

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

Wednesday, April 11, 2018
6:30 p.m.
Council Chambers

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

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES: March 14, 2018
4. OPEN MIKE
5. RE-ELECTION OF CHAIR & VICE CHAIR
6. ACTION ITEMS
 - A. **Continued Public Hearing:** Nature's Refuge Rezoning and PUD Development Stage Plan/Preliminary Plat
 - B. **Continued Public Hearing:** Love to Grow On Conditional Use Permit and Site Plan Review
 - C. NorthPointe 7th Addition Final Plat
7. DISCUSSION ITEMS
 - A. 2040 Comprehensive Plan Update-Open House Summary
 - B. Project Updates
8. 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.

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

DATE : March 14, 2018
TIME STARTED : 6:02 P.M.
TIME ENDED : 8:59 P.M.
MEMBERS PRESENT : Perry Laden, Paul Tralle (Chair), Neil Evenson,
Michael Root, Jeremy Stimpson
STAFF PRESENT : Michael Grochala, Katie Larsen, Diane Hankee,
Mara Strand

PLANNING & ZONING BOARD WORK SESSION

I. COMPREHENSIVE PLAN DISCUSSION

Kendra Lindahl, Landform, presented the draft Comprehensive Plan.

A. Draft Comprehensive Plan

- Background
 - April 2017 – Kick off meeting with a Joint Council and Advisory Board meeting
 - Council directed the Planning and Zoning Board to be a working group for updates
 - Two open house/outreach meetings for the public
 - Vision for how the City will develop
 - Zoning Map and Zoning Ordinance are the primary tools
- Key Changes
 - Landscape format for readability online
 - More graphics, tables, and photos
 - Hyperlinks
- Community Background
 - Background information on natural and cultural resources
 - Foundation of the plan
- Land Use Chapter – Limited changes proposed
- Mixed Use Land Use Classification
 - Each mixed use area is unique
 - Open plan is designed for flexibility
 - Chair Tralle asked why the Planning and Zoning Board is being bypassed

DRAFT MINUTES

- Mr. Grochala stated that the Planning and Zoning Board is not being bypassed, the council requested more information
- Chair Tralle stated that there has not been enough dialogue around mixed use
- Mr. Root recapped the discussion from the February Planning and Zoning Board meeting – mixed use is a specific guided use but allows for multiple uses
- Mr. Root asked what the Council’s objections were
 - Mr. Grochala stated that there was not enough specificity
 - Mixed use has defined density and identifies how much commercial and residential we would allow
- Mr. Stimpson stated the conversation at the February meeting helped him understand the definition of mixed use
 - Does not want Council and Mayor to think this is a concern over high density housing
- Parks, Greenways and Trails
 - Significant changes to make chapter more usable and eliminate repetition
- Implementation
 - Provides guidance on using plan
 - Creates a to-do list
- Next Steps
 - Staff presented the Planning and Zoning Board’s recommendations on mixed use the Council at their last work session
 - Open House scheduled for April 3rd 6-8 PM

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 6:30 p.m. on March 14, 2018.

II. APPROVAL OF AGENDA

The Agenda was approved as presented.

III. APPROVAL OF MINUTES:

Mr. Laden made a MOTION to approve the February 14, 2017 Meeting Minutes. Motion was supported by Mr. Stimpson. Motion carried 4 - 0. Chair Tralle abstained.

IV. OPEN MIKE

Chair Tralle declared Open Mike at 6:31 p.m.

There was no one present for Open Mike.

Mr. Stimpson made a MOTION to close Open Mike at 6:32 p.m. Motion was supported by Mr. Evenson. Motion carried 4 - 0.

V. ACTION ITEMS

A. Continued Public Hearing: Nature's Refuge Rezoning and PUD Development Stage Plan/Preliminary Plat

Katie Larsen, City Planner, presented the continuation of the public hearing regarding Nature's Refuge.

Mr. Evenson made a MOTION to continue the public hearing for Nature's Refuge. Motion was supported by Laden. Motion carried 4-0.

B. Eastern Heights PUD Concept Plan Review

Kendra Lindahl, Landform, presented the staff report. Hampton Properties submitted a PUD Concept Plan to allow for a Master Planned residential community located west of CSAH 49/Hodgson Road and North of CSAH 32 / Ash Street (County Road J) on a 17.33-acre parcel.

Staff addressed questions of the Board

- Mr. Laden asked which roads are public and private
- Mr. Grochala stated that the transportation system was originally built to withstand development
- Chair Tralle acknowledged the new stop light at Hodgson and J to deter traffic going through the residential neighborhood
- Mr. Root is looking forward to the traffic study
- Mr. Root suggested, due to multiple densities and surrounding areas, having cottage type homes around the perimeter and blend in townhomes as you move east
- Mr. Root stated the apartment building is out of character
- Mr. Root asked about the current vegetation quality
- Mr. Grochala stated environmental surveys are required with an application submittal
- Mr. Evenson stated the apartment building is imposing

Joel Larson (developer), 1341 County Road D Circle Vadnais Heights

- Mr. Laden stated his opinion is to see commercial on the Hodgson Road edge
- Mr. Laden stated that this project was supposed to be a gateway for the community
- Chair Tralle does not have an issue with moving project east
- Chair Tralle expanded upon the architecture improvements
- Mr. Grochala addressed the County and City requirements

- The City would allow shrinking the footprint of the development to increase distance/buffer from the existing single family homes
- Mr. Root's statements to staff
 - Turning townhomes, on west and north side, into cottage homes would be appropriate
 - County Road J and Hodgson plan had more commercial
 - Reduce apartment buildings by 10-20 units
- Mr. Stimpson's statements
 - Agrees with the suggestions regarding cottage homes and more commercial
 - Not opposed to the apartment building but rather how it is orientated on the property, suggests orientating it differently so it does not feel like a wall
 - Suggests using the senior housing towards 694 as architectural guidance
- Mr. Laden acknowledged measuring 30 feet to roof line
 - Mr. Grochala stated measurement is normally from grade to roof peak, measuring to the peak may add 5 feet
- Mr. Stimpson asked for clarification on site amenities

Chair Tralle opened the floor for resident comments

- Mike Witham, 211 Woodridge Lane
 - Concern around density because of traffic
 - Original plan stated 50/50 mix
 - Overall concerns to be pedestrian friendly
 - Appreciate efforts shifting plan to the east
 - Improved plan over the previous plan
- Kevin Oberg, 165 Woodridge Lane
 - Would be nice to have buffer
 - Not concerned about apartment building, more concern around senior facility
- Jim Rabuse, 233 Woodridge Lane
 - Concern around quality of the buffer
 - Does not see good location for apartments
- Dan Kvinge, 201 Woodridge Lane
 - Planning operation going better than the past
 - Concerned about the density
 - Appreciate open meeting and advancement of planning for the City
- Judy Eagan, 238 Shlavin Court
 - Apartment building is not appropriate for the location
 - Concerned about traffic study that will take place and how the results will be communicated
 - Mr. Grochala stated the process
 - Appreciate the time and efforts of the board

C. Public Hearing: Distinctive Elements Tile and Design Conditional Use Permit and Site Plan Review

Kendra Lindahl, Landform, presented the staff report. The applicant, Distinctive Elements & Tile Design, LLC, plans to purchase the vacant 0.82-acre lot south of Lilac Street (PID 17-31-22-21-0017) for the purpose of constructing a 3,024-sq. ft. tile storage area and workshop.

Staff addressed questions of the Board

- Mr. Laden asked about the trash enclosure
 - Ms. Larsen stated that trash enclosures do not need to be integral to the building, it needs proper screening
- Chair Tralle asked for clarification on the trash enclosure

Chair Tralle opened the Public Hearing at 7:38 p.m.

Patrick Bland (applicant), 45 Birch Street

- Will follow recommendations of the board and staff

Mr. Laden made a MOTION to close the Public Hearing regarding Nature's Refuge. Motion was supported by Mr. Evenson. Public hearing closed at 7:39 p.m.

Mr. Laden made a MOTION to recommend approval of Distinctive Elements Tile and Design Conditional Use Permit and Site Plan Review with staff recommendations. Motion was supported by Mr. Root. Motion carried 4-0.

D. Public Hearing: Love to Grow On Conditional Use Permit, Variances and Site Plan Review

Katie Larsen, City Planner, presented the staff report. The applicant proposes to construct a 14,405 sf childcare center at the southeast corner of CSAH 34 (Birch Street) and CSAH 49 (Hodgson Road).

Ms. Larsen asked if the Planning and Zoning approves of hardie-board

- Chair Tralle asked for clarification around amending material requirements
- Voice approval of hardie-board

Staff addressed questions of the Board

- Mr. Root asked if Hodgson were to be expanded, how much of the 40 feet will go away?
 - Mr. Grochala stated the City worked with the County during the Millers Crossroads project – full right of ways for future improvements were included
- Mr. Root asked about variance related to the 40 foot set back
 - Ms. Larsen stated that questioning the square footage of the building is a valid question
- Mr. Stimpson asked about the 17 additional parking spots and impervious surface
- Mr. Stimpson asked if there is a plan to have a bus-van parked on the property
- Mr. Stimpson asked for clarification on the number of trips

- Ms. Hankee stated that there is an approved model to determine the number of trips
 - A revised traffic study will have to be completed
- Mr. Stimpson suggested having a conversation with the school regarding the bus area
- Mr. Evenson stated that he appreciates how the building is oriented
- Mr. Laden asked about the fenced areas and the materials used
- Mr. Laden asked which pond is considering being eliminated
 - Ms. Larsen stated that it is the pond on the northwest corner
 - The City is not responsible for maintaining the ponds
 - Mr. Grochala stated there is a storm water pipe that will connect ponds
- Mr. Laden asked to consider on-street parking on Lakota
- Chair Tralle asked about a fence around the holding ponds that the City owns
 - Ms. Larsen stated that the City does not fence holding ponds
 - Mr. Laden stated the northeast pond drops off
 - Mr. Grochala stated the City does not fence ponds because
 - Designed to have a 3-1 slope, safety benches
 - Fences tend to trap people in
 - Chair Tralle suggests a barrier

Chair Tralle opened the Public Hearing at 8:18 p.m.

Peter Hilger (architect), 14 Pheasant Lane, North Oaks

- Love to Grow On appreciates this site because of the natural amenities
- Site provides many challenges
 - 3 street frontages
 - Multiple areas for children that need to be segregated from parking lot
 - Bus turn around
 - City ordinance is heavy on childcare centers
 - Ponds
 - Exterior materials – where is the front of the building
- Mr. Laden asked about the orientation of the building to accommodate the site so a variance is not necessary
- Mr. Stimpson asked if there is a bus being parked on the site
 - Linda Bartos King (Executive Director, Love to Grow On), 40101 Lexington Ave, Circle Pines stated buses do not park on site currently
- Chair Tralle asked if Love to Grow On will continue to operate the Circle Pines site
 - Ms. Bartos King stated that they will not continue operating out of the church in Circle Pines
- Chair Tralle appreciates the building being skewed
- Ms. Bartos King noted the facility is closed nights and weekends

Kathy Wetmore, 373 Ojibway Path

- Excited about this project and is supportive

- Three school buses currently in area

Karen Beghly, 340 Arrowhead Drive

- Not opposed to daycare center on the corner
- Difficulty getting on and off Birch Street, will drive traffic through neighborhoods
- Make accessibility off Hodgeson or Birch to alleviate traffic

Mr. Laden made a MOTION to continue the Public Hearing regarding Love to Grow On Conditional Use Permit, Variances, and Site Plan Review to April. Motion was supported by Mr. Stimpson.

E. Public Hearing: Main Street Shoppes 2nd Addition Preliminary Plat and Site Plan Review

Katie Larsen, City Planner, presented the staff report. The applicant, CM Properties 14, LLC, is creating one 1.35 acre parcel for the purpose of constructing a 9,000 sf commercial retail building. The name of the preliminary plat is Main Street Shoppes 2nd Addition.

Chair Tralle opened the Public Hearing at 8:50 p.m.

Bruce Miller (applicant), 3460 Washington Drive

- Conversations with staff regarding sidewalks
- Verify building setbacks

Board member questions

- Mr. Evenson asked if tenants are speculated
 - Mr. Miller confirmed there are speculated tenants
- Chair Tralle stated it is cheaper to put in sidewalks now
- Chair Tralle commented on Lot 2

Mr. Lee Perrault, 20362 Fenston Ave, Forest Lake

- Owns parcel to the north
- Supportive of this project

Mr. Laden made a MOTION to close the Public Hearing regarding Main Street Shoppes 2nd Addition Preliminary Plat and Site Plan Review. Motion was supported by Mr. Evenson. Motion carried 4 – 0. Public hearing closed at 8:58 PM.

Mr. Stimpson made a MOTION to recommend approval Main Street Shoppes 2nd Addition Preliminary Plat and Site Plan Review with staff recommendations. Motion was supported by Mr. Root. Motion carried 4-0.

VI. DISCUSSION ITEMS

F. Project Updates

- All updates on tonight's agenda

VII. ADJOURNMENT

Mr. Evenson made a MOTION to adjourn the meeting at 8:59 p.m. Motion was supported by Mr. Laden. Motion carried 4 - 0.

Respectfully submitted,

Mara Strand
Community Development Administrative Assistant

DRAFT

**PLANNING & ZONING BOARD
AGENDA ITEM 6A**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: April 11, 2018

REQUEST: Continued Public Hearing, Nature’s Refuge
 1. Rezoning
 2. PUD Development Stage Plan/Preliminary Plat

CASE NUMBER: RZ2018-001
 PD2018-001
 PP2018-001

APPLICANT: Preferred Builders, Inc.
 Attn: Pete Kocisak
 10500 Bren Road
 Minnetonka, MN 55343

OWNER: Same

REVIEW DEADLINE:

Complete Application Date:	January 8, 2018
60-Day Review Deadline:	March 9, 2018
60-Day Extension Deadline:	May 8, 2018
120-Day Applicant Extension Deadline:	July 21, 2018
Environmental Board Meeting:	January 31, 2018
Park Board Meeting:	February 5, 2018
Planning & Zoning Board Meeting:	February 14, 2018 March 14, 2018 April 11, 2018 May 9, 2018
Tentative City Council Work Session:	June 4, 2018
Tentative City Council Meeting:	June 11, 2018

BACKGROUND

The applicant submitted a land use application on January 8, 2018 for rezoning and PUD Development Stage/Preliminary Plat review. The proposed residential development is a 60 lot single family conservation subdivision located north of Main Street and west of

Lino Lakes Elementary School. It contains 3 parcels totaling approximately 95 gross acres. The development is called Nature's Refuge.

The Land Use Applications are:

- Rezone property from R-1, Single Family Residential to PUD, Planned Unit Development
- PUD Development Stage Plan/Preliminary Plat

The Planning & Zoning Board held a public hearing on February 14, 2018 and motioned to continue the public hearing to the following March 14, 2018 and April 11, 2018 Planning & Zoning Board meetings allow time for staff and the developer to address issues brought forward during the meeting.

The developer is still working with staff and RCWD on revising the plans. They formally submitted a letter requesting an additional 120 day review period extension. The review period is now extended to July 21, 2018.

ANALYSIS

None.

RECOMMENDATION

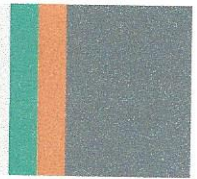
Staff recommends continuing the February 14, 2018 public hearing. The hearing is tentatively scheduled to be continued to the May 9, 2018 Planning & Zoning Board meeting. If revised plans are not submitted in time for the May meeting, the Board may consider closing the public hearing and re-noticing.

ATTACHMENTS

1. Applicant Review Period Extension Request

Preferred Builders INC

10500 Bren Rd E Suite #100 Minnetonka, MN 55343
952-595-5242 KeithPreferredbuilders@gmail.com



3-23-2018

Katie Larson
City Lino Lakes
600 Town Center PKWY
Lino Lakes, MN 55014-1182

Dear Katie Larson,

I'm writing to you to ask for an extension to the Review period on Natures Refuge. Due to some revisions that were needed we would like an extension for up to 120 days. I'm Not sure that we will need all 120 days but I feel that should ensure that we can have everything in order.

I appreciate your cooperation. Please let me know if there is anything else you need.

Sincerely,

Keith Duffee/Vice President

Preferred Builders Inc.



**PLANNING & ZONING BOARD
AGENDA ITEM 6B**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: April 11, 2018

REQUEST: **CONTINUED PUBLIC HEARING** for Love to Grow On (6499 Lakota Trail)
 1. Conditional Use Permit
 2. Site Plan Review
 3. Variances

CASE NUMBER: CU2018-002
 SP2018-003
 VR2018-002

APPLICANT: Love to Grown On Childcare Center
 Attn: Linda Bartos King, Executive Director
 10101 Lexington Avenue NE
 Circle Pines, MN 55015

OWNER: 6451 Ojibway Path LLC
 Attn: Rebecca Nelson
 3564 Rolling View Drive
 White Bear Lake, MN 55110

REVIEW DEADLINE:

Complete Application Date:	February 12, 2018
60-Day Review Deadline:	April 3, 2018
60-Day Extension Deadline:	June 12, 2018
Environmental Board Meeting:	February 28, 2018
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	March 14, 2018 April 11, 2018
Tentative City Council Work Session:	May 7, 2018
Tentative City Council Meeting:	May 14, 2018

BACKGROUND

The applicant proposes to construct a 14,405 sf childcare center at the southeast corner of CSAH 34 (Birch Street) and CSAH 49 (Hodgson Road). The name of the development is Love to Grow On.

The Land Use Application is for the following:

- Conditional Use Permit
 - Commercial Day Care Facility
- Site Plan Review
- Variances
 - Building setback along CSAH 49 (Hodgson Road)
 - Parking lot setback along east lot line

This staff report is based on the following revised submittals:

- March 23, 2018: Revised Plan Set, prepared by Rylaur, LLC
- March 23, 2018: Revised Summary Report, prepared by Rylaur, LLC
- March 22, 2018: Revised Stormwater Management Plan, prepared by Hakanson Anderson
- March 16, 2018: Revised Traffic Impact Study, Traffic Impact Group, LLC

The Planning & Zoning Board held a public hearing on March 14, 2018 and continued the hearing to the April 11, 2018 Board meeting to allow the applicant time to address staff issues and submit revised plans.

ANALYSIS

Zoning and Land Use

The parcel was rezoned from LB, Limited Business to NB, Neighborhood Business in 2006 with Ordinance No. 10-06.

Current Zoning	NB, Neighborhood Business
Current Land Use	Vacant Commercial
Future Land Use per CP	Commercial
Utility Staging Area	1A=2008-2015

Commercial day care facilities are allowed with an approved conditional use permit in the NB, Neighborhood Business District.

Site and Building Plan Review

Site Plan

No changes have been made to the original building footprint. Love to Grown On is proposing a 14,405 sf childcare facility. The facility has 13,027 sf of useable space and a 1,378 sf interior courtyard. The facility has 3 designated outdoor play spaces. As detailed in the applicant's narrative, Love to Grown On is committed to non-traditional play space that incorporates natural elements and experiences with nature. The building is intentionally oriented on the site with the building façade facing the northwest to maximize the opportunity to create these outdoor play spaces. The parking lot is located on the northeast corner of the site and has been designed to accommodate school bus traffic.

The parcel is a corner lot. The front lot line is along CSAH 34 (Birch Street). The rear lot line is opposite the front lot line and is the south lot line. The west and east boundary lines are the side lot lines.

The applicant is requesting 2 variances, one along CSAH 49 (Hodgson Road) and one along the east property line. These variances are detailed below under Variances.

The applicant worked with RCWD and the City Engineer regarding the existing high water table and stormwater management requirements. The site no longer needs be raised several feet as originally proposed and several of the retaining walls have been removed. Retaining walls are now only proposed along sections of the south property line (3 feet high max) and along the driveway access (2 feet high max). Structural engineering details shall be required for the retaining walls but in general, staff doesn't see any issues.

Sheet A100: Site Plan:

1. The 8' 2" Easem note shall be revised to 9'0" Variance.
2. Plan shall note 4" parking stall striping is required.

Off-Street Parking Requirements

Per Section 1007.044(6), day care facilities require one (1) space per teacher on the largest shift, plus (1) space per five (5) students/children based on maximum capacity. Per the applicant's narrative, the facility has a licensed child population of 188 children and 20 staff. This would require 58 stalls ($188/5 + 20 = 58$ total).

The site plan has been revised to provide 45 paved parking stalls and 14 deferred parking stalls for a total of 59 parking stalls which exceeds the required amount by 1 parking stall. Section 1007.044(7) details requirements for Parking Deferment. These requirements are met. A Parking Deferment Agreement will be drafted by the City and will be required to be recorded against the property.

It should also be noted the site plan includes a turning template for a 40 foot length bus. The turning radius comes extremely close to the 18 foot deep park stalls and handicap stalls. Any parked vehicle longer than 18 feet could cause traffic issues. No changes are required to the site plan; however.

Architectural Plans and Exterior Building Materials

The building establishes a low profile residential feel, with pitched roofs and combination of exterior materials including brick with concrete wainscot ledge, glass and Hardi-Board siding and shake materials. The building height is 24' 10" as measured to the top of the cupola. The exterior colors include iron gray Hardi-shake and cobblestone Hardi-plank siding, ironspot (gray) brick, deep granite fascia and dark bronze windows and doors.

Section 1007.043(2)(d)2 states that commercial building exterior wall surfaces may be a combination of materials including brick, stucco, EFIS (exterior finish insulation system), textured, colored or decoratively finished pre-cast or poured-in-place concrete panel, textured concrete masonry units, natural stone, manufactured stone, transparent, tinted or low-reflective glass, or decorative metal cladding. Although engineered exterior products such as Hardi-Board are not specifically noted in the ordinance, staff and the Planning & Zoning Board would support allowing this material with the same regulations required for EFIS or stucco. The ordinance allows for stucco or EFIS on no more than 30% of the primary front building elevation and no more than 60% of any side or rear building elevation. The elevations have been revised to meet these conditions.

Grading Plan and Stormwater Management

Per the revised Stormwater Management Plan dated March 22, 2018, on-site stormwater management facilities have been reduced from 3 infiltration basins to 2. These infiltration basins will provide a portion of the water quality treatment for the site. These basins will discharge to existing regional stormwater ponds located adjacent to the site.

Per the Braun Geotechnical report dated December 1, 2017, soils are Type A and well compacted. Recommended groundwater elevation is 890. The bottom of the infiltration basin is 893.0 which provides the required of 3 feet separation between bottom of the basin and groundwater.

Staff had expressed concerns regarding the location of original infiltration basins being incorporated into the outdoor play areas and potential compaction and degradation of stormwater management facility. The site plan has been revised to separate the basins from the outdoor play area.

Public Utilities

The new facility will be municipally served by an existing 8" PVC sanitary sewer and an 8" DIP watermain located along Lakota Trail. It should be noted the original 2003 commercial development plan had the watermain looping from Lakota Trail to Hodgson

Road. The City Engineer noted the applicant may need to loop the watermain to provide adequate fire flow and pressure to the building. The utility plan was revised to include the watermain loop. This is a private main and the property owner shall be responsible for any maintenance etc.

Landscaping and Tree Preservation Plan

Canopy cover calculations indicate 7,708 sf of canopy coverage is required. Sheet L1 was revised to include 9 large trees and 2 medium trees that only provide 7,400 sf of coverage. The plan incorrectly gives 1200 value credit for parking lot islands containing 3 or more trees. These requirements have not been met and the landscape plan shall be revised.

Foundation plantings are shown on Plan Sheet L1. Due to the orientation of the building and amount of additional landscaping provided on site, the only building elevation requiring foundation plantings is the front façade which is 120 lf. This would require 2 large trees and 6 shrubs. The plan has been revised to include 2 trees and 13 shrubs. These requirements are met.

Open area calculations indicate 15,894 sf of open area. This requires 8 large trees and 24 large shrubs. The plan has been revised to include 16 equivalent large trees and 40 equivalent large shrubs. These requirements are met.

Section 1007.043 (17)(f) requires landscape screening between a parking lot and public right of way. This is required along CSAH 34 (Birch Street) and has been provided.

A 5 foot high black, metal picket fence is proposed around the perimeter of open play areas. The fence and landscape plantings were relocated outside of the wetland easement and the drainage & utility easement along CSAH 49 (Hodgson Road).

Irrigation requirements are property noted on Plan Sheet L1 and L2.

Sheet L.1, Preliminary Landscape Plan:

1. Additional trees are required to meet canopy cover requirements.

Signage

A separate Sign Permit Application shall be required for all walls signs and monument signs.

Impervious Surface Coverage/Shoreland District

The allowed impervious surface coverage is 65% for NB, Neighborhood Business District; however the parcel is located within the shoreland district of Baldwin Lake

which allows 60%. The revised plan indicates 49% post-development impervious surface coverage which is compliant.

	Pre-Development	Post-Development
Impervious	0 sf (0%)	39,124 sf (49%)
Pervious	79,981 sf (100%)	40,857 sf (51%)
TOTAL AREA	79,981 sf (100%)	79,981 sf (100%)

Traffic Study

A Traffic Impact Study was revised by Traffic Impact on March 16, 2018 to reflect a daycare facility licensed for 188 students. The proposed development is expected to generate 769 new daily trips, with 70 new entering trips and 63 new exiting trips in the AM peak and 60 new entering trips and 67 new exiting trips in the PM peak hour.

ITE Trip Generation

Average Weekday Driveway Trips	AM Peak Hour Trips		PM Peak Hour Trips	
	Enter	Exit	Enter	Exit
769	70	63	60	67

AM Peak = 7am to 9am; PM Peak = 4pm to 6pm

The ITE Trip Generation Manual, 10th Edition was used to estimate the projected number of trips generated by this development. The Institute of Transportation Engineers (ITE) analyzes trip data created by different land uses such as daycares, retail development, housing etc. and is the standard manual used for calculating trip generation.

Level of Service (LOS)

Level of service is a term to measure how traffic operates in intersections. An “A” level of service represents best conditions and an “F” represents the worse.

Traffic data collection for the study area intersections was performed on January 24 and 25, 2018. Turn count observation were made from 7:00am-8:45am and 4:00pm-5:45pm. Current Average Annual Daily Traffic (AADT) volumes were retrieved from the MnDOT Planning Office website.

Intersection	Current 2018 LOS		Full Build 2019 LOS	
	AM	PM	AM	PM
Hodgson Rd & Birch St	B	B	B	B
Birch St &	B	B	B	C

Lakota Trail				
Hodgson Rd & Lakota Trail	A	A	A	A

Per Section 1007.020(4)(d), traffic generated by a proposed development is within the capacity of the City if the existing level of service is A or B and the traffic generated by the new development will not degrade the level of service more than one grade. The level of service is not degraded by more than one grade; therefore the development is within the capacity of the city.

Local Roads

Analysis of local road impacts was also included in the traffic study based on existing intersection counts and ITE traffic projections for the existing townhome development and proposed daycare facility.

Road	Current ADT	Daycare ADT	Total ADT
Lakota Trail – North of Ojibway Path	170	285	455
Lakota Trail – Ojibway Path to Arrowhead Drive	420	269	689
Ojibway Path	180	108	288
Arrowhead Drive	280	107	387

ADT=Average Daily Traffic

The City’s Traffic Engineer reviewed the data and notes the traffic volumes are all within acceptable “local” city street traffic volume levels, typically 1,000 ADT or less.

At the March 14, 2018 Planning & Zoning Board meeting, one resident who lives on Ojibway Path spoke highly in favor of the project. One resident who lives on Arrowhead Drive was concerned about increased traffic and existing issues with boats and trailers parked on the road. Parking boats and trailers during the summer months is allowed per city ordinance.

Based on the traffic study, analysis of the proposed daycare facility shows that the surrounding intersections and local roads are projected to operate acceptably and will have negligible impact on the surrounding neighborhood streets. The roads have structural capacity to accommodate the increased traffic. It is important to note this parcel was always intended for daycare/office/retail development as part of the original Millers Crossroads development.

D&U Easements

Several drainage and utility easements recorded on the 2003 plat were intended for the original commercial development. The applicant has requested the east-west drainage & utility easement be vacated. These easements have been evaluated by the City Engineer and they determined the easement may be vacated. The vacation will be processed by the City Council at a future date.

Comment:

1. The applicant shall submit an exhibit and legal description of all drainage and utility easements proposed for vacation.

Public Land Dedication

Park dedication fees for this parcel were paid in 2004 with the final plat of Millers Crossroads. No additional park dedication fees are required.

Environmental Board

The Environmental Board reviewed the proposal at their February 28, 2018 meeting. Overall comments were positive. The Environmental Coordinator notes a 5 year maintenance plan shall be submitted for review and approval.

Comprehensive Plan

Resource Management System

The Resource Management System Plan goal of preserving surface water quality is supported by the construction of stormwater management BMP's such as curb, gutter and infiltration basins.

Land Use Plan

The Comprehensive Plan guides this property for commercial use. The proposed Love to Grow On childcare facility is consistent with commercial land use.

Housing Plan

The goals and policies of Housing Plan are not negatively impacted by the Love to Grow On development.

Transportation Plan

Goals of the Transportation Plan are to ensure that street and roads are as safe as possible and to reduce unnecessary traffic. Love to Grow On does not change the level of service

along CSAH 34 (Birch Street) or CSAH 49 (Hodgson Road). These roads are Minor Arterial and Minor Expander, respectively, and have capacity to handle the traffic volumes created by the development. Local roads will not be negatively impacted.

Sanitary Sewer and Water Supply Plan

The new facility will be served by an existing 8” PVC sanitary sewer and a 8” DIP watermain located along Lakota Trail. The existing sanitary sewer and water supply system have capacity for the new development.

Findings of Fact: Conditional Use Permits

The property is zoned NB, Neighborhood Business and allows for a commercial day care facility with an approved conditional use permit.

Per Section 1007.016(2)(g) Standards: The Planning and Zoning Board shall recommend approval of 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.
 - b. Transportation Plan.
 - c. Utility (Sewer and Water) Plans.
 - d. Local Water Management Plan.
 - e. Capital Improvement Plan.
 - f. Policy Plan.
 - g. Natural Environment Plan.

Love to Grow On is consistent with the official City Comprehensive Plan. The parcel is guided commercial and a day care facility is consistent with that land use. The development is also consistent with the goals and policies of the comprehensive plan in regards to resource management, transportation, utilities and local water management plan.

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

Love to Grow On is compatible with present and future land uses of the area. Land uses surrounding the subject site are guided for commercial development and low density and medium density residential development.

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

Love to Grow On conforms to performance standards with only minor revisions required as detailed in this staff report.

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.

Goals of the Transportation Plan are to ensure that street and roads are as safe as possible and to reduce unnecessary traffic. Love to Grow On does not change the level of service along CSAH 34 (Birch Street) or CSAH 49 (Hodgson Road). These roads are Minor Arterial and Minor Expander, respectively, and have capacity to handle the traffic volumes created by the development. Local roads will not be negatively impacted.

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

Love to Grow On will be served with an adequate water supply. An 8" DIP watermain along Lakota Trail will serve the development. The City's water system has capacity to accommodate the commercial development.

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

Love to Grow On will be served with an adequate waste disposal system. The development is within the current Utility Staging Area IA=2008-2015 and will be served by an 8" PVC sewer main along Lakota Trail. The sanitary sewer system has capacity to accommodate the commercial development.

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

No City funds are being expended on this project.

- 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.

Love to Grow On is an allowed use within the NB, Neighborhood Business District with an approved conditional use permit. The project will not generate excessive traffic, noise, smoke, fumes, glare or odors.

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

There are no natural, scenic or historic features on the existing site.

In addition to the administrative requirements of a conditional use permit, the following specific performance standards of the NB, Neighborhood Business District Section 1007.110(8) must also be met:

(a) Commercial day care facilities provided that:

1. All requirements of the Minnesota Department of Health and Human Services, as may be amended, are satisfactorily met and the structure and operation is licensed accordingly.

The applicant shall be responsible for obtaining all required State and County licenses.

2. Screening is provided along all shared property lines. Such required fencing and screening shall be in compliance with the applicable provisions of §1007.043 (17) of this Ordinance.

The shared property lines to the east and south are City owned outlots containing regional stormwater ponds. Screening is not required.

3. Adequate off-street parking is provided in a location separated from any outdoor play area(s).

Adequate off-street parking is provided and is separated from any outdoor play areas.

Findings of Fact: Variances

The applicant is requesting two (2) variances.

Variance #1: A 9'-0" variance to reduce the required arterial road setback from 40 feet to 34'-8"

The required principal building setback along arterial road CSAH 49 (Hodgson Road) is 40 feet. The revised narrative indicates the rear corner of the building encroaches into the setback 9'-0". This has increased slightly from the original 8' 4" variance request in order to shift the building footprint west to provide better parking lot circulation. The applicant makes the argument that the entire area of the 40' setback is 8,520 sf and the building encroachment is only 97 sf which is 1.13%. Staff recognizes that only a small portion of the building encroaches into the setback vs. the entire side wall of the building. The building does not encroach into the existing 20' drainage & utility easement or negatively impact the surrounding area. Decorative fencing and landscaping are also provided along Hodgson Road.

Staff comment:

1. The narrative describes a 9'-0" encroachment but Sheet A1, Site Plan indicates an 8'-4" encroachment.
 - a. Please revise Sheet A1, Site Plan accordingly.

Variance #2: A 5 foot variance to reduce the required parking lot setback from 10 feet to 5 feet

The applicant is requesting a 5 foot variance for the northeast corner of the parking lot that abuts the City owned outlot/stormwater pond in order to accommodate school busses and traffic movement on site. The 5 foot variance does not negatively impact the adjacent City property.

Per Section 1007.018(a), no variance shall be granted unless it meets all the criteria in paragraphs 1. through 7. below. The City shall make findings regarding compliance with these criteria.

1. The variance shall be in harmony with the general purposes and intent of the ordinance.

The general purpose and intent of the NB, Neighborhood is to provide for the establishment of local businesses for convenience, limited office, retail or service outlets which deal directly with the daily requirements for the immediate neighborhood. The variance to allow for two (2) setback variances for the construction of a commercial day care facility are in harmony with the general purposes and intent of the ordinance.

2. The variance shall be consistent with the comprehensive plan.

Both variance requests are consistent with the comprehensive plan. The subject site is guided for commercial land use and the commercial day care facility is consistent with commercial land use.

3. There shall be practical difficulties in complying with the ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the ordinance. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

There are practical difficulties in maintaining the 40 foot building setback and 5 foot parking lot setback. The stormwater in this development requires management through 2 on-site infiltration basins. These required basins reduce the amount of buildable area to locate the building. The northeast facing orientation of the building allows for only the rear corner of the building to encroach into the building setback vs. the entire length of the side elevation. The parking stall encroachment abuts a City stormwater pond and does not negatively impact the pond.

The property owner proposes to use the property in a reasonable manner. The parcel is guided commercial and a day care facility is consistent with that land use.

4. The plight of the landowner shall be due to circumstances unique to the property not created by the landowner.

The plight of the landowner is due to circumstances unique to the property and was not created by the landowner. The applicant is proposing to develop an existing lot of record platted in 2004 with existing non-standard drainage & utility easements. Changes in stormwater management requirements since 2004 also require additional on-site stormwater management facilities.

5. The variance shall not alter the essential character of the locality.

The variance will not alter the essential character of the locality. The reduced setbacks are along CSAH 49 (Hodgson Road) and a city owned outlot/stormwater pond. The neighborhood consists of commercial development to the north and medium density townhomes to the east and south.

6. A variance shall not be granted for any use that is not allowed under the ordinance for property in the zoning district where the subject site is located.

Commercial day care facilities are allowed in the NB, Neighborhood Business district with an approved conditional use permit.

7. In accordance with MN Stat. 462.357, Subp. 6, variances shall be granted for earth sheltered construction as defined in MN Stat. 216C.06, Subd. 14, when in harmony with the zoning ordinance.

Not applicable.

RECOMMENDATION

Staff recommends approval of the conditional use permit, site plan and variances with the following conditions:

1. All comments from the City Engineer letter dated April 5, 2018 shall be addressed.
2. All comments from the Environmental Coordinator letter dated April 5, 2018.
3. A Parking Deferment Agreement shall be executed and recorded against the property.
4. The applicant shall submit an exhibit and legal description of all drainage and utility easements proposed for vacation.
5. A trail easement over the existing trails along Hodgson Road and Birch Street shall be recorded.
6. Sheet G1, Title Sheet:

- a. Omit the word PUD under Revision Submittal.
7. Sheet A100: Site Plan:
 - a. The note that says 8' 2" Easem shall be revised to 9'0" Variance.
 - b. Plan shall note 4" parking stall striping is required.
8. Sheet L.1, Preliminary Landscape Plan:
 - a. Additional trees are required to meet canopy cover requirements.

ATTACHMENTS

1. City Engineer letter dated April 5, 2018
2. Environmental Coordinator letter dated April 5, 2018
3. Revised Applicant Narrative
4. Exterior Color Selections
5. Revised Plan Set and Architectural Elevations



Memorandum

To: *Katie Larsen, City Planner*

From: *Diane Hankee PE, City Engineer*
Ed Youngquist, Project Engineer

Date: *April 5, 2018*

Re: *Love to Grow On - Resubmittal*
CUP, Variance and Site Plan Review
WSB Project No. 011428-000

We have reviewed the Site Plan documents received March 23, 2018 for the Love to Grow On development including:

- Site Plans prepared by Hakanson Anderson
- Stormwater Management Plan prepared by Hakanson Anderson
- SWPPP prepared by Hakanson Anderson
- Geotechnical Exploration Report prepared by Braun Intertec
- ALTA Survey prepared by Lot Surveys Company
- Traffic Impact Study prepared by Traffic Impact Group, L.L.C.

The following are our review comments that should be responded to in writing by the applicant.

Engineering

- **General**

The Love to Grow On development is proposed on a 1.84-acre lot located east of Hodgson Road (County Road 49), south of Birch Street (County Road 34) and west of Lakota Trail. Access to the site will be from Lakota Trail. The project proposes a childcare facility and associated infrastructure.

- **Grading, Erosion and Sediment Control**

The site elevation ranges from 896, near the center of the site, to 889 in the southeast corner of the site. The geotechnical conditions of the site indicate that there is about 9 feet of fill overlaying poorly graded sand including silty sand and silt. Sandy lean clay was found 29

and 40 feet below grade. The groundwater elevations were between 7 and 9 feet below the surface in all four borings included in the geotechnical report.

Comments:

- ~~1. The applicant shall submit the earthwork volume data for excavation and embankment.~~
- ~~2. Parking lot grades should be shown on the plans. Parking lot grades should range between 2% and 5%.~~
- ~~3. The plans should indicate the vertical/horizontal datum and benchmark used on the title sheet.~~
- ~~4. We recommend including inlet protection on the exiting CB on the north bound side of Lakota Trail, just across from the site entrance.~~
- ~~5. The project calculations that should be provided are: total disturbed, pre-impervious calculations, post-construction impervious calculations.~~
- ~~6. The plans should include estimated quantities for sediment and erosion control BMPs used during the life of the project.~~
7. All grading and erosion control comments have been satisfactorily addressed. (04/05/18)

- **Stormwater Management**

The Love to Grow On development at an elevation of 899 proposes to raise the site by approximately 3-feet to provide the required separation between the bottom of the infiltration basins and the seasonal high ground water elevations.

The proposed stormwater management for the Love To Grow On Childcare site development consists of three infiltration basins and infiltration trenches under the parking lot. The basins will discharge to exiting stormwater ponds located adjacent to the site, built as part of the original Miller Crossroads development. The applicant has not yet received an approved RCWD permit.

Comments:

- ~~1. The applicant shall provide the City and RCWD a narrative demonstrating the feasibility of infiltration on site without raising the site. Raising the site impacts adjacent infrastructure and creates the need for up to 6 feet tall retaining walls. Other infiltration options such as surface water reuse or pervious pavements may be considered.~~
2. Include a 4-foot sump on CB # 4 to provide pre-treatment to the surface water prior to discharge to the infiltration trenches.
- ~~3. Lower the invert of CB #4 to 893.50 to bring the cover over the pipe closer to 2-feet.~~
- ~~4. The applicant shall model the three adjacent existing ponds to verify the capacity for the 2, 10, and 100-year events:~~
 - ~~a. Rice Creek Watershed District determined that capacity exists due to the project being proposed with the original Miller Crossroads permit being less than the proposed project.~~
 - ~~b. Call out the normal water levels (NWL) and 100-year high water levels (HWL) of the three adjacent ponds on the plan.~~
- ~~5. Call out the emergency overland overflow (EOF) elevation for infiltration basins and existing adjacent ponds. Indicate the overland overflow direction with a flow arrow.~~

6. The development was revised, lowering the FFE to 895.9, eliminating one infiltration basin and all infiltration trenches under the parking area. Applicant has demonstrated sequencing of stormwater infiltration design and has obtained a CAPROC from the RCWD.
7. Items 2 and 3 have not been addressed in 3/23/18 resubmittal. (04/05/18)

- **Water Supply**

There is an existing 8-inch diameter watermain located along Lakota Trail. The Love to Grow On Childcare development is proposed to be served by 8-inch diameter watermain.

Comments:

- ~~1. The applicant may need to loop the 8-inch diameter watermain through the site to Hodgson Road to provide adequate fire flow and pressure to the proposed building.~~
- ~~2. Sheet C8, Reference Note (2) shall read, "FIELD VERIFY EXISTENCE OF 8" GATE VALVE AND BOX, CONSTRUCT PER CITY DETAIL WAT 2 IF ABSENT."~~
3. All water supply comments have been satisfactorily addressed. (04/05/18)

- **Sanitary Sewer**

There is an existing 8-inch PVC sanitary sewer located along Lakota Trail. The Love to Grow On Childcare development is proposed to be served by 6-inch PVC sanitary sewer Trail. The proposed sanitary sewer aligns with the City's draft 2040 Comprehensive Sanitary Sewer Plan. Lift Station No. 9, downstream to the north, has adequate residual capacity for the estimated peak flows from this development.

Comments:

- ~~1. Sheet C8, Reference Note (1) shall also include, "CONTRACTOR TO PROVIDE PVC REDUCER AS NECESSARY."~~
 - ~~a. Sheet C8, Reference Note (10) shall reference "SAN 5" in place of "SAN 6".~~
- ~~2. Sanitary sewer services shall be Schedule 40 pipe.~~
- ~~3. The applicant shall add a note that sanitary services require the contractor to provide X, Y and Z GPS coordinates of wyes and service ends for future locating requirements.~~
- ~~4. The applicant shall add a note that sanitary sewer pipe be installed with a tracer wire. A tracer wire box shall be provided at the surface for the ends of the sanitary sewer service tracer wire to provide access to wire ends for future locating requirements.~~
5. We recommend the sanitary sewer service be lowered to maintain 7.5 feet of cover and thus reducing the grade of pipe.

- **Transportation**

The Traffic Impact Group, LLC addressed the comments from the staff report dated March 2, 2018 and provided an updated Traffic Impact Study dated March 16, 2018. Additional comments on the Revised Traffic Study were provided on March 26, 2018. The following is

a summary of what has been addressed in addition to the additional comments and how they were addressed.

Comments from March 2, 2018:

- ~~1. Throughout the Traffic Study the Birch Street is referred to as Birch Trail.~~
- ~~2. The Traffic Study assumed that the enrollment would be at 85% of capacity or 160 students. Although, this may be typical the analysis should be provided for a full capacity, 188 students, condition.~~
- ~~3. The Traffic Study assumes that there will be no background traffic growth in the area based on historic traffic counts. This assumption should be reconsidered. If you look at the Anoka County 2040 projections the roadways in this area will increase an average of approximately 0.5%/year. It is recommended that the existing traffic conditions be increased to accommodate this growth.~~
- ~~4. Based on the revised recommended traffic generation and background growth, the LOS analysis and queuing analysis should be updated.~~
- ~~5. The analysis result tables (4.2—4.7) should include a column that indicates what the available queue storage is for each movement. Reviewing the worksheets in the appendix, some of the assumptions appear to be inaccurate. (i.e. all the turn bays at the Hodgson Road (CSAH 49) and Birch Street (CSAH 34) intersection are not 200 ft. in length, or; the right turns at the Birch Street (CASH 34) and Lakota Trail intersection are not 0 ft., etc.)~~
- ~~6. The analysis of the local streets does not provide a good representation of how much additional traffic would be on these streets in comparison to existing conditions. It is understood that traffic counts were not completed on these streets, however estimated traffic (ADT, AM peak and PM peak) should be developed for comparison.~~

Comments from March 26, 2018:

- 1. P. 13 regarding actual queues in SB left-turn lane at Hodgson & Birch and signal timing adjustments:*
 - a. Please provide documentation that signal timing adjustments would satisfy issue.*

Additional information was provided showing that the revised signal timing would improve the operations and eliminating the queuing issues.

- 2. P. 16 regarding the Residential streets:*
 - a. Staff is requesting estimated Existing 2018 and 2019 Full Build traffic counts be provided for Lakota Trail, Ojibway Path and Arrowhead Drive.*
 - b. We have received more comments/concerns from residents in the neighborhood and we need to be able to clearly explain existing vs full build traffic counts.*

Additional information was provided documenting the daily traffic volumes on each of the roadways. The table below shows a summary of the traffic volumes. The traffic volumes are all within acceptable “local” city street traffic volume levels, typically 1000 vpd or less.

Street	Current ADT (vpd)	Daycare ADT (vpd)	Total ADT (vpd)
Lakota Trail – North of Ojibway Path	170	285	455
Lakota Trail – South of Ojibway Path	420	269	689
Ojibway Path	180	108	288
Arrowhead Drive	280	107	387

Based on the Traffic Study and response to the comments all traffic concerns have been addressed.

- **Wetlands and Mitigation Plan**

1. The Love to Grow On development site includes 2 wetlands. The plan does not propose to impact any wetlands.
2. A review of the DNR’s Natural Heritage Information System (NHIS) Database revealed the adjacent Baldwin Lake as a potential nesting area for Forster’s tern (*Sterna forsteri*), a state Species of Special Concern. It is unlikely that the proposed project will impact the tern.

- **Floodplain**

Floodplain is not present on the Love to Grow On Childcare site development site.

- **Drainage and Utility Easements**

There are existing easements on the site that can be vacated and new easement dedicated.

1. There is an east west drainage and utility easement parallel to the north boundary of the site that can be vacated. The applicant shall submit an exhibit and legal description of vacation for review by the city.
- ~~2. Wetland easement around the wetlands/ponds shall be modified to encompass the wetland area.~~
3. The drainage and utility easement adjacent to the wetland easement can be vacated. The applicant shall submit an exhibit and legal description of vacation for review by the city.
4. Proposed infiltration systems will be privately maintained and do not need to be within easement.

5. Easement over the existing trail shall be dedicated. The applicant shall submit an exhibit and legal description for review by the city.

- **Development Agreement**

A site performance agreement will be required.

- **Grading Agreement**

Not applicable at this time.

- **Stormwater Maintenance Agreement**

A Declaration of Stormwater Maintenance is required and shall include the City of Lino Lakes as a party to the agreement.

- **Permits Required**

The following permits shall be obtained prior to the issuance of a grading permit.

1. NPDES Construction General Permit
2. Rice Creek Watershed for Erosion and Sediment Control and Stormwater Management
3. City of Lino Lakes Zoning Permit for Grading
4. Anoka County Highway Department

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



Memo

To: Katie Larsen

From: Marty Asleson

Date: April 5, 2018

Re: Love To Grow on Childcare 3.23.18. Environmental Comments

Environmental has the following comment on The plan submittal dated 3.23.18 for Love to Grow Childcare:

- As stated earlier, a native planting must have a 5 year maintenance submitted by a reputable native plant contractor. This plan must be acceptable to the city.



March 23, 2018

SUMMARY REPORT (REVISED – SUBMISSION #3)

TO: Ms. Katie Larsen, AICP; City Planner, City of Lino lakes

FROM: A. Peter Hilger, AIA philger@rylaur.com

**RE: Love to Grow On Childcare Center
Millers Crossroads**

Please find attached all applications and documentation necessary for the City of Lino Lakes to review and hopefully approve this proposed development. Following is a narrative summary of the proposed project.

ABOUT LOVE TO GROW ON

Founded in 1988, Love To Grow On is a non-denominational Christian based Nonprofit 501(c)3 Charitable Corporation and is governed by a dedicated volunteer Board of Directors. Love To Grow On is accredited by the National Association for the Education of Young Children (NAEYC). We have received a Four-Star Rating, which is the highest possible rating, from Parent Aware. They have two existing centers, one in Lexington and one in Circle Pines, which they will be consolidating at this new facility in Lino Lakes. Ms. Linda Bartos King is the co-founder of Love To Grow On, and the Executive Director, and applicant for approval of this site.

Following is text from their website establishing their core values and mission:

*Our mission at **Love To Grow On** Childcare Center is to provide **Learning** experiences in a nurturing and accepting atmosphere where children can develop a sense of trust and security. We will provide **Opportunity** to enhance the sense of dignity and self-worth within the child and their family by fostering the growth and development of the “whole child” and offering support to the child’s family. We believe that instilling Christian **Values** at an early age will help to promote loving relationships in which each child can thrive. We will provide **Encouragement** by creating a climate of confidence and success for each child to grow on.*

Our goal will be to establish patterns and expectations for success by encouraging each child’s self-confidence, spontaneity, curiosity and self-discipline. We will strive to develop the physical, intellectual, social and emotional health of each child.

The staff of Love To Grow On are committed to the development of a creative and culturally diverse curriculum. Together, we will create an environment where values such as acceptance, cooperation, consideration, empathy, and respect can be nurtured. We will empower our children and community by emphasizing peace and non-violent solutions.

Quality childcare should be made available and affordable for all children. We believe with strong ties in the community, our center will accomplish this mission. Children, families and staff will not be discriminated against because of race, creed, gender, age, disability, national or ethnic origin, religion, or source of payment. Love To Grow On welcomes families receiving Child Care Assistance.

ABOUT THE SITE

Located at the intersection of Hodgson Road and Birch Street, the site was originally planned by this Architect for the present Owner for strip retail development, presumably capable of 7 day a week operation, as well as approved alternate uses that included a child care center. This proposal fulfills that original planning objective as the property is correctly zoned for this use.

With sole access off of the entrance road to the Millers Crossroads development, Lakota Trail, access that was planned for all along, the site is distinctly removed from the residential uses by two wetland pond facilities originally planned for stormwater management. Therefore, the proposed use of the facility does not have any direct adjacencies to a homestead. We believe that to be one unique advantage of this site.

Please note that since the original approval of this site, changes to the stormwater management requirements have created many challenges for this site. Due to a high water table coupled with the requirement for stormwater infiltration as treatment, **our original proposal** required **raising** the site several feet in order to keep the infiltration channels at least 3' above the water table. This necessitates the installation of lengthy but low retaining walls to contain this fill to meet the infiltration requirements. The final **revised** design incorporates **two** smaller infiltration basins and **eliminates the excessive fill, bringing the site close to existing grade**. Revised plans have been submitted to the Watershed for approval.

Parking is concentrated on the eastern portion of the site, so as to present the larger, landscaped open play spaces to the road frontages, rather than parking. With a circular flow, the site provides for **45** parking spaces, and proof of parking for an additional **14** spaces if ever needed, **for a total of 59 stalls available on site, meeting the ordinance requirement**.

Due to the large 40' setbacks on the two Hodgson/Birch frontages, and the limitations imposed by the resulting shape of the lot, the amount of infiltration required, the requirements of the building, a small setback variance is required on the Hodgson frontage, but only for a small corner of the building, that is more than made up for by the large amount of landscaped open space immediately fronting the corner that could theoretically be building area. In addition, a setback to the sideyard parking setback is requested in the two locations where parking abuts the wetland (See the discussion of the variance below).

PLAY SPACE

Love to Grow On is committed to a non-traditional playspace, one that does not rely strictly upon large motor skill equipment, but rather natural elements that invite a child's explorative curiosity in keeping with their mission. This concept is presently employed at their two existing centers in Circle Pines and Lexington. The outdoor play areas are designed to help children learn through experiences with nature. The plans for the three different play areas (infant/toddler, preschool, school age) utilize the principles of the Nature Explore Classroom program developed by the National Arbor Day Foundation and Dimensions Educational Research Foundation. The principles include dividing the play areas into clearly delineated activity zones for visual clarity and to provide a balanced mix of play opportunities. The activity areas vary depending on the age of the child. Additionally, the play areas will utilize best practices for safety.

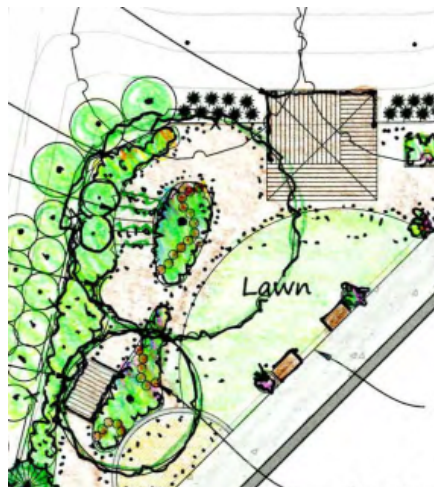
All three areas will have open spaces for large motor activity, sand digging areas, raised garden beds, and pathways through native plantings.



The preschool and school age areas will also have areas for fort building and loose materials for creative play and will share a plaza area overlooking the adjacent wetland.



The infant/toddler area will have many sensory experiences, a two-level deck with 6" risers for climbing, and pull up rails to practice standing.



The school age area will include play structures for climbing and spinning. See appendix for playground play piece images.

BUILDING AND OCCUPANCY

At just over 13,000 SF of useable building area, this single story, residential styled building strives to blend with the neighborhood in its architecture. One unique element not often seen in this type of facility is an inner courtyard that will admit light and air to the center of the building, and also affording an outdoor classroom space, a theater of seasons seen from the circulation spaces and some functional spaces. The actual program breaks down as follows:

Infant	2 classrooms at 8 each	16
Waddler	1 classroom at 14 each	14
Toddler	2 classrooms at 14 each	28
PreSchool	4 classrooms at 20 each	80
School Age	Large motor and accessory	50
<hr/>		
TOTAL Licensed Child Population		188
Typical Industry Occupancy Rate		85%
<hr/>		
TOTAL Planned Population Density		160

With additional spaces as follows:

Large Motor Play Space	1,800 SF for day and summer programs
Art Room	463 SF
Courtyard	1,400 SF as an outdoor classroom
Various Storage, Service and Administrative functions	

Operationally, on any typical operating day during the school year at Love To Grow On's two existing centers, with a combined licensed capacity of 177, daily attendance totaled 111 children (62% occupancy rate), and of this 34 families had two children attending. Summer programs typically have 40-45 school-agers there all day, while during the year they are there mornings and afternoons only, before and after school. These children are bussed, required access by school busses in the parking lot design. It is important to note that licensed capacity is strictly focused on design standards for classrooms and play spaces, while rarely are any centers fully occupied, and then not always. Occupancy always fluctuates and is typically around 85% of licensed capacity. Finally, many staff also have their own children in the program.

The building is classified as Type V-N construction, I-2 occupancy, fully sprinklered.

ARCHITECTURE

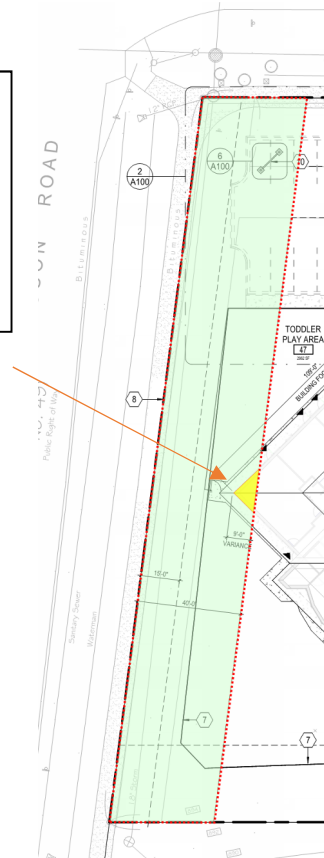
The building establishes a strong, low profile residential feel, with simple pitched roofs, a blend of exterior materials including brick, glass and Hardi-Board siding patterns, with ample openings for doors and windows, and broad overhangs covering a full perimeter walkway. Each classroom has direct access to their respective separated play spaces, toddler and preschool, which thus establishes the demand for a large building perimeter to afford plenty of light and connectivity to the outdoors. Please refer to the elevation and color scheme for ascertaining the character of the facility. We believe the design will be well blended with the neighborhood feel, rather than a traditional commercial feel.

SETBACK VARIANCE

In order to effect the plan as proposed that can accommodate the building, sufficient parking with school bus access, play space, and stormwater infiltration areas, we have rotated the building on the site to better avail appropriate play space adjacent the age appropriate classroom space while also creating an interesting exposure to the street corner. In so doing, one small corner of the building requires a variance to the setback of **9'-0"** into the 30' required setback, but does not encroach on the 20' utility easement along Hodgson Road. As it is but a small corner, the result of this variance is that much less building dominates the corner of the site, availing a more open feel to the corner, as well as to the main window bay that is the Large motor space. This corner is appropriately landscaped.

Impact of setback encroachment on
Hodgson Frontage:

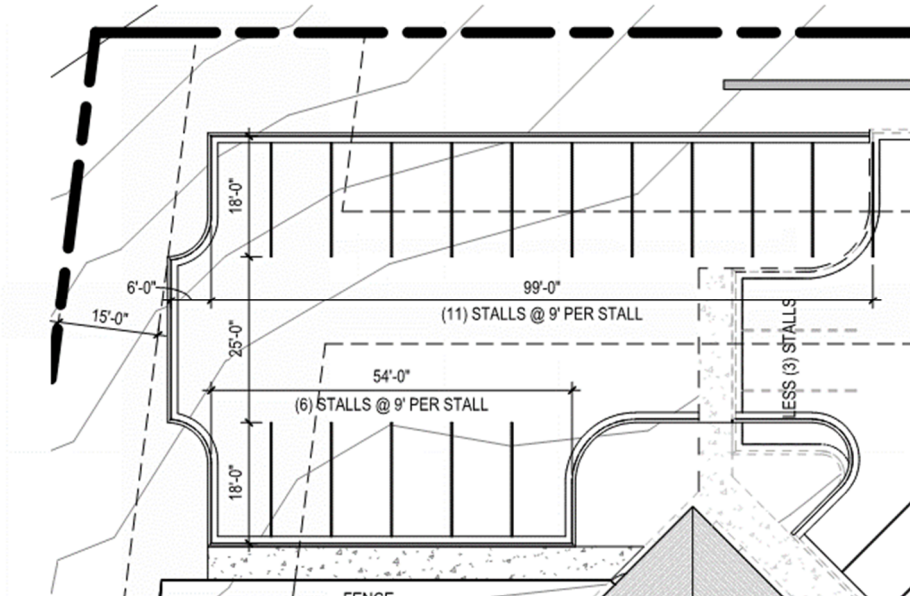
Total frontage area in setback:	8,520 SF
Area of Encroachment:	97 SF
Percentage Encroached:	1.13 %



Further, since we have so many imposed design restrictions on this site resulting from large setbacks and stormwater ponds, and the need to maximize the perimeter of a circular patterned traffic movement system to accommodate school busses, we are requesting a parking sideyard setback variance where **one** parking stall abuts the existing stormwater pond, since there is a lengthy natural buffer of the wetlands to the south and east that effectively define the perceived property boundaries. These setbacks enable us to maximize the turning radius for busses while minimizing the total hard surface coverage on the site dedicated for parking and driveways.

PARKING DEFERMENT

The ordinance standard is 1 stall per 5 children plus one stall for the maximum number of staff (twenty). At 188 children, this would result in 58 required parking spaces. We are proposing the installation of 45 parking stalls, with an additional fourteen stalls available as future proof of parking if even necessary, for a design total of 59, one greater than ordinance requires. This is less than the parking required by the ordinance, a deferment of 14 stalls, justified as follows:



First, the Institute of Traffic Engineers (ITE) Parking Generation Manual has established a rate of 0.24 spaces per student, as well as a lesser standard of 33% rate at 0.19 per student. We will not apply this lesser standard. Using 0.24×160 students = 38 parking stalls compared to our design of 45 stalls. (Please see the Traffic Study for this reference)

Second, the occupant load calculations shown above have been derived by Love To Grow On using their sign in/sign out for an entire “normal” week at their centers. The results are as follows: the two centers had a combined daily attendance of 111 for the month of December. Of this, there are 34 families with two children, so based on this daily average, there would have been 77 cars twice a day delivering and picking up children.

School age children (38) are only there part time, thus reducing the total number of staff, and their trips are covered by school busses. The following chart shows the actual traffic data for a typical week in 15-minute increments (parents rarely stay longer than that). As you can see, during the peak drop off and pick up times, the actual stall count is fairly low, with a high of 17, mostly in the morning when school-agers are dropped off, many of

whom do not return to the center in the afternoon. And since full staffing also fluctuates during the day (and as school-agers leave the site), even if we accounted for full staff of 20 (a very conservative approach), this would be a peak of 37 stalls, justifying the ITE standards.

Following are the actual traffic counts for a typical week at the existing centers:

Drop off and Pick up Times	Mon	Tue	Wed	Thur	Fri
6:30-6:45	9	9	9	7	5
6:45-7	8	9	8	11	9
7-7:15	12	10	13	10	11
7:15-7:30	8	11	11	13	7
7:30-7:45	14	15	13	11	10
7:45-8	13	8	13	11	11
8-8:15	14	16	12	13	17
8:15-8:30	6	8	9	8	10
8:30-8:45	7	9	6	10	4
8:45-9	3	3	1	2	1
9-9:15	0	0	1	1	1
9:15-9:30	1	1	2	1	0
9:30-9:45	2	2	2	4	2
9:45-10	2	1	1	1	0
3-3:15	1	2	1	1	2
3:15-3:30	5	1	3	3	4
3:30-3:45	3	3	3	2	1
3:45-4	3	4	4	3	3
4-4:15	8	11	10	12	12
4:15-4:30	8	9	7	7	7
4:30-4:45	10	6	10	16	11
4:45-5	12	13	11	14	15
5-5:15	16	17	18	12	13
5:15-5:30	8	5	8	6	8
5:30-5:45	14	8	10	13	8
5:45-6	4	5	3	3	5

Finally, there is plenty of regional justification for a lower standard. This Architect has designed over 60 childcare centers around the City and country, and offers the following examples of parking densities for similarly designed and managed facilities in suburban locations:

Location	Licensed Capacity	Stall Count	Ratio (stall/child)
NHA Rochester 1	172	46	3.73
NHA Blaine	172	39	4.41
NHA Elk River	172	36	4.77
NHA Lakeville	172	33	5.21
KBH Eden Prairie	189	41	4.60
NHA Apple Valley	172	31	5.54
NHA Eden Prairie	158	32	4.94
TLC Brooklyn Park	122	27	4.52
AVERAGE	166	36	4.61

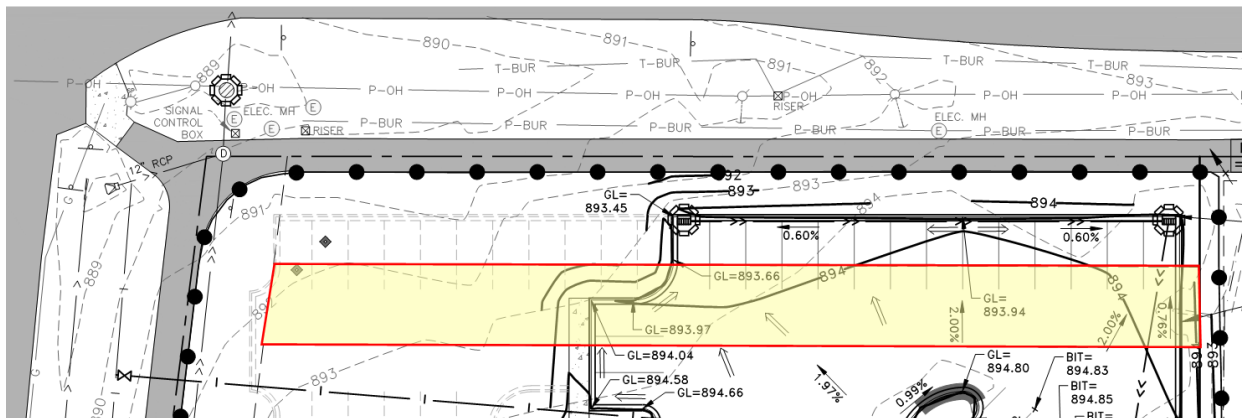
LTGO Proposed	160	44	3.64
LTGO Per Ordinance	160	52	3.07

As you can see from this comparative study, Love To Grow On is at the higher end of the average ratio for these 8 centers based upon its proposal, meaning more stalls per licensed capacity of the center than all these other centers except Rochester, on which it is at par. Please note that this ratio is the licensed capacity of children, which has a State mandated teacher ratio built in, and thus includes staff and parent drop off parking within the calculation. If this same calculation were applied to the Lino Lakes ordinance requirement, we are well outside the industry norm.

Based upon this evidence from three separate source calculations, we respectfully request the parking deferment to reflect the proposed design.

UTILITY EASEMENT VACATION

We are proposing the elimination of an unused utility easement whose purpose remains a mystery, and whose need appears to have vanished. Originally platted with the Miller Crossroads development, the easement contains no public utilities and appears to serve no public purpose or benefit. The easement is located thus:



SUMMARY

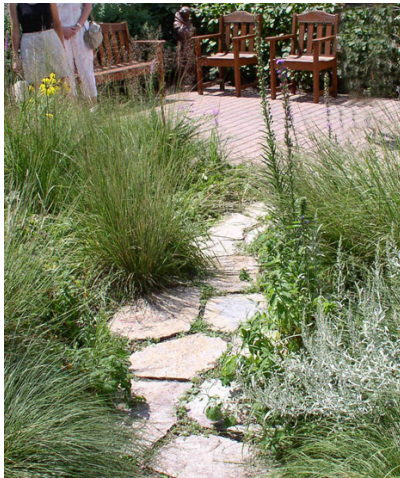
We respectfully request your approval of the proposed plan, as we believe this to be a good fit for the neighborhood and the Lino Lakes community, and is well integrated into the immediate neighborhood.

Thank you for your consideration. If you have questions, or need additional information, please advise.

Appendix - Images of Playground Features



Mud Kitchen - Preschool



Typical exploration pathway



Play pump



Bridge



Burke Comet



Burke Rally Around



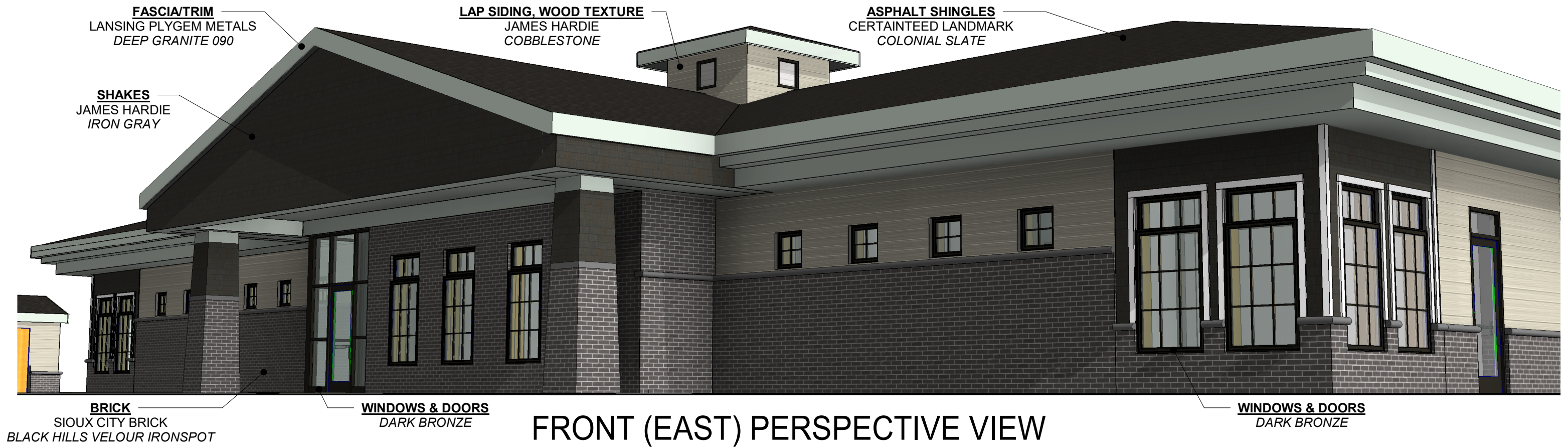
Pull up rail – toddlers



Possible “growing” fence/trellis



Love To Grow On Exterior Color Selections



FASCIATRIM
LANSING PLYGEM METALS
DEEP GRANITE 090

LAP SIDING, WOOD TEXTURE
JAMES HARDIE
COBBLESTONE

ASPHALT SHINGLES
CERTAINTEED LANDMARK
COLONIAL SLATE

SHAKES
JAMES HARDIE
IRON GRAY

BRICK
SIOUX CITY BRICK
BLACK HILLS VELOUR IRONSPOT

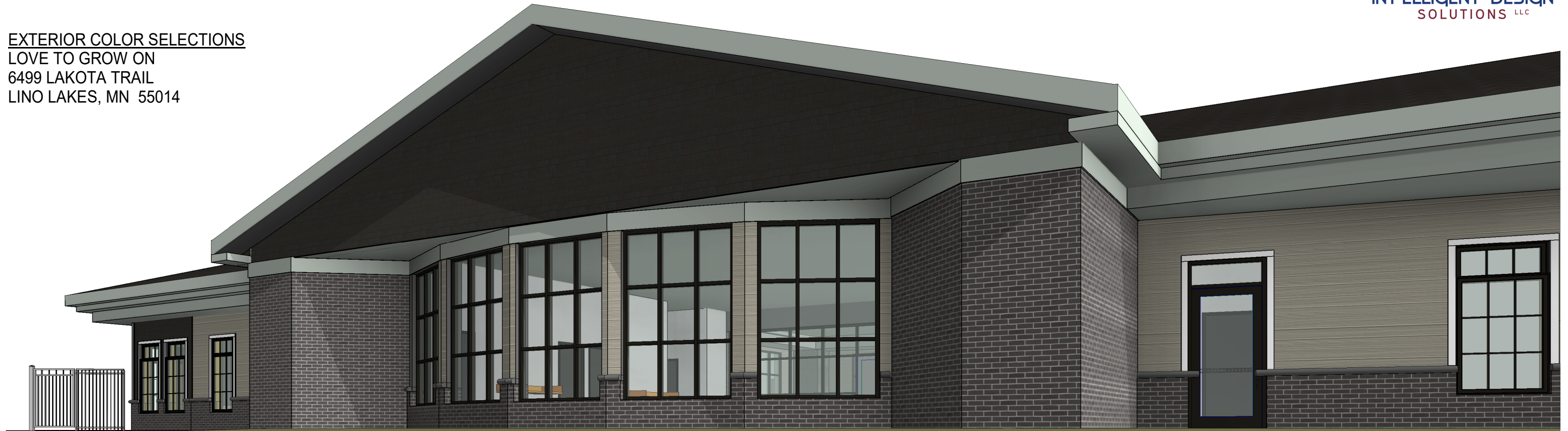
WINDOWS & DOORS
DARK BRONZE

WINDOWS & DOORS
DARK BRONZE

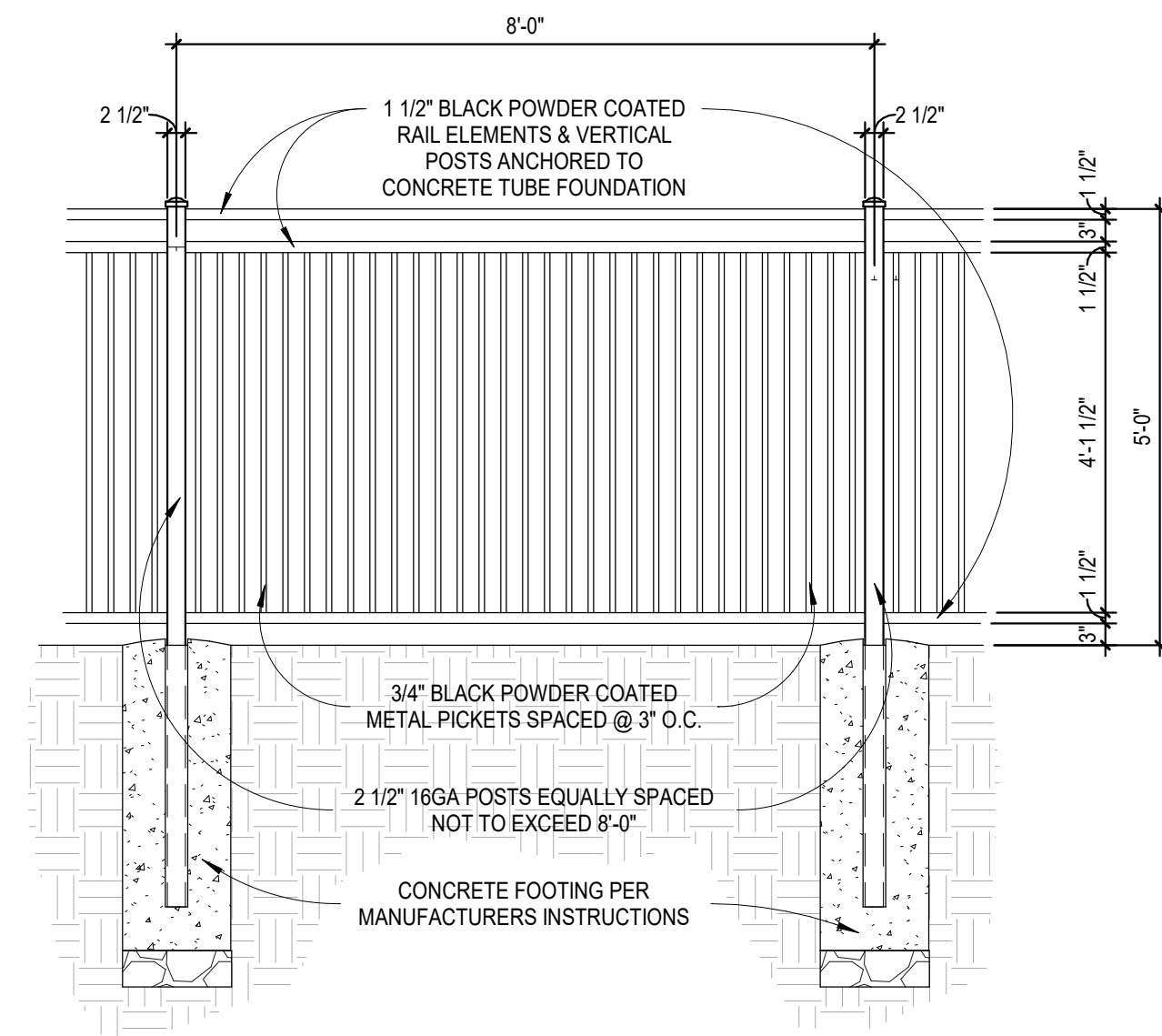
FRONT (EAST) PERSPECTIVE VIEW



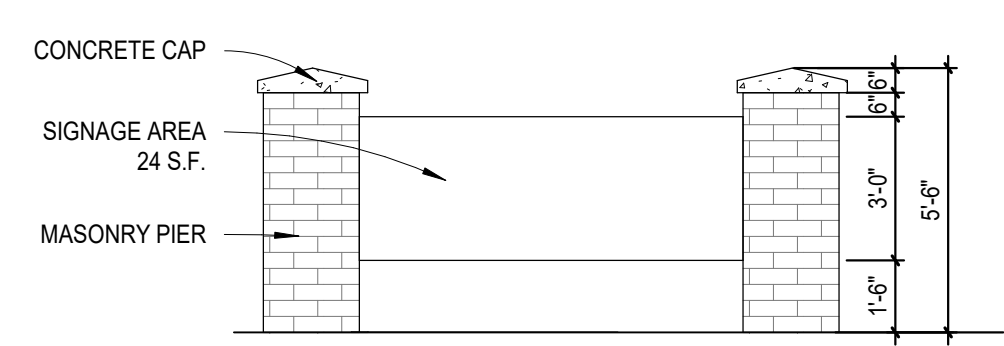
EXTERIOR COLOR SELECTIONS
LOVE TO GROW ON
6499 LAKOTA TRAIL
LINO LAKES, MN 55014



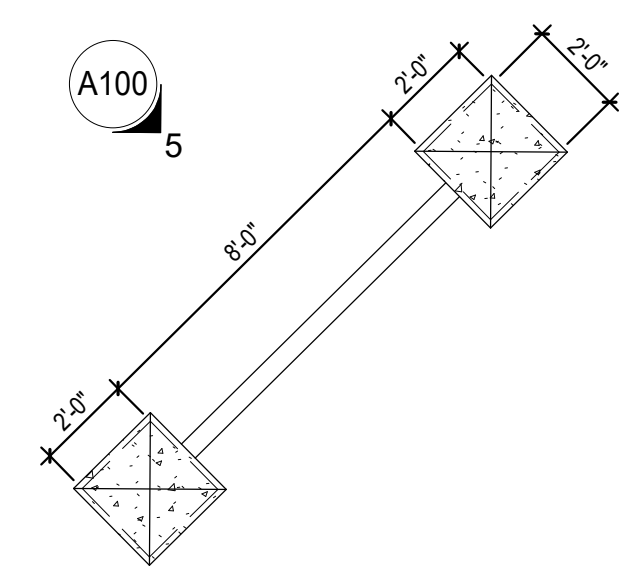
REAR (WEST) PERSPECTIVE VIEW



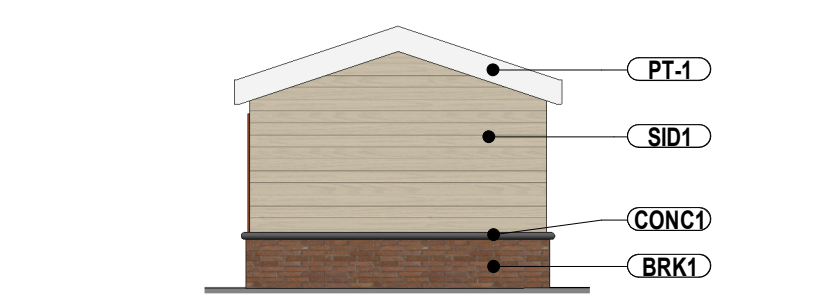
4 FENCE DETAIL
1/2" = 1'-0"



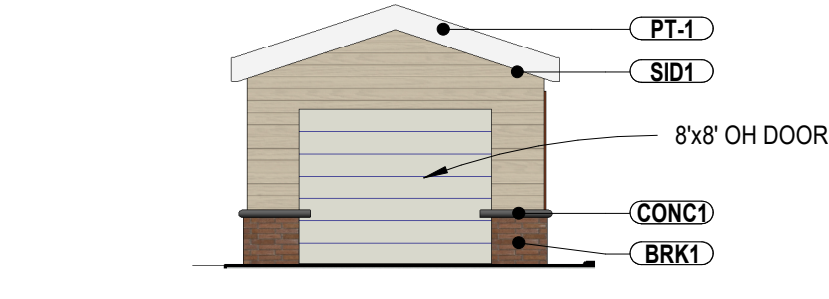
5 MONUMENT SIGN
1/4" = 1'-0"



6 MONUMENT SIGN
1/4" = 1'-0"



9 TRASH ENCL - WEST
1/8" = 1'-0"



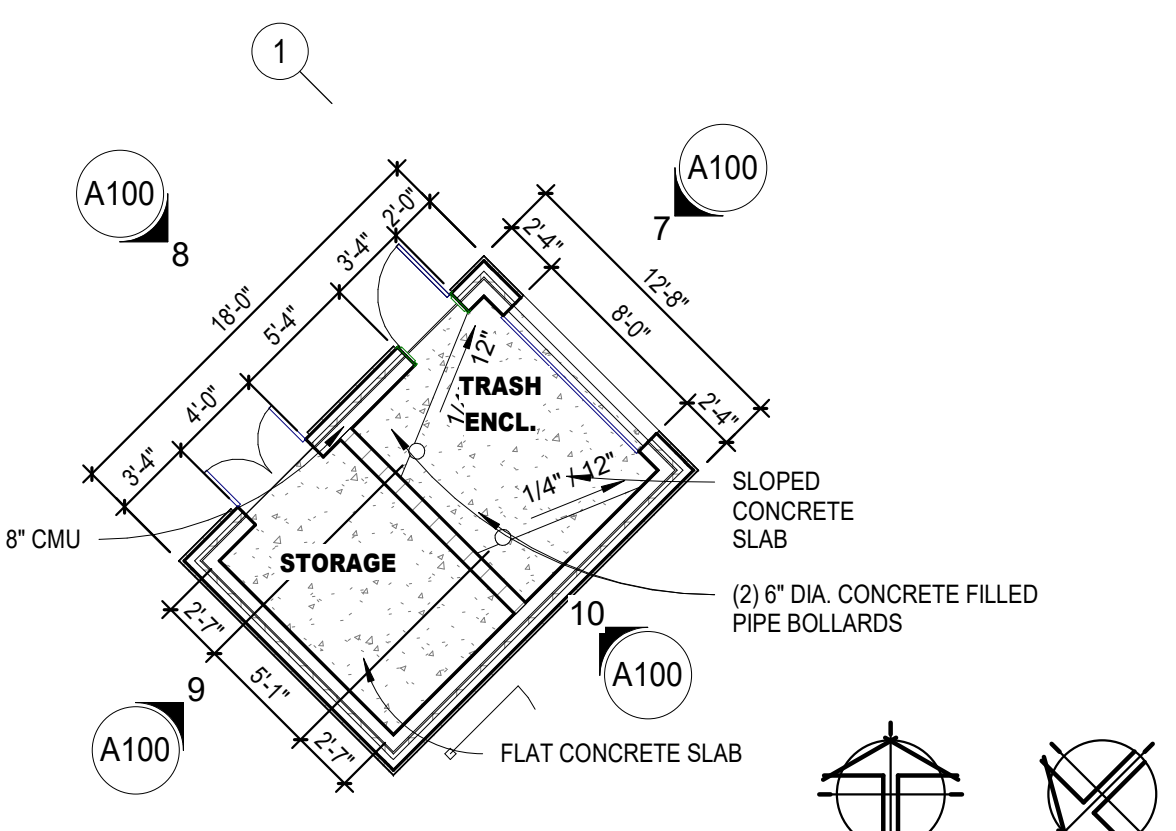
7 TRASH ENCL - EAST
1/8" = 1'-0"



10 TRASH ENCL - SOUTH
1/8" = 1'-0"



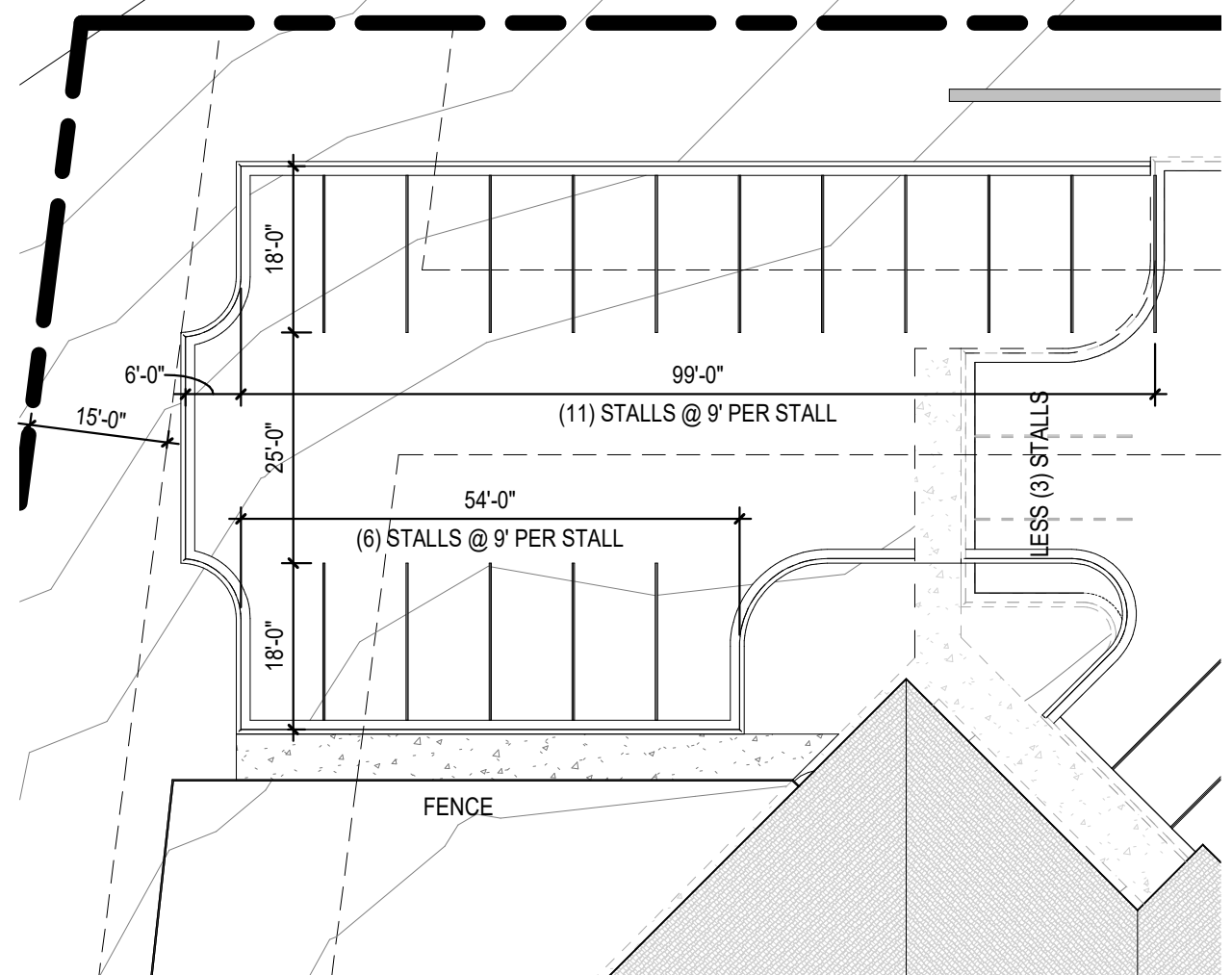
8 TRASH ENCL - NORTH
1/8" = 1'-0"



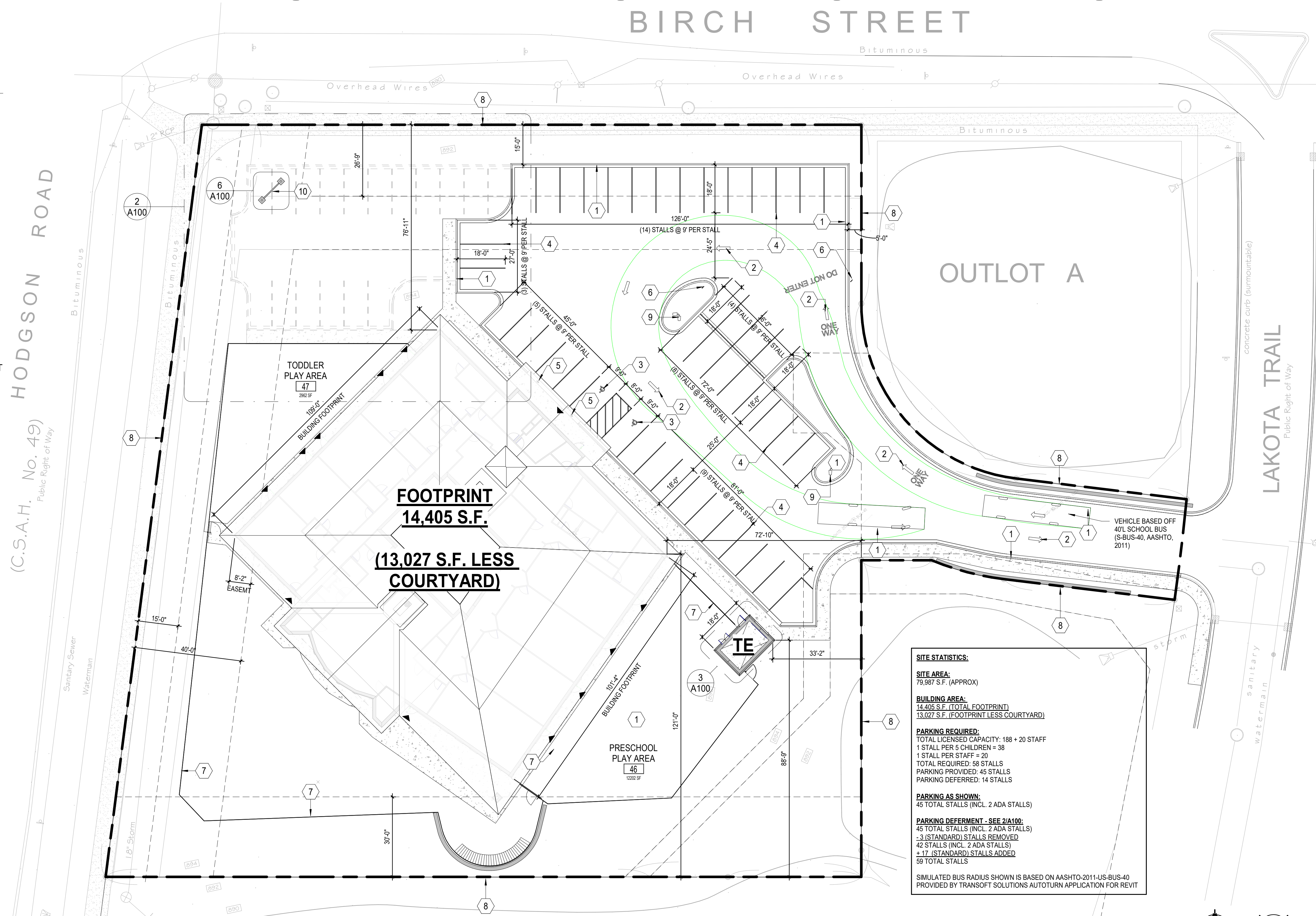
3 ENLARGED TRASH ENCLOSURE
1/8" = 1'-0"

KEYNOTE LEGEND

#	DESCRIPTION
1	TYPICAL 6" CURB WITH 12" GUTTER
2	WHITE TRAFFIC ARROW WITH REFLECTIVE SURFACE APPLIED TO BITUMINOUS PAVING
3	TYPICAL HANDICAP PARKING SYMBOL WITH REFLECTIVE SURFACE APPLIED TO BITUMINOUS PAVING
4	STRIPED AREA WITH REFLECTIVE SURFACE APPLIED TO BITUMINOUS PAVING
5	HANDICAP PARKING SIGN EMBEDDED IN STANDARD CONCRETE FILLED PIPE BOLLARD
6	REFLECTIVE "DO NOT ENTER" TRAFFIC SIGN
7	6' HIGH DECORATIVE METAL FENCE. REFER TO ELEVATION SHEET A003
8	PROPERTY LINE. REFER TO CIVIL DRAWINGS
9	LED PARKING LOT LIGHT POLE EQUAL TO LUMARK MODEL PRV-A40-D-UNV-T3-SA-BZ
10	NEW MONUMENT SIGN



2 PARKING DEFERMENT PLAN
1" = 20'-0"



1 SITE PLAN
1" = 20'-0"

SITE STATISTICS:

SITE AREA:	79,967 S.F. (APPROX)
BUILDING AREA:	14,405 S.F. (TOTAL FOOTPRINT) 13,027 S.F. (FOOTPRINT LESS COURTYARD)
PARKING REQUIRED:	TOTAL LICENSED CAPACITY: 188 + 20 STAFF 1 STALL PER 5 CHILDREN = 38 1 STALL PER STAFF = 20 TOTAL REQUIRED: 58 STALLS PARKING PROVIDED: 45 STALLS PARKING DEFERRED: 14 STALLS
PARKING AS SHOWN:	45 TOTAL STALLS (INCL. 2 ADA STALLS)
PARKING DEFERMENT - SEE 2/A100:	45 TOTAL STALLS (INCL. 2 ADA STALLS) - 3 (STANDARD) STALLS REMOVED 42 STALLS (INCL. 2 ADA STALLS) + 17 (STANDARD) STALLS ADDED 59 TOTAL STALLS
SIMULATED BUS RADIUS SHOWN IS BASED ON AASHTO-2011-US-BUS-40 PROVIDED BY TRANSOF SOLUTIONS AUTOTURN APPLICATION FOR REVIT	

CUP SUBMITTAL

SHEET DATE: 03.23.18

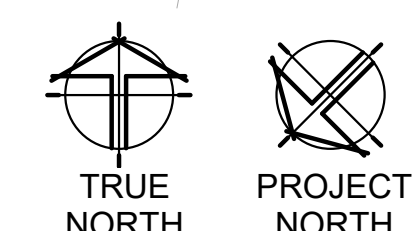
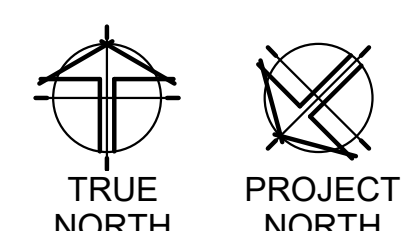
REVISION SCHEDULE

NO	DESCRIPTION	DATE
1	PUD SUBMITTAL	01.08.18
2	PUD RESUBMITTAL	02.12.18
3	PUD RESUBMITTAL	03.23.18

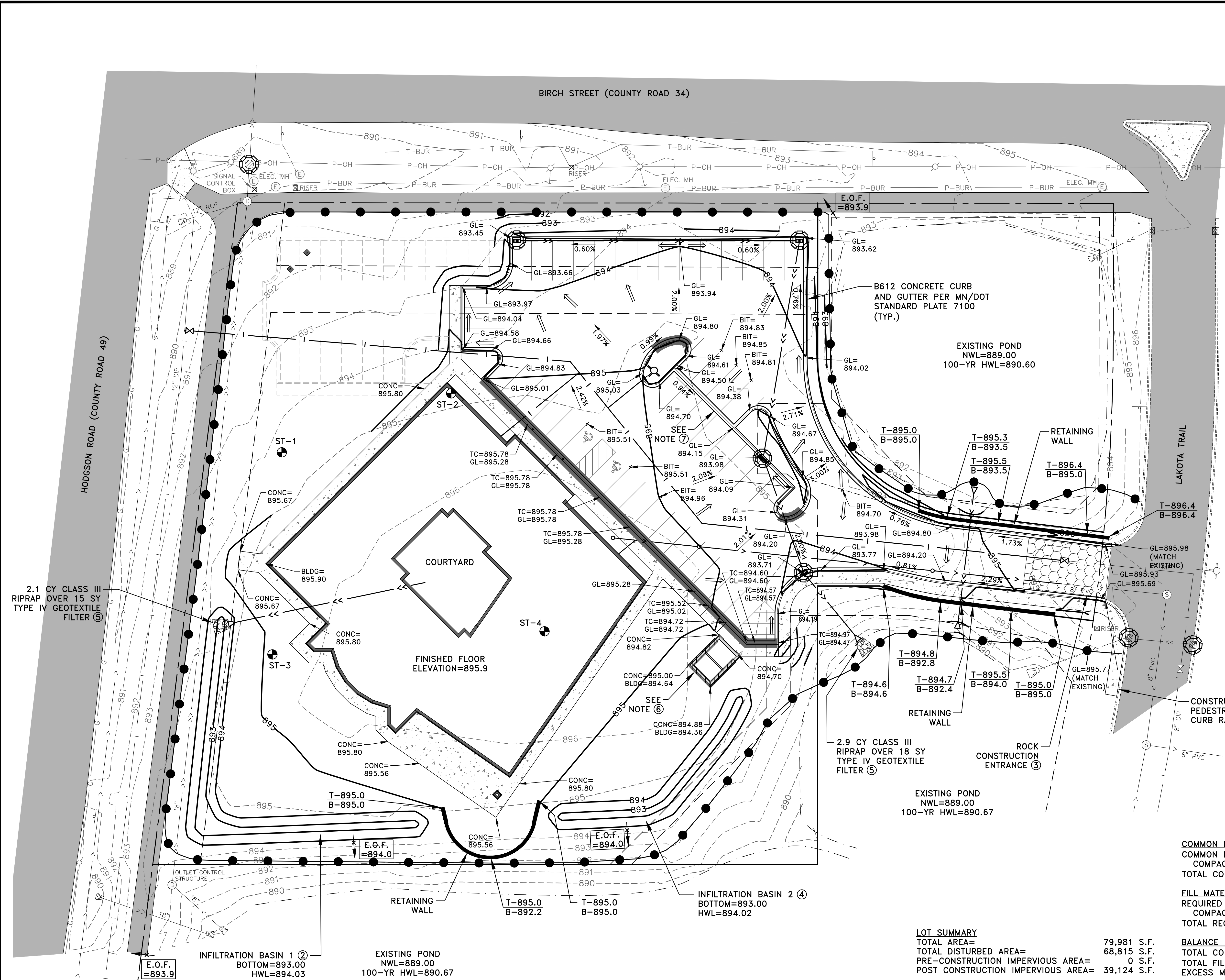
DRAFTED: JH
REVIEWED: APH

SHEET TITLE:
SITE PLAN

A100



Mar 23, 2018 - 10:50am
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- LEGEND**
- EXISTING BITUMINOUS PAVEMENT
 - CONCRETE WALK
 - PROPOSED TIPOUT CURB PER (C2)
 - SILT FENCE PER CITY DETAIL GEN-16
 - DRAINAGE ARROW
 - INLET PROTECTION DEVICE (1)
 - T-XXX.X
B-XXX.X
 - GL=XXX.XX
 - TC=XXX.XX
 - BLDG=XXX.XX
 - CONC=XXX.XX
 - X.XX%
 - E.O.F.=XXX.X

- GENERAL NOTES:**
1. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 2. DISTURBED AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
 3. STREET SWEEPING MUST BE PERFORMED DAILY IF SEDIMENT IS TRACKED OUTSIDE THE CONSTRUCTION LIMITS OR ONTO ANY CITY STREETS.
 4. THE CONTRACTOR MUST STABILIZE ALL EXPOSED SOIL AREAS (INCLUDING STOCKPILES). STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING SEVEN CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN SEVEN CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 5. SEE SHEET C8 FOR THE UTILITY AND PAVING PLAN.
 6. CONTRACTOR SHALL DETERMINE A LOCATION FOR CONCRETE AND OTHER WASHOUT WASTE. A SIGN SHALL BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASTES.

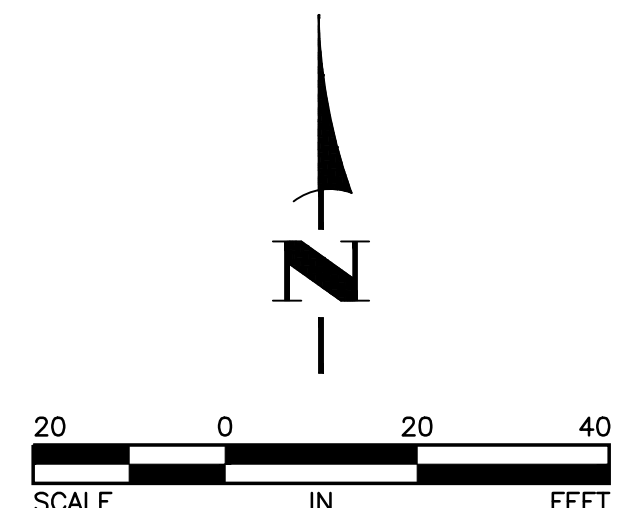
- REFERENCE NOTES:**
- (1) INSTALL INLET PROTECTION DEVICES PER (C3) AND (C3) AT ALL CATCH BASINS THAT MAY RECEIVE STORMWATER RUNOFF FROM THE SITE.
 - (2) CONSTRUCT INFILTRATION BASIN PER (C2). ONLY LOW PRESSURE TYPE EQUIPMENT SHALL BE ALLOWED WITHIN THE FOOTPRINT OF THE INFILTRATION BASIN.
 - (3) PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE PER CITY DETAIL GEN-17.
 - (4) CONSTRUCT INFILTRATION BASIN PER (C2). ONLY LOW PRESSURE TYPE EQUIPMENT SHALL BE ALLOWED WITHIN THE FOOTPRINT OF THE INFILTRATION BASIN.
 - (5) CONSTRUCT RIPRAP PER CITY DETAIL STR-7.
 - (6) DROP FOOTING OF TRASH ENCLOSURE BASED ON PROPOSED GRADES.
 - (7) CONSTRUCT CONCRETE VALLEY GUTTER PER (C2).
 - (8) PEDESTRIAN CURB RAMP SHALL ALIGN WITH THE RAMP IN THE NORTHEAST CORNER OF THE INTERSECTION OF LAKOTA TRAIL AND OJIBWAY PATH. REMOVE AND REPLACE CURB AS NECESSARY SUCH THAT THE RAMP CAN BE CONSTRUCTED TO MEET ADA REQUIREMENTS.

EARTHWORK SUMMARY

COMMON EXCAVATION	
COMMON EXCAVATION (EV)	900 C.Y.
COMPACTION FACTOR	* 1.2
TOTAL COMMON EXCAVATION (LV)	1,080 C.Y.
FILL MATERIAL	
REQUIRED FILL (CV)	300 C.Y.
COMPACTION FACTOR	* 1.3
TOTAL REQUIRED FILL (LV)	390 C.Y.
BALANCE SUMMARY	
TOTAL COMMON EXCAVATION (LV)	1,080 C.Y.
TOTAL FILL REQUIRED (LV)	- 390 C.Y.
EXCESS MATERIAL	690 C.Y.

LOT SUMMARY

TOTAL AREA=	79,981 S.F.
TOTAL DISTURBED AREA=	68,815 S.F.
PRE-CONSTRUCTION IMPERVIOUS AREA=	0 S.F.
POST CONSTRUCTION IMPERVIOUS AREA=	39,124 S.F.



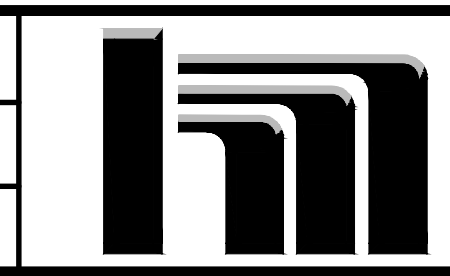
DATE	REVISION
2/8/18	PLAN REVISIONS PER RCWD AND CITY REVIEW
2/13/18	REVISED BOTTOM ELEVATION FOR INFILTRATION BASINS 2 AND 3
3/14/18	PLAN REVISIONS PER CITY AND CLIENT REVIEW
3/23/18	PLAN REVISIONS PER CITY REVIEW

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.

Timothy A. Eggen
 TIMOTHY A. EGGEN
 Lic. No. 43362

Date 1/3/18

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ





Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

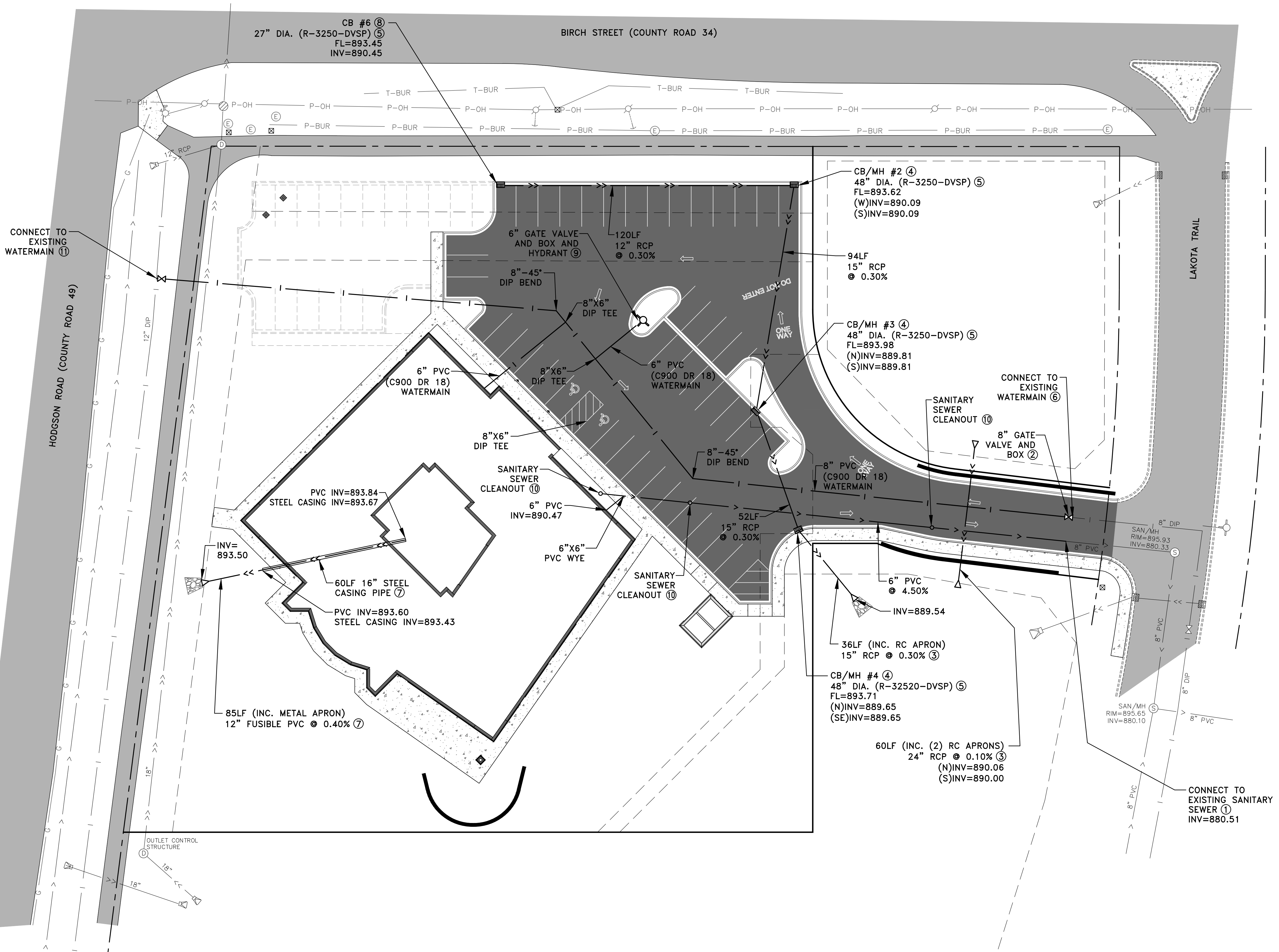
LINO LAKES CHILDCARE

GRADING, DRAINAGE AND
 EROSION CONTROL PLAN
 CITY OF LINO LAKES, MINNESOTA

SHEET
 C7
 OF
 C8
 SHEETS

LEGEND

-  EXISTING BITUMINOUS PAVEMENT
-  PROPOSED BITUMINOUS PAVEMENT PER $\frac{1}{C2}$



- GENERAL NOTES:
1. MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER THE WATERMAIN. WATERMAIN THRUST BLOCKING SHALL BE PER CITY DETAIL WAT-4.
 2. VERIFY SEWER AND WATER SERVICE LOCATIONS AT THE PROPOSED BUILDING PRIOR TO CONSTRUCTION.
 3. SANITARY SEWER PIPE SHALL BE SCHEDULE 40 PVC. SANITARY SEWER PIPE SHALL BE INSTALLED WITH A TRACER WIRE. A TRACER WIRE BOX SHALL BE PROVIDED AT THE SURFACE FOR THE ENDS OF THE SANITARY SEWER SERVICE TRACER WIRE TO PROVIDE ACCESS TO WIRE ENDS FOR FUTURE LOCATING REQUIREMENTS.
 4. CONTRACTOR SHALL PROVIDE THE X, Y AND Z GPS COORDINATES OF THE SANITARY SEWER SERVICE WYES AND ENDS FOR FUTURE LOCATING REQUIREMENTS.
- REFERENCE NOTES:
- ① INVERT AND SIZE OF EXISTING SANITARY SEWER SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO PROVIDE 8"x6" PVC REDUCER AS NECESSARY.
 - ② FIELD VERIFY EXISTENCE OF 8" GATE VALVE AND BOX, CONSTRUCT 8" GATE VALVE AND BOX PER CITY DETAIL WAT-2 IF ABSENT.
 - ③ TIE ALL PIPE JOINTS.
 - ④ CONSTRUCT MANHOLE PER CITY DETAIL STR-2.
 - ⑤ CATCH BASIN CASTING SHALL HAVE A 4" FRAME.
 - ⑥ LOCATION AND SIZE OF EXISTING WATERMAIN STUB SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION.
 - ⑦ FINAL LOCATION OF THE STORM SEWER FROM THE COURTYARD SHALL BE VERIFIED BY THE ARCHITECT.
 - ⑧ CONSTRUCT CATCH BASIN PER CITY DETAIL STR-1.
 - ⑨ CONSTRUCT HYDRANT AND VALVE PER CITY DETAIL WAT-1.
 - ⑩ CONSTRUCT SANITARY SEWER CLEANOUT PER CITY DETAIL SAN-5.
 - ⑪ WET TAP THE EXISTING 12" DIP WATERMAIN FOR THE 8" WATER SERVICE.

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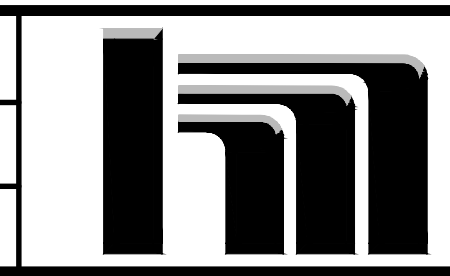
DATE	REVISION
2/8/18	PLAN REVISIONS PER RCWD AND CITY REVIEW
3/14/18	PLAN REVISIONS PER CITY AND CLIENT REVIEW
3/23/18	PLAN REVISIONS PER CITY REVIEW

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.

Timothy A. Egerton
 TIMOTHY A. EGERTON
 Lic. No. 43362

Date 1/3/18

DESIGNED BY: TAE
 DRAWN BY: TAE
 CHECKED BY: CJJ



Hakanson Anderson
 Civil Engineers and Land Surveyors
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LINO LAKES CHILDCARE

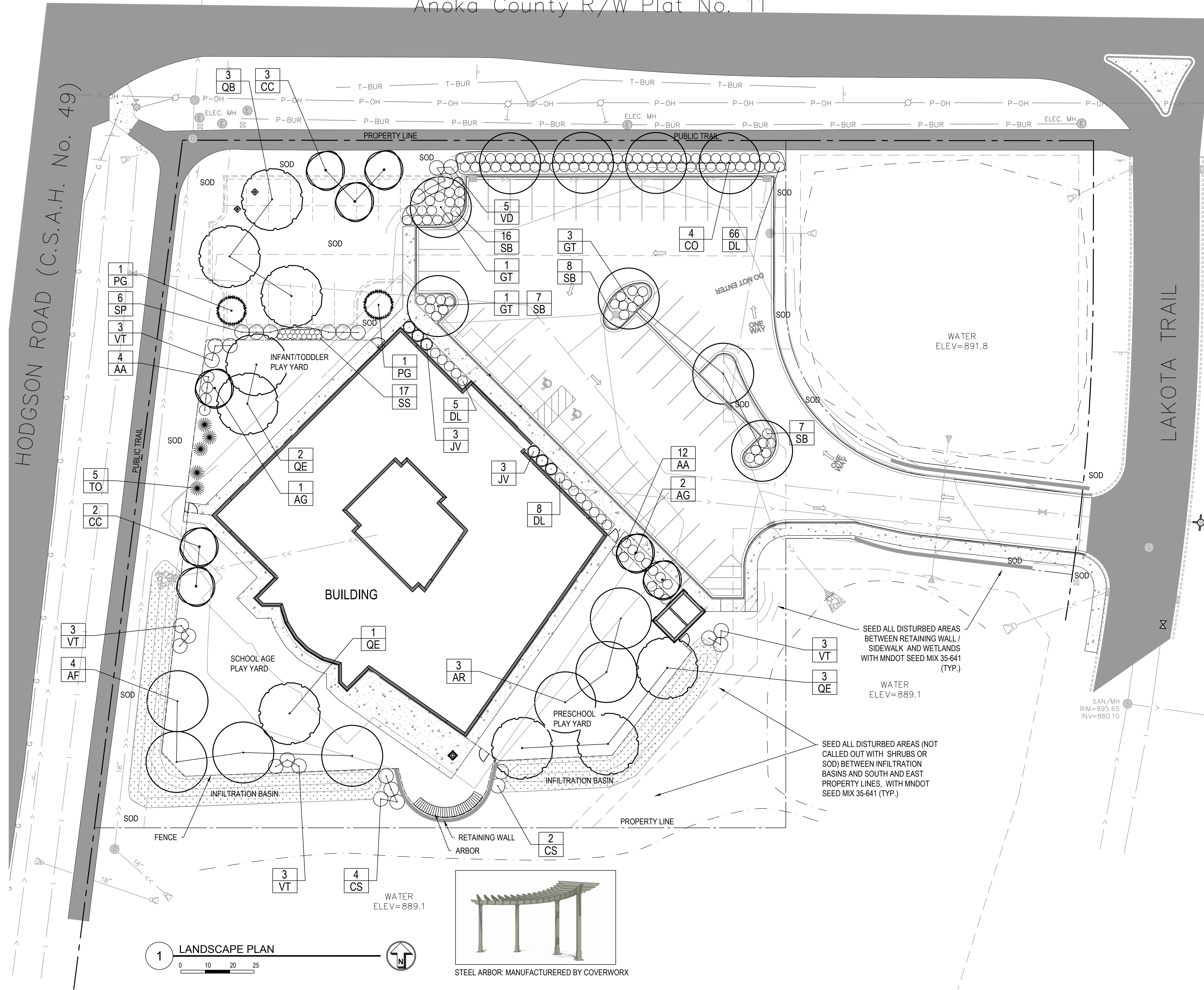
UTILITY AND PAVING PLAN
 CITY OF LINO LAKES, MINNESOTA

SHEET C8 OF C8 SHEETS

BIRCH STREET (C.S.A.H. No. 10)
Anoka County R/W Plat No. 11

HODGSON ROAD (C.S.A.H. No. 49)

LAKOTA TRAIL



PLANT SCHEDULE

QTY	CODE	SCIENTIFIC NAME/Common Name	SIZE	ROOT	REMARKS
SHADE TREES					
3	AR	<i>Acer rubrum</i> 'Franksred'	2" cal.	BB	space 25' o.c.
		Red Sunset red maple			
4	AF	<i>Acer x freemanii</i> 'Jeffersred'	2" cal.	BB	see plan for spacing
		Autumn Blaze maple			
4	CO	<i>Celtis occidentalis</i>	2" cal.	BB	space 30' o.c.
		Hackberry			
5	GT	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Harve'	2" cal.	BB	see plan for spacing
		Northern Acclaim honeylocust			
6	QE	<i>Quercus ellipsoidalis</i>	2" cal.	BB	space 25-30' o.c.
		Northern pin oak			
3	QB	<i>Quercus bicolor</i>	2" cal.	BB	see plan for spacing
		Swamp white oak			
ORNAMENTAL TREES					
3	AG	<i>Amelanchier x grandiflora</i>	2" cal.	BB	space 16' o.c.
		Autumn Brilliance serviceberry			
5	CC	<i>Crataegus crusgallis inermis</i>	2" cal.	BB	space 16' o.c.
		Thornless hawthorne			
EVERGREEN TREES					
2	PG	<i>Picea glauca densata</i>	6' ht.	BB	space 13' o.c.
		Black Hills Spruce			
DECIDUOUS AND EVERGREEN SHRUBS					
Large Shrubs					
6	CS	<i>Cornus sericea</i> 'Cardinal'	#5	cont.	space 6' o.c.
		Cardinal redtwig dogwood			
6	SP	<i>Syringa patula</i> 'Miss Kim'	#5	cont.	space 6' o.c.
		Miss Kim lilac			
5	TO	<i>Thuja occidentalis</i> 'Techny'	#10	cont.	space 6' o.c.
		Techny arborvitae			
5	VD	<i>Viburnum dentatum</i> 'Christom'	#5	cont.	space 6' o.c.
		Blue Muffin viburnum			
12	VT	<i>Viburnum trilobum</i> 'Wentworth'	#5	cont.	space 6' o.c.
		Wentworth American cranberry bush			
Medium Shrubs					
16	AA	<i>Amelanchier alnifolia</i> 'Regent'	#5	cont.	space 4' o.c.
		Regent serviceberry			
38	SB	<i>Spiraea x bumalda</i> 'Anthony Waterer'	#5	cont.	space 4' o.c.
		Anthony Waterer spirea			
79	DL	<i>Diervilla lonicera</i>	#5	cont.	space 4' o.c.
		Dwarf bush honeysuckle			
Small Shrubs					
6	JV	<i>Juniperus virginiana</i> 'Grey Owl'	#5	cont.	space 5' o.c.
		Grey Owl juniper			
PERENNIALS					
0	NF	<i>Nepeta fassenii</i> 'Walker's Low'	#1	cont.	space 2.5' to 3' o.c.
		Walker's Low catmint			
17	SS	<i>Schizachyrium scoparium</i>	#1	cont.	space 2' o.c.
		Little bluestem			

NOTES:
ALL SOD AND LANDSCAPED AREAS TO BE IRRIGATED. SEE SHEET L2 FOR SPECIFICATIONS.
SEE SHEET L2 FOR PLANTING DETAILS AND LANDSCAPE SPECIFICATIONS.

KEY
NATIVE PLANT SEEDING: MN-DOT SEED MIX 35-641

LANDSCAPE REQUIREMENTS

CANOPY COVER	QTY	UNIT	VALUE	TOTAL
VEHICULAR HARDSCAPE	19,269	SF		
REQUIRED CANOPY COVER IS 40%	7708	SF		
	QTY	SF/UNIT	TOTALSF	
LARGE TREE - INTERIOR PARKING LOT ISLAND w/ 3 or more trees	3	1200	3600	
LARGE TREE - HARDSCAPE ON 3-SIDES	2	950	1900	
LARGE TREE - WITHIN 7 FEET OF VEHICULAR HARDSCAPE	4	600	2400	
TOTAL CANOPY COVER			7900	
FOUNDATION LANDSCAPE /100 LF	QTY	UNIT	VALUE	TOTAL
BUILDING FOUNDATION	120	LF		
	REQUIRED	ON THIS PLAN	VALUE	TOTAL
LARGE TREES	2	1	1	1
MEDIUM TREES		1	1.5	1
TOTAL TREES				2
LARGE SHRUBS	6		1	0
MEDIUM SHRUBS		19	1.5	13
SMALL SHRUBS & PERENNIALS			3	0
TOTAL SHRUBS				13
OPEN AREAS LANDSCAPE /2000 SF	QTY	UNIT	VALUE	TOTAL
OPEN AREAS	15,894	SF		
	REQUIRED	ON THIS PLAN	VALUE	TOTAL
LARGE TREES	8	16	1	16
SMALL TREES		6	1.5	4
TOTAL TREES				20
LARGE SHRUBS	24	34	1	34
MEDIUM SHRUBS		9	1.5	6
SMALL SHRUBS			3	0
TOTAL SHRUBS				40

RYLAUR
create + solve + advt

RYLAUR, LLC
14 PHEASANT LANE
NORTH OAKS, MN 55127
PHONE: 612.868.3636

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Project:
Love To Grow On
Childcare Center
LINO LAKES, MN

Client:
NAME
ADDRESS
CITY, STATE

Landscape Architect:
Carmen Simonet Design LLC
354 Stonebridge Blvd.
St. Paul, MN 55105
(651) 695-0273
www.simonetdesign.com

CUP SUBMITTAL

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.
Name: Carmen Simonet
License # 24236
Signature: *Carmen Simonet*
Date: 03.23.2018

Drawing Date:
03.23.2018

Drawing History/Revisions:

Project Architect:
A. PETER HILGER, AIA

Drawn By: CMS
Checked By: CMS

Sheet Title:
LANDSCAPE PLAN

**PLANNING & ZONING BOARD
AGENDA ITEM 6C**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: April 11, 2018

REQUEST: NorthPointe 7th Addition Final Plat

CASE NUMBER: FP2018-001

APPLICANT: Tony Emmerich Construction, Inc.
Attn: Larry Olson
4920 173rd Avenue NE
Ham Lake, MN 55304

OWNER: Same

REVIEW DEADLINE:

Complete Application Date:	March 23, 2018
60-Day Review Deadline:	May 22, 2018
120-Day Review Deadline:	July 21, 2018
Environmental Board Meeting:	TBD
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	April 11, 2018
Tentative City Council Work Session:	May 7, 2018
Tentative City Council Meeting:	May 14, 2018

BACKGROUND

NorthPointe is a PUD residential subdivision located northeast of the intersection of Birch Street and 20th Avenue South/CSAH 54. The preliminary plat is 94.09 gross acres and consists of a residential density mix of single family lots and an 88 unit senior multi-family residence. The following is a breakdown of unit development:

- 216 Single Family Units (215 new lots + 1 existing home)
- 11 Future Single Family Units (future development of existing home)
- 88 unit multi-family
- **315 TOTAL UNITS**

The applicant, Tony Emmerich Construction, has submitted a land use application for final plat of NorthPointe 7th Addition for 28 single family lots.

This plan review is based on the NorthPointe 7th Addition Sanitary Sewer, Watermain, Storm Sewer and Street Construction plan set and final plat dated March 2, 2018 and prepared by Carlson McCain.

Previous Council Actions:

- March 10, 2014: NorthPointe PUD Development Stage Plan/Preliminary Plat, Resolution No. 14-21
- June 23, 2014: NorthPointe PUD Final Plan-Final Plat, Resolution No. 14-47
- September 22, 2014: NorthPointe 2nd Addition Final Plat, Resolution No. 14-105
- August 24, 2015: NorthPointe 3rd Addition Final Plat, Resolution No. 15-86
- July 11, 2016: NorthPointe 4th Addition Final Plat, Resolution No. 16-64
- April 24, 2017: NorthPointe 5th Addition Final Plat, Resolution No. 17-34
- July 10, 2017: NorthPointe 6th Addition Final Plat, Resolution No. 17-58

ANALYSIS

Subdivision Ordinance

Conformity with the Comprehensive Plan and Zoning Code

The final plat has been reviewed for compliance with the comprehensive plan, zoning and subdivision ordinance. The proposed development is not considered premature and meets the performance standards of the subdivision and zoning ordinance. The final plat is consistent with the PUD Development Stage Plan/Preliminary Plat and Final Plan.

Phases

NorthPointe has been developed in the following phases:

Phase	# Lots
1	21
2	40
3	41
4	31
5	39
6	15

Phase	# Lots
7	28
TOTAL	215

NorthPointe 7th Addition is the final phase of single family homes for the Tony Emmerich Construction. Outlot A, NorthPointe 5th Addition remains as a future phase of development for the potential 88 unit multi-family senior complex that was approved with the original PUD Development Stage Plan. Lot 1, Block 5 NorthPointe Addition is owned by the Duellman family and may be developed in the future into 11 single family lots.

Blocks and Lots

The final plat for NorthPointe 7th Addition creates 28 lots and 1 outlot. Outlot A is for stormwater management facilities and wetlands.

Streets

The following right-of-way and street width was approved with Resolution No. 14-21, PUD Development Stage Plan/Preliminary Plat:

Street Name	Right-of-Way Width	Street Width (Back to Back)
21 st Avenue South	60 feet	28 feet

Sidewalk is proposed along the east side of 21st Avenue South which is consistent with the PUD Development Stage Plan and existing sidewalk along the street.

Comment:

1. The street name on the final plat shall be revised to 21st Avenue South to be consistent with the previous plats.

Easements

Standard drainage and utility easements are provided on all lot lines.

The applicant is requesting all of the drainage and utility easements lying over, under, and across Outlot B, as created and dedicated in the plat of NorthPointe 5th Addition, according to the recorded plat thereof, Anoka County, Minnesota be vacated. This easement will be re-dedicated on the plat of NorthPointe 7th Addition. The City Council approved similar easement vacations throughout the development of NorthPointe. The City Council will hold the public hearings for the vacation.

Public Land Dedication and Fees

The City will require a combination of land dedication and cash in lieu of land for the entire NorthPointe development. Outlot D, NorthPointe 4th Addition was dedicated to the City for parkland in 2016. This park was developed in 2017-2018. NorthPointe 7th Addition will pay cash in lieu of land dedication.

NorthPointe 7th Addition	
Total #of Lots =	28
x 2018 Park Dedication fee	\$3,000
= Total Due for NP 6th	\$84,000

Zoning

NorthPointe 7th Addition is zoned PUD-Planned Unit Development as approved by the City Council with Ordinance No. 02-14.

Comprehensive Plan

The final plat is in compliance with the Comprehensive Plan in terms of the Resource Management System, Land Use Plan, Housing Plan, and Transportation Plan.

Alternative Urban Areawide Review (AUAR)

The project site is within the 2005 I-35E Corridor AUAR and is subject to the AUAR mitigation plan. The NorthPointe PUD Development Stage Plan/Preliminary Plat is consistent with development Scenario 1 for residential medium density and complies with the mitigation plan in regards to wetlands, water use, erosion and sedimentation, surface water runoff, wastewater and transportation. The final plat for NorthPointe 6th Addition is also consistent with these plans.

Floodplain

The applicant received a FEMA Letter of Map Revision effective December 21, 2016. There are no floodplain impacts.

Development Agreement

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

Title Commitment

The City Attorney has been provided the title commitment and final plat for review and

comment.

Stormwater Maintenance Agreement

A Maintenance Agreement for Stormwater Management Facilities was approved by the City Council on August 11, 2014 with Resolution No. 14-87 for the entire NorthPointe development.

Environmental

The Environmental Coordinator reviewed the plans and notes escrow is required for the boulevard trees. This funds will be escrowed per the Development Agreement.

RECOMMENDATION

Staff recommends approval of the NorthPointe 7th Addition final plat subject to the following conditions:

1. All comments from City Engineer letter dated April 5, 2018 shall be addressed.
2. Any comments from the City Attorney regarding the title commitment and final plat shall be addressed.
3. A Development Agreement shall be drafted by the City, executed by the City and the developer and recorded by the developer.
4. The street name on the final plat shall be revised to 21st Avenue South to be consistent with the previous plats.

ATTACHMENTS

1. City Engineer letter dated April 5, 2018
2. Final Plat, NorthPointe 7th Addition



Memorandum

To: *Katie Larsen, City Planner*

From: *Ed Youngquist, WSB*
Diane Hankee PE, City Engineer

Date: *April 3, 2018*

Re: *North Pointe 7th Addition*
Plan Review
WSB Project No. 10153-000

We have reviewed the Final Plat documents dated March 23, 2018 for the North Pointe 7th Addition development in Lino Lakes, MN prepared by Carlson McCain. The following are our review comments that should be responded to in writing by the applicant.

All plans, specifications, and construction activities shall reference the latest version of the City General Specifications and Standard Detail Plates for Street and Utility Construction.

Engineering

- **Grading, Erosion and Sediment Control**

The North Pointe 7th Addition development proposes an additional 28 new single-family lots by extending 21st Avenue South from Cypress Street to Chestnut Street. A concrete sidewalk is proposed on the easterly and southerly side of 21st Avenue South. Erosion control measures to include rock construction entrances at both ends of the existing streets and silt fence around the perimeter of the disturbed area.

Comments:

1. Verify that all erosion control BMP's are in place and are properly maintained; including perimeter control (silt fence) and inlet protection at all adjacent storm sewer structures prior to beginning construction.
2. Provide construction entrances at all access points.
3. Show location for temporary/permanent erosion control measures and the estimated quantities for all BMPs.
4. Note the seven day stabilization requirement (temp/perm).
5. Show locations for stockpiles and BMP measures for stockpile management.

6. Denote the inspection process/schedule for SWPPP activities as well as the person(s) to ensure the inspections and maintenance activities are being performed.
7. Previously submitted Northpointe grading plan has been approved.

- **Stormwater Management**

The stormwater management for the North Pointe 7th Addition development consists of connecting proposed catchbasins at two low points in 21st Avenue South extension into an existing trunk storm sewer line. Stormwater runoff from the rear yards of Block 1, the front yards of Blocks 1 and 2, and the street will be conveyed through an existing storm sewer system and drain to Pond 400. The rear yards of Block 2 surface drain into to Pond 400 and a wetland complex in Outlot C.

Comments:

1. Minimum diameter storm pipe size is 15". Revise pipe size between CB 161 and existing CBMH.
2. Rims of existing storm sewer structures along the proposed 21st Avenue South will need to be adjusted and/or replaced with proper castings.

- **Water Supply**

The North Pointe 7th Addition development is proposed to be served by municipal water. An 8" trunk watermain was stubbed in from the north off of Cypress Street as part of the Northpointe 2nd Addition development. An 8" trunk watermain was stubbed in from the south off of Chestnut Street as part of the Northpointe 5th Addition development. An 8 inch diameter Ductile Iron watermain is proposed to be extended from Cypress Street south to Chestnut Street. The proposed lots are to be served with 1 inch diameter copper service lines.

Comments:

1. Add a 2" copper water service line at Sta. 11+90 for service to Northpointe Park.
2. The applicant shall add street stationing to the utility profile of all sheets, consistent with the street plans.

- **Sanitary Sewer**

The North Pointe 7th Addition development is proposed to be served by municipal sanitary sewer. An 8" trunk sanitary sewer was stubbed in from the north off of Cypress Street as part of the Northpointe 2nd Addition development. An 8" trunk sanitary sewer was stubbed in from the south off of Chestnut Street as part of the Northpointe 5th Addition development. An 8 inch diameter PVC sanitary sewer is proposed be extended from Cypress Street south to Chestnut Street. The proposed lots are to be served with 4 inch diameter service lines.

Comments:

1. The applicant shall show sanitary main material between MH 1 and MH 2 as SDR 26.
2. The applicant shall add street stationing to the utility profile of all sheets, consistent with the street plans.

- **Transportation**

The North Pointe 7th Addition development proposes the construction of a 28 foot wide road (21st Avenue South) from Cypress Street south to Chestnut Street with a concrete sidewalk on the easterly and southerly side of the road, within dedicated right of way. The total length of the road is approximately 1150 liner feet.

Comments:

1. The vertical curves should meet 30 MPH design criteria for stopping sight distance. The minimum curve length is 90 feet.
2. The plans should show the existing and proposed street light locations.

- **Floodplain**

A LOMR was obtained for the NorthPointe Development site.

- **Wetlands and Mitigation Plan**

The NorthPointe Development wetland mitigation plan was reviewed and approved through the preliminary plat process and the RCWD and ACOE permitting process.

- **Drainage and Utility Easements**

The North Pointe 7th Addition development appears to have all utilities within the current or proposed drainage and utility easements.

- **Development Agreement**

The North Pointe 7th 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 overall site was recorded with the 1st Addition of the NorthPointe

- **Permits Required**

The following permits may at minimum be required as part of the development construction.

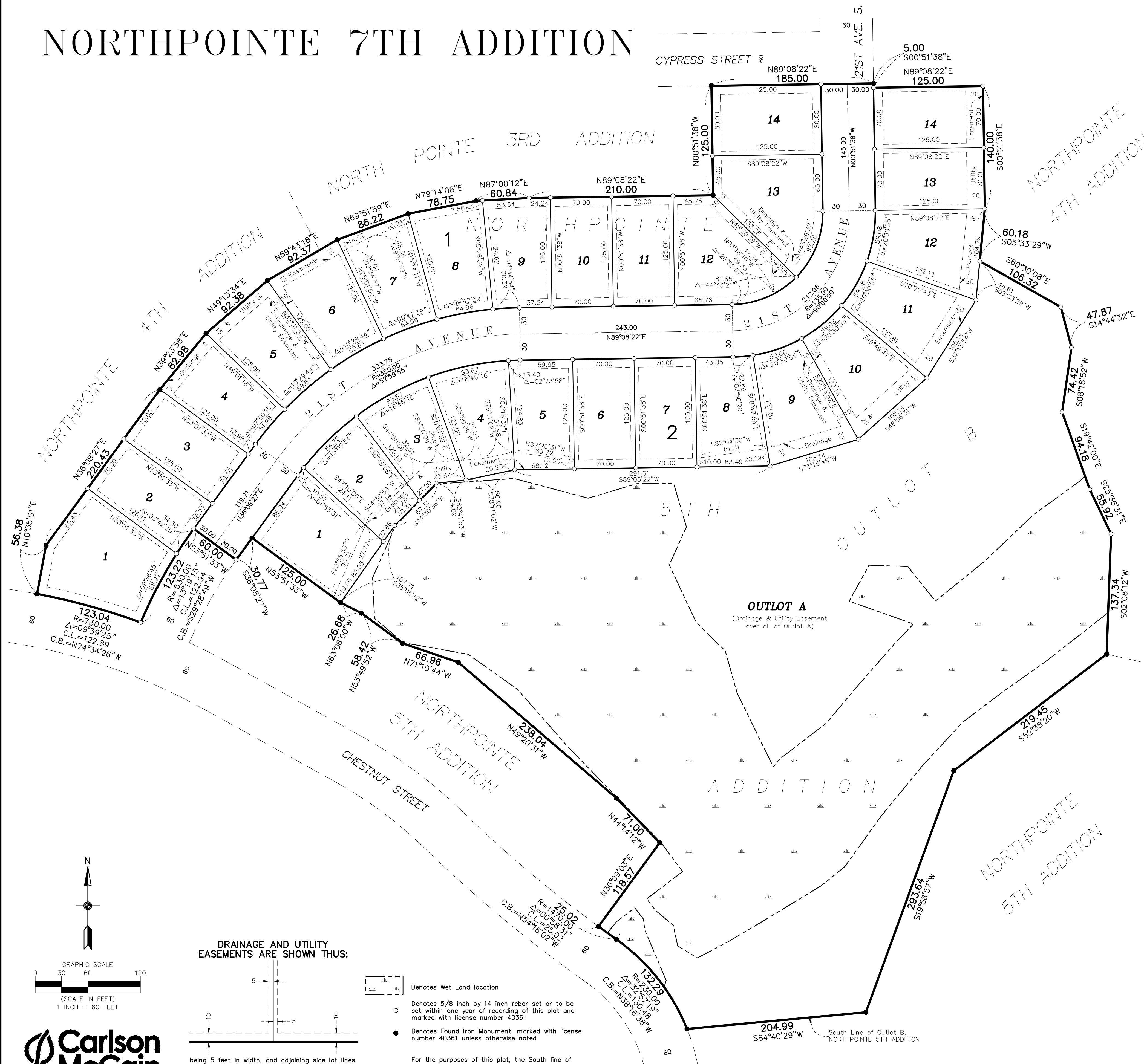
Ms. Katie Larsen
April 4, 2018
Page 4

1. NPDES Construction General Permit
2. Rice Creek Watershed Permit
 - a. Stormwater and Erosion Control.
3. City of Lino Lakes Zoning Permit for Grading
4. MDH for Water System Extension
5. MPCA Sanitary Sewer Extension

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.

NORTHPOINTE 7TH ADDITION

CITY OF LINO LAKES
 COUNTY OF ANOKA
 SEC. 25, TWP. 31, RGE. 22



KNOW ALL PERSONS BY THESE PRESENTS: That Tony Emmerich Construction, Inc., a Minnesota corporation, owner of the following described property:

Outlot B, NORTHPOINTE 5TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota. Has caused the same to be surveyed and platted as NORTHPOINTE 7TH ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Tony Emmerich Construction, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

TONY EMMERICH CONSTRUCTION, INC.

Baleen K. Roberts, President

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me on _____ by Baleen K. Roberts, President of Tony Emmerich Construction, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public, _____
 My commission expires _____

I, Thomas R. Balluff 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__.

Thomas R. Balluff, Licensed Land Surveyor
 Minnesota License No. 40361

STATE OF _____
 COUNTY OF _____

This instrument was acknowledged before me on _____ by Thomas R. Balluff.

Notary Public, _____
 My commission expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of NORTHPOINTE 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__.

By: _____
 Larry D. Hoium
 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__.

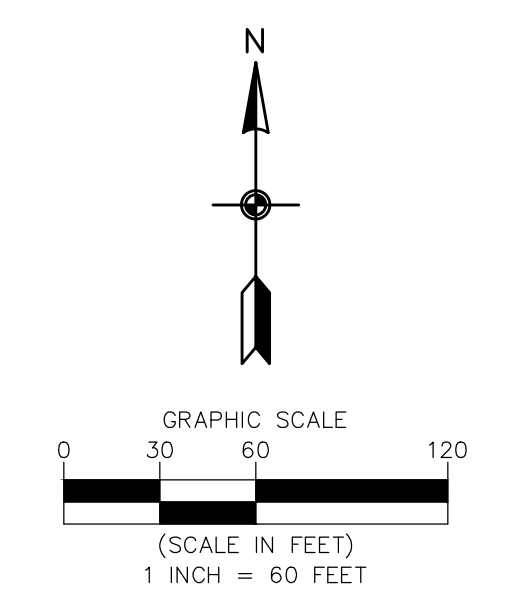
Property Tax Administrator
 By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

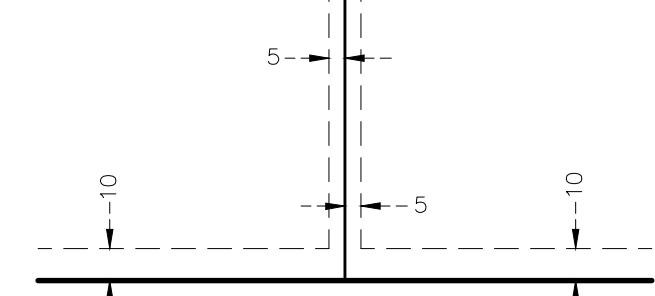
County of Anoka, State of Minnesota

I hereby certify that this plat of NORTHPOINTE 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 as Document Number _____.

County Recorder/Registrar of Titles
 By: _____, Deputy



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



- Denotes Wet Land location
- Denotes 5/8 inch by 14 inch rebar set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes Found Iron Monument, marked with license number 40361 unless otherwise noted

being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

For the purposes of this plat, the South line of Outlot B, NORTHPOINTE 5TH ADDITION is assumed to have a bearing of South 84 degrees 40 minutes 29 seconds West.



**PLANNING & ZONING BOARD
AGENDA ITEM 7A**

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: April 11, 2018

REQUEST: 2040 Comprehensive Plan Update-Open House Summary

CASE NUMBER: N/A

APPLICANTS: City of Lino Lakes

REVIEW SCHEDULE: N/A

BACKGROUND

The City held an Open House on Tuesday, April 3, 2018 to present the draft 2040 Comprehensive Plan to the public. There were 12 people that signed-in. Members of the City Council and Advisory Boards also attended. Open House Feedback Forms were provided to people to make comments and suggestions regarding the plan. At this time, one form was returned stating they appreciated the City for their planning efforts. Overall, general feedback from those who attended was positive.

Staff did receive one formal written request from the Lundren family to change the proposed utility staging area. They own 4 parcels totaling approximately 110 acres along CR J (Ash Street). The 2040 Comprehensive Plan proposes their property be in the Stage 2B (2035-2040) utility staging area. The Lundgrens are requesting their property be in the Stage 1A (2018-2025) utility staging area.

Staff also received a verbal request from the Noren family. They own 3 parcels totaling approximately 80 acres along Holly Drive and CR J (Ash Street). The 2040 Comprehensive Plan proposes their property also be in the Stage 2B (2035-2040) utility staging area. The Norens are requesting their property be in the Stage 1A (2018-2025) utility staging area as well.

Staff will review their requests and make a recommendation to the Planning & Zoning Board meeting at a future meeting after we've received all resident comments.

RECOMMENDATION

Discussion item only.

ATTACHMENTS

None.