

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

Wednesday, September 14, 2022

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. PLEDGE OF ALLEGIANCE
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES: August 10, 2022
5. OPEN MIKE
6. ACTION ITEMS
 - A. **PUBLIC HEARING:** 601 Apollo Drive Retail Text Amendment
 - B. **PUBLIC HEARING:** Amending City Code Chapter 1007: Zoning Code
7. DISCUSSION ITEMS
 - A. 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: | August 10, 2022 |
| TIME STARTED: | 6:31 P.M. |
| TIME ENDED: | 10:11 P.M. |
| MEMBERS PRESENT: | Paul Tralle (Chair), Isaac Wipperfurth, Nathan Vojtech, Michael Root, Perry Laden, Neil Evenson |
| STAFF PRESENT: | Michael Grochala, Katie Larsen, Kelsey Gelhar, Harrison Maxwell |

I. CALL TO ORDER AND ROLL CALL:

Chair Tralle called the Lino Lakes Planning and Zoning Board meeting to order at 6:31 p.m. on August 10, 2022.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

The agenda was approved as presented.

IV. APPROVAL OF MINUTES:

Mr. Wipperfurth made a MOTION to approve the July 13, 2022 meeting minutes. Motion was supported by Neil Evenson. Motion carried 5 – 0. Chair Tralle abstained.

V. OPEN MIKE

Chair Tralle declared Open Mike at 6:34 p.m.

Nathaniel Chapman, property owner of 7785 Lake Drive, Lino Lakes, MN 55014, expressed concern to the Board over the rezoning of his 7785 Lake Drive property from Industrial to General Business, and the City of Lino Lakes seemingly unwillingness to work with prospective buyers of his 7785 Lake Drive property.

Mr. Chapman submitted to the Board a document which states that since October of 2021, nineteen business have inquired to operate in the City of Lino Lakes but have failed to do so because of the City of Lino Lakes current zoning and proposed zoning ordinance updates.

Staff requested a list of the nineteen businesses to review and get back to the Board on a later date.

Chair Tralle asked for staff comments regarding Mr. Chapman's concerns.

Mr. Grochala discussed the City's involvement regarding these property inquiries.

Chair Tralle directed Staff to report back to the Board with an update on the City's interactions with these business inquiries

Staff requested to receive the names of the nineteen businesses from Mr. Chapman.

Carl Burg, 84 Willow Pond Trail, Lino Lakes, MN 55014, asked if Staff could deliver a report to the Board in a weeks' time, instead of a month, if Staff received contact information of the nineteen businesses.

Mr. Evenson made a MOTION to close Open Mike at 6:58 p.m. Motion was supported by Mr. Wipperfurth. Motion carried 5 – 0. Chair Tralle abstained.

VI. ACTION ITEMS

A. PUBLIC HEARING: Kwik Trip Conditional Use Permit

Ms. Larsen, City Planner, presented the staff report.

The applicant, Kwik Trip, submitted a land use application for the construction of a new 11,800 sf Kwik Trip motor fuel station and car wash located at the southwest quadrant of CSAH 23 (Lake Drive) and CSAH 49 (Hodgson Road).

Staff recommended approval of Kwik Trip motor fuel station with commercial car wash Conditional Use Permit and Site Plan and Building Plan Review subject to conditions listed in the staff report.

Boards Comments

Mr. Root asked Staff how many daily deliveries could be expected to the site per day.

Ms. Larsen stated that Staff did not receive such information from the applicant, but the Board could ask the applicant representative at tonight's meeting.

Mr. Root asked Staff why there will be such a relatively high number of parking stalls on the site for a motor fuel station.

Ms. Larsen stated the proposed number of parking stalls will be necessary for retail operations on the site.

Mr. Laden asked Staff if the southern section of the property will be developable, and if not, is The City of Lino Lakes missing out on the opportunity of connecting Sandhill Drive to Pine Hollow Drive.

Ms. Larsen stated that Staff is not recommending connecting Sandhill Drive to Pine Hollow Drive at this time but a future connection of both streets is still possible.

Mr. Vojtech asked Staff if there are any other twenty four hour gas stations in Lino Lakes.

Staff stated there is no limitation on operating hours for motor fuel stations in Lino Lakes, and all motor fuel stations could operate for twenty four hours if they so choose.

Mr. Vojtech asked Staff to clarify the operating hours of the proposed car wash.

Staff stated that the operating hours of the car wash will also be twenty four hours.

Mr. Vojtech stated that he would like to the Board to further explore the operating hours of the car wash.

Applicant Comments

Dean George, 1626 Oak Street, La Crosse, WI 54602, stated that Kwik Trip is happy to be in Lino Lakes and intends to create between twenty five and forty jobs for the store.

Mr. Root asked the applicant how many daily deliveries could be expected to the site per day.

Mr. George clarified that every Kwik Trip store will get one grocery truck a day and one to two tanker trucks a week.

Mr. George also provided further clarification to Mr. Roots question pertaining to the sites parking stall count.

Mr. George stated that Kwik trip will comply with any hour of operation enforcement for the proposed car wash.

Chair Tralle declared the Public Hearing open at 7:42 p.m.

Jan Kreminski, 248 Pine Hollow Drive, Circle Pines, MN 55014, stated concern with the potential increase in foot traffic into the Pine Hollow development from the site.

Carl Burg, 84 Willow Pond Trail, Lino Lakes, MN 55014 posed to the Board that the carwash be relocated to the other side of the building.

Jared Pennoyer, 227 Pine Hollow Drive, Circle Pines, MN 55014, recommended the integration of a berm or evergreen trees into the site plan to act as screening between the Pine Hollow development and the proposed Kwik Trip. Mr. Pennoyer also stated concern with the increased traffic to the area and with the number of parking stalls. Mr. Pennoyer expressed that he believes there are too many parking stalls and individuals would have a difficult time maneuvering through the site. Mr. Pennoyer also stated that he would like to see car wash operations cease at 9:00 P.M.

Daniel Celotta, 256 Pine Hollow Drive, Circle Pines, MN 55014, stated concern with the twenty four hour operation of the motor fuel station. Mr. Celotta asked if there will be further development on the south side of the property. Mr. Celotta also stated that he would like the integration of a berm or fence to act as screening between the Pine Hollow development and the proposed Kwik Trip.

Nathan Miles, 229 Pine Hollow Drive, Circle Pines, MN 55014, echoed previous comments relating to screening, parking, and hours of operations for the proposed motor fuel station and car wash. Mr. Miles asked for clarification about the traffic study, specifically if traffic to and from Centennial high school was factored into the report.

Tom Schmidt, 223 Pine Hollow Drive, Circle Pines, MN 55014, echoed previous comments relating to screening, parking, and hours of operations for the proposed motor fuel station and car wash. Mr. Schmidt also asked for more clarification on the proposed retaining pond.

Sara Wirkkala, 209 Pine Hollow Drive, Circle Pines, MN 55014, also asked if traffic to and from Centennial high school was factored into the traffic study report. Ms. Wirkkala voiced approval for the proposed trail to the site.

Daniel Alberts, 6681 Sandhill Drive, Lino Lakes, MN 55014, stated he believes there is an overabundance of motor fuel stations in the area. Mr. Alberts also stated that he has concern with runoff from the site and potential flooding scenarios due to high levels of rainfall from larger storm events.

Jan Kreminski, 248 Pine Hollow Drive, Circle Pines, MN 55014, voiced concern pertaining to increased traffic at the intersection of CSAH 23 (Lake Drive) and CSAH 49 (Hodgson Road).

Chefei Chen, 225 Pine Hollow Drive, Circle Pines, MN 55014, proposed a ten foot high wall could be constructed between the Pine Hollow development and the proposed Kwik Trip. Ms. Chen also voiced concerns relating to potential oil spills on the site.

Steve Breivik, 219 Pine Hollow Drive, Circle Pines, MN 55014, stated that he does not want the Kwik Trip to be developed and there is an overabundance of motor fuel stations in the area.

Eric Brix, 223 Pine Hollow Drive, Circle Pines, MN 55014, stated that he does not want the Kwik Trip to be developed. Mr. Brix stated concern that his property value will decrease after the development of Kwik Trip.

Chair Tralle addressed all concerns raised by residents.

Mr. Vojtech made a MOTION to close the Public Hearing at 8:23 p.m. Motion was supported by Mr. Laden. Motion carried 5 – 0. Chair Tralle abstained.

Mr. Evenson made a MOTION to recommend approval of the Kwik Trip Conditional Use Permit and Site Plan and Building Plan Review subject to conditions listed in the staff report, with the inclusion of carwash operating hours from 7:00 a.m. - 9:00 p.m. Motion was supported by Mr. Wipperfurth. Motion carried 5 – 0. Chair Tralle abstained

VII. ACTION ITEMS

B. PUBLIC HEARING: Belland Farms Second Addition Preliminary Plat and New Horizon Academy Conditional Use Permit

Ms. Larsen, City Planner, presented the staff report.

The property owner, Rehbein Properties, is preliminary platting one 1.57 acre commercial lot for the purpose of constructing a 12,027sf commercial day care facility. The name of the preliminary plat is Belland Farms Second Addition. The name of the day care facility is New Horizon Academy.

Staff recommended approval of Belland Farms Second Addition Preliminary Plat and New Horizon Academy Conditional Use Permit subject to conditions listed in the staff report.

Board Comments

Mr. Wipperfurth asked if the differed parking stalls are included into total stall count.

Ms. Larsen stated that there will be a differed parking agreement recorded against the property and if the City determines more parking is required, the applicants will have to incorporate the differed parking stalls.

Mr. Wipperfurth asked if picket fence qualifies as screening.

Ms. Larsen said picket fencing does not count as screening.

Mr. Laden professed his approval of the building's architecture.

Chair Tralle declared the Public Hearing open at 8:55 p.m.

There was no one present for the public hearing.

Mr. Vojtech made a MOTION to close the Public Hearing at 8:56 p.m. Motion was supported by Mr. Evenson. Motion carried 5 – 0. Chair Tralle abstained.

Mr. Wipperfurth made a MOTION to recommend approval of the Belland Farms Second Addition Preliminary Plat and New Horizon Academy Conditional Use Permit subject to conditions listed in the staff report. Motion was supported by Mr. Vojtech. Motion carried 5 – 0. Chair Tralle abstained.

C. PUBLIC HEARING: Rehbein Site Development Prep Conditional Use Permit

Ms. Gelhar, Engineer, presented the staff report.

Ryan Companies submitted a Land Use Application for a conditional use permit for earth moving and stockpiling on the properties located on 21st Avenue South (PID #24-31-22-24-0002 and #24-31-22-24-0009). This application is separate from the Rehbein Black Dirt CUP (CU 2022-001) that is also at this location. The applicant is requesting approval of a Conditional Use Permit to place approximately 70,000 to 120,000 cubic yards (CY) of suitable fill material to make developable building pads with proper drainage and stormwater management. The stockpile locations for the building pads would be up to 12 feet higher than the existing grade of the site. Two separate stockpiles are proposed to avoid floodplain and wetland impacts.

Staff recommended approval of Rehbein Site Development Prep Conditional Use Permit subject to conditions listed in the staff report

Board Comments

Mr. Wipperfurth asked for clarification on Staffs condition on vehicles entering and leaving the site adhering to the 9-ton road weight restriction.

Mr. Grochala clarified that the 9-ton road weight restriction is per axle and not total weight of vehicle.

Chair Tralle declared the Public Hearing open at 9:10 p.m.

There was no one present for the public hearing.

Mr. Vojtech made a MOTION to close the Public Hearing at 9:11 p.m. Motion was supported by Mr. Wipperfurth. Motion carried 5 – 0. Chair Tralle abstained.

Mr. Evenson made a MOTION to recommend approval of the Rehbein Site Development Prep Conditional Use Permit subject to conditions listed in the staff report. Motion was supported by Mr. Vojtech. Motion carried 5 – 0. Chair Tralle abstained

VIII. DISCUSSION ITEMS

A. Lake and Main Redevelopment

Mr. Grochala, Community Development Director, presented the staff report.

Tim Marcos, Anderson Companies, reviewed his project narrative and explained the layout and specific challenges with site. He explained that Anderson Companies would like to get the Boards input on commercial use, access, and financial assistance.

Board Comments

Board discussed housing, architectural standards, commercial use, access, and site cleanup.

Overall the Board was supportive of continuing to work with Anderson Companies on the redevelopment project.

B. Zoning Ordinance Update (Architecture, Rural Cluster and Summary)

Mr. Grochala, Community Development Director, presented the staff report.

Board Comments

Board and Staff discussed changes to rural cluster developments.

Mr. Root provided examples of rural cluster development ordinance from Baltimore County, Maryland and Spokane, Washington to aid Staff's goal of redefining Rural Cluster Developments in the City of Lino Lakes.

The Board and Staff discussed Classes of Materials updates.

Mr. Wipperfurth raised concerns regarding thin brick veneer being removed as a Class 3 material and falling under the same designation as brick, a class 1 material.

Mr. Wipperfurth stated that thin brick is not as durable as brick.

Mr. Laden stated that thin brick is just as durable as cultured stone, which is designated as a Class 1 material.

Board and Staff discussed the adjustment to base, middle, and cap requirements. Staff stated that base, middle, and cap requirements now only apply to commercial, public educational, and religious buildings. Industrial buildings no longer have this requirement.

Board and Staff discussed logistics on The Boards review process of Ordinance updates.

C. Robinson Sod Farm EAW Update

Mr. Grochala, Community Development Director, presented the staff report

Mr. Grochala stated that the information provided in the Robinson Sod Farm EAW was prepared by the development team and reviewed by City Staff, the City's Engineer, and WSB & Associates and determined to be complete.

Mr. Grochala subsequently stated that the City Council authorized distribution of the document for a 30 day public comment period.

During the 30 day period, all interested parties may submit written comments to the City. At the end of the 30 day period, the City reviews all of the public comments, as well as the content of the EAW to determine whether the project needs further changes or analysis. The City will prepare a written response to all substantive comments received during the public comment period.

Once completed the City Council will determine if potential impacts of the project are significant enough to require the preparation of an Environmental Impact Statement. If not, the Council will adopt a finding of no significant impact and the environmental review process ends. The developer may then begin to prepare the design of the project and the land use application information.

Board Comments

Mr. Grochala provided clarifications on the Robinson Sod Farm EAW to the Board.

D. Project Updates

Staff provided verbal updates to the Board on current City projects.

IX. ADJOURNMENT

Mr. Vojtech made a MOTION to adjourn the meeting at 10:11 p.m. Motion was supported by Evenson. Motion carried 6 – 0.

Respectfully submitted,
Harrison Maxwell, Community Development Intern

DRAFT

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

STAFF ORIGINATOR: Katie Larsen, City Planner

P & Z MEETING DATE: September 14, 2022

REQUEST: **PUBLIC HEARING** for 601 Apollo Drive Retail
 1. Text Amendment
 2. Site & Building Plan Review

CASE NUMBER: TA2022-001
 SP2022-007

APPLICANT: Java Lino Retail, LLC
 Java Companies
 Attn: Mark Krogh
 879 Scheffer Avenue
 St. Paul, MN 55102

OWNER: Same

REVIEW DEADLINE:

| | |
|--------------------------------------|--------------------|
| Complete Application Date: | August 16, 2022 |
| 60-Day Review Deadline: | October 15, 2022 |
| Environmental Board Meeting: | August 31, 2022 |
| Park Board Meeting: | N/A |
| Planning & Zoning Board Meeting: | September 14, 2022 |
| Tentative City Council Work Session: | October 3, 2022 |
| Tentative City Council Meeting: | October 10, 2022 |

BACKGROUND

The applicant, Java Lino Retail, LLC, submitted a Land Use Application for two (2) separate commercial buildings (a 4,200 sf dental clinic and a 2,240 sf coffee shop) and a drive thru ATM on one (1) lot located at 601 Apollo Drive. Per the Market Place Planned Development Overlay (PDO) Design Guidelines Ordinance No. 03-05 and site plan, this lot is to be developed as a bank. An amendment to the ordinance is required to change the site use from a bank to the proposed uses.

This staff report is based on the followings plan sets:

- ALTA Survey prepared by Design Tree dated April 18, 2022
- Site and Civil Plans prepared by Design Tree dated July 29, 2022
- Final Stormwater Management Study prepared by Design Tree dated July 29, 2022
- Architectural Plans prepared by Lampert Architects dated August 19, 2022
- Landscape Plans prepared by Plan-Type dated August 10, 2022
- Photometric Plan prepared by Viking Electric dated July 28, 2022
- Applicant Narrative prepared by Java Companies dated July 29, 2022

ANALYSIS

History

Lino Lakes Market Place is a master planned shopping/retail center approved in 2001. The development includes Target and Kohl’s, the four (4) Apollo Drive retail buildings, Subway and those commercial buildings and lots along Lake Drive. Ordinance No. 16-01 and amended by Ordinance No. 03-05 regulates site plan and design guidelines for the development. The design guidelines detail requirements for building composition, materials, lighting, signage, landscaping and building elevations. Per the Marketplace Site Plan, the subject site is shown as a future 4,500 sf bank.

Per the Marketplace Planned Development Overlay (PDO) Design Guidelines Ordinance No. 03-05, substantial departures from the approved plans require an amendment to the ordinance.

Zoning and Land Use

The subject site is zoned GB, General Business with a PDO, Planned Development Overlay as established by Ordinance No. 16-01 and amended by Ordinance No. 03-05 and Ordinance No. 04-05. The proposed dental clinic, coffee shop, and drive-thru ATM are permitted commercial uses.

| | |
|-------------------------------|-----------------------------|
| Current Zoning | GB, General Business w/ PDO |
| Existing Land Use | Vacant Commercial |
| Future Land Use per CP | Commercial |
| Utility Staging Area | 1A=2018-2025 |

Surrounding Zoning and Land Use

| Direction | Zoning | Existing Land Use | Future Land Use |
|------------------|---------------|--------------------------|------------------------|
|------------------|---------------|--------------------------|------------------------|

| | | | |
|-------|---------------------|------------|------------|
| North | GB-General Business | Commercial | Commercial |
| East | GB-General Business | Commercial | Commercial |
| South | GB-General Business | Commercial | Commercial |
| West | GB-General Business | Commercial | Commercial |

Subdivision Ordinance

The lot is an existing platted lot and is not being further subdivided.

Streets and Alleys

CSAH 23 (Lake Drive) is an A-Minor Reliever road and Apollo Drive and Market Place Drive are local roads. One access to the site is off of the private street (also referred to as Market Place Drive) and aligns with the private street between 609 Apollo Drive (Subway) and 617 Apollo Drive (Eagle Liquors & MC Tap).

Easements

A 10ft wide drainage and utility easement was dedicated on the Lino Lakes Market Place 2nd Addition plat along the south and west lot lines. A 14ft wide drainage and utility easement was also dedicated over the east lot line. The east lot line extends to the center of the private street.

Public Land Dedication

Park dedication fees were paid with the original Lino Lakes Market Place plat. No additional public land dedication or fees are required.

Site and Building Plan Review

The Lino Lakes Marketplace PDO Design Guidelines are the regulating zoning and performance standards for the subject site.

Existing ALTA Survey

The 1.32 acre site is legally described as Lot 2, Block 1, Lino Lakes Market Place 2nd Addition. The site has been graded and is pad ready. A private street provides access to the lot. There is a 15ft wide pedestrian and bicycle trail easement along CSAH 23/Lake Drive. The monument sign for Target and Kohls is located in the southwest corner of the site. Sidewalk exists along the south and east lot lines.

Several private Declarations and Operation and Easement Agreements encumber the property. A Third Amendment to the Operation and Easement Agreement between Target, Prior Lake, and Kohl’s has been drafted by the applicant and shall be recorded. The Amendment changes the site plan to allow for the proposed retail buildings (dentist, coffee shop and ATM).

Site Plan

Per applicant’s narrative, “The Lino Retail project will consist of a 4,200 square foot dental clinic, 2,240 square foot coffee shop and a drive thru ATM.” The two (2) buildings and drive thru ATM are proposed on the one (1) lot. The parking lot is located north and east of the buildings. A drive thru lane extends around the buildings and adjacent to CSAH 23 (Lake Drive). The PDO, Planned Development Overlay zoning provides flexibility to allow for multiple buildings on one (1) lot. The two (2) buildings have 10ft of separation. A small outdoor dining/patio area is proposed to the east of the coffee shop.

Staff Comments:

1. All plan sheets shall be signed by licensed professional.
2. All one-way drive aisles and drive thru lanes shall be a minimum 12ft wide.
3. All two-way drive aisles and drive thru lanes shall be a minimum 24ft wide.
4. A sidewalk shall be stubbed from the east lot line to the parking lot.
5. The line shown between the buildings shall be removed to avoid confusion that it appears to be a lot line.
6. The trash enclosure shall be located to the northeast corner of the site to be consistent with 625 Apollo Drive (Dairy Queen) and 633 Apollo Drive (Discount Tire).
7. The building setback line along Apollo Drive shall be changed to 30ft.
8. An administrative permit is required for any accessory outdoor dining.

Overall, the proposed site plan meets the Market Place Design Guidelines and performance standard requirements unless otherwise noted.

Lot Size and Setbacks

| | MP Design Guideline Requirements | 601 Apollo Retail |
|---------------------------------------|---|------------------------------|
| Setbacks-Street | Required | Proposed |
| Principal Building-CSAH 23 (arterial) | 40 ft | 46 ft |
| Parking Lot | 15 ft | 15ft |
| Principal Building-Apollo Dr (local) | 30 ft | 65 ft |

| | | |
|--|-----------------|-----------------|
| Parking Lot | 15 ft | 15 ft |
| Principal Building-Private Street ^a | 30 ft | 100 ft |
| Parking Lot ^a | 15 ft | 25 ft |
| | | |
| Setbacks-North Lot Line | Required | Proposed |
| Principal Building | 10 ft | 160-200 ft |
| Accessory Building (attached trash enclosure) | 5 ft | TBD ft |
| Parking Lot/Driveway | 10 ft | 60 -210 ft |

^aSetbacks are measured from the lot line which is the centerline of the private street. This is consistent with the Market Place Design Guidelines.

Setback requirements are met.

Architectural Plans and Exterior Building Materials

Exterior materials and colors consist of matte black prefinished metal flashing, storm grey EIFS, morning mist EIFS, glen-gery light grey brick accents, dark shadow and oak block and awnings. Green awnings on the coffee shop provide brand identity. The color palette combines the tan /beige colors of the existing Market Place retail buildings with more modern grey and dark colors, similar to 609 Apollo Drive (Subway).

City ordinance allows for stucco or EIFS on no more than 30% of the primary front building elevation and no more than 60% of any side or rear building elevation. The Market Place Design Guidelines also allows for EIFS but does not specify %. The primary front elevations face east and have 29.4% & 17.6% stucco. The rear west elevations face north towards Lake Drive and both have 19.3% stucco. The south elevations have 21.1% and 35.4% stucco and the north elevations have 24.8% and 35.4% stucco. The buildings have a 2ft high oak colored block base. The two (2) different grey color EIFS bands create the building tops. The materials and percentages are compliant with City zoning ordinance performance standards and the Market Place Design Guidelines.

The building height is 19' 4" which is less than the maximum 45' allowed.

The trash enclosure is 6'8" in height and has 8" rockface concrete block and color to match building. The gate is constructed of vertical composite wood siding and swing gate with minimum 80% opacity. The trash enclosure meet performance standards.

The mechanical equipment is located inside the buildings.

The building will be sprinkled for fire suppression.

Staff Comments

1. The buildings shall include a more defined cornice similar to Discount Tire or Dairy Queen.

Outdoor Lighting

Per Section 1007.043(6)(d), no light source shall exceed 1.0 foot candle onto right of way or 0.4 foot candle onto adjacent property. Page M, Photometric Site Plan shows all foot candle measurements meet requirements.

Light fixtures on both the building and 20' high light poles are down lit and cutoff as required by city code.

Off-Street Parking Requirements

Per City Code Section 1007.044(6):

(l) *Office Buildings, Veterinary Hospitals, Professional Offices and Medical Clinics.* Three (3) spaces plus at least one (1) space for each two hundred (200) square feet of floor area.

For the 4,200sf dentist office with 3,780sf floor area:

Three (3) spaces + $(3,780/200) = 22$ spaces required.

(r) *Restaurants, Cafes, Private Clubs Serving Food and/or Drinks, Bars, On-Sale Nightclubs.* Ten (10) spaces for each one thousand (1,000) square feet of dining room, plus one (1) space for each employee of the maximum work shift.

For the 2,240sf coffee shop with 1,120sf of dining room and 6 employees:

$(10 \text{ spaces} \times (1,120/1,000)) + 6 = 17$ spaces required.

A total of 39 spaces are required. The site has 41 spaces plus 2 ADA spaces for a total of 43 spaces. Parking requirements are met for both the dentist office and coffee shop.

Accessory Uses: Drive Through Service Facilities

Per City Code Section 1007.112(7):

(b) Drive-through service facilities:

1. Not less than one hundred twenty (120) feet of segregated automobile stacking must be provided for the single service lane. Where multiple service lanes are provided, the minimum automobile stacking may be reduced to sixty (60) feet per lane.

Over 300ft of automobile stacking space is provided.

2. The stacking lane and its access must be designed to control traffic in a manner to protect the buildings and will not interfere with on-site traffic circulation or access to the required parking space.

The stacking lanes and access are designed to control traffic.

3. No part of the public street or boulevard may be used for stacking of automobiles.

No part of the public street is used for stacking.

4. The stacking lane, order board intercom, and window placement shall be designed and located in such a manner as to minimize glare to adjacent premises, particularly residential premises, and to maximize maneuverability of vehicles on the site.

Glare is minimized and there are no adjacent residential premises.

5. The drive-through window and its stacking lanes shall be screened from view of adjoining residential zoning districts and public street rights-of-way.

There are no adjoining residential zoning districts and the stacking lanes are screened from street right-of-way.

6. A lighting and photometric plan will be required that illustrates the drive-through service lane lighting and shall comply with §1007.043 (6) of this Ordinance.

A lighting and photometric plan have been submitted and they meet zoning ordinance requirements.

Grading Plan and Stormwater Management

Per the Final Stormwater Management Study prepared by Design Tree dated July 29, 2022, the existing site is currently undeveloped with no existing structures or infrastructure. Runoff from the site flows east and discharges into the existing storm sewer located in Market Place Drive right-of-way. The site consists mostly of soils classified as Hydrologic Soil Group "A" which are considered to have high infiltration rates when thoroughly wet. A series of porous pavement and storm sewer pipe BMP's have been proposed that meet the City's and the RCWD's rules and regulations for water quality volume and rate control.

Public Utilities

The buildings will be municipally served by an 8” sanitary sewer main and an 8” watermain located along Market Place Drive.

Tree Preservation and Mitigation Standards

Per the August 31, 2022 Environmental Board staff report:

A Master Landscape Plan for the retail area bounded by Lake Drive to the west, 77th Street to the north, and Apollo Drive to the south was approved with conditions in August of 2001. A revision submitted in October of 2001 incorporated the required changes and became the approved final landscape plan for the area.

The landscape plan submitted for the 601 Apollo Drive Retail project should thus be measured against the approved Master Landscape Plan from 2001, rather than strictly adhering to current ordinance.

The submitted landscape plan is an improvement upon the Master Landscape Plan in several respects.

- The 2001 plan called for 34 large tree equivalents and 29 large shrub equivalents. The current submittal calls for 47 large tree equivalents and 110 large shrub equivalents.
- The ash trees (*Fraxinus pennsylvanica*) called for on the south perimeter have been replaced with lindens (*Tilia Americana*) and sycamores (*Plantanus x acerifolia* ‘Morton Circle’).
- The current plan calls for additional trees on the borders shared with Lake Drive, the property to the north, and Apollo Drive. This provides buffer and screening, which will improve the aesthetics of this corner lot.
- There are more trees in the parking lot islands to provide additional canopy cover and shading of the vehicular hardscape area.
- Numerous shrubs have been added in the foundation landscape area.
- Diversity of plant species has increased significantly as compared to the 2001 landscape plan.

Landscape requirements have been met.

Sod and Ground Cover Standards

All areas not otherwise improved in accordance with the approved site plans shall have a minimum depth of 4 inches of topsoil and be sodded including boulevard areas. Seed may be provided in lieu of sod in certain cases, including when the area is adjacent to natural areas or wetlands.

Mn DOT seed mix 25-151 will be used for temporary stabilization. Permanent stabilization will be sod.

Signage

A separate sign permit application shall be submitted to the City and approved prior to signage installation. Signage shall be compliant with the Market Place Design Guidelines.

Impervious Surface Coverage

The allowed impervious surface coverage in the GB, General Business District is 75%. The proposed impervious surface coverage 66.8% and is compliant.

Traffic Study

A traffic study is not required. CSAH 23 (Lake Drive) is an A-Minor Reliever and has capacity for the retail traffic. The site is part of a master planned development.

Environmental Assessment Worksheet

An environmental assessment is not required for the retail development.

Wetlands

There are no wetlands on site.

Shoreland Management Overlay District

The site is not within the shoreland district.

Floodplain

There is no FEMA floodplain on site.

Additional City and Government Agency Review Comments

Anoka County Highway Department

Anoka County Highway Department received the plans and did not have any comments.

Public Safety Comments

The Fire Division is requesting a hydrant in front of the business with the drive through. They are also requesting the FDC be located on this side of the business as well.

The Police Division had no issues that needed to be addressed.

Environmental Board

The Environmental Board recommended approval of the development proposal at their August 31, 2022 meeting.

Agreements

Stormwater Maintenance Agreement

The stormwater facilities on the site will be privately maintained and a Declaration for Maintenance of Stormwater Facilities will be required.

Development Agreement and Final Plat

The lot is not being subdivided; therefore, a development agreement is not required.

Site Improvement Performance Agreement

A Site Improvement Performance Agreement will be prepared by the City and shall be executed.

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 porous pavement.

Land Use Plan

The Comprehensive Plan guides this property for commercial use. The proposed retail development is consistent with commercial land use.

Housing Plan

The goals and policies of Housing Plan are not negatively impacted by the retail development.

Transportation Plan

Goals of the Transportation Plan are to ensure that streets are as safe as possible and to reduce unnecessary traffic. CSAH 23 (Lake Drive) is an A-Minor Reliever road and has structural capacity to handle the traffic volume of the retail development.

Sanitary Sewer and Water Supply Plan

The building will be municipally served by an 8” sanitary sewer main and an 8” watermain located along Market Place Drive.

The existing sanitary sewer and water supply system have capacity for the retail development.

Findings of Fact

Per Ordinance No. 03-05, Planned Development Overlay for Market Place, substantial departures from the approved plans will require an amendment to the PDO. An amendment is required to change the site plan from a bank to the proposed retail development.

Per City Code Section 1007.015 Administration: Amendments and Rezonings:

(5) The Planning and Zoning Board shall consider possible adverse effects of the proposed amendment. Its judgement shall be based upon, but not limited to, the following factors:

(a) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.

The proposed retail development is consistent with the official City Comprehensive Plan.

(b) The proposed use is or will be compatible with present and future land uses of the area.

The proposed retail development is compatible with present and future land uses.

(c) The proposed use conforms with all performance standards contained herein.

The proposed retail development conforms with all performance standards with revisions as noted in this staff report.

(d) The proposed use can be accommodated with existing public services and will not overburden the City’s service capacity.

The proposed retail development can be accommodated with the existing public services and will not overburden the City’s service capacity. The development will be municipally served by an 8” sanitary sewer main and an 8” watermain located along Market Place Drive.

(e) Traffic generation by the proposed use is within capabilities of streets serving the property.

Traffic generated by the proposed retail development is within capabilities of the streets serving the property. Goals of the Transportation Plan are to ensure that streets are as safe as possible and to reduce unnecessary traffic. CSAH 23 (Lake Drive) is an A-Minor Reliever road and has structural capacity to handle the traffic volume of the retail development.

RECOMMENDATION

Staff recommends approval of the Market Place PDO, Planned Development Overlay amendment and site plan & building plan review for 601 Apollo Drive Retail subject to the following conditions:

1. A Third Amendment to the Operation and Easement Agreement between Target, Prior Lake, and Kohl's shall be recorded.
2. A Site Improvement Performance Agreement is required.
3. A Declaration for Maintenance of Stormwater Facilities in favor of RCWD and the City shall be recorded.
4. A separate sign permit application shall be submitted and approved by the City prior to signage installation. Signage shall be compliant with the Market Place Design Guidelines.
5. An administrative permit is required for any accessory outdoor dining.

The following comments shall be addressed prior to issuance of a building permit for the retail development:

1. All comments from the City Engineer letter dated September 7, 2022 shall be addressed.
2. All comments from the Environmental Coordinator letter dated September 1, 2022 shall be addressed.
3. All plan sheets shall be signed by licensed professional.
4. Both buildings shall include a more defined cornice similar to Discount Tire (633 Apollo Drive) or Dairy Queen (625 Apollo Drive).
5. Recorded copies of the following documents shall be provided to the City:
 - a. Third Amendment to the Operation and Easement Agreement
 - b. Declaration for Maintenance of Stormwater Facilities
6. A Site Improvement Performance Agreement shall be executed and securities in place.
7. Sheet C201 and Sheet A1, Site Plan:
 - a. All one-way drive aisles and drive thru lanes shall be a minimum 12ft wide.
 - b. All two-way drive aisles and drive thru lanes shall be a minimum 24ft wide.

- c. A sidewalk shall be installed from the east sidewalk to the parking lot to provide pedestrian access to the buildings.
- d. The line shown between the buildings shall be removed.
- e. The trash enclosure shall be located to the northeast corner of the site to be consistent with 625 Apollo Drive (Dairy Queen) and 633 Apollo Drive (Discount Tire).
- f. The building setback line along Apollo Drive shall be changed to 30ft.

ATTACHMENTS

- 1. Site Location and Aerial Map
- 2. City Engineer Memo dated September 7, 2022
- 3. Environmental Coordinator Memo dated September 1, 2022
- 4. Applicant Narrative
- 5. ALTA Survey
- 6. Civil Plan Set
- 7. Color Elevation & Architectural Plan Set
- 8. Landscaping Plan Sheet



Site Location & Aerial Map

601 Apollo Dr Retail



Memorandum

To: Katie Larsen, Lino Lakes City Planner

From: Kelsey Gelhar PE, WSB
Diane Hankee PE, Lino Lakes City Engineer

Date: September 7, 2022

Re: 601 Apollo Drive Retail
Plan Review
021123-000

WSB reviewed the site plans for the 601 Apollo Drive Retail project in Lino Lakes, MN, received August 8, 2022. Comments were made on the following documents:

- ALTA/NSPS Land Title Survey prepared by Design Tree, dated April 18, 2022, received August 8, 2022.
- Java Properties Apollo Drive Retail site plans prepared by Design Tree, dated July 29, 2022, received August 8, 2022.
- Final Stormwater Management Study for Apollo Drive Retail prepared by Design Tree, dated July 29, 2022, received August 8, 2022.
- Landscape Plans prepared by Plan-Type, dated August 10, 2022, received August, 2022.

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

Engineering

- **General**

The plans include site improvements for two buildings, two drive-thru lanes, and a parking lot.

Comments:

1. (9/7/2022) Plans will not be approved until the applicant's engineer signs all pages of the plan set.
2. (9/7/2022) The Final Construction plans shall include a note that references the current version of the City Standard Specifications for Construction.
3. (9/7/2022) It appears that the applicant is planning a patio area for outdoor dining. The City Planner, Katie Larsen, to review the patio and use. Fence details would need to be submitted with the building permit.

- **Grading**

The plans include grading for two buildings and their shared parking lot.

Comments:

1. (9/7/2022) Applicant to verify that low floor elevations are at least 4-ft above groundwater elevations.

- (9/7/2022) Applicant to review parking lot grading along the west side of the lot/drive-thru lanes. It appears that the 915 contour is cut off by the proposed 914 contour. Note that the city does plan on installing a trail in the easement. Please take a future trail into consideration when revising the grading.

- Stormwater Management**

Stormwater from the existing site drains to the east across the property to the private drive. The stormwater ultimately drains through private storm sewer to the pond at the east end of Apollo Drive, which was constructed with the Market Place development.

The surface water from the 601 Apollo Drive Retail proposed improvements will still ultimately flow to the Market Place pond, but the applicant is proposing to treat stormwater through porous pavement systems and collect overflow stormwater with storm sewer in the parking lot. If the project is constructed as planned, the site will have approximately 0.813 acres of new impervious surfaces including the buildings, sidewalks, and parking lot areas.

Soil borings were not provided at this time. The applicant used a Websoil survey to determine the hydrologic soil group for the site and found that the site consists mostly of soils classified as HSG A. The applicant performed MPD Infiltrometer tests (25 in total in five different test pits) in late August and submitted the results for review. The average infiltration rates for the pits ranged from 2.32 in/hr to 6.85 in/hr.

Groundwater elevations were not provided.

The applicant used a HydroCAD model based on the Atlas 14, 24-hour storms to design the storm sewer conveyance system and porous pavement BMPs. The 601 Apollo Drive Retail site is designed to reduce site runoff rates for the 2-, 10-, and 100-year rainfall events. Runoff rates for the 10-day snow melt event were not provided at this time and are not required as basin outlets are below the 100-year HWL.

| Pre- and Post- Development Discharge Rates (cfs) | | | | |
|---|---------------|----------------|-----------------|------------------------|
| Condition | 2-Year | 10-Year | 100-Year | 10-Day Snowmelt |
| Pre-Development | 0.00 | 0.02 | 0.96 | Not provided |
| Post-Development | 0.00 | 0.00 | 0.85 | Not provided |

Comments:

- (9/7/2022) Applicant to update area calculations in SWPPP.
- (9/7/2022) Applicant to update HydroCAD modeling to reflect infiltration rates found from MPD testing.
- (9/7/2022) Applicant to verify casting type for catchbasins. HydroCAD modeling suggests a 1'x1' grate. Staff recommends 2'x3' R-3067 castings for catchbasins.
- (9/7/2022) Applicant to clarify intention of curb cut and revise plans to reflect intention. The curb cut shown by key note 8 of sheet C301 appears to direct runoff onto the porous pavement BMP. However, the curb cut standard detail of sheet C602 shows runoff flowing into the cut from the BMP.

5. (9/7/2022) Sheet C602 includes a standard detail for outlet riprap installation, but no outlet or riprap is called for in the plans. Applicant to remove detail or show riprap on plans.
6. (9/7/2022) Applicant to revise section 1.4.5 of stormwater management specifications; topsoil and compost mix are not needed at the subgrade of a porous pavement BMP.
7. (9/7/2022) Staff recommends installing regular tip-in curb and gutter within 10 to 15 feet of the catchbasins to ensure overflow is efficiently carried to the grate.
8. (9/7/2022) Staff recommends moving roof drain splash blocks away from building exits to prevent potential ice buildup.
9. (9/7/2022) Applicant to provide long term maintenance plan for the porous pavement areas.

- **Water Supply**

There is an existing 8-inch diameter ductile iron pipe (DIP) watermain along the private drive and along Apollo Drive. The applicant's survey shows that one 6" water service was extended to the site. The applicant is proposing to install two 2" PE water services lines to the site (one for each building).

Comments:

1. (9/7/2022) Per Deputy Director of Public Safety – Fire Division, Dan L'Allier - Applicant to add fire hydrant in front of the southern building and the Fire Department Connections for the buildings should be on the sides of the building facing the private road. (See attached).
2. (9/7/2022) Applicant is responsible for verifying water suppression needs for the buildings and that the size of the water service can meet those needs.

- **Sanitary Sewer**

There is an existing 8-inch diameter polyvinyl chloride (PVC) sanitary sewer along the private drive and Apollo Drive. The survey shows that a 6" sanitary service was extended to the site. The applicant is proposing to install two 4" PVC sanitary services lines to the site (one for each building).

Comments:

1. (9/7/2022) Applicant to label sanitary service and water service elevations at any crossings on plans so staff can verify that vertical separation requirements are met.

- **Transportation**

The site is located at the intersection of Apollo Drive and Lake Drive (CSAH 23), a signalized intersection with left and right turn lanes. Access is proposed off the private drive constructed with the Market Place development that connects to Apollo Drive. The proposed entrance is aligned with the access for existing businesses east of the site. The private drive is 31-ft wide from the back of curb to the back of curb. There is 6-ft wide existing concrete sidewalk on the west side of the private drive on the proposed site.

The plans show two drive-thru lanes: one for an ATM and one for the proposed building. The parking lot has two parking areas with two handicap accessible stalls near the buildings.

Comments:

1. (9/7/2022) Applicant to coordinate any closures of the private road with the operator of the private road (i.e. Target and Kohls). Access to adjacent businesses to be maintained and/or signage is to be used to direct traffic.
2. (9/7/2022) Applicant shall follow City of Lino Lakes Standard Detail GEN-6 for commercial parking lot entrances.
3. (9/7/2022) Areas of the parking lot that have two-way traffic must be at least 24-ft wide. Applicant to update the parking area north of the building.
4. (9/7/2022) Applicant to update drive-thru lanes to be 12-ft wide.
5. (9/7/2022) Applicant to add pavement markings or signage to designate which drive-thru lane is for the building and which is for the ATM. Applicant shall add markings or signage so that people do not enter through the exit of the drive-thru lanes.
6. (9/7/2022) Applicant to show a sidewalk connection to the parking lot near where the utility connections are being made. Pedestrian ramps shall be installed at the parking lot entrance (see Standard Detail GEN-26).

- **Wetlands and Mitigation Plan**

There are no existing wetlands on the 601 Apollo Drive Retail site.

- **Landscaping**

The City's Environmental Coordinator to review landscaping and provide in-depth comments.

Comments:

1. (9/7/2022) Applicant to review landscaping near ATM. It does not appear that the ATM is shown on the landscape plans.
2. (9/7/2022) Plants with large canopies shall not be planted adjacent to porous pavement sections.
3. (9/7/2022) No landscape features are allowed to be planted in the pedestrian and bike trail easement. Note – the city requires trees to be at least 10 feet from the edge of trails.

- **Floodplain**

There are no existing floodplains on the 601 Apollo Drive Retail site.

- **Drainage and Utility Easements**

The property was platted as Lot 2 Block 1 of the Lino Lakes Market Place 2nd Addition plat. Drainage and utility easements are 10-ft wide along Lake Drive (CSAH 23) and Apollo Drive and 14-ft wide along the eastern property line (Private Drive). The ALTA/NSPS survey also shows a 15-ft wide pedestrian and bicycle trail easement along Lake Drive (CSAH 23).

Comments:

1. (9/7/2022) No site improvements, including landscaping, pavement or curb, or transformers and site equipment, shall be located within the 15-ft wide pedestrian and bike trail easement.

- **Development Agreement**

A Site Performance Agreement will be required.

- **Grading Agreement**

Grading agreement not required.

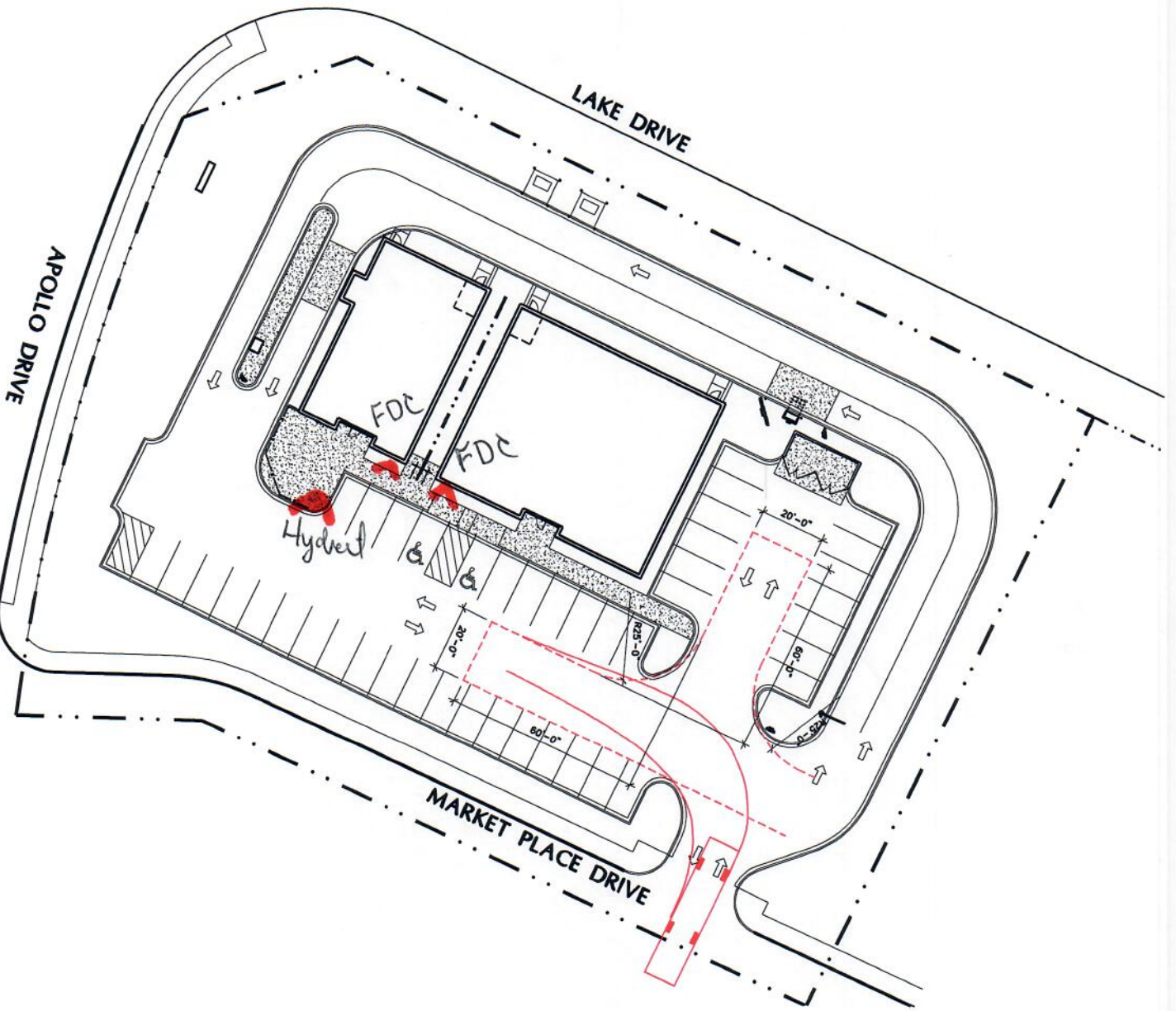
- **Stormwater Maintenance Agreement**

The stormwater facilities and porous pavement BMPs will be privately maintained and a Stormwater Maintenance Declaration will be required.

- **Permits Required**

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Anoka County Right-of-Way Permit (if work of grading extends into the Anoka County right-of-way)
4. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
5. Minnesota Department of Health
6. Rice Creek Watershed District Permit

If you or the applicant have any questions regarding these comments, please contact Kelsey Gelhar at (612) 709-4897 or kgelhar@wsbeng.com. You may also contact Diane Hankee at (651) 982-2430 or dhankee@linolake.us.





Environmental Memo

To: Katie Larsen

From: Andy Nelson

Date: September 1st, 2022

Re: Environmental Board Comments/August 31st, 2022/601 Apollo Drive Retail

The Environmental Board, at their August 31st, 2022 meeting, had the following recommendations for New Horizons Academy:

1. Consider a drought and salt tolerant alternative (such as Mn DOT 25-131) to traditional sod for final soil stabilization to minimize water consumption.
2. The trees and shrubs along the western perimeter will have to be shifted closer to the planned curb line. A single row of shrubs should be placed midway between the drainage and utility easement and the pedestrian and bike trail easement. The trees should be planted 7 feet outside of the curb line.



LINO RETAIL-NARRATIVE DESCRIPTION

To: Katie A. Larsen, AICP-City Planner-Lino Lakes

From: Mark Krogh, Java Lino Retail

Date: 7/29/2022

Re: Lino Retail Narrative Description

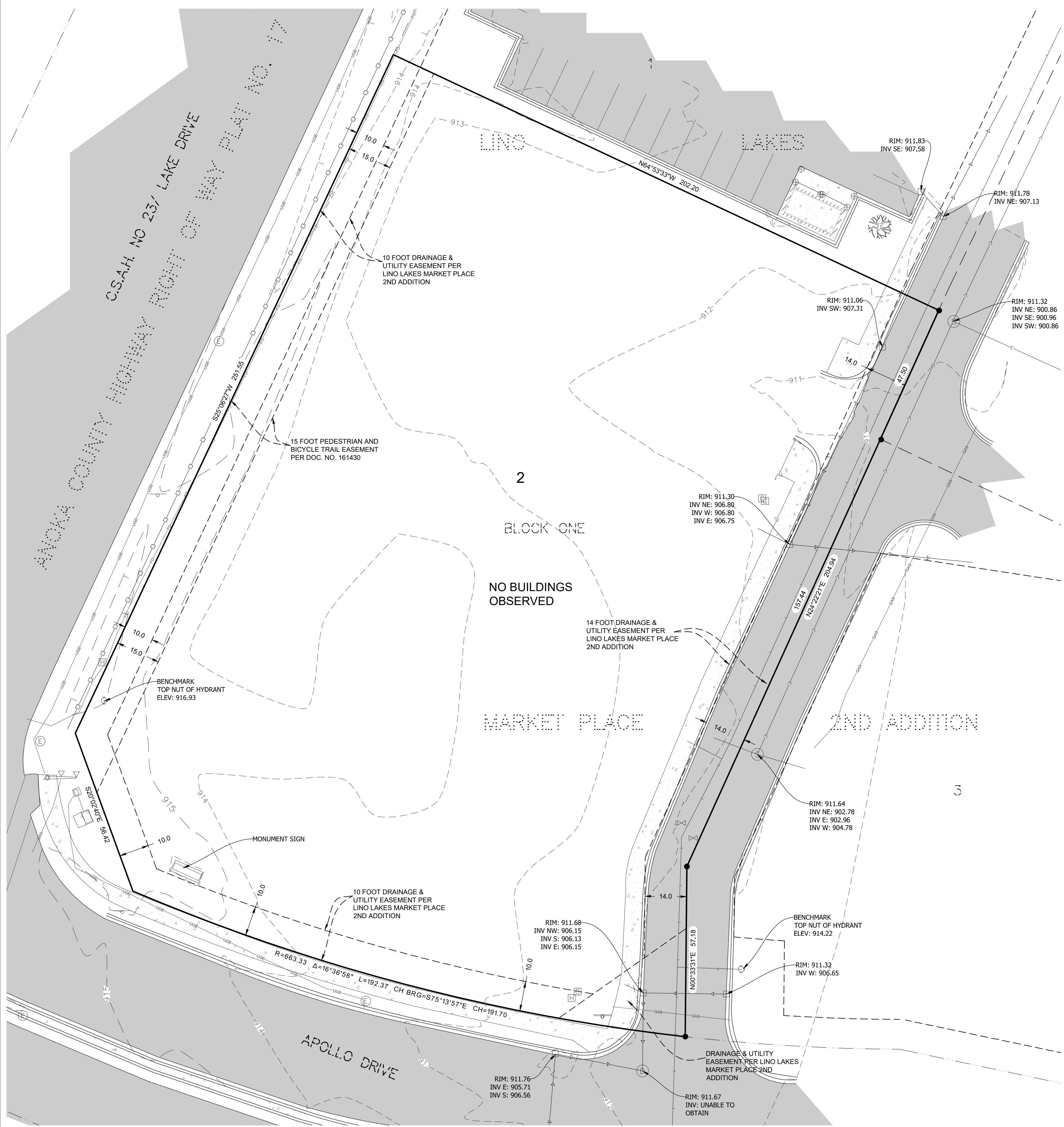
Dear Katie,

The following is a narrative description narrative a description of the proposed project and how it complies with the Marketplace Design Guidelines and what amendments to the guidelines we are requesting if any.

Narrative Description:

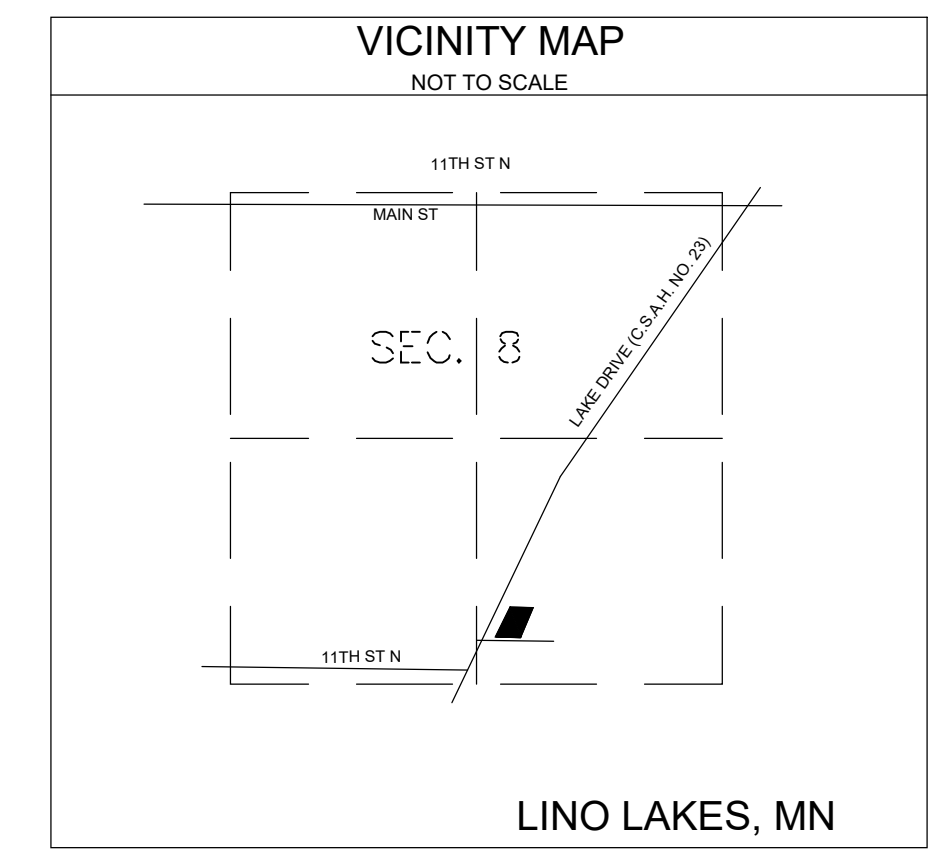
The Lino Retail project will consist of a 4,200 square foot dental clinic, 2,240 square foot coffee shop and a drive thru ATM. Our project incorporates massing that enhances the building entrances with raised parapets and canopy cover for pedestrians. The buildings also have a well-defined base with concrete block, middle section in E.I.F.S., and cap incorporating a dark and heavy perimeter band. Our intent is to meet the Design Guidelines and we believe we have done so without requesting any amendments to the guidelines.

ALTA/NSPS LAND TITLE SURVEY



LEGEND

| | | | |
|--|------------------------------|--|------------------------|
| | PLATTED & EXISTING LOT LINES | | HYDRANT |
| | EXISTING RIGHT OF WAY | | GATE VALVE |
| | EASEMENT LINES | | SANITARY MANHOLE |
| | CENTERLINE | | STORM MANHOLE |
| | BOUNDARY LINE | | CATCH BASIN |
| | STORM SEWER LINE | | POWER POLE |
| | SANITARY SEWER LINE | | LIGHT POLE |
| | WATERMAIN | | GUY WIRE |
| | OVERHEAD ELECTRIC | | POWER BOX |
| | UNDERGROUND TELEPHONE | | ELECTRIC METER |
| | UNDERGROUND ELECTRIC | | COMMUNICATION PEDESTAL |
| | UNDERGROUND GAS LINE | | HAND HOLE |
| | BUILDING | | SIGN |
| | RESTRICTED ACCESS | | BOLLARD |
| | | | TRAFFIC SIGNAL |
| | | | CONCRETE PAVEMENT |
| | | | BITUMINOUS PAVEMENT |
| | | | ELECTRIC MANHOLE |



GENERAL SURVEY NOTES:

- The address of the subject property is 601 Apollo Drive, Lino Lakes, MN.
- Utility Note: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has physically located the underground utilities per Gopher One Call Ticket No. 220730613.
- The property described hereon is the same as the property described in Servion Commercial Title as an agent for Old Republic National Title Insurance Company Commitment No. 060336, with an effective date of February 17, 2022 at 7:00 am and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

SCHEDULE B-2 EASEMENT NOTES

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (Not a survey matter.)
- Rights or claims of parties in possession not shown by the Public Records. (Not a survey matter.)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. (None observed.)
- Easements or claims of easements not shown by the Public Records. (Not a survey matter.)
- Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (Not a survey matter.)
- Taxes or special assessments that are not shown as existing liens by the Public Records. (Not a survey matter.)
- General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):
 - A. Real estate taxes payable in 2022 are \$13,767.90 and are unpaid. Property Identification No. 08-31-22-43-0037
 - NOTE: There are no delinquent taxes of record.
 - B. There are no levied or pending assessments of record. (Not a survey matter.)
- Rights or claims of tenants, as tenants only, in possession under unrecorded leases. (Not a survey matter.)
- Easement for drainage and utility purposes as shown on the recorded plat of Lino Lakes Market Place 2nd Addition. (Affects the subject property and shown hereon.)
- Terms and conditions of and easement for pedestrian and bicycle purposes as contained in Grant of Pedestrian and Bicycle Trail Easement to City of Lino Lakes dated November 2, 2001, recorded November 2, 2001, as Document No. 1616430. (Affects the subject property and shown hereon.)
- Terms, conditions, restrictions, obligations and easements contained in Operation and Easement Agreement dated November 2, 2001, recorded November 2, 2001, as Document No. 1616431, as amended by the following:
 - First Amendment to Operation and Easement Agreement dated March 29, 2002, recorded April 2002, as Document No. 1662514.
 - Second Amendment to Operation and Easement Agreement dated November 9, 2019, recorded January 16, 2020, as Document No. 2249618.008. (The exception affects the subject property but does not contain mathematical data to plot hereon. The document contains utility, ingress/egress, parking and sign easements which benefit and encumber the subject property.)
- Terms, conditions, and obligations contained in Declaration of Restrictive Covenants dated March 29, 2002, recorded April 2, 2002, as Document No. 1662513. (Not a survey matter.)
- Terms, conditions, and obligations contained in Declaration of Restrictions dated March 29, 2002, recorded April 2, 2002, as Document No. 1662516. (Not a survey matter.)

EXISTING LEGAL DESCRIPTION:

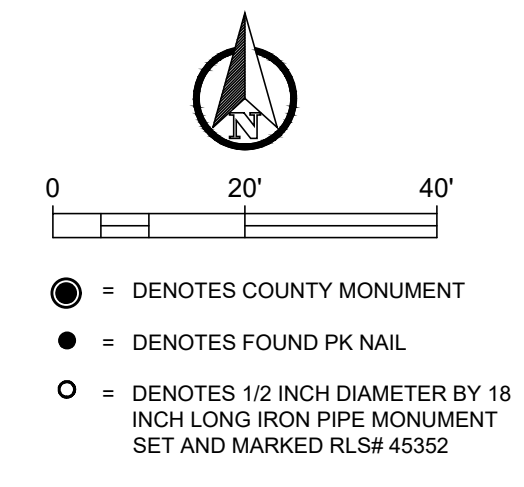
Parcel 1:
Lot 2, Block 1, Lino Lakes Market Place 2nd Addition, Anoka County, Minnesota Abstract Property

Parcel 2:
Non-exclusive easements for ingress, egress, parking and utilities contained in Operation and Easement Agreement dated November 2, 2001, recorded November 2, 2001, as Document No. 1616431, as amended by the following:
First Amendment to Operation and Easement Agreement dated March 29, 2002, recorded April 2002, as Document No. 1662514.
Second Amendment to Operation and Easement Agreement dated November 9, 2019, recorded January 16, 2020, as Document No. 2249618.008.

To Java Lino Retail, LLC, First Bank & Trust, Servion Commercial Title and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 4 and 8 of Table A thereof. The field work was completed on April 4, 2022.

04-18-2022
Date of Plat or Map
Jonathan D. Schuette
Jonathan D. Schuette, RLS
Registration Number 45352



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jonathan D. Schuette
PRINTED NAME: Jonathan D. Schuette
DATE: 4/18/2022 LICENSE #: 45352

PREPARED FOR:
JAVA COMPANIES, LLC

601 APOLLO DR., LINO LAKES, MN 55014

THIS DRAWING AND THE INFORMATION THEREIN IS THE PROPERTY OF DESIGN TREE ENGINEERING INC. USE BY THE HOLDER OR DISCLOSURE TO OTHERS WITHOUT THE PERMISSION OF DESIGN TREE ENGINEERING INC. IS PROHIBITED. IT CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION OF DESIGN TREE ENGINEERING INC. REPRODUCTION OF THE MATERIAL HEREIN WITHOUT WRITTEN PERMISSION OF DESIGN TREE ENGINEERING INC. VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES AND WILL SUBJECT THE VIOLATORS TO LEGAL PROSECUTION.

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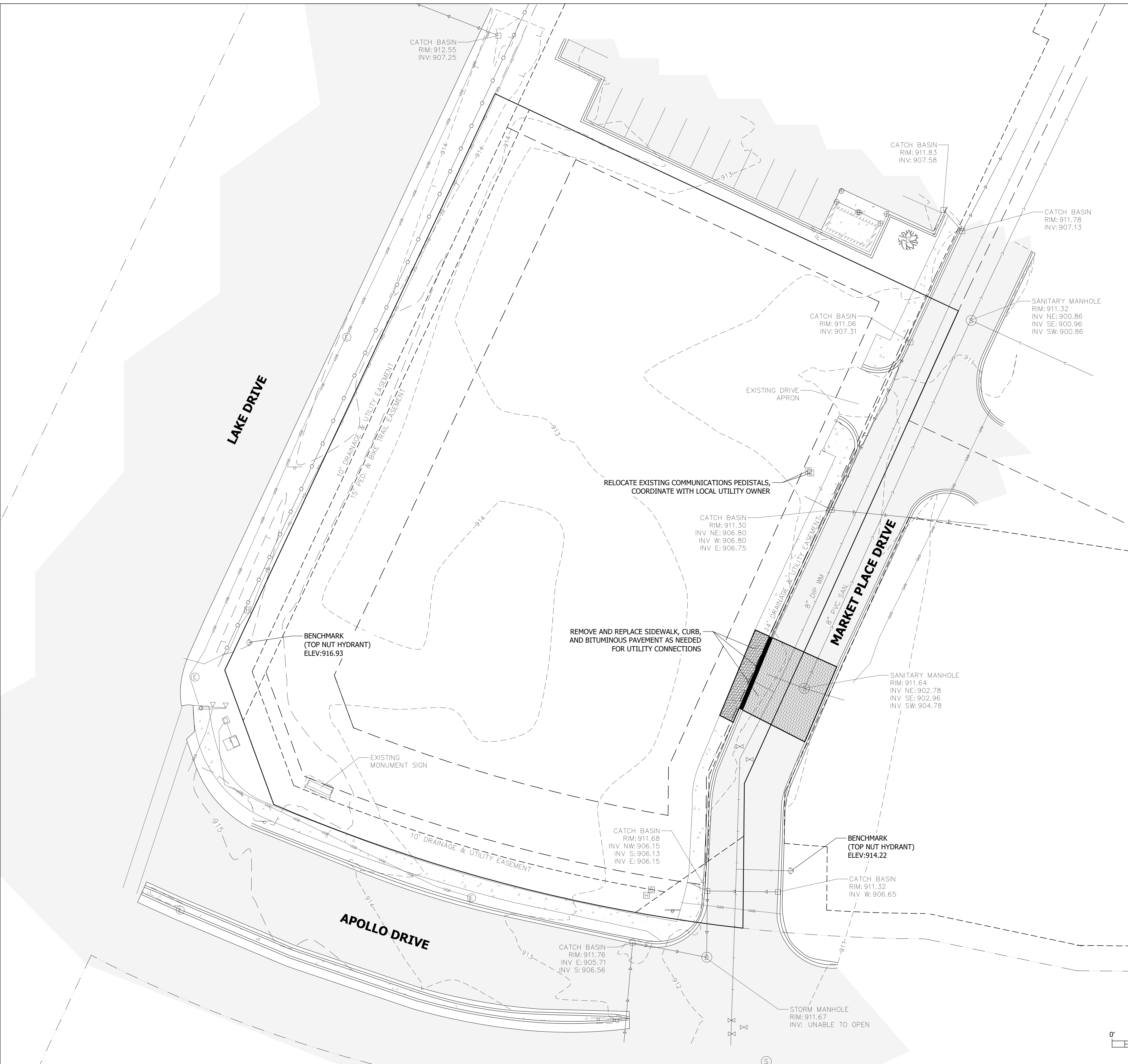
DRAWN BY: CWK
CHECKED BY: JDS

PROJECT NO.: 10922008

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ALTA/NSPS LAND TITLE SURVEY

1 of 1

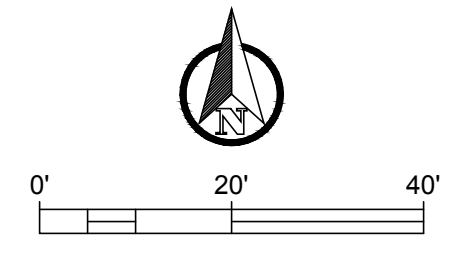


NOTES:

- EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION PROVIDED BY: DESIGN TREE ENGINEERING & LAND SURVEYING
120 17TH AVENUE W
ALEXANDRIA, MN 56308
- CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS AND REMOVAL LIMITS PRIOR TO ANY CONSTRUCTION.
- SAWCUT CURB AND GUTTER AND SIDEWALK, OR REMOVE AT NEAREST EXPANSION JOINTS.
- SAWCUT BITUMINOUS PAVEMENT FULL DEPTH AT ALL TIE-IN LOCATIONS.
- CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS, AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
- GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166.

LEGEND

- HYDRANT
- SANITARY MANHOLE
- GATE VALVE
- POWER POLE
- LIGHT POLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- PEDESTAL
- GUY WIRE
- BOLLARD
- POWER BOX
- ELECTRIC METER
- MONITORING WELL
- SANITARY SEWER CLEANOUT
- WOOD FENCE
- CHAINLINK FENCE
- WIRE FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERMAIN
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS LINE
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- LANDSCAPING
- BUILDING



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.

PRINTED NAME: JEREMY E. ANDERSON
DATE: 07/29/22 LICENSE #: 44223

**APOLLO DRIVE
RETAIL**

601 APOLLO DR.
LINO LAKES, MN 55014

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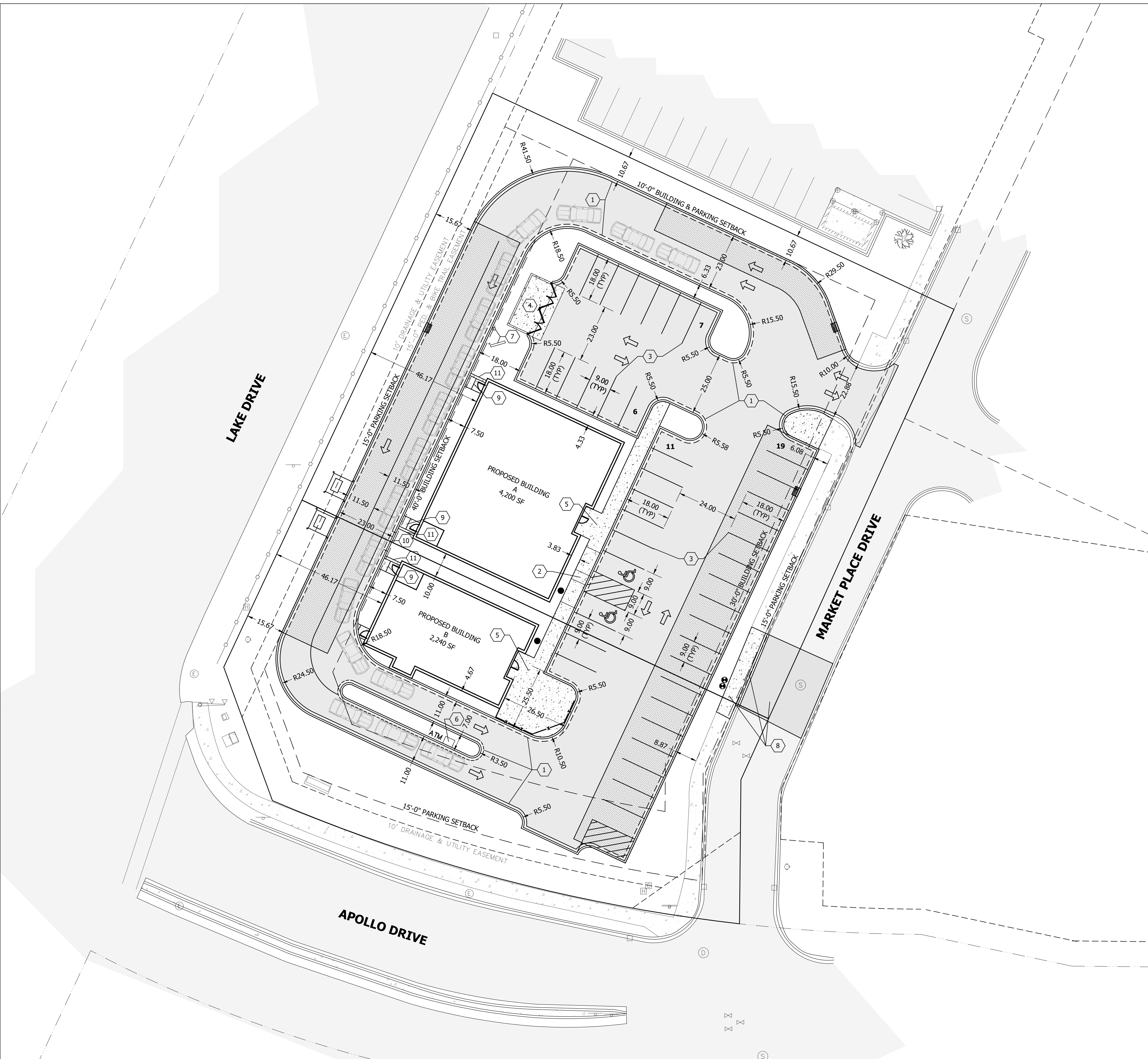
DRAWN BY: RJK
CHECKED BY: JEA

PROJECT NO.: 10921005

| NO. | DATE | DESCRIPTION |
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**EXISTING
CONDITIONS &
REMOVALS PLAN**

DRAWING NO.
C101



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL INTERIOR PARKING STALL STRIPING SHALL BE 4" AND YELLOW IN COLOR.
4. ACCESSIBLE PARKING STALL STRIPING, ACCESS AISLE, AND SYMBOL SHALL BE PAINTED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
5. ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
7. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
8. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166.

PROPOSED SITE LEGEND

- LIGHT DUTY BITUMINOUS PAVEMENT
- POROUS BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CURB AND GUTTER
- TIPPED CURB AND GUTTER
- PAINTED DIRECTIONAL ARROW
- PAINTED ACCESSIBLE PARKING SYMBOL

PROPERTY INFORMATION

| | |
|------------------------------|----------|
| TOTAL PROPERTY AREA | 1.324 AC |
| DISTURBED AREA | 1.2 ± AC |
| EXISTING IMPERVIOUS AREA | 0.121 AC |
| PROPOSED IMPERVIOUS AREA | 0.934 AC |
| NET INCREASE IMPERVIOUS AREA | 0.813 AC |

PARKING INFORMATION

| | |
|-------------------|-----------|
| PARKING STALLS | 41 STALLS |
| ACCESSIBLE STALLS | 2 STALLS |
| TOTAL STALLS | 43 STALLS |

KEY NOTES:

- ① B612 CURB AND GUTTER
- ② ADA PEDESTRIAN RAMP (SEE DETAILS)
- ③ PARKING STRIPING
- ④ TRASH ENCLOSURE
- ⑤ CONCRETE SIDEWALK
- ⑥ ATM (SEE ARCHITECTURAL)
- ⑦ SITE FURNITURE (SEE ARCHITECTURAL)
- ⑧ REPLACE CONCRETE SIDEWALK, CURB, AND BITUMINOUS PAVEMENT AS NEEDED FOR UTILITY CONNECTIONS
- ⑨ 7" STEP AT STOOP EDGE
- ⑩ 8' WIDE CURB CUT
- ⑪ SPLASH BLOCK FOR ROOF DRAINS

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DATE: 07/29/22 LICENSE #: 44223

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LINO LAKES, MN 55014

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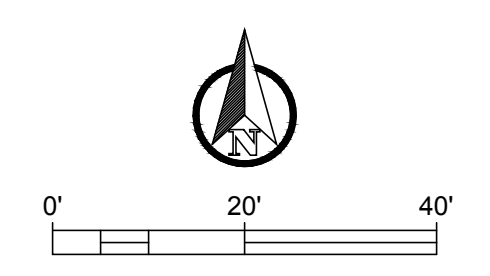
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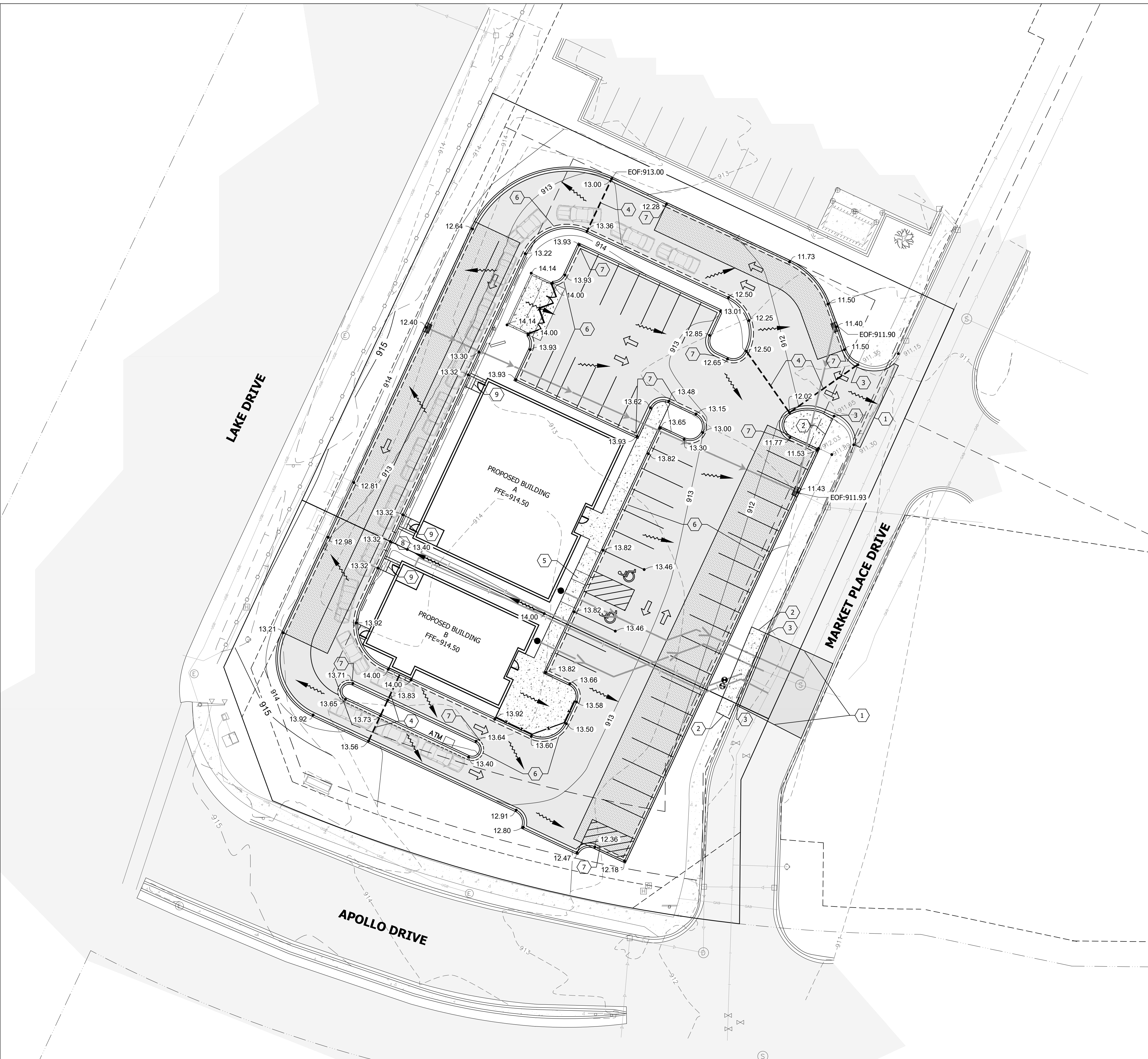
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SITE PLAN

DRAWING NO.

C201





NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
2. SIDEWALKS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE, OR 5.00% LONGITUDINAL SLOPE.
3. CONCRETE ENTRANCES AND APPROACHES SHALL NOT EXCEED 2.00% CROSS SLOPE IN SIDEWALK AREAS.
4. ACCESSIBLE PARKING STALLS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE IN ALL DIRECTIONS.
5. PEDESTRIAN RAMPS SHALL MEET ADA REQUIREMENTS.
6. ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
7. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
8. IN ADDITION TO THESE PLANS, A STORMWATER MANAGEMENT STUDY HAS BEEN PROVIDED. THE STORMWATER MANAGEMENT STUDY INCLUDES ADDITIONAL INFORMATION REGARDING THE DESIGN OF THE STORMWATER MANAGEMENT BMP. THE CONTRACTOR SHALL REVIEW THE STORMWATER BOOK AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
9. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
10. INFILTRATION AREAS SHALL NOT BE EXCAVATED TO FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND STABILIZED. ONLY LOW IMPACT TRACK EQUIPMENT SHALL BE USED WITHIN INFILTRATION AREAS.
11. SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
12. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166.

GRADING LEGEND

- = EXISTING MAJOR CONTOUR
- - - = EXISTING MINOR CONTOUR
- 100--- = EXISTING CONTOUR LABEL
- = PROPOSED MAJOR CONTOUR
- - - = PROPOSED MINOR CONTOUR
- 100— = PROPOSED CONTOUR LABEL
- xxx.xx = EXISTING SPOT ELEVATION*
- xx.xx = PROPOSED SPOT ELEVATION*
- > = PROPOSED SURFACE FLOW DIRECTION

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.

KEY NOTES:

- ① MATCH INTO EXISTING BITUMINOUS PAVEMENT
- ② MATCH INTO EXISTING CONCRETE
- ③ MATCH INTO EXISTING CURB & GUTTER
- ④ GRADE BREAK
- ⑤ ADA PEDESTRIAN RAMP (SEE DETAILS)
- ⑥ TIPPED CURB & GUTTER
- ⑦ CURB TRANSITION
- ⑧ CONSTRUCT 8" CURB CUT
- ⑨ 7" STEP AT STOOP EDGE

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PRINTED NAME: JEREMY E. ANDERSON
DATE: 07/29/22 LICENSE #: 44223

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RETAIL**

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LINO LAKES, MN 55014

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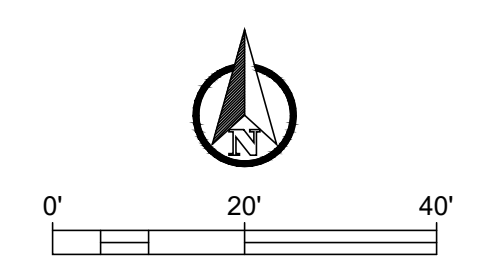
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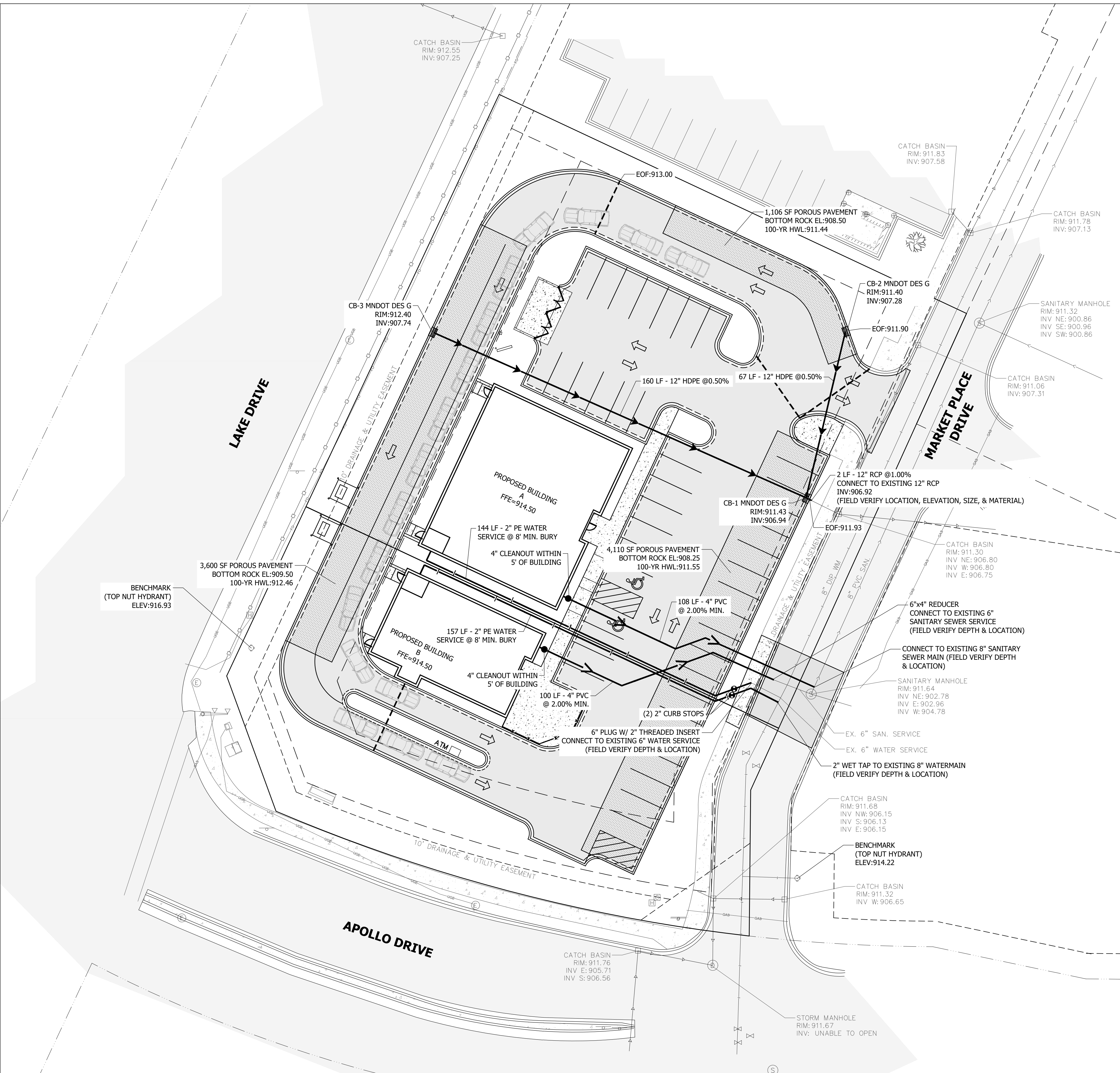
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GRADING PLAN

DRAWING NO.

C301





NOTES:

- THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY AND COORDINATE BUILDING UTILITY CONNECTION SIZES, LOCATIONS, AND ELEVATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL WATER PIPING SHALL BE BURIED A MINIMUM OF 8'.
- SEE WATER DETAILS FOR ADDITIONAL INFORMATION.
- A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.
- SANITARY SEWER CLEANOUTS SHALL BE PROVIDED WITHIN 5' OF THE BUILDING FOR UNIT'S CONNECTION.
- SANITARY SEWER CLEANOUT SPACING SHALL NOT EXCEED 90'.
- SANITARY SEWER SERVICES SHALL HAVE A MINIMUM OF 2.00% GRADE.
- SEE SANITARY SEWER DETAILS FOR ADDITIONAL INFORMATION.
- ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MINNESOTA STATE PLUMBING CODE.
- ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE MINNESOTA STATE PLUMBING CODE.
- ALL IMPROVEMENTS SHALL REMAIN VISIBLE FOR INSPECTION .
- GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166

UTILITY LEGEND

| | | | |
|--|-----------------------------|--|-----------------------------|
| | = EXISTING HYDRANT | | = PROPOSED HYDRANT |
| | = EXISTING CURB STOP | | = PROPOSED CURB STOP |
| | = EXISTING GATE VALVE | | = PROPOSED GATE VALVE |
| | = EXISTING SANITARY MANHOLE | | = PROPOSED SANITARY MANHOLE |
| | = EXISTING CLEANOUT | | = PROPOSED CLEANOUT |
| | = EXISTING STORM MANHOLE | | = PROPOSED STORM MANHOLE |
| | = EXISTING CATCH BASIN | | = PROPOSED CATCH BASIN |
| | = EXISTING CULVERT APRON | | = PROPOSED CULVERT APRON |
| | = EXISTING WATER LINE | | = PROPOSED WATER LINE |
| | = EXISTING SANITARY LINE | | = PROPOSED SANITARY LINE |
| | = EXISTING STORM LINE | | = PROPOSED STORM LINE |

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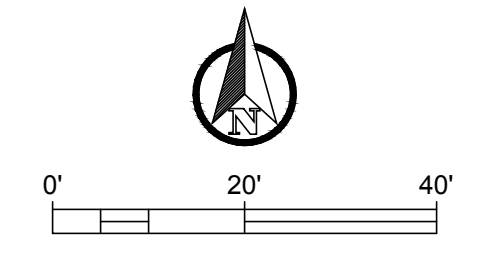
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UTILITY PLAN

DRAWING NO.

C401





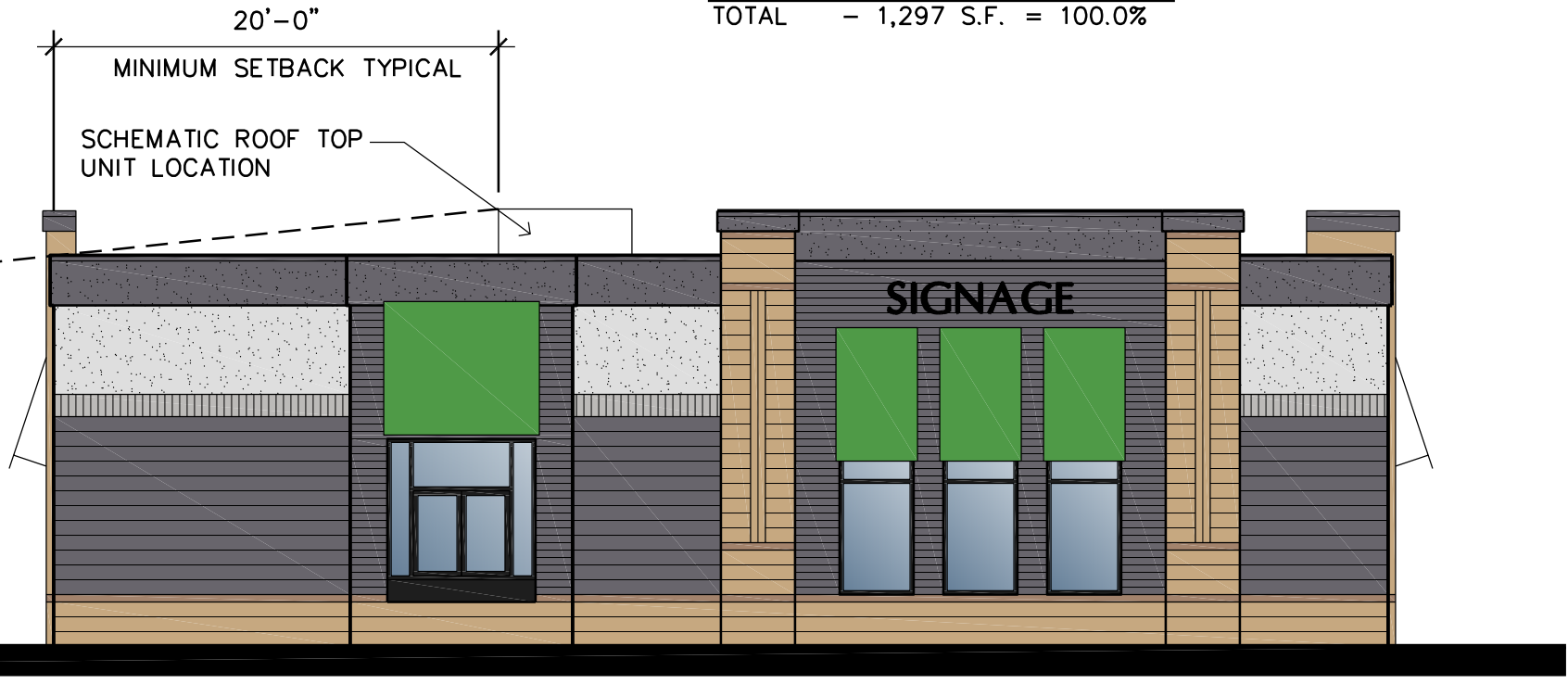
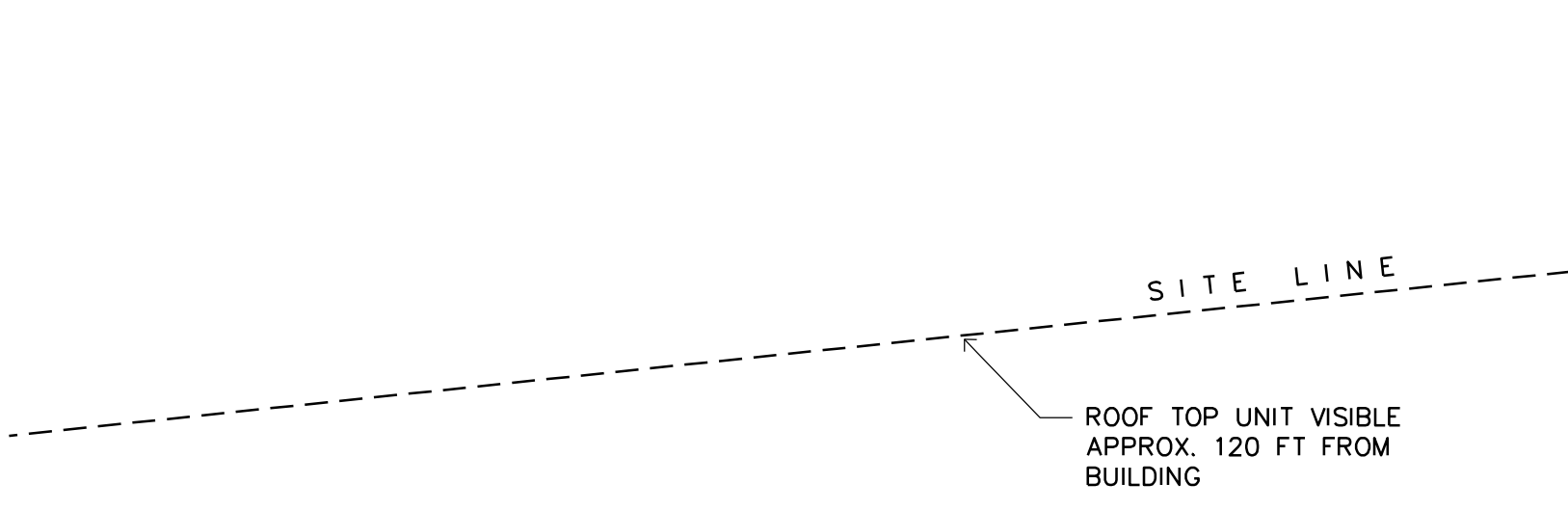
1,297 S.F.

| | | | | |
|----------|---|------------|---|--------|
| E.I.F.S. | - | 299 S.F. | = | 19.3% |
| GLASS | - | 190 S.F. | = | 15.4% |
| BLOCK | - | 481 S.F. | = | 38.5% |
| BRICK | - | 217 S.F. | = | 17.2% |
| CANOPY | - | 110 S.F. | = | 9.6% |
| TOTAL | - | 1,297 S.F. | = | 100.0% |

WEST ELEVATION

690 S.F.

| | | | | |
|----------|---|----------|---|--------|
| E.I.F.S. | - | 133 S.F. | = | 19.3% |
| GLASS | - | 106 S.F. | = | 15.4% |
| BLOCK | - | 266 S.F. | = | 38.5% |
| BRICK | - | 119 S.F. | = | 17.2% |
| CANOPY | - | 66 S.F. | = | 9.6% |
| TOTAL | - | 690 S.F. | = | 100.0% |



1,103 S.F.

| | | | | |
|----------|---|------------|---|--------|
| E.I.F.S. | - | 233 S.F. | = | 21.1% |
| GLASS | - | 109 S.F. | = | 9.9% |
| BLOCK | - | 460 S.F. | = | 41.7% |
| BRICK | - | 193 S.F. | = | 17.5% |
| CANOPY | - | 108 S.F. | = | 9.8% |
| TOTAL | - | 1,103 S.F. | = | 100.0% |

SOUTH ELEVATION



1,103 S.F.

| | | | | |
|----------|---|------------|---|--------|
| E.I.F.S. | - | 274 S.F. | = | 24.8% |
| GLASS | - | 207 S.F. | = | 18.8% |
| BLOCK | - | 395 S.F. | = | 35.8% |
| BRICK | - | 161 S.F. | = | 14.6% |
| CANOPY | - | 66 S.F. | = | 6.0% |
| TOTAL | - | 1,103 S.F. | = | 100.0% |

NORTH ELEVATION



659 S.F.

| | | | | |
|----------|---|----------|---|--------|
| E.I.F.S. | - | 194 S.F. | = | 29.4% |
| GLASS | - | 146 S.F. | = | 22.2% |
| BLOCK | - | 280 S.F. | = | 42.5% |
| BRICK | - | 19 S.F. | = | 2.9% |
| CANOPY | - | 20 S.F. | = | 3.0% |
| TOTAL | - | 659 S.F. | = | 100.0% |

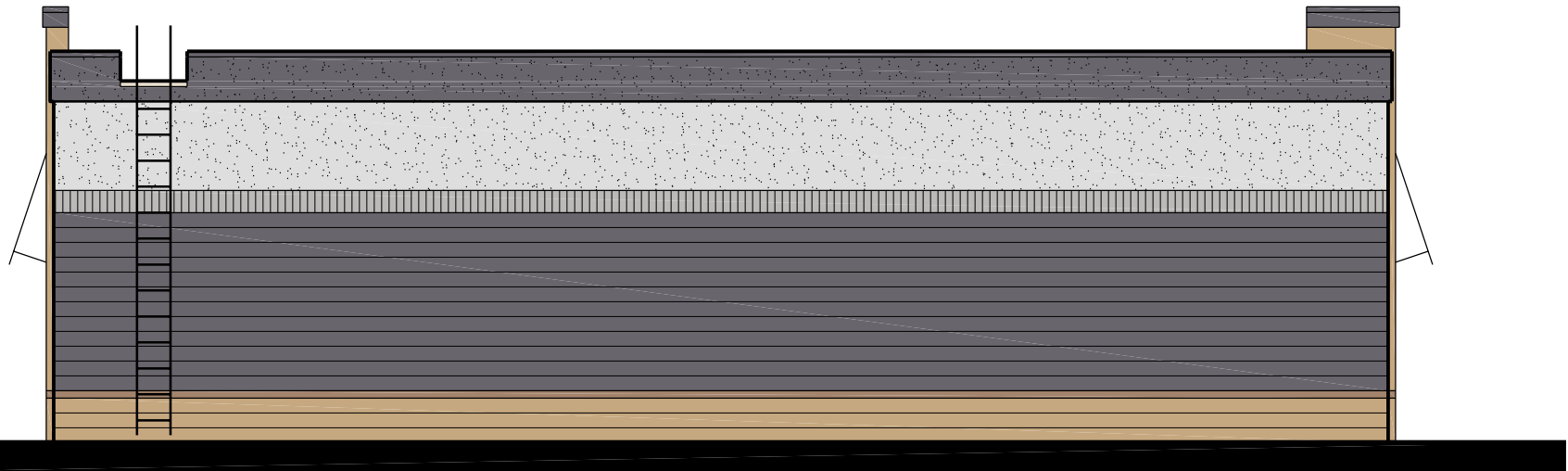
EAST ELEVATION



1,326 S.F.

| | | | | |
|----------|---|------------|---|--------|
| E.I.F.S. | - | 233 S.F. | = | 17.6% |
| GLASS | - | 217 S.F. | = | 16.4% |
| BLOCK | - | 463 S.F. | = | 34.9% |
| BRICK | - | 260 S.F. | = | 19.6% |
| CANOPY | - | 153 S.F. | = | 11.5% |
| TOTAL | - | 1,326 S.F. | = | 100.0% |

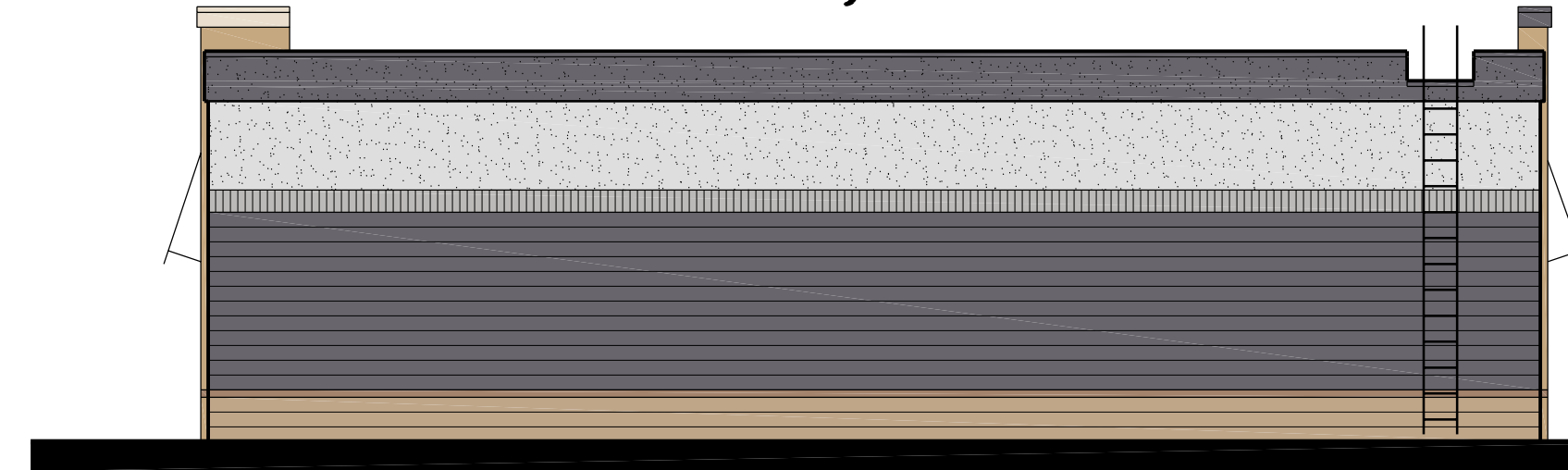
WEST ELEVATION



1,052 S.F.

| | | | | |
|----------|---|------------|---|--------|
| E.I.F.S. | - | 372 S.F. | = | 35.4% |
| GLASS | - | 0 S.F. | = | 0.0% |
| BLOCK | - | 620 S.F. | = | 58.9% |
| BRICK | - | 60 S.F. | = | 5.7% |
| CANOPY | - | 0 S.F. | = | 0.0% |
| TOTAL | - | 1,052 S.F. | = | 100.0% |

SOUTH ELEVATION



1,052 S.F.

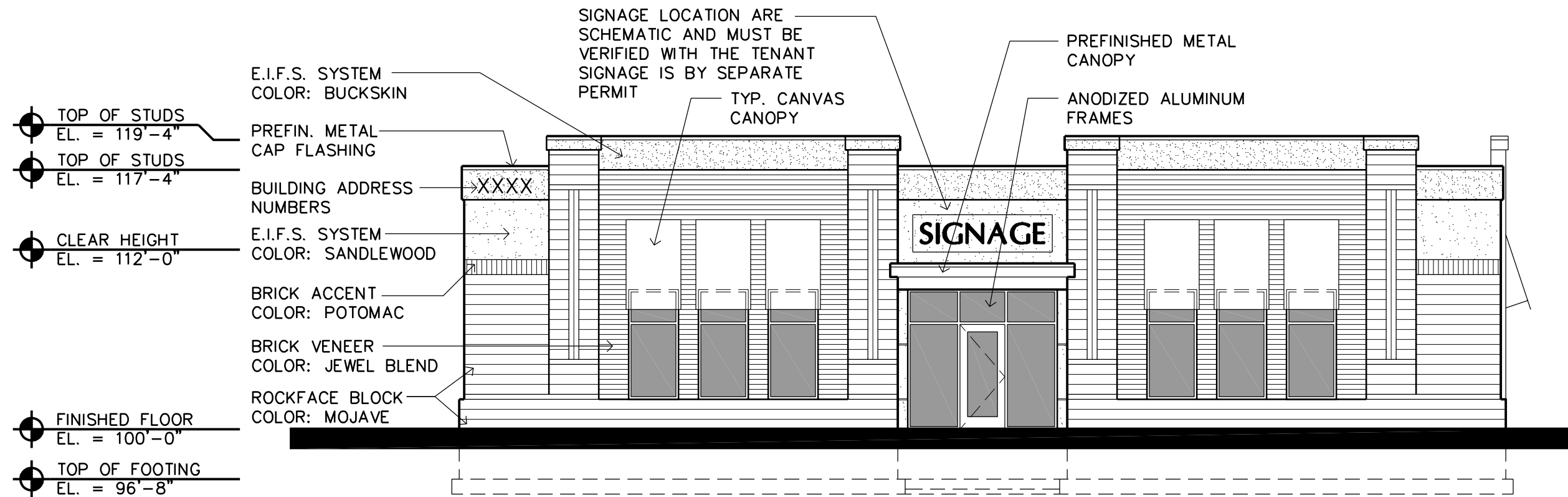
| | | | | |
|----------|---|------------|---|--------|
| E.I.F.S. | - | 372 S.F. | = | 35.4% |
| GLASS | - | 0 S.F. | = | 0.0% |
| BLOCK | - | 620 S.F. | = | 58.9% |
| BRICK | - | 60 S.F. | = | 5.7% |
| CANOPY | - | 0 S.F. | = | 0.0% |
| TOTAL | - | 1,052 S.F. | = | 100.0% |

NORTH ELEVATION

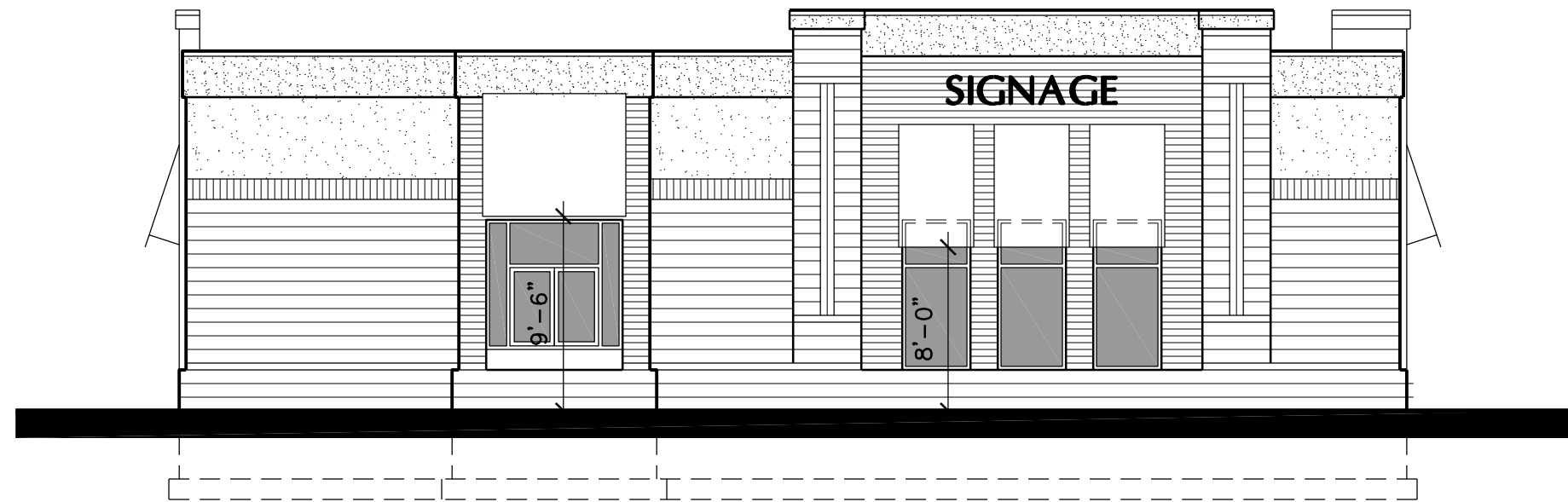
- PREFINISHED METAL CANOPY
- FIRESTONE - MATTE BLACK
- ANODIZED ALUMINUM STOREFRONT - BLACK
- BRICK BELDEN MOD. CARBON
- BLOCK ACCENT BELDEN BRICK JEWEL BLEND A
- PREFINISHED METAL FLASHING
- FIRESTONE - MATTE BLACK
- E.I.F.S. 1
- SENERGY - STORM GREY #870
- E.I.F.S. 2
- SENERGY - MORNING MIST #751
- BRICK ACCENT
- GLEN-GERY LIGHT GREY (G625)
- BLOCK AMCON - SHADOW, #302
- BLOCK AMCON - OAK, #326

APOLLO DRIVE RETAIL
Lino Lakes, Minnesota

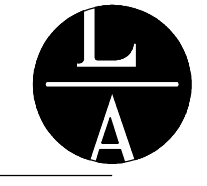
NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.



3 EAST ELEVATION (BLDG A)
 A2 SCALE: 1/8" = 1'-0"



6 SOUTH ELEVATION (BLDG B)
 A3 SCALE: 1/8" = 1'-0"



LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

LEONARD LAMPERT
PRINT NAME
13669
LICENSE NO.
8/19/22
DATE

JAVA PROPERTIES

879 Scheffer Avenue
St. Paul, MN 55102
Phone: 952-403-9595

APOLLO DRIVE
RETAIL A1
601 Apollo Drive, Lino Lakes, Minnesota

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Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

| | |
|---------|-----------------|
| 6/13/22 | PRELIMINARY |
| 7/12/22 | ISSUE FOR CONST |
| 8/19/22 | REVISIONS |

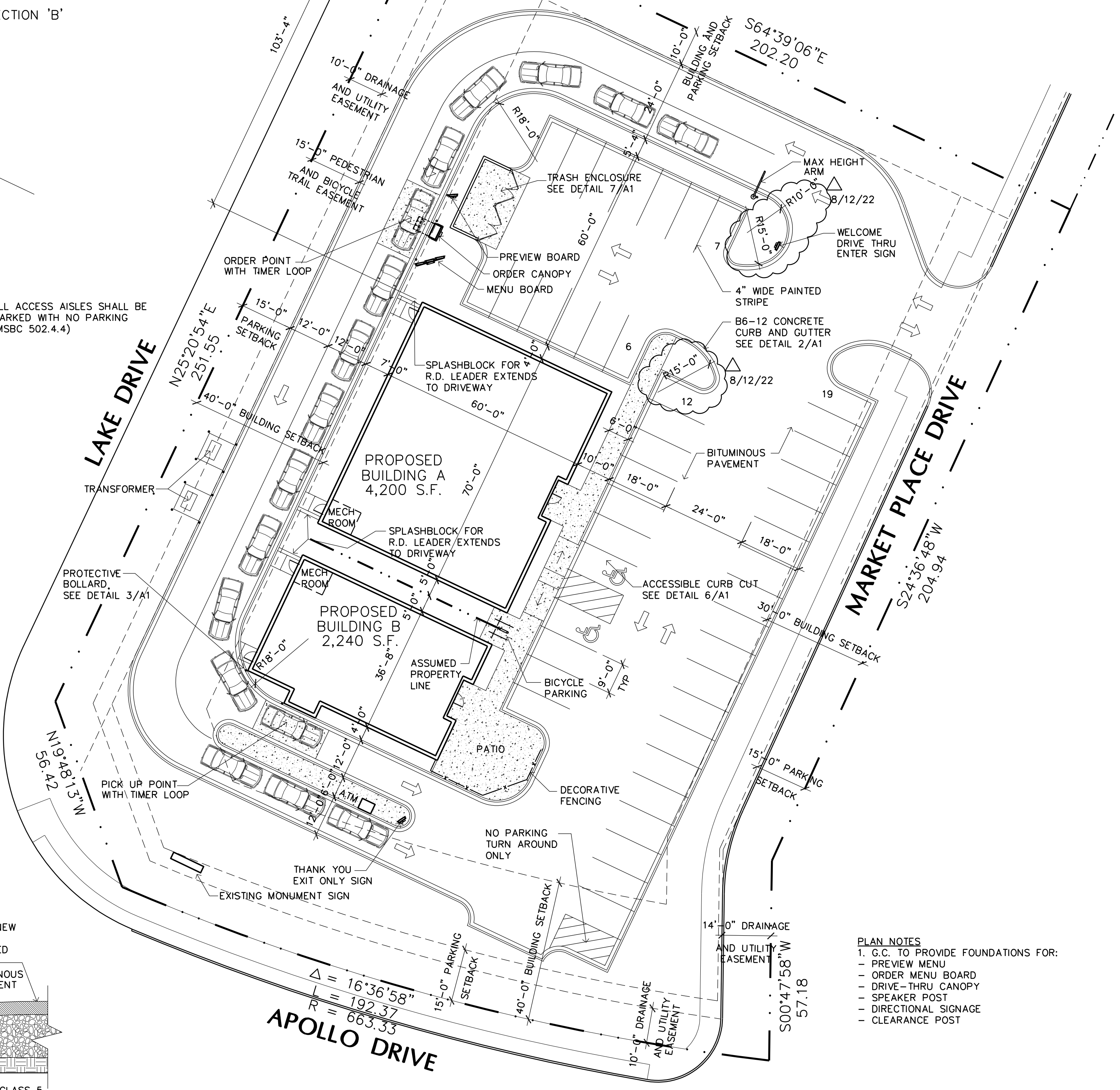
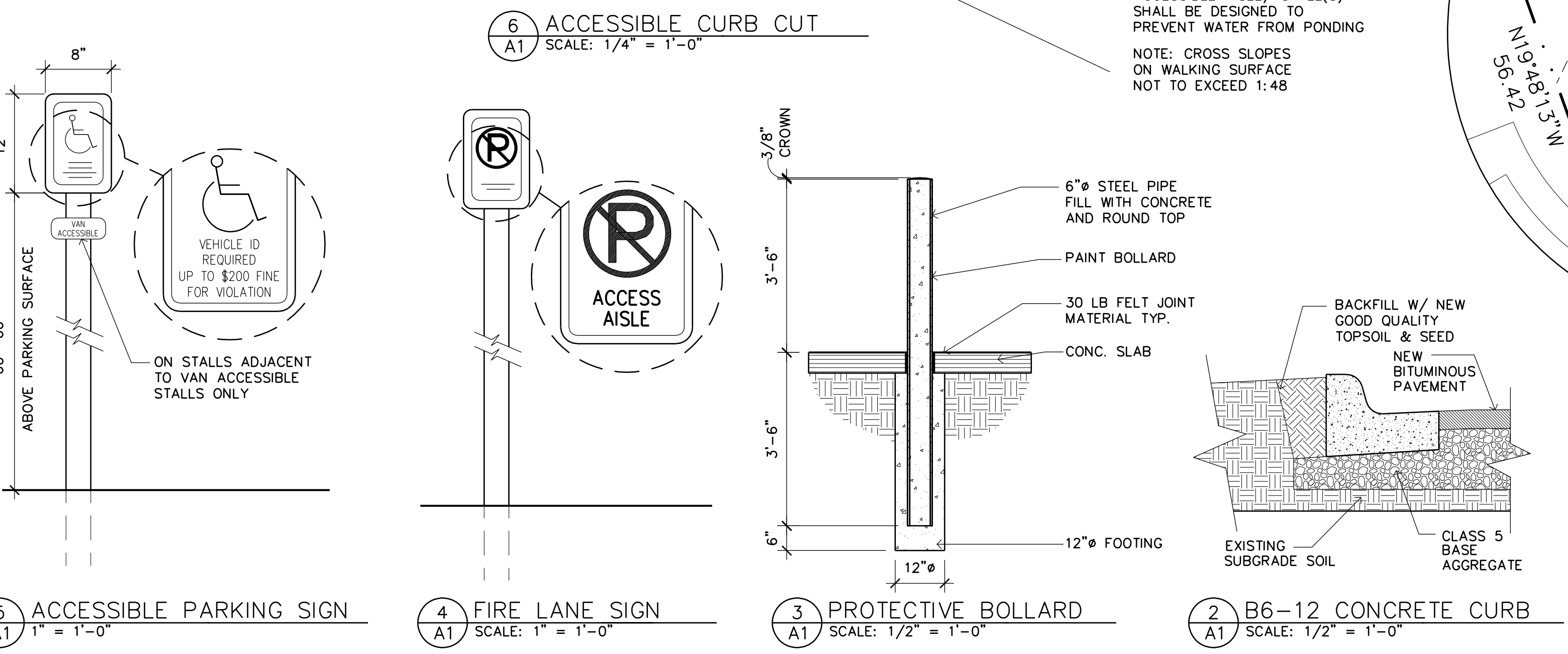
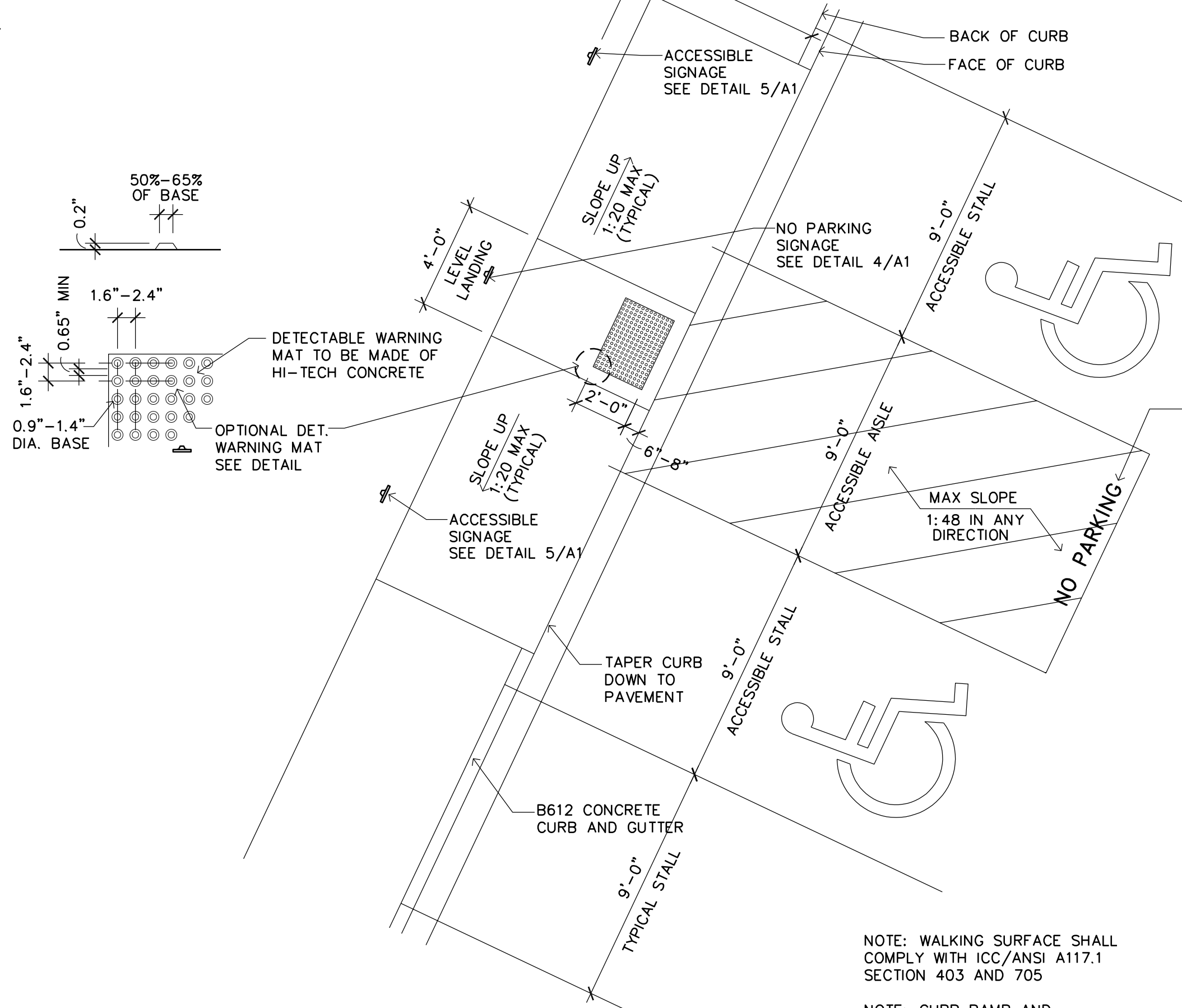
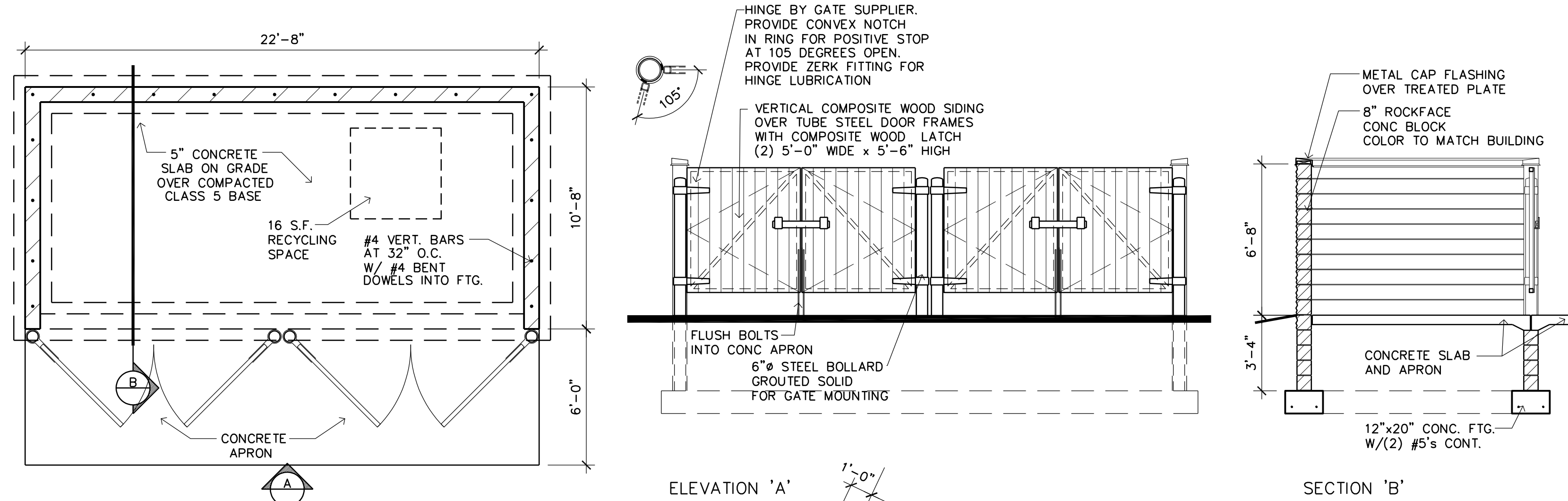
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SITE PLAN

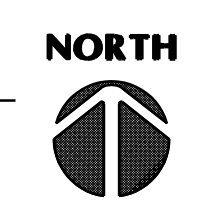
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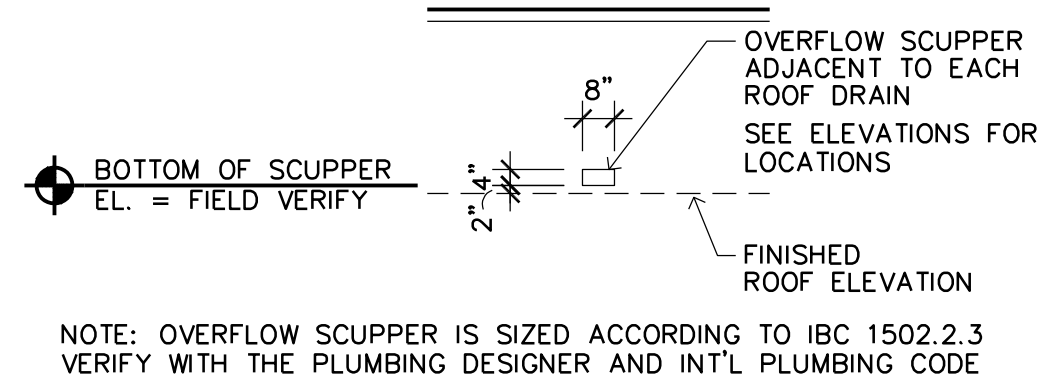
Project No. 220210-2



- PLAN NOTES
- 1. G.C. TO PROVIDE FOUNDATIONS FOR:
 - PREVIEW MENU
 - ORDER MENU BOARD
 - DRIVE-THRU CANOPY
 - SPEAKER POST
 - DIRECTIONAL SIGNAGE
 - CLEARANCE POST



Filename: APOLLO DRIVE RETAIL, APOLLO DRIVE RETAIL-A1



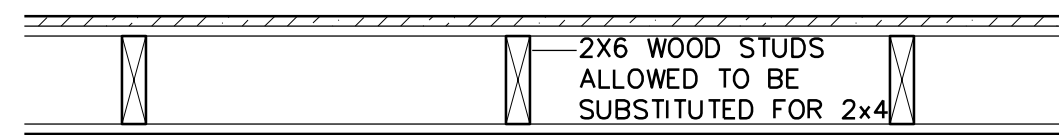
11 OVERFLOW SCUPPER DETAIL
A2 SCALE: 1/4" = 1'-0"

1 1 HOUR 2x6 EXTERIOR WOOD STUD WALL

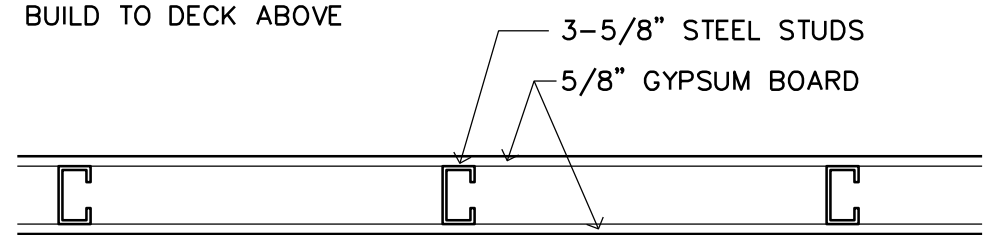
Exterior Side: One Layer 48" Wide 5/8" Type 'X' Gypsum Sheathing, Applied Parallel to 2x6 Wood Studs With 1 3/4" Galvanized Roofing Nails, 0.120" Shank, 7/16" or 1/2" Heads; 4" o.c. At Vertical Joints And 7" o.c. At Intermediate Studs And Top and Bottom Plates. Joints Of Gypsum Sheathing May Be Left Untreated. Exterior Cladding To Be Attached Through Sheathing to Studs. (Load Bearing)

Interior Side: One Layer 5/8" Type 'X' Gypsum Wallboard, Water-Resistant Gypsum Backing Board or Gypsum Veneer Base Applied Parallel Or At Right Angles to Studs With 6d Coated Nails, 1 7/8" Long, 0.0915" Shank, 1/4" Heads, 7" o.c.

GA FILE NO. WP 8105

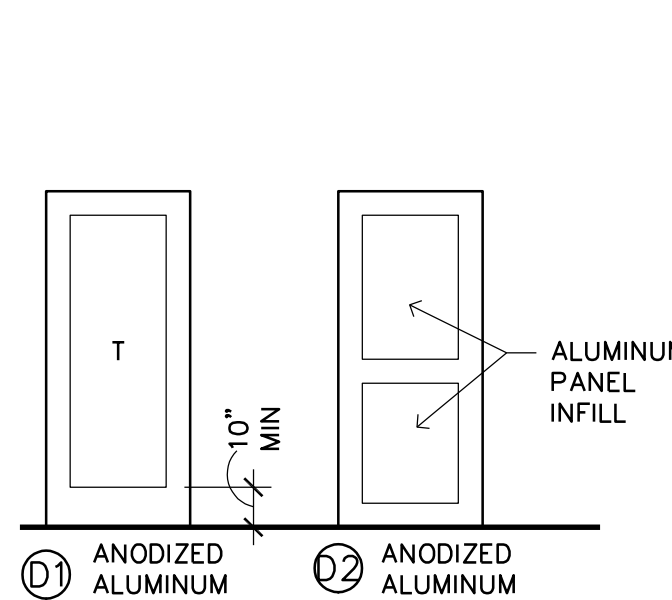


2 3-5/8" STEEL STUD WALL BUILD TO DECK ABOVE



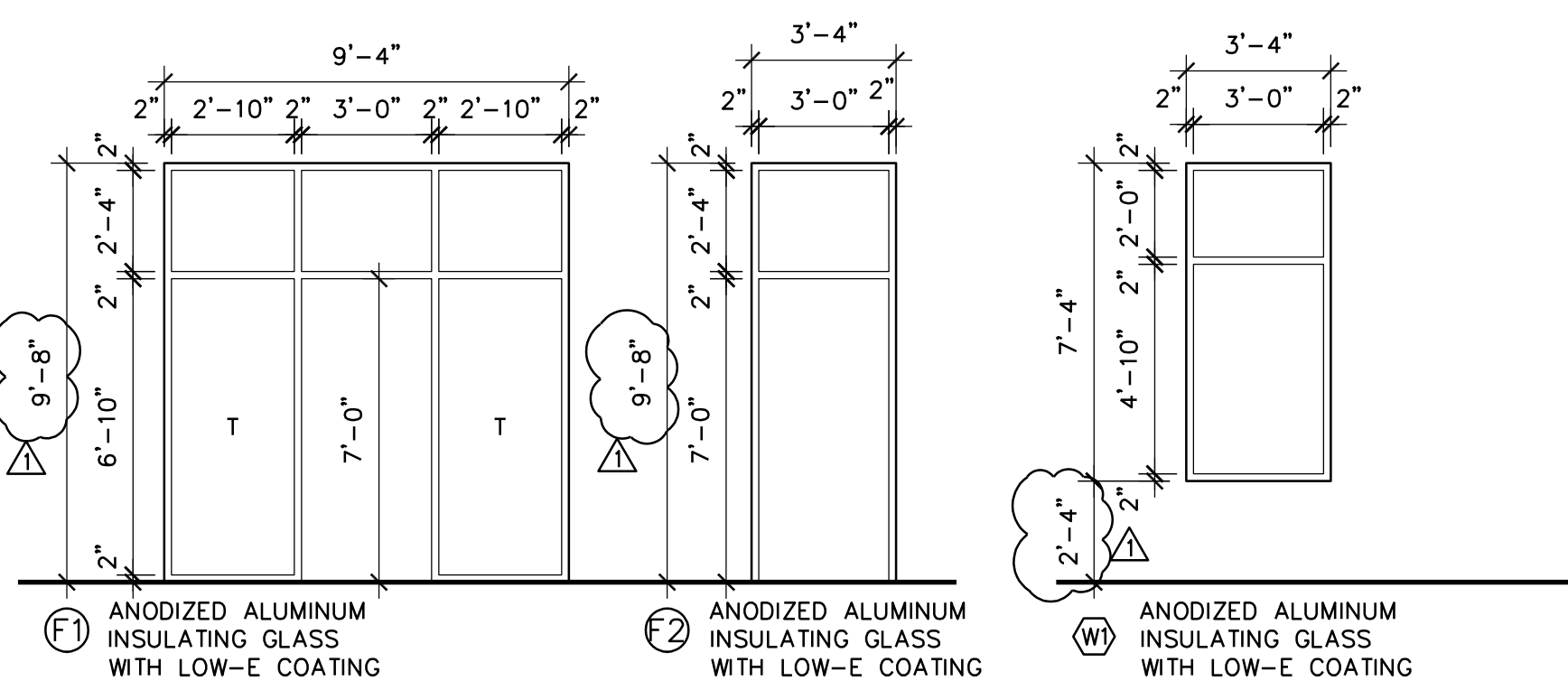
10 WALL TYPES
A2 SCALE: 1" = 1'-0" T = TEMPERED

T = TEMPERED



9 DOOR TYPES
A2 SCALE: 1/4" = 1'-0" T = TEMPERED

T = TEMPERED



8 FRAME TYPES
A2 SCALE: 1/4" = 1'-0" T = TEMPERED

T = TEMPERED

7 WINDOW TYPES
A2 SCALE: 1/4" = 1'-0"

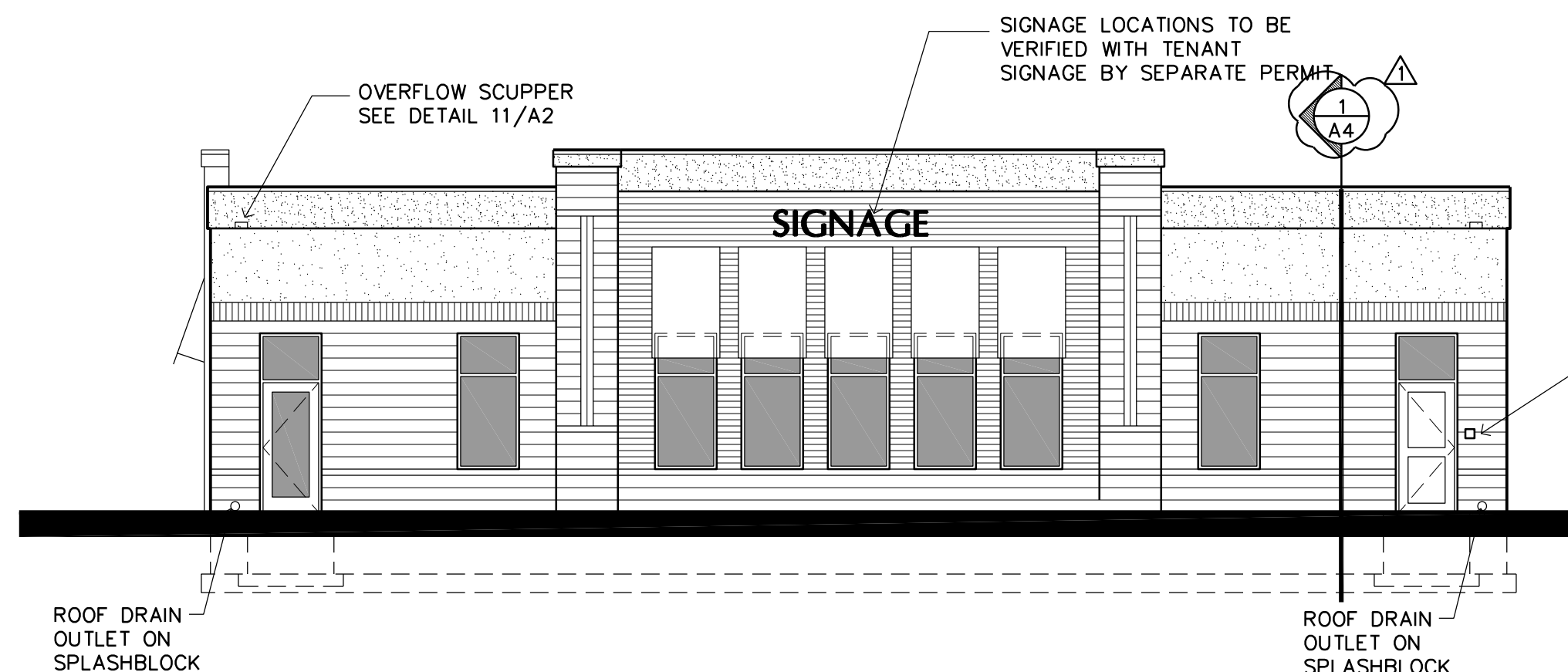
T = TEMPERED

PLAN NOTES:

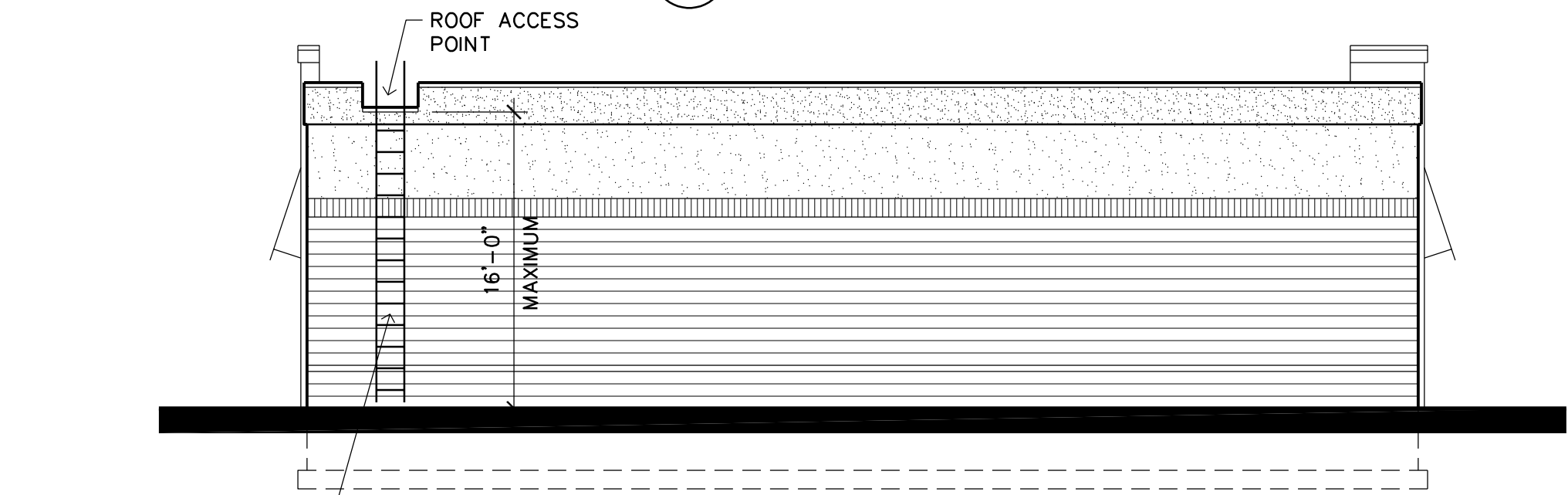
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- ROOF DRAIN AND DRAIN LEADER DESIGN IS BY PLUMBING CONTRACTOR

AREA SERVED BY ROOF DRAIN

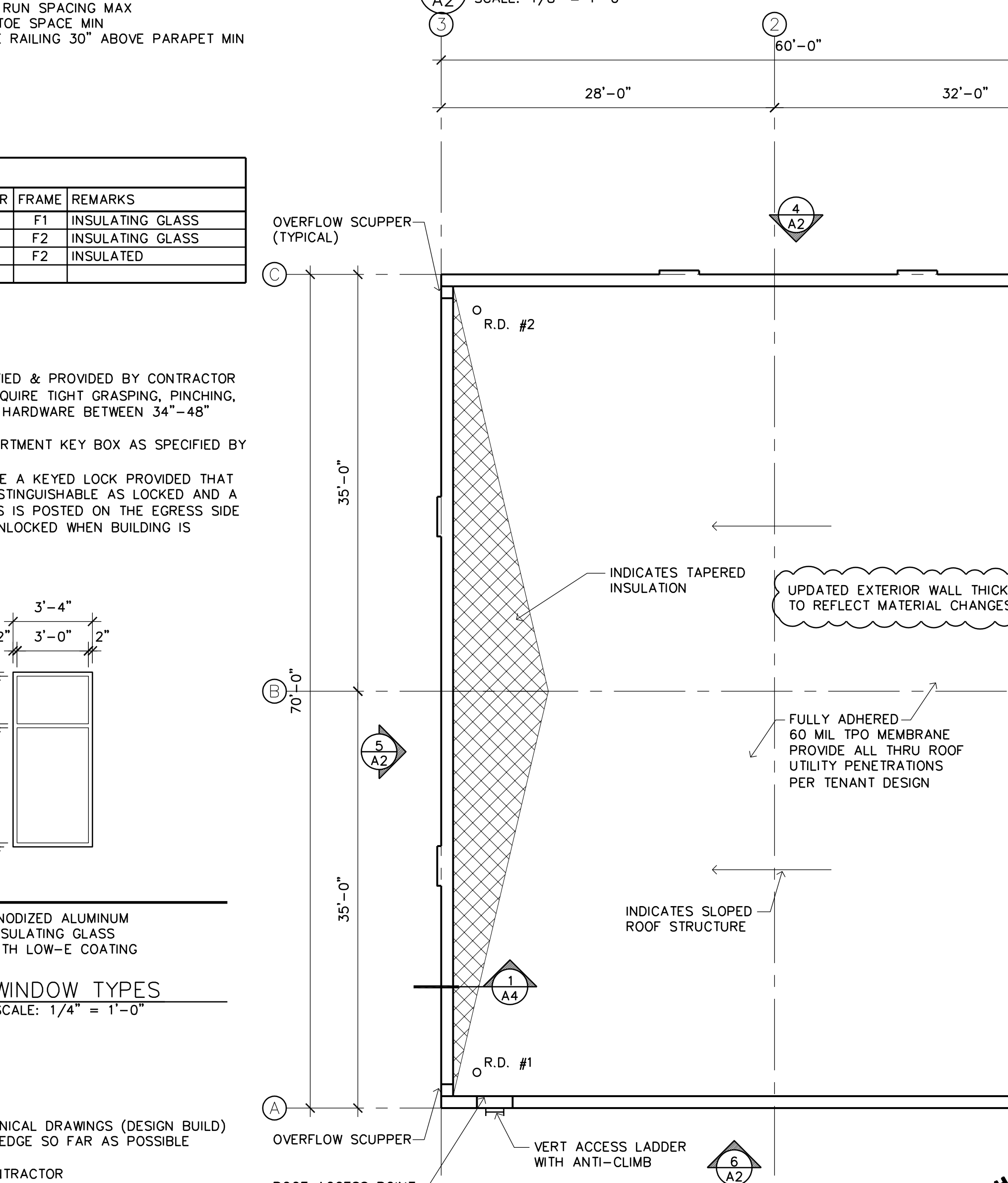
| | |
|-------------------------------|-------------------------------|
| ROOF DRAIN #1 ± 1,954 S.F. | ROOF DRAIN #2 ± 1,954 S.F. |
|-------------------------------|-------------------------------|



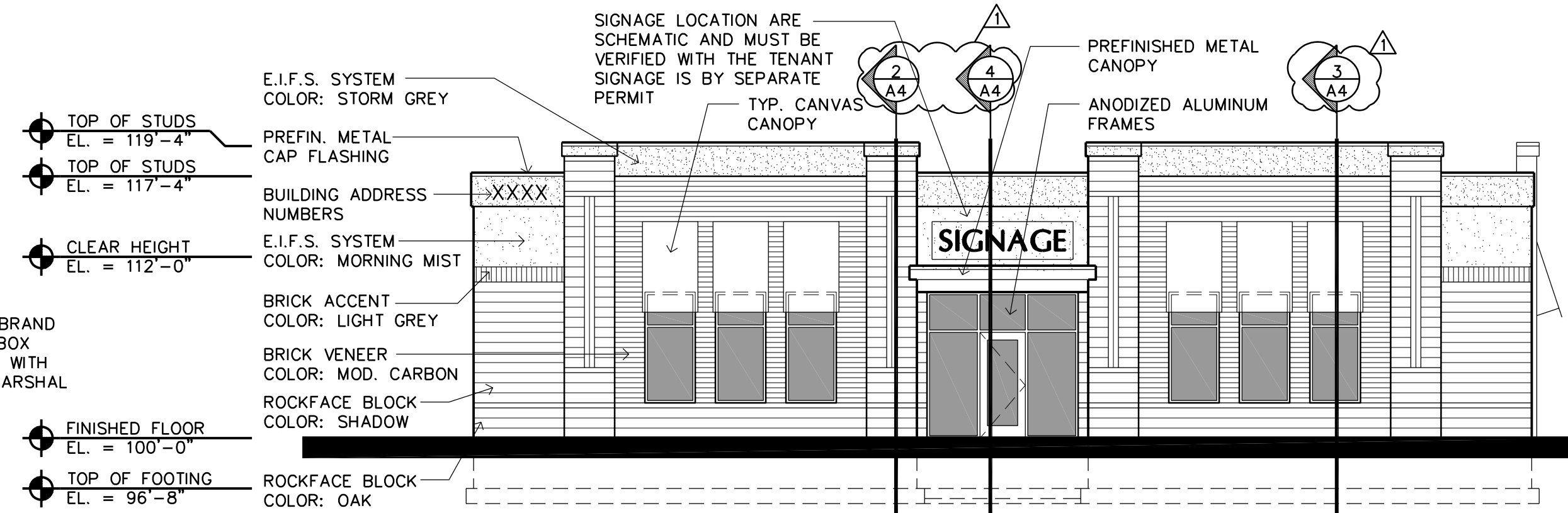
5 WEST ELEVATION
A2 SCALE: 1/8" = 1'-0"



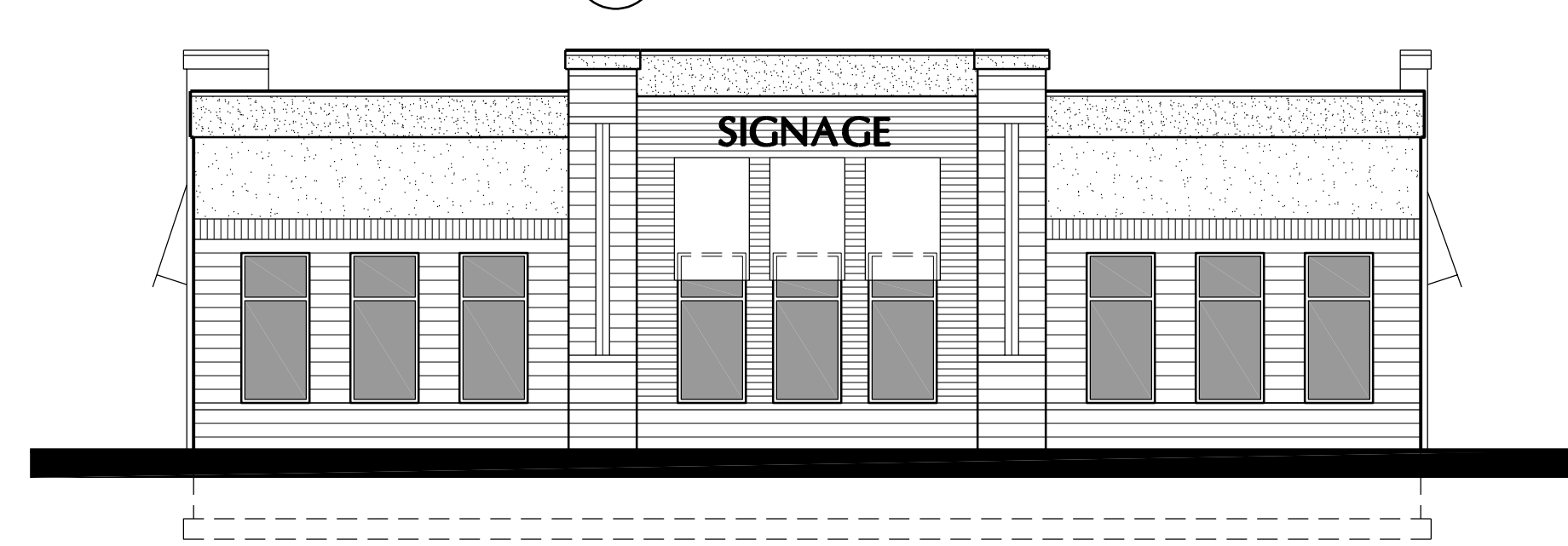
6 SOUTH ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 ROOF PLAN - BLDG A
A2 SCALE: 1/8" = 1'-0"

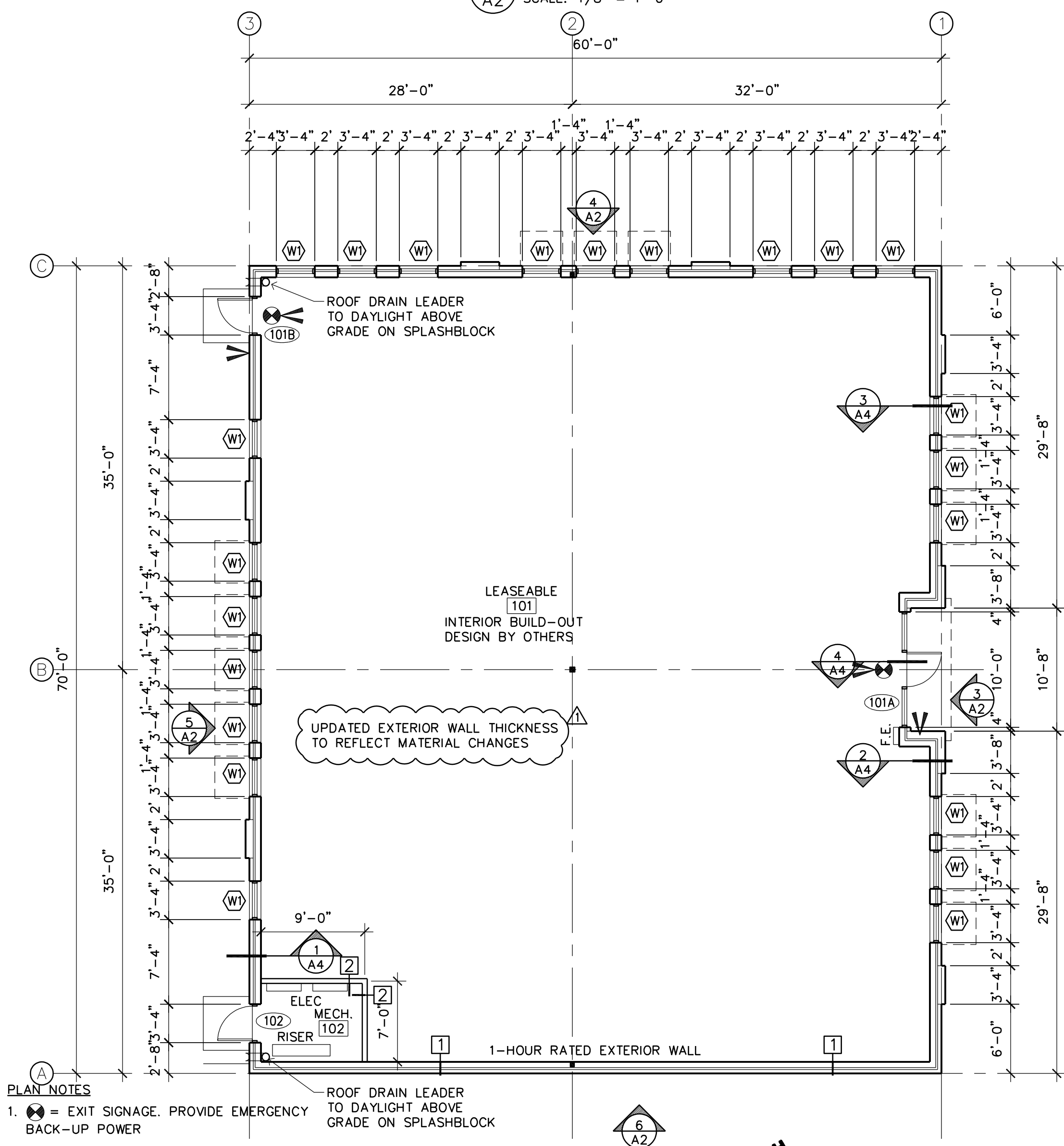


3 EAST ELEVATION
A2 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
A2 SCALE: 1/8" = 1'-0"

UPDATED ELEVATIONS TO MEET CITY REQUIREMENTS



PLAN NOTES:

- EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
- EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
- F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.

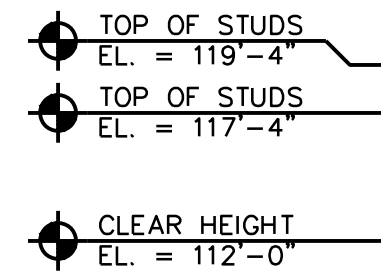
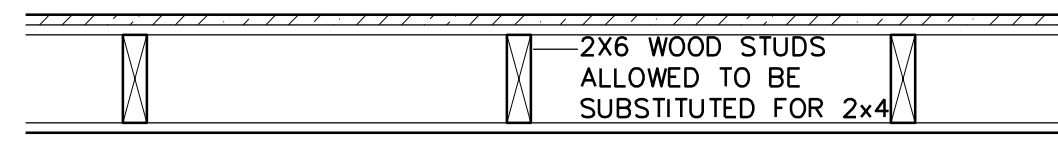
1 FLOOR PLAN - BLDG A
A2 SCALE: 1/8" = 1'-0" 4,200 S.F.

| | |
|---------|-----------------|
| 5/19/22 | PRELIMINARY |
| 7/12/22 | ISSUE FOR CONST |
| 8/19/22 | REVISIONS |

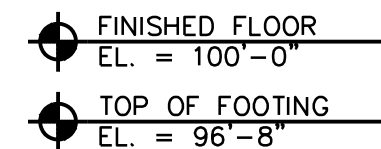
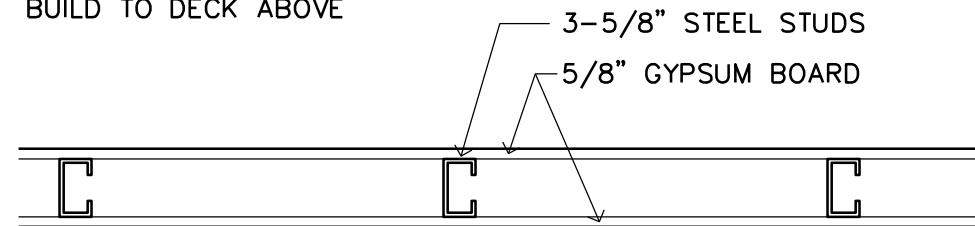
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GA FILE NO. WP 8105

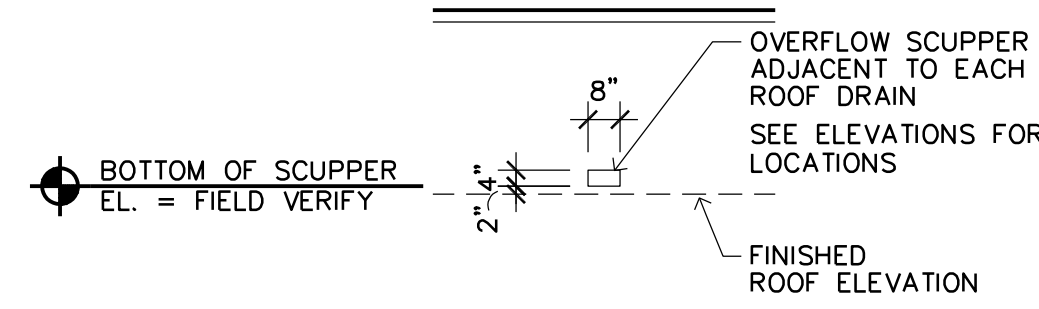


2 3-5/8" STEEL STUD WALL BUILD TO DECK ABOVE



10 WALL TYPES

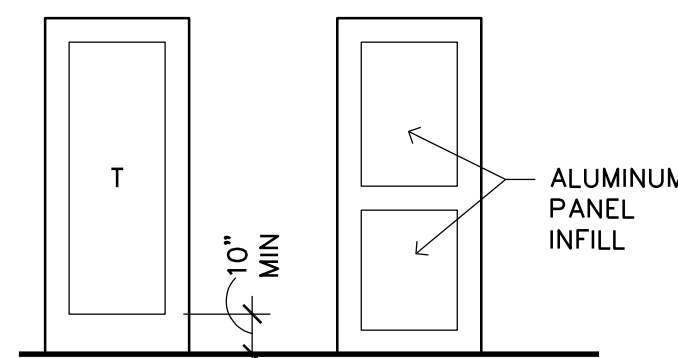
A3 SCALE: 1" = 1'-0" T = TEMPERED



NOTE: OVERFLOW SCUPPER IS SIZED ACCORDING TO IBC 1502.2.3 VERIFY WITH THE PLUMBING DESIGNER AND INT'L PLUMBING CODE

11 OVERFLOW SCUPPER DETAIL

A3 SCALE: 1/4" = 1'-0"



(D1) ANODIZED ALUMINUM (D2) ANODIZED ALUMINUM

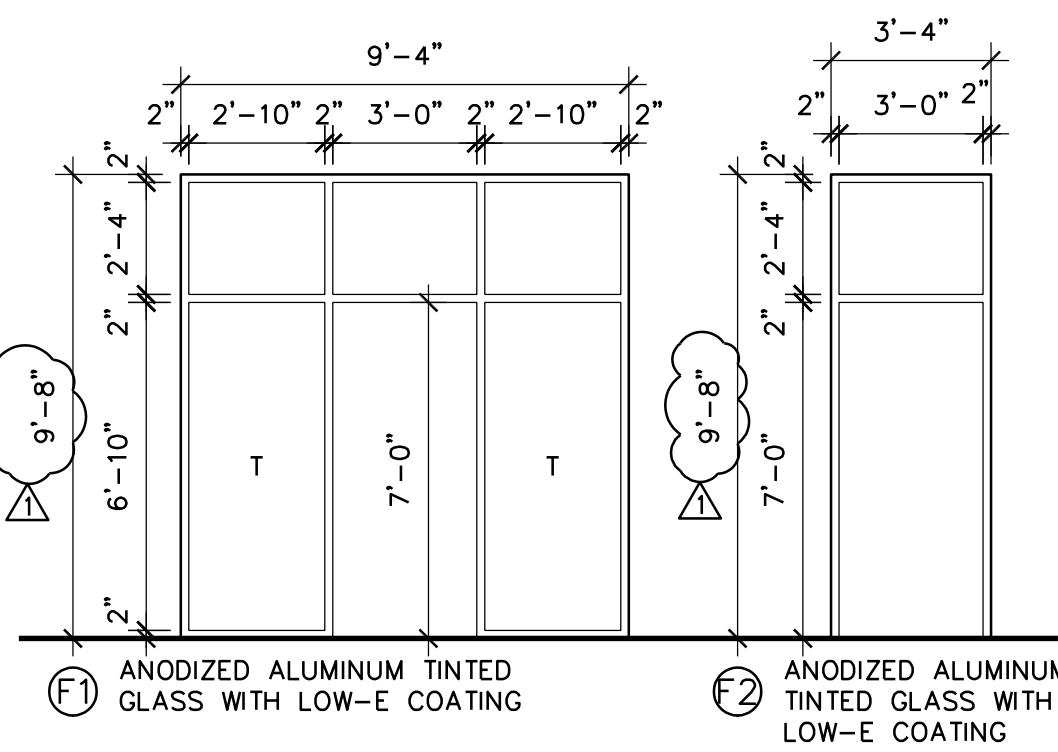
9 DOOR TYPES

A3 SCALE: 1/4" = 1'-0" T = TEMPERED

| DR # | DOOR SIZE | THICK | DOOR | FRAME | REMARKS |
|------|-------------|--------|------|-------|------------------|
| 101A | 3'-0"x7'-0" | 1 3/4" | D1 | F1 | INSULATING GLASS |
| 101B | 3'-6"x7'-0" | 1 3/4" | D1 | F2 | INSULATING GLASS |
| 102 | 3'-0"x7'-0" | 1 3/4" | D2 | F2 | INSULATED |

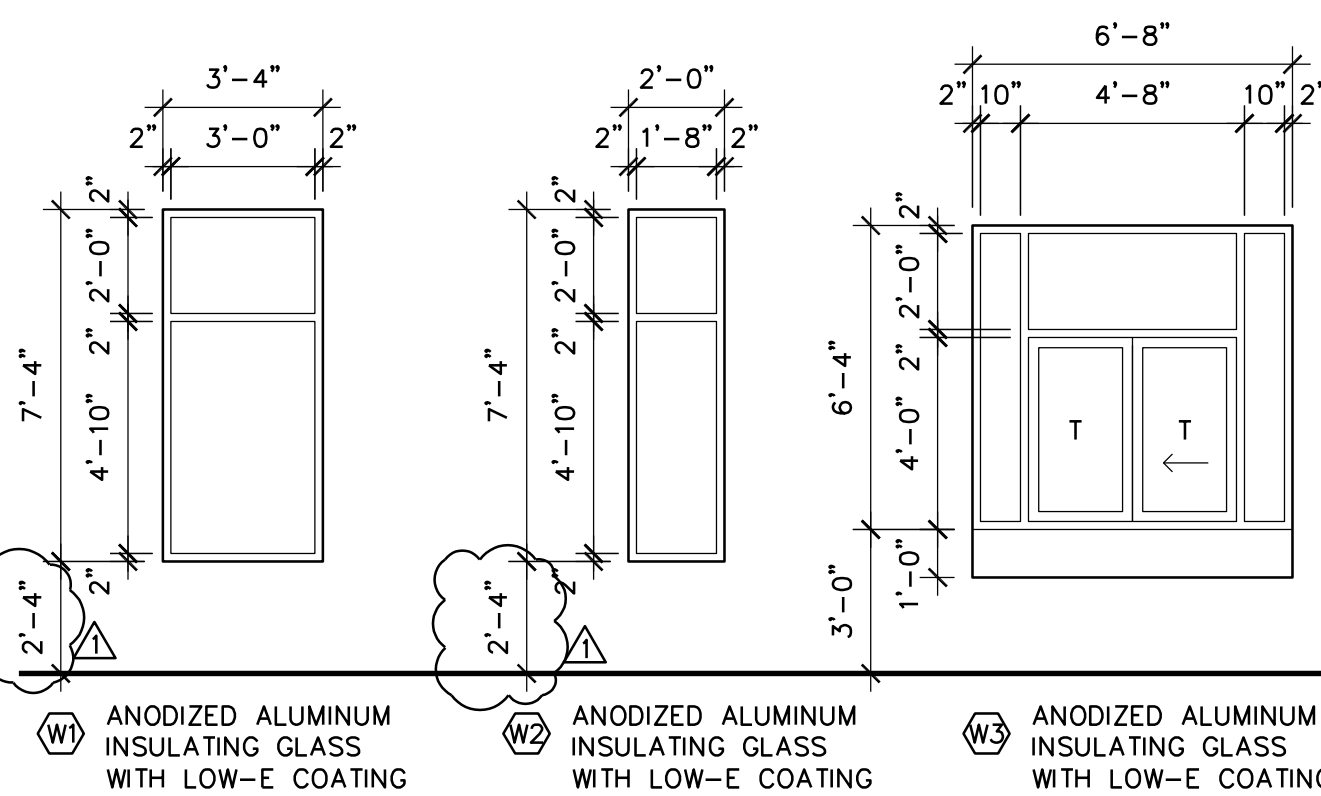
NOTES:

- ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR
- ALL EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. MOUNT HARDWARE BETWEEN 34"-48" (ANSI A117.1-404.2.6)
- PROVIDE A KNOX BRAND FIRE DEPARTMENT KEY BOX AS SPECIFIED BY THE FIRE MARSHAL
- THE MAIN EXIT IS ALLOWED TO HAVE A KEYED LOCK PROVIDED THAT THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED AND A SIGN WITH 1" CONTRASTING LETTERS IS POSTED ON THE EGRESS SIDE STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." (IBC 1008.1.9.3)



8 FRAME TYPES

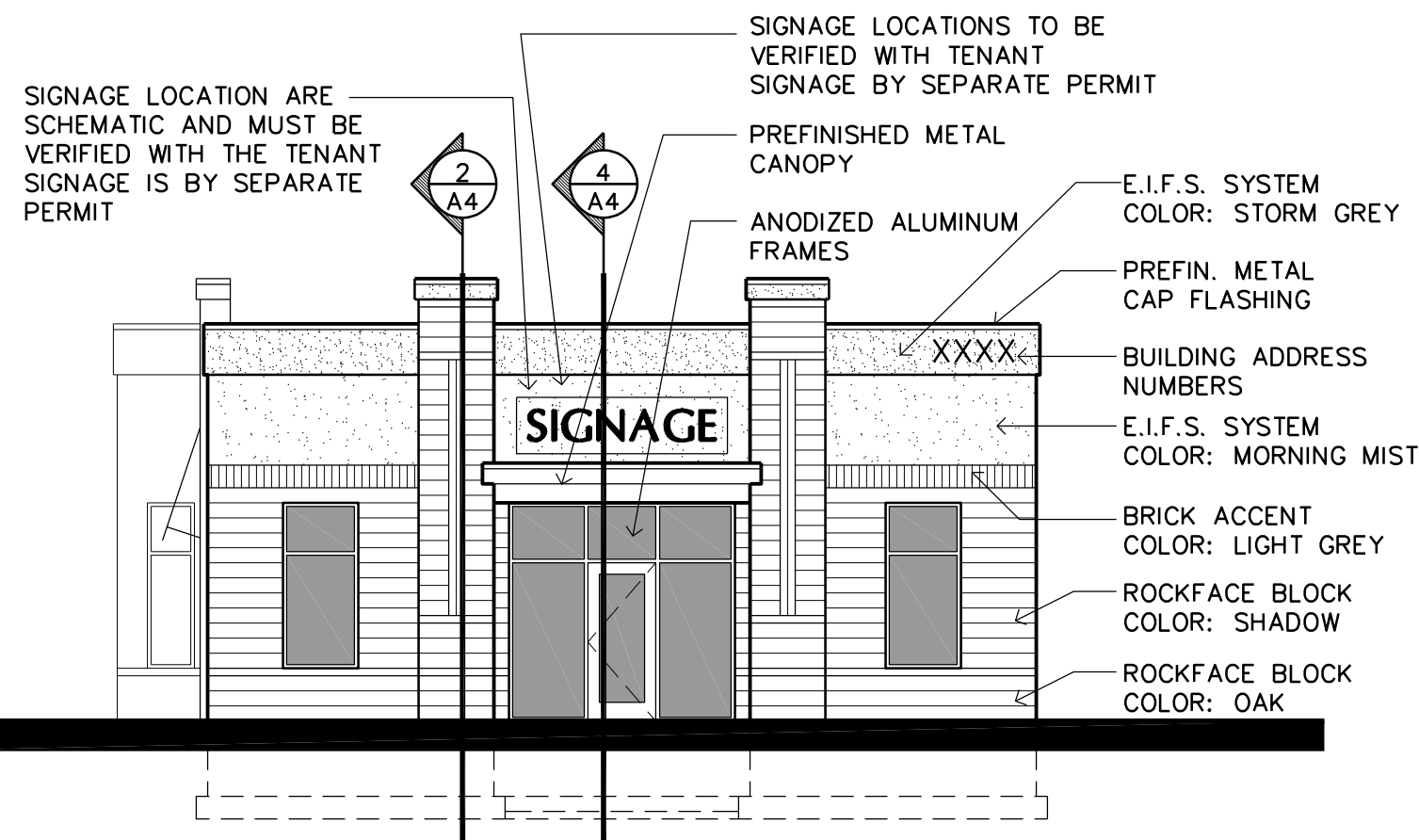
A3 SCALE: 1/4" = 1'-0" T = TEMPERED



7 WINDOW TYPES

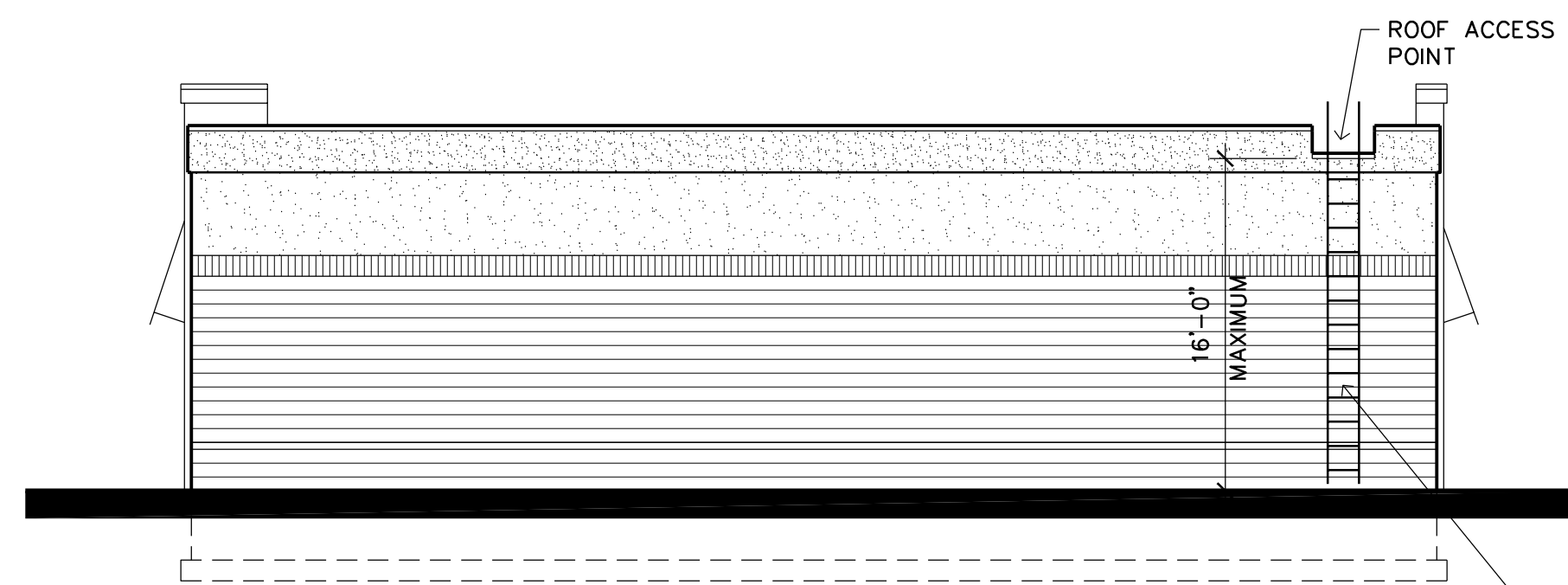
A3 SCALE: 1/4" = 1'-0" T = TEMPERED

UPDATED ELEVATIONS TO MEET CITY REQUIREMENTS



3 EAST ELEVATION

A3 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

A3 SCALE: 1/8" = 1'-0"



5 WEST ELEVATION

A3 SCALE: 1/8" = 1'-0"



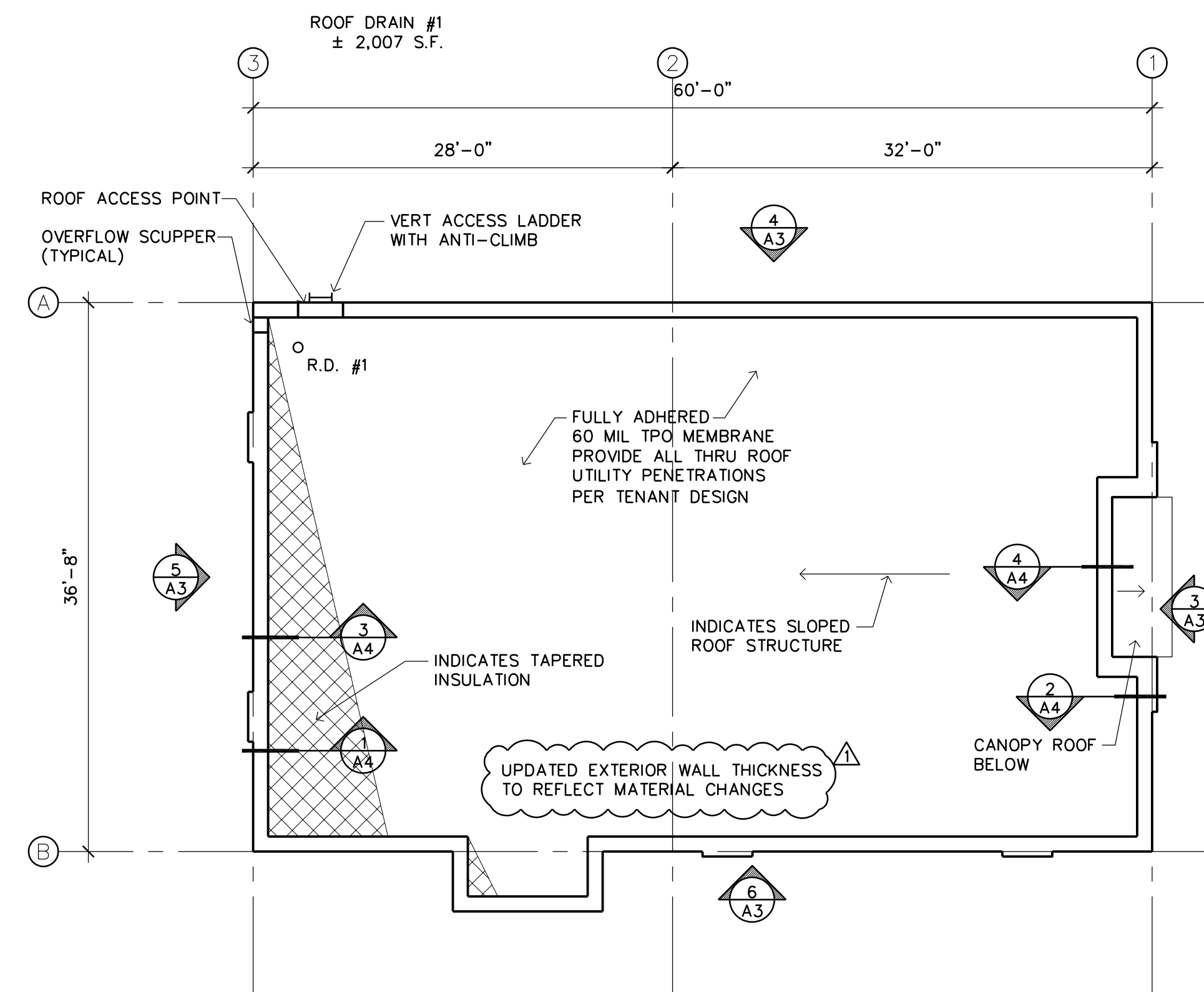
6 SOUTH ELEVATION

A3 SCALE: 1/8" = 1'-0"

PLAN NOTES:

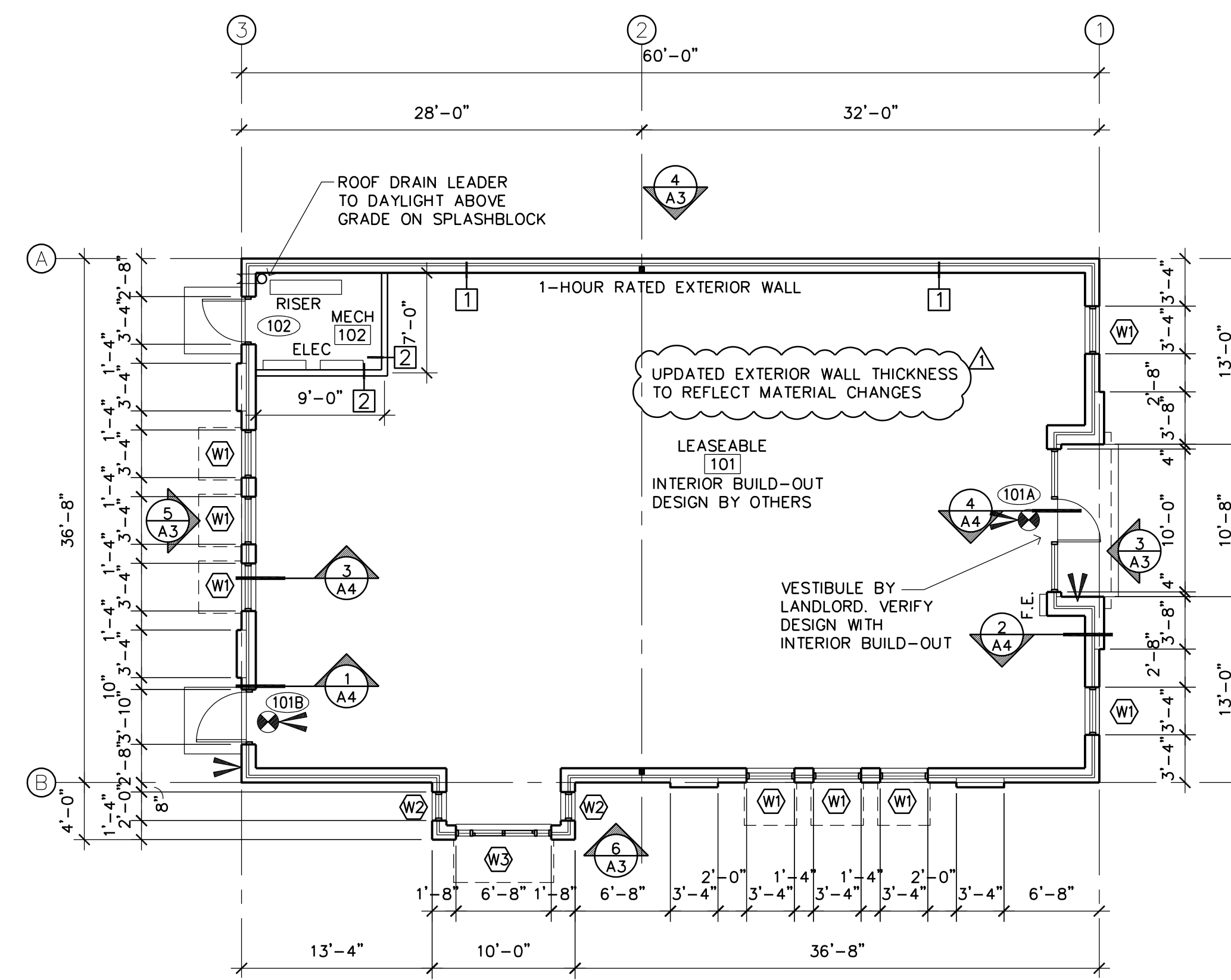
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AREA SERVED BY ROOF DRAIN



2 ROOF PLAN - BLDG B

A3 SCALE: 1/8" = 1'-0" 2,240 S.F.

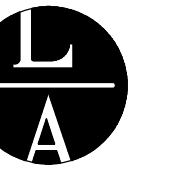


1 FLOOR PLAN - BLDG B

A3 SCALE: 1/8" = 1'-0" 2,240 S.F.

PLAN NOTES:

- EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
- EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE
- F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.



LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

LEONARD LAMPERT
SIGNATURE
PRINT NAME
13669
LICENSE NO.
8/19/22
DATE

JAVA PROPERTIES

879 Scheffer Avenue
St. Paul, MN 55102
Phone: 952-403-9595

APOLLO DRIVE
APR E T A I L
 601 Apollo Drive, Lino Lakes, Minnesota

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Project Designer: JAMES B

Drawn By: ALE

Checked By: LL

Revisions

5/19/22 PRELIMINARY

7/12/22 ISSUE FOR CONST

8/19/22 REVISIONS

BUILDING B

FLOOR PLAN

BUILDING ELEVATIONS

Sheet Number

A3

Project No. 220210-2

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.

SIGNATURE: *Joseph L. Scheffler*
 JOSEPH L. SCHEFFLER

License #: 55597
 Date: 08-10-2022

PROJECT MANAGER
 LOUIE

DRAWN BY
 J + L

PROJECT NAME

APOLLO DRIVE
 RETAIL

LINO LAKES
 MINNESOTA

ISSUE LOG

08-10-2022 REVIEW

PROJECT NUMBER
 22-08-01

SHEET TITLE

**LANDSCAPE
 PLAN**

SHEET NUMBER

L101

LANDSCAPE REQUIREMENTS

- CANOPY COVER SF REQUIRED = 40% OF VEHICULAR HARDSCAPE SF
 - 27,347 SF VEHICULAR SF = 10,939 SF OF CANOPY COVER REQUIRED
 - 12,000 SF CANOPY COVER PROVIDED
- FOUNDATION PLANTINGS = 2 LARGE TREES & 6 LARGE SHRUBS PER 100 LF OF STREET FACING FOUNDATION
 - 354 LF FOUNDATION = 7 LARGE TREES & 21 LARGE SHRUBS REQUIRED
 - 1 LARGE & 9 MEDIUM TREES PROVIDED (7 TOTAL) - 9 MEDIUM ADDED TO NORTH OPEN SPACE AREA
 - 15 LARGE & 23 MEDIUM SHRUBS PROVIDED (30.34 LARGE SHRUBS)
- OPEN SPACE PLANTINGS = 2 LARGE TREES & 3 LARGE SHRUBS PER 2,000 SF OPEN SPACE
 - 13,149 SF OPEN SPACE = 13 LARGE TREES & 20 LARGE SHRUBS REQUIRED
 - 7 LARGE & 9 MEDIUM TREES PROVIDED (13 TREES TOTAL)
 - 35 MEDIUM SHRUBS PROVIDED (23.34 LARGE SHRUBS)
- BUFFER YARD = 30" TALL CONTINUOUS BUFFER BETWEEN SIDEWALK AND PUBLIC ROW & 1 LARGE TREE FOR EVERY 50 FT OF BUFFER
 - 640 LF OF BUFFER = 13 TREES REQUIRED
 - 13 TREES PROVIDED & BUFFER

NOTES:

- OBTAIN ALL NECESSARY PERMITS FOR PLANTING IN ALL R.O.W. AND VERIFY ALL UTILITIES WHICH MAY EFFECT THEIR WORK.
- COMPLETE WORK PER OWNERS CONSTRUCTION SCHEDULE AND COORDINATE WORK WITH OTHERS ON SITE.
- ALL PLANT MATERIALS TO BE GUARANTEED ONE (1) FULL YEAR FROM THE COMPLETION AND ACCEPTANCE BY OWNER, WITH ONE TIME REPLACEMENT AT APPROPRIATE TIME
- REPLACEMENT TOPSOIL (WHEN REQUIRED) SHOULD BE CLEAN, FREE OF DEBRIS, ROCKS AND WEEDS.
- VERIFY TOPSOIL DEPTH AND NOTIFY OWNER OF ANY DEFICIENCY.
- SOD TO BE A KENTUCKY BLUEGRASS SEED VARIETY. NO GUARANTEE ON SOD EXCEPT SOD THAT IS NOT ACCEPTABLE AT TIME OF COMPLETION. STAKE SOD ON SLOPES 3:1 AND GREATER.
- WHERE EXISTING HARDSCAPE AREAS ARE TO BE REPLACED WITH LANDSCAPING, PROVISIONS SHOULD BE TAKEN TO COORDINATE EXCAVATION OF SUBSOIL TO A DEPTH OF 6" WITH GRADING CONTRACTOR. REPLACE WITH COMPACTED TOPSOIL. ALL AREAS TO BE LANDSCAPED AND SODDED SHALL BE GRADED SMOOTH AND EVEN.
- SOD ALL AREAS WHICH ARE DISTURBED BY CONSTRUCTION INCLUDING ALL R.O.W. AND ADJACENT PROPERTIES.
- PROVIDE BLANKET ON ALL SEEDED AREAS THAT ARE SLOPED. MULCH APPLICATION FOR ALL OTHER SEEDED AREAS SHALL BE HYDROMULCH OR DISCED STRAW DEPENDING ON SEED TYPE.
- INSTALL BLACK VINYL EDGING AROUND ALL PLANTING BEDS AS SHOWN ON PLAN.
- MULCH TO BE FINELY SHREDDED, UNDYED, HARDWOOD ORGANIC MULCH INSTALLED TO 4" DEPTH.
 - NO WEED FABRIC BARRIER BENEATH ORGANIC MULCHES.
 - NO EDGING AROUND TREES OUTSIDE OF SHRUB BEDS.
- ROCK MULCH SHALL BE 1-1/2" DIAMETER BUFF LIMESTONE ROCK INSTALLED TO 3" DEPTH WITH APPROVED WEED FABRIC BARRIER.
- INSTALL IRRIGATION SYSTEM PER IRRIGATION PLAN. IRRIGATION DESIGN SHOULD ENCOMPASS ALL LANDSCAPE AREAS WITH SOD AND PLANTINGS. R.O.W. TO BE IRRIGATED FROM SPRINKLER HEADS LOCATED WITHIN PROPERTY BOUNDARY. MINIMIZE OVER SPRAY.
- COORDINATE INSTALLATION OF ALL PVC SLEEVES UNDER DRIVE AREAS WITH GENERAL CONTRACTOR.
- CLEAN ALL PAVEMENT AREAS AFTER ALL LANDSCAPE INSTALLATION IS COMPLETE AND ACCEPTED BY OWNER, DAILY CLEANING TO BE COMPLETED IF REQUIRED BY THE MUNICIPALITY.

LANDSCAPE PLANT LEGEND

DECIDUOUS TREES

| | | | | | |
|----|---|--|-----------|-----|-------------|
| SY | 4 | EXCLAMATION! SYCAMORE <i>Platanus x acerifolia 'Morton Circle'</i> | 2.5" CAL. | B&B | 60'H x 45'W |
| CH | 4 | COMMON HACKBERRY <i>Celtis occidentalis</i> | 2.5" CAL. | B&B | 50'H x 50'W |
| NM | 5 | NORTHWOOD MAPLE <i>Acer rubrum 'Northwood'</i> | 2.5" CAL. | B&B | 50'H x 35'W |
| SL | 4 | SKYLINE HONEYLOCUST <i>Gleditsia tricanthos var. inermis 'Skycole'</i> | 2.5" CAL. | B&B | 50'H x 30'W |
| BL | 7 | BOULEVARD LINDEN <i>Tilia americana 'Boulevard'</i> | 2.5" CAL. | B&B | 50'H x 25'W |

EVERGREEN TREES

| | | | | | |
|----|---|---|-------|-----|-------------|
| SP | 7 | SCOTCH PINE <i>Pinus sylvestris</i> | 6' HT | B&B | 40'H x 30'W |
| LP | 9 | LIMBER NORTHERN BLUE PINE <i>Pinus flexilis 'Northern Blue'</i> | 6' HT | B&B | 25'H x 10'W |
| SS | 9 | SWISS STONE ALGONQUIN PILLAR <i>Pinus cembra 'Algonquin Pillar'</i> | 6' HT | B&B | 25'H x 10'W |
| SJ | 7 | SPARTAN JUNIPER <i>Juniperus chinensis 'Spartan'</i> | 4' HT | B&B | 15'H x 4'W |

SHRUBS

| | | | | |
|----|----|--|--------------|-----------|
| AJ | 15 | AMBER JUBILEE NINEBARK <i>Physocarpus opulifolius 'Jefam'</i> | #2 CONT. POT | 6'H x 4'W |
| AM | 10 | AUTUMN MAGIC CHOKEBERRY <i>Aronia melanocarpa 'Autumn Magic'</i> | #2 CONT. POT | 4'H x 4'W |
| MJ | 57 | MANEY JUNIPER <i>Juniperus chinensis 'Maney'</i> | #2 CONT. POT | 5'H x 6'W |
| AF | 76 | ARCTIC FIRE DOGWOOD <i>Cornus stolonifera 'Farrow'</i> | #2 CONT. POT | 5'H x 4'W |
| GL | 15 | GRO-LOW FRAGRANT SUMAC <i>Rhus aromatica 'Gro-Low'</i> | #2 CONT. POT | 2'H x 8'W |

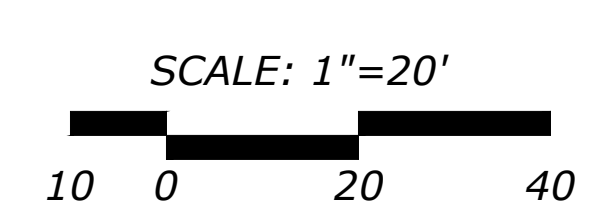
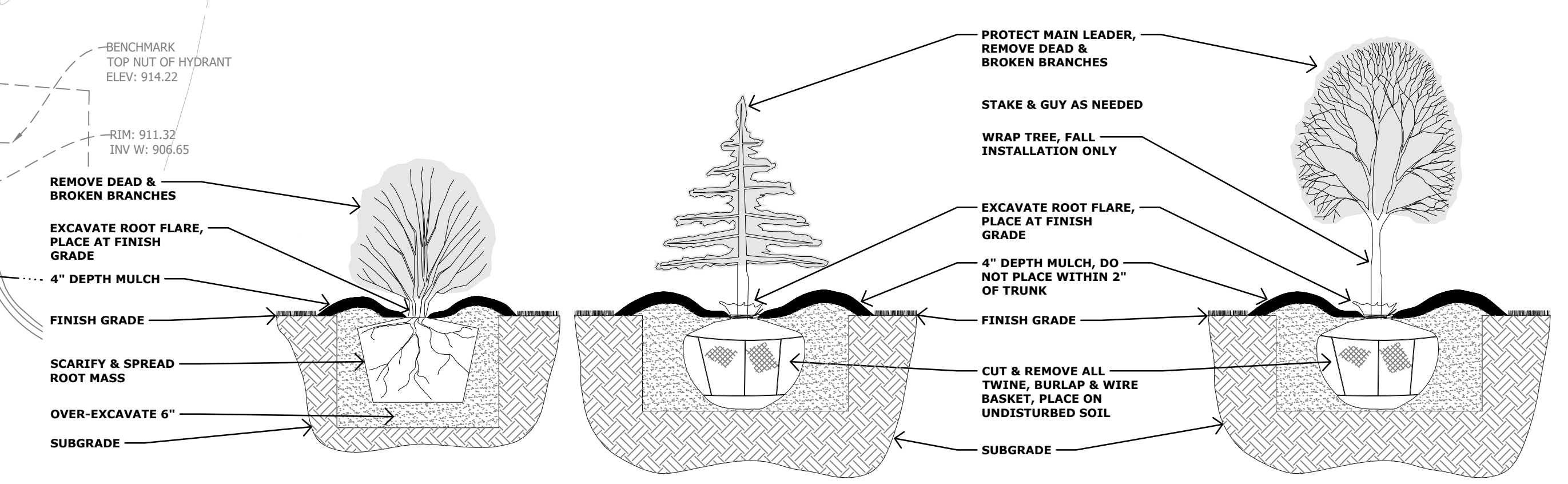
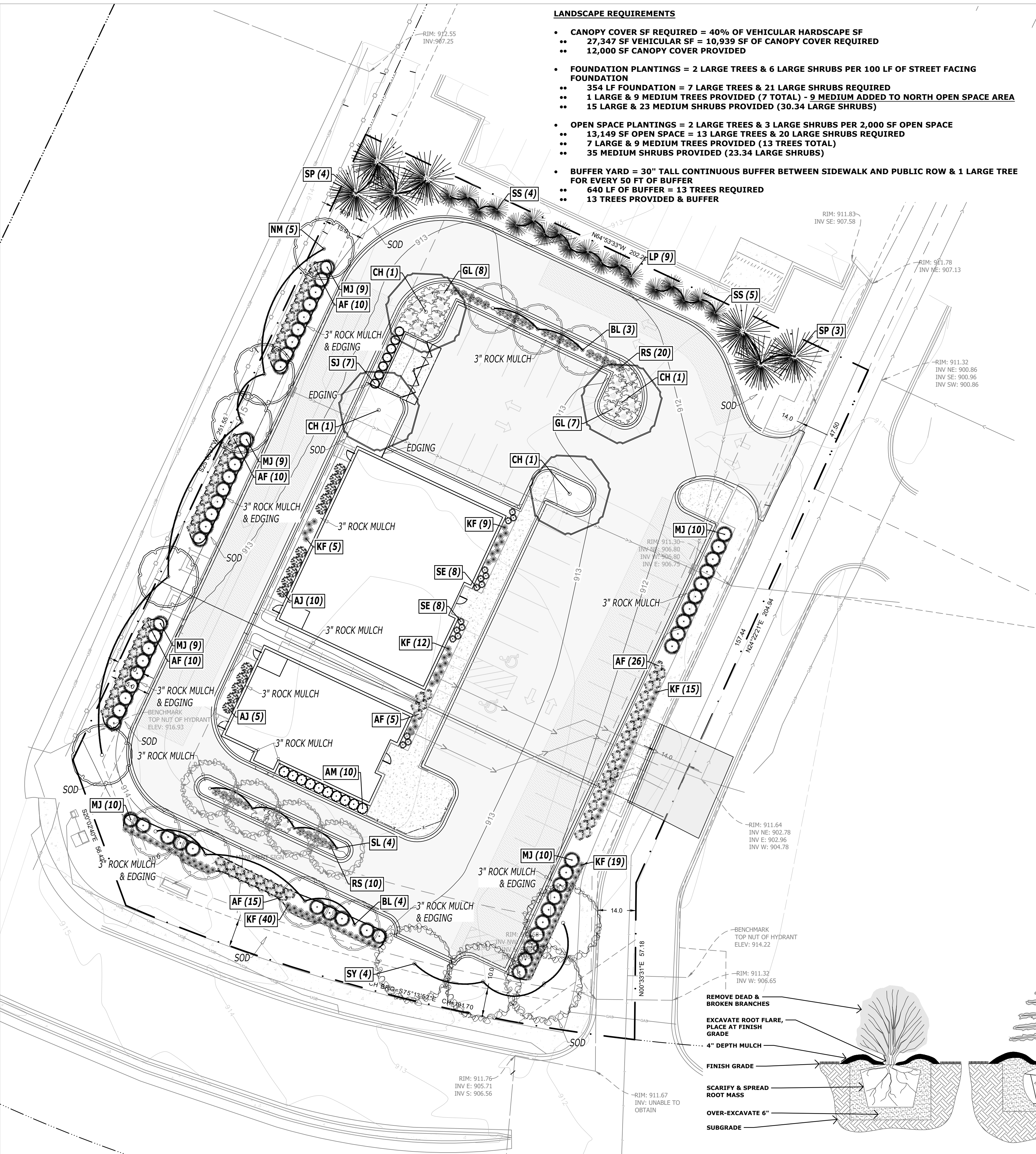
PERENNIALS

| | | | | |
|----|----|--|--------------|-------------|
| RS | 30 | RUSSIAN SAGE <i>Salvia yangii</i> | #1 CONT. POT | 4'H x 3'W |
| SE | 16 | AUTUMN FIRE <i>Sedum x 'Autumn Fire'</i> | #1 CONT. POT | 1.5'H x 2'W |

ORNAMENTAL GRASSES

| | | | | |
|----|-----|---|--------------|-----------|
| KF | 100 | KARL FORESTER FEATHER REED GRASS <i>Calamagrotis x acutiflora 'Karl Forester'</i> | #1 CONT. POT | 4'H x 3'W |
|----|-----|---|--------------|-----------|

EDGING - --- LF
 ROCK MULCH - --- CY
 MULCH (TREES/SHRUBS OUTSIDE OF BEDS) - --- CY



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

STAFF ORIGINATOR: Kendra Lindahl and Kevin Shay, Landform

P & Z MEETING DATE: September 14, 2022

REQUEST: **PUBLIC HEARING:** Zoning Ordinance Update

CASE NUMBER: N/A

APPLICANTS: City of Lino Lakes

OWNERS: Multiple

BACKGROUND

On March 8, 2021, the City Council authorized Landform to update the City’s Zoning Ordinance and Zoning Map. This is one of the steps required to implement the 2040 Comprehensive Plan that was adopted by the City Council on November 9, 2020.

On May 12, 2021, the P&Z Board kicked off this effort with a discussion of Planned Unit Developments (PUD). The P&Z had a robust discussion about the purpose and intent of PUDs and provided direction to staff about desired changes to the ordinance.

On June 9, 2021, the P&Z Board reviewed the first draft of the changes to the general provisions section. P&Z provided input to staff about the proposed revisions to the ordinance.

On August 11, 2021, the P&Z Board reviewed the first draft of the Planned Unit Development section of the ordinance. The P&Z provided feedback regarding the proposed changes to the ordinance.

On October 4, 2021, staff provided an update on the project at the Council work session.

On October 13, 2021, the P&Z Board reviewed the first draft of the zoning district sections of the ordinance. The P&Z provided feedback about the proposed changes and provided input on other potential changes to the ordinance.

On November 10, 2021, the P&Z Board reviewed driveway width, impervious surface area, brew pub locations, garage area, side yard setbacks and porch depth to provide and input and recommendations on changes to the ordinance.

On January 12, 2022, the P&Z reviewed the administrative section and provided input on the proposed changes to clean up and refine the section.

On February 9, 2022, the P&Z reviewed the new zoning districts, agritourism and liquor uses to provide input and recommendations on changes to the ordinance.

On March 30, 2022, the P&Z held a work session to review the draft zoning map changes and provided feedback on the proposed changes.

On April 13, 2022, the P&Z received an update on some key items including indoor storage, agritourism, mead, garage size and the urban transition (now called future urban development) district.

On June 22, 2022, the P&Z discussed rural clusters, the future urban development district and architecture standards.

On July 13, 2022, the P&Z reviewed updated information on rural clusters and architecture standards and provided input.

On August 10, 2022, the P&Z reviewed the full draft of the zoning ordinance and provided input.

ANALYSIS

A clean version of zoning ordinance is available on the City's website at <https://linolakes.us/459/Public-Review-Documents>. This version was also emailed to Board members on August 11, 2022. Due to the number of changes present in the document a redline version is difficult to follow but is available from city staff. The changes to the ordinance were done to eliminate unnecessary language and inconsistencies in the document, better reflect City goals and makes the ordinance easier to read and understand.

Administration

The changes to the administration sections eliminates unnecessary language and inconsistencies in the document. The majority of the text changes are to add language to maintain consistency in the purpose, process and requirements for each of the different sections.

The Environmental Review Section 1007.025 is new and outlines the process that the City will use when completing the environmental reviews required by Minnesota Statutes and Minnesota Rules 4410. It is simply intended to notify developers that they are responsible for the City cost to prepare the documents and explains the City review process. This codifies the process that the City has followed in the past.

Zoning Districts

The key changes to the rural, residential, business, industrial, and public and semi-public districts (Sections 1007.080 – 1007.130) include:

1. Changes to all districts:

- a. Remove Planned Unit Development (PUD) as a conditional use. Currently the ordinance provides an option to apply for a PUD by conditional use permit or a rezoning to PUD. The new code will require all PUDs to be rezoned to PUD.
 - b. Add essential service as a use by administrative permit. Essential services consist of overhead telephone, gas, electrical, communication, water or sewer transmission, distribution, collection, supply or disposal systems including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment used to serve the public.
2. Changes to rural:
- a. Remove garage requirement from districts because it is addressed in general provisions. The twin home/townhouse requirement for garage has been added to the single family standards.
 - b. Add Agritourism as a conditional use in the R, Rural District. Agritourism would include any commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating. The definition was added to Section 1007.001.
 - c. Remove bicycle racing arenas as a conditional use in the R, Rural District.
 - d. Include rural cluster developments as a permitted use in R and R-X. Cluster development has been added a definition as, "A form of residential development that groups buildings or lots to provide common open space."
3. Changes to residential:
- a. Remove garage requirement from districts because it is addressed in general provisions as noted in the rural district.
 - b. Amended the R-2 district day care facilities to be consistent with State Statute.
4. Changes to business:
- a. Delete central business and shopping center zoning districts. The zoning districts were deleted to reduce the number of individual business districts.
 - b. Delete drive-through language from restaurants, brewpubs and service businesses. The drive-throughs are currently limited to the districts that allow them as an accessory use.
5. Changes to industrial:

- a. Include indoor self-storage as a permitted use in light and general industrial districts. Indoor self-storage is defined as, “A fully enclosed building that is climate controlled containing separate, individual and private storage spaces of varying sizes, leased or rented on an individual basis for the storage of personal property; where individual renters control and access individual storage spaces; each unit must be directly accessed from the interior of the building via its own access door. Outdoor access to individual units is prohibited. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Such facilities to be used for storage only”
 - b. Remove mini self-storage as a conditional use in the general industrial district. It is still permitted in the GI district. Mini self storage is defined as, “An enclosed storage facility containing independent, fully enclosed bays that are leased to individuals exclusively for the storage of household goods or personal belongings.”
6. Changes to public and semi-public:
- a. Delete the Rural Business Reserve District. The Rural Business Reserve District was intended to be a holding zone for commercial and industrial zoning districts and is no longer needed with the rural and future urban development accomplishing the same task.

New Zoning Districts

The Future Urban Development (FUD) zoning district is a new zoning district that is intended as a holding zone to preserve areas where urban services are planned, but not yet available. This was identified in the implementation plan as goal #3 of the land use section of the 2040 Comprehensive Plan as an action that would allow for the orderly development of land planned for urban services. The FUD district is the same as the Rural (R) zoning district except it has a larger (20-acre) minimum lot size to preserve the land for development.

The holding zone would apply until municipal sewer and water are available and a landowner/developer makes application for development. At that time the City may rezone the property consistent with its designation on the future land use plan map, provided that the development does not result in the premature extension of public utilities, facilities or services.

The Business Campus (BC) zoning district is for the land in eastern Lino Lakes that was designated Business Campus in the 2040 Comprehensive Plan. The intent is to provide for multi-use buildings, business offices, wholesale showrooms, and related uses in an environment which provides a high level of amenities. The district will serve primarily as employment centers, with office, service, research and development, data centers and light industrial uses. Other uses would include those that support the businesses and their employees, such as convenience retail or services, hotels, restaurants, daycare facilities, banks or other financial institutions. The development standards included in the district are the same as the light industrial district with

only the list of uses being different. This district is not currently shown on the zoning map but as land develops within the commercial, business campus or industrial land use the properties will be rezoned. Staff has added the commercial land use option since the P&Z saw the last draft of this section. There are areas in the City where land guided commercial may be appropriate for this BC zoning designation and staff wants to provide this additional option. The development would be required to request a rezoning to BC, which give the City a high level of discretion in determining appropriateness of the district.

The High Density Residential and Commercial (R-5) zoning district is intended to provide a setting for multiple family housing and commercial in areas that have good thoroughfare access. The R-5 district shall correspond to the Planned Residential/Commercial land use category in the 2040 Comprehensive Plan future land use map. The uses allowed within the district are a combination of uses found in the High Density Residential (R-4) district and the General Business (GB) district, with the development standards reflecting those district standards as well. This district is not currently shown on the zoning map but as land develops within the planned residential/commercial land use the properties will be rezoned.

Agritourism

Agritourism is a new use that has been added as a conditional use to the Rural (R) and Future Urban Development (FUD) districts. Agritourism is defined as “any commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating.” By allowing agritourism as a CUP we can address the effects of the use to ensure the site’s agriculture and surrounding properties are not affected by the operations and activities of the use. An example of the use is Waldoch Farm.

The agritourism standards are in located in the general provisions section of the zoning ordinance similar to other conditional uses with substantial conditions.

Rural Clusters

Staff has drafted a rural cluster ordinance that will allow cluster developments as a permitted use on parcels located in the Rural (R) and Rural Executive (R-X) districts, which are guided Low Density Residential on the full build land use map and staged in the post-2040 area on the staging plan. The rural cluster ordinance will allow 8 units per 40 acres when utilizing individual septic systems and 12 units per 40 acres when utilizing community septic. Staff is recommending the density bonuses as a tool to provide landowners with additional development opportunities while preserving land for future development with urban services. Performance standards for the rural cluster ordinance will be adopted as part of the general provisions section to ensure that the rural cluster preserves the higher quality natural resources and can transition effectively to urban services when they become available. The performance standards used for the rural cluster ordinance are very similar to the existing rural planned unit development language found in the Zoning Ordinance, which has now been deleted. Some of the language referenced into the draft ordinance is from the conservation subdivision section which is being removed from the

Subdivision Ordinance as part of the update and the standards are being utilized as part of the new rural cluster ordinance.

The standards that have changed from the rural planned unit development include:

- Open space is no longer taken in perpetuity but is instead held until the subject property gains access to municipal sanitary sewer and water services.
- The density has been increased by four units per 40 acres for both the base density and bonus density.
- Standards have been included for maintenance, management and replacement of community septic systems.
- Open space is now required to include a minimum of 25 percent upland area.
- Residential lots must be large enough to support a primary and secondary septic system.
- Included cluster development definition and added number of units required to be considered a cluster.

Liquor Standards

The current ordinance allows brewer taprooms accessory to a malt liquor beverage production and bottling facility in the Light Industrial (LI) and General Industrial (GI).

We have updated the General Business (GB), Light Industrial (LI) and General Industrial (GI) districts to include a broader range of uses related to alcoholic beverages such as, brew pub, brewer taproom, microbrewery/small brewer, microdistillery/small distillery and winery/cider mill (which includes meadery). The uses are defined as:

Brew Pub - A restaurant that conducts the retail sale of malt liquor brewed on the premise and licensed under Minnesota Statute section 340A.301, subdivision 6(d). Areas used exclusively for brewing operations shall not exceed 25 percent of the total floor area. Included within this use is the off-sale of malt liquor produced on site in refillable growlers pursuant to Minnesota Statutes section 340A.301, subdivision 7(b). *(No change from existing ordinance)*

Brewer Taproom - Facility on the premises of, or adjacent to, a malt liquor beverage production facility / brewery intended for the on-sale and consumption of malt liquor produced by the brewer pursuant to Minnesota Statute section 340A.301, subdivision 6b. A brewer taproom may include a restaurant. *(No change from existing ordinance)*

Microdistilleries - is a distillery operated within the state producing premium, distilled spirits in total quantity not to exceed 40,000 proof gallons in a calendar year, which distillery is licensed under Minnesota Statutes section 340A. *(New definition)*

Small Brewer - is a brewer licensed under section Minnesota Statutes section 340A.301, Subdivision 6, clause (c), (i), or (j) who also holds a retail license to sell off-sale malt liquor at its licensed premises which has been produced and packaged by the brewer. *(New definition)*

The ordinance is drafted to allow for the following:

GB District;

- Permitted use
 - Brew pub (new)
 - Microdistillery with cocktail room (new)
 - Small brewer with brewer taproom (new)

LI District;

- Permitted accessory use
 - Brewer taproom accessory to malt liquor beverage production (no change)
 - Cocktail room accessory to distilled spirits production (new)

GI District;

- Permitted accessory use
 - Brewer taproom accessory to malt liquor beverage production (no change)
 - Cocktail room accessory to distilled spirits production (new)

General Provisions

City staff prepared a summary of Zoning Ordinance changes to the General Provisions section needed to comply with State Law, eliminate inconsistencies in the document, better reflect City goals and make the ordinance easier to read and understand.

The changes to the section include:

1. The non-conforming use section has been revised for compliance with the 2009 changes to MN Statute §462.357, Subd.1e.
2. The word “quadraminium” is not commonly used and has been replaced with the word townhouse.
3. Provided a consistent standard across districts for garage sizes. Garages are intended to provide space to store vehicles and other equipment. The intent is to provide enough space within the garage and other accessory structures to contain all equipment in addition to the vehicles. The existing minimum standard is 20 feet wide with a total size of 440 square feet for single family, two family and townhomes. The draft ordinance has increased the minimum size to 528 square feet.
4. Accessory buildings. Added language to note that no building permit is be required for detached accessory buildings containing 200 sq. ft. in gross floor area or less to be consistent with MN State Building Code. Such buildings will still require a Zoning Permit to ensure compliance with Code standards. Additionally, we have added a section to allow one detached accessory building under 120 square feet by right, which will not be counted against the total number of allowed accessory structures in the district.

5. Added standards for carports.
6. Includes revised architecture standards which break down the classes of materials into three classes for use on the building.
7. Added definitions to the landscape standards. The landscape section has not been updated, but will be updated at a later date by city staff.
8. The Curb Cut/Driveway Width within rural and residential zoning districts was changed from 26 feet in width to 28 feet.
9. Reviewed the parking standards and reformatted as a table to make it easier to read. Modified some parking calculations to be consistent with current practices.
10. Added standards for private drives as a new Section 1007.046. This provides standards for private drives to distinguish them from public streets, provide clear standards and ensure that the homeowners association maintains them in perpetuity.
11. Changed the earth moving and land reclamation activities allowed by Section 1007.051 from a conditional use permit (which runs with the land) to an interim use permit (which includes a sunset clause).
12. Added new language for Wind Energy Conversion System (WECS) as Section 1007.060. this provides standards to allow WECS as an accessory use.
13. Added standards for solar energy systems as Section 1007.061.
14. Added language for Model Homes and Temporary Real Estate Offices by administrative permit as a new Section 1007.062. These are common for large developments and this provides consistent standards.
15. Added language for Temporary Structures as a new Section 1007.063 for emergency use. This is typically a short term need when a structure is damaged and uninhabitable. It allows a temporary structure while the original structure is being rebuilt.
16. Added performance standards for motor fuel stations as Section 1007.064.

PUD

The following is a list of changes made to the PUD section of the ordinance.

1. Eliminated the PUD by conditional use permit and requires them all to be done as a rezoning to the PUD zoning district. The rezoning to PUD creates a negotiated zoning district unique to the individual project and gives the City a higher level of discretion than a conditional use permit.

2. Modifying the purpose and intent to be clearer and more concise.
3. Expanding the list of desired public benefits to be evaluated with PUDs.
4. Created a table to identify base development guidelines by zoning district along with a reference to the base general provision standards. While staff historically has included this base zoning reference as part of the analysis and noted this district in the staff report, this change will provide more clarity.
5. Deleting unnecessary general requirements covered under other sections of the Zoning or Subdivision Ordinance.
6. Moving rural residential PUD requirements to the rural cluster section to allow it by right. These subdivisions will allow clustering of homes on smaller lots than would typically be allowed in exchange for preservation of at least 50% of the area as open space and compliance with additional conservation development standards.
7. Modifying the open space performance standards to clarify how it is calculated and designed in urban residential PUDs.
8. Creating a subsection for mixed-use PUD requirements which references the residential, commercial and industrial PUD sections.
9. Creating an additional requirement for commercial and industrial PUDs to have harmonious and integrated design for all buildings in the development.
10. Added a requirement that the developer hold a neighborhood meeting prior to submittal of a PUD concept plan application.
11. Streamlined the submittal requirements to eliminate unnecessary requirements and referencing standards from other sections of City Code rather than repeating the standards.
12. Updating submittal procedures to match current city process.
13. Creating a process for plan modifications or amendments to a PUD.
14. Created a list of all existing planned development overlays (PDO's) to become PUDs along with all existing PUDs. The ordinance will be amended with future PUDs to add the PUD reference to Section 1007.131.

Additional Considerations

1. Currently the ordinance states, "Chain link fences shall not include slates." Staff would like to also include fabric as a prohibited material except for use on public recreational facilities or private sport courts.

SUMMARY

The Planning and Zoning Board should take public comment on the zoning ordinance updates.

At the October 12th meeting, the Planning and Zoning Board will hold a public hearing on the Zoning Map that will be considered for adoption by the City Council with the repeal and replacement of the Zoning Ordinance.

RECOMMENDATION

Take public comment on the zoning ordinance updates that will be included in the materials sent to City Council.

Staff would recommend the Planning and Zoning Board make motions on individual sections broken out as follows:

- Title/Application/Rules (Sections 1007.000 - .001)
- Administration (Sections 1007.015 - .025)
- Purpose to General Building and Use Provisions (Sections 1007.040 - .043)
- Off-Street Parking to Earth Moving and Land Reclamation (Sections 1007.044 - .051)
- Farming Operations to Air Park Hanger and Access Performance Standards (Sections 1007.052 – .065)
- Rural Cluster Development (Section 1007.066)
- District Provisions and Rural Districts (Sections 1007.070, 1007.080 - .082)
- Residential Districts (Sections 1007.090 - .096)
- Business Districts (Section 1007.110 - .112)
- Industrial Districts (Sections 1007.120 - .122)
- Special Districts (Sections 1007.130, .131)

ATTACHMENTS

1. None