

AGENDA

PUBLIC HEARING & REGULAR PLANNING COMMISSION MEETING August 6, 2018 - 6:00 P.M. 9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER PUBLIC HEARING #1

A. Roll Call: Vice Chairperson Vanderbloomer, Commissioners Bautch, Koch, Murphy, and Thorson

Public Hearing the purpose of the Public Hearing is to consider a request for two (2) Conditional Use Permits (CUP) for an Automotive Service Station and an Automotive Sales Lot for the following property currently operating as "George's Texaco" (Property I.D. # 35-31-23-12-0030) Address: 9002 North Hwy Drive , LEXINGTON, MN

pp. 1-12

2. ADJOURNMENT PUBLIC HEARING

3. CALL TO ORDER PUBLIC HEARING #2

B. Roll Call: Vice Chairperson Vanderbloomer, Commissioners Bautch, Koch, Murphy, and Thorson

The purpose of the Public Hearing is to consider a request to rezone the following properties from a B-1 zone to an M-1 zone, formulate a Planned Unit Development (PUD) and Conditional Use Permit (CUP), review of a preliminary plat, and amend the 2030 Comprehensive Plan to accommodate a proposed 180-unit apartment complex: (Property I.D. #26-31-23-41-0065– 4175 Lovell Road, Lexington, MN and Property I..D. # 26-31-23-41-0009 – 9480 Lexington Ave., Lexington, MN.

pp. 13-43

4. ADJOURNMENT PUBLIC HEARING

REGULAR PLANNING COMMISSION MEETING

5. CALL TO ORDER

A. Roll Call: Vice Chairperson Vanderbloomer, Commissioners Bautch, Koch, Murphy, and Thorson

6. CITIZENS FORUM

7. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

8. LETTERS AND COMMUNICATION

A. Building Permits for July 2018

pp. 44-46

9. APPROVAL OF PLANNING COMMISSION MINUTES

A. July 10, 2018

pp. 47-48

10. DISCUSSION ITEM:

- A. Recommend to the City Council to approve a Conditional Use Permit for an Automotive Service Station for lot parcel #35-31-23-12-0030
- B. Recommend to the City Council to approve a Conditional Use Permit for an Automotive Sales for Lot Parcel #35-31-23-12-0030.
- C. Recommend to the City Council to approve a Preliminary Plat to combine lots Parcel #'s 26-31-23-41-0065 and 26-31-23-41-0009
- D. Recommend to the City Council to approve a Rezone from a B-1 zone to an M-1 zone for parcel #26-31-23-41-0065 subject to the combination of Parcel #'s 26-31-23-41-0065 and 26-31-23-41-0009
- E. Recommend to the City Council to approve a Planned Unit Development for parcel #26-31-23-41-0065 subject to the combination of Parcel #'s 26-31-23-41-0065 and 26-31-23-41-0009.
- F. Recommend to the City Council to approve a Conditional Use Permit for parcel #26-31-23-41-0065 subject to the combination of Parcel #'s 26-31-23-41-0065 and 26-31-23-41-0009
- G. Recommend to the City Council to amend the 2030 Comprehensive Plan for the purpose of accommodating a proposed 180 Unit apartment complex for parcel #26-31-23-41-0065 subject to the combination of Parcel #'s 26-31-23-41-0065 and 26-31-23-41-0009
- H. Election of Officers
 - 1. Chairperson
 - 2. Vice Chairperson

11. NOTE COUNCIL MINUTES:

A. July 5, 2018

pp. 49-50

B. July 19, 2018

pp. 51-52

12. PLANNING COMMISSION INPUT

13. ADJOURNMENT

To: Planning and Zoning Commission

From: Bill Petracek, City Administrator

Date: August 1, 2018

Re: **Public Hearing #1 – George's Texaco Conditional Use Permit Application**

Enclosed in the packet for Public Hearing #1 you will find the following items submitted for two Conditional Use Permits (CUP) requests from Anthony Sholts, who is currently in the process of purchasing George's Texaco for the purpose of remodeling and using the property as a service station and a car sales lot. A conditional use permit is required in an M-1 zone for an Automotive Service Station and an Automotive Sales Lot.

1. Two (2) Applications for Consideration of Planning Request -
2. Architectural rendering of Mr. Sholts plan for remodeling George's Texaco
3. A rendering of the current floor plan and potential floor plan.
4. Letter from current owner, George Overbye, to give permission to Mr. Sholts to apply for a CUP for his property.
5. A copy of the public notice – Quad press and surrounding property owner's notifications– 350 ft.
6. Map of property owner's within 350 ft. and a list of property owner's notified.
7. A memo from the City Attorney and recommendation on the conditional permit application

Mr. Sholts will be present at the public hearing to answer questions about his plans.

City of Lexington

9180 LEXINGTON AVENUE • LEXINGTON, MINNESOTA 55014 • (763) 784-2792 • FAX (763) 785-8951

APPLICATION FOR CONSIDERATION OF PLANNING REQUEST

Street Location of Property: 9002 Lake Dr Lexington, MN 55014

Legal Description of Property: Property ID 35-31-23-12-0030

Owner:

Name: George Overbye Phone: 763-784-9899

Address: 9002 Lake Dr

City: Lexington State: MN Zip: 55014

Applicant (If Other than Owner):

Name: Anthony Skolts Phone: 612-750-3445

Address: 625 Ash St

City: Lino Lakes State: MN Zip: 55126

Type of Request: ☐ Variance ☒ Conditional Use Permit ☐ Rezoning ☐ Site Plan
☐ Minor Subdivision ☐ Major Subdivision ☐ Other

Description of Request: Automotive Service Station
Conditional use Permit

Reason for Request: Change of ownership


Present Zoning Classification: M-1 Zoning

Existing Use of Property: Automotive Service Station

Has a permit for a rezoning, variance, appeal or conditional use permit on the subject site or any part thereof been previously sought? NO When? _____

DISCLAIMER

The fee charged for rezoning, variance, appeal or conditional use permit is nonrefundable. Upon signing below the applicant is acknowledging they have read and understand this.

Signature of Applicant:  Date: 7 10 18

City of Lexington

07-10-18 A10:16 OUT

9180 LEXINGTON AVENUE • LEXINGTON, MINNESOTA 55014 • (763) 784-2792 • FAX (763)785-8951

APPLICATION FOR CONSIDERATION OF PLANNING REQUEST

Street Location of Property: 9002 Lake Dr Lexington, MN 55014

Legal Description of Property: Property ID 35-31-23-12-0030

Owner:

Name: George Overbye Phone: 763-784-9899

Address: 9002 Lake Dr

City: Lexington State: MN Zip: 55014

Applicant (If Other than Owner):

Name: Anthony Sholts Phone: 612-750-3445

Address: 625 Ash St

City: Lino Lakes State: MN Zip: 55126

Type of Request: ☐ Variance ☒ Conditional Use Permit ☐ Rezoning ☐ Site Plan
☐ Minor Subdivision ☐ Major Subdivision ☐ Other

Description of Request: Automotive Sales Lot Conditional
use permit

Reason for Request: Change of Ownership

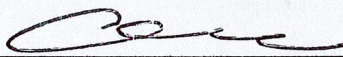
Present Zoning Classification: M1 Zoning

Existing Use of Property: Automotive Sales Lot

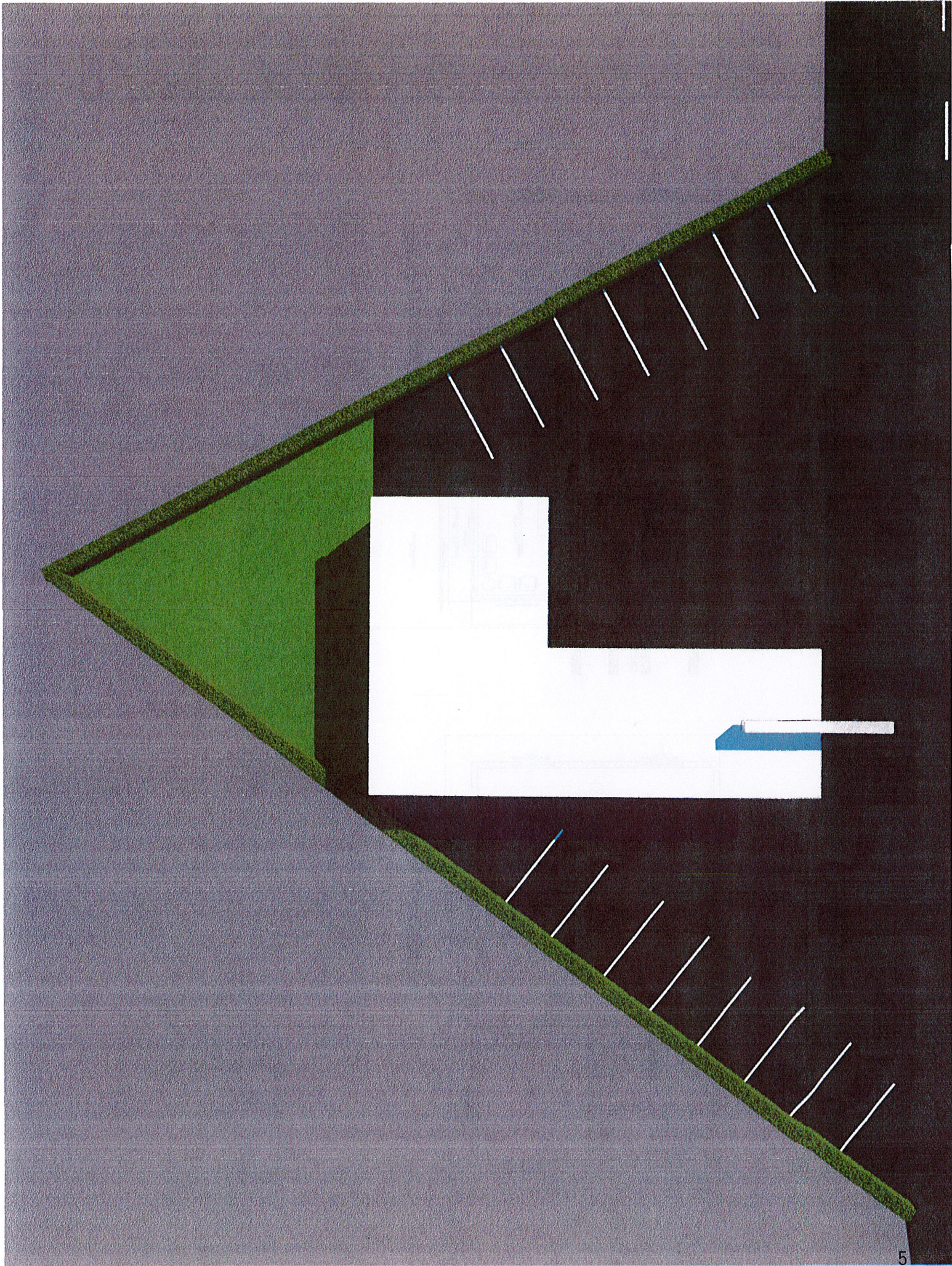
Has a permit for a rezoning, variance, appeal or conditional use permit on the subject site or any part thereof been previously sought? NO When?

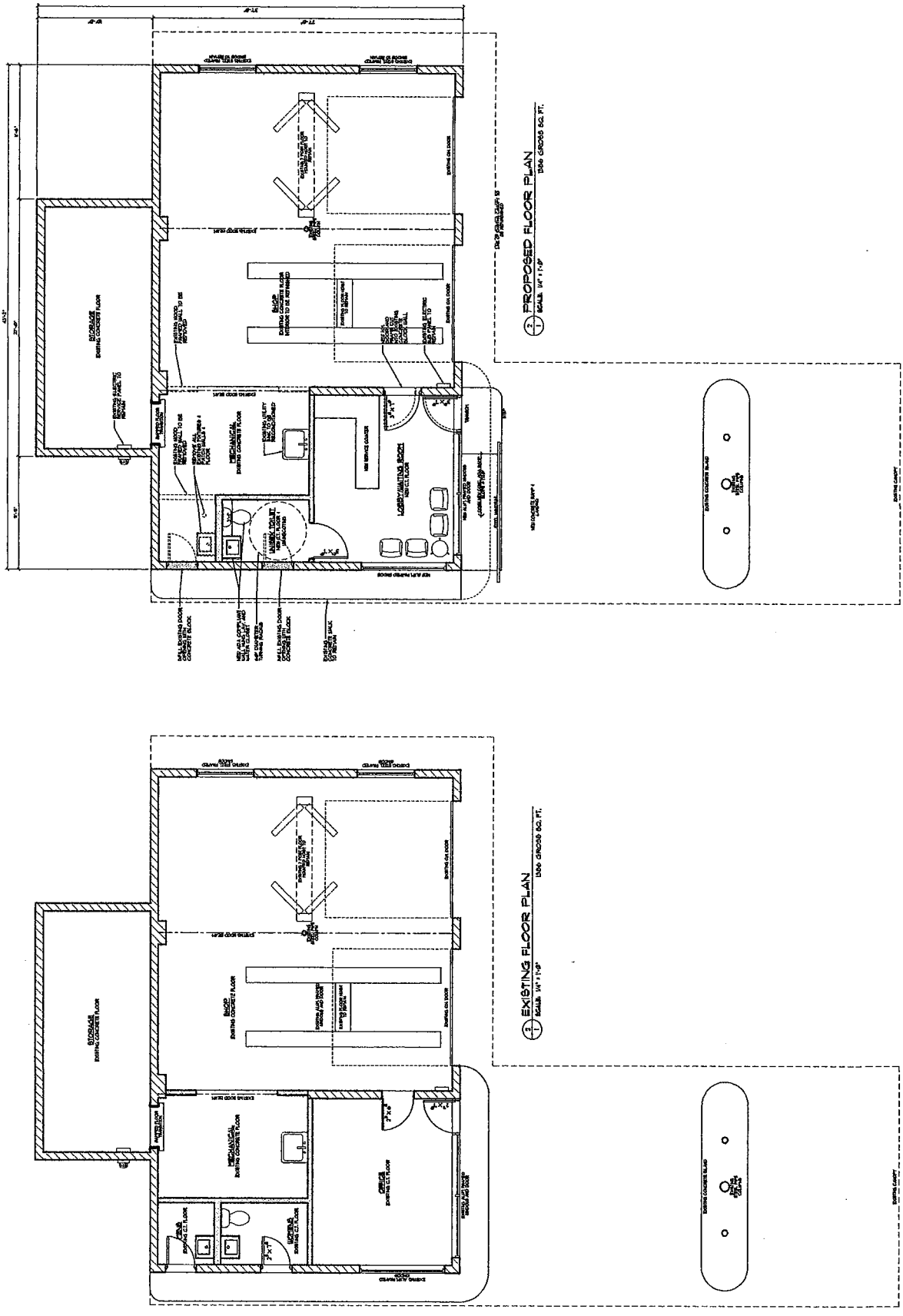
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The fee charged for rezoning, variance, appeal or conditional use permit is nonrefundable. Upon signing below the applicant is acknowledging they have read and understand this.

Signature of Applicant:  Date: 7 10 18







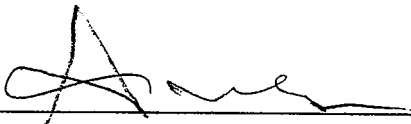
February 6, 2018

City of Lexington

9180 Lexington Avenue

Lexington, MN 55014

I, George Overbye, land owner of 9002 Lake Dr, Lexington, MN 55014, do give permission to Anthony Sholts to apply for any conditional use permits required to provide automotive repair and automotive sales at this existing service station.

A handwritten signature in black ink, appearing to read 'George Overbye', is written over a horizontal line.

George Overbye

**PUBLIC NOTICE
CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA**

TO WHOM IT MAY CONCERN:

Notice is hereby given, the Lexington Planning and Zoning Commission will be conducting a Public Hearing on Monday, August 6, 2018 at 6:00 p.m. in the Lexington City Council Chambers, Lexington City Hall, 9180 Lexington Avenue, Lexington, MN 55014.

The purpose of the Public Hearing is to consider a request for two (2) Conditional Use Permits (CUP) for an Automotive Service Station and an Automotive Sales Lot for the following property currently operating as "George's Texaco":

Legal Description:

Parcel: THAT PRT OF NW 1/4 OF NE 1/4 SEC 35 TWP 31 RGE 23 DESC AS FOL: COM AT SW COR OF LOT 2 BLK 6 LEXINGTON CENTER, AT INTER/W NWLY R/W LINE OF STATE T H NO 8 (AKA CSAH NO 23), TH SWLY ALG SD R/W LINE 734FT, TH DEFL TO RT 42 DEG 45 MIN 520.05 FT, TH DEFL TO LFT 91 DEG 07 MIN 441.2 FT TO PT OF INTER/W NWLY R/W LINE OF A 24 FT SERVICE RD, ADJ TO NWLY R/W LINE OF STATE T H NO 8, TH SWLY ALG SD NWLY R/WLINE OF SD SERVICE RD 186.25 FT TO POB, TH DEFL TO RT 66 DEG 51 MIN 118.20 FT TO ITS INTER/W W LINE OF SD 1/4 , 1/4, TH S ALG SD W LINE 175.76 FT TO ITS INTER/W T HE NWLY R/W LINE OF STATE T H NO 8, TH NELY ALG SD NWLY R/W LINE 172 FT, TH DEFL TO LFT 113 DEG 09 MIN 26.10 FT TO POB; EX RDS; SUBJ TO EASE OF REC (Property I.D. # 35-31-23-12-0030)

Address: 9002 LAKE DRIVE , LEXINGTON, MN

Anyone wishing to make comments or if you have questions on the requested Conditional Use Permits (CUP), you are invited to attend the Public Hearing. If you are unable to attend, written comments or questions are welcome and will be accepted until 4:30 p.m. on August 3, 2018. Plans and specifications for the proposed Conditional Use Permits are on file at City Hall and available upon request.

In accordance with the Americans with Disability Act, a hearing impaired individual wishing to attend the Public Hearing may request a sign language translator by contacting City Hall at (763) 784-2792 within one week prior to the hearing.

Bill Petracek
City Administrator

Published in Quad Community Press: _____, 2018
Posted: _____, 2018

CANFIELD JACK W & CHRISTINE
1181 12TH AVE NW
NEW BRIGHTON, MN 55112

D BOLD INVESTMENTS INC
314 1ST AVE STE C
MINNEAPOLIS, MN 55401

LEXINGTON CAR WASH II INC
1730 NEW BRIGHTON BLVD #330
MINNEAPOLIS, MN 55413

MNSF MINNEAPOLIS LLC
6836 MORRISON BLVD STE 320
CHARLOTTE, NC 28211

OVERBYE GEORGE
9002 N SERVICE DR
CIRCLE PINES, MN 55014

MASSEY DONALD M & SUSAN F
8927 HAMLINE AVE
LEXINGTON, MN 55014

RESTWOOD TERRACE MHC LLC
3631 91ST DR NE
CIRCLE PINES, MN 55014

DOUGLAS OTTE ENTERPRISES LLC
18 SHORE ROAD
HOPATCONG, NJ 07843

GOTWALD MIKE
1170 113TH AVE NE
BLAINE, MN 55434

OTTE FIVE PARTNERSHIP
59 WOODLAND CIR
EDINA, MN 55424

NYGARD GORDON L & PATRICIA J
2229 CHESHIRE CIR
ST PAUL, MN 55112

DOUGLAS OTTE ENTERPRISES LLC
18 SHORE ROAD
HOPATCONG, NJ 07843

BARBECHO IVAN
5009 4TH ST NE
COLUMBIA HEIGHTS, MN 55421

SHOOP TAMMY
8960 NORTH HIGHWAY DR
LEXINGTON, MN 55014

JENMAC HOLDINGS LLC
1732 155TH LN NW
ANDOVER, MN 55304

Memorandum

TO: Planning and Zoning Commission
FROM: Kurt Glaser, City Attorney
DATE: July 18, 2018
RE: Application for Conditional Use Permits
9002 North Service Drive

SUMMARY: Staff recommends Granting two Conditional Use Permits for use as an automobile service station and automobile sales lot.

DISCUSSION: The Applicant asks the Planning and Zoning Commission to grant him two Conditional Use Permits. He recently purchased the Texaco gas station at 9002 North Service Drive. This is a triangle-shaped parcel in the M-1 zoning district. He intends to rehabilitate the building and lot. He intends to operate an automobile service station and automobile sales lot. The business will not sell gasoline. Both of these are allowed uses in an M-1 zone with a Conditional Use Permit. Until recently, the business on the site operated as an automobile service station. However, that business operated as a non-conforming use. The prior business did not meet zoning and performance standards for building setbacks, open space, screening or parking.

Many years ago, the County took land from the south side of the parcel for right of way to construct Lake Drive. The County is now constructing North Service Drive immediately in front of the parcel. The result is a parcel that is virtually unbuildable by current zoning standards due to its unusual shape and small size. Rehabilitating the existing building is the highest and best use for that parcel.

This parcel abuts two residential properties. On the opposite side of one these parcels, the Applicant also operates an automobile towing company on nearby leased land. (9020 North Service Drive). By combining the resources of the two parcels under his control, it is possible to achieve the land use goals on the Texaco parcel to allow it to operate as the Applicant desires.

As part of considering the Applicant's request for conditional use permits, the Planning and Zoning Commission may ask the Applicant to construct features on the parcel and/or create conditions under which the Applicant may conduct his businesses. The following is a discussion of the relevant parts of the zoning code affecting this parcel.

Screening - Chapter 11.60, Subd. 9

Screening is required along the boundaries of the residential properties. The screening shall consist of earth mounds, berms or ground forms; fences and walls; landscaping (plant materials) or landscaped fixtures (such as timbers) used in combination or singularly so as to block direct visual access to an object.

Parking – Chapter 11.60, Subd. 22 (l)(2) & (9)

Automobile Service Stations require at least one parking space for each employee, plus two for each service stall. (Approximately six spaces). Automobile Sales Lot required at least one parking space for each six hundred square feet of floor area. (Approximately three spaces). Parking is not allowed in a right of way or in a driveway. The previous business parked cars in the County's right of way adjoining the south side of the parcel. They also parked cars on the west side of the parcel. Those cars were often on the neighbor's property. The required screening will likely shrink the area of land that can be used for parking. In order to accommodate parking for both the service and sales functions, the Applicant must dedicate approximately nine parking spaces on its other parcel at 9020 North Highway Drive for employee parking and storage cars for repair. The parking stalls on both parcels should be painted.

In examining the Applicant's request, Staff discovered that conditions at 9020 North Highway Drive need improvement. The Applicant operates a towing service where he used that parcel to store towed cars. It appears the parcel has become somewhat of a junk yard where cars are parked six or seven deep with no means of fire access. If the Commission were to consider using the parcel at 9020 North Highway Drive, conditions on that parcel must be improved.

Lot Coverage – Chapter 11.34

No more than 80% of a lot in an M-1 zone may be covered by impervious material. To maintain the current, non-conforming amount of lot coverage, the Applicant is directed to pave no more area than used for parking and driveways than the previous owner.

DIRECTION TO APPLICANT

The Applicant is directed to create a scale diagram of the parcels showing the property boundaries, rights of way, screening, driveways and parking spaces. Acceptance of this document would be conditioned on approval by Staff and will be incorporated into the Conditional Use Permit.

To: Planning and Zoning Commission
From: Bill Petracek, City Administrator
Date: August 1, 2018

Re: Public Hearing #2 – Lovell Building Redevelopment Project

Enclosed in the packet for Public Hearing #2 you will find the following items submitted for the Lovell Building Redevelopment Project:

1. Application for Consideration of Planning Request
2. Public notice – Quad Press and surrounding property owner's – 350 ft.
3. Map and list of surrounding property owner's notified.
4. Lovell Building Redevelopment Site Plan
5. Staff memos from:
 - a. Kurt Glaser, City Attorney – Rezoning, Planned Unit Development, CUP, Preliminary Plat review
 - b. Steve Winter, City Engineer, MSA Consultants– Preliminary Plat Review, Site Plan Review
 - c. Chris Janson, Planner, MSA Consultants – Preliminary Plat Review, Site Plan Review
 - d. Gary Grote, Fire Chief – Fire Suppression recommendations
 - e. Ron Wasmund, Building Official – Site Plan Review – not included, but will be provided at meeting.

****Mike Hudson and Logan Schmidt will be present from Dominion Acquisitions, LLC. to provide a presentation and a detailed explanation of their proposed development and their requests from the City of Lexington.**

City of Lexington

9180 LEXINGTON AVENUE • LEXINGTON, MINNESOTA 55014 • (763) 784-2792 • FAX (763)785-8951

APPLICATION FOR CONSIDERATION OF PLANNING REQUEST

Street Location of Property: 4175 Lovell Road, Lexington, MN 55014

Legal Description of Property: LOTS 9 THRU 12 INCL BLOCK 1 LEXINGTON PARK, TOG/W S 218 FT OF N 1285 FT OF E 200FT OF SE1/4 OF SEC 26 TWP 31 RGE 23, EX RD, SUBJ TO EASE OF REC

Owner:

Name: Lexington Leased Housing Associates I, LLLP Phone: 763-354-5634

Address: 2905 Northwest Blvd. Suite 150

City: Plymouth State: MN Zip: 55441

Applicant (If Other than Owner):

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Type of Request: ☒ Variance ☒ Conditional Use Permit ☒ Rezoning ☒ Site Plan
☐ Minor Subdivision ☐ Major Subdivision ☒ Other (PUD)

Description of Request: *Dominium is proposing a 180 unit family housing project with an amenity building and heated underground parking as a new PUD, "Landings at Lexington." This PUD is requesting several zoning variances and a conditional use permit for a re-plat combining existing sites to be administered. Requested variances include an increase in allowable density and height and reductions in setbacks and parking requirements. See the attached zoning summary for full descriptions of the variance requests. See the attached plans for full descriptions supporting the conditional use permit request.*

Reason for Request: *This site has been targeted in the 2040 Comprehensive plan for high density residential. High density residential cannot be constructed under the current zoning, increased density and height are required to meet the 2040 Comprehensive plan goals. The proposed site is currently smaller sub-divided lots and will require the re-plat to combine them and facilitate the development. In neighboring communities due to the advent of rapid transit and telecommuting required parking has been greatly reduced. As this project ages demand will continue to reduce. The parking proposed for this project meets the current demand of this type of housing based on the owners considered experience.*

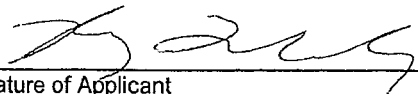
Present Zoning Classification: *B-1*

Existing Use of Property: *Currently Commercial, formally institutional*


Has a permit for a rezoning, variance, appeal or conditional use permit on the subject site or any part thereof been previously sought? *No* When? _____

DISCLAIMER

The fee charged for rezoning, variance, appeal or conditional use permit is nonrefundable. Upon signing below the applicant is acknowledging they have read and understand this.



Signature of Applicant



Date

c:\users\logan.schmidt\appdata\local\microsoft\windows\inetcache\content.outlook\kab7ve34\planning request v2.doc

**PUBLIC NOTICE
CITY OF LEXINGTON
COUNTY OF ANOKA
STATE OF MINNESOTA**

TO WHOM IT MAY CONCERN:

Notice is hereby given, the Lexington Planning and Zoning Commission will be conducting a Public Hearing on Monday, August 6, 2018 at 6:00 p.m. in the Lexington City Council Chambers, Lexington City Hall, 9180 Lexington Avenue, Lexington, MN 55014.

The purpose of the Public Hearing is to consider a request to rezone the following properties from a B-1 zone to an R-4 zone, formulate a Planned Unit Development (PUD) and Conditional Use Permit (CUP), review of a preliminary plat, and amend the 2030 Comprehensive Plan to accommodate a proposed 180-unit apartment complex:

Legal Description:

Parcel #1: LOTS 9 THRU 12 INCL BLOCK 1 LEXINGTON PARK, TOG/W S 218 FT OF N 1285 FT OF E 200 FT OF SE1/4 OF SEC 26 TWP 31 RGE 23, EX RD, SUBJ TO EASE OF REC (Property I.D. #26-31-23-41-0065– 4175 Lovell Road, Lexington, MN.

And;

Parcel #2: LOT 8 BLOCK 1 LEXINGTON PARK (Property I.D. # 26-31-23-41-0009 – 9480 Lexington Ave., Lexington, MN.

Anyone wishing to make comments or if you have questions on the requested zone change/Planned Unit Development, or preliminary plat, you are invited to attend the Public Hearing. If you are unable to attend, written comments or questions are welcome and will be accepted until 4:30 p.m. on August 3, 2018. Plans and specifications for the proposed development are on file at City Hall and available upon request.

In accordance with the Americans with Disability Act, a hearing impaired individual wishing to attend the Public Hearing may request a sign language translator by contacting City Hall at (763) 784-2792 within one week prior to the hearing.

Bill Petracek
City Administrator

Published in Quad Community Press: _____, 2018
Posted: _____, 2018



Glover Lori
9531 Dunlap Ave
Lexington, MN 55014

Oestreichwe Christopher
9329 Dunlap Ave
Lexington, MN 55014

Bartelle Dale McAdams
639 Village Parkway
Circle Pines, MN 55014

Saumer Wayne W & Connie
9516 Lexington Ave
Lexington, MN 55014

Daibes Khalid
714 Village Parkway
Circle Pines, MN 55014

Kane Luke
9500 Lexington Ave
Lexington, Mn 55014

Campbell Sophia
651 Village Parkway
Circle Pines, MN 55014

Erickson Blake
914 Village Parkway
Circle Pines, MN 55014

Village at Circle Pines Master
4672 Slater Rd
Eagan. MN 55122

Mutnal Anjali
804 Village Pkwy
Circle Pines, MN 55014

Huie Lilly & Wing
1325 Buchner Ave
Shoreview, MN 55126

Cao Xiaowei
703 Village Parkway
Circle Pines, MN 55014

Hembre Jennifer
900 Village Parkway
Circle Pines, MN 55014

Hutterer Bonnie
4660 104th Ln NE
Circle Pines, MN 55014

Fisher Denny
4077 Lovell Rd
Lexington, MN 55014

Boldt Gary & Suzanne
4049 Lovell Rd
Lexington, MN 55014

Hinson Kirk
9500 Dunlap Ave
Lexington, MN 55014

Harvey Adam
9338 Dunlap Ave
Lexington, MN 55014

Diop Birane
806 Village Parkway
Circle Pines, MN 55014

Otte Trustee Duane & Margaret
9480 Lexington Ave
Lexington, MN 55014

Johnson Beatrice
653 Village Parkway
Circle Pines, MN 55014

Heyer Sharon
649 Village Parkway
Circle Pines, MN 55014

Vanseth Christopher
9336 Dunlap Ave
Lexington, MN 55014

Weston April & Jeremy
12056 Terrace Ct NE
Blaine, MN 55434

Langer Jess
7363 Peltier Circle
Centerville, MN 55038

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN LOCATING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT COMPANY SHALL ONE CALL AT 800-452-4692 AT LEAST 14 DAYS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTRACTOR'S PIPES, MANHOLES, VALVES OR OTHER SURFACE STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

INW CIV JCL: 631-434-0202
TOLL FREE: 1-800-260-3466

0176 898 898 • 10001 2200

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SITE PLAN LEGEND

9780470511224 (Hbk)

_____ will accept all the _____

ALL IN THE FAMILY: Battle of nature at the office in 1994

Case 2:22-psd-00001-ML Document 1-1 Filed 07/26/22 Page 1 of 1

McGraw-Hill Education

107 SPALLS	107 SPALLS
170 SPALLS	170 SPALLS
277 SPALLS	277 SPALLS
PROPOSED TOTAL PARKING PROVIDED:	PROPOSED TOTAL PARKING PROVIDED:
ACCESSIBLE PARKING	ACCESSIBLE PARKING

Table 1

ACCESSIBLE PARKING

FOUNDED SQUARE ACCESSIBLE PARKING

FROM THE JOURNAL OF THE AMERICAN COLLEGE OF ACETIC ACID LOGICISTS

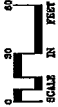
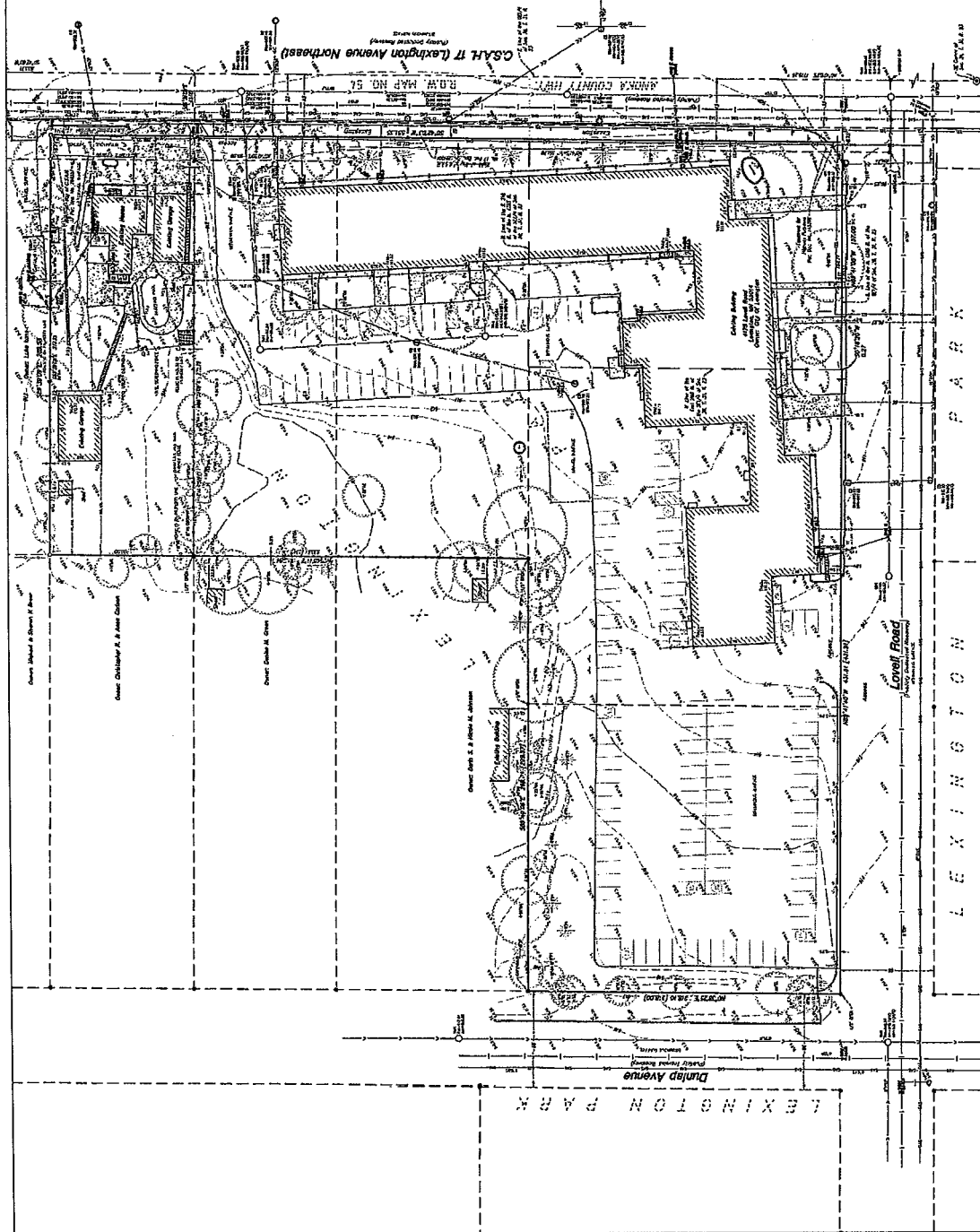
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SURVEY LEGEND

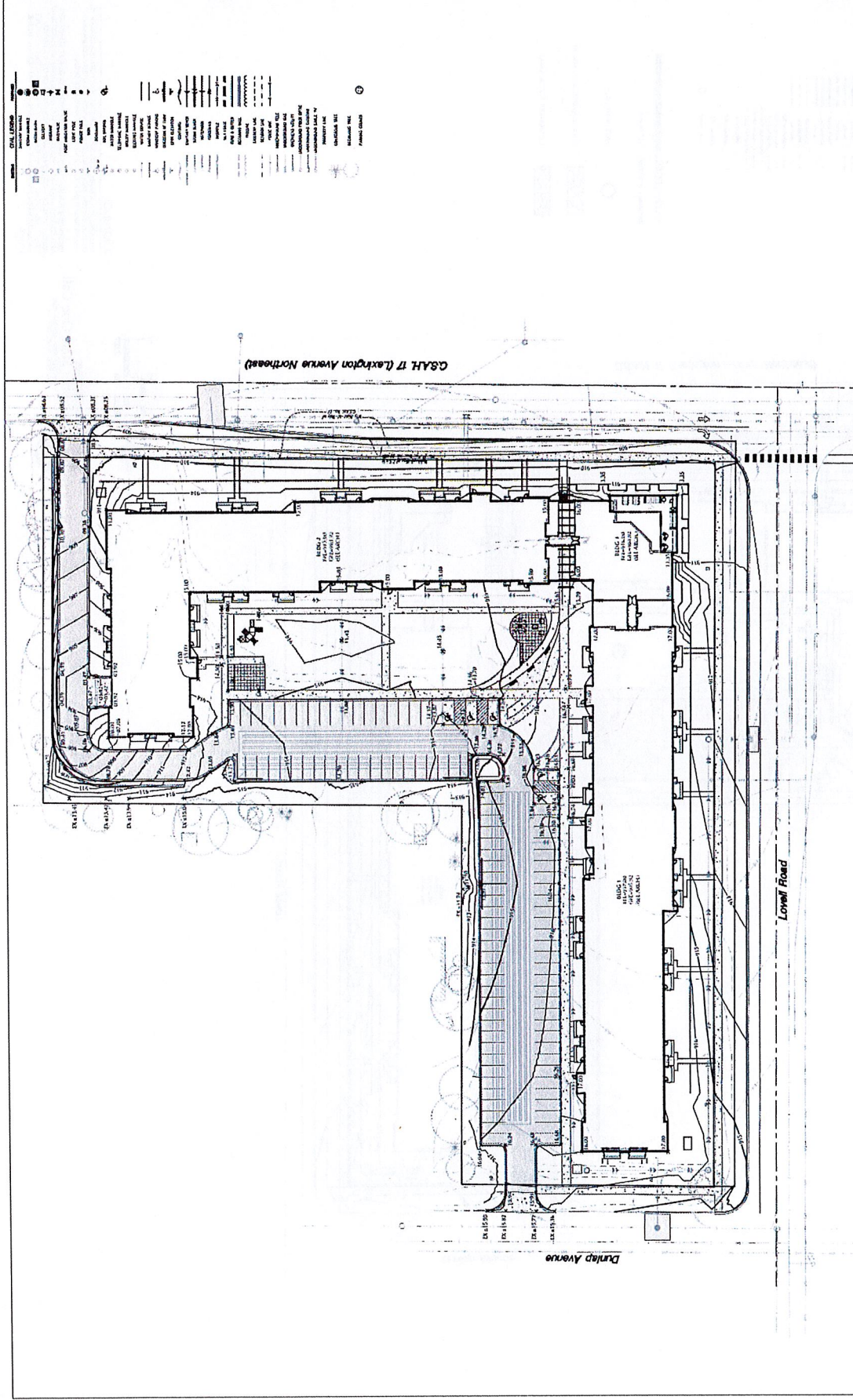
1. ADJ. LOT	10. LOT BOUNDARY	19. LOT BOUNDARY	28. LOT BOUNDARY
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3. ADJ. LOT	12. LOT BOUNDARY	21. LOT BOUNDARY	30. LOT BOUNDARY
4. ADJ. LOT	13. LOT BOUNDARY	22. LOT BOUNDARY	31. LOT BOUNDARY
5. ADJ. LOT	14. LOT BOUNDARY	23. LOT BOUNDARY	32. LOT BOUNDARY
6. ADJ. LOT	15. LOT BOUNDARY	24. LOT BOUNDARY	33. LOT BOUNDARY
7. ADJ. LOT	16. LOT BOUNDARY	25. LOT BOUNDARY	34. LOT BOUNDARY
8. ADJ. LOT	17. LOT BOUNDARY	26. LOT BOUNDARY	35. LOT BOUNDARY
9. ADJ. LOT	18. LOT BOUNDARY	27. LOT BOUNDARY	36. LOT BOUNDARY
10. LOT BOUNDARY	19. LOT BOUNDARY	28. LOT BOUNDARY	37. LOT BOUNDARY
11. LOT BOUNDARY	20. LOT BOUNDARY	29. LOT BOUNDARY	38. LOT BOUNDARY
12. LOT BOUNDARY	21. LOT BOUNDARY	30. LOT BOUNDARY	39. LOT BOUNDARY
13. LOT BOUNDARY	22. LOT BOUNDARY	31. LOT BOUNDARY	40. LOT BOUNDARY
14. LOT BOUNDARY	23. LOT BOUNDARY	32. LOT BOUNDARY	41. LOT BOUNDARY
15. LOT BOUNDARY	24. LOT BOUNDARY	33. LOT BOUNDARY	42. LOT BOUNDARY
16. LOT BOUNDARY	25. LOT BOUNDARY	34. LOT BOUNDARY	43. LOT BOUNDARY
17. LOT BOUNDARY	26. LOT BOUNDARY	35. LOT BOUNDARY	44. LOT BOUNDARY
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25. LOT BOUNDARY	34. LOT BOUNDARY	43. LOT BOUNDARY	52. LOT BOUNDARY
26. LOT BOUNDARY	35. LOT BOUNDARY	44. LOT BOUNDARY	53. LOT BOUNDARY
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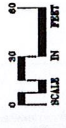
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Toll Free 1-800-333-3446



WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. THEY SHALL COORDINATE WITH ALL UTILITY COMPANIES IN ADVANCING THEIR SERVICE AND / OR RELOCATION OF LINES.
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 612-444-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



- GRADING, DRAINAGE & EROSION CONTROL NOTES**
1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS.
 3. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION AND TO STABILIZE EXPOSED SOILS.
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800.455.4545
www.gopherstateonecall.com



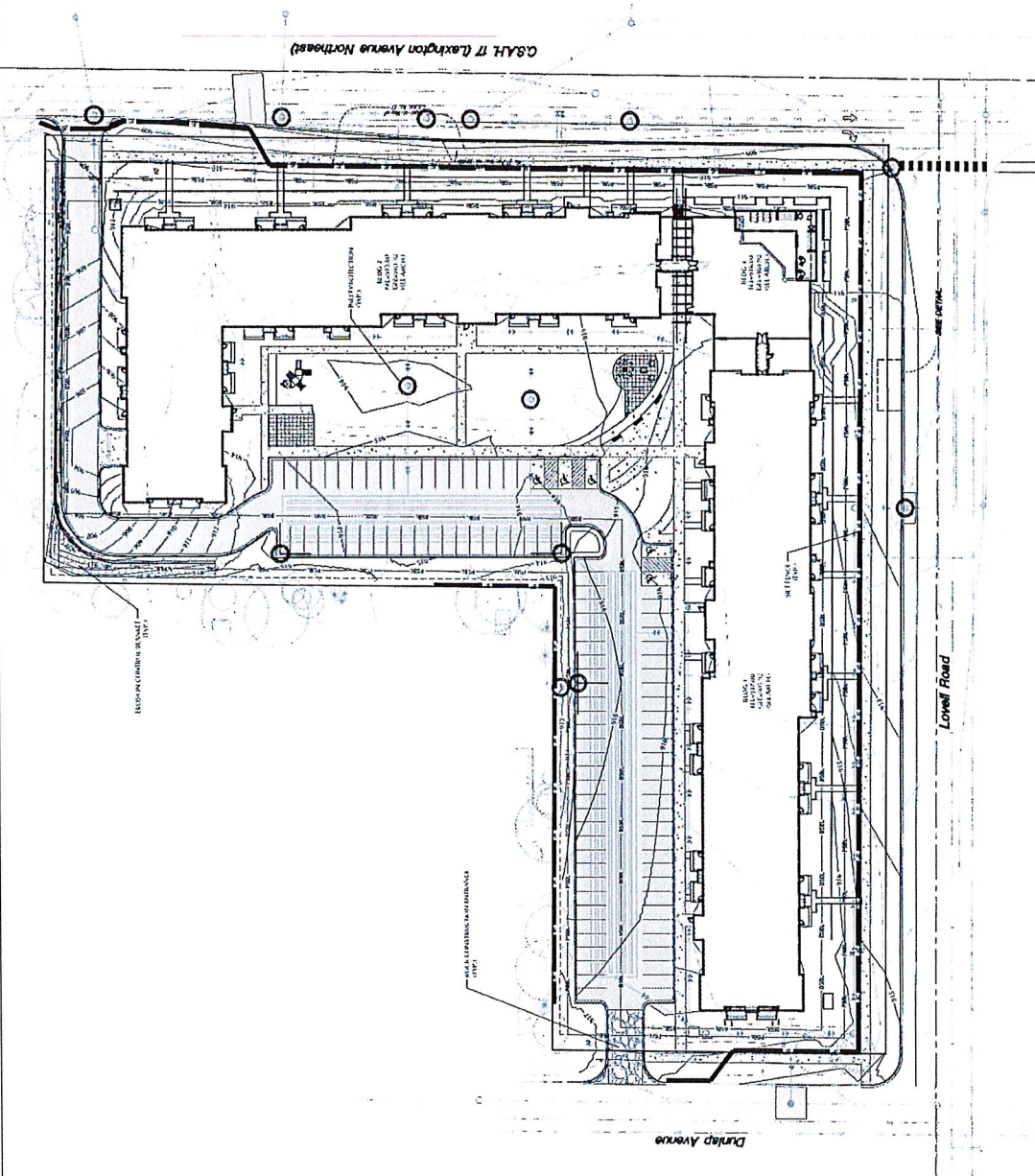
WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL
UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION
MAINTAINING THESE SERVICE AND OR LOCATION OF LINES.
THE CONTRACTOR SHALL CONTACT Gopher State One Call AT 800-455-4545
AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND
UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF
STRUCTURES BEFORE DAGING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
THE ABOVE WITHIN DAMAGED DURING CONSTRUCTION AT NO COST TO THE
OWNER.

SYMBOL	DESCRIPTION
1	EXISTING BUILDING
2	EXISTING DRIVE
3	EXISTING SIDEWALK
4	EXISTING DRIVE
5	EXISTING SIDEWALK
6	EXISTING DRIVE
7	EXISTING SIDEWALK
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SWPPP LEGEND

- SETBACK
- INIT PROTECTION
- ROCK CONSTRUCTION ERIE ROSS
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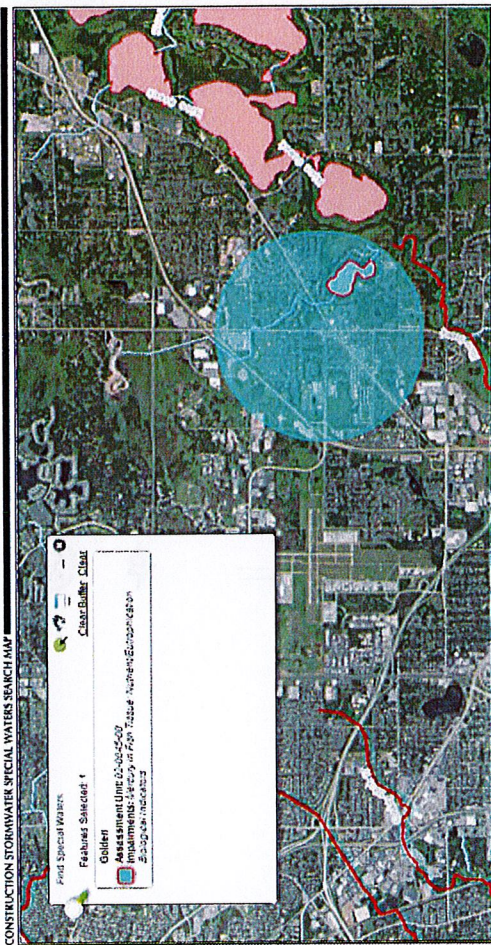


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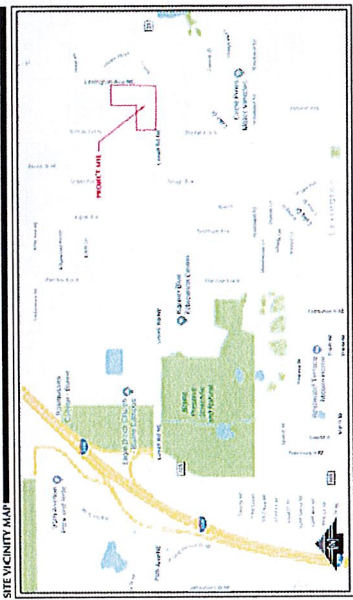
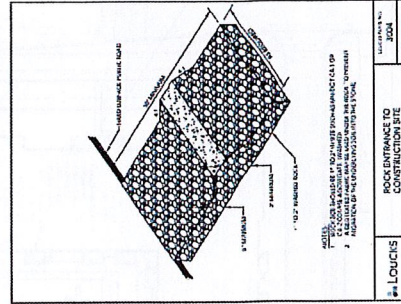
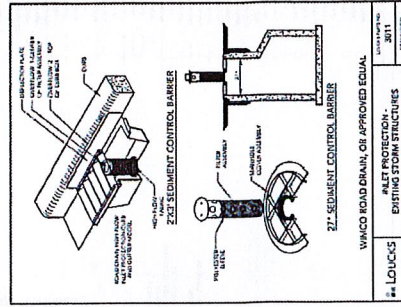
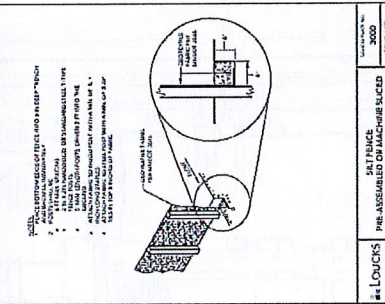
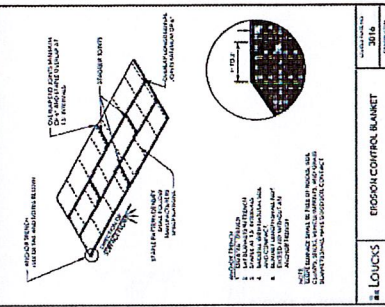
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ALL LOTS ARE PLANNED TO BE USED FOR THE LOCATION OF ALL WAREHOUSES AND WHOLESALE COMPANIES. THESE ARE NOT TO BE USED FOR OTHER PURPOSES. THE ABOVE WHEN DURING CONSTRUCTION AT NO COST TO THE OWNER.



1. THE PURPOSE OF THIS SPECIAL WATERS SEARCH MAP IS TO IDENTIFY ALL POTENTIAL WATERSHEDS THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION PROJECT.
2. THE SPECIAL WATERS SEARCH MAP IS BASED ON THE LATEST AVAILABLE AERIAL PHOTOGRAPHY AND FIELD SURVEY DATA.
3. THE SPECIAL WATERS SEARCH MAP IS NOT A SUBSTITUTE FOR A DETAILED HYDROLOGIC ANALYSIS.
4. THE SPECIAL WATERS SEARCH MAP IS NOT A SUBSTITUTE FOR A DETAILED EROSION CONTROL PLAN.
5. THE SPECIAL WATERS SEARCH MAP IS NOT A SUBSTITUTE FOR A DETAILED SEDIMENTATION CONTROL PLAN.
6. THE SPECIAL WATERS SEARCH MAP IS NOT A SUBSTITUTE FOR A DETAILED WATER QUALITY MANAGEMENT PLAN.
7. THE SPECIAL WATERS SEARCH MAP IS NOT A SUBSTITUTE FOR A DETAILED WATER RESOURCE PROTECTION PLAN.
8. THE SPECIAL WATERS SEARCH MAP IS NOT A SUBSTITUTE FOR A DETAILED WATER USE MANAGEMENT PLAN.
9. THE SPECIAL WATERS SEARCH MAP IS NOT A SUBSTITUTE FOR A DETAILED WATER POLLUTION PREVENTION PLAN.
10. THE SPECIAL WATERS SEARCH MAP IS NOT A SUBSTITUTE FOR A DETAILED WATER CONSERVATION PLAN.
11. THE SPECIAL WATERS SEARCH MAP IS NOT A SUBSTITUTE FOR A DETAILED WATER REUSE PLAN.
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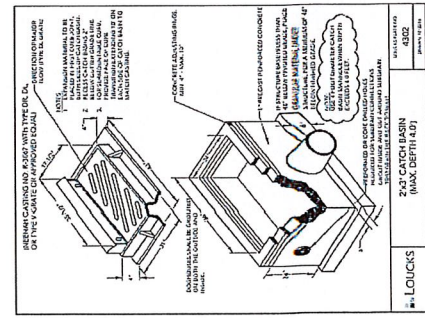
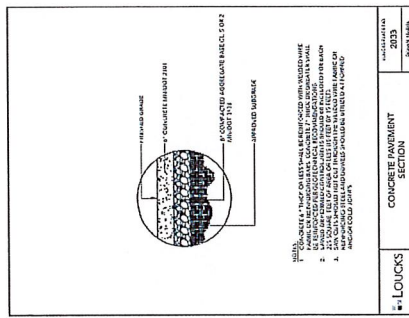
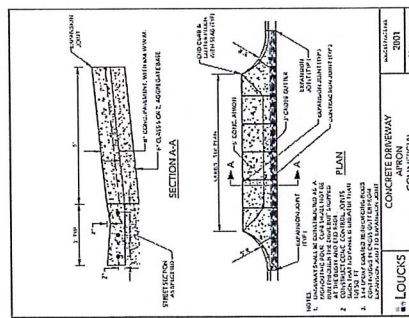
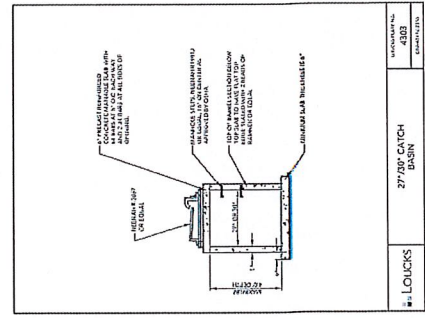
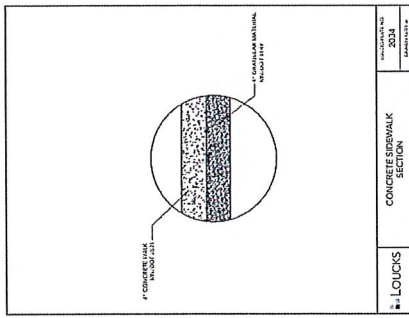
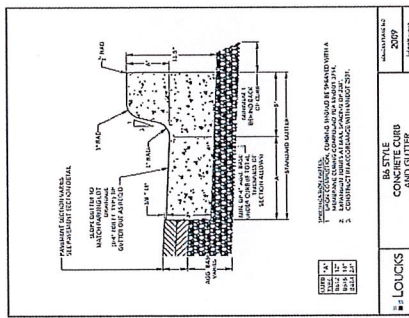
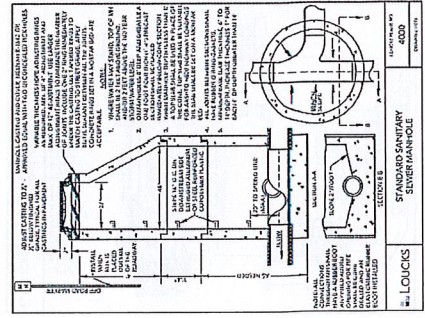
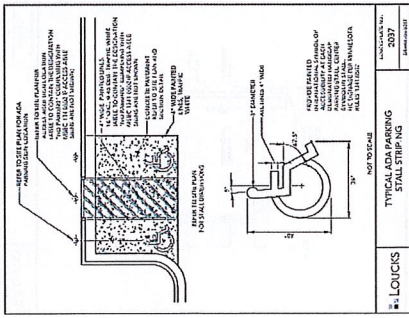
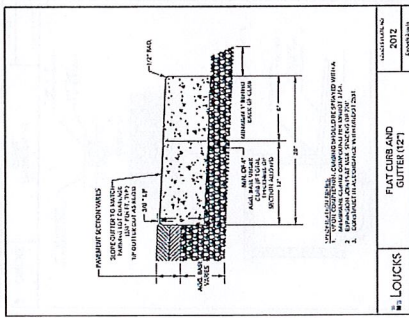
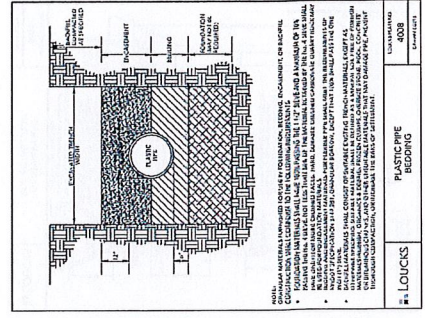
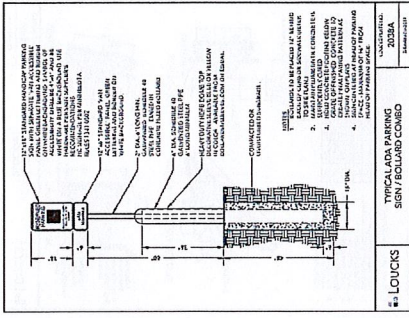
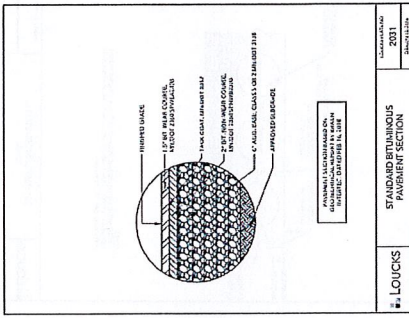
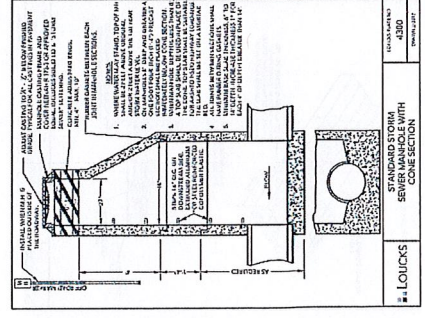
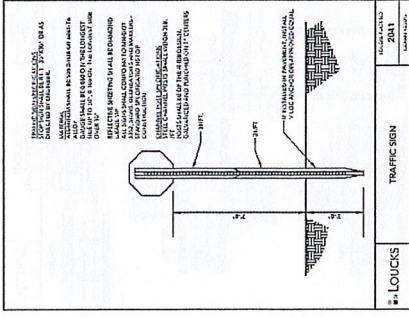
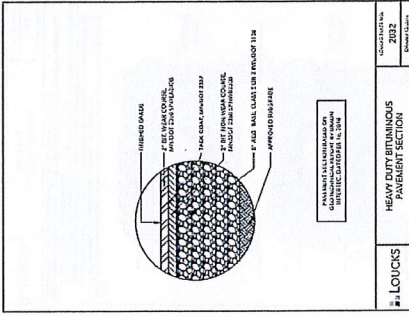
UNIVERSITY OF MINNESOTA
Samuel Trebesch
Design of Construction SWPPP (May 31, 2010)

DESCRIPTION	UNIT	QUANTITY
EROSION CONTROL BLANKET	SQ	1,100
SEDIMENT CONTROL BARBER	LN	1.1
ROCK ENTRANCE TO CONSTRUCTION SITE	LN	1.1



WARNING

[illegible]



LEGENDS OF LEXINGTON

EXISTING PLAT GENERAL NOTES

LEGENDS
7200 Hennepin Avenue, Suite 300
Minneapolis, MN 55405
Telephone 612-339-7792
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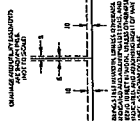
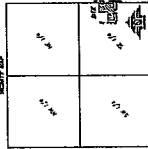
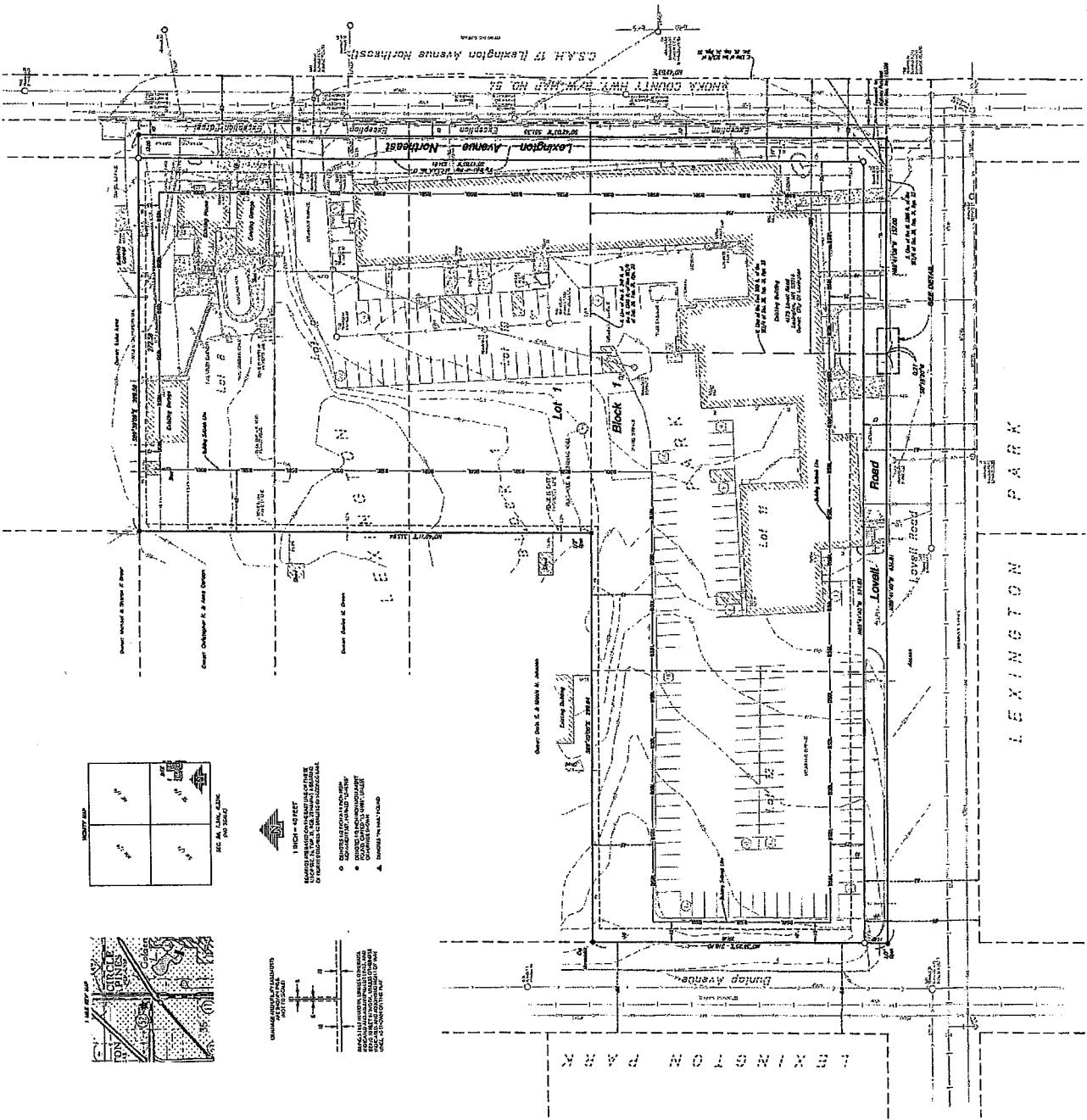
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EOE

CONSULTANTS

PROJECT TITLE
LANDINGS AT
LEXINGTON

DATE: 10/25/18

CERTIFICATION
NOT FOR
CONSTRUCTION

TABLE
NO. 1
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RENDERED
SITE PLAN

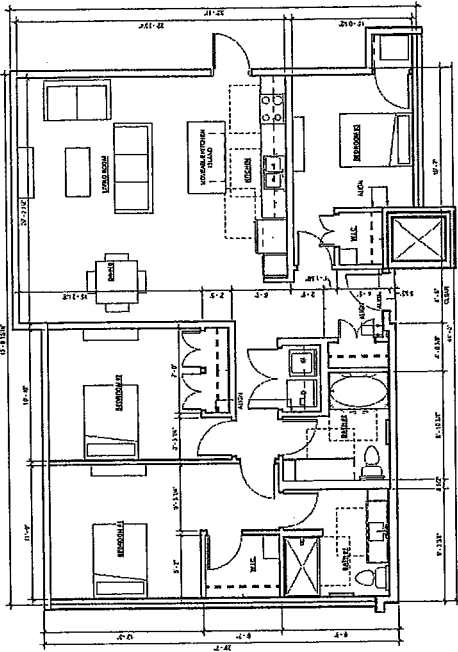
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A001

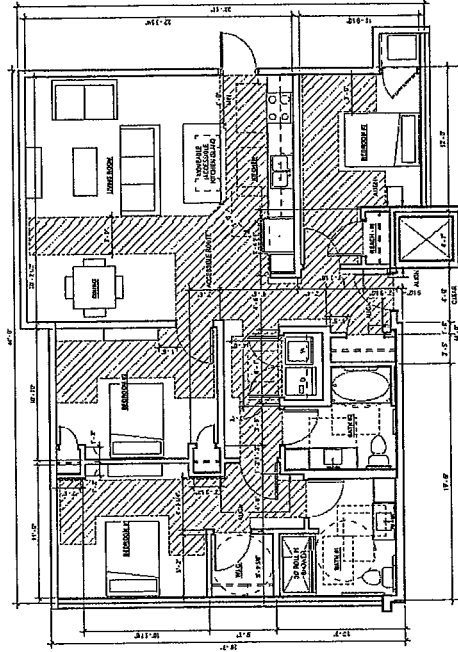
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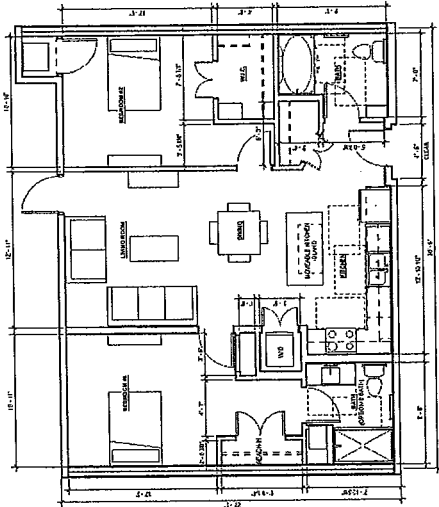
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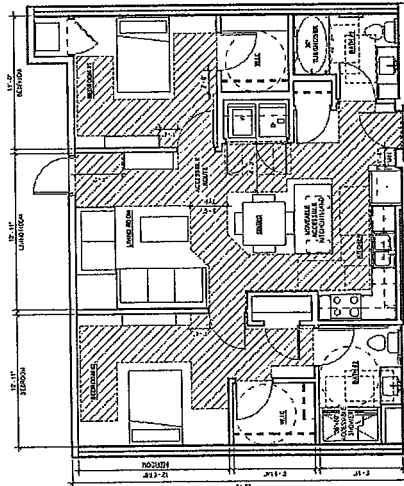
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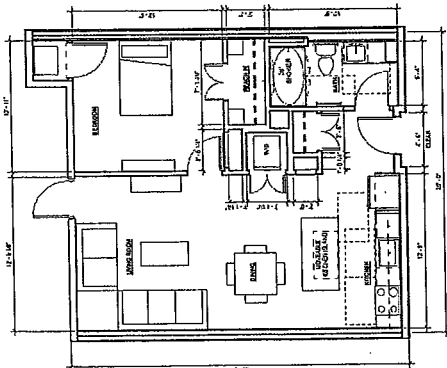
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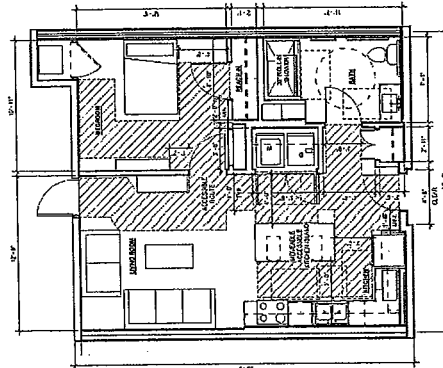
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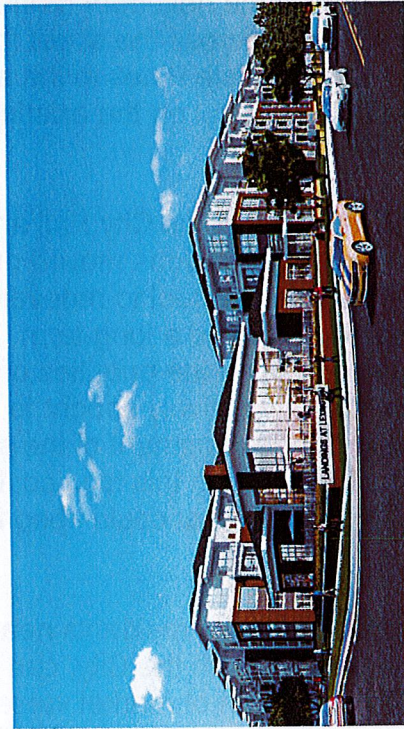
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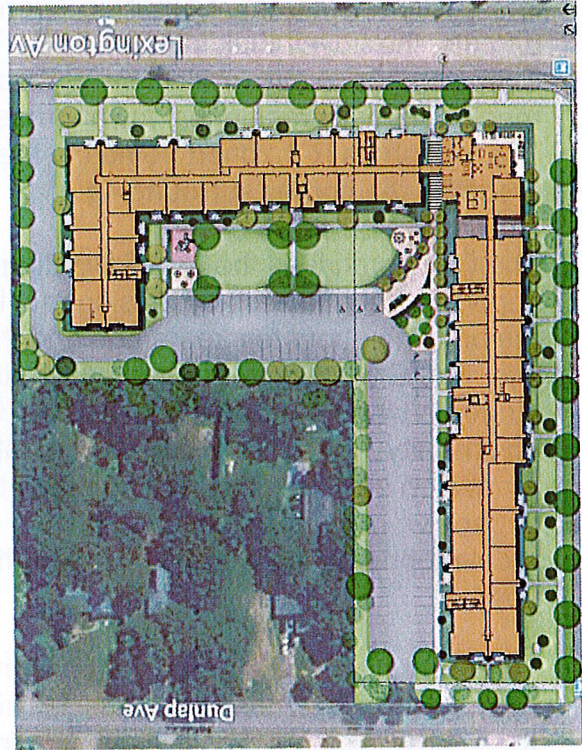
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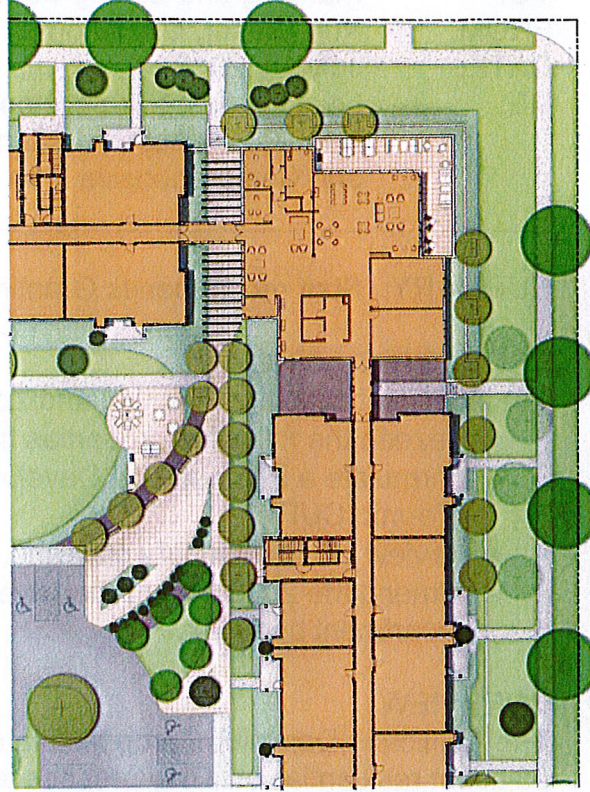
PERSPECTIVE AT SOUTHEAST CORNER



PERSPECTIVE AT CLUBHOUSE ENTRY



SITE PLAN



ENLARGED SITE PLAN AT CLUBHOUSE

TO: Planning and Zoning Commission
FROM: Kurt Glaser, City Attorney
DATE: July 18, 2018
RE: Lovell Building Redevelopment
Request for Action on Zoning, Planned Unit Development, Preliminary Plat
and Comprehensive Plan

SUMMARY: Staff recommends Granting the action requested by the Applicant.

REQUESTED ACTION

The Applicant asks the Planning and Zoning Commission to consider the following

- rezone the following properties from a B-1 zone to an M-1 zone;
- formulate a Planned Unit Development (PUD) to include a Conditional Use Permit (CUP);
- review of a preliminary plat; and,
- amend the 2030 Comprehensive Plan to accommodate a proposed 180-unit apartment complex.

OVERVIEW

The Applicant, Dominion, proposes to redevelop the Lovell Building site and the adjacent residential lot. They propose tearing down the existing structure and constructing a 180-unit apartment building. The site sits near the City's busiest intersection as it fronts Lexington Avenue near Lake Drive. They want to purchase two parcels, the Lovell Building (zoned B-1) and the residential home next door (zoned R-1). The site abuts a strip mall in the B-4 zone to the south, and is across the street from medium-density residential townhomes located in the City of Circle Pines to the east. The site abuts R-1 zoned homes to the north and west. The school on the existing site predates the homes surrounding it.

The City purchased the Lovell Building property in the '80s for use as City Hall and to support local business by leasing retail space. Gradually, City functions moved out of the building about ten years ago and the City Council created the goal to redevelop the site. The City's Comprehensive Plan has a stated goal to, "Develop a long-term strategic plan for the use of the Lovell Road property based upon the priorities of the community." Page 13. Since the end of the recession, the City actively sought to redevelop site. This process revealed that demolition and redevelopment of the site is expensive given the materials used to construct the building. Given this high cost of redevelopment, the City actively sought redevelopment projects that could absorb this cost.

The 180-unit building proposed by Dominion will locate these new residents near the heart of the City's business district. This project, in partnership with the City, can absorb these redevelopment costs while adding millions of dollars' worth of market value to the community. For the City's part, the City Council gave preliminary approval to assist with

redevelopment through Tax Increment Financing – meaning no taxpayer money is paid out of pocket to support this project. In all other respects, this project is financed by Dominion.

Rezone B-1 & R-1 Zone To M-1 Zone

In their plat, they propose combining two parcels into a single lot with unified zoning in an M-1 zone. M-1 zoning allows apartment buildings at a density up to 20 dwelling units per acre. The current B-1 zone does not permit any residential use. The single R-1 parcel only allows single-family residential use. Changing these parcels to an M-1 zoning is in character with the existing development to the east and south. More importantly, changing the zoning to M-1 is key to redevelopment of this site. Only a project involving a high level of profitability can support the demolition of the existing school building. The building is very large and contains hazardous materials inside the walls and basement that require expensive, professional removal. Accordingly, a project allowing higher density is necessary to create the profit incentive supporting the high-cost demolition required to remove the existing school.

Planned Unit Development (PUD) To Include A Conditional Use Permit (CUP)

A Planned Unit Development is allowed to assist new development or redevelopment within the City. A PUD allows the Planning and Zoning Commission to relax zoning and performance standards to accommodate development on a unique site or to attain specific goals. The mechanism to enforce a PUD are conditions set forth in a Conditional Use Permit recorded with the property or set as conditions on a Plat. In the instant case, the Planning and Zoning Commission must make recommendations to the Council as to those performance standards to relax or conditions governing the property. Staff created the table attached to this memo identifying relevant performance standards to relax or conditions to create. The Commission should use this as its guide and may add or remove standards or conditions as it sees fit. Staff will create the Conditional Use Permit from those criteria identified by the Commission.

2030 Comprehensive Plan Amendment

The requested zoning changes are only a slight modification to the 2030 Comprehensive Plan – although the Plan guided redevelopment of the Lovell Building site. In the Plan, the R-1 zoned parcel was guided towards only low-density residential use, and the B-1 zoned parcel was guided towards only business use. However, the Plan specifically sought to redevelop the B-1 zoned parcel (the former school building). Page 13. Accordingly, the only change required in the Plan is to the addition of the R-1 zoned parcel to Lovell Building site. The proposed redevelopment meets other stated goals from the Plan such as supporting the business community and maintaining the conflict between residential and commercial areas. The highest goals attained here is the creation of a redevelopment project specific to this site and a project that is financially self-sustaining.

Review Preliminary Plat

Please see memo from MSA for its conditions and recommendations.

LEXINGTON APARTMENTS
Zoning Analysis Summary

ELEMENT	CURRENT	PROPOSED ZONING	PROPOSED STANDARDS	PROPOSED CONDITIONAL USE PER
Zoning	B-1	M-1	PLANNED UNIT DEVELOPMENT	CONDITIONAL USE PER
Site Area	Approx. 225,205 sf, 5.17 Acres	Approx. 225,205 sf, 5.17 Acres	Approx. 225,205 sf, 5.17 Acres	
Building Area	-	-	277,480	
Units Per Acre	Multifamily not a permitted use	Allowed 20 Units/Acre	35 Units/Acre	CUP
Lot Coverage	80%	80%	80%	
Height	Two stories	45 Feet	60 Feet Max (to centerline of roof)	CUP
Front Setback	35 Feet	35 Feet	25 Feet*	CUP
Side Setback	15 Feet	5 Feet - Residential	15 Feet*	
Side Setback (Street)	No standard	No standard	No standard	
Rear Setback	30 Feet	30 Feet	25 Feet*	CUP
Parking SB - Front	10' (20 from residential zone)	10' (20 from residential zone)	10' (20 from residential zone)	
Parking SB - Side	10' (20 from residential zone)	10' (20 from residential zone)	10 Feet	CUP
Parking SB - ROW	20 Feet	20 Feet	20 Feet	
Parking SB - Rear	10' (20 from residential zone)	10' (20 from residential zone)	10 Feet	CUP
Open Space	No standard when governed by payment of park dedication fee.			
Auto Parking	2.0 spaces per dwelling unit all residential uses	2.0 spaces per dwelling unit all residential uses	1.5 spaces per dwelling unit	CUP
Parking Garages	No standard	No standard	No standard	
Parking Dimensions	Surface Parking - 9' x 20'	Surface Parking - 9' x 20'	Surface Parking - 9' x 18'	CUP
Parking Screening	Required facing residential lots	Required facing residential lots	Required facing residential lots	CUP
Bike Parking	No standard	No standard	No standard	
Exterior Materials	No standard	No standard	No standard	
Min Unit Size Apartments	No standard	No standard	No standard	

*This should also include variances allowing for patios, porches, canopies, decks and other similar spaces to project up to 10 feet into the required set backs, as shown in the City Building Official.

To: City Administrator and City of Lexington Planning Commission
From: Steven M. Winter, PE; Consulting City Engineer
Subject: Landings at Lexington Preliminary Plat Review
Date: July 20, 2018

We reviewed the site plans and the preliminary plat for The Landings at Lexington. The site plan application was signed June 11, 2018. We have reviewed the plans that were submitted and the comments are listed below.

- Sheet C2-1. The proposed crosswalk and sidewalk extension shall be completed with this development.
- Sheet C2-1. A retaining wall is shown on the plan. Provide a detail and design for the retaining wall.
- Sheet C4-1. We received an updated electronic pdf sheet 7-18-18. This sheet contained updates required for the Rice Creek Watershed District. This project cannot have an adverse impact on the adjacent properties storm water. The black and white plans that were submitted 6-11-18 should either be printed in color or all proposed improvements need to show up in a darker or thicker line-type. The proposed improvements legends appears darker, but this legend does not match the proposed improvements on the plan sheet.
- Sheet C4-1. The Trench Drain 100. Provide the Mechanical Plan for interior pump and where this pump is discharged. City Code require this sump pump to be pumped to a previous area, but it can be pumped to the Stormwater Pond or the treatment basins. This sump pump cannot be connected to the sanitary sewer.
- Sheet C4-1. The existing sanitary sewer on the north end of the property shall be used instead of cutting open Lexington Avenue. A new manhole can be constructed over the existing sanitary sewer with a Sanitary Sewer main extending on the property where it is needed. Cutting into Lexington Avenue should be avoided unless Anoka County give written approval.
- Sheet C4-1. The existing water service shall be completely removed if it is not being used for the new development. The two wet taps to the watermain on Lexington Avenue should be moved to the watermain on Lovell Road. Lexington Avenue has a high traffic volume to close compared to Lovell Road. Cutting into Lexington Avenue should be avoided unless Anoka County give written approval.

MEMO

July 20, 2018

- The water supply is shown in the form of 2 wet taps. The Developer needs to submit how much water the building will require on an average day to determine if the City has an adequate water supply for this building. The Fire Marshall shall also review the plan to see if there is adequate hydrant coverage to all new buildings on the Development.
- Parking Screening. The Zoning review should be cover the screening of the adjacent property. The residential properties must have screening according to Chapter 11 Subd. 9. Screening and Subd. 11 Site plans.
- There is a significant traffic increase on Dunlap Avenue from the new driveway in the west side of this Development. The pavement on Dunlap Avenue should to be replaced from the driveway to Lovell Road.
- There are many improvements shown in the Anoka County ROW. Written approval from Anoka County is required for all work shown in along the ROW.
- Written approval is also require from the Rice Creek Watershed District. The operation and maintenance plan for the Stormwater system must be submitted to the City for review and approval.
- We do recommend the approval of the site plans with modifications listed above. We also recommend the approval of the Preliminary Plat with the modifications listed above.



City of Lexington Staff Report

Date of Hearing: August 6, 2018

To: City Administrator and Planning and Zoning Commission

From: Christopher Janson, AICP - MSA Consulting Planner

Request: Landings at Lexington - Preliminary Plat Review

Applicant: Dominion

Current Zoning District: B-1 Limited Business

Proposed Zoning: Planned Unit Development with Conditional Use Permit based on M-1 Central Business District Requirements

Request

The Applicant, Dominion Development & Acquisitions, is requesting approval of a Preliminary Plat to be known as Legends of Lexington allowing the replatting of existing parcels into one parcel with a rental apartment structure as the principle use. The development consist of three connected structures built on a single foundation that will serve also serve as an underground a parking garage.

The development as proposed has a density of approximately 38 units per acre (180 dwelling units on a 4.73-acre lot). The request is an increase of approximately 18 dwelling units per acre more than the allowed 20 dwelling units per acre permitted in an M-1 district.

The applicant is proposing to address the request for increased density and other variances/exceptions from the City Code as part of their Planned Unit Development (PUD) and Conditional Use Permit (CUP) request.

Lot Area and Dimensions:

Proposed Lot 1, Block 1 currently contains four existing structures; a now vacant institutional building (Lovell School Building), a single-family residential home and two detached accessory garage buildings. Prior to development of the proposed structure, the applicant will own the property and the existing structures will be demolished.

M-1 has no minimum lot size and no minimum lot width requirements. There is a 100' lot depth requirement. The proposed plat will create Lot 1, Block 1 and meets the lot area and dimension requirements of the City Code.

Easements/Right-of-Way

The Preliminary Plat details new easements along the interior perimeter of the property and property to be platted as right-of-way along Lovell Rd and Lexington Ave.

Building Setbacks

M-1 Required Building Setbacks

Minimum Front Yard Setback – 35'

Minimum Side Yard Setback – 15'

Rear Yard Setback – 30'

Proposed Setbacks:

25' front yard setback – along both Lexington Avenue and Lovell Road

15' side yard setback - to the north along Lexington Avenue and west from Dunlap Avenue

45' rear yard setback - from property line to the north and west of the property

As part of the PUD, CUP and Preliminary Plat approval, the applicant is requesting a reduction in the front yard setback from 35' to 25' along Lovell Road and Lexington Avenue. The requested setbacks are greater than the existing building's setback(s) and in character with the corridor and the commercial areas to the south. The reduced setbacks require that a variance from City Code would need to be included in a PUD and CUP for the proposed development.

Off-Street Parking Requirements

Required parking stalls for proposed development: 360 - 2 off-street spaces per dwelling unit

Proposed parking stalls: 277

The new apartment structure proposed for the property (Lot 1, Block 1) will include 170 garage parking spaces and 109 surface parking spaces.

Overall, the proposed development is short **83 off-street parking stalls** and a variance from City Code would need to be included in a PUD and CUP for the proposed development.

Impervious Coverage

The maximum impervious coverage for M-1 is 80%. The proposed development has impervious coverage of 75.6%. The proposed impervious coverage for the proposed development is less than the maximum amount allowed.

Grading/Stormwater Management

See the City Engineer Memo and the Rice Creek Watershed District's CAPROC for any further comments or concerns.

Landscaping Plan

A Landscape Reference Plan has been submitted by the Applicant as part of the Preliminary Plat, PUD and CUP approval process.

Section 11.60 Performance Standards – Subd. 7. Landscaping (pg 322) states that no tree or large shrubs shall be allowed in any drainage or utility easement or road right-of-way. The Landscape Reference Plan

and Rendered Site Plan (Sheet L001, A001 and A004) show a number of proposed trees that appear to be planted in the future right-of-way(s) along Lexington Ave, Lovell Rd. and Dunlap Ave. There also appear to be numerous trees and shrubs that could potentially be planted in the easements along the perimeter of the development.

The Landscape Plan and Rendered Site Plan (Sheets L001, A001 and A004) shall be revised and resubmitted to show that the proposed plantings are not located in an drainage easement or utility easement or road right-of way. All easements and right-of-way limits shall be added to these sheets.

Screening

Section 11.60 Subd. 8. Screening A. 1) (pg 323) requires that the proposed development's proposed parking lot, which adjoins single-family residential lots to the north and west of the proposed lot, be screened. Section 11.60 Subd. 11 G. 3) – 7) includes additional information that shall be included on a revised Landscape Reference Plan and Rendered Site Plan (Sheets L001, A001 and A004).

The regulations also require that the driveway to the proposed parking lot, which is more than six parking spaces, be screened from adjoining residential districts. The proposed driveway to the parking lot across Dunlap Ave shall be screened in accordance with City Code (Section 11.60 Subd. 9. A. 2)).

Parkland Dedication Fee

The required amount of cash in lieu of parkland dedication shall be calculated and that amount shall be included in the executed Developers Agreement. Parkland dedication fees, as required, shall be paid at the time of executing the Final Plat.

City Engineer Comments

See memo. All concerns of the City Engineer shall be met prior to the City signing the final plat or authorizing any site work.

Building Inspector Comments

All comments and concerns of the Building Inspector shall be addressed.

Fire Marshal Comments

All comments and concerns of the Fire Marshall shall be addressed.

Rice Creek Watershed District (RCWD)

All comments and concerns of the watershed district shall be addressed including obtaining the final watershed permit prior to the City signing the final plat or authorizing any site work. A final copy of the permit shall be submitted to the City.

Preliminary Plat Recommendation

Staff is recommending the Planning Commission recommend approval of the Preliminary Plat for The Landings at Lexington with the following conditions:

1. All comments and concerns of the City Engineer, City Planner, City Attorney, City Clerk, City Administrator, Building Inspector and Fire Marshal shall be met.
2. An approved Planned Unit Development (PUD) and Conditional Use Permit (CUP) or other regulatory method exists that addresses the following non-compliance with City Code issues:

- a. Proposed development density of approximately 38 dwelling units per acre to allow for the construction of 180 dwelling units on a 4.73-acre lot.
 - b. Proposed off-street parking stalls numbering 277 for 180 dwelling units.
 - c. Proposed 25' front yard building setback along both Lexington Avenue and Lovell Road as shown on Preliminary Plat.
3. The Landscape Plan and Rendered Site Plan (Sheets L001, A001 and A004) shall be revised and resubmitted to show that the proposed plantings are not located in an easement or road right-of-way. All easements and right-of-way limits shall be added to these sheets.
4. The residential property directly west of the proposed driveway to the proposed parking lot across Dunlap Ave shall be screened in accordance with City Code. Sheets L001, A001 and A004 shall be revised to show screening that meets City Code.
5. The residential properties to the north and west of the proposed parking lot must have screening in accordance with City Code. Sheets L001, A001 and A004 shall be revised to show screening that meets City Code.
6. The required amount of cash in lieu of parkland dedication shall be calculated and that amount shall be included in the executed Developers Agreement. Parkland dedication fees, as required, shall be paid at the time of executing the Final Plat.
7. The Applicant shall submit an application to vacate any easements where necessary and appropriate. The vacation process shall be completed prior to or at the same time as submitting for Final Plat approval from the City.
8. Revised plans shall be submitted as required by staff.

To: Lexington Planning & Zoning, City Administrator
From: Gary Grote, Fire Chief
Date: July 31, 2018
Re: Lovell Site Redevelopment Site Plan

I had a meeting with Mark VanderBloomer, Lexington Assistant Chief/Fire Marshal, and Dave Bruder, Centennial Assistant Chief to review the site plans for the proposed multi family complex on the corner of Lexington Ave and Lovell road being proposed by Dominion Acquisitions. We all agreed that the following changes need to be made to the plan in order for us to provide prompt and efficient fire suppression to the building.

Fire Department Recommendations:

1. The current plan has the road located from the North entrance around to the West side onto to Dunlap to be 24 feet - The state fire code for fire access roads is 26 feet.
2. The current plan has the radius for the road located from the North entrance around to the West side onto to Dunlap to be less than 20 feet - The state fire code is a minimum of 20 feet.
3. The proposed development is on the opposite side of the Fire Hydrants, if there was a need for fire suppression as is both county roads, Lexington Ave and Lovell road would be shut down to allow for a water supply. I request 4 additional hydrants be installed on the developed site, SE corner, (Lovell and Lexington), NE corner, (Lexington and the North entrance), West entrance, (Dunlap Ave and the North side of the entrance), and in the corner on the West side where the road changes from North/South to East/West).

***All the changes were marked on the provided site plan.**

Thank you

City of Lexington
Permits Issued & Fees Report - Detail by Address
Issued Date From: 7/1/2018 To: 7/31/2018
Permit Type: All Property Type: All Construction Type: All
Include YTD: Yes Status: Not Voided

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: Building													
Permit Kind:		Commercial Addition											
Permit Kind:		Commercial Remodel											
Permit Kind:		Commercial Siding											
018-00042	07/03/2018	3731 FLOWERFIELD RD	0		2,000.00	91.15	59.25	1.00					151.40
Permit Kind:		Commercial Sign - Permanent											
018-00048	07/31/2018	9360 Lexington	0		880.00	55.00	35.75	0.44					91.19
018-00045	07/24/2018	9201 S SERVICE DR	0		6,000.00	164.52	106.94	3.00					274.46
Permit Kind:		Multi-Dwelling (2+ Units) New Construction											
Permit Kind:		Residential Accessory Building											
Permit Kind:		Residential Deck/Porch											
018-00044	07/23/2018	9321 RYAN PL	0		1,964.00	91.15	59.25	0.98					151.38
Permit Kind:		Residential New Construction											
Permit Kind:		Residential Remodel											
018-00043	07/17/2018	8874 PASCAL AVE	0		7,586.00	201.28		3.79					205.07
Permit Kind:		Residential Repair											
Permit Kind:		Residential Roofing											
Permit Type: Building - Totals													
Period			5	0	18,430.00	603.10	261.19	9.21					873.50
YTD			31	0	13,634,849.76	77,346.09	48,432.41	2,446.42		92	228,620.00		368,244.92

Permit Type: Mechanical

Permit Kind: Commercial New Construction

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: Mechanical													
Permit Kind: Commercial Remodel													
Permit Kind: Residential Addition													
Permit Kind: Residential Remodel													
Permit Type: Mechanical - Totals													
			Period	0									
			YTD	7	0	585,000.00	11,900.00	7,605.00	297.50				19,802.50
Permit Type: Plumbing													
Permit Kind: Commercial New Construction													
Permit Kind: Commercial Remodel													
018-00047	07/26/2018	9201 S SERVICE DR		0	23,000.00	460.00	299.00	11.50					770.50
Permit Kind: Residential New Construction													
Permit Type: Plumbing - Totals													
			Period	1	0	23,000.00	299.00	11.50					770.50
			YTD	3	0	948,440.00	19,118.80	4,926.20	475.22				24,520.22
Permit Type: Zoning													
Permit Kind: Residential Driveway													
Permit Kind: Residential Fence/Wall < 6 FT													
018-00046	07/24/2018	9321 RYAN PL		0		60.00							60.00
Permit Type: Zoning - Totals													
			Period	1	0		60.00						60.00
			YTD	5	0		300.00						300.00

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Report Total			Period	7	0	\$41,430.00	1,123.10	560.19	20.71				1,704.00
			YTD	46	0	\$15,168,289.76	108,664.89	60,963.61	3,219.14	92	228,620.00		412,867.64

Minutes
REGULAR PLANNING COMMISSION MEETING
July 10, 2018 - 7:00 P.M.
9180 Lexington Avenue, Lexington, MN

1. CALL TO ORDER

A. Roll Call: Chairperson O'Neil, Commissioners Bautch, Thorson, Koch and Vanderbloomer

Chairperson O'Neil called to order the Regular Planning Commission meeting on July 10, 2018 at 7:00 p.m. Commissioners Present: Michelle Koch, Ron Thorson, and Mark Vanderbloomer. Excused absence: John Bautch. Also present: John Hughes, Councilmember; Bill Petrcek, City Administrator; Kurt Glaser, City Attorney.

2. CITIZENS FORUM

No citizens were present to address the Planning Commission on items not on the agenda.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Thorson made a motion to approve the agenda as typewritten. Koch seconded the motion. Motion carried 4-0.

4. LETTERS AND COMMUNICATION

A. Building Permits for June 2018

Koch asked about the commercial sign permit at 9050 Lake Drive. Discussion ensued.

5. APPROVAL OF PLANNING COMMISSION MINUTES

A. June 12, 2018

Vanderbloomer made a motion to approve the June 12, 2018 minutes with spelling corrections. Thorson seconded the motion. Motion carried 4-0.

6. DISCUSSION ITEM:

A. Discuss Zoning Section 11.34 Dimensional Requirements

Attorney Glaser explained that the Dimensional Requirements chart is complete with all of the suggested amendments from the Planning Commission. Discussion ensued.

Glaser further explained the need for the City to have an ordinance on the books that applies to Planned Unit Developments (PUD) and authorizations. Glaser provided an overview of the proposed Planned Unit Development ordinance. Discussion ensued.

Glaser asked the Commission to focus primarily on the Objectives and General Requirements section of the PUD ordinance as they review it for the next meeting. He asked them to consider items that they may want to add or subtract from these provisions.

Discussion ensued about the public hearing for the Dimensional Requirements chart. Petracek suggested the September or October meeting for the public hearing, as the August meeting there are already two public hearings planned.

Thorson made a motion to accept the amendments to Zoning Section 11.34 Dimensional Requirements and proceed to the public hearing. Vanderbloomer seconded the motion. Motion carried 4-0.

- B. Change date of August Planning & Zoning meeting from August 21, 2018 to August 6, 2018

O'Neil made a motion to change the date of the August Planning & Zoning meeting from August 21, 2018 to August 6, 2018 at 6:00 p.m. Koch seconded the motion. Motion carried 4-0.

7. NOTE COUNCIL MINUTES:

- A. June 7, 2018
- B. June 21, 2018

Some discussion on June 7th and June 21st Council minutes.

8. PLANNING COMMISSION INPUT

The Commission discussed the Lake Drive construction project.

9. ADJOURNMENT

O'Neil made a motion to adjourn at 7:52 p.m. Vanderbloomer seconded the motion. Motion carried 4-0.

**Unapproved minutes
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
JULY 5, 2018 – 7:00 P.M.
9180 LEXINGTON AVENUE**

1. CALL TO ORDER: – Mayor Kurth

- A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

Mayor Kurth called to order the Regular City Council meeting for July 5, 2018 at 7:00 p.m. Councilmember's present: Devries, Harris, Hughes, and Murphy. Also Present: Bill Petracek, City Administrator; Chris Galiov, Finance Director; Quad Press Reporter.

2. CITIZENS FORUM

No citizens were present to address the City council on items not on the agenda.

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Councilmember Murphy made a motion to approve the agenda as presented. Councilmember Devries seconded the motion. Motion carried 5-0.

4. INFORMATIONAL REPORTS:

- A. Airport (Councilmember Harris) – *No report given*
- B. Cable Commission (Councilmember Murphy) – *No report given*
- C. City Administrator (Bill Petracek) – *Petracek discussed Planning & Zoning Chairperson John O'Neill's resignation from the Commission. Discussion ensued.*

Choose a building block.

5. LETTERS AND COMMUNICATIONS:

- A. Resignation letter – John O'Neil Planning & Zoning Commissioner
- B. Council Workshop meeting minutes – June 21, 2018
- C. Public Notice – Dominion - Landings of Lexington Open House
- D. Centennial Lakes Police Department Media Reports:
 - June 14, 2018 – June 20, 2018

No discussion on Letters and Communications

6. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – June 21, 2018
- B. Recommendation to Approve Claims and Bills:
Check #'s 13580 through 13580
Check #'s 43614 through 43668
Check #'s 12058 through 12078

Councilmember Murphy made a motion to approve the consent agenda items. Councilmember Hughes seconded the motion. Motion carried 5-0.

7. ACTION ITEMS:

- A. Recommendation to approve 2019 North Metro Telecommunications
Commission Budget

Councilmember Harris made a motion to approve the 2019 North Metro Telecommunications Commission Budget. Councilmember Murphy seconded the motion. Motion carried 5-0.

- B. Recommendation to approve Business License Renewals

Councilmember Devries made a motion to approve business license renewals. Councilmember Devries seconded the motion. Motion carried 5-0.

8. MAYOR AND COUNCIL INPUT

Councilmember Devries discussed the potholes on Jackson Ave. and Woodland Ave. He also brought up the poor drainage on Woodland ave in front of ryan place and on woodland – location of storm drains. Discussion ensued. Petracek stated he would follow-up with public works with these concerns.

Mayor Kurth thanked Councilmember Devries for coming in to help direct traffic during the Patriot Ride.

Councilmember Harris asked about submitting an article in the fall newsletter on behalf of the YMCA. Petracek stated just don't make it too lengthy. Discussion ensued.

9. ADJOURNMENT

Councilmember Hughes made a motion to adjourn at 7:16 p.m. Councilmember Murphy seconded the motion. Motion carried 5-0.

**Unapproved minutes
CITY OF LEXINGTON
REGULAR COUNCIL MEETING
JULY 19, 2018 – 7:00 P.M.
9180 LEXINGTON AVENUE**

1. CALL TO ORDER: – Mayor Kurth

- A. Roll Call - Council Members: DeVries, Harris, Hughes and Murphy

Mayor Kurth called to order the Regular City Council meeting for July 19, 2018 at 7:00 p.m. Councilmember's present: Devries, Harris, Hughes, and Murphy. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director; Quad Press reporter.

2. CITIZENS FORUM

No citizens were present to address the council on items not on the agenda..

3. APPROVAL OF AGENDA WITH CHANGES AND CORRECTIONS

Councilmember Murphy made a motion to approve the agenda as presented. Councilmember Devries seconded the motion. Motion carried 5-0.

4. LETTERS AND COMMUNICATIONS:

- A. Planning & Zoning meeting minutes – July 10, 2018
- B. Centennial Lakes Police Department Media Reports
 - June 21, 2018 – July 3, 2018
 - July 4, 2018 – July 11, 2018
- C. North Metro TV – June 2018 Update
- D. City Report

No discussion on Letters and Communications

5. CONSENT ITEMS:

- A. Recommendation to Approve Council Minutes:
Council Meeting – July 5, 2018
- B. Recommendation to Approve Claims and Bills:
Check #'s 13581 through 13581
Check #'s 43669 through 43733
Check #'s 12079 through 12090

C. Financial Reports

- Cash Balances
- Fund Summary – Budget to Actual

Mayor Kurth asked about the Liquor fund and the lack of revenues for this month. Finance Director Galiove stated that the current financials were a month ahead, and the monthly revenues haven't been posted. Discussion ensued.

Councilmember Harris made a motion to approve the consent agenda items. Councilmember Hughes seconded the motion. Motion carried 5-0.

6. ACTION ITEMS:

- A. Recommendation to appoint Gloria Murphy to Lexington Planning & Zoning Commission to fill the vacancy created by John O'Neil's resignation

Councilmember Harris made a motion to appoint Gloria Murphy to Lexington Planning & Zoning Commission to fill the vacancy created by John O'Neil's resignation. Councilmember Devries seconded the motion. Motion carried 4-0. Councilmember Murphy abstained from the vote.

- B. Recommendation to approve 2019 Centennial Lakes Police Department Budget

Councilmember Hughes made a motion to approve the 2019 Centennial Lakes Police Department Budget. Councilmember Devries seconded the motion. Motion carried 5-0.

- C. Recommendation to approve Business License Renewals

Councilmember Murphy made a motion to approve Business License Renewals. Councilmember Harris seconded the motion. Motion carried 5-0.

7. MAYOR AND COUNCIL INPUT

No input from Mayor Kurth or City Council

8. ADMINISTRATOR INPUT

Petracek explained that Public works is in the process of filling potholes. Discussion ensued.

9. ADJOURNMENT

Councilmember Hughes made a motion to adjourn at 7:05 p.m. Councilmember Devries seconded the motion. Motion carried 5-0.