

CITY COUNCIL AGENDA

Monday, July 7, 2025

CITY COUNCIL WORK SESSION, 6:00 P.M.

Community Room (not televised)

1. Call to Order and Roll Call
2. Setting the Agenda: Addition or Deletion of Agenda Items
3. Erickson Property Rezoning and Preliminary Plat, Katie Larsen
4. Municipal Cannabis Dispensary Feasibility Study, Karen Anderson
5. Notices and Communications

ADJOURNMENT

**CITY COUNCIL
WORK SESSION STAFF REPORT
ITEM NO. 4**

STAFF ORIGINATOR: Katie Larsen, City Planner

DATE OF WORK SESSION: July 7, 2025

TOPIC: Erickson Property Rezoning and Preliminary Plat

BACKGROUND

At the Work Session, staff will present the July 14, 2025 Council staff report.

The applicant, Hampton Companies, submitted a land use application for rezoning and preliminary plat for a residential subdivision called Erickson Property. The applicant proposes to subdivide the existing lot located at 7590 20th Avenue into 14 single family lots.

REQUESTED COUNCIL DIRECTION

None. Discussion only.

ATTACHMENTS

1. July 14, 2025 Council Staff Report

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7B**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: July 14, 2025

TOPIC: Erickson Property

- i. Consider 1st Reading of Ordinance No. 13-25 Rezoning Property from R, Rural to R-2, Two Family Residential
- ii. Consider Resolution No. 25-93 Approving Preliminary Plat

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, Hampton Companies, submitted a land use application for rezoning and preliminary plat for a residential subdivision called Erickson Property. The applicant proposes to subdivide the existing lot located at 7590 20th Avenue into 14 single family lots.

Tentative Review Schedule:

Complete Application Date:	May 12, 2025
60-Day Review Deadline:	July 11, 2025
60-Day Extension Deadline:	September 9, 2025
Environmental Board Meeting:	May 28, 2025
Park Board Meeting:	June 4, 2025
Planning & Zoning Board Meeting:	June 11, 2025
City Council Work Session:	July 7, 2025
City Council Meeting:	July 14, 2025

BACKGROUND

The Land Use Application is for:

- Rezoning
- Preliminary Plat

This staff report is based on the following information:

- ALTA Survey prepared by Landform dated April 29, 2025
- Erickson Property Plan Set prepared by Landform dated May 12, 2025
- Stormwater Management Plan prepared by Landform revision date May 22, 2025
- Geotechnical Exploration Report prepared by Haugo Geotechnical Services dated May 6, 2025
- Narrative prepared by Landform dated May 12, 2025

ANALYSIS

Existing Site Conditions

The existing residential lot contains a house, and several accessory structures. According to Anoka County property records, the house was built in 1922. The site topography is relatively flat with the elevations at the soil boring locations ranging from about 903 to 910 feet above mean sea level (MSL).

Zoning

Current Zoning	R, Rural
Current Land Use	Rural Residential
2040 Comp Plan Land Use	Low Density Mixed Residential
Utility Staging Area	1B: 2025-2030

Rezoning

The lot is currently zoned R, Rural. It will be rezoned to R-2, Two Family Residential which is consistent with land guided Low Density Mixed Residential.

Surrounding Zoning and Land Use

Direction	Zoning	Current Land Use	Future Land Use
North	R, Rural	Rural Residential	Low Density Mixed Residential
South	PUD, Planned Unit Development	Vacant Residential	Low Density Mixed Residential
East	PUD, Planned Unit Development	Vacant Residential	Low Density Mixed Residential
West	R, Rural	Agricultural	Low Density Residential

Land Use and Density

The following chart implements Met Council's formula for calculating net density.

Gross Area (acres)	5.15
Wetlands & Water Bodies	0.00
Public Parks & Open Space	0.00
Arterial ROW	(0.70)
Net Area (acres)	4.45
# of Units	14
Gross Density (units/acre)	2.72
Net Density (units/acre)	3.15

The parcel is guided low density mixed residential development and requires 3.0 to 4.0 units per net acre. The proposed net density of 3.15 units per acre is consistent with the Comprehensive Plan.

Zoning Requirements

The lot is proposed to be zoned R-2, Two Family Residential.

60ft Single Family Lots	R-2 Requirements	Proposed Plan
Min. Lot Size	7,500 sf	7,619 – 11,506 sf
Min. Lot Width		
--Interior Lot	60 ft	60ft
--Corner Lot	80 ft	80 ft
Min. Lot Depth	125 ft	127 ft
--Double Frontage	135 ft	NA

Building Setback (ft)		
-From Streets	25 ft	25 ft
-Rear Yard		
--Principal	25 ft	25 ft
-Accessory	5 ft	5 ft
-Side Yard		
--Principal	10 ft	10 ft
--Accessory	5 ft	5 ft
Buffer Abutting Arterial St	15 ft wide	NA
Impervious Surface	65%	Evaluated w/ building permit

The proposed lots meet zoning requirements.

Building Requirements

At the time of building permit, the lots will be reviewed for compliance regarding impervious surface, building footprint area, garage size, and design and construction standards. R-2 performance standards shall be met.

Subdivision Ordinance

Conformity with the Comprehensive Plan and Zoning Code

The preliminary plat is consistent with the comprehensive plan for low density mixed residential development and zoning code requirements for R-2, Two Family Residential as discussed above.

Blocks and Lots

The preliminary plat contains 14 lots and 1 outlot. The outlot is for stormwater management. The outlot will be owned by an HOA and the stormwater pond will be maintained by the City.

Streets and Alleys

Osakis Street is a local road with 60 ft wide road right-of-way and 32ft wide paved road. It is an extension of the existing road within Watermark. A temporary cul de sac will be constructed on the north end. Sixty (60) ft of road right-of-way is being dedicated along CSAH 54 (20th Avenue) as required.

Easements

Standard drainage and utility easements at least ten (10) feet wide have been provided along all other lot lines and stormwater management facility.

Storm Water Management and Erosion and Sediment Control

Per the June 4, 2025 Engineering Memo, stormwater management for the Erickson Property site consists of a sedimentation basin to provide treatment. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	7.36	15.00	32.57	Only needed if basins landlocked
Currently Proposed	3.08	6.02	12.35	Only needed if basins landlocked

Utilities

An 8" watermain and 10" sanitary sewer will service the lots.

Public Land Dedication

The City will require cash in lieu of land dedication.

Park Dedication Fees	
Total # of Lots =	13 ^a
x 2025 Park Dedication Fee	\$3,500
= Total Due	\$45,500

^a The existing lot/house will not be charged a park dedication fee; therefore, only 13 lots will be charged for park dedication fees.

Parks, Greenways and Trail Plan

The proposed subdivision is within the Watermark Park neighborhood service area and additional land dedication is not required. The park plan identifies a trail along CSAH 54 (20th Avenue). A trail currently exists along the Watermark development within the road right-of-way. A trail shall be graded in along the Erickson Property to tie into the existing trail. The City will install the trail at a future date.

Screening, Landscaping, Buffer Yards and Tree Preservation

Per the May 28, 2025 Environmental Board staff report:

Tree Preservation and Mitigation Standards

The purpose of these standards is to protect valuable trees and stands of vegetation while not interfering with landowners' reasonable use and development of property. The goal is to minimize unnecessary loss of habitat, biodiversity, and forest resources and to replace removed trees in areas where tree cover is most critical.

A tree survey has been provided. Most of the trees on site are oak, pine, maple. Majority of the trees were planted as windbreaks from the adjacent agricultural use.

The tree inventory will need to be updated to only include significant trees and trees within the project location. The coniferous trees will need to be included by height.

The site falls primarily within the basic use area. No mitigation is required within this area. Twelve trees are being proposed for removal within the stormwater management area. Storm water ponding is not included within the basic use area. Mitigation will be required at a 1 to 1 ratio.

There are currently ninety (90) significant trees identified on site. Thirteen (13) are proposed to be preserved as a part of the development.

The developer is proposing planting 14 boulevard trees, one for each proposed lot. An additional 7 rear yard trees are being proposed within block 1. Staff recommends adding additional rear yard trees within block 2 to provide additional plantings and screening from the existing development.

Tree Preservation and Mitigation Standards will need to be met with future submittals.

Open Areas Landscape Standards

The developer will be required to meet open area landscape standards as part of the proposed project. Open area standards are to provide one large tree and two large shrubs per every 2500 square feet of open space. Final calculations for open area plantings will be calculated with final plat submittal to confirm final open space.

Currently the proposal does not show open space landscaping.

Buffer and Screen Standards

There is no official requirements, but city staff are looking at providing additional plantings in the rear yards for screenings from existing properties.

Double planted screening is being proposed with shrubs along the back of the property lines for block one as screening from 20th Ave. Screening should be provided on the property lines. Currently showing plantings within the outlot, this will likely cause maintenance issues in the future.

Canopy Cover

Canopy cover requirements do not apply to single-family residential developments.

Foundation Landscaping

Foundation landscaping standards do not apply to single family residential development

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.

Low maintenance turf should be evaluated throughout development. Ground covers should be drought resistant to reduce the need for irrigation use.

Environmental Review

The site is within the I-35E Corridor AUAR. The preliminary plat is consistent with residential development for all 3 AUAR land use scenarios.

Wetlands

There are no wetlands on site.

FEMA Floodplain

There is no FEMA floodplain on site.

Shoreland Management Overlay

The development is not located within a Shoreland Management Overlay district.

Impervious Surface Coverage

The maximum allowed impervious surface coverage per lot is 65%. The impervious coverage for each lot will be evaluated with those individual building permits and surveys.

Traffic Study

A traffic analysis was completed noting that single family detached housing units average 9.43 trips per dwelling unit and the 14 lot subdivision would generate 132 daily trips. Traffic was analyzed with the Watermark development and the Erickson Property was included in the study. The proposed development is consistent with the Watermark traffic study.

Noise Study

Per the applicant's narrative, this project will comply with the same findings of the Watermark Traffic Noise assessment that was conducted in March of 2016 to fulfill the requirements of the I-35E AUAR. This includes meeting the standards for noise levels found in the study for homes that are along CSAH 54 (20th Avenue). The project would need to meet the commercial noise standards (NAC-2) during nighttime hours as allowed by Minnesota Rule 7030.0050. This exemption will be met by following the three following items for all homes built along CSAH 45 (20th Ave) to meet the NAC-2 standards, instead of the residential standards (NAC-1), for nighttime hours:

1. The building is constructed in such a way that the exterior to interior sound level attenuation is at least 30 dB(A);
2. The building has year-round climate control; and
3. The building has no areas or accommodations that are intended for outdoor activities.

Additional City and Government Agency Review Comments

- Lino Lakes Police Department and Fire Department had no comments on the preliminary plat.
- The Environmental Board reviewed the development proposal on May 28, 2025. Their comments are summarized in the attached Environmental Memo dated May 28, 2025.
- The Planning & Zoning Board held a public hearing on June 11, 2025. There were no public comments. The Board recommended approval with a 5-0 vote.

Agreements

Stormwater Maintenance Agreement

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. The City of Lino Lakes shall be party to the Declaration. The City Engineer will provide the template.

Development Agreement and Final Plat

The applicant shall submit a Land Use Application for final plat after preliminary plat approval. A Development Agreement will then be prepared by the City as part of the final plat application.

Comprehensive Plan

Erickson Property is consistent with the goals and policies of the comprehensive plan regarding land use, housing, economic development, transportation, local water management plan, sanitary sewer, water supply and parks, greenway and trails.

Land Use Plan

Per the 2040 Comprehensive Plan, the parcel is guided low density mixed residential development and allows for 3.0 to 4.0 units per net acre. The proposed 14 single family housing units and net density of 3.15 units per acre is consistent with the Comprehensive Plan.

Growth Management Strategy

Page 3-17 of the 2040 Comprehensive Plan details the City's Growth Management Strategy. The strategy works in conjunction with the City's utility staging plan.

The City will plan to accommodate an annual average of 230 units per year over each 5-year phasing period not to exceed 345 units in any one year. From 2010 to 2024, the City's average annual number of units is 123. This is less than the allowed 230 unit annual allocation.

The proposed 14 housing unit residential subdivision is consistent with the growth management strategy.

Housing Plan

A goal of the housing plan is to maintain existing housing stock to insure a high-quality environment in all residential neighborhoods. It is a policy to encourage in-fill housing where appropriate.

Erickson Property meets the goals of the housing plan by supporting in-fill housing.

Economic Development

The 14 lot single family residential development does not negatively impact the City's economic development plan.

Transportation Plan

A goal of the transportation plan is to ensure that streets are as safe as possible. Osakis Street is a local road and CSAH 54 (20th Avenue) is an A-Minor Arterial Reliever. Both streets have capacity to accommodate 14 new single family homes.

Local Water Management Plan

The purpose of the water management program protect, preserve, and use natural surface and groundwater storage and retention systems and prevent erosion of soil into surface water systems.

A stormwater pond, erosion control and rock construction entrance are proposed on site.

Sanitary Sewer Plan

The goal of the sanitary sewer plan is to maintain the city's residents and businesses with an affordable and safe sanitary sewer system. The development will connect to the municipal sanitary sewer system.

Water Supply Plan

A goal of the water supply plan is to provide residents and businesses with affordable potable water that is safe and of high quality for daily consumption and fire demand. The development will connect to the municipal water supply system.

Parks, Greenways and Trails

A goal and policy of the parks, greenways and trails plan is to continue to development and fund recreational activities in the City. The City will require cash in lieu of land dedication.

Findings of Fact

The findings of fact for rezoning and preliminary plat are detailed in the attached resolutions and ordinance.

RECOMMENDATION

Staff recommends approval of the Erickson Property rezoning and preliminary plat with conditions as noted in the resolutions.

ATTACHMENTS

1. Site Location & Aerial Map
2. Applicant Narrative
3. Erickson Property Plan Set

4. City Engineer Memo dated June 4, 2025
5. Environmental Memo dated May 28, 2025
6. Ordinance No. 13-25 Rezoning from R, Rural to R-2, Two Family Residential
7. Resolution No. 25-93 Approving Preliminary Plat

**CITY OF LINO LAKES
RESOLUTION NO. 23-64**

**RESOLUTION APPROVING UTILITY STAGING AREA AMENDMENT AND
WATERMARK 6th ADDITION PUD FINAL PLAN/FINAL PLAT**

WHEREAS, the City received a land use application for Watermark 6th Addition PUD Final Plan/Final Plat approval hereafter referred to as Development; and

WHEREAS, City staff completed review of the proposed Development based on the following plans and information:

- Cost Estimate Summary prepared by Carlson McCain dated December 16, 2022
- 6th Addition Specification Book prepared by Carlson McCain dated December 9, 2022
- Watermark 6th Addition Final Plat prepared by Carlson McCain
- Watermark 6th Addition Sanitary Sewer, Water Main, Storm Sewer and Street Construction Plans prepared by Carlson McCain dated December 9, 2022
- Watermark 6th Addition Site Landscape Plan prepared by Carlson McCain dated December 9, 2022
- Watermark Grading, Development & Erosion Control Plan prepared by Carlson McCain revision date December 14, 2022
- Watermark 6th Addition Home Plans Booklet prepared by Lennar dated May 2, 2023
- Watermark Architectural Standards Matrix; and

WHEREAS, the City Council the approved the PUD Development Stage Plan/Preliminary Plat with Resolution No. 16-51 on June 13, 2016; and

WHEREAS, the Planning & Zoning Board reviewed and recommended approval of the Development on June 14, 2023; and

WHEREAS, the north 150 acres of the Watermark development is located in Utility Staging Area 1B (2025-2030); and

WHEREAS, a portion of Watermark 5th Addition and Watermark 6th Addition is within this utility staging area; and

WHEREAS, the 2040 Comprehensive Plan allows a specific development project to occur early in a 10-year staging area prior to the timing indicated on the staging plan based on the following criteria:

1. The proposed development must be located within both the current and the next 10-year staging area, or five-year phase, or located adjacent to the current staging area.

Watermark 5th Addition and Watermark 6th Addition are located within the current Utility Staging Area 1A (2018-2025) and next Utility Staging Area 1B (2025-2030).

2. The proposed development must be master planned. Small, piecemeal developments do not justify redefining the 10-year staging area, or five-year phase.

The entire Watermark development is a Planned Unit Development master plan.

3. The proposed, master planned project must provide discernable public values.

Council Resolution No. 16-51 approved the Watermark PUD Development Stage Plan/Preliminary Plat and detailed discernable public values.

4. Adequate infrastructure must be available to support development. Appropriate analysis will determine if adequate infrastructure is available and what utility extensions and transportation improvements are required to support new development.

Adequate infrastructure is available to support the Development. Infrastructure needs were analyzed with approval of the PUD Development Stage Plan.

5. There must be a commitment that the development will pay its proportionate share of infrastructure improvement costs associated with development.

The Developer shall enter into a Development Agreement with the City committing to pay its proportionate share of the infrastructure improvements; and

WHEREAS, the Development is found to meet the criteria to allow development to occur early in a 10-year staging area; and

WHEREAS, the proposed Development is not considered premature and meets the performance standards of the subdivision and zoning ordinance; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lino Lakes:

FINDINGS OF FACT

1. The final plat substantially conforms to the approved preliminary plat subject to the conditions listed below.
2. The City Attorney reviewed the status of title/property ownership related to the final plat with conditions listed below.
3. A Development Agreement has been drafted and shall be executed.
4. Conditions attached to approval of the preliminary plat have been fulfilled or secured by the Development Agreement.
5. All fees, charges and escrow related to the preliminary or final plat have been paid in full.

BE IT FURTHER RESOLVED

1. Outlot B, Watermark 6th Addition is preserved as permanent Open Space and shall be improved by the Developer in accordance with the approved plans and upon completion and acceptance by the city of such improvements, they shall be owned and maintained by a Homeowner's Association in accordance with an approved Restoration and Management Plan.
2. A Permanent Trail Easement covering the trail on Outlot A, Watermark 6th Addition shall be recorded after the trail has been constructed. A copy of the recorded easement shall be provided to the City prior to Council approval of Watermark 7th Addition.
3. An annexation amendment to neighborhood declaration of covenants and supplemental declaration of covenants citing deed restriction shall be recorded over Lots 2-8, Block 1, Watermark 6th Addition stating that these lots have limited ability to construct accessory structures due to drainage and utility easement.
4. Grading and seeding per the approved RCWD permit 20-115 shall be substantially completed in Restoration Area 2 (RA2) prior to Council approval of Watermark 7th Addition.
5. Financial securities will not be reduced until City punch list items related to Watermark 1st Addition and Watermark 2nd Addition items have been addressed. This clause shall exclude items identified during the warranty period.
6. The City Council shall pass a resolution to allow the north 150 acres of the development to occur in Utility Staging Area 1B (2025-2030).

BE IT FURTHER RESOLVED the following items shall be addressed prior to release of final plat mylars:

1. The 6th Addition Development Agreement shall be approved by the City Council, executed and recorded against the property.
2. Any staff comments requiring revisions to the final plat shall be addressed.
3. Sheet 2, Outlot B states "Drainage and Utility Easement (Over all of Outlot A)". Please revise.
4. Sheet 2, City of Anoka shall be changed to City of Lino Lakes.
5. The outlots on all the plan sets and final plat shall be consistent.
 - a. For example, the construction plans and landscape plans show Outlot A west of Rainy Lane. The final plat shows Outlot A east of Rainy Lane.
6. Title Commitment and Final Plat
 - a. Existing mortgages shall be resolved and removed from title or mortgagees must consent to plat.
 - b. Title commitment shall be updated to within three (3) months.

BE IT FURTHER RESOLVED the following items shall be addressed prior to issuance of any single family home building permits within the 6th Addition:

1. All comments from the City Engineer Letter dated June 7, 2023 shall be addressed.
2. All comments from Environmental Coordinator Memo dated June 7, 2023 shall be

addressed.

3. All comments from Anoka County Highway Department letter dated February 9, 2023 shall be addressed.
4. Copies of the following executed and recorded documents shall be submitted to the City:
 - a. Final Plat
 - b. Development Agreement
 - c. Homeowner's Association
 - i. Annexation Amendment to Neighborhood Declaration of Covenants for Watermark
 - ii. Sixth Supplemental Declaration of Covenants for Watermark Single Family
 - d. Open Space Easement
 - e. Deed for Outlot B to HOA.

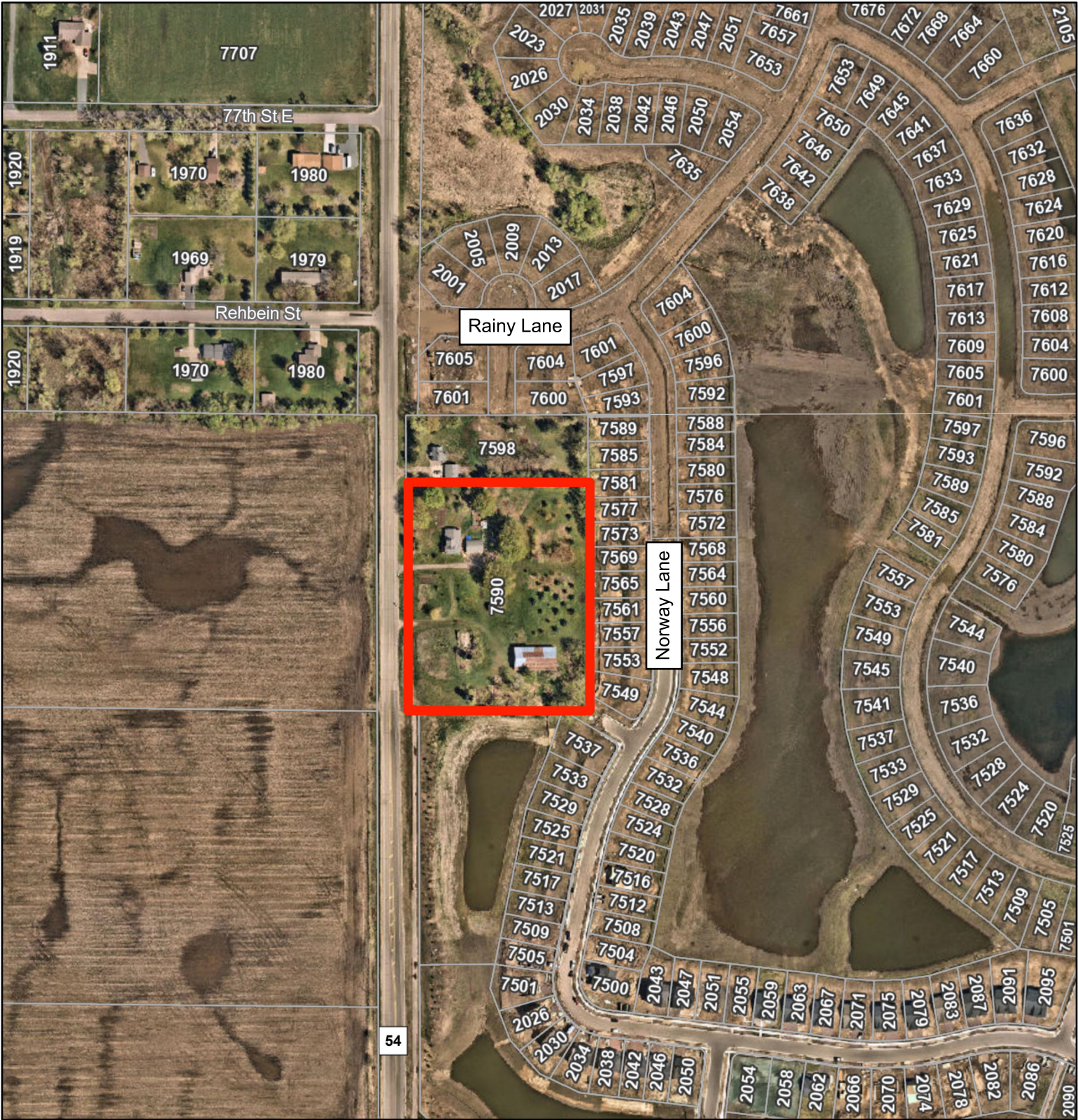
Adopted by the City Council of the City of Lino Lakes this 24th day of July 2023.

Rob Rafferty, Mayor

ATTEST:

Jolleen Chaika, City Clerk

Site & Aerial Map-Erickson Property



1 in = 300 Ft

Address Labels



Parcels



June 4, 2025

Map Powered By Datafi



Narrative

Erickson Property

Preliminary Plat and Rezone

Prepared for:

Dan Brown

Hampton Companies

May 12, 2025



SUBMITTED TO
City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014



PREPARED BY
Landform Professional Services, LLC
105 5th Ave S, Suite 513
Minneapolis, MN 55401

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Introduction

On behalf of Hampton Companies, Landform is pleased to submit this application for a Zoning Map Amendment and Preliminary Plat to allow the construction of 14 single-family homes at 7590 20th Avenue in Lino Lakes. The current 5.15-acre parcel contains an existing home and numerous outbuildings. The site is surrounded by the Watermark PUD development by Lennar to the North, East and South. Our plan is to extend the existing street grid planned for the Watermark development and provide another housing option. We are excited about the improvements proposed for this site.

Zoning Map Amendment (Rezone)

In order to facilitate the development of this site, and to match the designation found in the 2040 Comprehensive Plan for Lino Lakes, this parcel will need to be rezoned. The parcel is currently zoned as “R- Rural” and we are requesting it be zoned to “R-2 – Two-family Residential”. The R-2 zone will allow us to develop this site in the density range found in the comprehensive plan and the existing I-35E AUAR over the area. The rezone to R-2 also more closely matches the PUD zoning and lot standards found in the surrounding Watermark development adjacent to our site.

Preliminary Plat

We are also requesting approval of a preliminary plat for a 14-lot subdivision with 14 new single-family homes and 1 outlot for stormwater management purposes. This plat would be an extension of the Watermark development that currently surrounds it, but with a different housing look and design. This plat would not be premature as it is easily served by existing utilities and surrounded by similar density and development.

The site plan shows compliance with the R-2 zoning lot standards, and meets the other applicable landscaping, subdivision design and screening requirements. Below are some findings and important information about the plat:

1. 14 new single family home lots that comply with the lot and bulk standards found in the proposed R-2 zone that would be developed at a density of 3.15 units/acre. We are close to the minimum density due to stormwater management requirements.
 - i. Gross Area: 5.15 Acres – ROW to 20th Avenue: 0.7 Acres = Net Area: 4.45 Acres
 - ii. 14 units / Net Area: 4.45 Acres = 3.15 units/acre (3.146)
2. New dedicated ROW in addition to the existing easement for CSAH 45 (20th Avenue) to allow future road improvements and the extension of the existing trail on the west side. Additionally, this plat will remove a driveway onto the CSAH 45 (20th Avenue).
3. Stormwater improvements with plans for rainwater reuse irrigation.
4. Additional landscaping that takes advantage of the required number of trees from the Tree Preservation ordinance, and screening requirements between the rear of homes and the stormwater facilities to reduce noise and light impacts from CSAH 45 (20th Avenue).
5. A Homeowners Association (HOA) is anticipated to be created for maintenance purposes of development wide facilities.

Uniformed traffic access to and from CSAH 54 (20th Avenue) for the development is found in the extension of Osakis Street into the existing Watermark development. The 10th Edition ITE Manual stated that for Single-Family Detached Housing (210) use there is an average ADT of 9.43 trips per dwelling unit.

The plat shows 14 single-family homes, meaning an ADT of 132.02 for the entire development. However, it is our experience with homes of this size that the expected ADT overestimates total trips, and we would expect it to be closer to 115 ADT for the entire development. There is no additional increase expected for this development as a single-family home use tends to stay consistent on traffic demand and no additional density is planned or possible on this site within the next ten years.

Additionally, this project will comply with the same findings of the Watermark Traffic Noise assessment that was conducted in March of 2016 to fulfill the requirements of the I-35E AUAR. This includes meeting the standards for noise levels found in the study for homes that are along CSAH 54 (20th Avenue). The project would need to meet the commercial noise standards (NAC-2) during nighttime hours as allowed by Minnesota Rule 7030.0050. This exemption will be met by following the three following items for all homes built along CSAH 45 (20th Ave) to meet the NAC-2 standards, instead of the residential standards (NAC-1), for nighttime hours:

1. The building is constructed in such a way that the exterior to interior sound level attenuation is at least 30 dB(A);
2. the building has year-round climate control; and
3. The building has no areas or accommodations that are intended for outdoor activities.

Finally, the home pads shown on the plan would meet the garage design standards found in the R-2 zone. We understand that garage design and placement is a key issue for development in Lino Lakes and want to ensure early that our lots are buildable given the design requirements. While the specific design will take place following the completion of the plat process, site plan design choices took into account all standards required for minimum garage size, shape, and location found in the R-2 zoning standards.

Summary

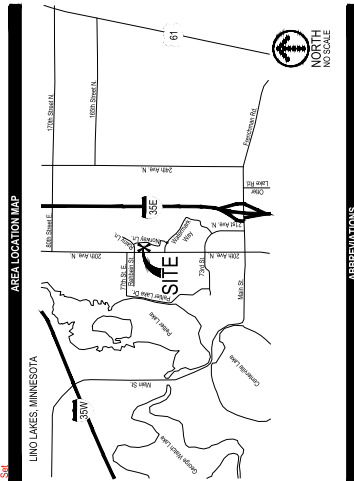
We respectfully request approval of the Zoning Map Amendment and Preliminary Plat to allow the construction of 14 single-family homes at 7590 20th Avenue in Lino Lakes. We asked to be placed on the June 11th Planning Commission and July 14th City Council Meeting as found on the 2025 Application Deadline & Meeting schedule. We are excited to work with you on this project.

Contact Information

This document was prepared by:


Zeke Peters, AICP-C
Landform
105 Fifth Avenue South, Suite 513
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Eric Luth, P.E. at eluth@landform.net or 612.638.0261.

[illegible]

ERICKSON PROPERTY
LINO LAKES, MINNESOTA

DEVELOPER


HAMPTON
COMPANIES

1824 BUEKLE RD.
WHITE BEAR LAKE, MN 55110
TEL: (651) 295-2459

CITY



PROJECT	ERICKSON PROPERTY LINO LAKES, MINNESOTA
DATE	ISSUE / REVISION HISTORY
10/07/2005	CONTACT ENGINEER FOR NEW PROVISIONS
	ISSUE / REVISION
	REVISION
	PREP. BY / APPROVAL
	ETL

OWNER

HAMPTON COMPANIES
1800 ALBERTA AVE
WHITE BEAR LAKE, MN 55110
TEL 651-295-2459
EMAIL CANG@HAMPTONCS.COM
CONTACT DAN BROWN

PROJECT CONTACTS

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TEL: 612/332-0070
CONTACT: ERIQ LUTCH

**LANDSCAPE ARCHITECT
LANDFORM**
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL: 612/332-0070
CONTACT: JAM ORTIZ

SHEETS ISSUED BY DATE		
SHEET NO.	DESCRIPTION	DATE
C1	EXISTING CONDITIONS	X
C11	EXISTING CONDITIONS DETAIL	X
C12	EXISTING CONDITIONS LEGEND	X
C2	NEIGHBORHOOD CONTEXT PLAN	X
C3	NEIGHBORHOOD DETAIL	X
C31	NEIGHBORHOOD DETAIL	X
C4	GRADING CHANGE PLANS	X
C41	GRADING CHANGE PLANS	X
G1	SANITARY MAINS AND INTERVEN PLAN	X
G11	SANITARY MAINS AND INTERVEN PLAN	X
G2	8 STORY SERVICE PLAN	X
G21	8 STORY SERVICE PLAN	X
C7	CIVIL CONSTRUCTION DETAILS	X
C71	CIVIL CONSTRUCTION DETAILS	X
C72	CIVIL CONSTRUCTION DETAILS	X
C73	CIVIL CONSTRUCTION DETAILS	X
C74	CIVIL CONSTRUCTION DETAILS	X
C75	CIVIL CONSTRUCTION DETAILS	X
L1	TREE PRESERVATION AND REMOVAL PLAN	X
L11	TREE PRESERVATION AND REMOVAL PLAN	X
L2	LANDSCAPE PLANTING PLAN	X
L21	LANDSCAPE PLANTING PLAN	X

CERTIFICATION







I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the state of MISSISSIPPI.

[illegible]

LANDFORM From Site to Finish	103 South Fifth Avenue Suite 513 Minneapolis, MN 55401	Tel: 612-352-9070 Fax: 612-352-9077 Web: landform.net
	PROJECT NO. C001HAC003 DWG. HAC25003	

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EROSION CONTROL SYMBOLS	
SYMBOL	DESCRIPTION
	SILT FENCE
	COMPOSITE LOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

DRAWING SYMBOLS	
SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING (EVAL COUNT)
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION, ADDENDUM, BULLETIN, ETC.
	REGISTERED ARCHT. (PRO ISSUE)

LEGAL DESCRIPTION

The North 695 feet of the West 440 feet of the Northwest Quarter of Section 13, Township 31, Range 22, except the North 150 feet thereof, Anoka County, Minnesota.

BENCHMARK	
Project Name:	Interstate 35E
State/County:	Missouri / St. Louis
HSRNO:	992101
HSRNO:	992102
HSRNO:	992103
HSRNO:	992104
HSRNO:	992105
HSRNO:	992106
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HSRNO:	992109
HSRNO:	992110
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HSRNO:	992200
HSRNO:	992201
HSRNO:	992202
HSRNO:	992203
HSRNO:	992204
HSRNO:	992205
HSRNO:	992206
HSRNO:	992207
HSRNO:	992208
HSRNO:	992209
HSRNO:	992210
HSRNO:	992211
HSRNO:	992212
HSRNO:	992213
HSRNO:	992214
HSRNO:	992215
HSRNO:	992216
HSRNO:	992217
HSRNO:	992218
HSRNO:	992219
HSRNO:	992220
HSRNO:	992221
HSRNO:	992222
HSRNO:	992223
HSRNO:	992224
HSRNO:	992225

RELEVANT SPECIFICATIONS AND ORDER OF PRECEDENCE

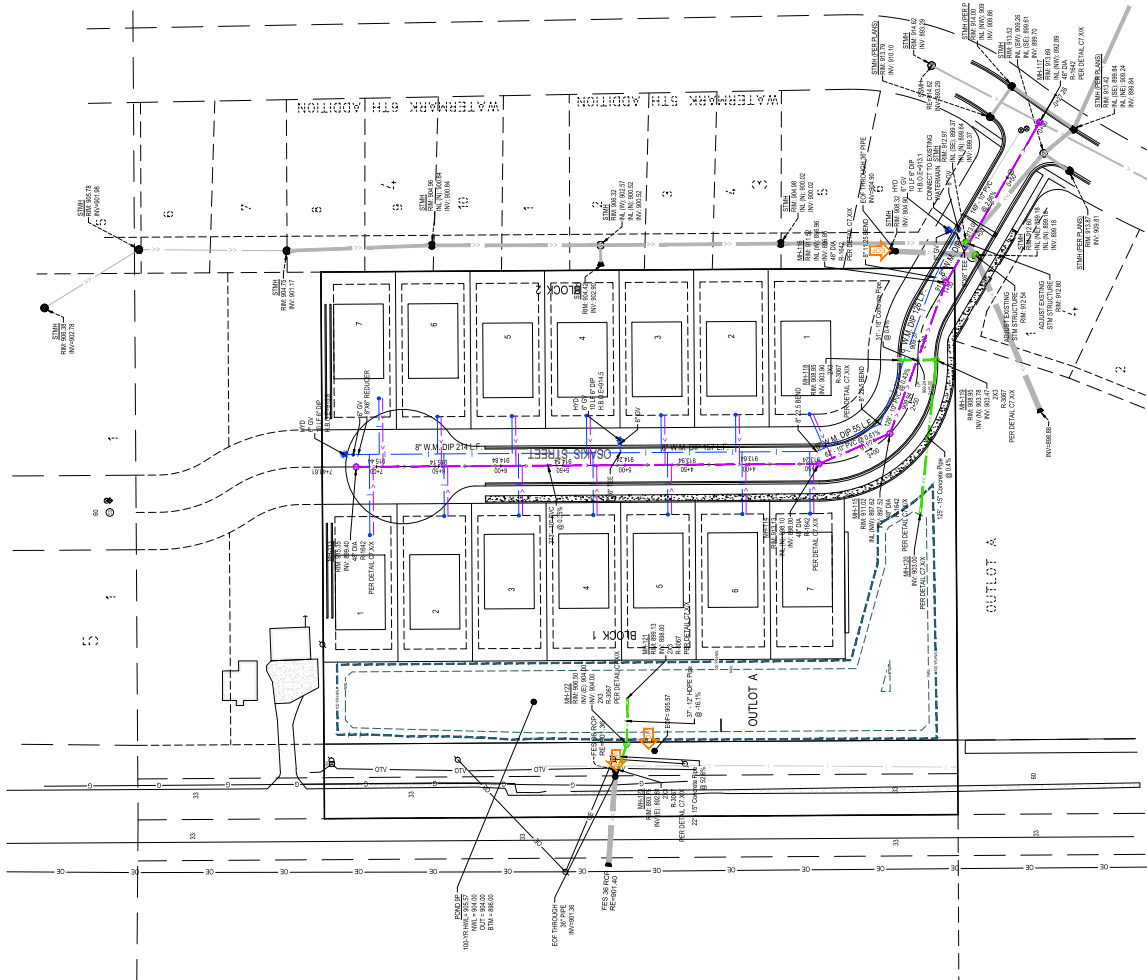
Figure 1 is a useful reference to many of the terms or provisions of the Contract Documents. The Contract Documents will be generally construed as follows, in descending order of priority, when there is a conflict or inconsistency with one another or with the contract as a whole:

1. Addendum to the Contract Documents
2. General Conditions
3. Supplementary Conditions
4. Division 1 through Division 32
5. Division 33 through Division 35
6. Division 36 through Division 38
7. Division 39 through Division 41
8. Division 42 through Division 44
9. Division 45 through Division 47
10. Division 48 through Division 50
11. Division 51 through Division 53
12. Division 54 through Division 56
13. Division 57 through Division 59
14. Division 60 through Division 62
15. Division 63 through Division 65
16. Division 66 through Division 68
17. Division 69 through Division 71
18. Division 72 through Division 74
19. Division 75 through Division 77
20. Division 78 through Division 80
21. Division 81 through Division 83
22. Division 84 through Division 86
23. Division 87 through Division 89
24. Division 90 through Division 92
25. Division 93 through Division 95
26. Division 96 through Division 98
27. Division 99 through Division 101
28. Division 102 through Division 104
29. Division 105 through Division 107
30. Division 108 through Division 110
31. Division 111 through Division 113
32. Division 114 through Division 116
33. Division 117 through Division 119
34. Division 120 through Division 122
35. Division 123 through Division 125
36. Division 126 through Division 128
37. Division 129 through Division 131
38. Division 132 through Division 134
39. Division 135 through Division 137
40. Division 138 through Division 140
41. Division 141 through Division 143
42. Division 144 through Division 146
43. Division 147 through Division 149
44. Division 150 through Division 152
45. Division 153 through Division 155
46. Division 156 through Division 158
47. Division 159 through Division 161
48. Division 162 through Division 164
49. Division 165 through Division 167
50. Division 168 through Division 170
51. Division 171 through Division 173
52. Division 174 through Division 176
53. Division 177 through Division 179
54. Division 180 through Division 182
55. Division 183 through Division 185
56. Division 186 through Division 188
57. Division 189 through Division 191
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66. Division 216 through Division 218
67. Division 219 through Division 221
68. Division 222 through Division 224
69. Division 225 through Division 227
70. Division 228 through Division 230
71. Division 231 through Division 233
72. Division 234 through Division 236
73. Division 237 through Division 239
74. Division 240 through Division 242
75. Division 243 through Division 245
76. Division 246 through Division 248
77. Division 249 through Division 251
78. Division 252 through Division 254
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80. Division 258 through Division 260
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82. Division 264 through Division 266
83. Division 267 through Division 269
84. Division 270 through Division 272
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90. Division 288 through Division 290
91. Division 291 through Division 293
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102. Division 324 through Division 326
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105. Division 333 through Division 335
106. Division 336 through Division 338
107. Division 339 through Division 341
108. Division 342 through Division 344
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110. Division 348 through Division 350
111. Division 351 through Division 353
112. Division 354 through Division 356
113. Division 357 through Division 359
114. Division 360 through Division 362
115. Division 363 through Division 365
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141. Division 441 through Division 443
142. Division 444 through Division 446
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179. Division 555 through Division 557
180. Division 558 through Division 560
181. Division 561 through Division 563
182. Division 564 through Division 566
183. Division 567 through Division 569
184. Division 570 through Division 572
185. Division 573 through Division 575
186. Division 576 through Division 578
187. Division 579 through Division 581
188. Division 582 through Division 584
189. Division 585 through Division 587
190. Division 588 through Division 590
191. Division 591 through Division 593
192. Division 594 through Division 596
193. Division 597 through Division 599
194. Division 600 through Division 602
195. Division 603 through Division 605
196. Division 606 through Division 608
197. Division 609 through Division 611
198. Division 612 through Division 614
199. Division 615 through Division 617
200. Division 618 through Division 6

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BALLING		BALLING
	CANOPY/OVERHANG		CANOPY/OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	RETAINING WALL		CONCRETE CURB
	LANDSCAPING		EDGE OF PAVEMENT
	GRAVEL		FENCING
	PAVING BLOCK		CONCRETE RETAINING WALL
	STORM SEWER LINE		MODULAR RETAINING WALL
	WATER MAIN LINE		RETAINING RETAINING WALL
	OVERHEAD ELECTRIC		EDGE LOCATION
	UNDERGROUND TELEPHONE		UNDERGROUND POWER POLE
	UNDERGROUND FIBER OPTIC		UNDERGROUND POWER POLE
	GAS LINE		CATCH BASIN
	CONCRETE CURB		MANHOLE
	FENCING		ROLL-UP
	RETAINING WALL		STAFF-PIPE MANHOLE
	IRON MANHOLE		POUR DATA SYSTEM
	STORM SEWER		WATERMAIN
	WATER MAIN		PRE-CAST (S/S) MANHOLE
	OVERHEAD ELECTRIC		PRE-CAST CONNECTION
	UNDERGROUND TELEPHONE		SOIL BEDDING
	UNDERGROUND FIBER OPTIC		ELECTRIC UNDERGROUND
	GAS LINE		ELECTRIC UNDERGROUND
	CONCRETE CURB		UNDERGROUND CULVERT
	FENCING		UNDERGROUND CULVERT
	RETAINING WALL		UNDERGROUND CULVERT
	IRON MANHOLE		UNDERGROUND CULVERT
	STORM SEWER		UNDERGROUND CULVERT
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	CONCRETE CURB		UNDERGROUND CULVERT
	FENCING		UNDERGROUND CULVERT

	TREES
	TRAIL LINE
	FORM MAPPLE
	SNOWY MAPPLE
	CATCH BASIN
	FIRE EXTINGUISHER
	WATER VALVE
	FLARED END SECTION
	MANHOLE
	NOTE NUMBER
	MEASURED DISTANCE
	DISTANCE PER RECORDED PLAT
	SOIL BONDING





Classification	Time Preservation and Mitigation Standards	Mitigation Requirement
Non-ESA	<p>Tress located within Basic Use Area: Deciduous 6 inches and over of Evergreen between 12x and 20x tall</p> <p>Tress located outside Basic Use Area: Deciduous 6-12 inches of Evergreen between 12x and 20x tall (Provide one tree per acre removed)</p> <p>Tress located outside the Basic Use Area: Deciduous over 12 inches of Evergreen over 20 ft tall (Provide two trees per tree removed)</p>	No Mitigation Required 0 0

TREE INVENTORY

[illegible]

GENERAL

1. For construction Staking and Surveying services contact Landform at 612.251.9710.
2. Contact Utility Service providers for field location of services 72 hours prior to beginning.

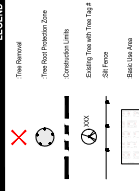
LANDSCAPE NOTES

2. Contacted Utility Service providers for field location of services 72 hours prior to beginning.

DEMOLITION AND CLEARING NOTES

- [illegible]

1 EG



PRESERVATION NOTES

- [illegible]

CERTIFICATION

heavily costly that this plan was proposed by me, or under my direct supervision, and that I am

John C. Olin
Course No. _____ Date _____
Name _____

IF THAT GOVERNMENT CANNOT FIND ITS POLICIES WORKING, AND WE

PRELIMINARY PLAT SUBMITTAL
MAY 12 2025

MAY 12 2025

From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME	L100HAC003.DWG
PROJECT NO.	HAC25003

TREE PRESERVATION & MITIGATION PLAN

111
FBI

11

Landowners and SOG M Forests are registered service forests of Landowners' Forests. Page 29 of 31



Memorandum

To: Katie Larsen, Lino Lakes City Planner

From: Kris Keller PE, WSB
Diane Hankee PE, Lino Lakes City Engineer

Date: June 4, 2025

Re: Erickson Property
Preliminary Plat Review
030542-000

WSB's review of the Preliminary Plat for the Erickson Property development in Lino Lakes, MN, prepared by Landform and received May 12, 2025. Our comments were made on the following documents:

- Erickson Property Preliminary Plan and Plat prepared by Landform, dated May 12, 2025.
- Erickson Property Stormwater Management Plan prepared by Landform, dated May 12, 2025.

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the plan set that should be responded to as well. Not all redline comments are in the review memo.

Engineering

- **General**

The Erickson Property development is approximately 5 acres which extends a stubbed street (Osakis Street) from the Watermark (5th) Development on the east side of CSAH 54 (20th Avenue). The current project proposes 14 single family lots and associated infrastructure.

- **Grading**

The Erickson Property Development includes site grading for the 14 homes as well as the extension of Osakis Street and driveways.

Comments:

1. Provide EOF elevations, locations and routes for all low points in the paved and greenspaces.
2. Show all high and break points
3. Label all inlet elevations
4. Replace the eastern existing FES with CBMH and utilize the existing rear swales from Watermark 5th/6th (see redline comments) eliminating the proposed swale on the Erickson Property lots.
 - a. Consider removing FES and pipe and converting STMH to CBMH

- b. Minimum freeboard requirement between EOF and proposed/existing Lowest Opening Elevations (LOE) is 1'
 - c. Utilize current grading as-builts/plans for Watermark
- 5. Drainage from one lot to another requires drainage and utility easement
- 6. Propose future 'ghost' grading including roadway for remaining area between Erickson Property and Watermark 6th to justify temporary retaining walls and how they will be removed in the future
 - a. Further discussion regarding retaining wall location, ownership, and future maintenance will be required
 - b. Retaining walls exceeding 4' in height shall require a plan prepared by a Minnesota licensed structural engineer submitted for review and approval by the Building Official prior to permit issuance
 - i. Provide fences for safety as required.
- 7. Driveways/Garages will need to be on the southern sides of the two most northern lots with the temporary cul de sac.

• **Stormwater Management**

Stormwater management for the Erickson Property site consists of a sedimentation basin to provide treatment. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	7.36	15.00	32.57	Only needed if basins landlocked
Currently Proposed	3.08	6.02	12.35	Only needed if basins landlocked

Comments:

1. This development falls within the Northeast Drainage Area Comprehensive Stormwater Management Plan (CSMP) area and as such is beholden to additional rate control and volume reduction requirements.
2. The pond south of this development was constructed with the Watermark development and designed to include runoff from the Erickson Property. If rates are reduced or maintained from existing conditions, volume control provided in the form of stormwater reuse, and water quality treatment provided by the proposed pond, it is recommended to overflow the onsite pond south to the existing Pond 500 (NWL 899, HWL 904.3). This allows the proposed development to meet CSMP rate control requirements by utilizing the existing Watermark system that already meets requirements.
3. Why does PB-3 have water surface land cover modeled in HydroCAD?
4. The pond EOF must include riprap stabilization.
5. The modeled pond EOF of 906.5 does not reflect the EOF of 905.57 in the plans.
6. A detail must be provided for the pond outlet control structure.
7. The 10' aquatic bench should continue around the entire pond. If that is not feasible, the bench should at least be on the eastern side of the basin to provide a safety bench for residents.
8. Provide calculations demonstrating spread at the catchbasin low points is 10' or less for the 3-year storm event.

9. Rational method pipe capacity calculations must be provided showing storm sewer is sized to convey the 10-year storm event. The minimum pipe diameter is 15".
10. The storm sewer draining to the pond must be raised to outlet at the pond NWL of 904.
11. The pipe between the catchbasins is 18" diameter, but the pipe to the pond is 15" diameter. Resize one or the other to avoid flow constriction.
 - a. This pipe sizing also does not match the pipes modeled in HydroCAD.
12. Confirm constructability of MH-119 as a 2x3 structure based on proposed pipe sizes and alignments.
13. Mesic prairie seeding should continue down to the BMP NWL instead of southern boulevard.

- **Water Supply**

The proposed Erickson Property water system extension is consistent with the original Watermark preliminary plat. This development will be served by 8- inch diameter ductile iron pipe (DIP) water main which was stubbed with the Watermark 5th Addition and with 1-inch Type K copper services being extended to each lot. A future 8" stub will be provided on the north end to connect to the 8" water stub provided on Osakis Street with the Watermark 6th Addition in the future.

Comments:

1. Provide utility profiles
2. Call out all utility crossings
 - a. Maintain minimum 18" separation
 - b. Insulate when separation between water (services/main) and storm sewer is less than 36"
3. Show existing watermain along Norway Ln
4. Test the existing gate valve in Norway Ln
 - a. If holding, utilize the existing gate valve in Norway Ln for testing
 - i. Do not connect to existing with a gate valve
 - b. Otherwise, remove watermain back to and including existing gate valve
 - i. Connect to existing with new 8" gate valve at that location
5. Utilize current utility as-builts/plans for Watermark 5th and 6th Additions

- **Sanitary Sewer**

The proposed Erickson Property sanitary sewer is generally consistent with the original Watermark preliminary plat. Originally this street was to be served from the north with an 8" stub from Rainy Lane as part of the Watermark 6th Addition but, due to the northern most property in the stretch not participating, the segment will now need to be served from the existing sanitary sewer in Norway Lane which was installed as part of Watermark 5th Addition. This development will be served by 8- inch diameter poly-vinyl chloride (PVC) pipe along with 4-inch diameter Schedule 40 PVC service pipe to each lot.

Comments:

1. Provide utility profiles
2. Create a detail for connection to existing sanitary sewer main with sanitary manhole
 - a. Describe process for maintaining existing sanitary sewer, watermain, and storm sewer service as well as vehicle access during construction

- b. Review impact of proposed sanitary sewer main on existing storm sewer and watermain
 - i. Provide how existing utilities will be protected during installation or salvaged and reinstalled or removed and replaced
 - ii. Possible redesign/realignment of storm sewer
3. The sanitary sewer segment between MH-117 and MH-116 should be 8" PVC SDR 26
 - a. All other sanitary sewer main should be 8" PVC SDR 35
 - b. The minimum required slope is 0.40%
4. Update all details C7.X/X shown on the plans
5. Install 8" future sanitary sewer plug to the north of MH-113

- **Transportation**

The proposed roadway is consistent with the original Watermark preliminary plat. The work in this development includes extending Osakis Street, proposed to be 32' wide from back-of-curb to back-of-curb, and installing a temporary cul de sac on the north end. The termination of the curb will need to be further discussed with Public Works/Engineering.

Trails and sidewalks

A sidewalk is proposed along the west side of the road consistent with the original Watermark preliminary plat. The termination point of the sidewalk will need to be further discussed with Public Works/Engineering.

Comments:

1. Show the restoration limits as a result of the proposed sanitary sewer connection (full-width)
2. Include type 3 barricades and future thru street sign at the north end of the temporary cul de sac
 - a. Provide protection for the temporary hydrant
3. Further discussions of extending the existing bituminous trail or grading for a future trail along the east side of CSAH 54 (20th Avenue) are needed
4. Utilize current street as-builts/plans for Watermark 5th and 6th Additions

- **Wetlands and Mitigation Plan**

Site disturbances are in an upland location and wetland impacts are not proposed.

- **Landscaping**

A Landscape Plan for Erickson Property development has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

No floodplain impacts are proposed on site.

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features

Comments:

1. Provide additional easement for the temporary cul de sac
2. Provide additional easement for drainage from one property to another

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. The City of Lino Lakes shall be party to the Declaration. City Engineer to provide template.

- **Permits Required**

Required permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit
6. US Army Corps of Engineers Section 404 Permit

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or kkeller@wsbeng.com. You may also contact Diane Hanke at (651) 982-2430 or dhanke@linolakes.us.



Environmental Memo

To: Katie Larsen, City Planner
From: Tom Hoffman, Environmental Coordinator
Date: May 28, 2025
Re: Environmental Comments – Erickson Properties Preliminary Plat

Environmental Board had recommended the following at their May 28, 2025 meeting:

1. Stormwater management to be reviewed by City Engineer
 - a. Use of stormwater for irrigation purposes for the site should be evaluated and if feasible required as part of site development. Larger stormwater ponds constructed for fill should be evaluated for water reuse.
 - b. Infiltration is required to be shown where feasible based on soil borings. If infiltration is not feasible follow the Minimum impact design standards (MIDS)) as designed by the MPCA
2. EOF should be shown as stabilized rock to prevent erosion of the stormwater pond.
3. Low maintenance turf should be evaluated throughout development. Ground covers should be drought resistant to reduce the need for irrigation use.
4. Provide a tree inventory for the site showing only significant deciduous trees of 6" in dbh or larger. Coniferous trees are measured by height, coniferous trees over 12' would be considered significant.
 - a. Coniferous trees should be measured by height not DBH.
 - b. Remove off-site trees from the final tree inventory
 - c. Mitigation table provided for trees outside of basic use.
5. On section 4.1, bold or change the color of the tree tags to be visible.
6. Current plans show Twelve (12) trees being removed for storm water ponding. Stormwater ponding is not included under the basic use area and therefore mitigation will be required of those removals.

7. Sheet L7.1 shows coniferous tree planting detail. No coniferous trees are being shown on the planting tables. Remove this detail if not in use.
8. On Block one lot one and block two lot seven, the trees are planted outside of the boulevard. The city is okay but noted there will not be future planting there.
9. Trees that are to be preserved should show tree protection (snow fence or silt fence) around the trees during construction.
10. Provide plantings in the rear of block two for screening from adjacent existing homes.
11. Provide calculations for open space requirements. 1 large tree and 2 large shrubs are required for every 2,500sf of open space.
12. Shrubs located in the rear lots of block 1 should be planted within the property boundaries for screening. Open space requirements will require the planting of shrubs within the outlot as well.
13. Seed mixes should be updated to MNDOT seed mix design numbers for final plans. Please provide more site-specific mixes for each location
14. Add inlet protection to catch basins on corner of Osakis and Norway lane
15. Add inlet protection to storm manholes adjacent to project site.
16. Provide redundant perimeter control along east boundary of project site adjacent to existing storm sewer.
17. The project will disturb more than an acre of soil and will be required to obtain an NPDES permit. Proof of permit should be required before construction.
 - a. A SWPPP shall be required in additional submittals as required by the MPCA meeting sections 5.2-5.26
 - b. Final erosion and sediment control will be reviewed with future submittals
18. The project site falls within the I-35E AUAR study area. The proposed development will be required to meet all requirements of the AUAR including mitigation measures.
19. Tree removal should be completed in the fall or winter to minimize impacts to migrating or nesting bat populations

20. Provide a Blandings turtle mitigation plan, surmountable curb is provided to allow turtles access off of the roads.

1 st Reading:	Website Notice:
2 nd Reading:	Publication:
Adoption:	Effective:

**CITY OF LINO LAKES
ORDINANCE NO. 13-25**

**ORDINANCE TO REZONE CERTAIN REAL PROPERTY FROM R,
RURAL TO R-2, TWO FAMILY RESIDENTIAL FOR
ERICKSON PROPERTY (7590 20TH AVENUE)**

The City Council of Lino Lakes ordains:

Section 1: Findings of Fact

1. The City received a Land Use Application to rezone certain property from R, Rural to R-2, Two-Family Residential.
2. The Planning and Zoning Board held a public hearing on June 11, 2025.
3. Per City Code Section 1007.015 (4):

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

1. The proposed action is consistent with the official City Comprehensive Plan.

The rezoning is consistent with the 2040 Comprehensive Plan.

2. The proposed action is or will be compatible with present and future land uses of the area.

The rezoning is compatible with present and future residential land uses of the area.

3. The proposed action conforms with all performance standards contained herein.

Erickson Property conforms with all performance standards with minor revisions.

4. The proposed action can be accommodated with existing public services and will not overburden the city's service capacity.

Erickson Property can be accommodated with existing public services and will not overburden the city's service capacity

5. Traffic generation by the proposed action is within capabilities of streets serving the

property as described in § [1007.020](#)(4)(d) of this chapter.

Traffic generated by the Erickson Property is within the capabilities of the streets serving the property.

Section 2: Amendment

The Zoning Ordinance of the City of Lino Lakes is hereby amended to rezone the following described property from R, Rural to R-2, Two Family Residential.

Section 3: Legal Description

The property is legally described as:

The North 660 feet of the West 440 feet of the Northwest Quarter of the Northwest Quarter of Section 13, Township 31, Range 22, except the North 150 feet thereof, Anoka County, Minnesota.

Section 4: Development Regulations

The development shall conform to the plans, requirements, and conditions of approval as listed in Council Resolution No. 25-93.

Section 5: Effect

This ordinance shall be in force and effect from and after its passage and publication according to the Lino Lakes City Charter and upon the filing of the ordinance.

Section 6: Contingency

The rezoning provided for by this ordinance is contingent on the filing of Ericson Property final plat. Should the final plat not be filed, the rezoning provided by this ordinance shall be null and void.

Adopted by the Lino Lakes City Council this ____ day of _____, 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

**CITY OF LINO LAKES
RESOLUTION NO. 25-93**

**APPROVING ERICKSON PROPERTY UTILITY STAGING AREA AMENDMENT AND
PRELIMINARY PLAT**

WHEREAS, the City received a land use application for Erickson Property Preliminary Plat, hereinafter referred to as “Development”, and

WHEREAS, City staff has completed a review of the Development based on the following:

- ALTA Survey prepared by Landform dated April 29, 2025
- Erickson Property Plan Set prepared by Landform dated May 12, 2025
- Stormwater Management Plan prepared by Landform revision date May 22, 2025
- Geotechnical Exploration Report prepared by Haugo Geotechnical Services dated May 6, 2025
- Narrative prepared by Landform dated May 12, 2025; and

WHEREAS, a public hearing was held before the Planning & Zoning Board on June 11, 2025 and the Board recommended approval of the Development with conditions; and

WHEREAS, the Development and the lot to the north addressed 7598 20th Avenue is located in Utility Staging Area 1B (2025-2030); and

WHEREAS, the Watermark residential development surrounding these two (2) lots is also within Utility Staging Area 1B (2025-2030); and

WHEREAS, the 2040 Comprehensive Plan states the following criteria will be used to determine where and when to open up the next 10-year staging area, or five-year phase within a staging area, in accordance with the timing indicated on the staging plan:

1. Adequate infrastructure must be available to support development. Appropriate analysis will determine if adequate infrastructure is available and what utility extensions and transportation improvements are required to support new development. If infrastructure is not available and cannot be made available in a timely manner to support expanding into the next 10-year staging area or five-year phase within a staging area, the city may refrain from opening up the next staging area, or portions thereof.

Adequate infrastructure is available to support development.

2. Different areas of the city can be considered independently. A decision to open one area of the city to development does not automatically open a different area of the city. Decisions to open new areas to development should clearly define and map the area being opened.

Only the two (2) lots addressed 7590 20th Avenue and 7598 20th Avenue will be opened to development with this resolution.

3. This process does not require a comprehensive plan amendment because it is in accordance with the timing indicated on the staging plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the two (2) lots addressed 7590 20th Avenue and 7598 20th Avenue are found to meet the criteria to open up the five-year phase within a staging area.

BE IT FURTHER RESOLVED,

FINDINGS OF FACT

Per Section 1001.013, Premature Subdivision:

(1) *General.* Any concept plan, preliminary plat or final plat deemed premature pursuant to the following criteria shall be denied by the City Council.

(2) *Conditions for establishing a premature subdivision.* A subdivision may be deemed premature should any of the following conditions not be met.

(a) *Consistency with the Comprehensive Plan.* Including any of the following:

1. Land use plan;
2. Transportation plan;
3. Utility (sewer and water) plans;
4. Local water management plan;
5. Capital improvement plan; and
6. Growth management policies, including MUSA allocation criteria.

Erickson Property is consistent with the 2040 Comprehensive Plan.

(b) *Consistency with infill policies.* A proposed urban subdivision shall meet the city's infill policies:

1. The urban subdivision must be located within the Metropolitan Urban Service Area (MUSA) or the staged growth area as established by the city's Comprehensive Plan;
2. The cost of utilities and street extensions must be covered by one or more of the following:
 - a. An immediate assessment to the proposed subdivision;
 - b. One hundred percent of the street and utility costs are privately financed by the developer;

- c. The cost of regional and/or oversized trunk utility lines can be financed with available city trunk funds; and
 - d. The cost and timing of the expenditure of city funds are consistent with the city's capital improvement plan.
3. The cost, operation and maintenance of the utility system are consistent with the normal costs as projected by the water and sewer rate study; and
 4. The developer payments will offset additional costs of utility installation or future operation and maintenance.

Erickson Property is consistent with infill policies. The development is within the current Utility Staging Area 1B=2025-2030. The cost, operation and maintenance of the utility system is consistent with the normal costs projected by the water and sanitary system plans. No future utility costs are proposed.

(c) *Roads or highways to serve the subdivision.* A proposed subdivision shall meet the following requirements for level of service (LOS), as defined by the Highway Capacity Manual:

1. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade;
2. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C;
3. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D;
4. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better;
5. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies;
6. The traffic generated from a proposed subdivision shall not require city street improvements that are inconsistent with the Lino Lakes capital improvement plan. However, the city may, at its discretion, consider developer-financed improvements to correct any street deficiencies;
7. The LOS requirements in divisions (2)(c)1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At city discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Department of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange; and

8. The city does not relinquish any rights of local determination.

Erickson Property meets the requirements for level of service (LOS). Osakis Street and 20th Avenue have structural capacity to accommodate 14 new single family homes. The city does not relinquish any rights of local determination.

(d) *Water supply.* A proposed subdivision shall be deemed to have an adequate water supply when:

1. The city water system has adequate wells, storage or pipe capacity to serve the subdivision;
2. The water utility extension is consistent with the Lino Lakes water plan and offers the opportunity for water main looping to serve the urban subdivision;
3. The extension of water mains will provide adequate water pressure for personal use and fire protection; and
4. The rural subdivision can demonstrate that each of the proposed lots can be provided with a potable water supply.

Erickson Property will have an adequate water supply.

(e) *Waste disposal systems.* A proposed subdivision shall be served with adequate waste disposal systems when:

1. The urban sewered subdivision is located inside the city's MUSA or is consistent with the MUSA allocation criteria;
2. The city has sufficient MUSA and pipe capacity to serve the subdivision if developed to its maximum density;
3. The subdivision will result in a sewer extension consistent with Lino Lakes sewer plan and capital improvement plan;
4. A rural subdivision can demonstrate that each lot can be served by an adequate sanitary sewer disposal system; and
5. A rural subdivision with a proposed communal sanitary sewer or water system has an effective long range management and maintenance program with proper financing.

Erickson Property will be served with an adequate waste disposal system.

BE IT FURTHER RESOLVED the Erickson Property preliminary plat is approved subject to the following conditions:

1. The developer shall deed Outlot A to a Homeowner's Association (HOA).
2. The HOA documents shall detail who is responsible for maintenance of retaining walls on Lot 1, Block 1 and Lot 7, Block 2.
3. The developer shall record an easement in favor of 7598 20th Avenue to allow for removal of the retaining walls if that lot were to develop.
4. The developer shall record a temporary easement for the cul de sac.
5. The developer shall submit to the City the MPCA SSTA Abandonment Reporting Form as

proof that the private septic system has been properly removed.

6. The developer shall submit to the City the MDH Well and Boring Sealing Record as proof that the private well has been properly capped.
7. The housing units on the west side of Osakis Street shall meet the following noise requirements:
 - a. The buildings are constructed in such a way that the exterior to interior sound level attenuation is at least 30 dB(A).
 - b. The buildings have year-round climate control.

BE IT FURTHER RESOLVED following items shall be addressed in conjunction with the final plat submittal:

1. Comments from City Engineer Memo dated June 4, 2025.
2. Comments from Environmental Memo dated May 28, 2025.
3. Draft documents of the following shall be provided to the City for review prior to recording:
 - a. Retaining wall easement
 - b. HOA documents
 - c. Temporary easement for cul de sac
4. All applicable plan sheets shall show a trail graded in along CSAH 54 (20th Avenue).
5. Sheet C2.1, Preliminary Plat & Site Plan:
 - a. The total number of lots shall be provided in the Lot Data Table.
6. Sheet L1.1, Tree Preservation & Mitigation Plan:
 - a. The tree tag #'s as provided on Sheet C1.1 shall also be provided on this sheet.

Adopted by the City Council of the City of Lino Lakes this 14th day of July, 2025.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 4.**

STAFF ORIGINATOR: Karen Anderson, City Administrator

MEETING DATE July 7, 2025

AGENDA ITEM: Municipal Cannabis Dispensary Feasibility Study

INTRODUCTION

Representatives from Great White Companies MN, LLC will be in attendance at the meeting to present the Municipal Cannabis Dispensary Feasibility Study.

BACKGROUND

Great White Companies MN, LLC, has been contracted to complete a Municipal Cannabis Dispensary Feasibility Study that is community specific. The feasibility study is intended to illustrate the potential market and highlight projected sales. The completed study is scheduled for presentation to the City Council on July 7th. Then, if it moves forward for further consideration, it will be presented to the Economic Development Advisory Committee on July 10th.

REQUESTED COUNCIL DIRECTION

Receive and review the Municipal Cannabis Dispensary Feasibility Study. Council consensus direction to advance the review and consideration of the project.

ATTACHMENTS

None