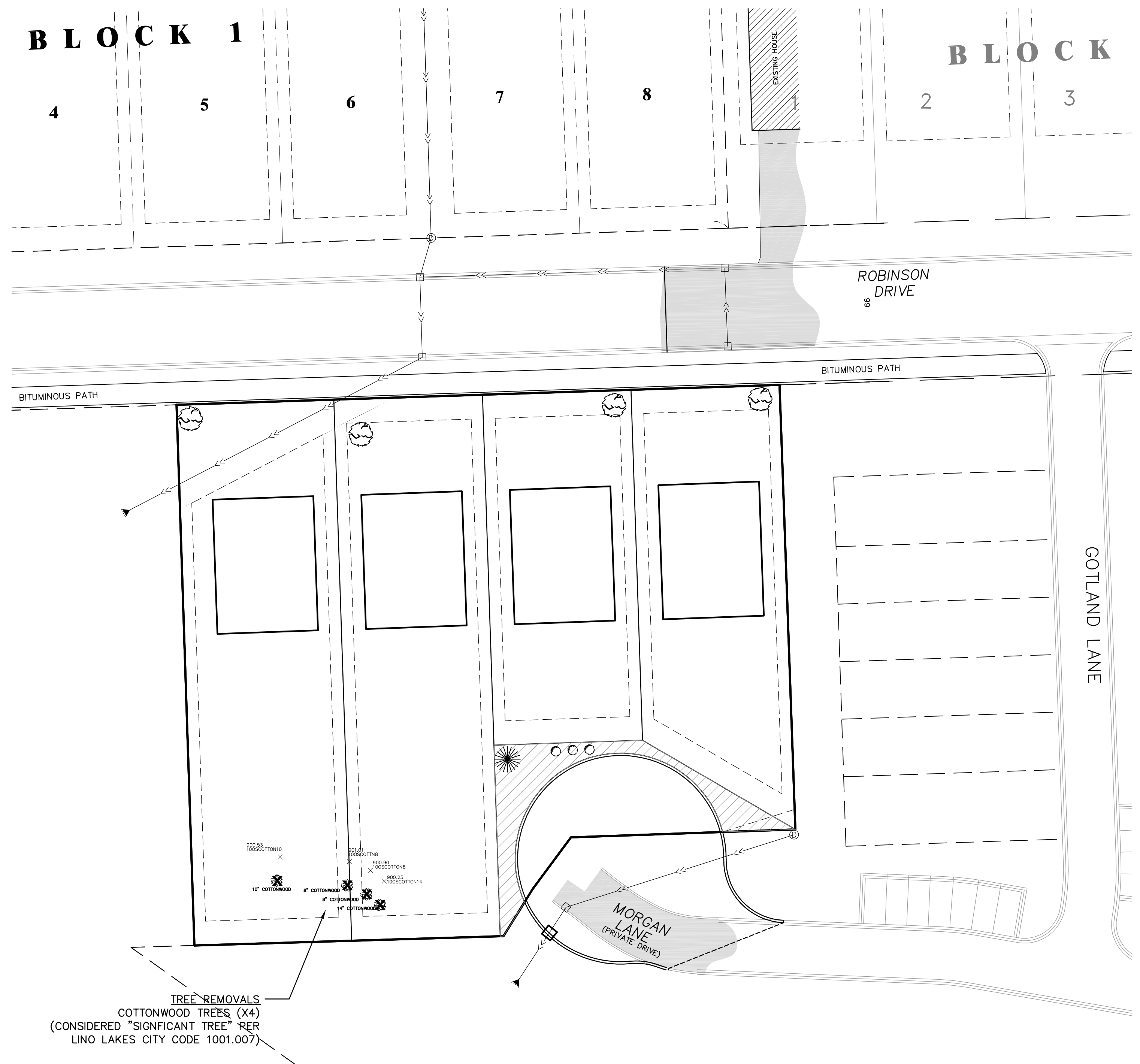
- NOTES:
- 1) EXAMPLE SPECIES SHOWN - VERIFY SPECIES REQUIREMENTS WITH CITY'S ENVIRONMENTAL COORDINATOR PRIOR TO ANY INSTALLATIONS (FIRE TOLERANT SPECIES REQUIRED)
  - 2) VERIFY TREE AND SHRUB LOCATIONS WITHIN OPEN AREAS WITH CITY'S ENVIRONMENTAL COORDINATOR PRIOR TO ANY INSTALLATIONS
  - 3) NO MORE THAN 15% OF OPEN AREA TREES OR SHRUBS CAN BE OF ONE SPECIES

## LEGEND

☀	DENOTES APPROX. LOCATION OF PROPOSED BOULEVARD TREE
☀	DENOTES APPROX. LOCATION OF PROPOSED OPEN SPACE TREE
○	DENOTES APPROX. LOCATION OF PROPOSED LARGE SHRUB
▨	DENOTES OPEN AREA LANDSCAPE

## NOTES

- 1) TREES ARE TO BE 2" AT 4' BH WITH 1 YEAR GUARANTEE
  - 2) TREES ARE TO BE IN ACCORDANCE WITH CITY'S TREE ORDINANCE
  - 3) ALL NATIVE SEED MIXES TO BE INSTALLED BY CITY APPROVED CONTRACTOR - VERIFY WITH CITY'S ENVIRONMENTAL COORDINATOR PRIOR TO INSTALLATIONS
  - 4) EXISTING TREE REMOVALS = 4
- BOULEVARD TREES = 4  
OPEN AREA TREES = 1  
TOTAL PROPOSED TREES SHOWN = 5



Know what's below.  
Call before you dig.

DRAWN BY: A.G. DESIGN BY: A.G.  
CHKD BY: PROJ. NO. 14-1460  
C.W.P.  
ORIGINAL DATE: AUGUST 18, 2017

DATE	REVISION DESCRIPTION

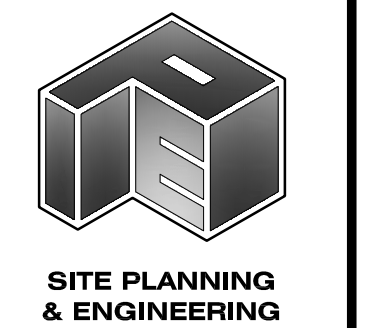
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ADAM GINKEL  
LIC. NO. 43963  
DATE: 08.18.2017

CENTURY FARM NORTH -  
PUD / PRELIMINARY PLAT  
AMMENDMENT - 7TH ADDITION

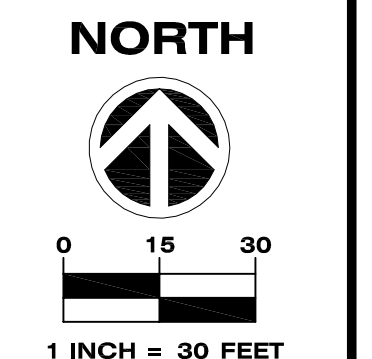
LINO LAKES, MINNESOTA  
LANDSCAPE PLAN

PREPARED FOR:  
CENTURY FARM  
NORTH  
DEVELOPMENT, INC.



**PLOWE**  
ENGINEERING, INC.  
6776 LAKE DRIVE  
SUITE 110  
LINO LAKES, MN 56014

PHONE: (651) 361-8210  
FAX: (651) 361-8701



L1



# CERTIFICATE OF SURVEY - RESOURCE INVENTORY

~of~ CENTURY FARM NORTH 7TH ADDITION

~for~ CENTURY FARM NORTH DEVELOPMENT, INC.  
3157 BERWICK KNOLL  
BROOKLYN PARK, MN 55443

## PROPERTY DESCRIPTION:

Outlot C, CENTURY FARM NORTH 6TH ADDITION, Anoka County, Minnesota.

## ZONING AND SETBACKS:

CURRENT AND PROPOSED ZONING: PUD

STREET (LOCAL) = 25 FEET  
STREET (COLLECTOR) = 40 FEET  
REAR = 25 FEET  
SIDE = 7.5 FEET  
(PER PRELIMINARY PLAT OF CENTURY FARM NORTH 6TH ADDITION)

## CITY OF LINO LAKES 2030 COMPREHENSIVE PLAN:

FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL

## IMPERVIOUS SURFACE CALCULATIONS:

THIS SITE CURRENTLY CONTAINS NO IMPERVIOUS SURFACES.

## AREA COMPUTATIONS:

TOTAL SITE AREA = 1.21 ACRES  
PROPOSED LOTS = 4  
DENSITY = 3.3 UNITS/ACRE

## NOTES:

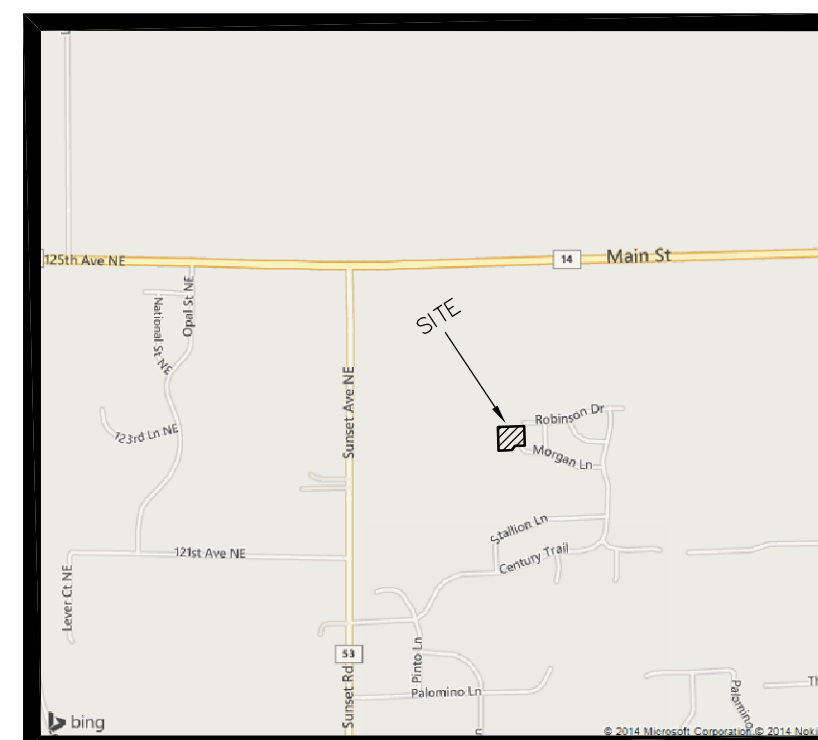
- Field survey was completed by E.G. Rud and Sons, Inc. on 8/14/2017.
- Bearings shown are Anoka County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Benchmark: Top nut of hydrant in the SE quadrant of Sunset Rd. and Century Trail. Elevation = 906.11 per record as-built drawing.
- This parcel is in Zone X (area determined to be outside the 0.2% annual chance floodplain) of FEMA Flood Insurance Rate Map Community No. 270051, Panel No. 0335, Suffix E, dated effective December 16, 2015.

## LEGEND

- DENOTES FOUND 1/2 INCH IRON PIPE, MARKED RLS 41578, UNLESS OTHERWISE NOTED
- ◄ DENOTES STORM SEWER APRON
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES GATE VALVE
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES EXISTING CONTOURS
- DENOTES TREE/BRUSH LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BITUMINOUS SURFACE

## VICINITY MAP

PART OF SEC. 7, TWP. 31, R1G. 22

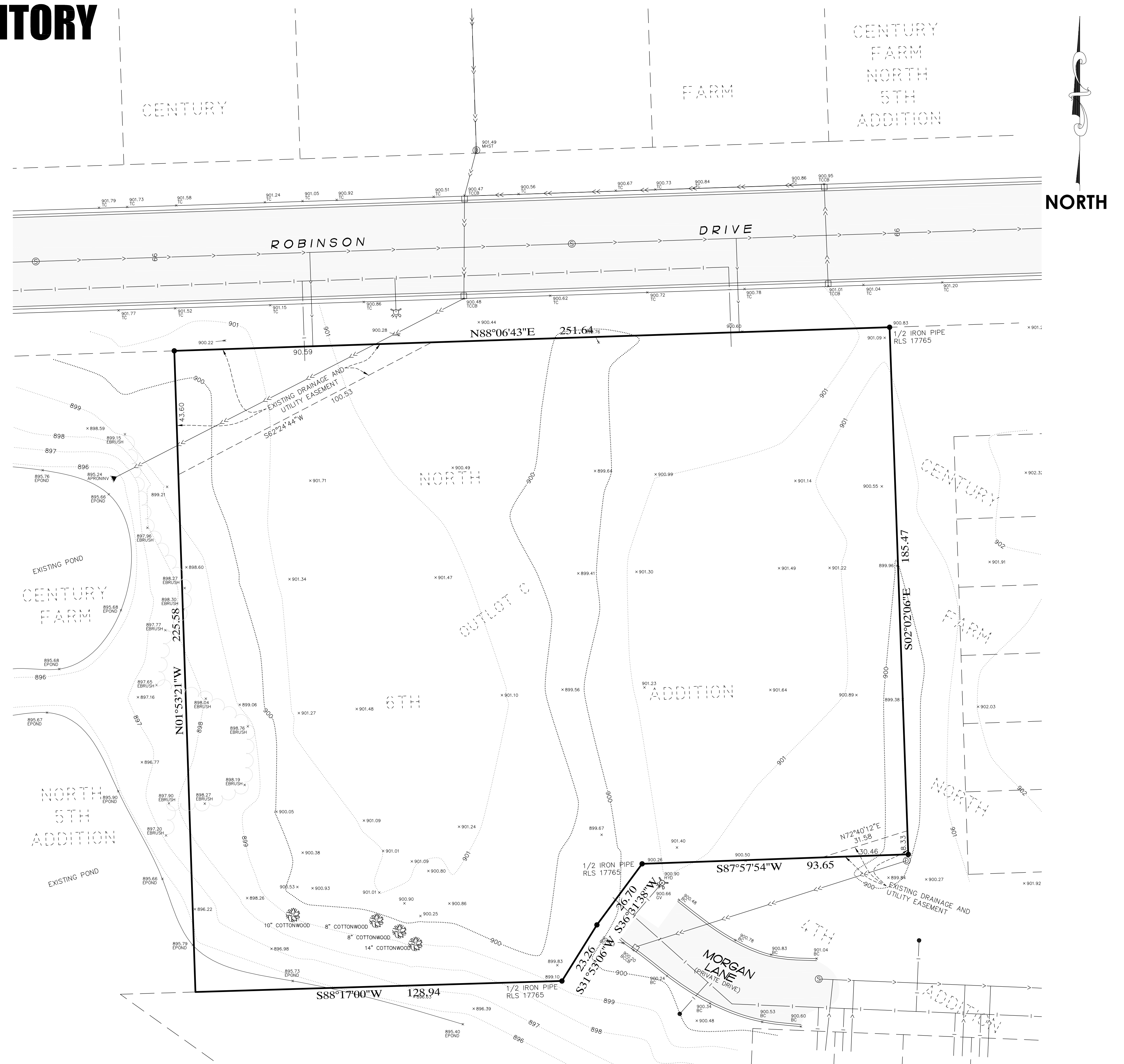


ANOKA COUNTY, MINNESOTA  
(NO SCALE)

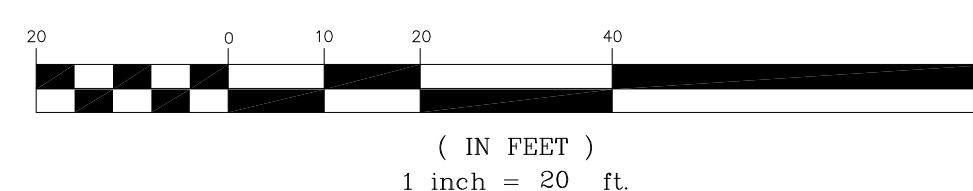
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Jason E. Rud*  
JASON E. RUD

Date: 8/18/2017 License No. 41578



GRAPHIC SCALE



DRAWN BY: BAB	JOB NO: 14363PP	DATE: 8/17/17	
CHECK BY: JER	SCANNED <input type="checkbox"/>		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY



# PRELIMINARY PLAT

~of~ CENTURY FARM NORTH 7TH ADDITION

~for~ CENTURY FARM NORTH DEVELOPMENT, INC.  
3157 BERWICK KNOLL  
BROOKLYN PARK, MN 55443

## EXISTING PROPERTY DESCRIPTION:

Outlot C, CENTURY FARM NORTH 6TH ADDITION, Anoka County, Minnesota.

## ZONING AND SETBACKS:

CURRENT AND PROPOSED ZONING: PUD

STREET (LOCAL) = 25 FEET  
STREET (COLLECTOR) = 40 FEET  
REAR = 25 FEET  
SIDE = 7.5 FEET  
(PER PRELIMINARY PLAT OF CENTURY FARM NORTH 6TH ADDITION)

## CITY OF LINO LAKES 2030 COMPREHENSIVE PLAN:

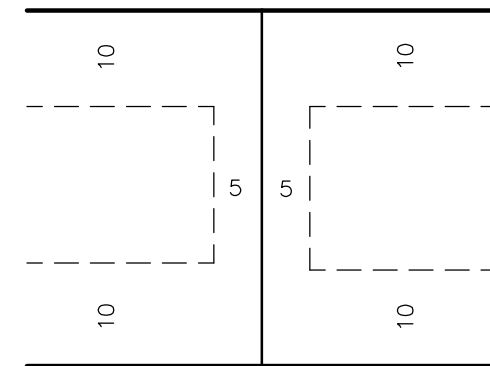
FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL

## NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 8/14/2017.
- Bearings shown are Anoka County datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Benchmark: Top nut of hydrant in the SE quadrant of Sunset Rd. and Century Trail. Elevation = 906.11 per record as-built drawing.
- This parcel is in Zone X (area determined to be outside the 0.2% annual chance floodplain) of FEMA Flood Insurance Rate Map Community No. 270051, Panel No. 0335, Suffix E, dated effective December 16, 2015.

## EASEMENT DETAIL:

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH, ADJOINING ALL RIGHT OF WAY AND REAR LOT LINES, BEING 5 FEET IN WIDTH, ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Jason E. Rud*  
JASON E. RUD

Date: 8/18/2017 License No. 41578

## IMPERVIOUS SURFACE CALCULATIONS:

THIS SITE CURRENTLY CONTAINS NO IMPERVIOUS SURFACES.

## AREA COMPUTATIONS:

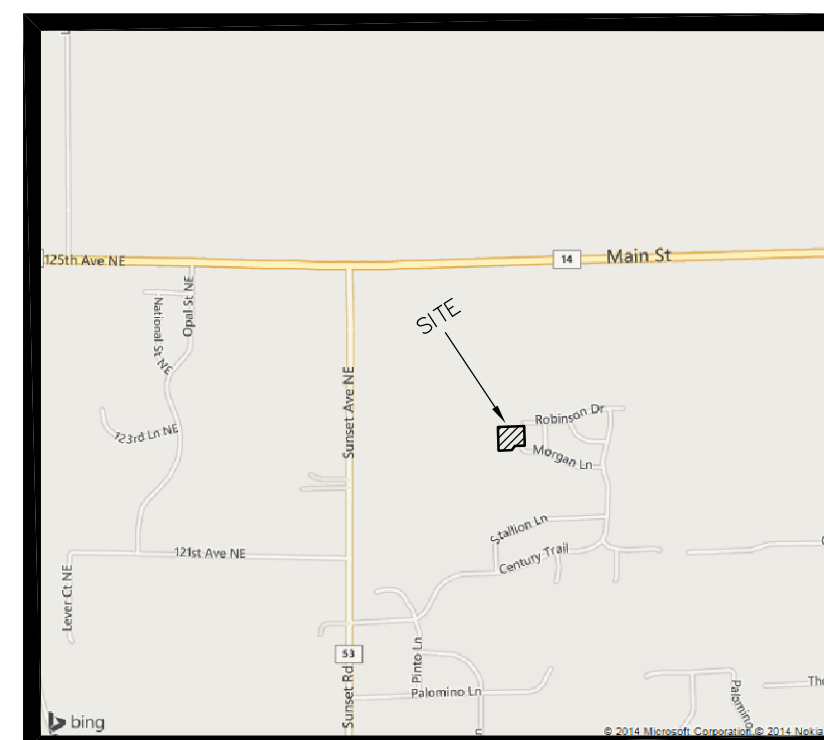
TOTAL SITE AREA = 1.21 ACRES  
PROPOSED LOTS = 4  
DENSITY = 3.3 UNITS/ACRE

## LEGEND

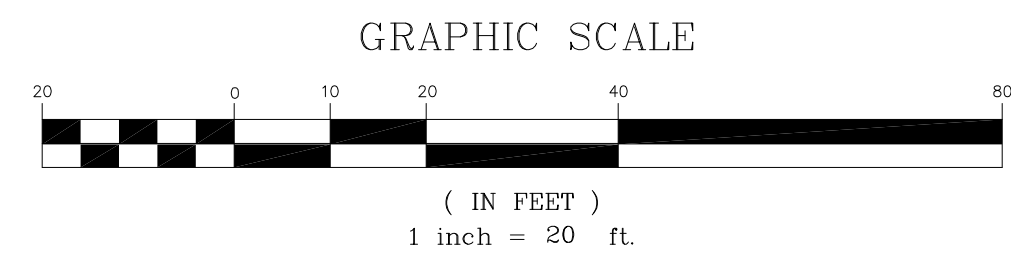
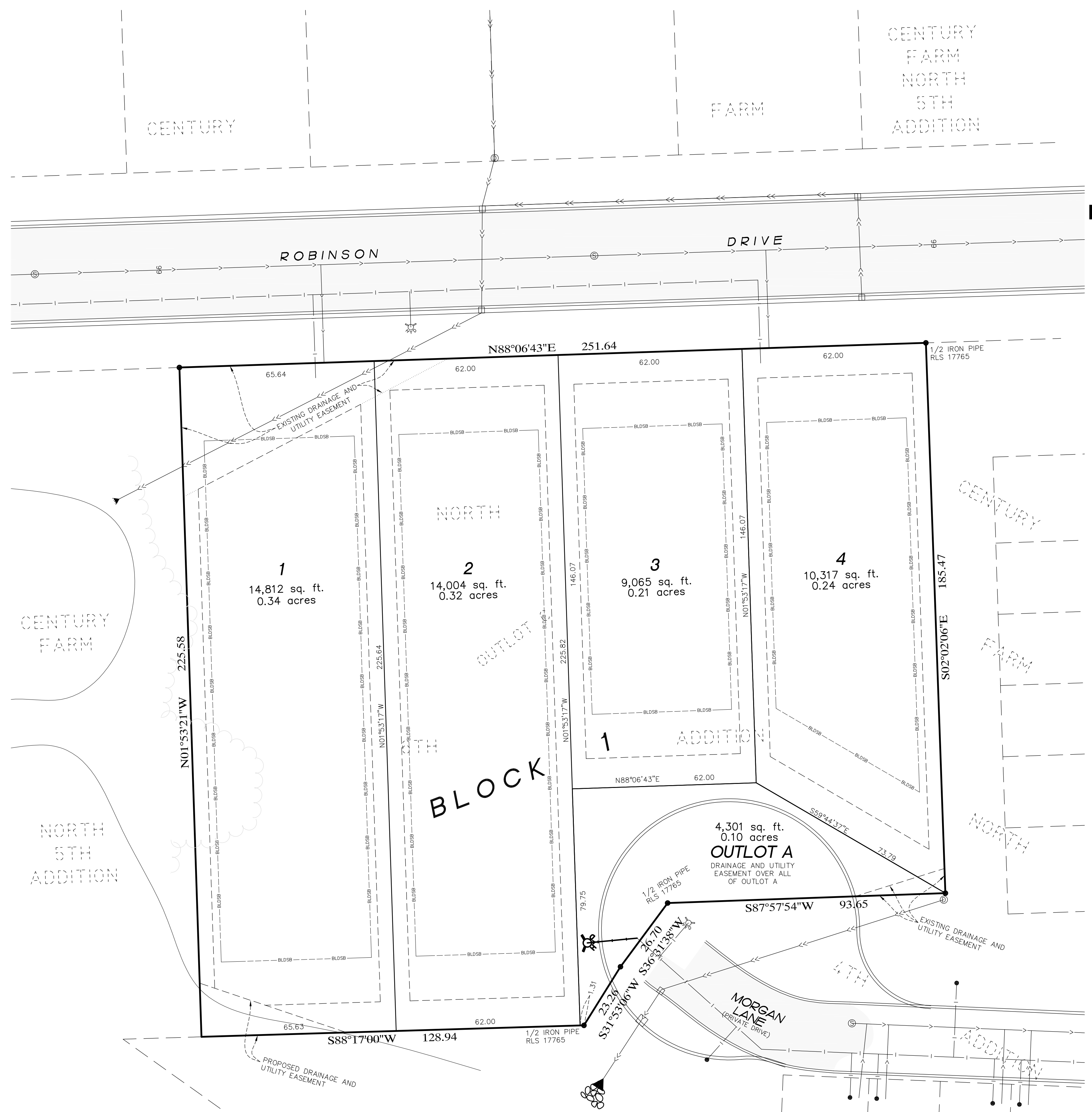
- DENOTES FOUND 1/2 INCH IRON PIPE, MARKED RLS 41578, UNLESS OTHERWISE NOTED
- ▲ DENOTES STORM SEWER APRON
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- ⊙ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
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- ⊕ DENOTES EXISTING SPOT ELEVATION
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- ⊕ DENOTES TREE/BRUSH LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BITUMINOUS SURFACE

## VICINITY MAP

PART OF SEC. 7, TWP. 31, R1G. 22



ANOKA COUNTY, MINNESOTA  
(NO SCALE)



DRAWN BY: BAB	JOB NO: 14363PP	DATE: 8/17/17	
CHECK BY: JER	SCANNED <input type="checkbox"/>		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

**E. G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701

PRELIMINARY COPY  
PRINTED 8/18/17

# CENTURY FARM NORTH 7TH ADDITION

City of Lino Lakes  
County of Anoka  
SEC. 7, TWP. 31, RNG. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Century Farm North Development, Inc., a Minnesota corporation, owner of the following described property:

Outlot C, CENTURY FARM NORTH 6TH ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as CENTURY FARM NORTH 7TH ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said Century Farm North Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CENTURY FARM NORTH DEVELOPMENT, INC.

Gary M. Uhde, President

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Gary M. Uhde, President of Century Farm North Development, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

I, Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jason E. Rud, Licensed Land Surveyor  
Minnesota License No. 41578

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Jason E. Rud.

Notary Public, \_\_\_\_\_ County, Minnesota  
My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of CENTURY FARM NORTH 7TH ADDITION was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Lino Lakes, Minnesota

By \_\_\_\_\_ Mayor By \_\_\_\_\_ Clerk

COUNTY SURVEYOR

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

Larry D. Holm  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Property Tax Administrator

By \_\_\_\_\_, Deputy

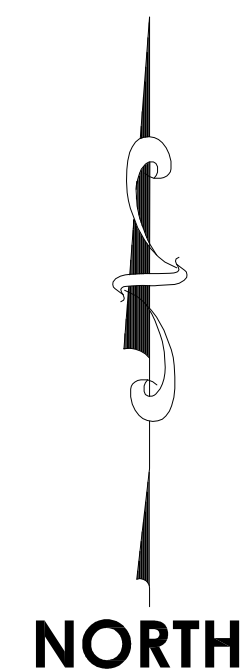
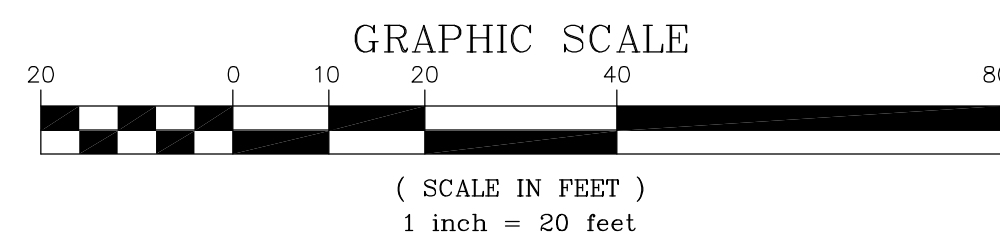
COUNTY RECORDER/REGISTRAR OF TITLES

COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of CENTURY FARM NORTH 7TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_M. and was duly recorded in Book \_\_\_\_ Page \_\_\_\_ as Document Number \_\_\_\_\_.

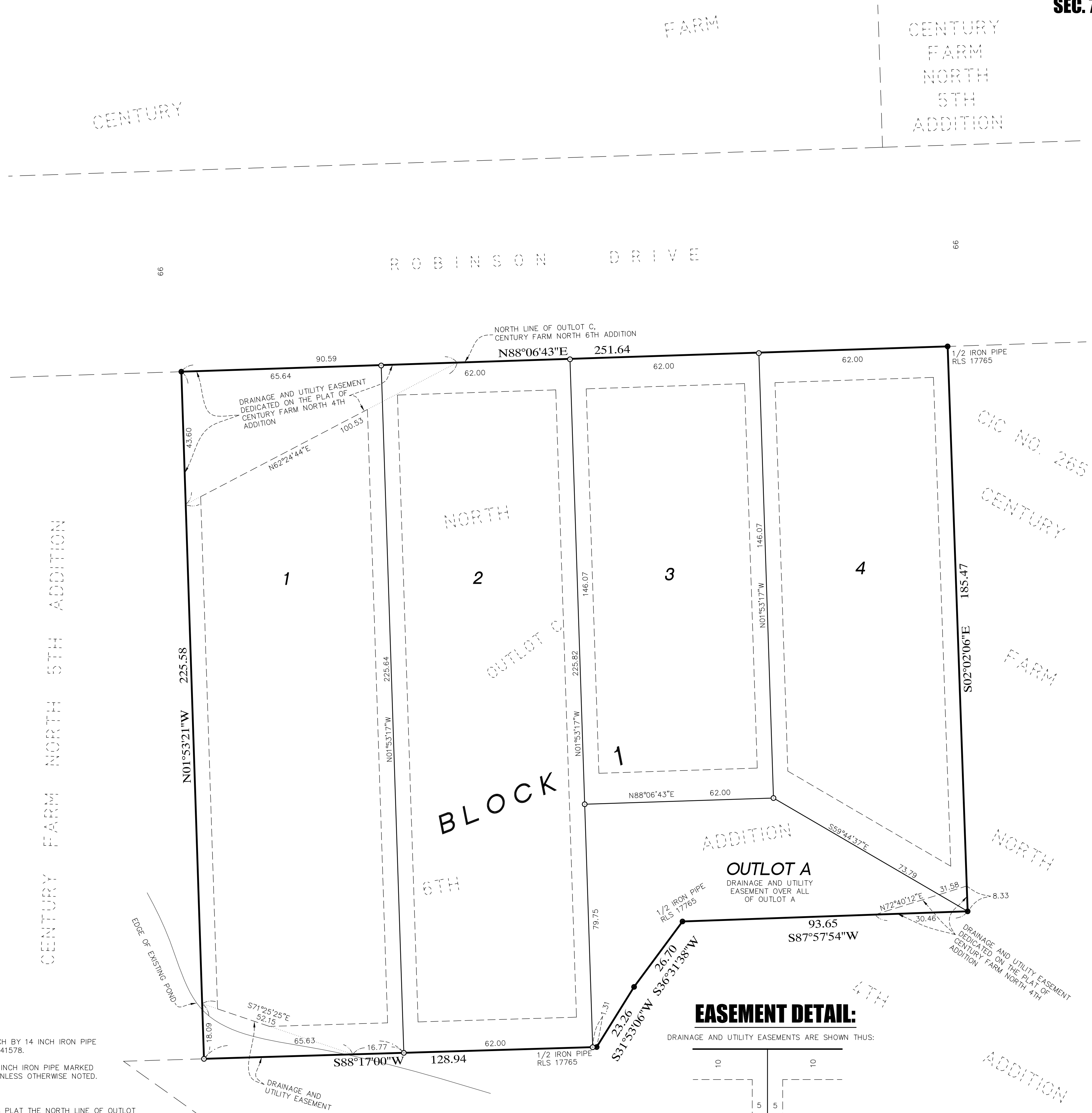
County Recorder/Registrar of Titles

By \_\_\_\_\_, Deputy



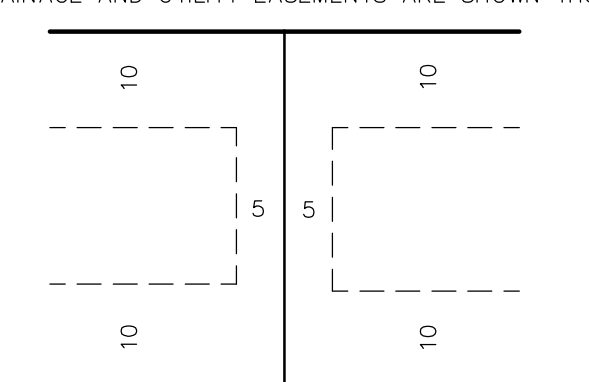
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.
- DENOTES FOUND 1/2 INCH IRON PIPE MARKED BY RLS NO. 41578, UNLESS OTHERWISE NOTED.

FOR THE PURPOSES OF THIS PLAT THE NORTH LINE OF OUTLOT C, CENTURY FARM NORTH 6TH ADDITION, IS ASSUMED TO HAVE A BEARING OF NORTH 88 DEGREES 06 MINUTES 43 SECONDS EAST.



### EASEMENT DETAIL:

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

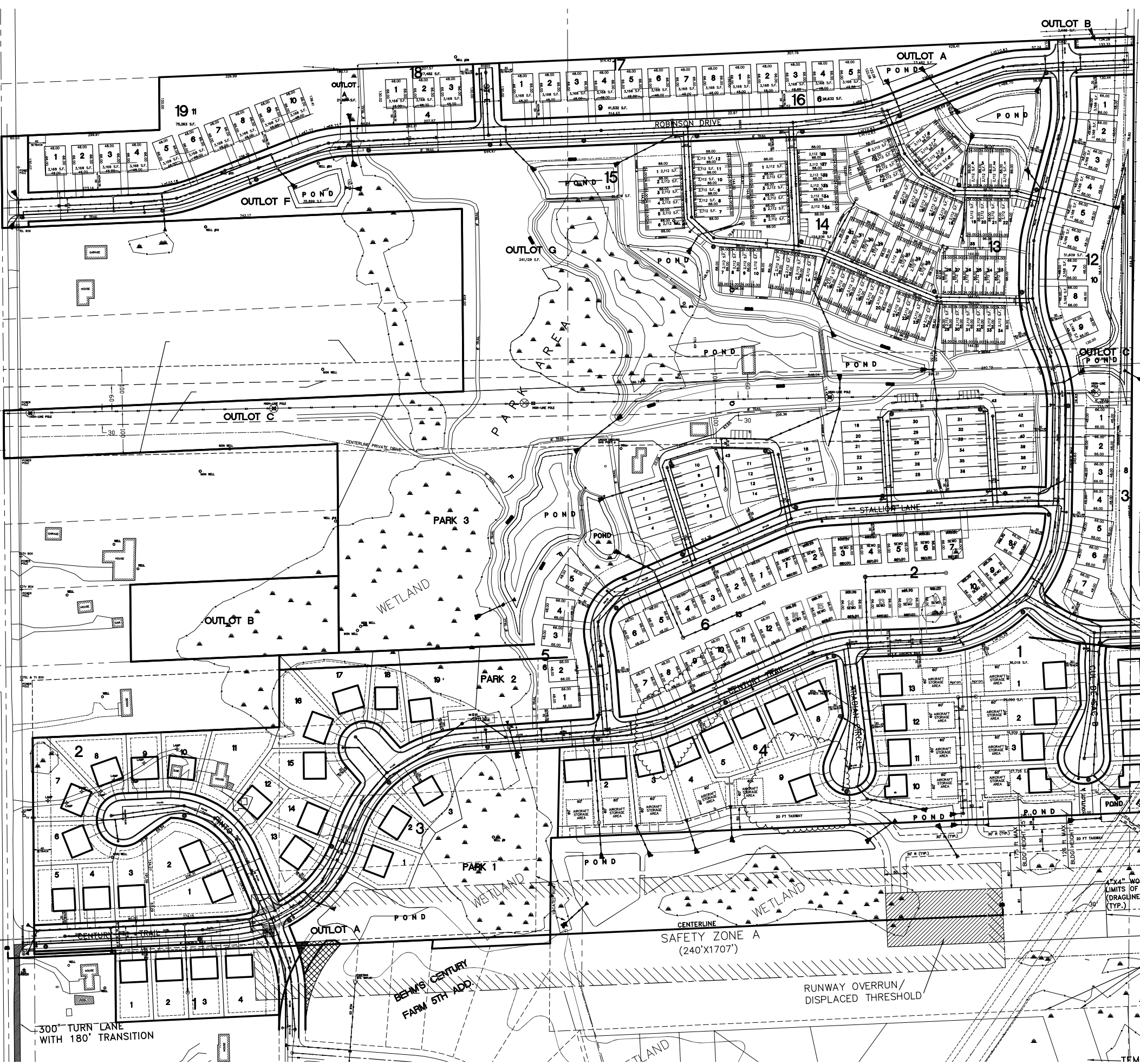


BEING 10 FEET IN WIDTH, ADJOINING ALL RIGHT OF WAY AND REAR LOT LINES, BEING 5 FEET IN WIDTH, ADJOINING ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.



INTERSECTION DESIGN SHALL MEET ANOKA COUNTY DESIGN CRITERIA

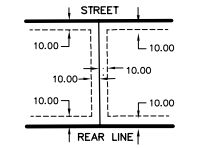
INTERSECTION DESIGN SHALL MEET ANOKA COUNTY DESIGN CRITERIA



NUMBER OF LOTS	SINGLE FAMILY	AIR PARK	DETACHED SINGLE FAMILY	TOWNHOUSE	TOTAL UNITS
CENTURY FARM NORTH 1ST ADDITION	30	9	17		56
CENTURY FARM NORTH 2ND ADDITION			23	42	65
CENTURY FARM NORTH 3RD ADDITION		9	9	34	52
CENTURY FARM NORTH 4TH ADDITION			5	38	43
CENTURY FARM NORTH 5TH ADDITION			5	38	43
<b>TOTAL LOTS</b>	<b>30</b>	<b>9</b>	<b>75</b>	<b>126</b>	<b>= 249</b>

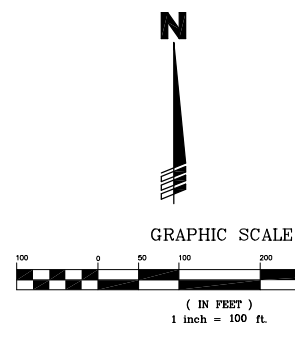
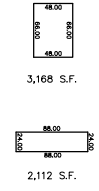
TOTAL AREA 95.12 ACRES  
 GROSS DENSITY 2.63 U/AC.  
 NET AREA 85.23 AC.  
 NET DENSITY 2.93 U/AC.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN AS THUS:



BEING 10 FEET IN WIDTH ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH ADJOINING STREET LINES AND REAR LOT LINES, UNLESS OTHERWISE SHOWN INDICATED AS SHOWN ON THE PLAT

TYPICAL LOT AREAS



DATE: 7/09/02  
 SCALE: 1" = 100'  
 PROJECT: 912-001  
 CHECKED: 912-001  
 APPROVED:

OWNER/DEVELOPER  
**CENTURY FARM NORTH DEVELOPMENT, INC.**  
 3157 BERWICK KNOLL  
 BROOKLYN PARK, MN 55443

1440 Arcade St. Suite 250  
 Saint Paul, MN 55106  
 Phone: 651-766-0112  
 Fax: 651-776-0226  
 E-mail: info@mass.com

DATE	REVISIONS	BY
10/24/02	ADD PHASE LINES	GSD
11/04/02	REVISED LOT AREAS	GSD
11/05/02	REVISED LOT NOS. 5TH ADD.	GSD
11/15/02	ELIMINATE 7TH ADD./NEW BLOCKS	GSD
12/20/02	REVISE POINTS, INTERSECTION	GSD
1/20/03	REVISED FOR CITY CHANGES	GSD
3/28/03	REVISED FOR CITY COMMENTS	TAG
6/13/03	FINAL PRELIMINARY PLAT SUBMIT.	TAG

**PLANNING & ZONING BOARD  
AGENDA ITEM 5C**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: September 13, 2017

REQUEST: **PUBLIC HEARING**  
Conditional Use Permit for  
Home Occupation Permit Level C for 426 Pine  
Street

CASE NUMBER: CU2017-002

APPLICANT: Stephen Witzel  
dba: Mobile Maintenance  
925 Evergreen Trail  
Lino Lakes, MN 55014

OWNER: Donald and Dayna Rivard  
426 Pine Street  
Lino Lakes, MN 55014

REVIEW DEADLINE:

Complete Application Date:	July 26, 2017
60-Day Review Deadline:	October 10, 2017
120-Day Review Deadline:	November 30, 2017
Environmental Board Meeting:	NA
Park Board Meeting:	NA
Planning & Zoning Board Meeting:	September 13, 2017
City Council Work Session:	October 2, 2017
City Council Meeting:	October 9, 2017

**BACKGROUND**

The applicant, Stephen Witzel, submitted a Land Use Application for a conditional use permit for a Home Occupation Permit Level C to be located at 426 Pine Street. Mr. Witzel owns Mobile Maintenance, Inc, a handyman service that specializes in the repair and service on manufactured home on the lots where they are located. Mr. Witzel

currently resides at 925 Evergreen Trail in Lino Lakes and is considering moving to 426 Pine Street.

In March 2017, Mr. Witzel applied for a conditional use permit for Home Occupation Permit Level C for 180 Pine Street. In April 2017, the City Council denied the conditional use permit per Resolution No. 17-29 due to traffic concerns on an unimproved gravel road.

**ANALYSIS**

**History**

The property located at 426 Pine Street is the former site of the Rehbein Arena/BMX Racing track. In September 1997, Council approved a conditional use permit for the operation of a commercial recreational BMX bike racing arena. The commercial bike racing has not been in operation for over one year; therefore, the conditional use permit has expired.

**Zoning and Land Use**

The subject site (426 Pine Street) consists of 3 parcels (PIN# 05-31-22-22-0006, 05-31-22-22-0003 and 05-31-22-22-0005). These parcels are zoned R-Rural and allow for a Home Occupation Permit Level C with a conditional use permit. The area of the combined parcels is approximately 25 acres.

<b>Current Zoning</b>	R, Rural
<b>Current Land Use</b>	Rural Residential
<b>Future Land Use per CP</b>	Urban Reserve
<b>Utility Staging Area</b>	Post 2030

**Surrounding Zoning and Land Use**

<b>Direction</b>	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use</b>
North (City of Columbus)	Residential	Rural Residential	2030 Rural Residential
East	R, Rural	Rural Residential	Urban Reserve
South	R, Rural	Rural Residential	Urban Reserve
West	R, Rural	Rural Residential	Urban Reserve

Section 1007.047 regulates Home Occupation Permits. A Level C entails a more intense home occupancy use of the property in regards to the number of on-site employees,

customers and traffic and requires a conditional use permit. The ordinance details requirements under (6) General Provisions and (9) Home Occupation Level C. These requirements must be in compliance at all times. See Attachment #4 for a full copy of the ordinance. The applicant has acknowledged these requirements in his submitted narrative. It should be noted that although the applicant uses the word “intend” in many of the responses, the requirements must be met at all times.

## **Site Plan Review**

### *Site Plan*

The applicant submitted an aerial map indicating the locations of the existing house and accessory structures. The home occupation will operate out of the smaller accessory structure near the house noted as #3 on the aerial site plan. No office is proposed on site. Accessory structures #1 and #2 are to be used for personal storage and livestock. An existing parking area behind accessory structure #1 (the former arena) will be utilized for parking of no more than ten (10) business vehicles under 1 ton. The applicant proposes to install an eight (8) foot high screen fence around the parking area.

Per the applicant’s narrative:

“Mobile Maintenance, Inc. is a handyman service that specializes in the repair and service on manufactured homes on the lots where they are located. The daily activities would typically include employees coming to pick up, load materials, go to the jobsite, provide repair services, and return to site to drop off vehicles. Because no repairs to the homes are done at the office, there is typically no equipment used onsite. The materials that would be stored in the accessory structures would typically be furnace parts, plumbing parts, some lumber, and other parts associated with the repair of manufactured homes. There will be no office onsite. Personal vehicle trips per day is less than 10. The number of deliveries and/or pickups is typically trash twice per week and material delivery on Thursdays. Although we are open for business 7 days a week, there are rarely anyone around on weekends. The existing parking area is adjacent to the building as shown on the site plan provided. It is approximately 100ft wide by 115ft. There are several other areas that could be used for parking but we do not plan to have that many vehicles there anyway. The existing parking is hard surface, or class 5, in the parking area.”

See Attachment #3 for applicant’s full narrative.

### *Grading Plan and Stormwater Management*

As noted above, an erosion control plan or stormwater management plan may be required for the parking lot improvements depending on the extent of the grading and improvements.

*Public Utilities*

The site is served by private well and septic system. The septic system shall be designed and sized to accommodate any future building renovations.

*Landscaping and Tree Preservation Plan*

Landscaping and tree preservation is not required for the home occupation.

*Wetlands*

Wetlands are located on portions of the parcel but are not impacted by the accessory structures or home occupation. The applicant shall be cognizant of the existence of the wetlands on site.

*Floodplain*

The 2015 DFIRM indicates Zone A floodplain on the parcel. The existing house and accessory structures do not appear to be impacted by the floodplain.

*Architectural Plans and Exterior Building Materials*

No improvements or remodeling are proposed at this time to the house or accessory structures. A building permit is required for any future building improvements. A fence permit is required for any fence construction.

*Signage*

Per Chapter 1010: Signs, one sign with a maximum size of 6 square feet placed at least 10 feet from the property line is allowed without a permit.

**Site Improvement Performance Agreement**

A Site Improvement Performance Agreement is not required.

**Conditional Use Permit-Findings of Fact**

The property is zoned R, Rural and allows for a Home Occupation Level C with a conditional use permit.

The Planning and Zoning Board shall recommend a conditional use permit and the Council shall order the issuance of such permit only if it finds the following criteria have been met:

1. The proposed development application has been found to be consistent with the policies and recommendations of the Lino Lakes Comprehensive Plan including:



a. Land Use Plan.

*The 25 acre parcel is guided Urban Reserve and zoned R, Rural. A Home Occupation Level C is allowed with a conditional use permit.*

b. Transportation Plan.

*Pine Street is a major collector road and has an improved, paved road surface east of 4<sup>th</sup> Avenue along 426 Pine Street. The existing improved road has structural design and capacity to accommodate the added traffic proposed by the home occupation.*

c. Utility (Sewer and Water) Plans.

*The parcel is served by private well and septic system. The City's utility plans are not impacted.*

d. Local Water Management Plan.

*The City's Local Surface Water Management Plan (LSWMP) is incorporated into Chapter 2: Resource Management System Plan of the City's Comprehensive Plan. The goal of the LSWMP is to improve of the quality of surface waters by delivering good quality stormwater runoff to lakes and wetlands.*

*The proposed home occupation will occur in an existing accessory structure on a 25 acre parcel. Regulations of Chapter 1011: Stormwater, Erosion and Sediment Control shall be met to ensure runoff will not increase and surface water (wetlands) will not be impacted.*

e. Capital Improvement Plan.

*There will be no changes to the City's Capital Improvement Plan related to the home occupation.*

f. Policy Plan.

*The proposed home occupation is consistent with the comprehensive plan (i.e. Policy Plan) in regards to land use, transportation, utilities, local water management and capital improvements.*

g. Natural Environment Plan.

*The City's Natural Environment Plan is incorporated into Chapter 2: Resource Management System Plan of the City's Comprehensive Plan. One goal of the Plan is*

*to identify, protect and preserve the desirable natural areas and ecological and aquatic resources of the community.*

*The City's greenway corridor exists on the parcel. The proposed home occupation will occur in an existing accessory structure and will not impact the City's Parks, Natural Open Space/Greenway and Trail System.*

2. The proposed development application is compatible with present and future land uses of the area.

*The proposed home occupation is compatible with present and future land uses. The surrounding land uses are rural residential on large rural lots.*

3. The proposed development application conforms to performance standards herein and other applicable City Codes.

*The proposed home occupation conforms to the performance standards of the City Code.*

4. Traffic generated by a proposed development application is within the capabilities of the City when:

- a. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade.
- b. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C.
- c. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D.
- d. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better.
- e. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies.
- f. The traffic generated from a proposed subdivision shall not require City street improvements that are inconsistent with the Lino Lakes Capital Improvement Plan. However, the City may, at its discretion, consider developer-financed improvements to correct any street deficiencies.

g. The LOS requirements in paragraphs a. to d. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At City discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Dept. of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties, that contribute to traffic at the interchange.

h. The City does not relinquish any rights of local determination.

*Pine Street is a major collector road and has an improved, paved road surface east of 4<sup>th</sup> Avenue along 426 Pine Street. The existing improved road has structural design and capacity to accommodate the added traffic proposed by the home occupation.*

5. The proposed development shall be served with adequate and safe water supply.

*The site is served by a private well that can serve the proposed home occupation..*

6. The proposed development shall be served with an adequate and safe sanitary sewer system.

*The site is currently served by a private septic system. The septic system shall be designed and sized to accommodate any future building modifications.*

7. The proposed development shall not result in the premature expenditures of City funds on capital improvements necessary to accommodate the proposed development.

*There will be no premature expenditures of City funds.*

8. The proposed development will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors.

*The proposed home occupation will not involve uses and activities detrimental to persons or property. Hours of operation shall be limited to Monday through Friday, 7 a.m. to 7 p.m. All work and the use of power tools and/or equipment shall be performed inside the home occupation accessory structure with the doors and windows closed.*

9. The proposed development will not result in the destruction, loss, or damage of a natural, scenic or historic feature of major importance.

*The natural features (wetlands) will not be impacted. There are no other known natural, scenic or historic features on the existing site.*

## **RECOMMENDATION**

Staff recommends approval of the Home Occupation Level C Conditional Use Permit at 426 Pine Street with the following conditions:

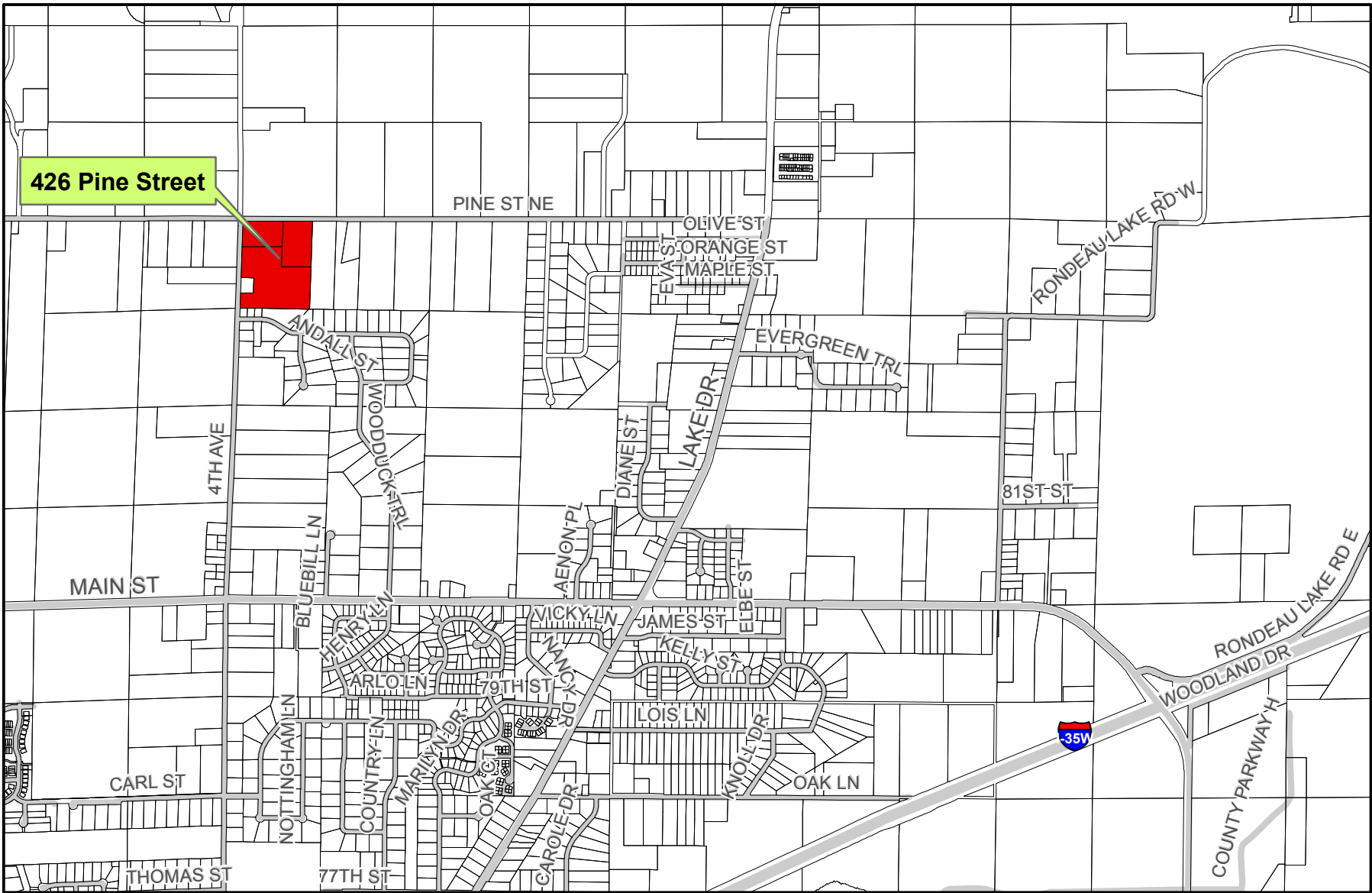
1. All regulations of Section 1007.047 Home Occupation Permits shall be in effect.
2. The owner of Mobile Maintenance, Stephen Kenneth Witzel, must occupy the property at 426 Pine Street as his primary place of residence.
3. Storage of materials related to the home occupation business shall only be allowed in the accessory structure near the house as labeled #3 on the applicant's Exhibit A.
4. Storage of materials related to the home occupation business shall not be allowed in any other accessory structure unless an amendment to the conditional use permit is approved by the City.
5. No exterior storage of commercial or personal items/materials shall be allowed on site at any time.
  - a. The parcel is 25 acres and there is no limit to the number of size of accessory structures that could be constructed on site to store items/materials.
6. No exterior trash dumpsters shall be allowed.
7. No more than two (2) trash/recycling haulers per week for both residential and commercial purposes shall be allowed.
8. Hours of operation shall be limited to Monday through Friday, 7 a.m. to 7 p.m.
9. All work and the use of power tools and/or equipment shall be performed inside the home occupation accessory structure with the doors and windows closed.
10. Per the Section 1007.047(9)(a)7, all off street parking generated by the home occupation shall be provided on a hard surface in or adjacent to the driveway.

Approval is also subject to the following items:

1. The owner of Mobile Maintenance, Stephen Kenneth Witzel, shall provide proof to the City of homesteading the property at 426 Pine Street as his primary place of residence prior to the home occupation permit becoming effective.
2. All comments from the City Engineer letter dated September 5, 2017 shall be addressed.
3. A building permit is required for any building improvements.
4. A fence permit is required for any fence construction.
5. The three (3) parcels shall be combined through Anoka County.
  - a. The applicant shall provide proof of combination to the City prior to the home occupation permit becoming effective.
6. A Zoning Permit for driveway improvements is required.

## **ATTACHMENTS**

1. Site Location Map
2. Aerial Map
3. Applicant Narrative and Exhibit A, Site Plan
4. Section 1007.047 Home Occupation Permit Ordinance
5. City Engineer Letter dated September 5, 2017



# Site Location Map



Date: 8/22/2017

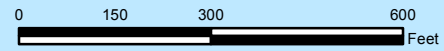




Accessory Structure-Home Occupation



# Aerial Map 426 Pine Street



Date: 8/22/2017



August 15, 2017

Katie Larsen, City Planner

City of Lino Lakes

600 Town Center Parkway

Lino Lakes, MN 55014

Dear Ms. Larsen:

Please review this additional narrative addressing your questions regarding our request for a conditional use permit for home occupancy level C for 426 Pine Street.

Please reference the attached aerial map.

Building #1- The Arena, will be used for personal storage and livestock.

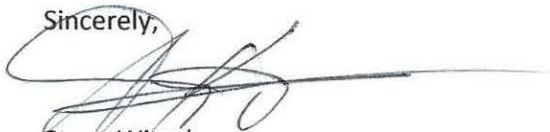
Building #2, will be used for personal storage and farm equipment.

Building #3, the pole barn behind the house will be used for storage of business materials and equipment.

Parking #4- existing class 5 parking area with 8 foot screen fence added, not to exceed more than 10 business vehicles under 1 ton.

We understand that all these plans are contingent upon review by planning and zoning as well as the building inspection department. We believe that this should meet the requirements to be compliant with all codes.

Sincerely,

A handwritten signature in black ink, appearing to be 'Steve Witzel', with a long horizontal line extending to the right.

Steve Witzel



July 25, 2017

Katie Larsen, City Planner

City of Lino Lakes

600 Town Center Parkway

Lino Lakes, MN 55014

Dear Ms. Larsen:

Please review this written narrative addressing a conditional use permit for home occupancy level C for 426 Pine Street.

With regard to Section 107.047 Home Occupation Permit Level C:

6- Requirements General Provisions

6(a) 1. Business Owner and/or Employee will occupy property

6(a) 2. Business does not intend to substantially change the rural/ residential character of the property.

6(a)3. Business does not intend to create a nuisance or disturb the surrounding residential properties.

6(a) 4. Business does not intend to change the existing look of the property and will only make alterations required by city building code.

6(a) 5. Business intends to meet fire and building codes as required and agrees to acquire building permits as needed.

6(a) 6. Business does not intend for there to be any exterior evidence of home occupation on premises.

6(a) 7. Business does not intend that vehicles exceeding 11,075 pounds used in the home occupation will be parked on the site.

6(a) 8. Does not apply.

6(a) 9. Business does not intend to reduce the number of onsite parking spaces to less than 2.

6(a) 10. Business will not create a need for additional driveway access to the property.

6(a) 11. Business will not require any specific state licensing.

6(a) 13. Business owner has no intent to store or use hazardous materials not normally found in a residential structure.

6(a) 14. Business owner is not in the motor vehicle repair, paint or bodywork business. Business owner does not prepare food. Business owner does not deal in explosives, ammunitions or weapons. Business owner does not operate an ambulance or related emergency service.

9 (a) Requirements- Home Occupation Level C

1. Business is to be conducted in an existing accessory structure on the property that will meet life/safety requirements.
2. Business owner understands that a limit of 5 employees who do not live on the property are allowed to be on the premises at one time.
3. Business owner understands that all areas accessible to employees or customers shall comply with all applicable safety codes.
4. Business owner understands that vehicle trips generated by the business shall not exceed 40 in any twenty four hour period.
5. Business owner understands that any delivery service needed for home occupation shall be limited to no more than 15 delivery/ pickup trips per week.
6. Home occupation is to be operated in a separate, existing structure on the premises.
7. Business owner understands that all off-street parking generated by home occupation shall be provided a hard surface in or adjacent to the driveway.
8. Business is not a personal service business.
9. Business owner understands that between the hours of 9 PM and 7 AM no customers or employees who do not reside onsite may be at the site, and no business operations occurring outside of the main dwelling are permitted.
10. Business owner understands that limited operation of any wholesale or retail business is allowed.

DESCRIPTION OF BUSINESS:

Mobile Maintenance, Inc. is a handyman service that specializes in the repair and service on manufactured homes on the lots where they are located.

The daily activities would typically include employees coming to pick up ,load materials, go to the jobsite, provide repair services, and return to site to drop off vehicles. . Because no repairs to the homes are done at the office, there is typically no equipment used onsite. The materials that would be stored in the accessory structures would typically be furnace parts, plumbing parts, some lumber, and other parts associated with the repair of manufactured homes. There will be no office onsite. Personal vehicle trips per day is less than 10. The number of deliveries and/or pickups is typically trash twice per week and material delivery on Thursdays. Although we are open for business 7 days a week, there are rarely anyone around on weekends. The existing parking area is adjacent to the building as shown on the site plan provided. It is approximately 100 ft wide by 115 ft. There are several other areas that

could be used for parking but we do not plan to have that many vehicles there anyway. The existing parking is hard surface, or class 5, in the parking area.

Please understand that all of our plans are tentative and may change once we figure out exactly where things will fit and flow.

Sincerely,

Stephen K. Witzel

A handwritten signature in black ink, appearing to read 'Stephen K. Witzel', written over a horizontal line.





Imagery ©2017 Google, Map data ©2017 Google United States 100 ft

- 1) Pens Storage and livestock
- 2) Pens Storage and farm equipment
- 3) Business Storage - materials
- 4) Existing parking w/ 8' screen fence added

**§1007.047 HOME OCCUPATION PERMITS.**

(1) *Purpose.* The purpose of this section is to provide a means by which home occupations can be conducted as an accessory use to a residential dwelling unit, as a use that is clearly incidental and secondary to a residential use on the same premises, without jeopardizing the health, safety and general welfare of the surrounding neighborhood or the inhabitants of the home occupation site, and without jeopardizing the residential character of the neighborhood.

(2) *Application.* Subject to the non-conforming use provision of this section, all occupations conducted in the home shall comply with the provisions of this section, with the exception of the following:

(a) Permitted agricultural/farm related uses in the R and R-X Districts (and when found to be in conformance with all other provisions of this Ordinance) need not meet the provisions of this subdivision.

(b) The limited seasonal sale of products grown solely on the site by the residents of the homestead shall be exempt from the provisions of this subdivision.

(c) Daycare when licensed by the state and/or county

(d) Any other use listed as a Permitted, Conditional, or Interim use within the corresponding zoning district.

(e) Any use allowed by an existing Conditional or Interim Use Permit.

(3) *Procedure.*

(a) Home Occupation Level A does not require an application, review, or permit so long as the business complies with the general provisions listed in subsection (6) below, and the requirements of the Home Occupation Level A listed in subsection (7) below.

(b) Home Occupation Level B requires the following procedure:

1. Application for a Home Occupation Level B shall be filed by the property owner or designated agent on forms to be provided by the City, and shall be accompanied by:

a. A non-refundable fee as established by City Council ordinance; and

b. Site and Building Plans as necessary to prove compliance with the general provisions of subsection (6) below, and the requirements of the Home Occupation Level B listed in subsection (8) below.

2. The Zoning Administrator shall review the application and shall determine whether the proposal is in compliance with all applicable evaluation criteria, codes, ordinances,



and applicable performance standards set forth in the Ordinance. The Zoning Administrator shall notify the applicant, in writing, of any incomplete application within fifteen (15) business days of the date of submission.

(c) Home Occupation Level C requires obtaining a Conditional Use Permit. The procedure for a Conditional Use Permit is described in §1007.016.

(4) *Violations.* After two (2) founded nuisances, or code violation complaints have been made and verified with written notices to the home occupation, a public hearing may be called to consider additional conditions, limitations, or revocation of the home occupation within sixty (60) days of the last complaint. Home Occupation Level C, which requires a Conditional Use Permit, shall be subject to the Revocation clause included in §1007.016.

(5) *Expiration.*

(a) Upon issuance, a Home Occupation Level B permit shall continue to be valid unless one or all of the following occur:

1. The business owner relocates to another residential address; permits are not transferable to another person or property.
2. The type of businesses occurring on the site changes significantly.
3. If the permit is revoked by the City per section (4) above.

(b) A Home Occupation Level C, approved as part of a Conditional Use Permit application, shall comply with §1007.016 of the ordinance.

(6) *Requirements - General Provisions.* All home occupations shall comply with the following general provisions and according to definition, the applicable requirement provisions.

(a) *General Provisions.*

1. The home occupation shall be operated by an occupant of the dwelling.
2. Any home occupation shall be clearly incidental and secondary to the residential use of the premises, and shall not change the residential character thereof.
3. All home occupations must comply with all provisions of the City Nuisance Ordinance and shall result in no incompatibility or disturbance to the surrounding residential uses.
4. No home occupation shall require internal or external alterations or involve construction features not customarily found in residential dwellings except where required to comply with local and state fire and police recommendations.

5. The home occupation shall meet all applicable fire and building codes, and applicable permits must be obtained prior to any construction activities.

6. No exterior evidence of the presence of the home occupation on the premises, except any signage allowed by the sign code and any vehicles allowed by §1007.044 (11).

7. Personal vehicles not exceeding a gross weight rating of eleven thousand seventy-five (11,075) pounds used in the home occupation may be parked on the site.

8. Any vehicle with a gross weight rating in excess of eleven thousand seventy-five (11,075) pounds is subject to §1007.044 (11) of this Ordinance.

9. The number of on-site parking spaces shall not be reduced to less than two.

10. In no case shall the permitted home occupation cause to create the need for an additional driveway access to the property.

11. When applicable, all state licensing requirements are satisfactorily met.

12. The applicant shall demonstrate, in a manner found acceptable to the City Engineer that such use is within the capabilities of the property's sewage treatment system or the city's utility system.

13. There shall be no use or outdoor storage of any toxic chemicals or hazardous materials of any type or in any amount not normally found in a residential structure.

14. No motor vehicle repair, paint or body work; commercial preparation of food for service on the premise; business related to or involving explosives, ammunition or weapons; or ambulance or related emergency services shall be permitted as a Home Occupation.

(7) *Requirements – Home Occupation Level A.* All residential dwelling units are eligible for a Home Occupation Level A. In addition to the general provisions outlined in subsection (6) above, businesses must also comply with the following provisions specific to the Home Occupation Level A.

(a) *Requirements.*

1. Permitted home occupation shall be confined to the private dwelling unit, and shall not be conducted in any accessory structure on the premise, including an attached garage.

2. No customers or employees who do not reside at the dwelling may be permitted on the property.

3. If the home occupation will require a delivery service, such as UPS, no more than ten delivery/pickup trips per week shall be permitted.
4. The home occupation may not occupy more than 10% of the structure.
5. All off-street parking generated by the home occupation shall be confined to the driveway.
6. The operation of any wholesale or retail business is prohibited, unless it is conducted entirely by mail or by occasional home invitation.

(8) *Requirements – Home Occupation Level B.* All residential dwelling units are eligible for a Home Occupation Level B. In addition to the general provisions outlined in subsection (6) above, businesses must also comply with the following provisions specific to the Home Occupation Level B.

(a) *Requirements.*

1. Permitted home occupation may be conducted in an accessory structure provided that the use can comply with life safety requirements.
2. A limit of two customers or employees who do not reside at the dwelling may be permitted on the property at one time.
3. Areas accessible to customers or employees shall comply with all applicable life safety codes.
4. Vehicle trips generated by the business shall not exceed 20 in any twenty four hour period.
5. If the home occupation will require a delivery service, such as UPS, no more than ten delivery/pickup trips per week shall be permitted.
6. If the home occupation is to occupy more than 10% of the dwelling, additional building and fire code issues may need to be addressed.
7. All off-street parking generated by the home occupation shall be provided on a hard surface in or adjacent to the driveway.
8. Personal Service Businesses shall be limited to allow the servicing a single customer at a time.
9. Between the hours of 7 PM and 7 AM no customers or employees who do not reside on the site may be at the site and no business operations occurring outside of the main

dwelling are permitted. For the purpose of this section, an attached garage does not count as part of the main dwelling.

- a. The operation of any wholesale or retail business is prohibited, unless:
- b. It is conducted entirely by mail or occasional home invitation;
- c. It is exclusively the sale of products produced on-site; or
- d. It is clearly incidental to a service provided on the site.

(9) *Requirements – Home Occupation Level C.* All properties developed with a dwelling, that are either over 1 acre in size; or zoned Rural, Rural Business Reserve, or Rural Executive; or front on an arterial roadway are eligible to apply for a Conditional Use Permit to allow a Home Occupation Level C. In addition to the general provisions outlined in subsection (6) above, businesses must also comply with the following provisions specific to the Home Occupation Level C.

(a) *Requirements.*

1. Permitted home occupation may be conducted in an accessory structure provided that the use can comply with life safety requirements.
2. A limit of five customers or employees who do not reside at the dwelling may be permitted on the property at one time.
3. Areas accessible to customers or employees shall comply with all applicable life safety codes.
4. Vehicle trips generated by the business shall not exceed 40 in any twenty four hour period.
5. If the home occupation will require a delivery service, such as UPS, no more than fifteen delivery/pickup trips per week shall be permitted.
6. If the home occupation is to occupy more than 10% of the dwelling, additional building and fire code issues may need to be addressed.
7. All off-street parking generated by the home occupation shall be provided on a hard surface in or adjacent to the driveway.
8. Personal Service Businesses shall be limited to allow the servicing of only two customers at a time.



9. Between the hours of 9 PM and 7 AM no customers or employees who do not reside on the site may be at the site and no business operations occurring outside of the main dwelling are permitted. For the purpose of this section, an attached garage does not count as part of the main dwelling.

10. The limited operation of any wholesale or retail business is allowed.

(10) *Additional Limitations and/or Restrictions.*

(a) So as to maintain compatibility with the residential character of the neighborhood and to protect the health, safety and general welfare of the public, the City may impose additional limitations or requirements as it deems necessary.

(b) The City may impose the posting of a security in order to insure compliance with any condition imposed.

(11) *Inspection.* The City of Lino Lakes hereby reserves the right, upon approval of any home occupation permit or Conditional Use Permit for a Home Occupation Level C, to inspect the premises in which the occupation is being conducted to insure compliance with the provisions of this section or any conditions additionally imposed.

(12) *Penalty.* Violation of the home occupation performance standards shall be subject to the enforcement and penalty provisions of §1007.023 of this Ordinance.



*Memorandum*

**To:** *Katie Larsen, City Planner*

**From:** *Diane Hankee PE, City Engineer*

**Date:** *September 5, 2017*

**Re:** *426 Pine Street Conditional Use Permit  
Plan Review  
WSB Project No. 10153-000*

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We have reviewed the 426 Pine Street Conditional Use Permit application for a home occupation Mobile Maintenance, Inc, a handyman service that specializes in the repair and service on manufactured homes.

**Engineering**

- **Grading, Erosion and Sediment Control**

The applicant is not proposing site grading at this time.

- **Stormwater Management**

Paving the existing Class 5 is considered an overlay and it would be exempt from stormwater management.

- **Water Supply and Sanitary Sewer**

The site is served by private well and septic system. The septic system shall be improved as necessary to accommodate the proposed use.

- **Transportation**

The home occupation is proposed to generate 40 vehicle trips per day and 15 delivery/pickup trips per day. The existing parking area will be used for parking and is approximately 100ft by 115ft.

Comments:

1. The existing roadway system is sufficient to accommodate the proposed traffic.

2. The existing parking area shall be a paved hard surface. The applicant shall submit a parking lot paving plan per the City's development standards.

- **Floodplain**

Majority of the parcel is included within the floodplain. The existing house appears to be outside of the floodplain however the accessory structure is within the floodplain. A LOMA will be required by FEMA if a mortgage is used to finance the property.

- **Wetlands and Mitigation Plan**

There is a significant portion of the site where wetlands are present. The application does not propose to impact the Wetlands. Wetlands shall be protected per state law.

- **Drainage and Utility Easements**

Not applicable for a Conditional Use Permit.

- **Development Agreement**

Not applicable for a Conditional Use Permit.

- **Grading Agreement**

A grading agreement is not applicable at this time.

- **Stormwater Maintenance Agreement**

A Stormwater Maintenance Agreement is not applicable at this time.

- **Permits Required**

The following permits are required.

Comments:

1. City of Lino Lakes Zoning Permit for Driveway Improvements.

If you or the applicant has any questions regarding these comments, please contact Diane Hankee at (651) 982-2430 or [diane.hankee@ci.lino-lakes.mn.us](mailto:diane.hankee@ci.lino-lakes.mn.us).