PLANNING & ZONING BOARD AGENDA

Wednesday, August 13, 2025

Broadcast on Cable TV Channel 16
and northmetrotv.com/lino-lakes-stream

ADVISORY BOARD MEETING, 6:30 P.M.
Council Chambers (televised)

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Public Comment *(sign-in prior to start of meeting per Rules of Decorum)*
4. Setting the Agenda: Addition or Deletion of Agenda Items
5. Approval of Minutes: July 9th, 2025
6. Action Items
   - A. **PUBLIC HEARING** for Lino Lakes Main Street Master Plan
   - B. **CONTINUED PUBLIC HEARING** for Peltier Ponds Comprehensive Plan Amendment, Rezoning, PUD Preliminary Plan and Preliminary Plat
   - C. Natures Refuge North PUD Final Plan/Final Plat
   - D. Java Lino Lakes Second Addition Final Plat
   - E. Clearwater Commons Final Plat
7. Discussion Items
   - A. Project Updates

ADJOURNMENT

CITY OF LINO LAKES

PLANNING & ZONING BOARD MINUTES

DATE:	**July 9, 2025**
TIME STARTED:	**6:30 P.M.**
TIME ENDED:	**9:18 P.M.**
MEMBERS PRESENT:	**Neil Evenson, Michael Root, Perry Laden, Suzy Guthmueller, Patrick Kohler, Nathan Vojtech**
MEMBERS ABSENT:	**Isaac Wipperfurth**
STAFF PRESENT:	**Katie Larsen, Diane Hankee, Marissa Ertel**

1. CALL TO ORDER AND ROLL CALL

Chair Root called the Lino Lakes Planning & Zoning Board meeting to order at 6:30 p.m. on July 9, 2025.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Mr. Root declared public comment open at 6:31 p.m.

There were no public comments.

Public comment was closed at 6:31 p.m.

4. APPROVAL OF AGENDA

The agenda was approved as presented.

5. APPROVAL OF MINUTES

Mr. Kohler moved to approve the June 11, 2025 meeting minutes. Motion seconded by Mr. Evenson. Motion carried 5 – 0. One abstention.

6. ACTION ITEMS

A. Public Hearing: Peltier Ponds Comprehensive Plan Amendment, Rezoning, PUD Preliminary Plan and Preliminary Plat

Ms. Larsen presented the staff report.

The applicant, U.S. Home, LLC (aka Lennar), is proposing a master planned residential development located west of CSAH 54 (20th Ave N) across from Watermark, east of Peltier Lake, and north of the City of Centerville border. The development contains four (4) parcels totaling approximately 125 gross acres and 246 housing units. The proposed development is called Peltier Ponds.

Mr. Evenson recommends that the City makes sure that the green space is preserved as much as possible. Mr. Evenson had concerns about the garage sizes and would like to know from the developer if there is a cost benefit for the smaller garage sizes.

Mr. Kohler had questions about the water supply from the WSB engineering report. Ms. Hankee stated that the new development was factored into the numbers regarding water supply. Ms. Hankee stated there would not be a shortage of water with the new development. Ms. Larsen stated that it is not uncommon for a development to complete portions of the development at a time to ensure proper water supply.

Mr. Root also brought up concerns regarding the water supply. Ms. Larsen stated that the City is tracking water use, and the City would have the power to halt development if water supply became an issue. The City would be able to stop issuing building permits if the developer is not able to provide proof of ability to provide water.

Mr. Laden had questions about the programming in the future park, whether there would be parking, and whether there would be fields for sports. Ms. Larsen stated that the Park Board would be evaluating access to the park.

Mr. Laden stated he has no issues with the smaller lots but does not think that having the façade forward would be a good idea. Mr. Laden also believes they need to have a variety of garage doors.

Mr. Vojtech had a question about whether the existing homes on the lot will be connected to city sewer and water. Mr. Vojtech had questions about whether the development would be under an HOA. Ms. Larsen stated that the existing homes would not be connected to City services. Ms. Larsen stated that the development would be under an HOA.

Ms. Guthmueller had questions about water issues and whether the development would have to be replotted if they were to stop building part way through construction. Ms. Larsen stated that this has happened before, and that there will always be concerns that are beyond anyone's control. Ms. Hankee stated that a moratorium could be considered but that well 7 would help with this.

Mr. Root had concerns about setbacks for certain plots on the site, specifically plot fifteen. Ms. Larsen pointed out that staff have made note of this.

Josh Metzer, with Lennar, was available for questions and addressed some of the Board members' concerns.

Mr. Metzer stated that they are modifying the plan to meet the fifty percent open space. Mr. Metzer stated that the garage size flexibility with the single family would not be needed if flexibility on other requests for garage forward and garage extensions were granted. Mr. Metzer stated that the standards in the codes and ordinances were set because of the Watermark development. Mr. Metzer stated that without the flexibility there would be two-floor plans they would be able to build versus the 100 plus floor plans available. Mr. Metzer stated they would request flexibility on the garage size for the townhomes. Mr. Metzer stated that the requirement for percentage of stone for townhomes is newer and if added they would drive up the cost of each townhome unit. Mr. Metzer stated that the reason for the 55-foot lot sizes was to meet the density requirements.

Mr. Laden wanted to know how many of the lots would be 55 feet. Ms. Larsen stated there are 89 proposed lots with the 55-foot lot size. Mr. Laden also wanted to know about the protrusion standards. Mr. Metzer stated they do have designs that would meet City requirements, but not all the designs proposed meet the requirements.

Chair Root opened the public hearing at 7:58 p.m.

Kelly Olson, 7482 Peltier Lake Drive, had concerns about the phases for the development. Ms. Olson is in favor of the development but would like the connection of the sewer and water to be done before phase four.

Jerome Thill, 7600 Peltier Lake Drive, would like to better understand the loss of connection. Mr. Thill was in favor of wider lots and more trees to be added to block out the new development. The development would be a large change and would like to see a berm added.

Will Rogers, 7608 Peltier Lake Drive, appreciated the Board for expressing concerns about the variety in homes. Mr. Rogers had concerns about more people being in the area. Mr. Rogers would also like to avoid the street connection to Peltier Lake Drive.

Max Kuehn, 1909 Rehbein Street, had questions about the proposed roundabout with Watermark, potentially a turn lane onto Rehbein Street due to current traffic. Mr. Kuehn appreciates the Board standing up for the garage size.

Mr. Root addressed the comment about the utility connection coming before phase four. Ms. Larsen stated that that would most likely not happen because adding utilities before the homes would not work.

Mr. Metzer stated that they would be open to adding more trees as buffers. Ms. Hankee stated that the City currently does not have plans to extend utilities north to the existing properties, regarding comments on adding a fire hydrant to the north existing lots.

Mr. Laden moved to continue the public hearing for the comprehensive plan amendment, rezoning, PUD preliminary plan and preliminary plat. Motion seconded by Mr. Vojtech. Motion carried 6 – 0.

B. <u>1210 Main Street Accessory Structure Variance</u>

Ms. Larsen presented the staff report.

The applicant and property owner of 1210 Main Street, Bruce Amdahl, submitted a Land Use Application for a variance to allow for the construction of a metal building on a lot less than 5 acres.

Mr. Laden had questions about the new plan and the cost difference between the metal and wood slats.

Bruce Amdahl, 1210 Main Street, was available for questions.

Mr. Amdahl stated that the cost difference was quite different for the pole barn versus the updated application meeting City standards.

Mr. Vojtech wanted to know if you would be able to see the pole barn from the street. Mr. Amdahl stated there are trees along the road that would block the structure.

Mr. Vojtech moved to approve the accessory structure variance with the economic factor, and the size of the lot. Motion seconded by Mr. Evenson. Motion carried 6 – 0.

7. DISCUSSION ITEMS

A. Main Street Master Plan Draft Presentation

Leila Bunge, with Kimley Horn, presented the Main Street Master Plan presentation. On July 8, 2024, the City Council adopted Ordinance No. 11-24 establishing a moratorium on residential development around the Main Street corridor between Sunset and 4th Avenue. The purpose of the moratorium is to allow for the completion of a master plan and Alternative Urban Areawide Review (AUAR) for the area. The moratorium will end on August 15, 2025.

The AUAR comment period ended on June 26th and responses to comments are currently being prepared by the project team. It is anticipated that adoption of the AUAR will be brought to the City Council for consideration on August 11, 2025. An AUAR mitigation plan will be incorporated into the Master Plan document to guide development activities.

The draft Master Plan is a compilation of the process undertaken, site overview and constraints and planning considerations. The Preferred Scenario – Scenario 2, concept is more fully developed with key concepts highlighted and system plans illustrated. The plan concludes with an implementation section and appendices. The utility sections, addressing sanitary sewer and water main, are still being developed by the City Engineer. These will likely incorporate potential modifications to the utility staging plan and system routing.

Mr. Kohler had questions regarding the one-year deadline. Ms. Bunge stated that it would be around the same time the moratorium is up.

Mr. Vojtech wanted to confirm that this would be seen next month along with the public hearing. Ms. Larsen stated this will come back for the August Planning and Zoning meeting.

Mr. Root had questions regarding the gateway study that was done in 2024. Ms. Larsen stated that the gateway study would be incorporated into this master plan. Mr. Root wanted to talk about the trails not just going along Main Street. Mr. Root would like a separate table explaining the acronyms in the document.

B. Project Updates

Ms. Larsen provided project updates to the board.

Mr. Laden moved to adjourn the meeting. Motion seconded by Mr. Vojtech. Meeting adjourned at 9:18 p.m.

Respectfully submitted,
Marissa Ertel – Community Development Administrative Assistant

PLANNING & ZONING BOARD
STAFF REPORT
AGENDA ITEM 6.

STAFF ORIGINATOR:

MEETING DATE August 13, 2025

AGENDA ITEM: Action Items

CASE NUMBER:

APPLICANT:

OWNER:

REVIEW SCHEDULE:

INTRODUCTION

BACKGROUND

RECOMMENDATION / REQUESTED DIRECTION

ATTACHMENTS
None

PLANNING & ZONING BOARD
AGENDA ITEM 6A

STAFF ORIGINATOR: Katie Larsen, City Planner
Michael Grochala, Community Development Director

MEETING DATE: August 13, 2025

TOPIC: **PUBLIC HEARING** for Lino Lakes Main Street Master Plan

CASE NUMBER: N/A

APPLICANT: City of Lino Lakes

OWNER: N/A

REVIEW SCHEDULE: N/A

INTRODUCTION

Kimley-Horn will present the draft Lino Lakes Main Street Master Plan.

BACKGROUND

On July 8, 2024, the City Council adopted Ordinance No. 11-24 establishing a moratorium on residential development around the Main Street corridor between Sunset and 4th Avenue. The purpose of the moratorium is to allow for the completion of a master plan and Alternative Urban Areawide Review (AUAR) for the area. The moratorium will end on August 15, 2025.

The AUAR comment period ended on June 26th and responses to comments have been prepared by the project team. The adoption of the AUAR will be brought to the City Council for consideration on August 11, 2025. An AUAR mitigation plan has been incorporated into the Master Plan document to guide development activities.

The first draft Master Plan was presented to the Planning & Zoning Board on July 9, 2025. The Master Plan is a compilation of the process undertaken, site overview and constraints and planning considerations. The Preferred Scenario – Scenario 2 concept is more fully developed with key concepts highlighted and system plans illustrated. The plan concludes with an implementation section and appendices.

Overall development density and projected unit counts are generally consistent between the 2040 Comprehensive Plan Full Build Out Land Use Plan and the Preferred Scenario 2. As

discussed at the beginning of the project and reiterated through the process, it was not the purpose of the plan to modify densities within the project area. That would be a consideration for review with City-wide land use and density during the 2050 Comprehensive Plan update starting in 2027. The plan establishes the framework and guidelines for future development.

Updated water and sanitary sewer system plans have been incorporated into the final draft and address routing and sizing requirements based on the preferred scenario. A phasing plan has been included that generally outlines a development sequence based on the orderly extension of utilities and land area included in the 2040 Comprehensive Plan Utility Staging areas. The phasing boundaries as currently shown should be considered flexible and are not intended to be fixed at this time. Staff anticipates some modification as part of any amendment to the Comprehensive Plan Utility Staging Plan.

A public hearing on the Master Plan is scheduled for tonight's meeting. Pending consideration and recommendation by the Board, the Master Plan would be placed on the August 25, 2025, regular Council meeting for adoption. If approved, staff would begin the process for amendment of the 2040 Comprehensive Plan to incorporate the Master Plan.

RECOMMENDATION

Staff is requesting a recommendation for approval of the Lino Lakes Main Street Master Plan.

ATTACHMENTS

1. Draft Lino Lakes Main Street Master Plan

MAPPING NORTHWEST MAIN

PLANNING FOR PEOPLE, PLACES, AND PURPOSE

MAIN STREET MASTER PLAN

DRAFT

Kimley»Horn
Expect More. Experience Better.

AUGUST 2025

CITY OF LINO LAKES

ACKNOWLEDGMENTS

Kimley-Horn and Associates
(Consultant)

Rapp Strategies
(Consultant)

WSB and Associates
(Consultant)

CITY OF LINO LAKES

THE RESIDENTS OF LINO LAKES

Anoka County

Centennial School District

Forest Lake School District

Rice Creek Watershed District

TABLE OF CONTENTS

BACKGROUND - 4
Purpose of the Plan, Goals and Process
Engagement Overview, Development Vision
Regional Context
Site Context
Site Overview
Land Use and Zoning
Transportation, Natural Resources and Drainage
Relationship to Regulations and Comprehensive Plan

CONCEPT DEVELOPMENT SCENARIOS – 13
Factors Influencing Planning
Preliminary Planning Options
Concept Planning
Scenarios for AUAR (Review)
Potential Development Yield Comparison

PREFERRED DEVELOPMENT SCENARIO – 20
Overview
Land Use Plan
Mobility
Drainage
Natural Systems
Conservation Framework
Park and Open Space
Major Road Sections
Utilities
Development Phasing Plan

IMPLEMENTATION PLAN & NEXT STEPS – 37

INDEX – 39
AUAR Mitigation Plan
Engagement Summaries
2040 Comprehensive Plan (Select Exhibits)

ACRONYMS
Anoka County Ditch (ACD)
Alternative Urban Areawide Review (AUAR)
County State Aid Highway (CSAH)
Department of Natural Resources (DNR)
Federal Emergency Management Agency (FEMA)
Home Owners Association (HOA)
Linear Feet (LF)
Metropolitan Council Environmental Services (MCES)
Metropolitan Wastewater Treatment Plant (Metro WWTP)
National Wetland Inventory (NWI)
Neighborhood Park (NP)
Pocket Park (PP)
Rice Creek Watershed District (RCWD)
United States Army Corps of Engineers USACE
Wetland Conservation Act (WCA)

BACKGROUND

PURPOSE OF THE PLAN

Mapping Northwest Main, also known as the Main Street Master Plan, outlines a vision to guide future development within a 962-acre study area in the city's northwestern corner. It also provides guidance on enhancing and conserving natural resources, as well as integrating development with adjacent neighborhoods and existing transportation networks.

Although this Main Street Master Plan does not select a final development plan, it does identify a preferred scenario to guide development withing the study area.

GOALS OF THE OVERALL PLANNING PROCESS

- Guide development of the area for the future
- Define potential development scenarios
- Outline development requirements

PROCESS

The City of Lino Lakes was committed to hearing from residents about their goals for the development of this area, especially those who live near or adjacent to the study area. To ensure that residents had opportunities to provide input, the city conducted a comprehensive planning process to help guide decision-making for future development.

To help facilitate discussions, the city held several community open houses and one-on-one meetings with residents to hear their priorities for development in the area. Using this feedback, several development scenarios were generated and ultimately resulted in one preferred development scenario as described later in this plan.

To ensure that development goals reflect the diverse priorities of city residents, residents were encouraged to provide input and feedback throughout the planning process.

WHY WAS THIS PROCESS IMPORTANT?

Lino Lakes' 2040 Comprehensive Plan identified the intersection of Sunset Avenue and Main Street as a key gateway into the community. The Comprehensive Plan recognized the need to coordinate planning activities for this large area and recommended that a Master Plan for the corridor between Sunset Avenue and 4th Avenue be completed.

Residents raised important questions about potential impacts of development on the environment, infrastructure, traffic, and community identity for the area. The Master Plan and environmental review of this area seeks to address these questions and anticipate future impacts of development.

WHAT DID THE PROCESS INCLUDE?

Screening of the Study Area:
Mapping land features, including wetlands, floodplains, existing roads/trails, and easements, to assess opportunities and challenges related to development.

Stakeholder Engagement:
Input was collected from those who may be most likely impacted by development including property owners, nearby residents, school district leaders (Forest Lake and Centennial), developers and local agencies such as Anoka County Highway Department and Rice Creek Watershed District.

Public Community Meetings:
Three public open house meetings were held over a few months where residents had a chance to provide input on development goals for the area. Residents were also welcome to attend and observe City Council and Advisory Board work sessions. Throughout the engagement process, feedback opportunities, notices of meetings, and other project related materials were made available virtually through the project's website.

Creation of Development Scenarios:
The city used stakeholder feedback, resident input, and the initial screening of the study area to develop development scenarios. Each scenario provided a potential of what development could look like generally. Scenarios incorporated different levels of residential density, natural/park areas, and commercial space.

Alternative Urban Areawide Review (AUAR):
Scenarios underwent an environmental review via the AUAR. The AUAR assessed the likely impacts of each development scenario within the area in greater detail. The review also identifies potential mitigation strategies to minimize environmental impacts.

ENGAGEMENT OVERVIEW

PROCESS

The City of Lino Lakes was dedicated to engaging with residents about their goals concerning local development, particularly those living near the study area. To facilitate input, the city conducted community open houses, elected official and advisory group workshops, and stakeholder meetings to gather priorities and feedback from residents and agency staff.

These meetings provided key stakeholders with opportunities to provide early feedback and identify wants and concerns for development in the area.

Groups included:

- Property owners
- City Council and Advisory Boards
- Residents that live within or adjacent to the study area
- Leaders of Forest Lake and Centennial school districts
- Anoka County
- Rice Creek Watershed District
- Developers

Throughout the planning process, residents were encouraged to continually provide feedback, ensuring that development goals reflected diverse community priorities. Online feedback opportunities, including a survey, interactive comment map, and digital comment form, were also available on the project website. See Index for the full engagement summaries and feedback received.

Joint City Council/Advisory Board Work Session #1
11/21/2024

Community Open House #1
12/04/2024

Joint City Council/Advisory Board Work Session #2
01/15/2025

Community Open House #2
02/05/2025

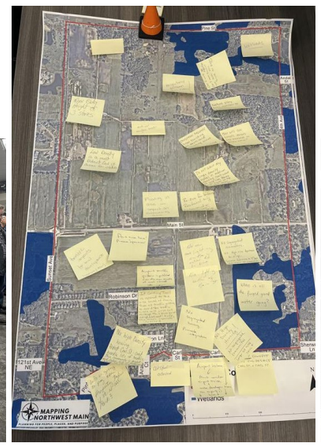
Joint City Council/Advisory Board Work Session #3
03/05/2025

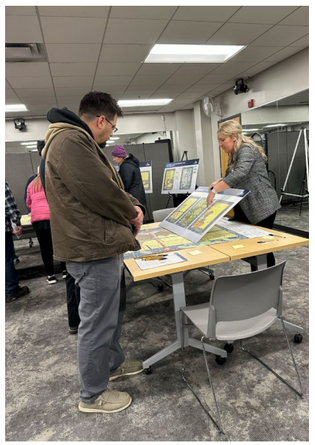
Community Open House #3
03/19/2025

DEVELOPMENT VISION

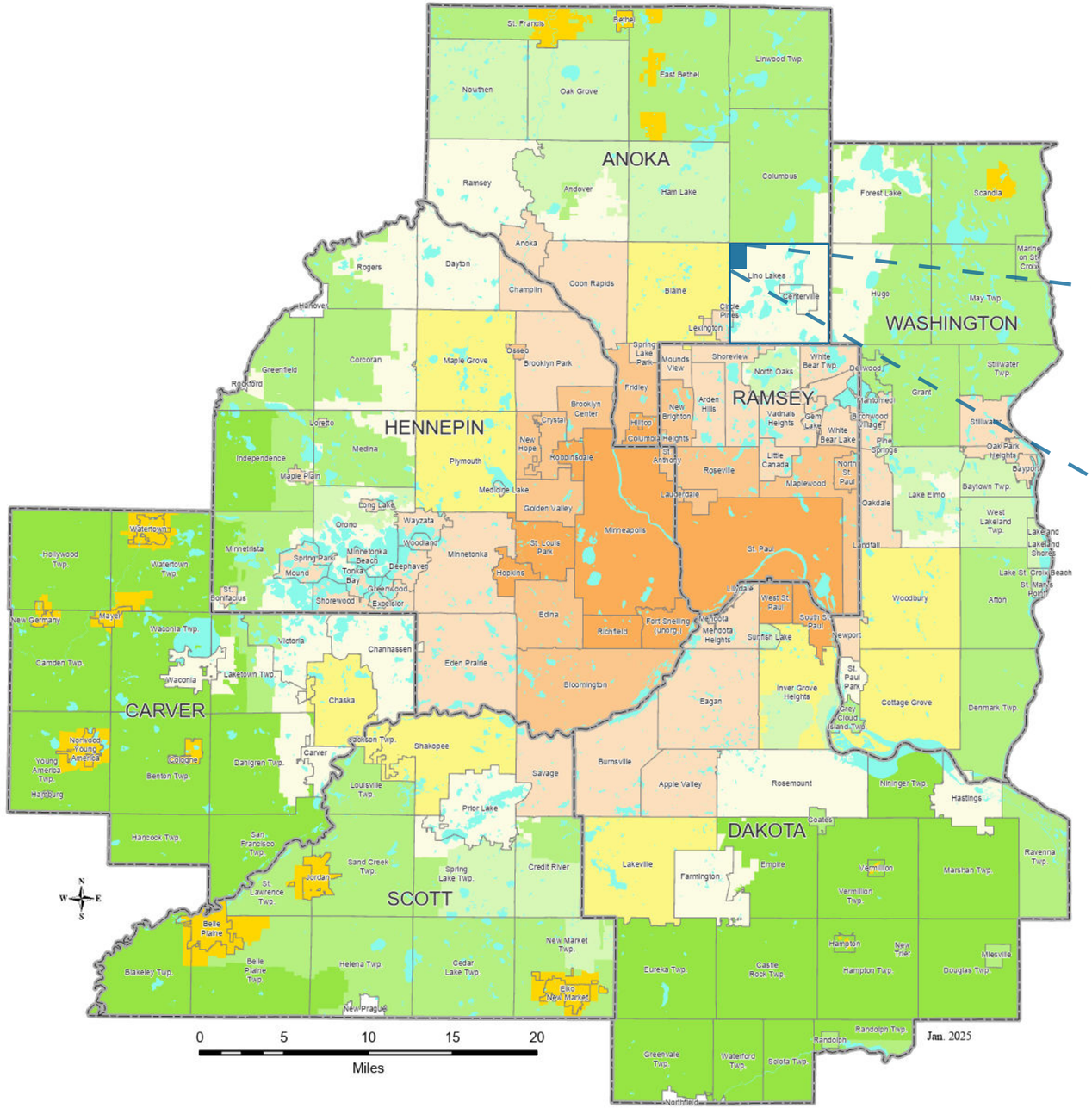
The vision for the preferred development within the Main Street Master Plan is an outcome from the community engagement process that occurred in 2024-2025. The vision draws on the sites unique location as the entry into Lino Lakes by strategically arranging land uses to mark this as the gateway into the city and also maintains its rural qualities that define the area's character. This effort also ensures that future development aligns with the goals and principles outlined in the 2040 Comprehensive Plan as amended and complies with local, state, and federal regulations.

Project Website





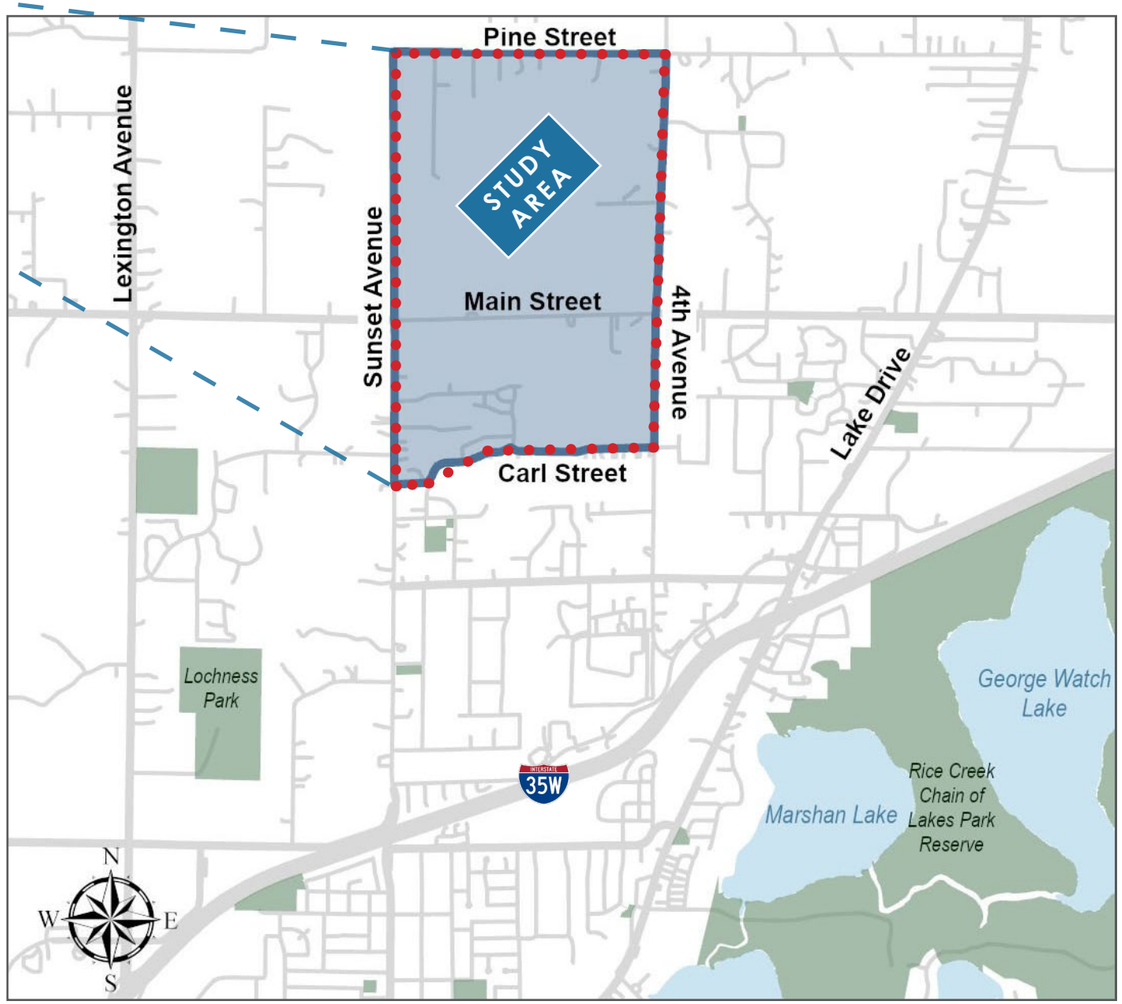
REGIONAL CONTEXT



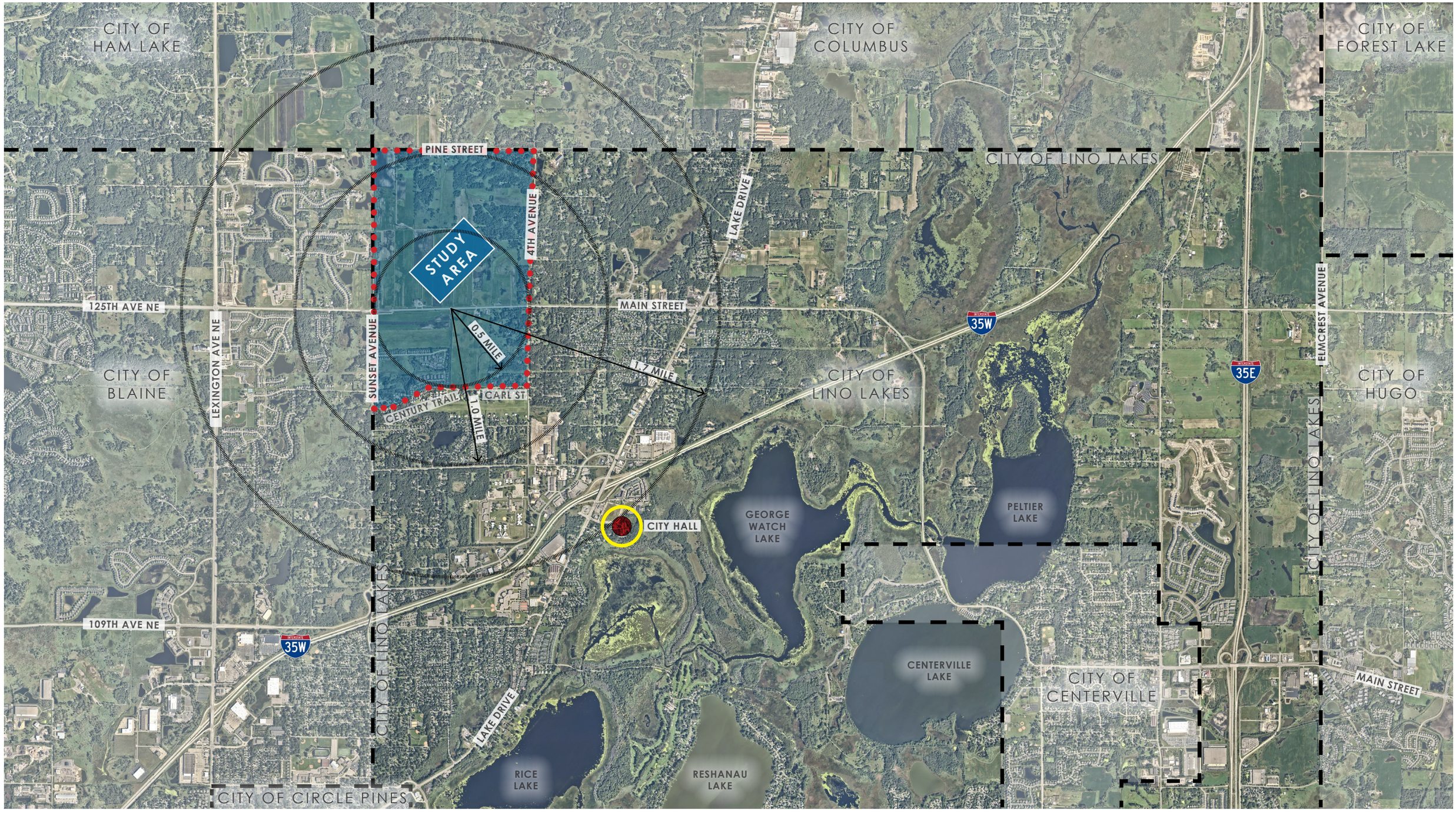
7 COUNTY METROPOLITAN COUNCIL REGION

GENERAL

The approximate 962-acre study area forms the northwesternmost corner of Lino Lakes and is located along one of the "gateways" into the city via Main Street. The area is bounded by 4th Avenue to the east, Sunset Avenue to the west, Pine Street to the north, and Century Trail / Carl Street to the south. Blaine is adjacent to the west and Columbus to the north.



SITE CONTEXT



SITE OVERVIEW

GENERAL

The study area is bisected by a major arterial, Main Street (CSAH 14), in an east-west direction and at the time of the study, is predominantly cropland (sod farming) alongside wooded areas. Low and medium density housing is located in the southwest corner of the study area.

Land uses adjacent to the study area include residential to the east and south, a small air park / airport to the south, agricultural land and open space to the north, and residential housing and open space to the west. There is one park within the study area and one nearby park south of the study area.

Topography within the study area varies from 892 to 912 feet above mean sea level in elevation. The study area generally drains south via agricultural ditches located throughout the study area.

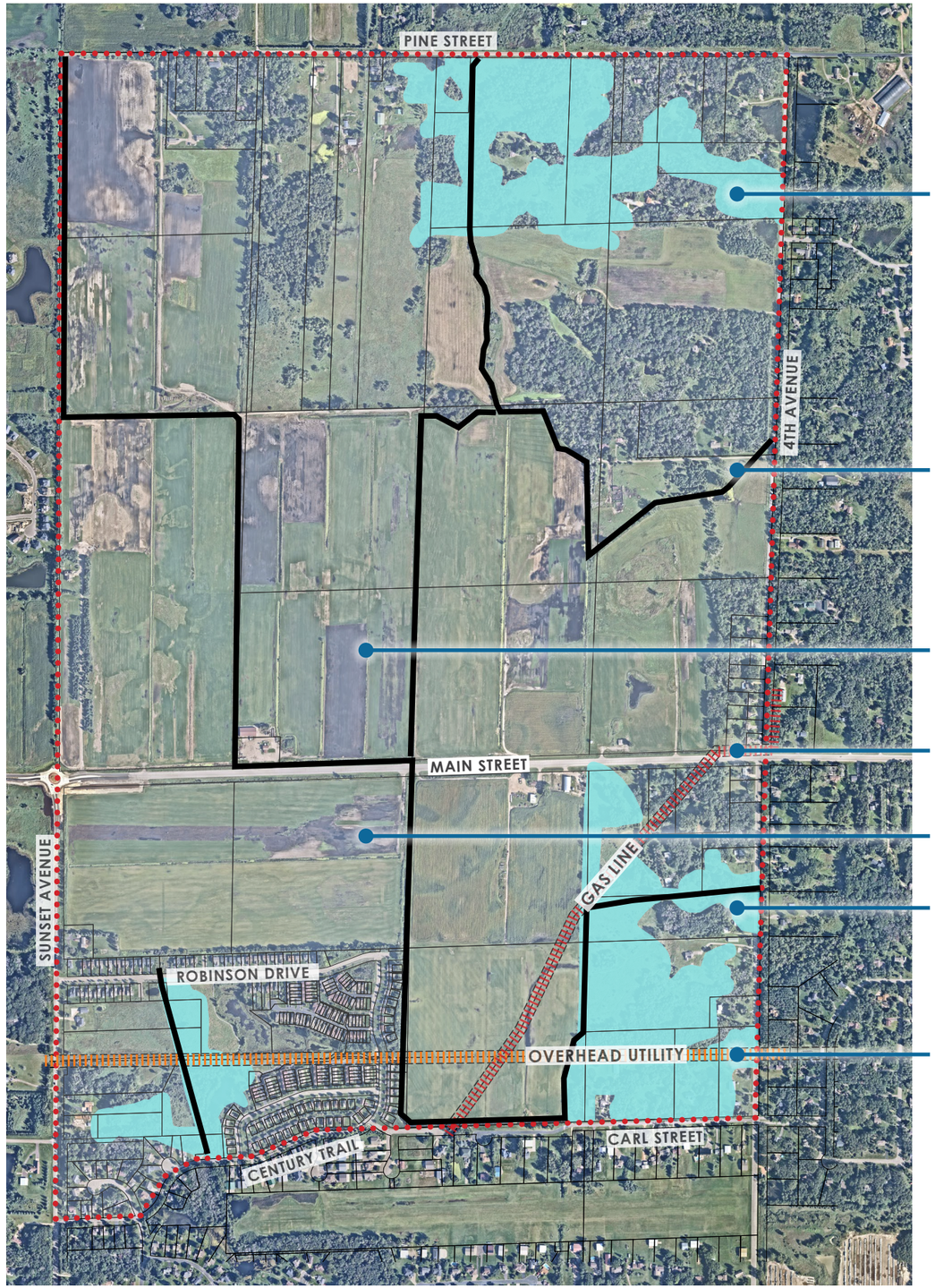
OPPORTUNITIES

As a gateway to the city, Main Street runs through the center of this area, connecting it to the rest of Lino Lakes. Future development should connect to existing trail networks and future trails, including a future regional trail proposed on Main Street. The study area is surrounded by a variety of homes, from farmstead to medium-density housing. Currently, the land within this study area is used for both low to medium density residential homes and sod farming and is expected to transition to a mix of low, medium, high density residential as well as small scale neighborhood commercial over the next 30+ years.

SITE CONSTRAINTS

The study area has physical constraints, including:

- **Underground pipeline** running across the southeast corner of the study area from Carl Street, across CSAH 14, to 4th Avenue.
- **Overhead Utility** transmission line running east - west across the southern portion of the study area from Sunset Avenue to 4th Avenue.
- **Wetlands** within the study area boundary have been identified using the National Wetland Inventory (NWI).
- **Floodplain** and **ditches** are also located throughout the study area.



LAND USE AND ZONING

CURRENT ZONING
The majority of the study area is zoned R, Rural, while a portion of the southwestern corner is zoned PUD, Planned Unit Development.

Rural - preserve open land for agricultural purposes, maintain open space near urban areas, guide the development of urban and rural areas, and support the economic preservation of urban farms.

Planned Unit Development - provides flexibility from typical zoning regulations to achieve public benefits that standard zoning might not allow. PUDs are characterized by central management, integrated planning and architecture, enhanced urban amenities, preservation of natural open spaces, and more economically efficient land use.

Zoning changes would need to occur to accommodate future residential and commercial development.

FUTURE LAND USE
The 2040 Comprehensive Plan indicates land uses that include:

Low Density Residential - Land guided for residential development with 1.6 to 3 dwelling units per acre. The city's future residential land use will predominantly be low-density residential.

Medium Density Residential - Land guided for residential development with 4 to 6 dwelling units per acre.

High Density Residential - Land guided for residential development with 6 to 8 units per acre.

Planned Residential Commercial - Land guided for a mix of residential, retail, and office uses to be incorporated within one building, structure, or development. Residential development in these areas may include higher-density housing options with densities ranging from 8 to 10 units per acre. This land use district provides opportunities for limited neighborhood-scale supportive commercial uses that are accessory to residential.

Urban Reserve - Land guided for post-2040 development to promote orderly and efficient expansion of future urban services and to prevent premature expansion.

Types of Residential Density with the Main Street Master Plan

TRANSPORTATION

EXISTING ROADWAY NETWORK

The study area is bound by Pine Street NE to the north, Sunset Avenue (CSAH 53) to the west, Century Trail and Carl Street to the south, and 4th Avenue to the east. Main Street (CSAH 14) is an east-west road that bisects the study area. The area currently has limited road access in the area north of Main Street and several east-west streets on the south side including Lilac Street, Robinson Drive, Carl Street and Century Trail.

NATURAL RESOURCES AND DRAINAGE

WETLANDS

Wetlands within the study area have been identified using the National Wetland Inventory (NWI). There are approximately 156.4 acres of freshwater emergent, freshwater forested/shrub, and freshwater pond wetlands within the study area, as well as 17.5 acres of riverine features. Additionally, high priority wetlands are noted on the figure below and establish critical nodes and linkages for what will become the Wetland Management Corridors. High priority wetlands were identified based on the function of the wetland habitat, characteristic wetland hydrology and water quality, wetland role in downstream flooding, as well as plant species and community diversity. It is anticipated that wetlands within the study area boundary will be subject to regulation under the Wetland Conservation Act (WCA) and/or the US Army Corps of Engineers (USACE).

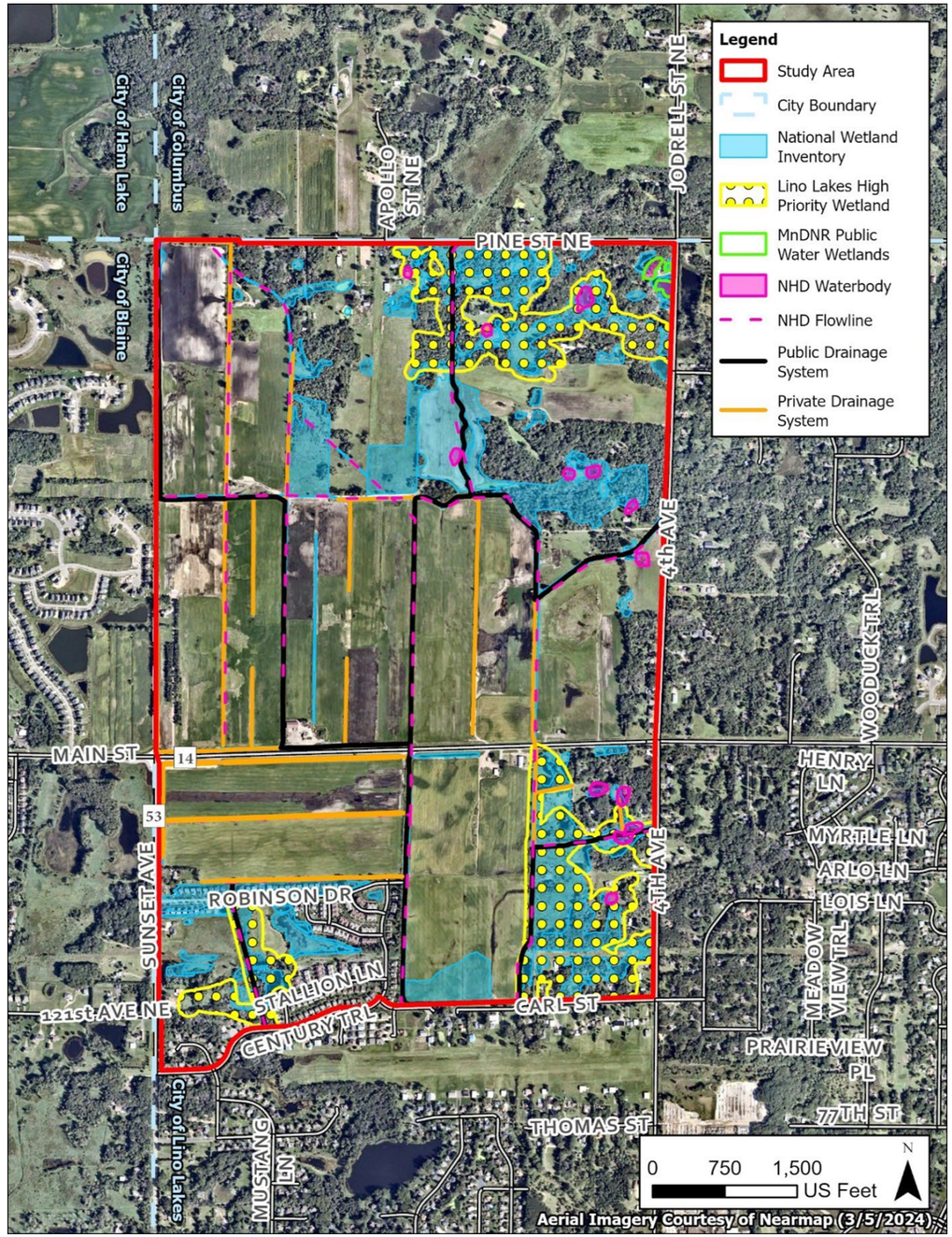
DITCHES

The ditches mapped throughout the study area are generally located between agricultural fields or adjacent to existing roadways and congregate in the southeastern portion of the study area before flowing offsite to the south. The public ditches located onsite are part of the Anoka County Ditch (ACD) system 10-22-32, denoted as the Public Drainage System maintained by Rice Creek Watershed District. All three ditches are mapped within NWI and Lino Lakes High Priority Wetlands in the study area.

FLOODPLAIN

Floodplains within the study area have been identified using the FEMA's National Flood Hazard Layer Viewer. A significant portion of the site (~40-45% by area) is covered in FEMA Zone A. Additionally, FEMA Flood Zone AE is mapped offsite to the south and east. Rice Creek Watershed District has also delineated the area as localized 100-year floodplain. Permitting requirements from FEMA, city and Rice Creek Watershed District must be met for future development in the study area within floodplain areas.

Refer to the Lino Lakes Main Street AUAR for more detail of the site and context.



Site Features

RELATIONSHIP TO REGULATIONS AND COMPREHENSIVE PLAN

The Metropolitan Council, established by the Minnesota Legislature, serves as the regional policy-making body, planning agency, and provider of essential services in the seven-county Twin Cities metro area that includes Lino Lakes. Under state law, the Metropolitan Council must develop a comprehensive development guide every ten years for the seven-county area. This guide addresses land use (density), housing, transportation, water resources, parks, and open spaces. State law also mandates that local governments within the Metropolitan Council's jurisdiction prepare a comprehensive plan that aligns with metropolitan system plans.

The City of Lino Lakes 2040 Comprehensive Plan is a long-term vision for the community's future, guiding elected officials on land-use decisions and forming the legal basis for local rules and regulations, such as zoning ordinances and subdivision regulations. It fulfills the city's requirements to the Metropolitan Council and the Metropolitan Land Planning Act to ensure alignment with metropolitan system plans for transit, highways, airports, wastewater services, and parks and open spaces.

Starting with an overall understanding of the City's vision as updated in the 2040 Comprehensive Plan, adopted November 9, 2020, the Main Street Master Plan team based many decisions on the information contained in the Comprehensive Plan. By appreciating how the Study Area fits into the goals of the larger area of Lino Lakes and the region, the planning process and steps taken, more logically fit together.

The Comprehensive Plan identifies the study area as low-density residential, medium-density residential, high-density residential, planned residential/commercial, and urban reserve.

The plan emphasizes balanced growth, environmental stewardship, and integration of different land uses to enhance the overall living experience in Lino Lakes. A goal defined in the Plan is to "Increase commercial/residential development in appropriate and designated areas in the City of Lino Lakes."

The Comprehensive Plan identified two new city parks and trails throughout the study area that are anticipated to be built as development occurs to serve future residential areas.

CONCEPT DEVELOPMENT SCENARIOS

FACTORS INFLUENCING PLANNING

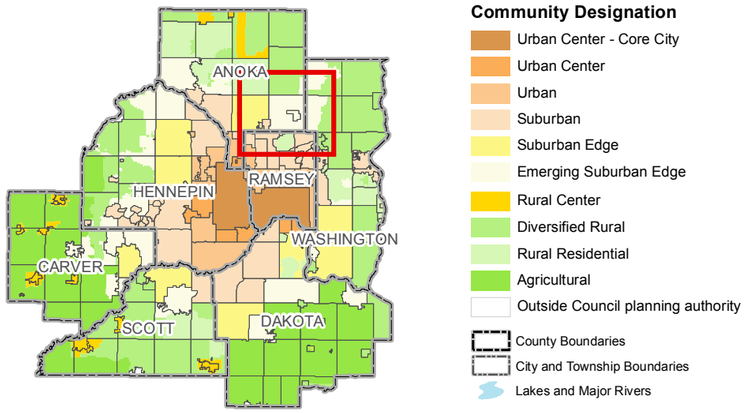
PLANNING GOALS
- Guide development of the area for the future
- Define potential development scenarios
- Outline development requirements

REGIONAL FRAMEWORK
- Lino Lakes is located withing the 7 county Metropolitan Council region
- Lino Lakes is designated as an Emerging Suburban Edge city

DENSITY REQUIREMENTS
- Per the 2040 Comprehensive Plan, overall City sewered residential must meet 3.0 - 5.0 units per acre
- Provide enough land at 8.0 units per acre to accommodate future affordable housing need

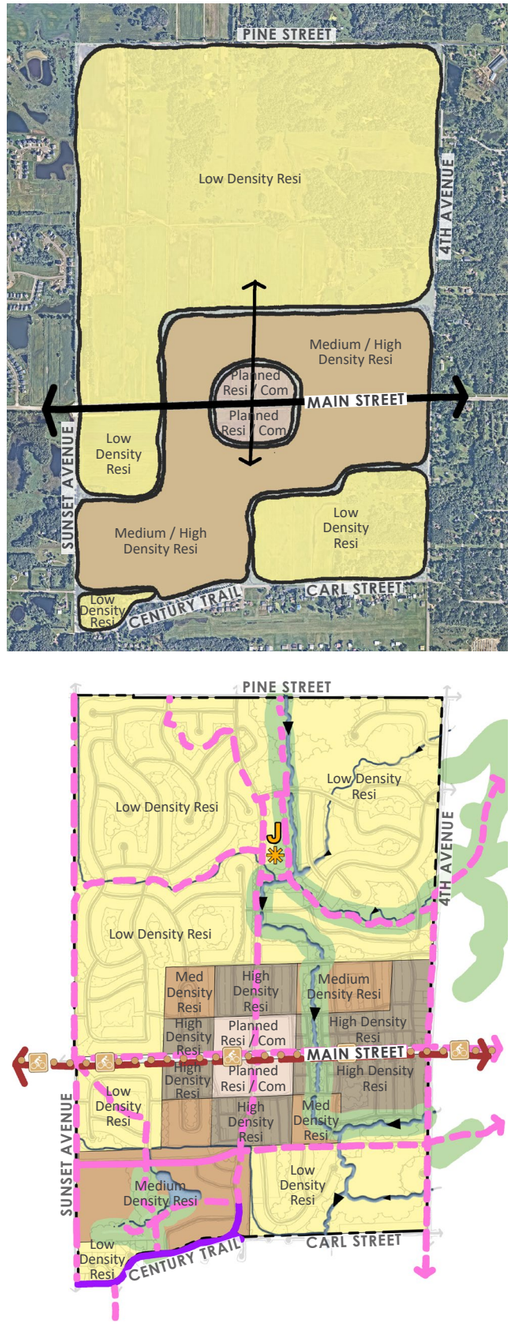
2040 COMPREHENSIVE PLAN
- Alignment with metropolitan system plans for transit, highways, wastewater services, and parks and open spaces
- Intersection of Sunset and Main Street as a key gateway into the community

ADDITIONAL FACTORS
- Consumer demand for housing choices based on lifestyle, age or income; variety in housing product
- Balance of infrastructure, both natural and man-made
- Public expectations; balancing development with vision to keep Lino Lakes' reputation and identity as quiet and nature-friendly

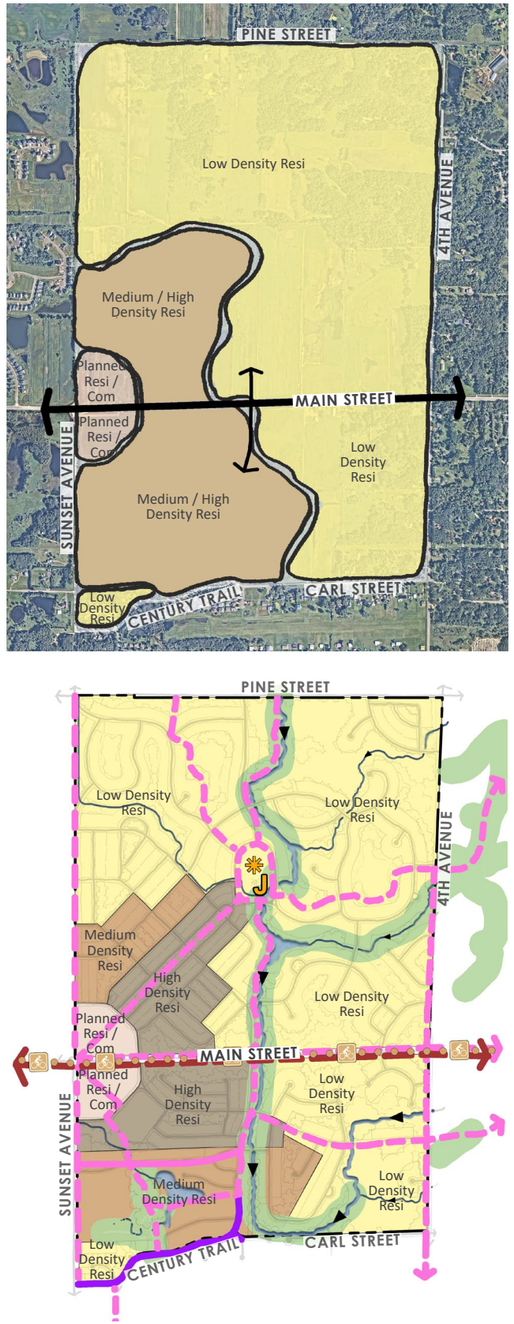


PRELIMINARY PLANNING OPTIONS

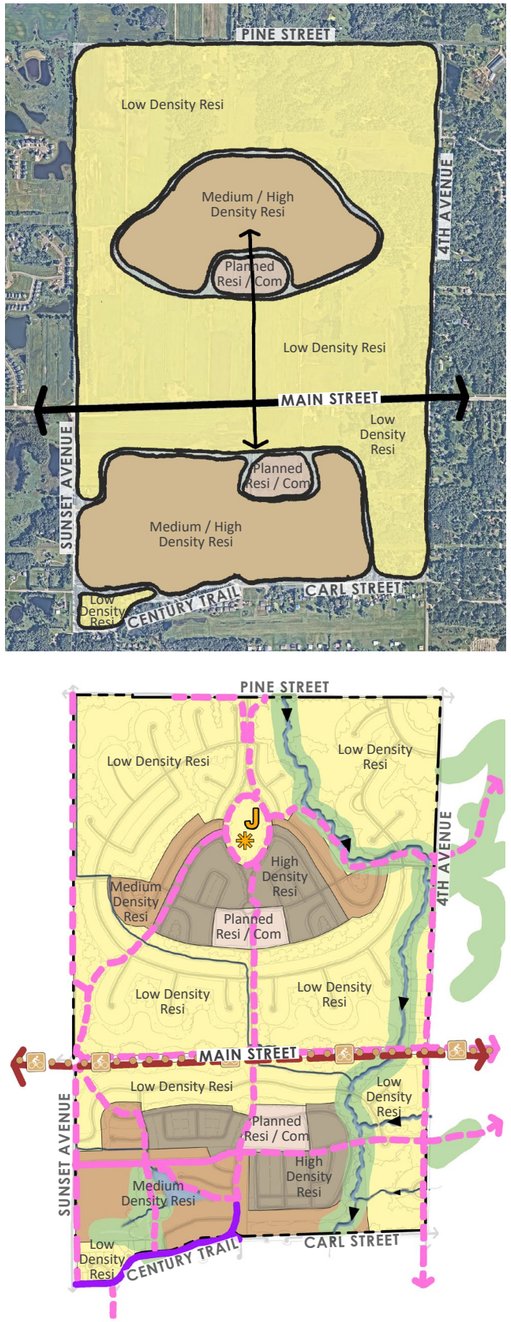
SCENARIO 1
CURRENT COMPREHENSIVE PLAN 'FULL BUILD OUT'



SCENARIO 2
GATEWAY VILLAGE



SCENARIO 3
ISLANDS OF DENSITY



SCENARIO 4
PRESERVING OPEN SPACE

Legend

- Future Neighborhood Park
- Major Drainage Routes
- Minor Drainage Routes
- Existing Asphalt
- Existing Concrete Trail
- Proposed Trails
- Proposed On-Street Route
- Existing Regional Trail
- Proposed Regional Trail
- Greenway System
  - Natural Resource Conservation Area
  - Natural Resource Enhancement Area

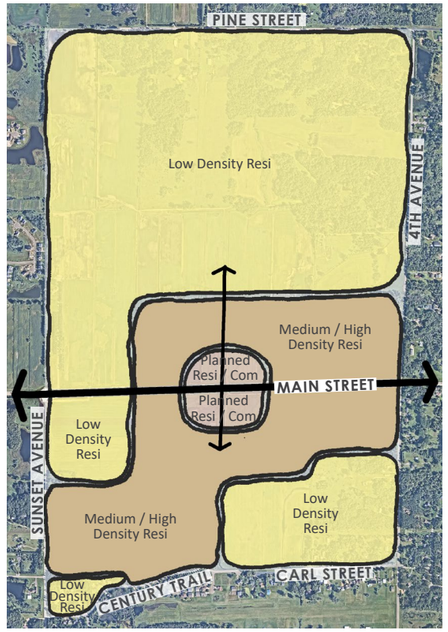
BACKGROUND

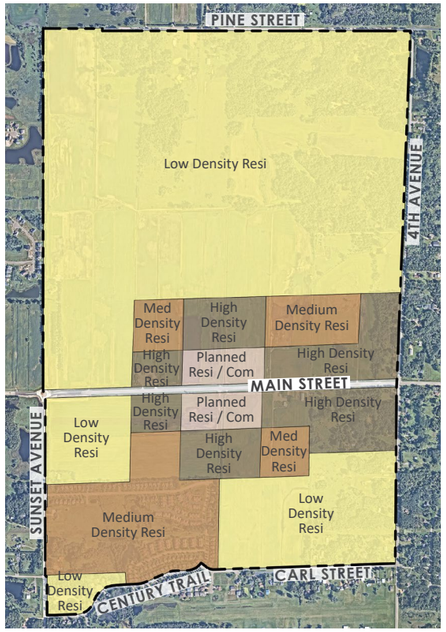
Scenario 1 was developed as the baseline to compare and illustrate the full build out from the current Comprehensive Plan. The other three concepts generally maintained the same land uses and overall density as the Comprehensive Plan but moved the land uses into different configurations. These four planning concepts were first presented for community and stakeholder feedback from November to December 2024. See Appendix B for the summary of the feedback received from this phase.

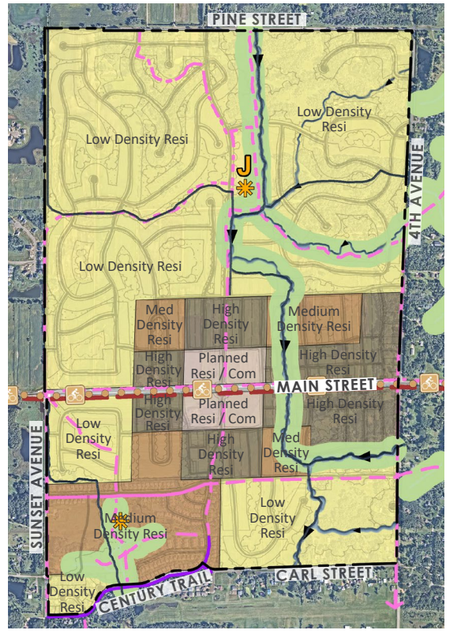
CONCEPT PLANNING - SCENARIO 1 CURRENT COMPREHENSIVE PLAN

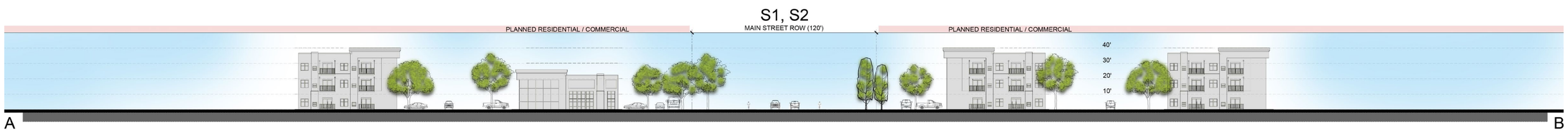
ELABORATED

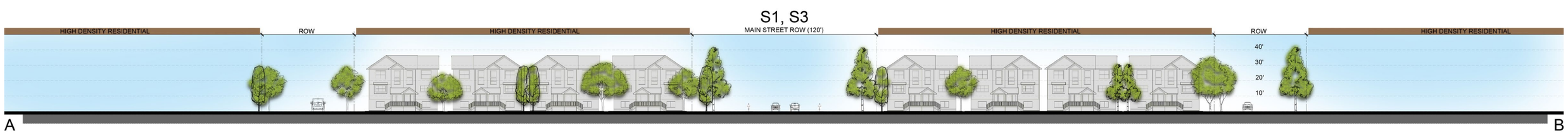
*Preliminary concept planning scenarios are diagrammatic and were presented on January 15, 2025 at the Joint City Council / Advisory Board Work Session as well as on display February 5, 2025 at the 2nd community open house meeting.







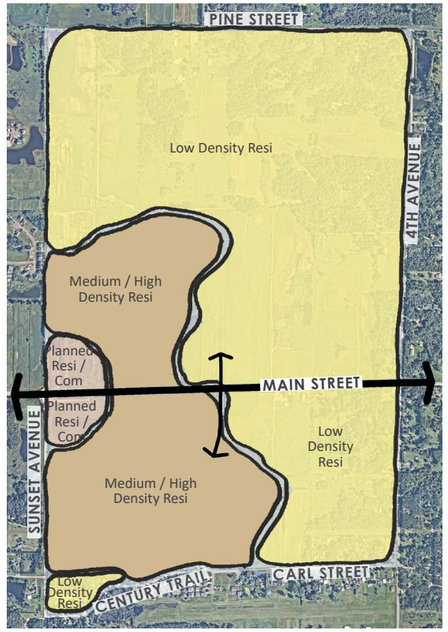


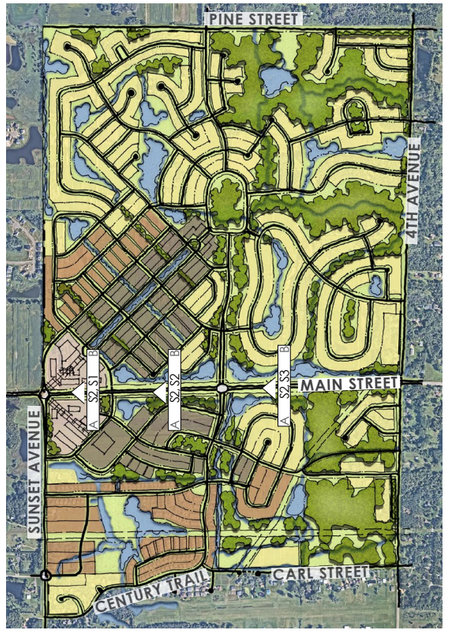


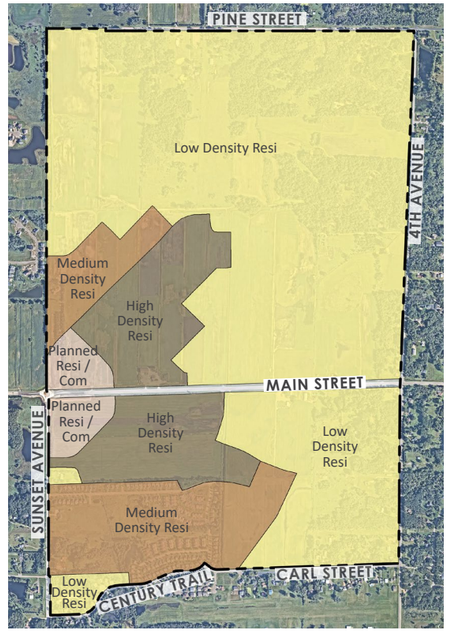
CONCEPT PLANNING - SCENARIO 2 GATEWAY VILLAGE

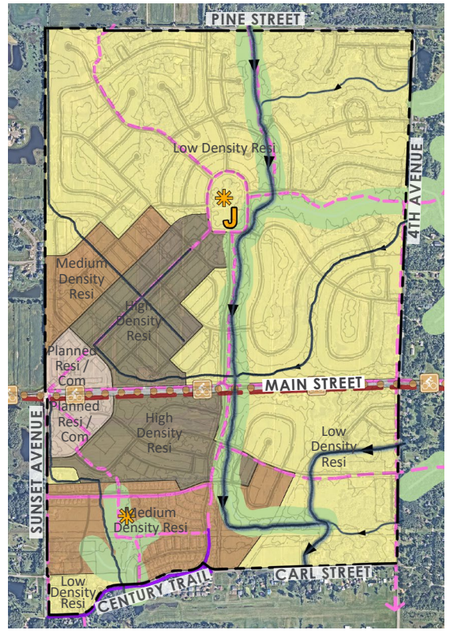
ELABORATED

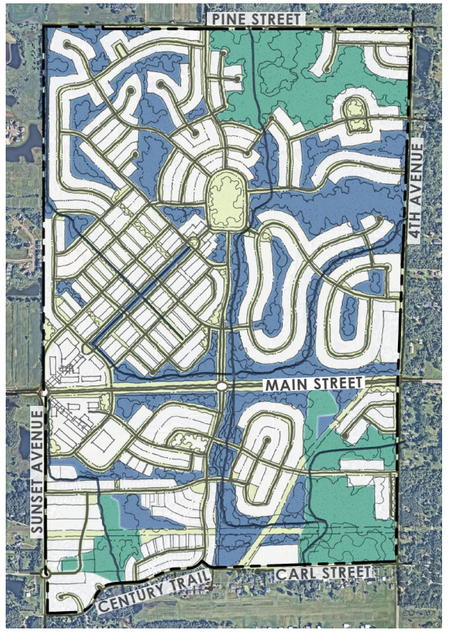
*Preliminary concept planning scenarios are diagrammatic and were presented on January 15, 2025 at the Joint City Council / Advisory Board Work Session as well as on display February 5, 2025 at the 2nd community open house meeting.

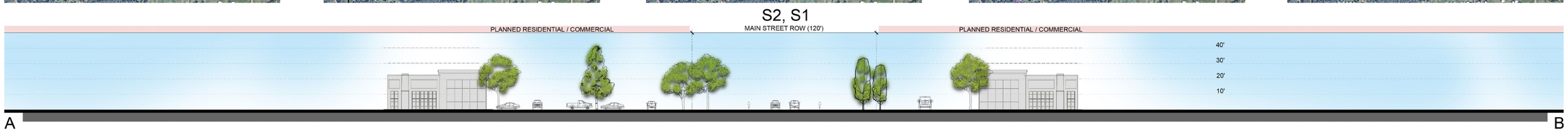


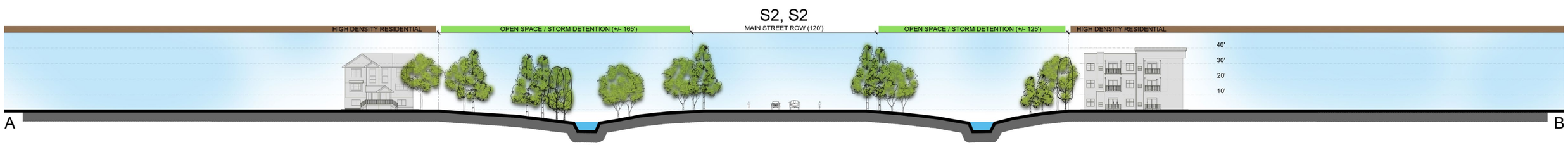


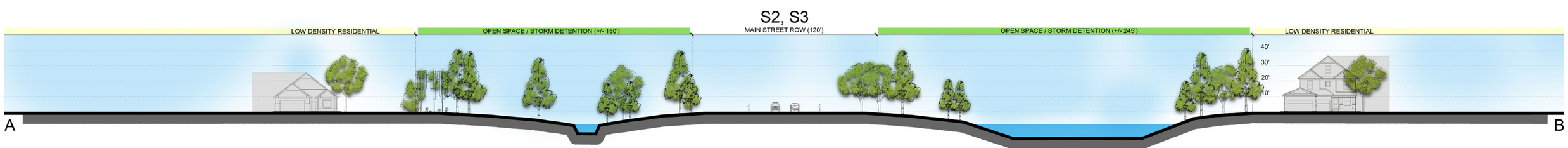








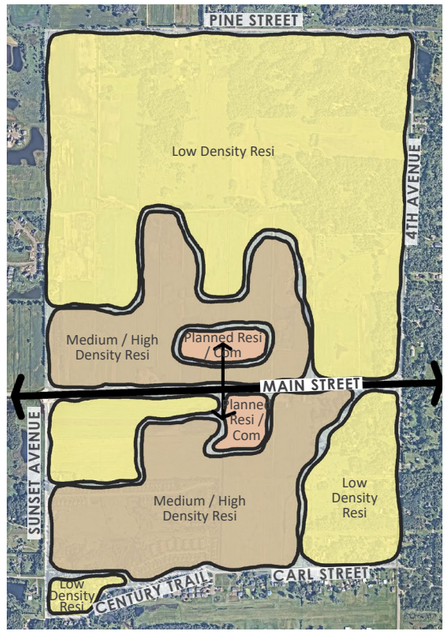


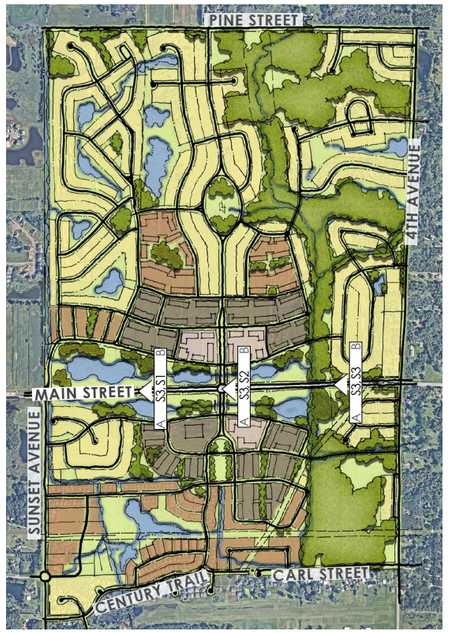


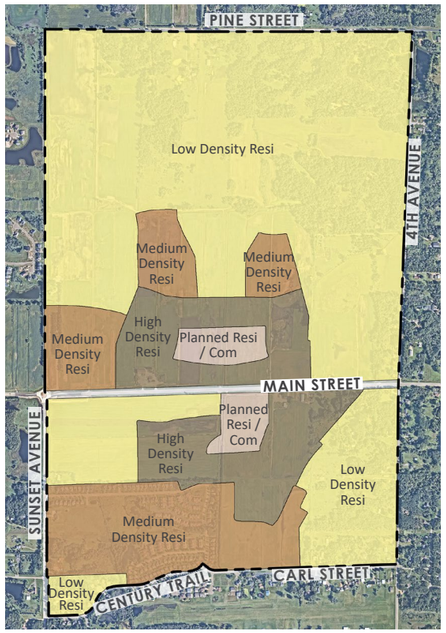
CONCEPT PLANNING - SCENARIO 3 ISLANDS OF DENSITY

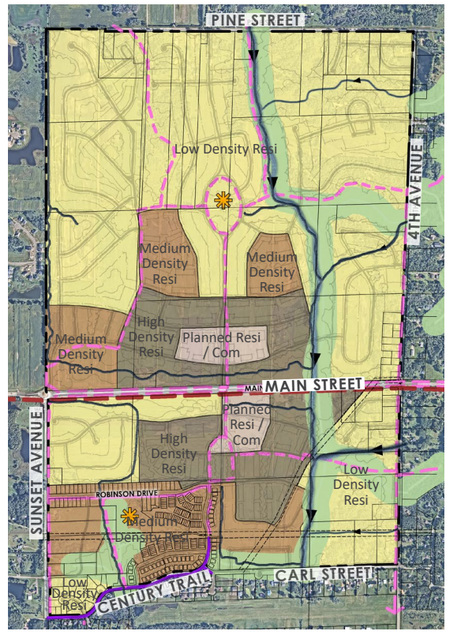
ELABORATED

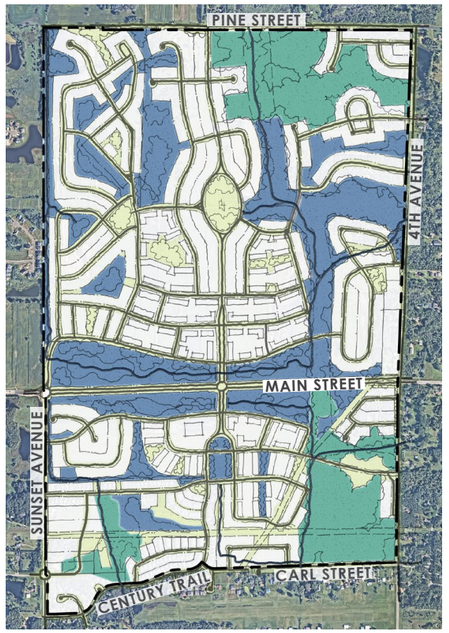
*Preliminary concept planning scenarios are diagrammatic and were presented on January 15, 2025 at the Joint City Council / Advisory Board Work Session as well as on display February 5, 2025 at the 2nd community open house meeting.











SCENARIOS FOR AUAR

ALTERNATIVE URBAN AREAWIDE REVIEW (AUAR)

BACKGROUND

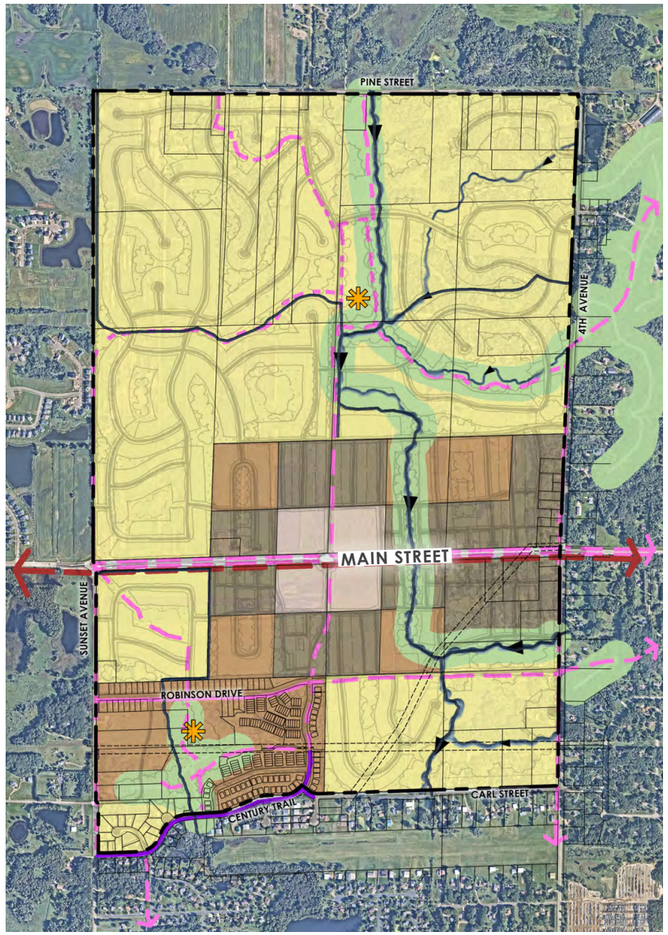
After receiving feedback from the community and stakeholders in December 2024, the Scenario 3 Islands of Density and Scenario 4 Preserving Open Space were combined into a revised Scenario 3 Preserving Open Space. During the second phase of engagement from January to March 2025, three scenarios (see previouis exhibits) were presented for community and stakeholder feedback. Scenario 1 Comprehensive Plan was required to be carried forward into the environmental review (AUAR document) per Mn Rules 4410.3610 and based on community and stakeholder feedback, a refined Scenario 2 (Scenario 2.1) became the preferred development scenario to advance.

See Attachment B for the full engagement summaries from this phase.

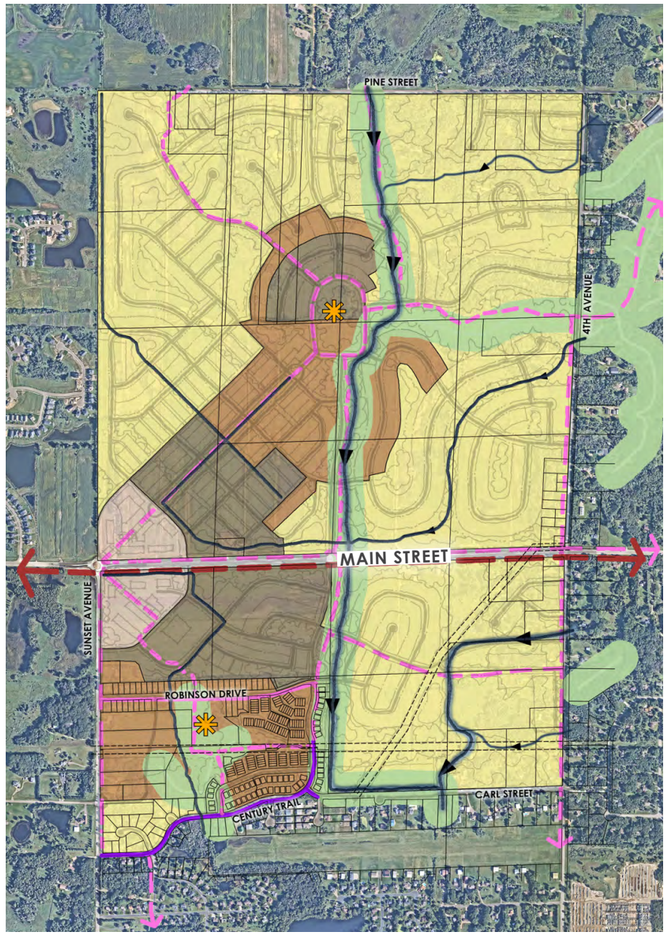
POTENTIAL DEVELOPMENT YIELD COMPARISON

Land Use	City Comprehensive Plan Full Build Out Scenario					Gateway Village Scenario 2.1				
NORTH OF MAIN STREET	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial
Low Density Resi (R1/R1-X/R2)	516	423	677	1269		464	367	587	1101	
Medium Density Resi (R2/R3)	36	35	138	207		88	88	352	528	
High Density Resi (R4)	63	62	370	494		64	64	384	512	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	11	90	112		11	11	90	112	
Commerical (20%)	3	3			30,492	3	3			30,492
Sub-Total (approximate acres)	**630**	**533**				**630**	**533**			
SOUTH OF MAIN STREET	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High		Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	
Low Density Resi (R1/R1-X/R2)	134	97	155	291		158	109	174	327	
Medium Density Resi (R2/R3)	76	64	254	381		72	60	240	360	
High Density Resi (R4)	64	53	317	423		44	44	264	352	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	10	83	104		11	11	90	112	
Commerical (20%)	3	3			28,314	3	3			30,492
Park & Open Space	16	9				16	9			
Sub-Total (approximate acres)	**304**	**236**				**304**	**236**			
TOTAL	**934**	**769**	**2,084**	**3,281**		**934**	**769**	**2,181**	**3,404**	

SCENARIO 1
CURRENT COMPREHENSIVE PLAN 'FULL BUILD OUT'



SCENARIO 2.1
GATEWAY VILLAGE



Future Neighborhood Park
Major Drainage Routes
Minor Drainage Routes
Proposed Trails
Existing Asphalt
Existing Concrete Trail
Existing Regional Trail
Proposed Regional Trail
Greenway System
Natural Resource Conservation Area
Natural Resource Enhancement Area

PREFERRED DEVELOPMENT SCENARIO

SCENARIO 2

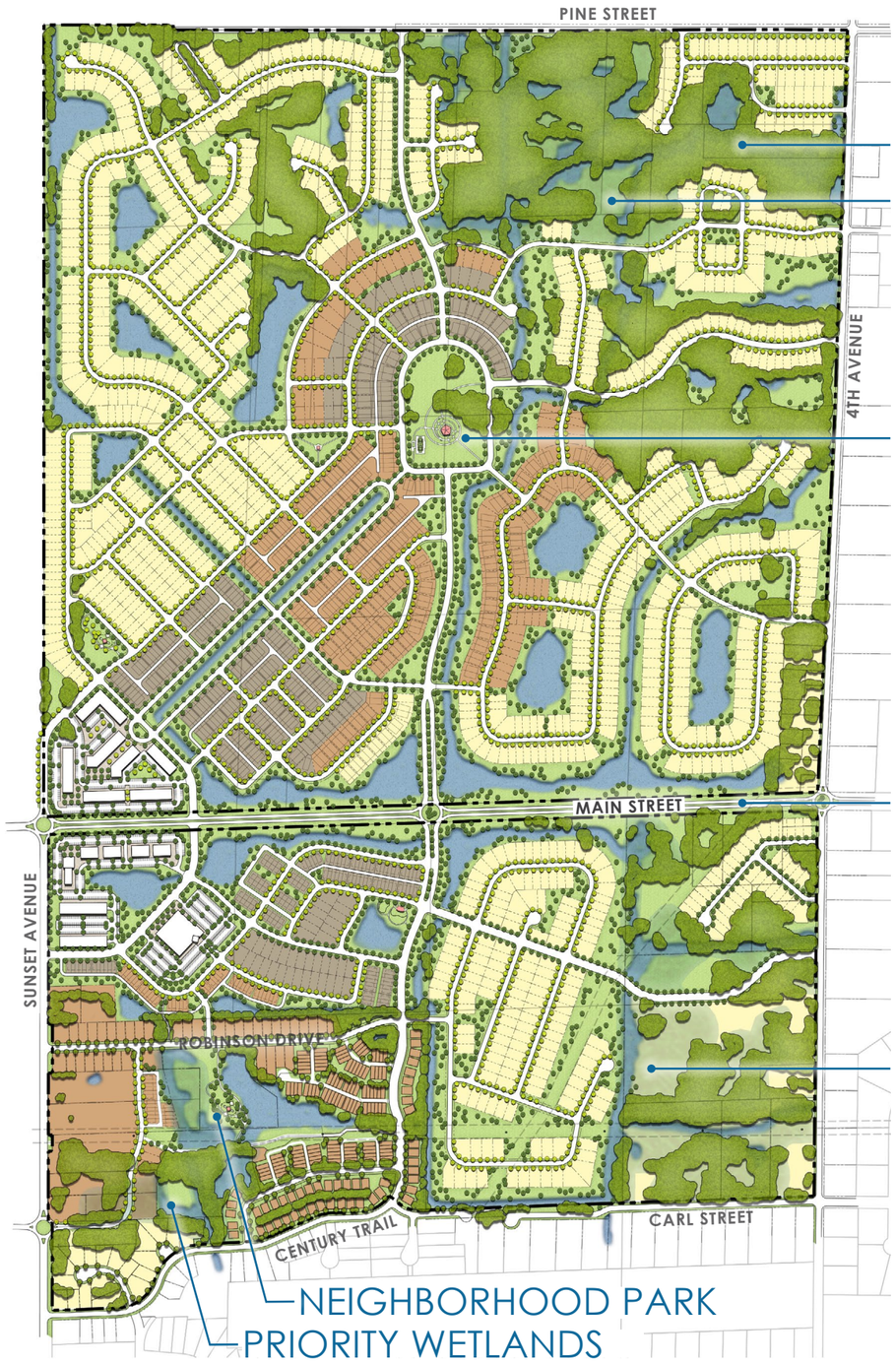
THE PREFERRED SCENARIO - **OVERVIEW**

Maximizing walk-ability with an interconnected approach, scenario 2 centralizes higher and medium density housing and commercial development near the Lino Lakes/Blaine border around Main Street and Sunset Avenue, with low-density prioritized on the eastern side of the study area, backing up to existing Lino Lakes housing.

Outside of the Planned Residential / Commercial zone, additional consideration was given to keeping a rural feel along both sides of Main Street with an approximate 100 feet of natural landscape zone separating development.

POTENTIAL DEVELOPMENT YIELD

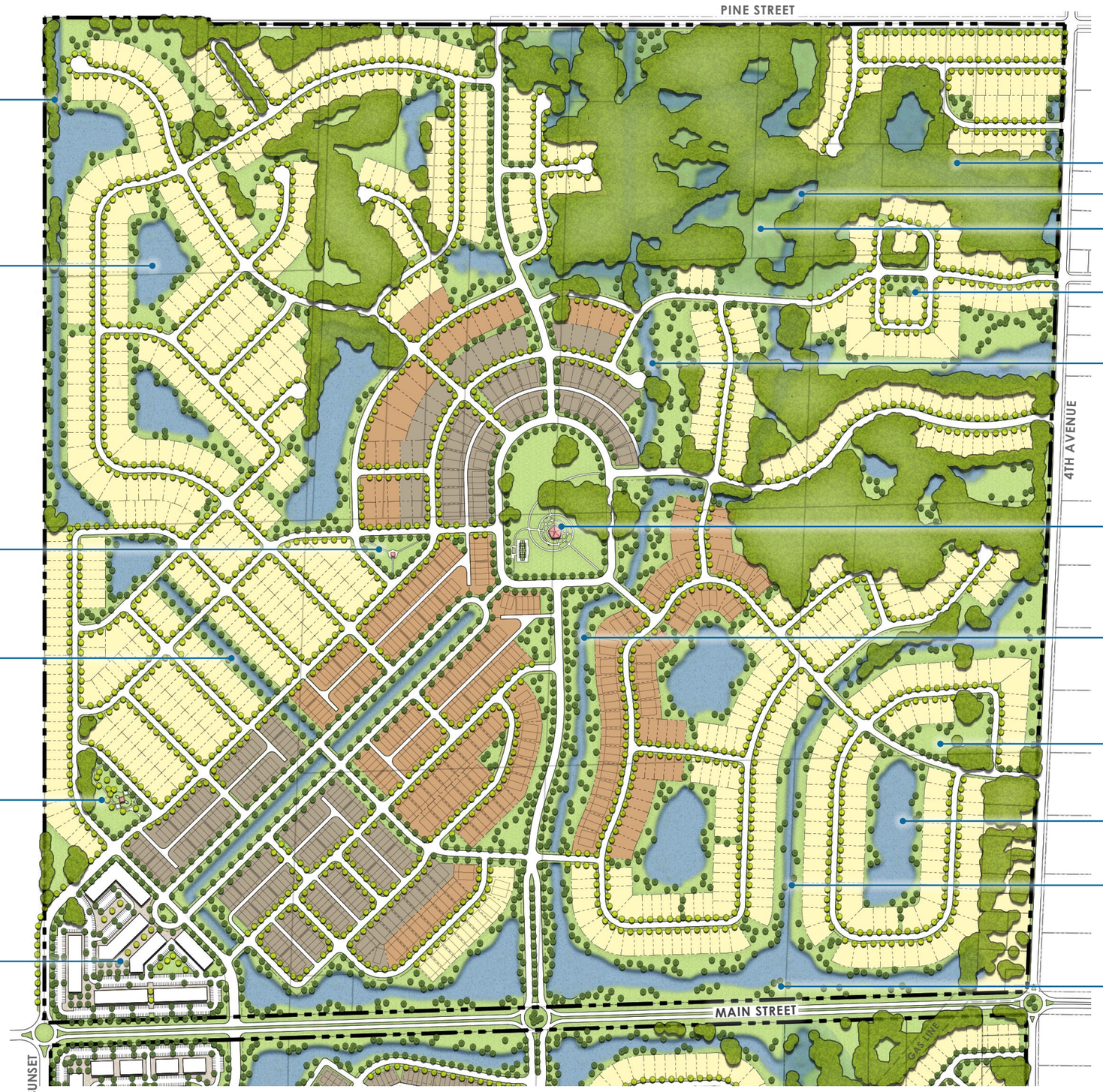
Land Use	City Comprehensive Plan Full Build Out Scenario					Scenario 2				
NORTH OF MAIN STREET	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial
Low Density Resi (R1/R1-X/R2)	516	423	677	1269		453	356	570	1068	
Medium Density Resi (R2/R3)	36	35	138	207		92	92	368	552	
High Density Resi (R4)	63	62	370	494		71	71	426	568	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	11	90	112		11	11	90	112	
Commerical (20%)	3	3			30,492	3	3			30,492
Sub-Total (approximate acres)	**630**	**533**				**630**	**533**			
SOUTH OF MAIN STREET	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High		Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	
Low Density Resi (R1/R1-X/R2)	134	97	155	291		161	112	179	336	
Medium Density Resi (R2/R3)	76	64	254	381		75	63	252	378	
High Density Resi (R4)	64	53	317	423		38	38	228	304	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	10	83	104		11	11	90	112	
Commerical (20%)	3	3			28,314	3	3			30,492
Park & Open Space	16	9				16	9			
Sub-Total (approximate acres)	**304**	**236**				**304**	**236**			
TOTAL	**934**	**769**	**2,084**	**3,281**		**934**	**769**	**2,202**	**3,430**	



*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.

SCENARIO 2

'NORTH OF MAIN'



NORTH

Scale: 1"= 600'-0"

0' 300' 600'

*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.

SCENARIO 2

'SOUTH OF MAIN'

*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.

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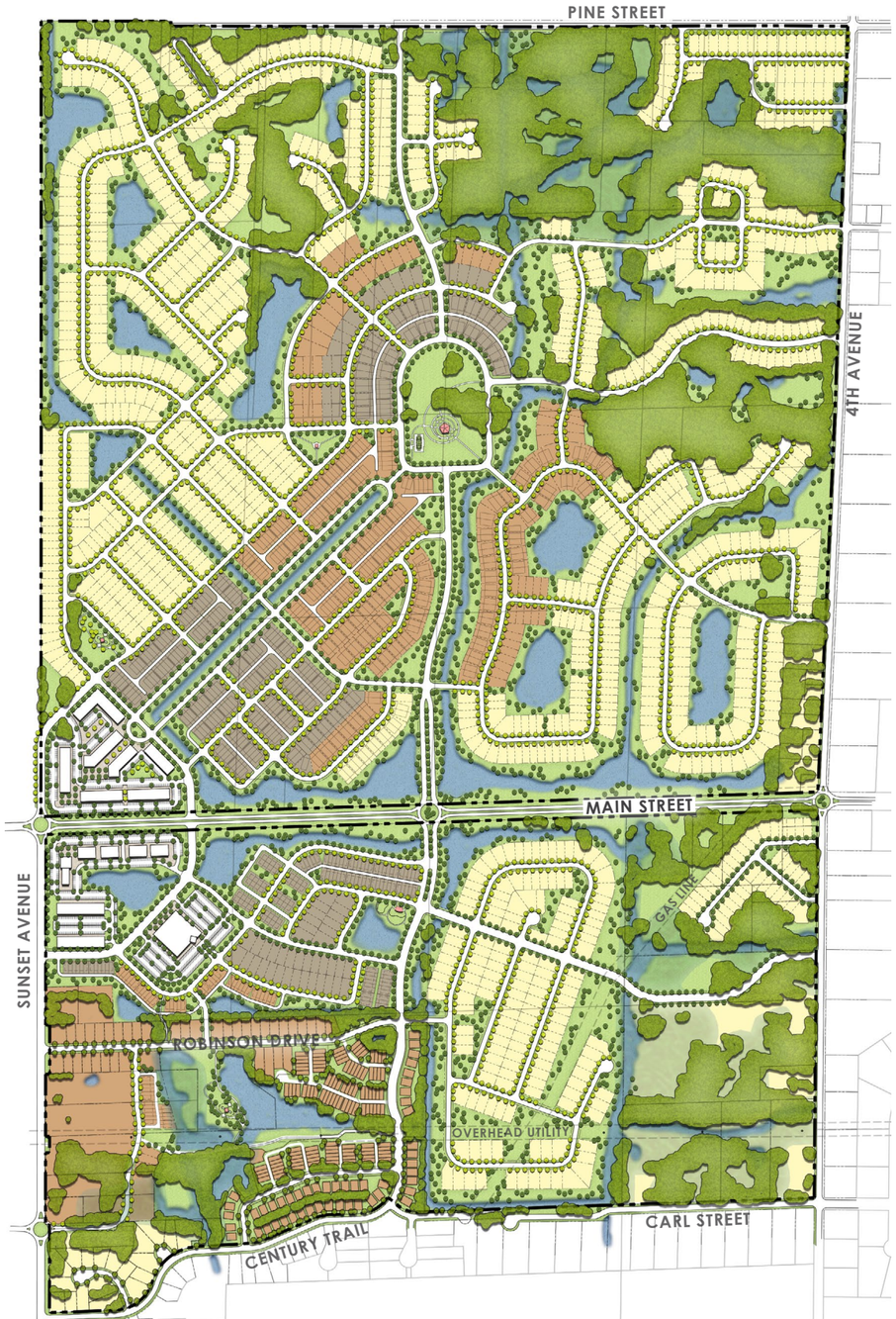
SCENARIO 2 - LAND USE PLAN

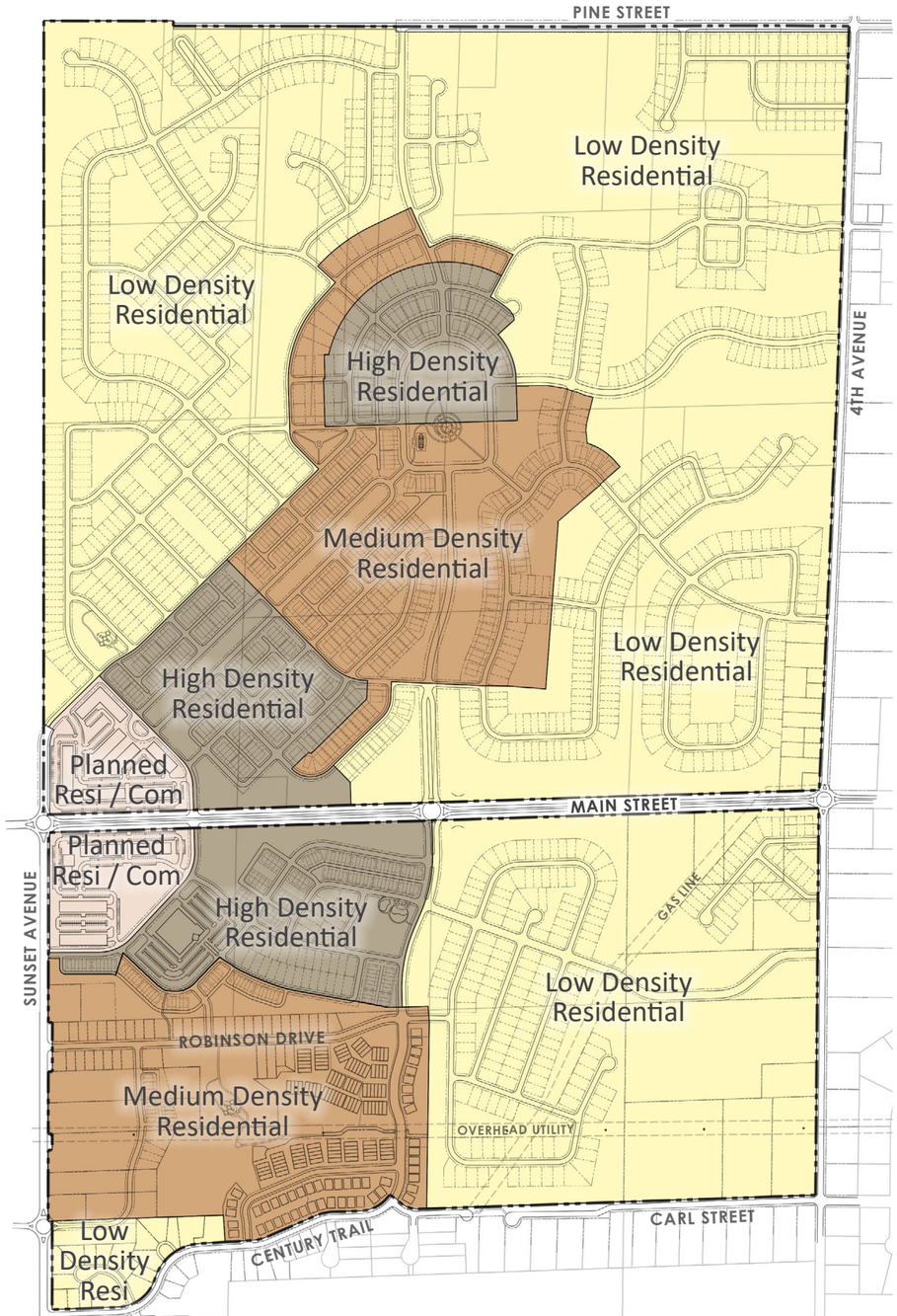


LAND USE ILLUSTRATIVE PLAN

LAND USE

The City of Lino Lake's 2040 Comprehensive Plan, adopted in November 2020, identifies the study area as low-density residential, medium-density residential, high-density residential, planned residential/ commercial.

The plan maintains the same land uses identified in the Comprehensive Plan, which emphasizes balanced growth, environmental stewardship, and integration of different land uses to enhance the overall living experience in Lino Lakes. A goal defined in the Plan is to "Increase commercial/residential development in appropriate and designated areas."



LAND USE PLAN

Low Density Residential

Housing densities at 1.6 – 3.0 units per acre. Generally located to avoid conflict with more intense land use, and high traffic volume roadways. Typically, Single Family and Two Family dwellings.

Medium Density Residential

Housing densities at 4.0-6.0 units per acre. Serves as transition between lower and higher intensity uses. Smaller lot SF, Two Family and attached/ detached townhome dwellings.

High Density Residential

Housing densities at 6.0 to 8.0 units per acre. Transition between lower and higher intensity uses such as commercial of high volume roads. Townhomes, multi-family dwellings.

Planned Residential/ Commercial

Housing densities at 8.0 to 10.0 units per acre. Provides for affordable and life cycle housing choices with opportunities for neighborhood scale retail, service, and office uses. While allowed in all areas, commercial development will be required in at least one quadrant.

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 3.

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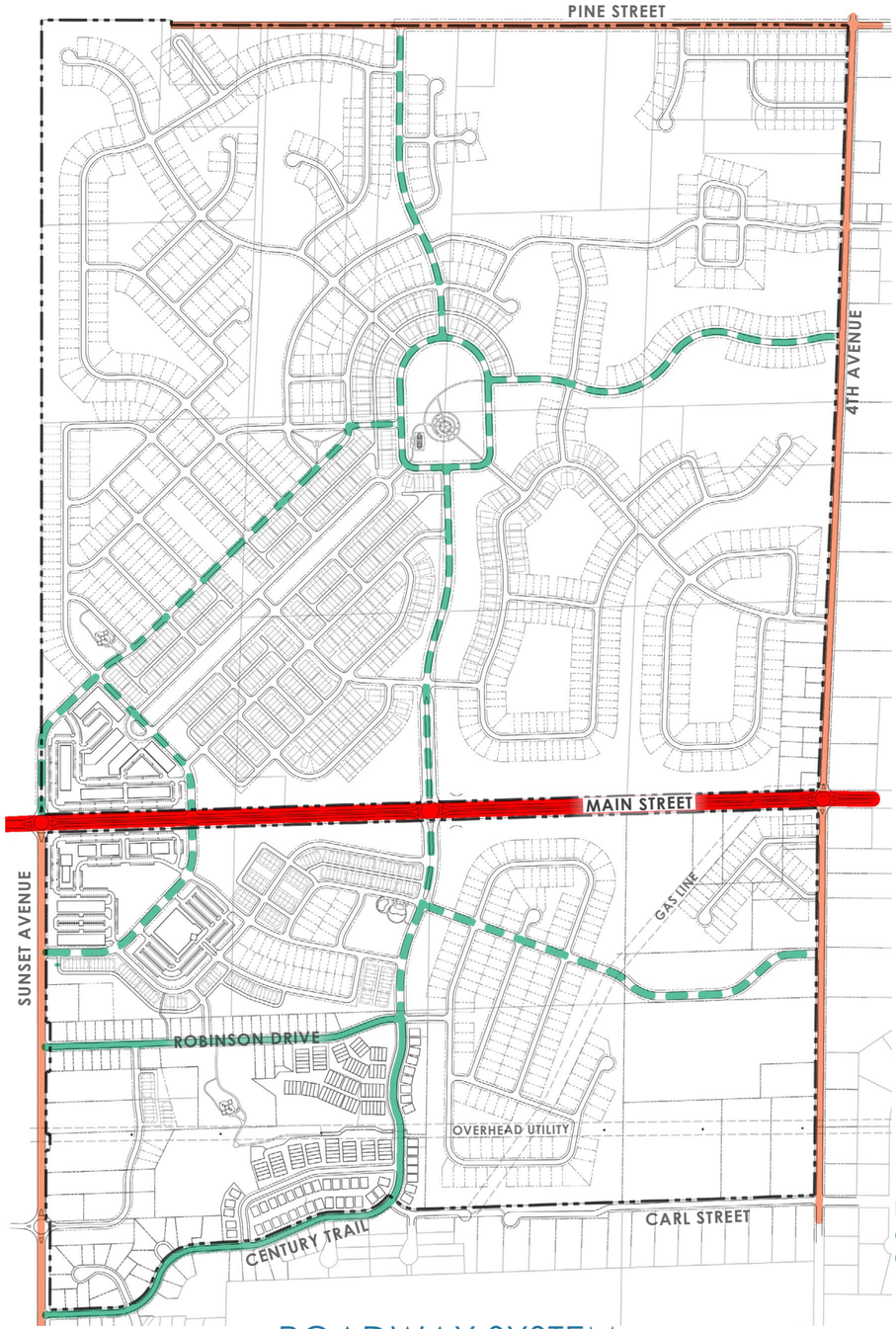
SCENARIO 2 - MOBILITY

ROADWAY NETWORK

The city's 2040 Comprehensive Plan and Traffic Study as part of the AUAR identified the need for a new roadway network within the study area. As the study area develops, a proposed collector road would serve as a north-south connection from Robinson Drive to Main Street and continue north to Pine Street. Another collector road is anticipated to be built to provide an east-west connection from Robinson Drive to 4th Avenue. Local roads providing access to residential lots, generally low speed, and designed to discourage through traffic are expected to be built as development occurs. The planned roadway network will accommodate the orderly development of the existing and anticipated residential and commercial properties north and south of Main Street. New access points will also be needed along 4th Avenue and Pine Street. It is anticipated that coordination will be needed with Anoka County for any connections to county roads within the study area. See Appendix B for the AUAR Main Street Traffic Study for more details on expected traffic generation, future conditions, and mitigation.



ROADWAY SYSTEM

ROADWAYS

Principal Arterial
Roadways that provide the greatest level of mobility and access control.

Major Collector
Minor Collector
Roadways that provide linkages to larger developments and community amenities.

*Dashed equals proposed

Local
Roads providing access to residential lots, generally low speed, and designed to discourage through traffic.

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 6.

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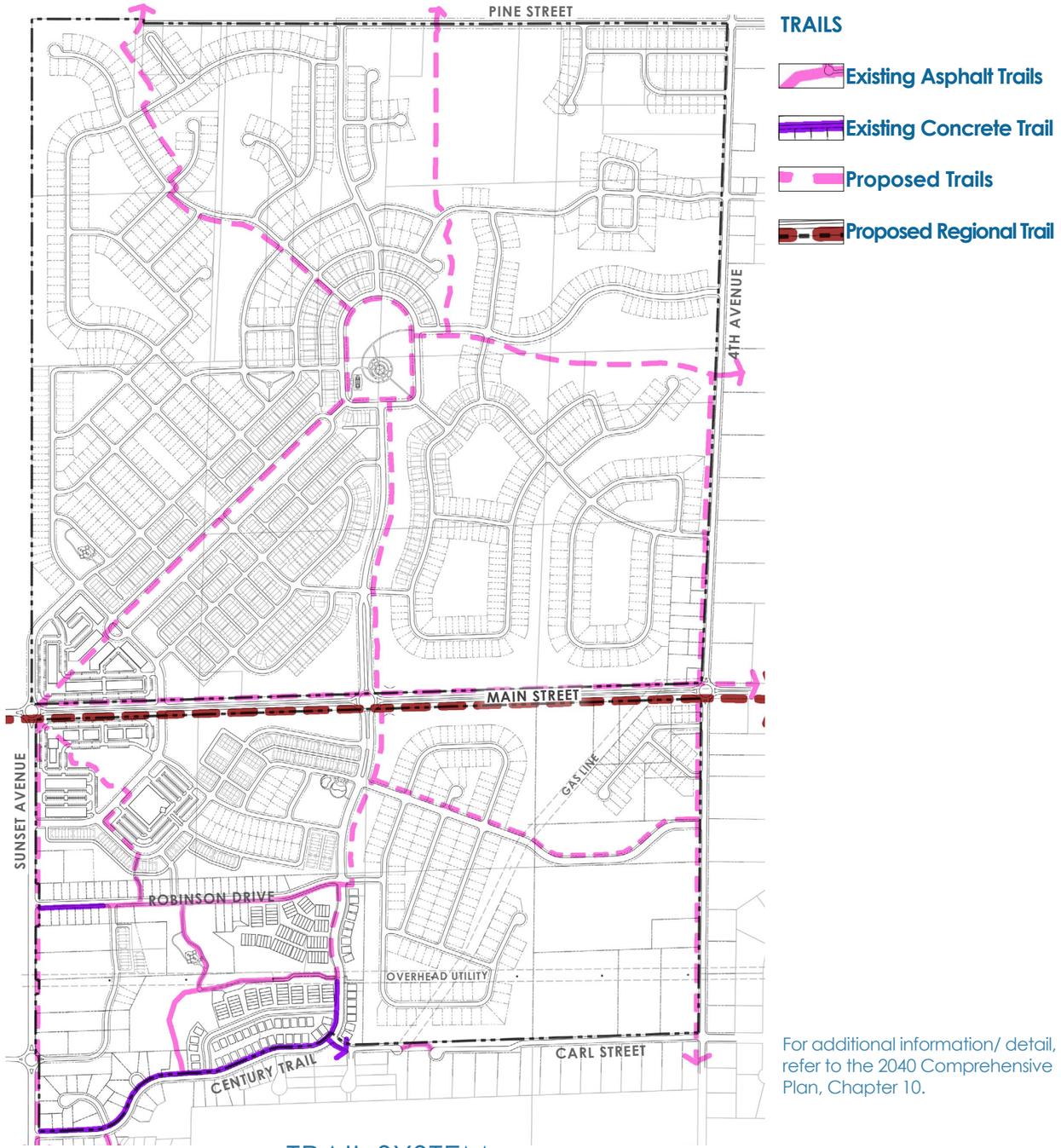
SCENARIO 2 - MOBILITY

TRAILS

A portion of the study area is anticipated to be used for city park use, as well as several greenway systems, which allow for a natural resource enhancement/conservation area. The area's development will feature the construction of a segment of the Central Anoka County Regional Trail along Main Street. Upon completion, the trail will span three cities, extend 14.5 miles, and connect to a wider regional trail system. This scenario proposes a network of trails throughout the future development, totaling approximately 41,500 linear feet (LF) of asphalt trail and 5,200 LF of regional trail. The City will work with Anoka County to incorporate the plan's vision of the natural amenities (i.e. water bodies, landscaping, trees) into the design of the trail.

Sidewalks will be installed along all local roads except for cul de sacs which will be reviewed on a case by case basis.

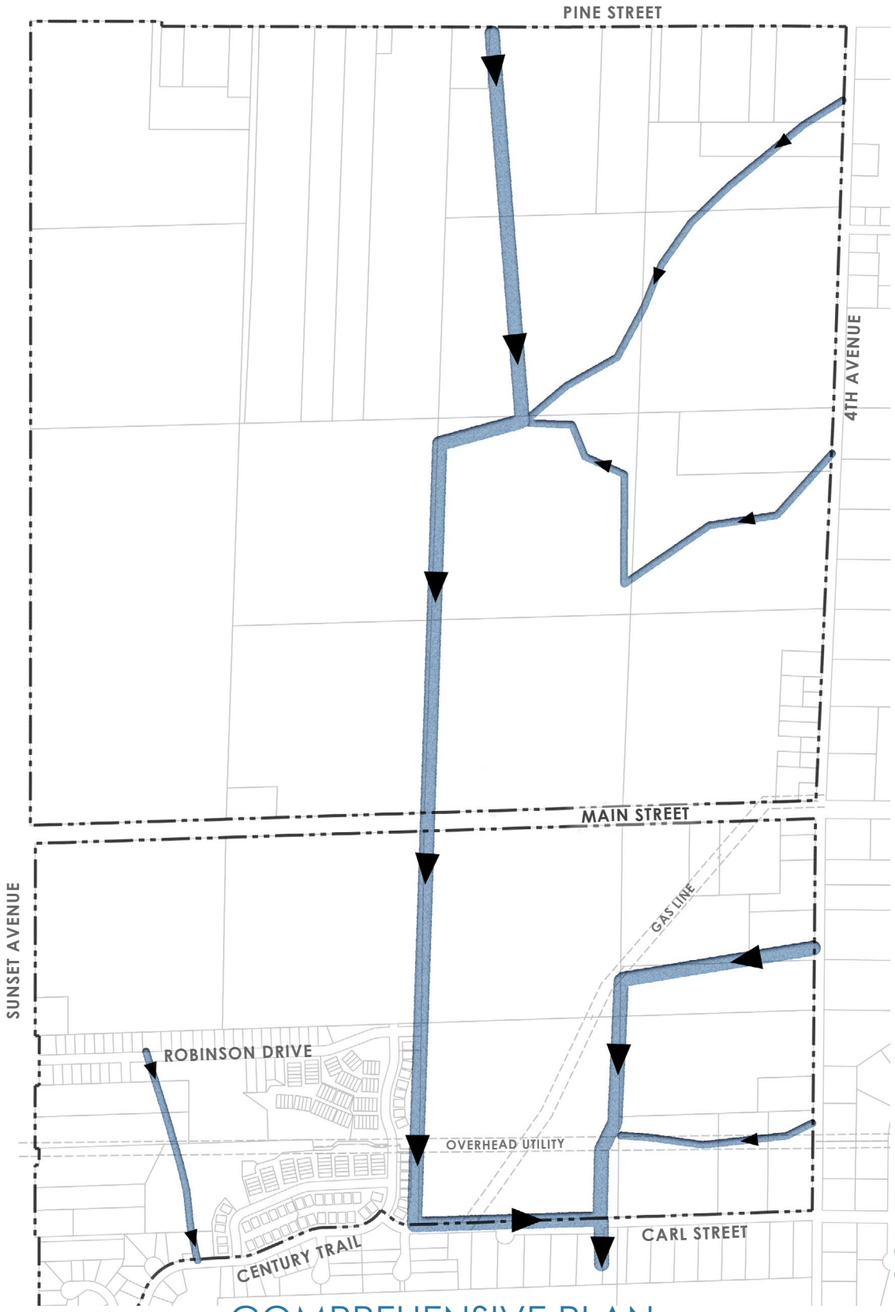


TRAIL SYSTEM

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 10.

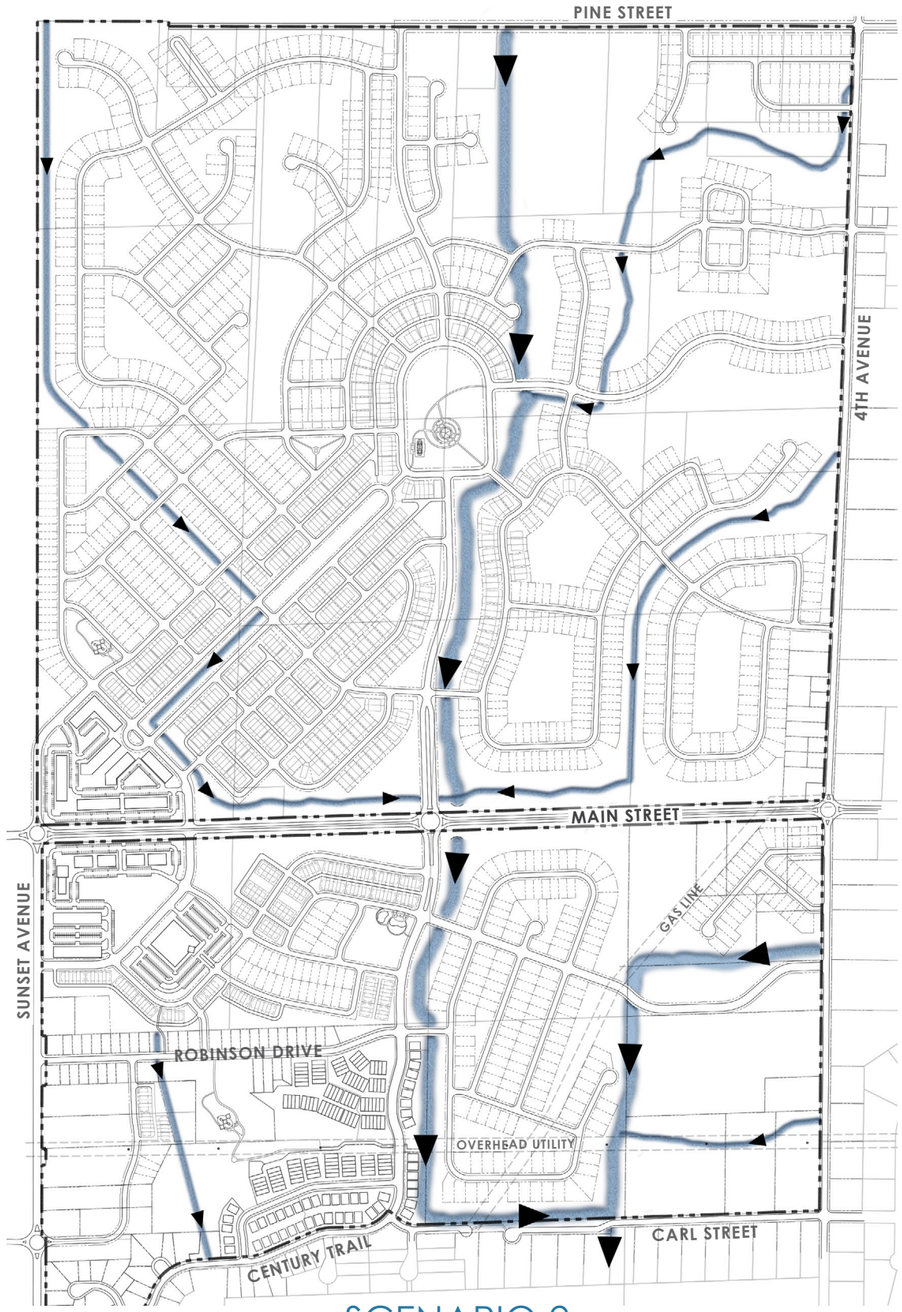
*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.

SCENARIO 2 - DRAINAGE



COMPREHENSIVE PLAN
DRAINAGE ROUTES

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 7.



SCENARIO 2
DRAINAGE ROUTES

DRAINAGE

The site generally drains through the existing ditch systems which bisect the study area from the northwest to the south, with discharges to the onsite wetlands before flowing offsite to the southeast.

Major Route

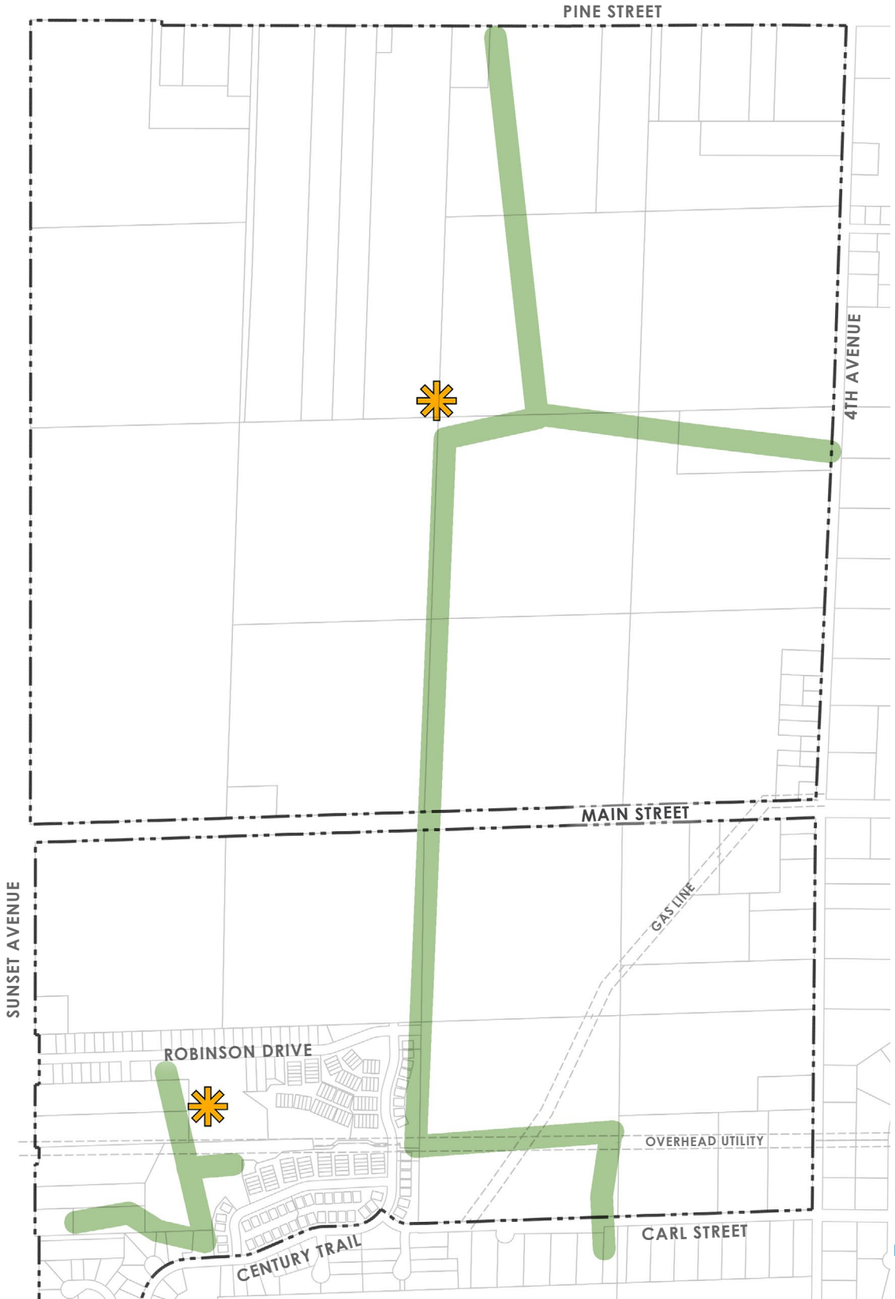
Minor Route

The master plan proposed the current Anoka County Ditch system through the area to remain in place in terms of function but not in terms of location or overall quality. The ditch system would be relocated within the proposed plan to facilitate drainage of stormwater runoff, while enhancing aesthetics as well as creating passive recreational facilities and habitat.

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 7.

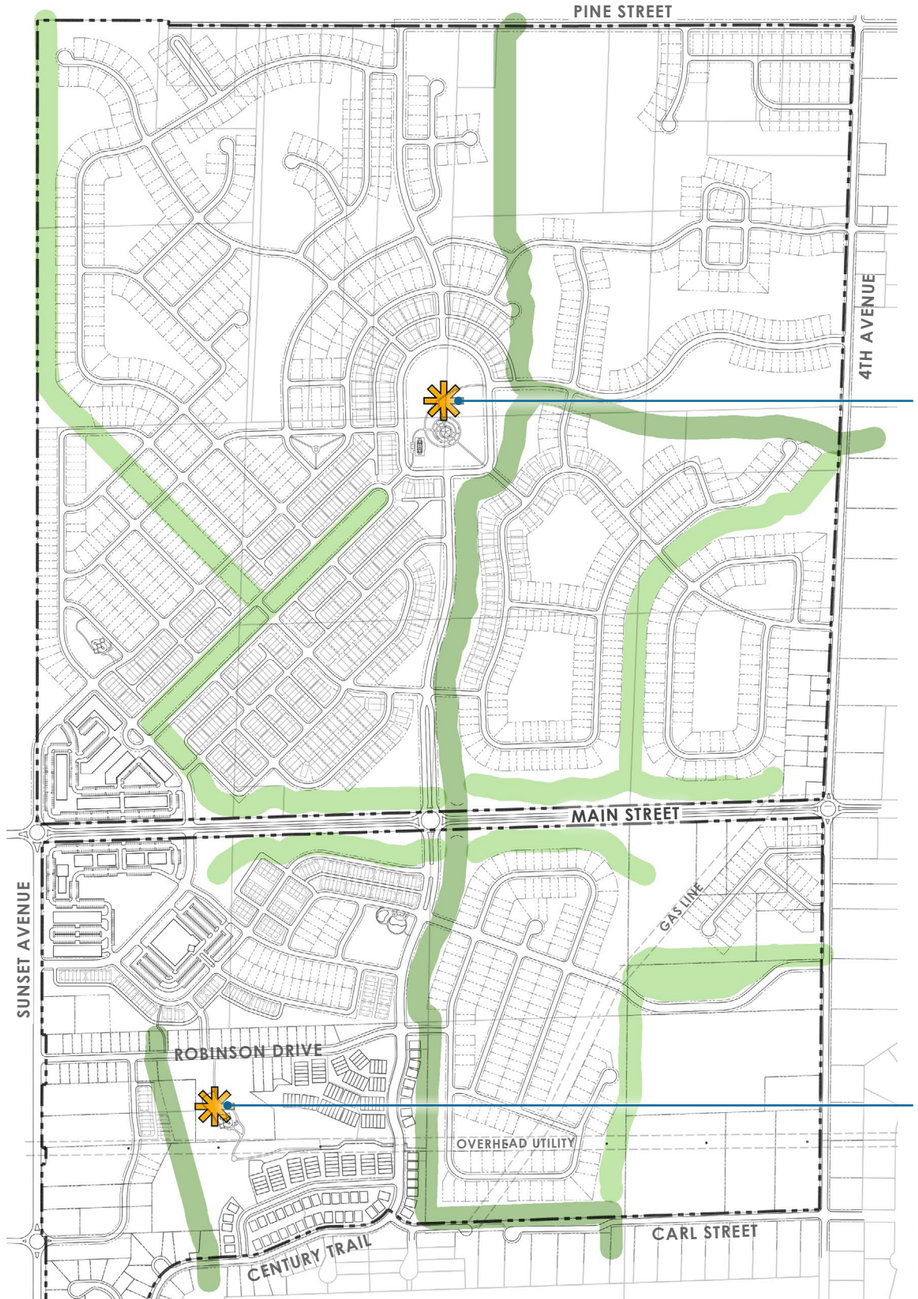
*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.

SCENARIO 2 - NATURAL SYSTEMS



COMPREHENSIVE PLAN
GREENWAY SYSTEM

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 10.



SCENARIO 2
GREENWAY SYSTEM

GREENWAY SYSTEM
Greenways and trails in the master plan are meant to connect residents to each other and to various amenities throughout the study area crossing as few roads as possible.

NATURAL RESOURCE ENHANCEMENT AREAS
These generally consist of areas that fill gaps in the greenway system and/or provide a corridor for the greenway-based trail system, providing linkages between recreation areas (i.e., parks and trails).

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 10.

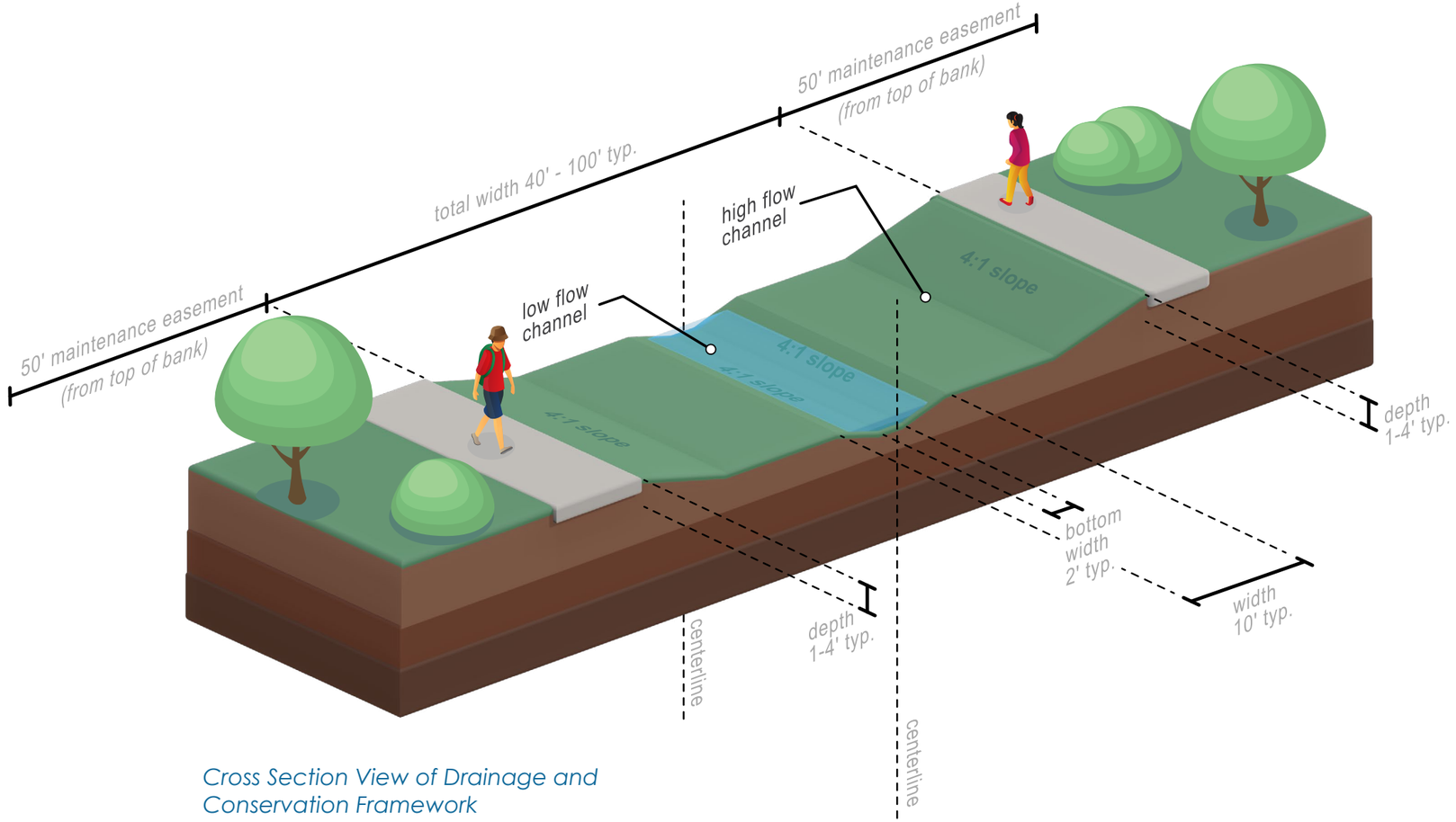
SCENARIO 2 - CONSERVATION FRAMEWORK

CONSERVATION DESIGN FRAMEWORK

The city of Lino Lakes expects the current Anoka County Ditch system through the area to remain in place in terms of function but not in terms of location or overall quality. The ditch system can be relocated within a proposed development to facilitate drainage of stormwater runoff, aesthetics, passive recreational facilities, and habitat creation. The realigned ditch system should incorporate the following design guidelines:

1) Easements
   a. RCWD requires a 20-foot easement on either side of the county ditch system, measured from the top of bank, to provide access for maintenance.
   b. In addition to maintenance easements required by RCWD, the City proposes native buffers averaging 50' in width with a minimum width of 25', measured from the top of bank, to provide space for the greenway corridor creation.
2) Lake/Pond Construction in-line with Ditch
   a. Ditches can be routed through lakes/ponds subject to RCWD design requirements. The City supports this method of realignment.
   b. In the event that a proposed development will create an in-line lake or pond area in relation to the ditch system, the proposed development is required to provide:
      i. RCWD with a 20-foot easement from top of bank along the alignment of the ditch and extend into the pond based on the average width of easement at the entrance and exit location of the ditch into the lake/pond.
      ii. The RCWD easement shall be along a bank of the lake/pond, and not through the center of the pond to limit maintenance responsibility on the District.
      iii. Water Quality Basins shall be provided prior to discharge of stormwater runoff into the lake/pond.
      iv. City requires establishment of a buffer around a constructed lake/pond with minimum buffer based on function of the BMP. Buffers may vary around the perimeter of the constructed lake/pond but must meet the minimum and average distances along their edges.
3) Realignment
   a. The city of Lino Lakes is in support of realignment of the county ditch system when proposed to be consistent with the goals of the master plan.
      i. Realignment must be approved by RCWD through Rule I.
      ii. Additional buffer widths may be required through land use and zoning requirements.

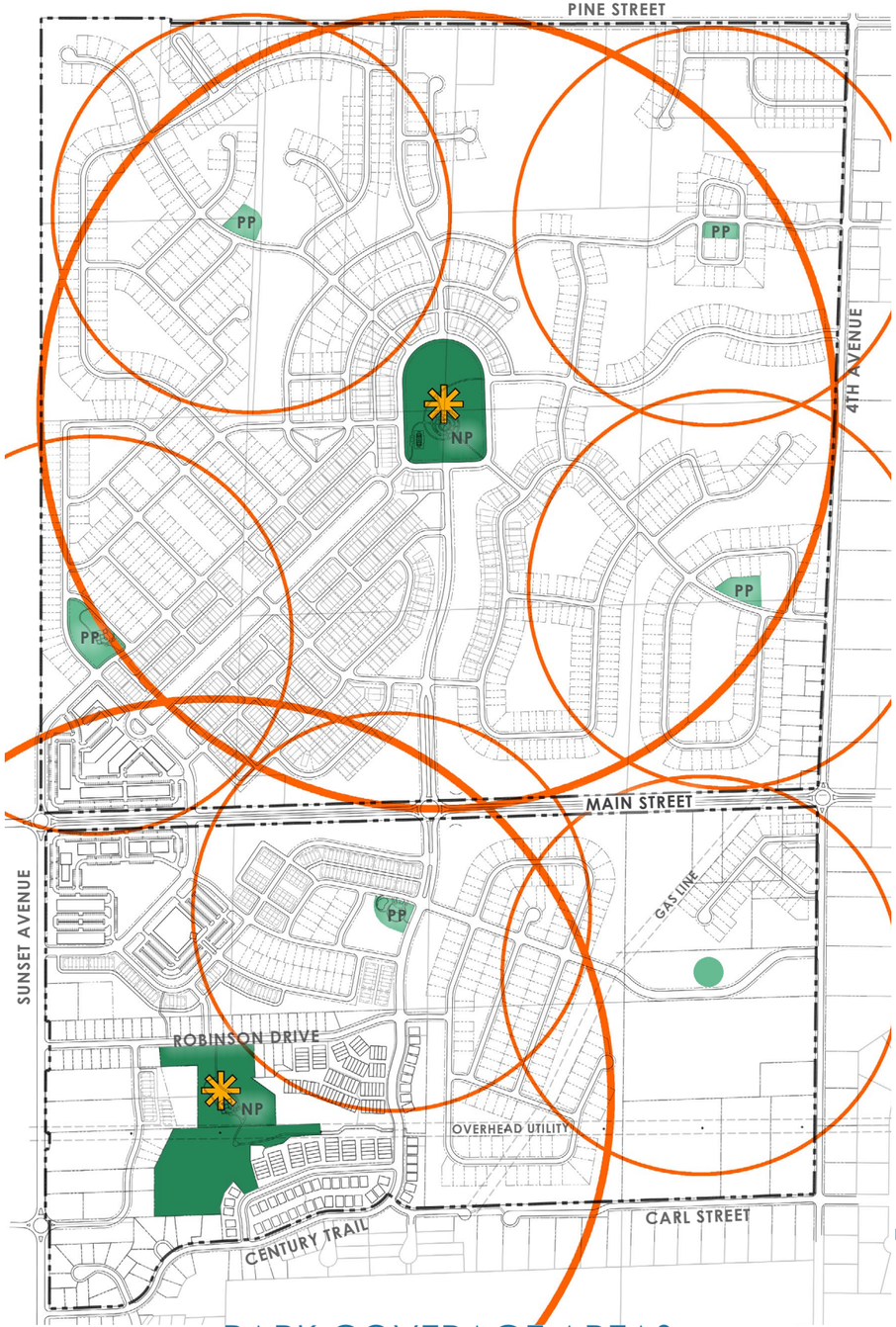
See figure below for a cross section view of the easement and buffer requirements.



Cross Section View of Drainage and Conservation Framework

*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.

SCENARIO 2 - PARK AND OPEN SPACE



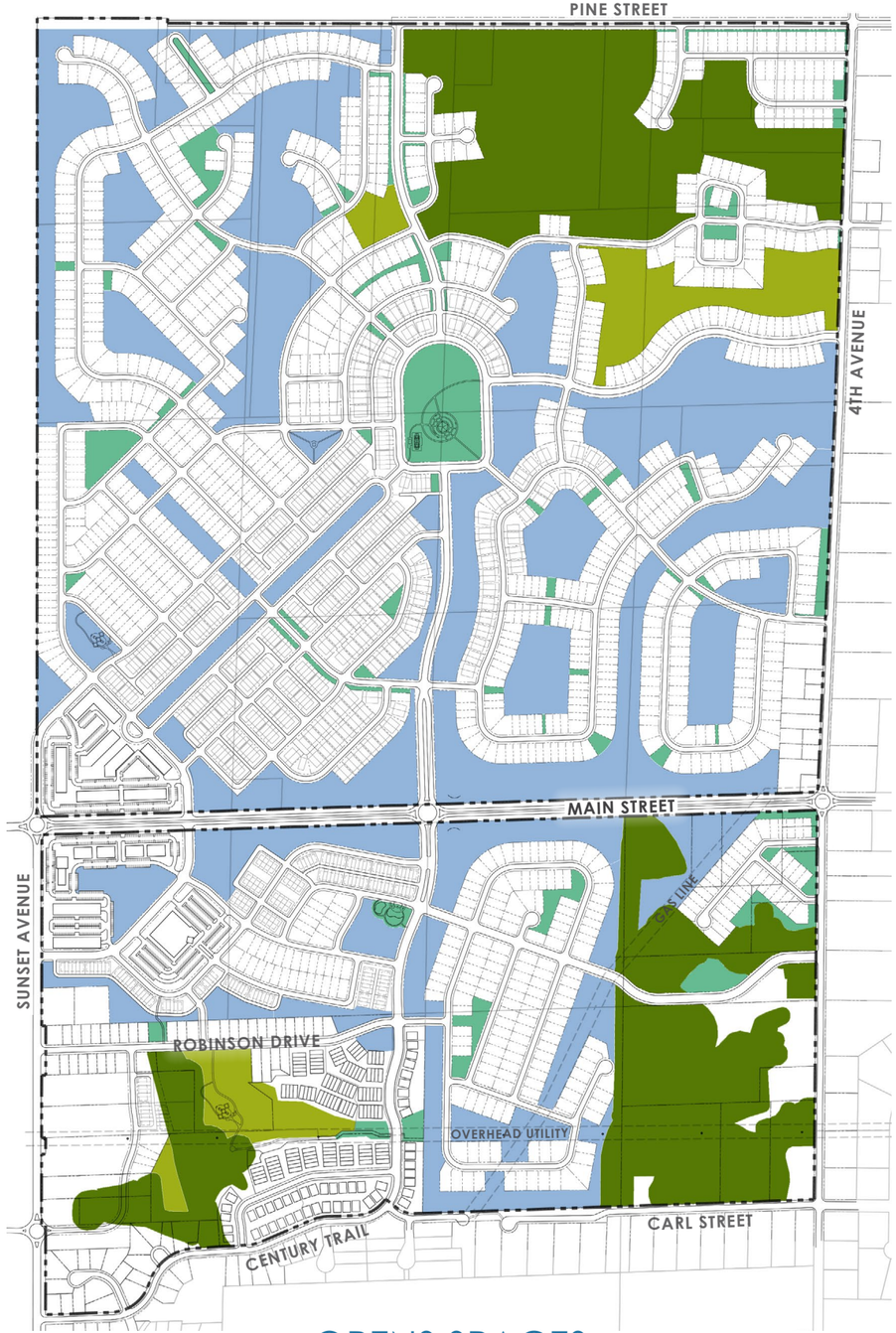
PARK TYPES

Neighborhood Park (NP)
These parks bring people together to recreate and socialize close to home. Providing a balanced set of amenities that appeal to a range of individuals is important to meeting park needs and new recreational trends. Active, non-programmed recreation remains the mainstay of neighborhood parks. General coverage area of residents served is 1/2 mile radius, or between a 10 and 15 minute walk.

Pocket Park (PP)
These parks tend to develop on small, solitary, irregularly shaped lots and serve hyper-local residents and are typically maintained by an HOA. Elements could include benches, tables, fountains, simple playgrounds, monuments, historic markers, art installations, flower beds, and community gardens. General coverage area of residents served is 1/4 mile radius, or between a 5 and 10 minute walk.

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 10.

PARK COVERAGE AREAS



OPEN SPACE TYPES

- High Priority Wetlands
- Wetlands
- Stormwater
- Open Space

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapters 7 and 10.

OPENS SPACES

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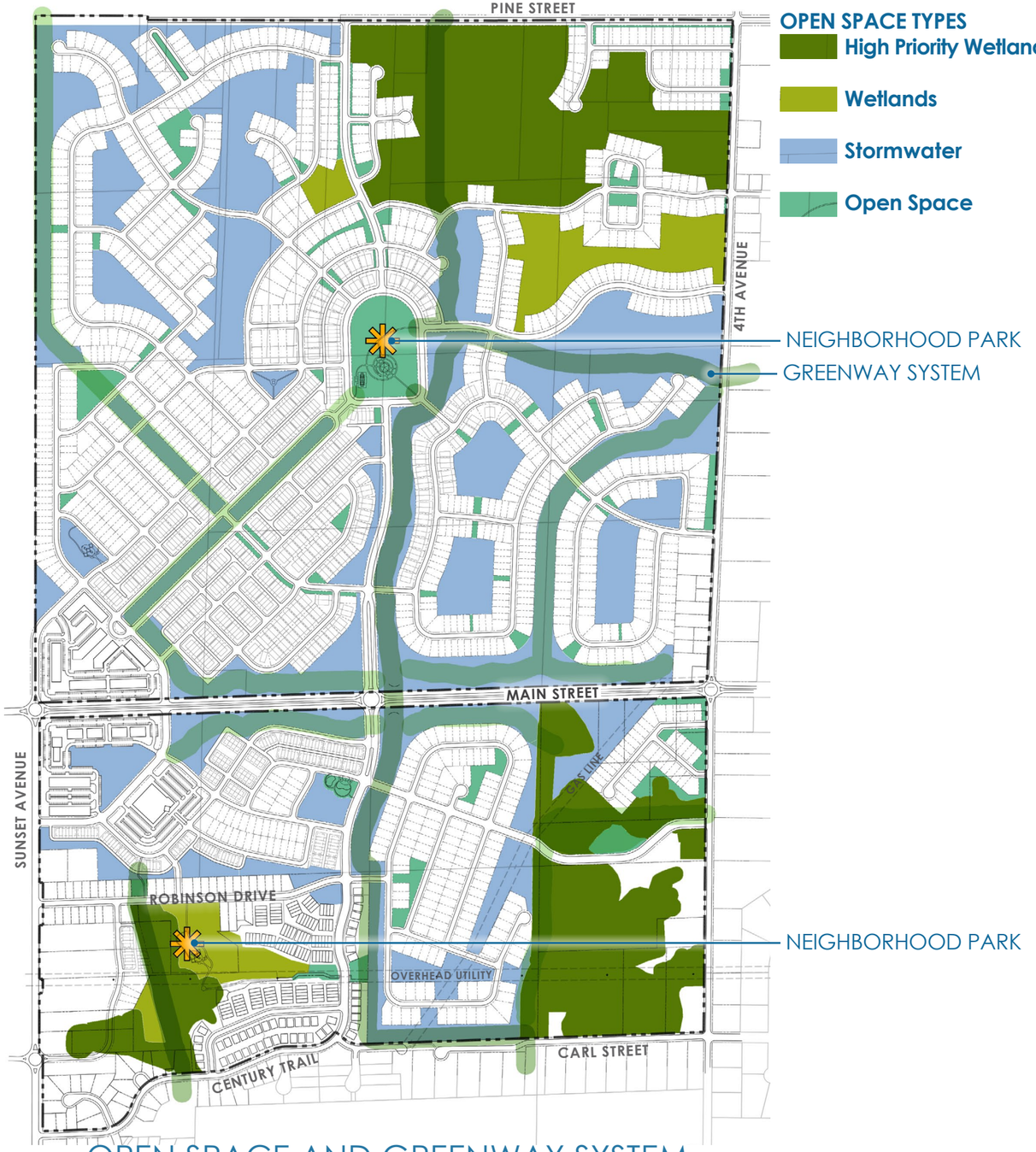
SCENARIO 2 - PARK AND OPEN SPACE



OPEN SPACE AND GREENWAY SYSTEM

EXISTING AND PROPOSED TREES

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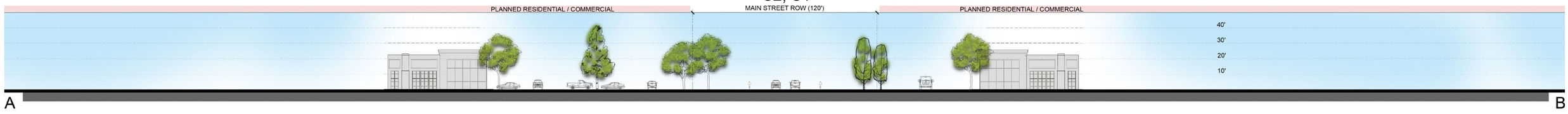
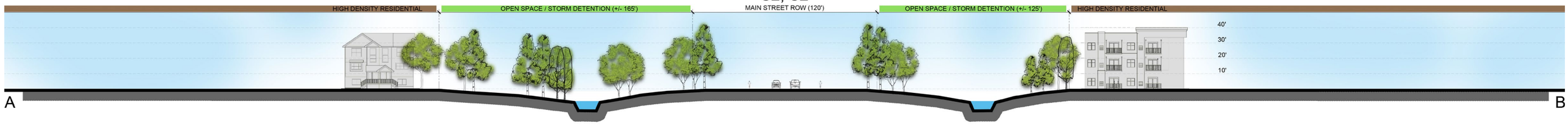
SCENARIO 2 - MAJOR ROAD SECTIONS

S2, S1

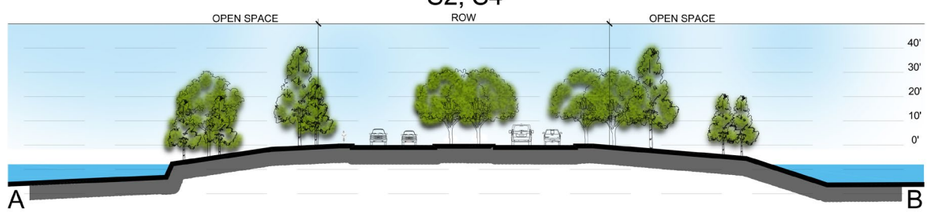


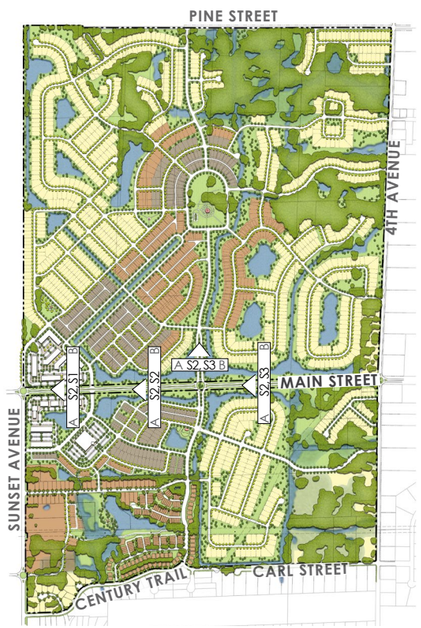
S2, S2



S2, S3

S2, S4





SCENARIO 2 - UTILITIES

WATER SUPPLY

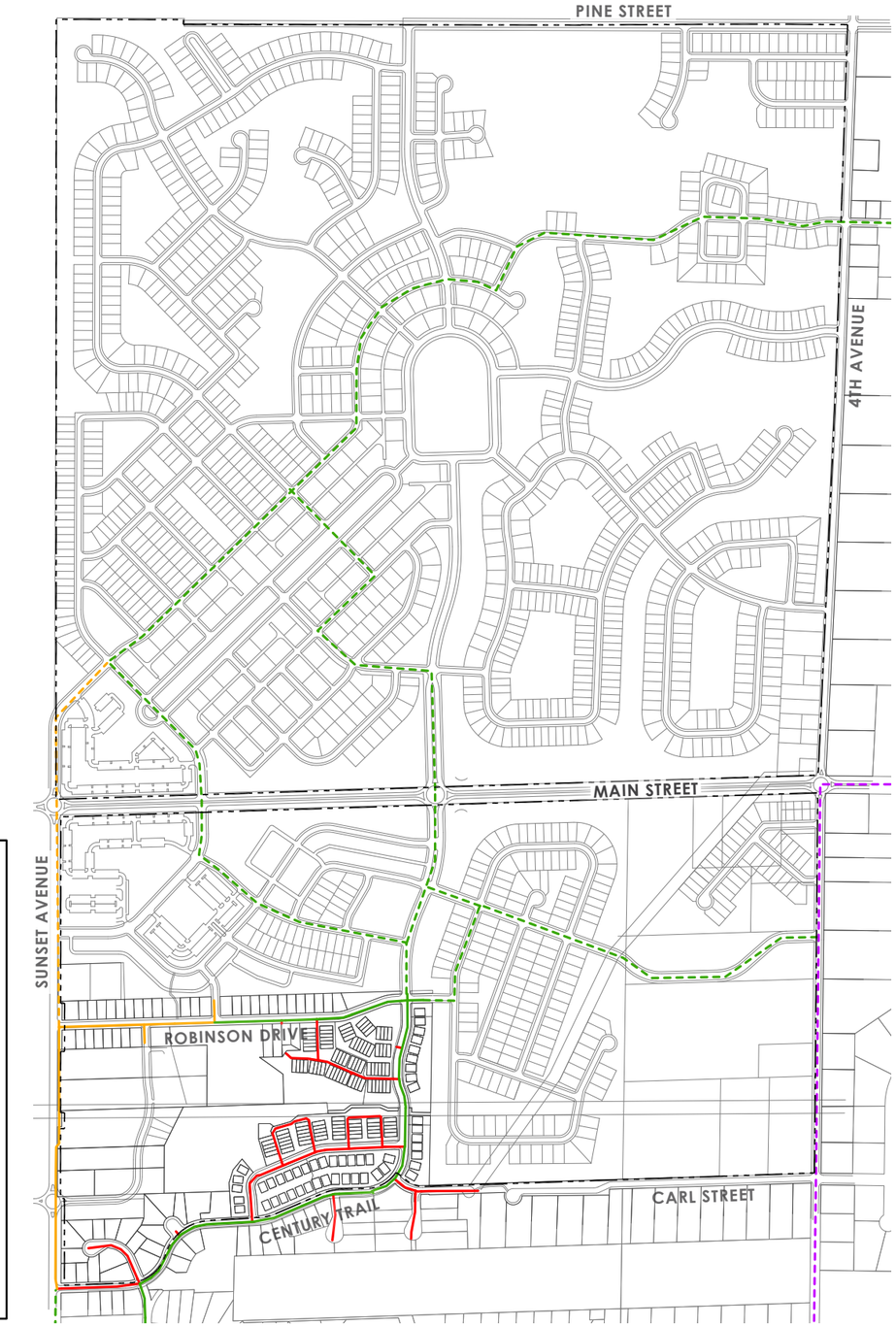
The City's drinking water supply system includes production, treatment, storage, and distribution. The existing water production capacity will not be sufficient to serve the entire study area. It is anticipated that not more than half of the study area could be served by the City's existing system assuming the proposed Well No. 7 is constructed in 2026. The City will need to install new wells (Wells No. 8 and 9) to serve the entirety of the study area and satisfy City-wide water demands.

The City's Department of Natural Resources (DNR) water appropriation permit currently allows an annual withdrawal volume of 900 million gallons per year (MGY). The City-wide annual demand plus the projected annual demand for the study area will exceed this volume. Therefore, the City's DNR appropriation permit annual withdrawal volume will need to be amended prior to full build out of the study area.

The City is constructing a water treatment plant for manganese removal which will be placed in service in the fall of 2026 and will provide adequate treatment capacity through Well No. 9. The City's total elevated storage volume is 3.5 million gallons (MG), which is projected to be sufficient for the entire study area.

As shown on the Water Supply figure, the existing watermains in the vicinity of the study area include a 12-inch diameter ductile iron pipe (DIP) watermain along Robinson Drive and Century Trail south of the study area, 8-inch DIP watermain on Carl Street (west cul-de-sac), 10-inch DIP watermain stub for the Robinson Property off of Cardinal Way, and two 12-inch DIP watermain stubs at the intersection of Robinson Drive and Century Trail.

Water distribution in the study area will include watermain loops varying in size from 8-inch to 12-inch diameter. A preliminary conceptual trunk watermain layout for the Gateway Village scenario is shown on the Water Supply figure. The larger 12-inch diameter trunk watermain is looped through the high density residential and commercial areas to provide redundancy and available fire flow. Connection to the existing Main Street trunk water main at Wood Duck Trail should be evaluated as part of improvements south of Main Street. The exact alignment and sizing of watermains will need to be confirmed during preliminary design. Pressures in the study area will vary from 55 to 65 psi, and available fire flows adjacent to trunk watermains will exceed 3,500 gallons per minute (gpm). All proposed units will be required to connect to the City's water system.



SCENARIO 2 - UTILITIES

SANITARY SEWER

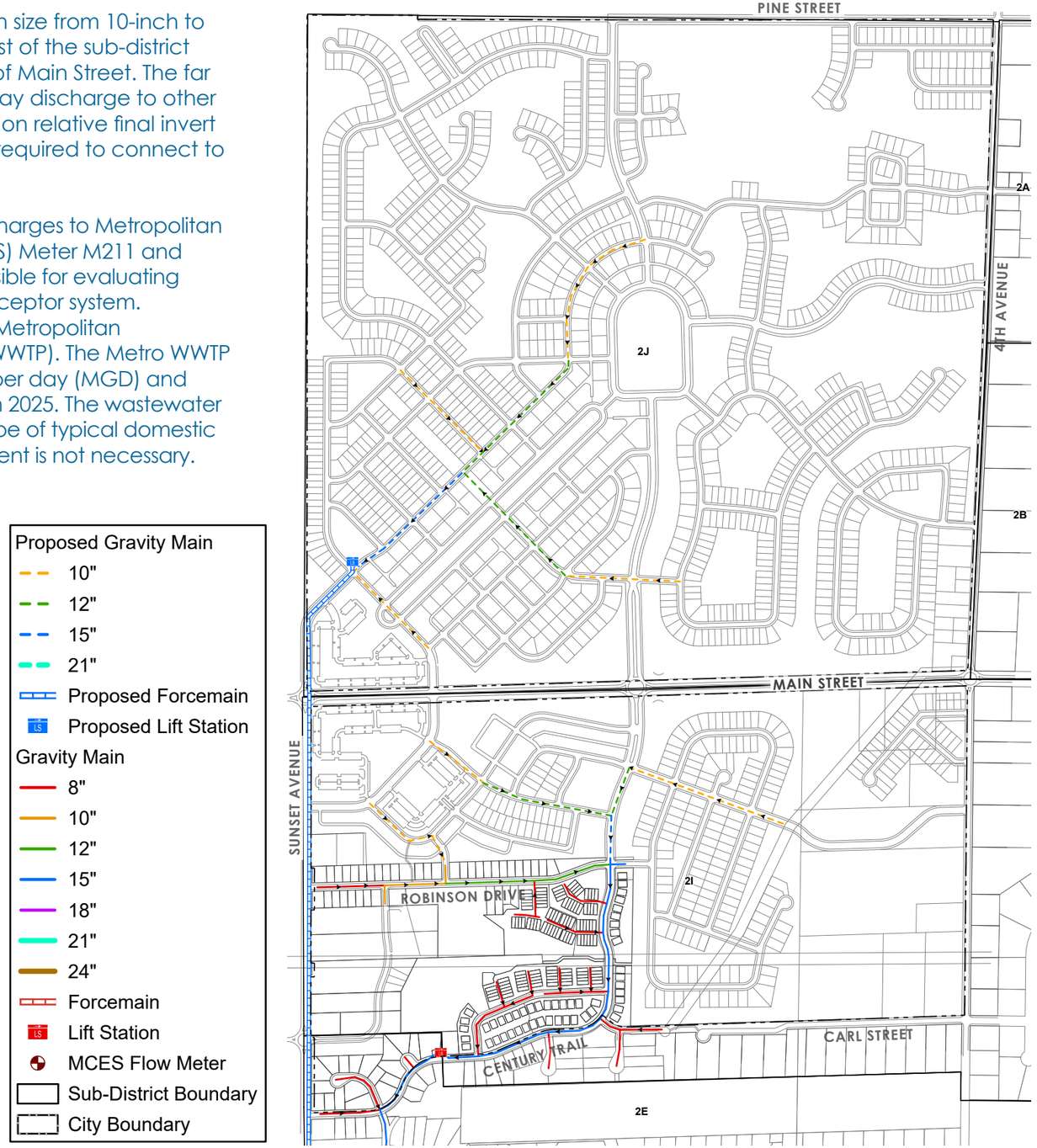
The City's sanitary sewer collection system will be extended to serve the study area through a combination of 1) gravity sewer extensions from the existing sanitary sewer system, and 2) a new trunk sewer, lift station, and forcemain referred to as the West Side Relief Sewer in the City's 2040 Comprehensive Plan.

The existing trunk sewer serving sanitary sewer district 2 is nearing its capacity. Therefore, the West Side Relief Sewer is needed to free up capacity by diverting existing sewers in sub-district 2E and to serve new development in the study area. The West Side Relief Sewer will be extended from Met Council Interceptor 8361 located on North Road to the north through sub-districts 2F, 2E, 2I, and finally 2J. A preliminary conceptual layout for the West Side Relief Sewer was outlined in the City's 2040 Comprehensive Plan Figure 8-5 with a combination of 21-inch trunk gravity sewer and a trunk lift station and forcemain along the western edge of the City.

Main Street and the wetlands bordering it in the Gateway Village scenario form a natural boundary for gravity service within the study area. The area south of Main Street can connect to existing sewers by gravity. As shown on the Sanitary Sewer figure, the existing sanitary sewers in the vicinity of the study area include a 15-inch diameter polyvinyl chloride (PVC) sanitary sewer along Century Trail, 12-inch PVC sanitary sewer along Robinson Drive, and 10-inch PVC sanitary sewer in Cardinal Way. A sewer stub extends to the north from the manhole at the intersection of Robinson Drive and Century Trail with an invert of 879.78. There is also a sanitary manhole at the north end of Cardinal Way with an invert of 883.18. Inverts are according to record plans for the Century Farms North development.

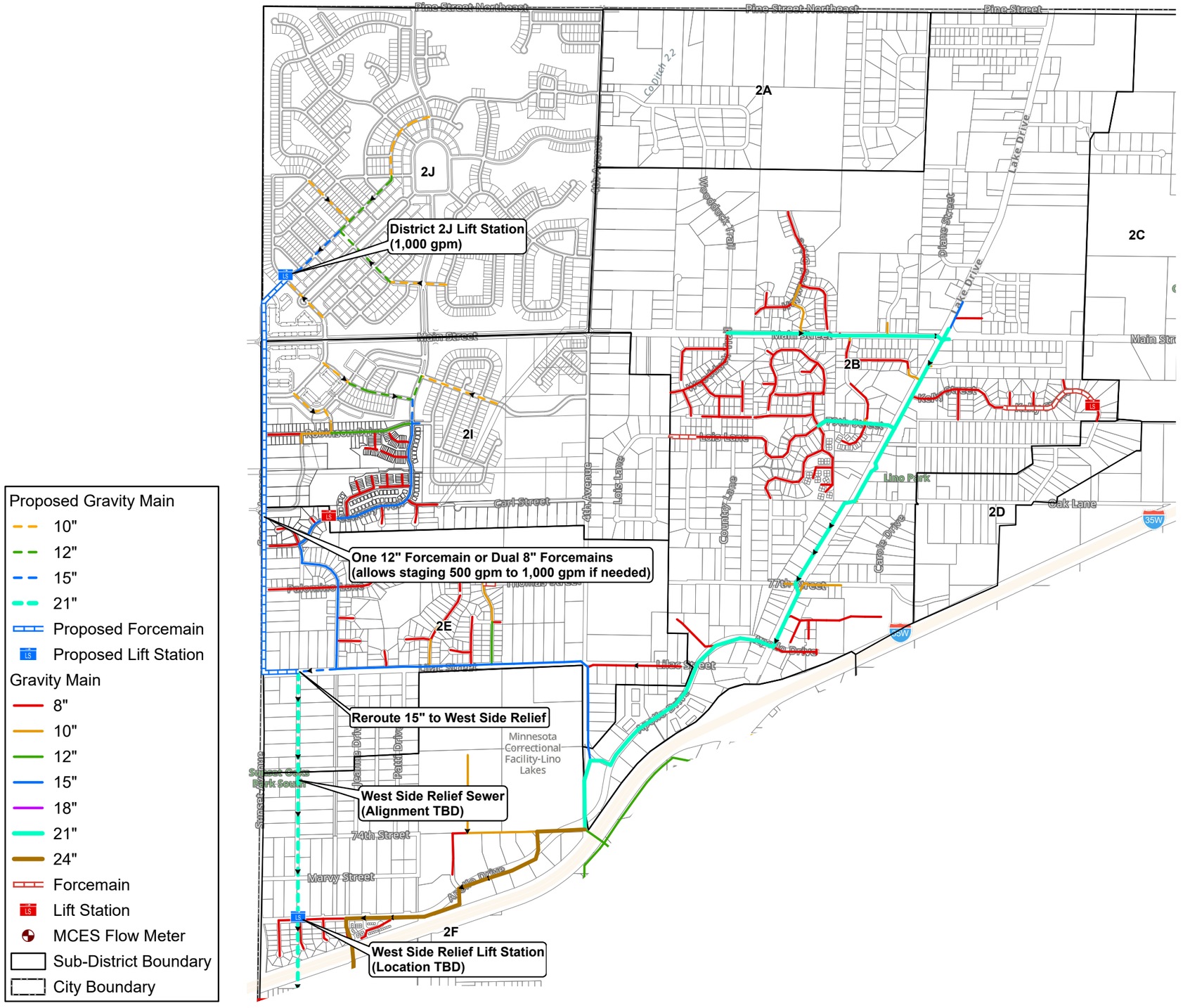
The Sanitary Sewer District figure shows updated sub-district boundaries based on the Gateway Village scenario. The area north of Main Street will be served by a new lift station. The sub-district 2J lift station will need an ultimate capacity of 1,000 gallons per minute (gpm) with either one 12-inch diameter forcemain or dual 8-inch diameter forcemains along Sunset Avenue (CSAH 53). The dual forcemains would allow the phasing of pumps and piping from 500 gpm to 1,000 gpm if desired depending on the pace of development. Trunk sewers ranging in size from 10-inch to 15-inch diameter will extend northeast of the sub-district 2J lift station to serve the area north of Main Street. The far northeast corner of the study area may discharge to other 8-inch sewers to the east depending on relative final invert elevations. All proposed units will be required to connect to the City's sanitary sewer system.

The City's sanitary sewer district 2 discharges to Metropolitan Council Environmental Services (MCES) Meter M211 and Interceptor 8361, and MCES is responsible for evaluating necessary improvements to their interceptor system. Wastewater is then conveyed to the Metropolitan Wastewater Treatment Plant (Metro WWTP). The Metro WWTP has a capacity of 314 million gallons per day (MGD) and receives 179 MGD of flow as of March 2025. The wastewater from the study area is anticipated to be of typical domestic strength and character, so pretreatment is not necessary.



SCENARIO 2 - UTILITIES

SANITARY SEWER (CONT.): WEST SIDE RELIEF SEWER



Proposed Gravity Main
- 10"
- 12"
- 15"
- 21"
- Proposed Forcemain
- Proposed Lift Station

Gravity Main
- 8"
- 10"
- 12"
- 15"
- 18"
- 21"
- 24"
- Forcemain
- Lift Station
- MCES Flow Meter
- Sub-District Boundary
- City Boundary

SCENARIO 2 - DEVELOPMENT PHASING PLAN

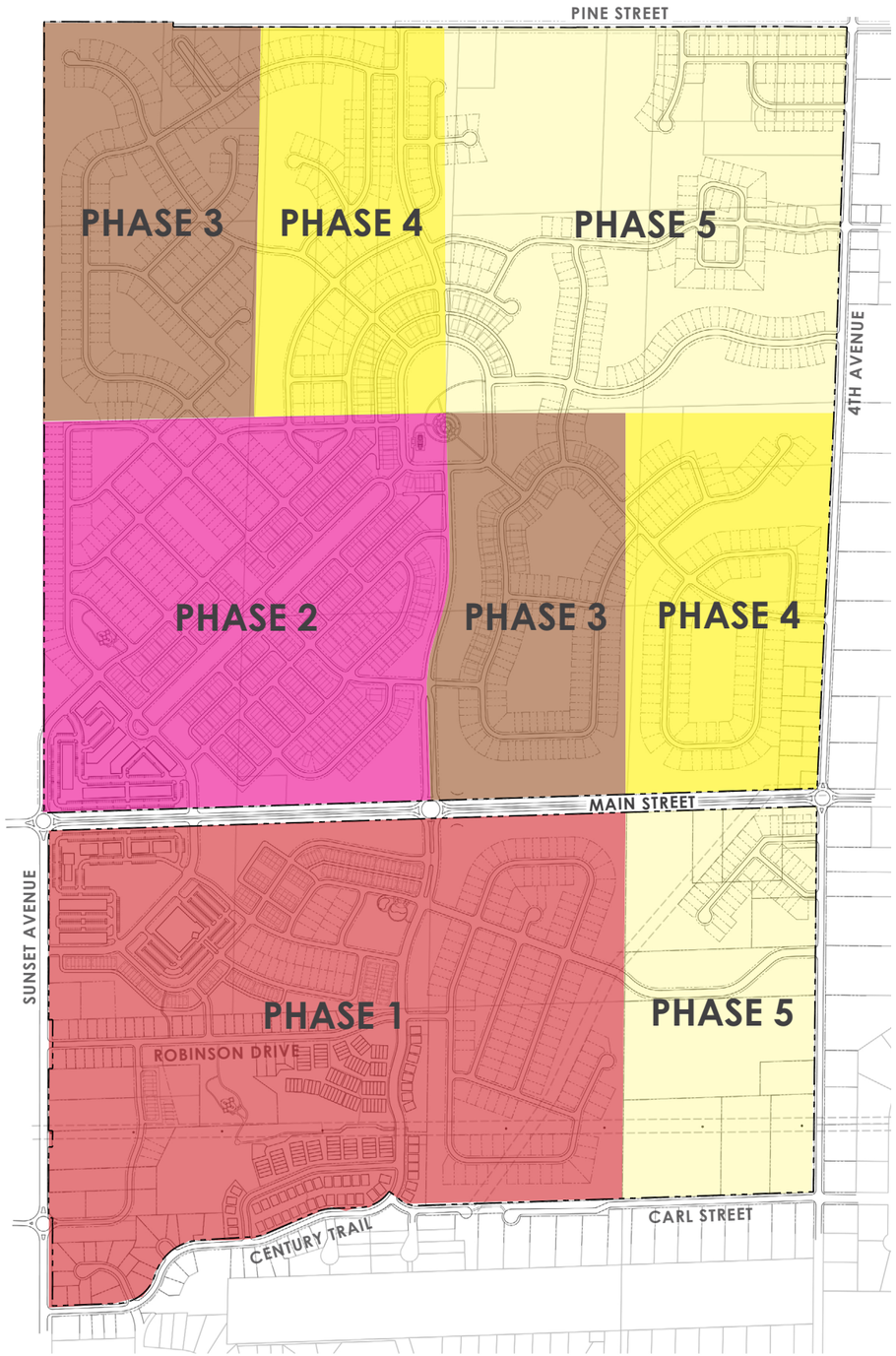
As discussed in the City's 2040 Comprehensive Plan the provision of municipal sanitary sewer and water service is the key factor to determining the timing of future growth. The Master Plan area is anticipated to development over 30 plus years. The pace and timing are dependent on a number of factors including:

- Land Use
- Property owner interests
- Market demands
- Utility Staging
- Infrastructure availability

The 2040 Comprehensive Plan includes a Utility Staging Plan that creates a logical growth pattern based on the location and availability of infrastructure. The Utility Staging Plan defines the timing at which land is potentially available for development and allows the city greater control over the pace and location of new development.

Implementation of Scenario 2 will require modification of the 2040 Utility Staging Plan to ensure an efficient and logical extension of municipal utilities. The Development Phasing plan is intended to provide a basis for amendment to the 2040 Comprehensive Plan Utility Staging Plan. Phases do not represent a specific time period but rather a logical sequence based on utility location and design considerations, land use, property owner and market interests. The phasing plan also recognizes the existing rural residential development along the northeast and eastern side of the project area. It is assumed that these areas would be the last to transition to urban development.

Phasing boundaries should be considered somewhat flexible in order to accommodate actual development proposals. For example a boundary may need to be shifted to adjust for a change in roadway alignment or property boundary.



IMPLEMENTATION PLAN & NEXT STEPS

IMPLEMENTATION PLAN & NEXT STEPS

IMPLEMENTATION PLAN
The Main Street Master Plan is the guiding plan for future development in the study area. The Master Plan is intended to show a general land use arrangement with some specific design elements. The individual site layouts and uses are to be determined as part of the development review process, but should be based on the Master Plan, including specific elements noted below.

- **AUAR**
  1. Development proposals must be within the scenarios studied in the AUAR and follow the mitigation plan (see Index to this document for the mitigation plan).

- **Land Use and Zoning**
  1. The specific residential and commercial land use boundaries on Master Plan should be generally followed and considered somewhat flexible in order to accommodate natural features, land assembly and other physical issues.

  2. Require that tools such as clustering, buffering, and/or screening be incorporated into future development plans to mitigate potential land use conflicts.

- **Natural Resources**
  1. Implement the Conservation Design Framework, which includes establishing greenway corridors throughout the study area to provide connectivity for ecological and wildlife corridors, regional stormwater collection and conveyance, and passive recreational opportunities.

  2. Direct stormwater collection, trees, and open space to be a natural buffer along Main Street.

- **Parks and Open Space**
  1. Create parks, natural open space and greenways that connect to a larger trail system that will be established across the study area. This will link to the existing trail connection to the south of the study area, and link to a future regional trail along Main Street. The specific alignment of the trail corridor and pocket parks across the Master Plan area will be determined as development occurs.

- **Transportation**
  1. Create access points and a road network to support future development per the Master Plan and AUAR documentation.

  2. Consider changing the functional class of Pine Street, west of 4th Avenue, from major collector to minor collector.

- **Utilities**
  1. Construct the water and sewer infrastructure per the AUAR and 2040 Comprehensive Plan requirements.

  2. Consider amendment to 2040 Comprehensive Plant Utility Staging plan to reflect changes to utility routing and sewer service districts based on the Development Phasing Plan.

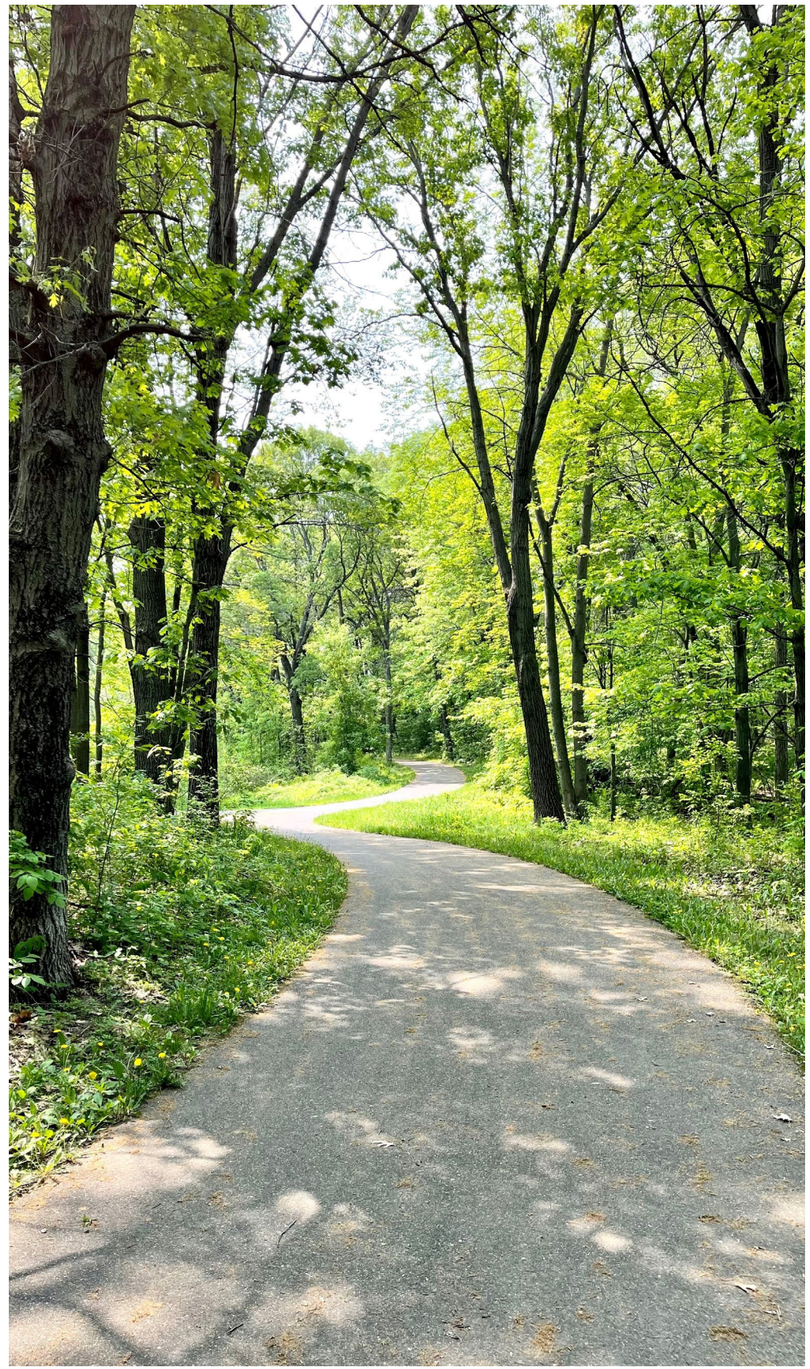
  3. The 12" water main is proposed to be extended from Century Trail to 4th Avenue. Connection to the existing Main Street trunk water main at Wood Duck Trail should be evaluated as part of improvements south of Main Street.

NEXT STEPS
- Consider amendment of the City's 2040 Comprehensive Plan to reference this Master Plan and incorporate the recommendations of this plan. Zoning amendments should follow if and when appropriate.

- The City will consider amending the 2024 Lino Lakes Gateway Planning manual to change the Main Street and Sunset Avenue intersection to be designated as a "primary gateway". Future development would need to comply with the primary gateway design elements as it relates to monument signs, landscaping, roundabout design, etc.

Future developers will need to work with the City and other agencies to construct and phase appropriately the major infrastructure improvements needed to expand the capacity of the water and wastewater system is this area.

The Master Plan illustrates the desired location of future land uses within a concept design to provide a framework for future development in this area but the Plan remains flexible with land use boundaries to accommodate natural features, land assembly and other physical boundaries, if needed.



INDEX

Attachment A - AUAR Mitigation Plan
Attachment B - Engagement Summaries
Attachment C - 2040 Comprehensive Plan (Select Exhibits)

ATTACHMENT A - AUAR MITIGATION PLAN

The following Mitigation Plan report pages are part of a larger AUAR report. For the full AUAR and references with the Mitigation Plan, refer to Lino Lakes Main Street Alternative Urban Areawide Review (AUAR) dated July 2025.

The Mitigation Plan references both the Comprehensive Plan (Scenario 1) and the preferred land use plan Scenario 2.

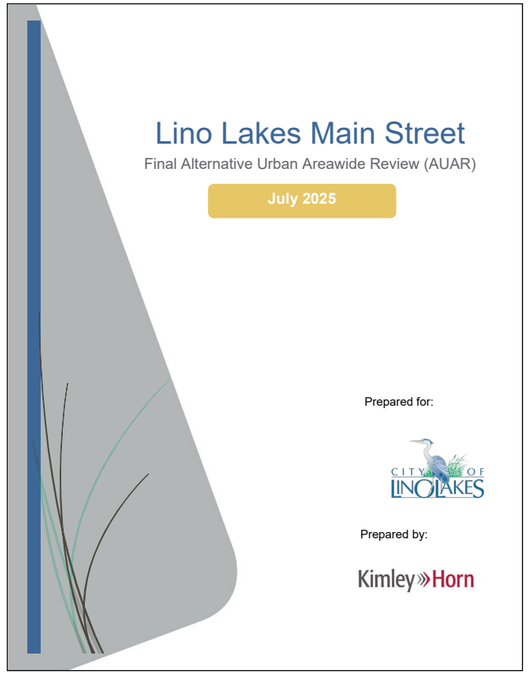


Table of Contents

1. Project Title 3
2. Proposer 3
3. RGU 3
4. Reason for EAW Preparation 3
5. Project Location 4
6. Project Description 8
7. Climate Adaptation and Resilience 12
8. Cover Types 18
9. Permits and Approvals Required 21
10. Land Use 23
11. Geology, Soils, and Topography/Landforms 33
12. Water Resources 37
13. Contamination/Hazardous Materials/Wastes 54
14. Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features) 58
15. Historic Properties 69
16. Visual 69
17. Air 69
18. Greenhouse Gas (GHG) Emissions/Carbon Footprint 71
19. Noise 73
20. Transportation 74
21. Cumulative Potential Effects 80
22. Other Potential Environmental Effects 80
Mitigation Plan 81

List of Tables

Table 1: Development Scenarios 9
Table 2: Climate Considerations and Adaptations 15
Table 3: Cover Types 19
Table 4: Trees 19
Table 5: Permits and Approvals Required 21
Table 6: Lino Lakes 2040 Comprehensive Plan Designations within the AUAR Study Area 25
Table 7: Soil Types 35
Table 8: Projected Wastewater Demands 44
Table 9: Project Water Demands 52
Table 10: MPCA "What's in My Neighborhood?" Sites 54
Table 11: Construction Emissions 72
Table 12: Operational Emissions 72
Table 13: Trip Generation Forecasts 75
Table 14: Intersection LOS 76
Table 15: Mitigation Plan 81

List of Figures

Figure 1: USGS Map 6
Figure 2: AUAR Study Area 7
Figure 3: Scenario 1 10
Figure 4: Scenario 2 11
Figure 5: NCEI County Time Series - Average Temperature Trends for Anoka County 12

Figure 6: NCEI County Time Series - Average Precipitation Trends for Anoka County 13
Figure 7: Existing Cover Types 20
Figure 8: Existing Land Use 24
Figure 9: 2040 Land Use 26
Figure 10: Existing Zoning 29
Figure 11: FEMA 100-year Floodplain 31
Figure 12: Soil Types 36
Figure 13: Surface Water Resources Within the Study Area 39
Figure 14: Surface Water Resources Within 1 Mile of AUAR Study Area 40
Figure 15: Minnesota Well Index 42
Figure 16: Full Build – Sewer Infrastructure 45
Figure 17: Cross Section View of Drainage and Conservation Framework 51
Figure 18: MPCA Sites 56
Figure 19: Native Plant Communities, Sites of Biodiversity Significance, and Regionally Significant Ecological Areas 68
Figure 20: Traffic Study Intersections 79

List of Appendices

Appendix A: List of Tax Parcels within Study Area
Appendix B: Agency Correspondence
Appendix C: Greenhouse Gas Analysis
Appendix D: Traffic Study
Appendix E: Comment Responses
Appendix F: Comments

Mitigation Plan

This Mitigation Plan is submitted as part of the AUAR to provide reviewers and regulators with an understanding of the actions that are advisable, recommended, or necessary to protect the environment and minimize potential impacts by the proposed development scenarios. This Mitigation Plan has been revised and updated based on comments received during the Draft AUAR comment period.

This Mitigation Plan is intended to satisfy the AUAR rules that require the preparation of a mitigation plan that specifies measures or procedures that will be used to avoid, minimize, or mitigate the potential impacts of development within the AUAR study area. Although mitigation strategies are discussed throughout the AUAR document, this plan will be formally adopted by the RGU as their action plan to prevent potentially significant environmental impacts.

The primary mechanism for mitigation of environmental impacts is the effective use of ordinances, rules, and regulations. The plan does not modify the regulatory agencies' responsibilities for implementing their respective regulatory programs nor create additional regulatory requirements. The plan specifies the legal and institutional arrangements that will assure that the adopted mitigation measures are implemented.

In addition to the anticipated permits and approvals listed in **Table 5**, the mitigation measures developed in the AUAR process are outlined in **Table 15.** The plan is formatted consistent with the sections of the AUAR for ease of reference.

Table 15: Mitigation Plan

Resource Area	Mitigation
Land Use	**Scenario 1 and 2:** Majority of the existing zoning is rural, which serves as a holding district until municipal services are available. Property will be considered for rezoning, consistent with the Comprehensive Plan, at the time of a development proposal.
	Scenario 2: Would require a comprehensive plan amendment.
	Scenario 1 and 2: The City will coordinate with the Metropolitan Council regarding any modifications needed to the TAZ forecasts for the AUAR study area, if needed.
	Scenario 1 and 2: Use the information contained in the AUAR during future considerations of updates or amendments to the adopted Comprehensive Plan and Zoning Ordinance. Any future consideration of amendments or updates to the Comprehensive Plan and Ordinances would follow the city's set procedures and guidelines for such amendments.
	Scenario 1 and 2: Require that tools such as clustering, buffering, and/or screening be incorporated into future development plans to mitigate potential land use conflicts.
Geology, Soils, and Topography	**Scenario 1 and 2:** Where required, slope stabilization will be provided by means of vegetation establishment, erosion control blankets, or other standard methods of erosion and sediment control. An erosion control plan will be submitted to the City of Lino Lakes and future proposed development within the AUAR study area will require compliance with the City's erosion and sediment control standards.
	Scenario 1 and 2: An NPDES and SWPPP will be obtained prior to any earthwork or grading activities within the AUAR study area. Require project proposers to meet the erosion and sediment control regulations in all applicable regulations, ordinances and rules of the city and MPCA, and Rice Creek Watershed District.

ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation	
	Scenario 1 and 2: Provide construction oversight to ensure designed sediment and erosion control measures are being implemented.	
	Scenario 1 and 2: Future developers would complete a geotechnical report that would provide recommendations for structural and foundation design based on the soil types in the study area.	
Water Resources	Floodplains	**Scenario 1 and 2:** If any potential impacts are proposed to FEMA 100-Year Floodplains as part of development within the AUAR study area, the applicable City of Lino Lakes and RCWD approvals will be obtained. Note: RCWD approvals are required specifically to RCWD's 100-year floodplains.
		Scenario 1 and 2: Floodplain alterations will require submittal of appropriate Letter of Map Change to FEMA to document changes to floodplain boundaries.
	Wetlands	**Scenario 1 and 2:** Delineate wetlands in accordance with the Army Corps of Engineers Wetlands Delineation Manual and classify wetlands according to Wetlands of the United States (Circular 39) and Wetlands and Deepwater Habitats of the United States.
		Scenario 1 and 2: Follow sequencing process of wetland avoidance, minimization, rectification, and mitigation as outlined in the Wetland Conservation Act (WCA) if wetlands area altered. If any potential impacts are proposed to regulated wetlands as part of development within the AUAR study area, the applicable City of Lino Lakes, WCA, RCWD, and USACE permits will be obtained.
		Scenario 1 and 2: Required wetland buffers will be incorporated into site design.
	Ditches	**Scenario 1 and 2:** Realignment of the ACD system 10-22-32 is proposed in both scenarios. A 20-foot buffer will be maintained on each side of the ditch as required by RCWD to allow for regular maintenance. Lino Lakes proposes an average buffer width of 50 feet on either side to provide space for the greenway corridor creation. The buffer zone will be clear of obstructions such as trees and buildings.
	Stormwater	**Scenario 1 and 2:** Stormwater BMPs will be constructed in accordance with City, RCWD, and MIDS requirements as the property is developed.
		Scenario 1 and 2: Developers are encouraged to use best practices to reduce chloride use in snow and ice removal.
		Scenario 1 and 2: During construction, erosion and sediment control BMPs will be implemented and maintained to prevent impacts to aquatic ecosystems.
		Scenario 1 and 2: Require stormwater management systems to be developed in accordance with the current version of the *Rice Creek Watershed District Rules and Chapter 1011 of City Code, as amended.*

Resource Area	Mitigation	
		Scenario 1 and 2: Stormwater BMPs shall follow the order of implementation of infiltration practices, water reuse, biofiltration, wet sedimentation, unless site restrictions can be documented to demonstrate that alternate practices can meet City and RCWD stormwater requirements and approval by City and RCWD.
		Scenario 1 and 2: Any supplementary volume, sediment, and other pollutants associated with stormwater originating offsite that travels through the study area will be accounted for in the final design of stormwater BMPs.
		Scenario 1 and 2: The City will mandate an evaluation of the feasibility of stormwater reuse for all residential and commercial developments requiring urban services, such as municipal water. The City will also recommend planting native and drought-tolerant species to minimize irrigation requirements.
Water Resources	Water Appropriation	**Scenario 1 and 2:** A DNR temporary water appropriation permit will be obtained for any dewatering that will be needed for construction.
		Scenario 1 and 2: If any unknown wells are found within the AUAR study area, the wells will be sealed and the sealings sent to the Department of Health if the termination of the permit is requested.
		Scenario 1 and 2: The City will need to install new wells, Wells No. 8 and 9, to serve the entirety of the study area and satisfy City-wide water demands.
		Scenario 1 and 2: Monitor water usage and do not permit new development to proceed if it exceeds the capacity of the water supply and distribution system.
		Scenario 1 and 2: Construct the water supply and distribution system in accordance with Minnesota Department of Health standards and with the goals, policies, and recommendations set forth in the city's Comprehensive Water System Plan.
		Scenario 1 and 2: As necessary, amend the city's Comprehensive Water System Plan and Capital Improvement Plan to be consistent with any future amendments or updates to the Comprehensive Plan that would necessitate expansion or alterations to the water system.
		Scenario 1 and 2: Prepare a Wellhead Protection Plan amendment for new wells and follow the adopted wellhead protection plans for Lino Lakes.
		Scenario 1 and 2: Continue to implement the City's adopted water conservation policies which are intended to attenuate peak water demands throughout the City.

ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation	
		Scenario 1 and 2: Mitigation will be regulated through the city's development approval and permitting process. Proposed master development plans, planned unit development and subdivision applications, plats, and/or site plans must address relevant water conservation mitigation measures prior to final approval by the city. Implementation of mitigation measures will be assured through developer agreements with the city, which will require a financial security for land and infrastructure improvements and/or revoke the right to acquire building permits and/or certificates of occupancy until all relevant mitigation measures have been addressed.
	Wastewater	**Scenario 1 and 2:** Construct and phase appropriately the major infrastructure improvements needed to expand the capacity of the wastewater system (i.e. lift stations, forcemains, and upgrades to the existing systems) in accordance with the Comprehensive Sanitary Sewer Plan and Capital Improvement Plan.
		Scenario 1 and 2: Amend the Comprehensive Sanitary Sewer Plan and Capital Improvement Plan to be consistent with any amendments to the Comprehensive Plan that would necessitate expansions or alterations to the sanitary sewer system and regional capacity needs.
Water Resources		**Scenario 1 and 2:** Each proposed development will be required to provide a detailed projection of wastewater generation and flows. These calculations will be checked by the City's Engineering Consultant.
		Scenario 1 and 2: The City will create a year-end report to evaluate wastewater increases by major sewer lines and overall system usage in relation to capacity. Results of this assessment will become the targets for growth for the following year.
Contamination / Hazardous Waste	**Scenario 1 and 2:** Demolition-related waste material, such as wood, concrete, and glass, will be either recycled or disposed in the proper facilities in accordance with state regulations and guidelines.	
	Scenario 1 and 2: Development will generate construction-related waste materials such as wood, packaging, excess materials, and other wastes, which would be either recycled or disposed in the proper facilities in accordance with state regulations and guidelines.	
	Scenario 1 and 2: For solid waste generated from the completed project, a source recycling/separation plan would be implemented, and wastes that cannot be recycled would be managed in accordance with state regulations and guidelines.	
	Scenario 1 and 2: Future developers will need to complete a Phase I/II Environmental Site Assessment prior to construction and coordinate with the MPCA on safe handling and disposal of any contamination and hazardous materials found on the site prior and during construction.	
Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources	**Scenario 1 and 2:** State requirements necessitate the control and spread of state listed noxious weeds and/or invasive weeds if encountered prior to construction. Methods to avoid spreading noxious weeds and/or invasive species will be incorporated into project specifications and/or SWPPP when developed.	
	Scenario 1 and 2: Disturbed areas would be reestablished using appropriate native pollinator-friendly and stabilization seed mixes.	

Resource Area	Mitigation
	Scenario 1 and 2: Invasive species will be controlled during site construction. Additionally, appropriate measures will be taken to control the spread of invasive species will be controlled during construction and landscaping: • Inspecting construction equipment and removing any visible plant, seeds, mud, dirt clods, and animals when arriving and leaving a site. • Using native seed mixes for revegetation whenever possible to encourage non-invasive plant communities in areas of bare soil post-construction. • Using mulch, soil, gravel, etc., that is free of invasive species whenever possible. • Inspecting soil and plant material during planting for signs of invasive species and removing or destroying the invasive species or the plant and associated soil if the invasive species cannot be separated out.
	Scenario 1 and 2: Tree clearing activities will be restricted to winter months (November 1 - March 31). If winter tree clearing is not feasible, technical consultation with the USFWS may be required. Tree removal will also adhere to the City's tree preservation requirements. Any tree removal will have to follow tree preservation requirements, as outlined in City Code 1007.049, as amended. [39]
	Scenario 1 and 2: Reseeding herbaceous areas with native seed mixes will be utilized when possible to avoid impacts to the monarch butterfly and rusty patch bumble bee.
	Scenario 1 and 2: Many state-listed plant species were identified by the DNR having the potential to be affected by the proposed development scenarios. To demonstrate avoidance, a qualified surveyor will need to determine if suitable habitat exists within the activity impact area and, if so, conduct a survey prior to any project activities. Survey results will determine next steps of species avoidance, minimization, and permitting process.
	Scenario 1 and 2: The DNR required specific mitigation measures to avoid impacts to the state-listed threatened Blanding's turtle. These efforts included limiting erosion and wetland impacts, checking bare ground, trenches, holes, and depressions during construction activities, information orientations, sighting reporting, and following guidelines for interactions of in-danger turtles.
	Scenario 1 and 2: Implement the Conservation Design Framework, which includes conservation of Environmentally Sensitive Areas (ESA's), buffering these natural resources, and establishing greenway corridors throughout the AUAR area to provide connectivity for ecological and wildlife corridors, regional stormwater collection and conveyance, and passive recreational opportunities.
	Scenario 1 and 2: Require public land dedication of priority natural open space areas through the subdivision process.
	Scenario 1 and 2: Require that cash in lieu of public land dedication for subdivisions within the AUAR area be spent within the AUAR area to purchase, restore, and/or maintain priority natural open space areas.
	Scenario 1 and 2: Establish mechanisms for ecological restoration, management, stewardship, and education.
	Scenario 1 and 2: Consult with the DNR and/or USFWS to determine appropriate mitigation strategies for activities near the Bald Eagle's nests within the AUAR area before development occurs within the vicinity of the nests, including reviewing recommended disturbance limit guidelines developed by the DNR.

[39] Source: City Code 1007.049

ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation
Historic Resources	**Scenario 1 and 2:** If a federal nexus is identified during preparation of project permits (if a U.S. Army Corps of Engineer permit is required due to impacts to regulated wetlands), a Phase I Archaeological Assessment may be necessary.
	Scenario 1 and 2: If human remains are recovered at any time during archaeological investigation or development, all activities must stop and consultation initiated with the Office of the State Archaeologist and Minnesota Indian Affairs Council.
Visual	**Scenario 1 and 2:** Guidance from the USFWS to minimize blue light, uplight, and backlight will be adhered to the extent practicable.
Air	**Scenario 1 and 2:** Construction will generate temporary fugitive dust emissions. These emissions will be controlled by sweeping or watering as appropriate or as prevailing weather and soil conditions dictate.
Greenhouse Gas (GHG) Emissions/Carbon Footprint	**Scenario 1 and 2:** To limit GHG emissions/carbon footprint, developers should consider the following measures: • Use energy efficient appliances, equipment, and lighting • Use energy efficient building shells • Encourage the use of the use of alternative modes of transportation to and from the project through site design • Implement waste best management practices and to recycle and compost appropriate material when applicable • Utilize on-site landscaping will absorb water • Consider trees and tree trenches, and additional landscaping will be planted to improve local air quality, absorb greenhouse gas emissions, and reduce local urban heat island effect • Construct buildings with rooftop-ready infrastructure for solar power generation • Provide electric vehicle ready charging infrastructure
Noise	**Scenario 1 and 2:** Construction activities may result in temporarily elevated noise levels. The City of Lino Lakes Code of Ordinances regulates both the hours of operation for construction equipment and allowable noise levels. Construction of the proposed project would comply with these requirements.
Transportation	**Scenario 1 and 2:** Create a monitoring program that closely evaluates traffic impacts from proposed developments within the AUAR area and implement traffic mitigation measures as development occurs within the AUAR area.
	Scenario 1 and 2: Prioritize alternative travel modes within the AUAR study area and require project proposers to address alternative travel modes (e.g., bicyclists and pedestrians) by identifying appropriate accommodations.
	Scenario 1 and 2: Require that site plans for each of the developments include measures such as appropriate setback distances, earthen berms, noise walls, and appropriate site design to reduce the impact of traffic noise to residential areas.
	Scenario 1 and 2: Achieve effective traffic operations within the city by requiring that site plans make use of access management practices to promote safe, effective traffic flow.
	Scenario 1 and 2: Require project proposers to follow the Anoka County Highway Department Development Review Process Manual.

Resource Area	Mitigation
	Scenario 1 and 2: Continue to coordinate capital improvement programming with applicable transportation authorities.

Transportation	**Scenario 1 and 2:** The improvements are intended to represent the minimum level of infrastructure investment that would be needed to meet acceptable level of service standards. Additional roadway and non-motorized improvements, beyond the minimum level, may be identified to accommodate specific development needs that are identified within the AUAR area. Primary improvements, regardless of land use scenario, include:
	Opening Year (2030) No-Build Conditions
	• No recommended mitigation (beyond planned improvements)
	Opening Year (2030) Scenario 1 Conditions
	• Install side street stop control at the site access points.
	• Install right turn lanes at all access points along Sunset Avenue & Main Street.
	• Install a roundabout at any full-access point along Main Street (Access C)
	• While not required based on the traffic operations results, it is recommended to connect Robinson Drive to 4th Avenue (Access E) to improve connectivity.
	Opening Year (2030) Scenario 2 Conditions
	• Install side street stop control at all right-in/right-out site access points.
	• Install right turn lanes at all access points along Sunset Avenue & Main Street.
	• Install a roundabout at any full-access point along Main Street (Access C)
	• While not required based on the traffic operations results, it is recommended to connect Robinson Drive to 4th Avenue (Access E) to improve connectivity.
	Design Year (2045) No-Build Conditions
	• No recommended mitigation (beyond planned improvements)
	Design Year (2045) Scenario 1 Conditions
	• All Opening Year (2030) Scenario 1 Conditions
	• Install side street stop control at all access points along 4th Avenue and Pine Street.
	• Extend Century Trail north to Main Street to accommodate traffic north of Robinson Drive.
	• Install southbound right turn lanes at 4th Avenue & Access E (south of Main Street)
	• Install northbound left turn lanes at access points on 4th Avenue north of Main Street (Access F and Access G).
	• Expand Main Street to a four-lane road west of Lake Drive
	  ○ Includes expanding roundabouts at Sunset Avenue and Access C to 2x1 roundabouts.
	• Install a 2x1 roundabout at Main Street & 4th Avenue
	• Expand Main Street & Lake Drive roundabout to accommodate northbound left-turn traffic.
	  ○ The roundabout is anticipated to require two northbound entry lanes, two exit lanes on the west leg, and a bypass lane for the eastbound approach.

ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation

	Design Year (2045) Scenario 2 Conditions
	• All Opening Year (2030) Scenario 1 Conditions
	• Install side street stop control at all access points along 4th Avenue and Pine Street.
	• Install southbound right turn lanes at access points along 4th Avenue south of Main Street (i.e., Access E).
	• Extend Century Trail north to Main Street to accommodate traffic north of Robinson Drive.
	• Install northbound left turn lanes at access points on 4th Avenue north of Main Street (Access F and Access G).
	• Expand Main Street to a four-lane road west of Lake Drive
	  ○ Includes expanding roundabouts at Sunset Avenue and Access C to 2x1 roundabouts.
	• Install a 2x1 roundabout at Main Street & 4th Avenue
	• Expand Main Street & Lake Drive roundabout to accommodate northbound left-turn traffic.
	  ○ The roundabout is anticipated to require two northbound entry lanes, two exit lanes on the west leg, and a bypass lane for the eastbound approach
	Additionally, the Sunset Avenue & Lilac Street roundabout should be monitored for potential future improvements, particularly under Scenario 2 conditions.

	Scenario 1 and 2: Require a traffic impact analysis for all development projects within the AUAR area. The traffic impact analysis will assist the City and other road authorities in determining the appropriate mitigation measures that are required to mitigate impacts of a specific development proposal.

Mapping Northwest Main – Open House 1 Summary

Date/Location: December 4, 2024, 6-8 p.m. at the Rookery Activity Center

Format: Open House

Attendees: 70-90

Purpose: The goal of the open house was to introduce the project and the planning process, educate residents on land use and density requirements, and gather feedback on the community's vision for the project area.

Meeting Format: The open house was a come-and-go station concept with display boards, a density activity, and a feedback map. Attendees were invited to manipulate density in the planning area, provide comments on the project map, vision board, comment forms, and brainstorm their vision for the area.

Summary of Feedback and Comments

Comment Themes:

A total of 72 written comments were received during the open house. The comments are summarized by theme below:

Density or Design Preference – comments on the distribution of various density levels within the study area and their design preferences for future structures.

- Preference for low-density and large lot sizes
- Preference for more open space south of Main Street
- Preference for different builders to develop the area, not just one or two
- Dislike for "cookie-cutter" developments where homes are built on small lots using bulk and uniform materials
- Desire for housing structures to be three stories or less
- Preference for single-family homes over townhomes, apartments, or other multi-family housing styles

Community Impacts – comments on potential ways new development may impact current residents or the existing character of Lino Lakes.

- Concern that new development will negatively impact existing residents by increasing property taxes, contributing to existing traffic issues, and over-populating local schools
- Concern that new developments will segregate the community
- Desire to minimize impacts and preserve Carl Street
- Desire to maintain Lino Lakes' reputation and identity as quiet and nature-friendly

Development Idea – comments on visions and ideas for the study area that would benefit the whole community.

- Desire for gathering spaces such as playgrounds, parks, sports facilities, and a town center
- Desire for parks, trails, and a pedestrian bridge over Main Street to connect area with the rest of Lino Lakes
- Desire for commercial spaces that accommodate retail and restaurants

Environmental Impacts – comments on potential impacts new development may have on existing natural resources.

- Concern regarding development impacts on wetlands and water quality
- Concern that construction will impact bird migration patterns and eagle nests
- Concern that lighting from the new development will reduce night sky visibility and cause light pollution

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

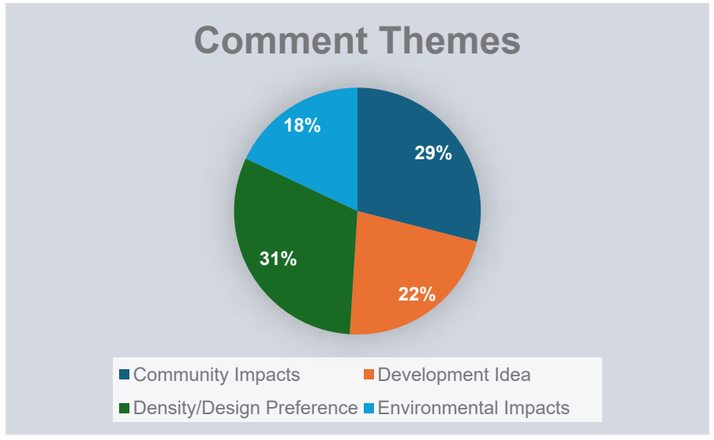


Figure 1 Pie chart showing that most comments were design or density preferences followed by comments regarding community impacts

Comments Received:

All comments received at the Open House are listed below by activity.

Comments Received at the Density Activity

N of Main Street

- Residential/commercial and high density placed on the farthest Northwest corner of the study area

S of Main Street

- Rural/farmland and low density housing placed between existing medium density housing and wetlands

Entire study area

- Mixed preference for high density to be located away or near Main Street
- Commercial district off Main Street as you enter the study area from Blaine
- Value for open space and farmland
- Dislike for residential buildings above three stories
- Doesn't matter what the density is as long as developers pay taxes

Figure 2 Photo of attendees participating in the density activity at the open house

Comments Received on the Vision Board

Concerns	Only tax impacts on residents, not developers
	Concerns that residents are not always considered by the city; residents want larger lots and low density
	Cookie-cutter developments hurting community character
	Impacts to water quality
	Negative impacts to local developments
	Negative impact to the visibility of the night sky
Preferences/ Vision/Ideas	Create a "third space": 1. Home 2. Work 3. Gather: a true town center with retail, parks, restaurants, etc.
	Access to greenway – easily connected for bikes/people
	Create community area with ice skating rink like Maple Grove
	More community spaces – playgrounds, activities, parks
	More detailed guidelines to manage future development to make a community – not a subdivision
	Pedestrian bridge over Main Street
	No change, keep it as is
	Homes with parks and trails
	Leave wetlands as is, low density housing with parks and open areas
	Smaller scale

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

	Show case the “Gateway to Lino Lakes’ as low density, environmental, peaceful, nature-friendly, and quiet in the NW quadrant (no retail or commercial here, put retail and commercial by 35W + 35E only)

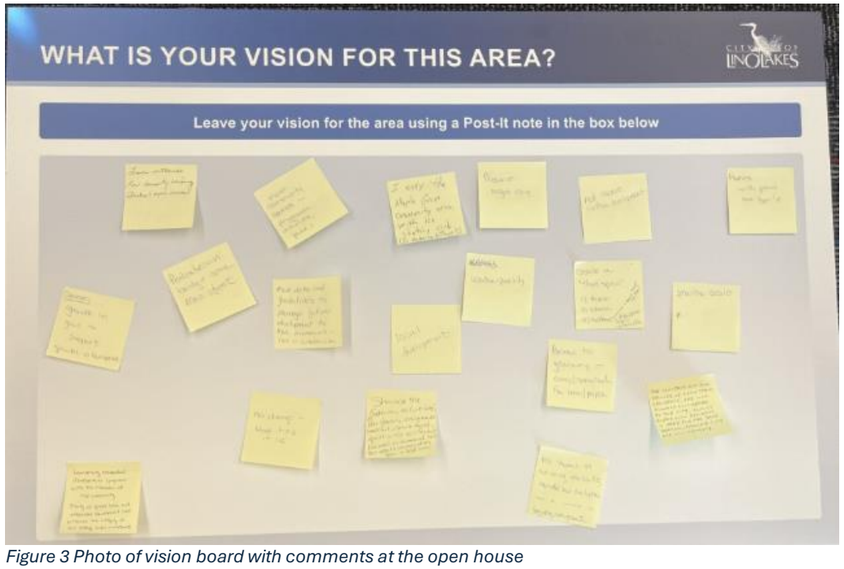


Figure 3 Photo of vision board with comments at the open house

Comments Received on the Project Map

Concerns	Where is all the purged groundwater going?
	Potential hazards from building farmland, thinking about toxins and water quality
	How will our schools absorb the increase in population?
	Traffic impacts due to new developments (Sunset/Main)
	If Century Trail is opened to the area south of Main, then all traffic wishing to avoid the traffic circle will just cut through this once quiet neighborhood! Keep the areas separate!
	Who is going to pay for the property taxes if it is all parks?
	Impacts to wetlands
	Migration patterns through the area
	Impacts to acting eagles’ nest
	Airport traffic patterns over the area south of Main Street
	Flooding in area – impact on surrounding area
	No lighting on Main Street through Lino Lakes
	Airport noise
	All these roads will probably need to be rebuilt because of construction. Can they take the amount of new traffic?
	Are escrow accounts created to make sure infrastructure is paid for?
	Power lines are not safe to live under, low density or no density
Preference/ Vision/ Ideas	Create a park area here, preserve “open area”
	No segregated housing…promote integration
	Low density is a must. Protect Carl Streat areas for wildlife
	Max building height of 3 stories
	Work with snowmobile clubs to bring winter traffic, bike trail for summer access
	Cap 8 unites per structure, cap 3 story buildings, and do not allow the same builder to develop the entire area
	Nature play area like Tamarack Nature Center
	Do not want single family homes in medium density. Do not want to look like Blaine with houses on top of each other. *Min 1/3 acre per SFH
	Re-zone for low density, residential only (no commercial or retail here, it’s a unique opportunity to showcase Lino Lakes)
	Put all high density out away from existing developments
	No segregated communities, no high-rise apartments, connect Robinson to 4th Avenue, no Carl Street connection
	No high-density housing! No segregated communities. Larger lot sizes (1 acre+)
	Do not connect two cul-de-sacs
	No high-density housing. Protect Carl Street – can’t handle lots of traffic. This community is quiet and calm with lots of walking and biking. We like it that way.
	Prioritize eastbound connection onto 4th (one way). Use drainage easement and cover (pipe)
	Leave the Carl Street cul-de-sac as is
	Absolutely no Carl Street connection. Connect Robinson Drive to 4th Avenue
	Leave Carl Street alone. Too many walkers and bicyclists – no reason to connect (praying for this)

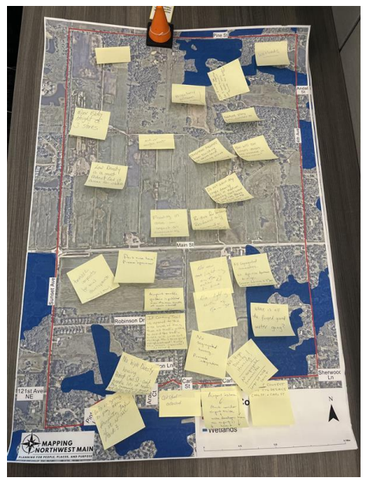


Figure 4 Photo of project area map with comments at the open house

Comments Received on the Comment Form

- “1. Work with credible developers who have prior projects and are not convicted felons.

  2. Do not allow developers to propose projects that are discriminatory.

  3. Only allow development that is low density – no apartments, townhomes, and Del Webb style housing.

  4. Include open space/green space as a focal point”

- “I am concerned about the water table. I live in Arena Acres. We all have well and septic. We all like well and septic.

  My concern is when the developers pump the ground water to prepare for building. Who is liable for a well to dry up when pumping is going on? Natures refuge is going to pump in preparation to develop directly to our east.

  Thank you for the presentation tonight.”

- “I purchased my property with the understanding that development would likely occur. I’m supportive of development as long as it is done thoughtfully and comprehensively. This large of a site (or combo of) proves lots of opposition to Met/support larger city goals.

  This area is a clear line from urban to rural and the associated regional impacts must have a mitigation plan.

  The open space preservation concept has lots of promise in my opinion with refinements on arrangement.

  The amenities of Lino Lakes are amazing, and we’d be happy to keep our property as is. However, we don’t want to be remaining doughnut hole of rural surrounded. Happy to engage further if/as needed to represent interests.”

- “1. I would like to see slow development and larger residential lots to keep the uncrowded open feeling of other areas of the city.

  2. My neighborhood has long term residents and well-kept houses because of how it has developed! Everyone has good things to say about how the city doesn’t rush into developing open areas!

  3. My concerns for this area of development are costs to upgrade roads, etc. and the impact is having on current residents with increased use of city utilities which of course leads to more upgrades.”

- “I would like to see existing Rice Creek Watershed Park trails have a trail go through this area to encourage bicycling and walking + a pedestrian bicycle bridge over Main Street so that bicycles and pedestrians don’t have to deal with car traffic. I am concerned that enough parking lot areas with many spots are provided for shops, stores, and community centers

  I like to look at the night sky where I live + see stars, so keep streetlights away to preserve the night sky so stars and planets are visible.”

- “My vision for this area is the lowest possible density residential, preferably closer to rural than suburban, and plenty of green space. “High density” residential is not convergent with the character of the community, and we should push back on any dictates from the Met Council. If I wanted to live in an over-built suburb I’s have moved to Blaine.

  Many of the county roads that service the area are not well suited to the density you are proposing. Sunset Road and appropriate train system should be constructed before doing any more development at 125th/Main and Sunset. The intersection of Lilac and Sunset can already be problematic, and Sunset is

treacherous for pedestrians or cyclists. If you are going to have suburb-like density, you should have suburb-like infrastructure first.

My property abuts the large pond in Behm's Century Farm. The pond is connected to the Anoka County ditch system that runs through the proposed development area. In addition to being a haven for a variety of wildlife (including our city mascot), the pond is used recreationally by many families in the neighborhood. Any development needs to provide guarantees that they will not pollute the existing parks and waterways.

In would be nice to have a continuous trail system connecting this area to City Hall/Rookery (trail on Lilac from Sunset to Apollo) and on Sunset from Main to the 109th roundabout (and preferably over the 35W bridge, but that's a big ask)."

- "I would like it to stay low density but that doesn't seem to be possible. City seems to be bringing in high density + commercial building.

  I love that my neighborhood is quiet, and we have wildlife all around. Deer, turkeys, coyotes go through our yard. Trees all around.

  Congestion, traffic noise, lighting, loss of wildlife.

  Possibility for trails through wetlands/nature

  I am concerned about our well-being affected. I did speak with the City Engineer, and she assured me it won't be a problem."

- "I feel that Lino should keep the high-density areas as far away from Main Street and Lake Drive. I cannot cross Lake Drive on a weekend or weekday as it is now. You are causing more accident potential and frustration."

- "1. My vision would be restoration of the land and impaired wetlands.
  2. Careful attention will be given to ample wildlife habitat i.e., tree planting, milkweed, natural wetland plantings. Low light.
  3. My neighborhood is quiet with ample space. Currently, it is a safe place for all of us to walk and bike however, once 77th gets re-routed, that will change. This is a frightening and depressing prospect.
  4. My concerns re: this particular development is density. Lino is unique and we do not want dense developments and retail there. No apartments or multi-story buildings. No retail. We do not want to be Blaine.
  5. Opportunities: South side retains a rural quality because it is so small, and Carl should not be a through street.
  6. North side: senior villa homes, one story, low density."

- "Everyone who live in Lino moved here for the rural feel – low density, low light pollution. It was a real plus that buildings were not over 2 stories tall.

  Concerns: If planning is wrong and existing homes become a flood plain – who is responsible for the flood insurance for everyone impacted? Has anyone started the appeal process to the Met Council to get an exemption on density levels because of the high-water tables? If a residential/commercial high density is determined to be required – place it all together in one area where it would not be anywhere near existing homes/developments. More recent traffic studies were wrong on the impacts of new developments. What can be done to prepare for when new studies are found to be wrong as well? Why can't the city council use existing authorized processes to enact the changes requested on the petition submitted summer '24."

- "I'd rather see retail consolidated into existing developed retail areas, near Target or City Hall area.

  If eliminating retail from the 1,000-acre proposed development, it would allow for more housing of all types.

  Encourage smaller homes – no "McMansions". Still accommodating density per acre would allow for more yard space as compared to eating up the lots with total footprint of a home.

  Encourage MTC public transportation access to any "affordable housing" i.e. apartments.

  Concerns about the walking trail crossing onto Lois Lare. Great to see Tom Hoffman on the team!"

- "I have concerns about:
  - Unnecessary retail/commercial
  - Concentration of residential area (density) because of retail/commercial space
  - Traffic, especially during morning and evening commute times
  - Walker safety due to increased traffic
  - Height of apartment buildings amongst single family homes. Keep apartment buildings near 35W or 35E
  - Making sure to include lots of open and green space to keep the rural feeling of the area."

- “My vision is to be consistent with the rest of Lino Lakes. Agricultural tourism, parks and low-density housing. I would like an improvement to have more bike paths and walking trails within the neighborhoods and along main streets. I love my neighborhood as I can bike to Target and 10+ miles of bike trails are close by. I used to like biking to blue Huron with my daughter to school, but then almost was hit crossing in front of the school. I would like more bike paths and signage of stoplights for walkers and bikers. I also like that my neighborhood is more spread out and houses are not stacked on each other.

  My concerns are traffic and water. Some days it is a death trap trying to take a left on 23. My daughter also has 34 kids in her class which is too much. Any developments should be slow, so schools are not impacted. For example, it took 10+ years for our 70-house development to be completed.

  I would love Lino Lakes to consider more agricultural tourism (Waldoch farms, Kavan’s Christmas tree farm) in that area. Or if not possible, homes spread out and low-density housing. We love the rural feel of Lino Lakes.”

Figure 5 Photo of open house attendees filling out comment forms and viewing project boards

Mapping Northwest Main – Open House 2 Summary

Date/Location: Wednesday, February 5, 2025, 6-8 p.m. at The Rookery Activity Center

Format: Open House

Attendees: 60-70

Purpose: The goal of the open house was to present three planning scenarios for the project area with different density/land configurations, gather community feedback on the scenario, and continue educating the community about density and density requirements.

Meeting Format: The open house was a come-and-go station concept with display boards and large printouts of the three planning scenarios. Attendees were invited to leave comments directly on the printouts with Post-it notes to describe what elements of the plan they may or may not like.

Summary of Feedback and Comments

Comment Themes:

A total of 34 comments were received via the open house comment form, website comment form, comments left on the interactive map, and/or interactive map survey. The comments are summarized by theme below:

Preferred Scenario:

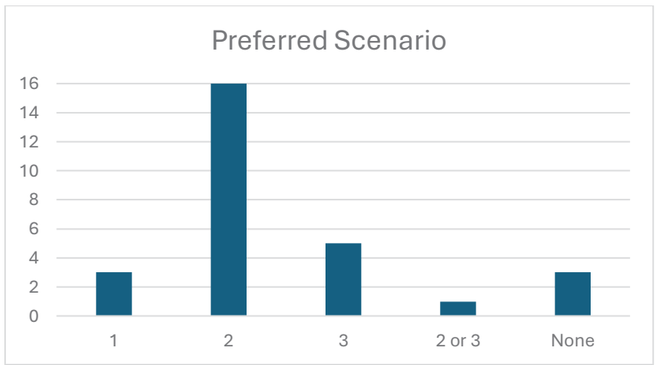


Figure 1 Bar graph showing the preferred scenarios based off comments received via open house and project website comment form, interactive map, and interactive map survey.

Thoughts on Density:

- Associates high density with crime, low income housing, increased traffic and high structures
- Preference for low density to keep the rural feel of Lino Lakes

Design Preferences:

- Prefer no high-rise buildings or Carl Street connection
- Like the grand entrance feel scenario two provides while preserving the rural feel on Main Street

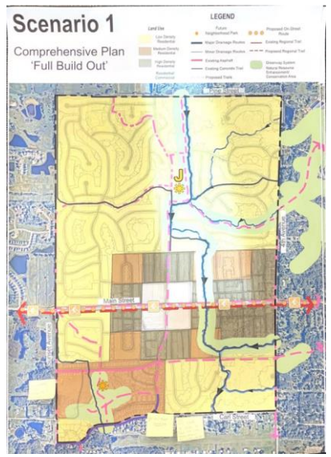


Figure 2 Scenario 1 layout with Post-it note comments from Community Open House attendees

Comments Received on Planning Scenario Maps at Community Open House

Scenario 1: Comprehensive Plan 'Full Build Out'

- "Sidewalks on Sunset please!"
- "No Carl Street connection"
- "No need to exit to Carl St. – too many walkers – no sidewalks planned!"

Scenario 2: Gateway Village

- "More commercial along Main Street and lighting"
- "Drainage ditch moved more north"
- "Sidewalk on Sunset"
- "No Carl Street connection"

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

Scenario 3: Preserving Open Space

- "No Carl Street connection"
- Add trail or sidewalk to Carl St."

Comments Received via Open House Comment Form

Question: Which of the presented scenarios do you prefer? What opportunities do you see in your selected preferred scenario? Is there anything you would change?

- 2/3: No comment
- None: "We really need to focus on keeping green spaces.
  *We need to make sure developers have extensive experience!!
  I am not a fan of any of the designs"
- 2: "The high density will be as far from us as possible."
- None: "None of the above, get rid of high density"
- 2: "I like the idea of keeping the commercial aspect of the area kept to the west as a 'Gateway' to the city from that direction. After passing that area the community feel of Lino Lakes would still be intact."
- 3: "Park should be closer to the density. They pay for it & need it the most
  I really like the buffer separating structures from Main
  Can we have bike corridors that aren't along roadways? Much more quite/enjoyable. 'Green Corridor'"
- None: "I would lean towards high end housing – priced enough so it does not turn into another crime ridden area like Blaine."
- 2: "Like grand entrance to Lino Lakes, in all scenarios keep green space"
- 1: "I would like to see high density moved closer to Main St. in consideration of the existing neighborhood + more low density + green space with trails. If backed into a corner I would say scenario 1 is the least offensive."
- 2: "I don't see any opportunities, I like the fact the less density housing is close to the homes already built."
- 3: "Keeps Lino Lakes the way it is – rural/small town feel. That's why we moved here 4 years ago. **NO** connection to Carl St. or connect cul-de-sacs – too many walkers/bicyclists on Carl St."
- 2: "In scenarios 2 + 3 I would not have the building too close to Main St."
- 2: " – Like the civic identity that gateway provides.
  – Consider a big lake/pond worth of bird watching

Question: Do you see a benefit of having small scale commercial in the area?

- "Very small – yes, something that supports the community"
- "Yes if we don't have multiples of similar businesses (i.e. – 5 coffee shops in a small radius) if we are opening space for business, let's make sure its a variety"
- "No, because we have gas, groceries, car repair, fast food and restaurants all within 2 miles of us."
- "No, too many shops sitting empty now. Move the commercial into existing shops, and reduce housing density in the area. Commercial areas draw crime."
- "Small scale commercial is a plus to reduce the need for residents to travel so far to get gas, etc. that small commercial offers. Also adds an opportunity to provide some jobs for residents in the area."
- "Yes. Please no gas station or drive thru. I wish I could walk to a place to eat."
- "Yes"
- "No – Most likely another gas station or bank would go in. We have enough of them already. I'm not interested in having another fast food restaurant."
- "No."
- "No I don't. There are already many commercial building in the area."

Question: What comes to your mind when you hear density? What do you like? What don't you like?

- "1st thing for high density that I think about is: the height of multi-fam buildings. LL is very spread out with many different densities – I would like it to 'fit-in' the existing look + feel of this area."
- " - Section 8 housing usually takes over high density.
  - Focus on larger lots
  - We don't need to have multiple high density complexes"
- "Crime, large scale apartment buildings and traffic. I like the rural feel of our neighborhood. And for a dislike, I have trouble getting to Main."
- "Too many people! More congestions, more light pollution, more traffic noise
- There's a big open space by City Hall + the Rookery – put a high density unit there – access to stores, restaurants, gas stations and the freeway are already in place. Keep the NW quarter lower density"
- "Lino Lakes has always done a good job with planning out land use so the term density just means a lot thought is going into the planning process! Keep up the good work! 😊 "

- "I don't mind density. I know it is a dirty word around here. The issue is there needs to be amenities. Parks, trail, eateries, jobs, transit, etc. Not just SFH"
- "Minneapolis/St. Paul, crime, stress, congestion, Google – high population density stress"
- "No high structures (> 3-4 stories)"
- "Lots of traffic, noise, lights. Less nature
  I don't like the fact that we are being forced to build medium + high density. It seems like we have no say in the matter. Very frustrating
  Side note: It would be very helpful if the city would explain the Met Council, why we have to abide by their rules. Either put explanation on website or Quad Paper."
- "Low density"
- "Structures close together. I like larger lots. 1 to 5 acres each."

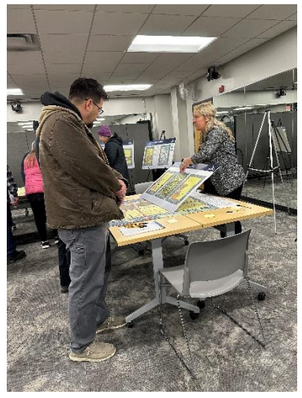


Figure 3 Photo of project staff showing open house attendee Scenario 2 display board

Comments Received via Website Comment Form

- 4 comment forms were submitted through the website. Themes includes:
  - Desire to see an equal representation of high medium and low density distributed evenly between the two sod properties (north and south of Main Street)
  - Not in favor of connecting Carl Street and concerned if it was it would become a major throughfare with the proposed medium and high density in our area
  - Desire to not see low and cheap quality of homes built
  - Prefer Scenario 2:
    - See a benefit having small scale commercial and higher density on Main Street towards the western border of Lino Lakes and Blaine
      - It will be an easy flow between that area and the current developed land to the west in Blaine.
    - The traffic for high density is consolidated along a major road and potentially will keep traffic from driving through other neighborhoods as there will be easy access to Main Street and Sunset (and over to Lexington Ave to access 35W.)
    - The wetlands are mostly surrounded by low density housing, making them more visible if surrounded by larger structures.
    - Each of the park areas are relatively close to high density area providing easy access to more residents.
  - Supportive of the regional trail connection on Main Street, and the two parks to be developed.
  - Concern about timing of development and current properties not ready to develop.
  - How does a mosque fit into these plans?
  - Keep "s" curves to a minimum, curved roads to slow traffic are good, but not "S" curves make it harder for the driver's vision.
  - No desire for more large chain store, auto shop, fast food, bank or liquor store added. It's a slippery slope to go down.
  - With traffic increasing, consideration for the safety of walkers and bikes via paved paths or sidewalks and public transportation.

Comments Received on Interactive Map

Scenario 1:

- "In my opinion, this scenario makes the most sense as it seems to be blend in based on what is already existing. I think you could put higher density up against the Blaine boundary to better match what they have put in."
- "Most of the lots appear to be single family homes. In the past there was a law to stop development, which was highly correlated with the previous development plan to have a more ethnically diverse population. We should prioritize the intent of the previous development and consider low income housing and mixed use space, including religious institutions."

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

Scenario 2:

- "I like #2 because it puts the commercial area next to blaine and gives them the chance to add more commercial to it. It would be nice to adopt a dark sky take on commercial and residential lighting. main st was always to see the northern lights, let's keep it that way."
- "Coordination with the City of Blaine is needed for this scenario to look good. Doubtful Blaine will change their plan to fit this. I do like the idea of directing traffic towards a focal point – wither a park or lake. This scenario kind of entails that."
- "It feel like the commercial space is trying to escape Lino Lakes and seems difficult to get developers to commit to this vision. Seems to be cut in half. I think it might look good on paper but I can't help but think this will look poorly planned, half baked, and incomplete in real life"
- "This is a strong concept that maintains commercial visibility and accessibility from Main Street while also creating a distinct "gateway" and preserving of commercial-only zones at the intersection of Main and Sunset, instead of mixed-use residential/commercial areas."
- "The park is so far from the retail and even higher density areas. Being able to get a bite/drink and go to the park is a natural pairing. Park also generates foot traffic for business. The SFH has the least need for the park. Seems poorly located."

Scenario 3:

- "Assuming wetland buffers are used along the road I really think this is the best option. Keep the housing set back a little so there is a little more of a 'small town' feel when driving through and more importantly, quitter more comfortable living options for those who live here."

Comments Received via Interactive Map Survey

Question: Which of the scenarios do you prefer? What opportunities do you see in your preferred scenario?

- Scenario 1: Two respondents selected this scenario
- Scenario 2: Three respondents selected this scenario
- Scenario 3: One respondent selected this scenario

Question: What opportunities do you see in your preferred scenario?

- Scenario 1:
  - "Businesses have higher visibility to Main Street. Put higher priced homes further back where there is less visibility."
- Scenario 2:
  - "More consolidated along main street. Not affecting as much existing residential space."
  - "Opportunities I see are keeping higher density housing/commercial zoning away from the existing residents/neighborhoods of Lino Lakes. The city should advocate that the proposed density of housing match the existing density that it will be developed next to."
  - This is a strong concept that maintains commercial visibility and accessibility from Main street while also creating a distinct "gateway" and preserving open spaces."
- Scenario 3:
  - "I feel like this has the opportunity to lessen traffic congestion, which is the biggest concern. This will keep traffic spread out so that it is not right in one dense area."

Question: Is there anything you would change in your preferred scenario?

- Scenario 1:
  - "Commercial or high density res. along Main street. Maybe we could get a grocery store or a couple restaurants here? Another starbucks?"
  - "Eliminate the high density housing, more green space"
- Scenario 2:
  - "I would like to see direct feeder roads to main street. I see only connecting roads to existing residential roads."
  - "Yes, the high density housing. As a property owner adjacent to the proposed development, I moved there for the rural life style/low density area and would hate to be pushed out due to the significant change."
  - "I would like us to explore the possibility of commercial-only zones instead of mixed-use residential/commercial areas."
- Scenario 3:
  - "Honestly I think that possibly a combo Scenario 2 on the south side of Main Street and Scenario 3 on the north side might work the best. This keeps traffic in already built in neighborhoods on the south of Main Street to the main roads, rather than some of the high density traffic cutting through those neighborhoods. This also makes it so the high density areas are not all in one spot and will still make the drive and area feel more open."

ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

Question: Do you see a benefit of having small scale commercial in this area?

- "No, there is plenty of shopping and restaurants nearby some space sits empty."
- "Yes."
- "No, there are plenty of commercial zoned areas within 5 minutes of this area and even more within 10 minutes."
- "No"
- "I think small or even medium. Not bib box, but more than just neighborhood business."
- "I do not. It doesn't fit in the area. Commercial should be kept toward Lake Drive or Lexington Avenue where there are easy outlets to the interstate and you don't have the potential of higher volumes of traffic going through residential areas."

Question: What comes to mind when you hear density? What do you like? What don't you like?

- "Big cities are dense. Lino lakes doesn't have to be."
- "Density – how many people you pack into an area. I'm more of an non-packed person. Sure I work for developers, but I'd rather not live in what I work in. Keep all of that density towards Main please 😊"
- "I like the idea to develop the land within reason. I think it should be similar to the existing density of the city and surrounding area. I think the city should push for larger lots and larger homes for lower density."
- "Lino Lakes is an exurb; we shouldn't have "high density" housing and the Met Council should mind their own business. Building out to this degree will destroy the character of the community and overwhelm the infrastructure."
- "I like density when it is used to preserve open space. I also think density can compliment commercial uses."
- "I don't like high density. That mean more traffic, more congestion, more resources (water, sewer, public safety) used in a smaller area. It also means more noise and less safety for children. I'd like to see as low of density as possible."

Mapping Northwest Main – Open House 3 Summary

Date/Location: Wednesday, March 19, 2025, 6-8 p.m. at The Rookery Activity Center

Format: Open House

Attendees: ~76

Purpose: The goal of the open house was to share the preferred planning scenario and gather community feedback on specific elements of the scenario, such as roadway and trail networks, drainage routes, and the greenway system.

Meeting Format: The open house was a come-and-go station concept with display boards and large printouts of the design aspects of the preferred planning scenario. Attendees were invited to leave comments directly on the printouts with Post-it notes to describe what elements of the scenario they may or may not like.

Summary of Feedback and Comments

Comment Themes:

A total of 24 comments were received via the open house comment form, post its on project layouts, website comment form, and comments left on the interactive map. The comments are summarized by theme below:

Traffic and vehicle safety:

- Concern that development will increase in traffic near the proposed residential/commercial and high-density areas
- Concern that the increase in cars and traffic will be noisy
- Existing issues, such as cars failing to yield and dangerous merging, will be exasperated by development
- Concern for traffic along Main Street
- Safety concerns for pedestrians crossing roads

Trail connectivity and sidewalks :

- Desire for new sidewalks and trails
- Excitement for the trail connections proposed in the preferred scenario
- Desire for connections to community amenities such as the parks and commercial area

Nature and green spaces:

- Concern that development will negatively impact local wildlife
- Desire to preserve open and green space
- Concern about development's impact on existing water resources

Property impacts:

- Confusion about greenways drawn over existing properties in the preferred scenario
- Concern that the area will change if neighbors sell to developers

Comments Received on Planning Scenario Maps at Community Open House

Proposed Roadway Network

- "*Concerned about an increase of traffic with this new plan. We have no sidewalks on Pinto /Mustang Ln. Already dangerous to walk down these roads. Don't recommend median on Sunset*" (comment located on Mustang Ln & Pinto Ln intersection south of study area).
- "*Concerned about crossing Main at 4th Ave with increased traffic. Stoplight maybe?"*(comment located on Main Street just outside of E study area boundary)
- "*2040 would be a good timing for Pine St*" (comment located on Pine St on the N boundary of study area)

Proposed Trail Network

- "*I would like this trial continued*" (comment located on Main Street just outside of E study area boundary)

Proposed Drainage Routes

- "*Noise barrier with trees would be ideal*" (comment located on Carl Street near the E study area boundary)
- "*More separation between Main St and trail (waterway) or trees*" (comment located on central Main Street)
- "*Move the park closer to commercial*" (comment located near planned residential/commercial use)
- "*Keep traffic closer to Main where there is more high density*" (comment located near the northern proposed park)

- "*Should have developer put a park in each of these neighborhoods*" (comment located on 4th Ave)

Proposed Greenway

- "*Left turns from Main to 4th dangerous with passing on shoulders*" (comment located on Main Street just outside of E study area boundary)
- *"Add light to the existing power pole at Pine"* (comment located on Pine Street along N study area boundary

Figure 2: 2.1 Scenario proposed drainage routes layout with comments

Comments Received via Open House Comment Form

Question: Please share your thoughts on the preferred scenario or any other questions or comments you have on the Master Plan / AUAR

- From what I am seeing so far, this seems like a great vision! Some things I would like to see more of in Lino Lakes (and perhaps this is something you could use in the concept) are the following:
    1. More pedestrian/biking paths/sidewalks/etc. walking on the streets is far from ideal and yet it's the only option we have as residents on Main St.
    2. High-density housing types – we are in a housing crisis and this I think we ought to consider making efforts to provide more. I would be in favor of even higher-density options than are being presented now. Apartments would be a great way to provide more housing while also allowing more people to enjoy all that Lino has to offer 12
    3. Even more trails/greenway systems. The more space we have to safely move our bodies is great!
    4. Dog park?? As dog owners that would be such a lovely perk. Would be nice to have something close by rather than having to drive to neighboring cities.
- Please continue low density to the east! We have well on east end
- I don't believe the average citizen understands what all the term "residential" includes. I believe most people think that just means some form of housing, not schools, churches, etc…
- For us, the plan is moving in the right direction. One last major request – please leave Carl St alone! Thank you for everything.
- We are concerned about the added traffic that will occur on Main Street and 4th Ave. 4th Ave has a lot of speeding as is, we do a lot of biking and walking on 4th. We enjoy the beauty of the area and quietness. We are worried how this will take away from the serene fo the area. Main Street is dangerous at times to turn off of. People pass on the shoulder all the time, adding more cars on the road is worrisome. Lastly, I am sad to lose the wildlife. Removing their habitat remove the wildlife we moved here for. It feels like what we moved here for is being taken from us to make room for others to replace us.
- The paths/trails you have planned along Main Street need to be moved farther away or place more trees between the road and the path. If you walk along the path on Main Street through Centerville by the lakes, it is not enjoyable. Very loud because of the traffic.
- Would like to appear not packed in – importance of green space. Concern about affect on the wells on Pine St.
- Like the low density proposals and the trails being proposed.

Figure 2: Photo of project staff showing open house attendee Scenario 2 display board

Comments Received via Website Comment Form

- 1 comment form was submitted through the website:
  - Concern that another large commercial area with stores such as Target and Kohls will chop up Lino Lakes. Staff explained that the businesses in the commercial will be neighborhood-scale and not include large-scale stores

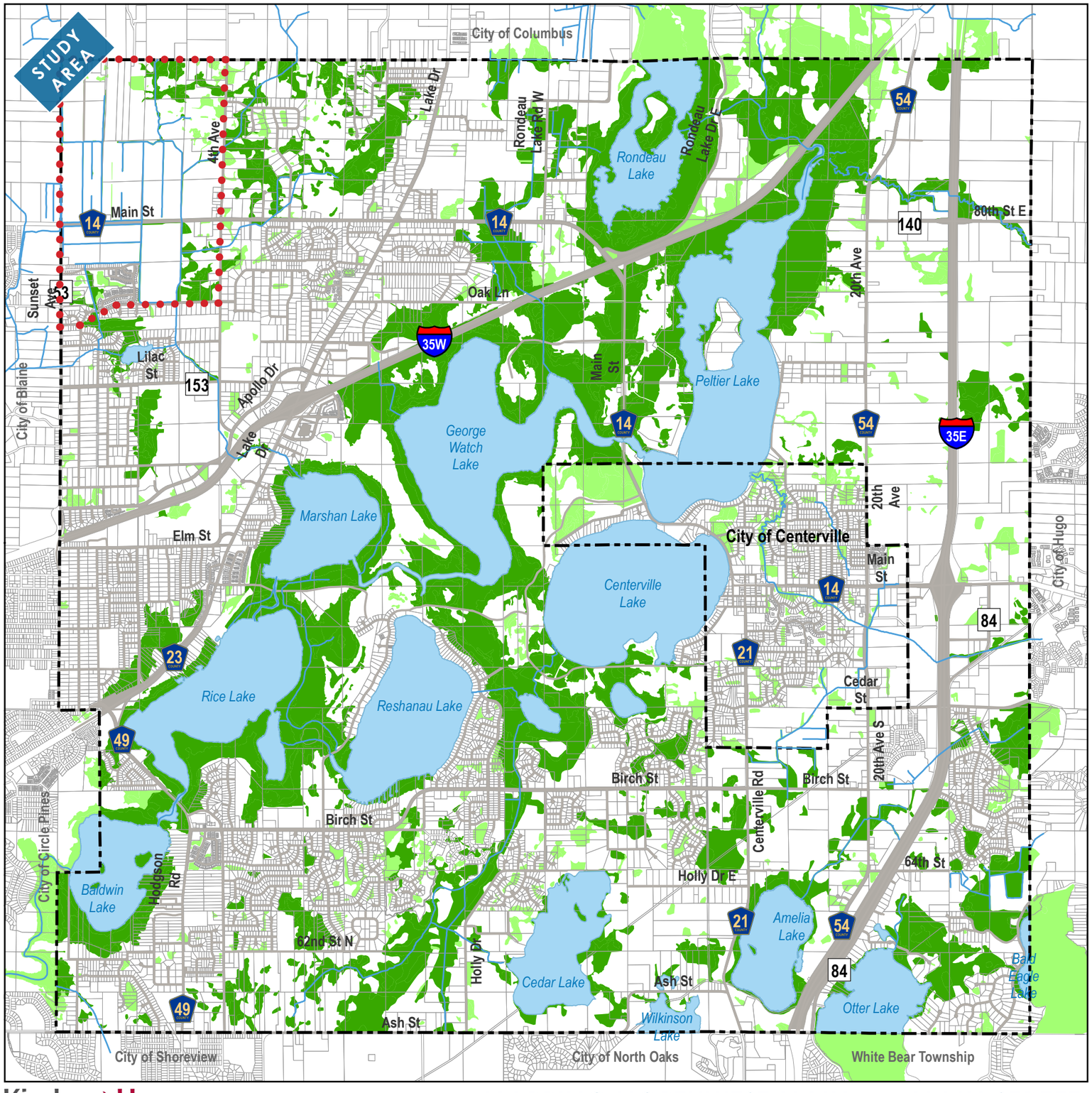
Comments Received on Interactive Map

Scenario 2.1:

- "There is already a lot of traffic on Robinson Dr and Century Trail and connecting this road to the commercial zone will add additional traffic that will make the roads more unsafe for families and children. The purple commercial zones should be accessed from Main St since that road is more appropriate for volume traffic. Neighborhoods should also have natural separation like multiple rows of trees to provide an aesthetically pleasing view when looking out your windows or playing in backyards instead of high density housing and apartment complexes with little nature."
- "Having high density in the middle of low density seems like a future traffic nightmare. This high density backs up to 20-40acre personal properties of private homeowners that are trying to preserve the land for nature and personal use. Keeping all high density close to Main Street to help detour wildlife makes the most sense, along with the future congestion high density will bring. Low density the further you go into the north side of this land to actually attempt to preserve the land, like the current homeowners are doing on Pine Street."
- "As someone that lives here, anything that cuts through our properties is unacceptable. Do residents realize that this is already a residential area? The city is making plans for an area where people already live and are not happy about this. The fact that the city is looking to potentially take land away from people is insane. We do not want to be developed."

ATTACHMENT C - 2040 COMPREHENSIVE PLAN (SELECT EXHIBITS)

Figure 2-4
High Priority Wetlands



Legend

- High Priority Wetlands
- Wetlands
- Open Water
- Right-of-Way
- Municipal Boundary
- Parcels
- Streams

EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE PLAN SHOWN FOR REFERENCE PURPOSES ONLY.

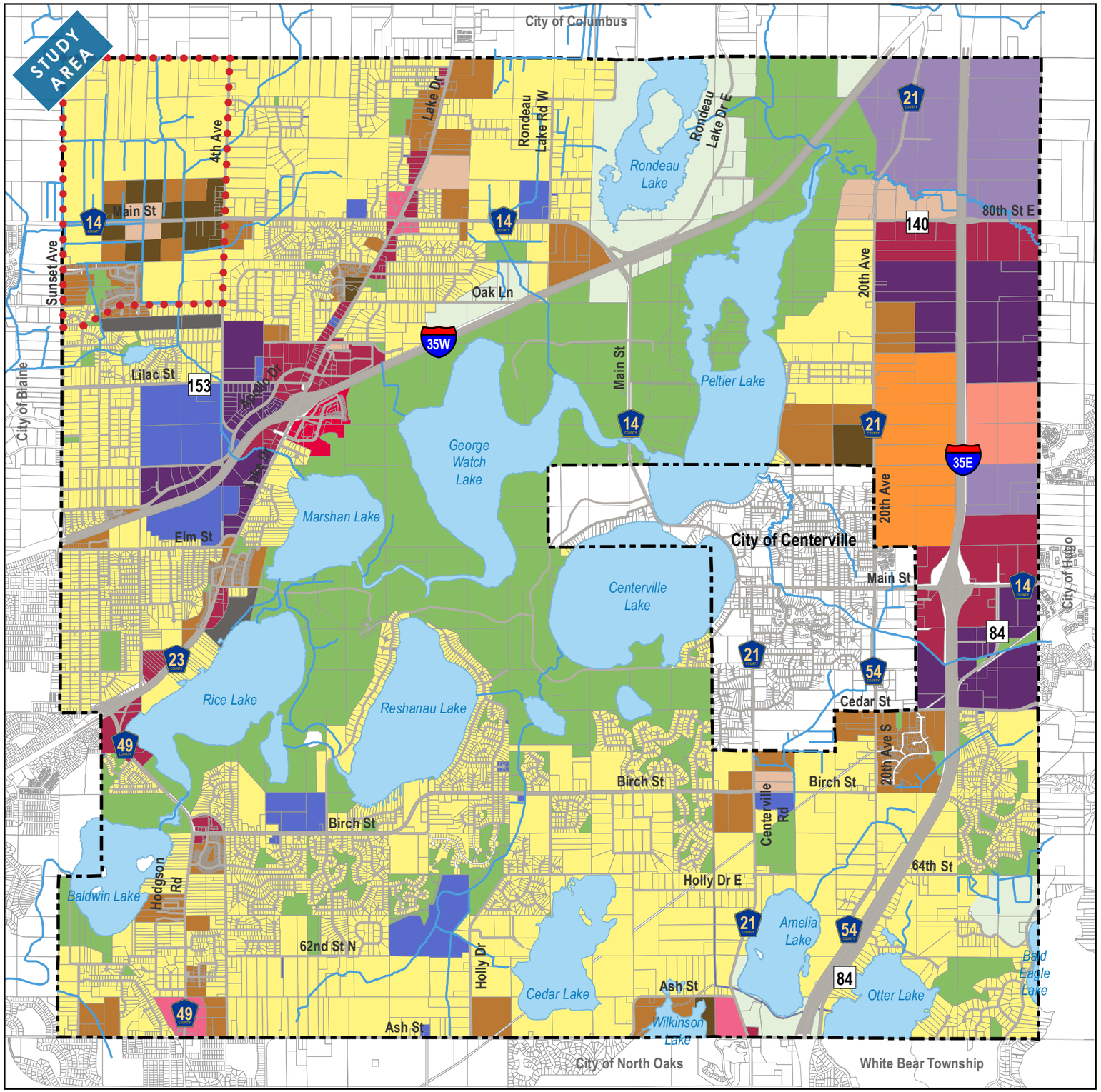
3,500 1,750 0 3,500 Feet

N

Date: 1/22/2018 **2-7**

ATTACHMENT C - 2040 COMPREHENSIVE PLAN (SELECT EXHIBITS) (CONT.)

Figure 3-1
Full Build Out Land Use



Legend

- Permanent Rural
- Low Density Residential
- Low Density Mixed Residential
- Medium Density Residential
- High Density Residential
- Planned Residential / Commercial
- Office Residential
- Signature Gateway District
- Commercial
- Town Center
- Business Campus
- Industrial
- Civic and Institutional
- Parks and Open Space
- Private Airfield
- Open Water
- Right-of-Way
- Municipal Boundary
- Parcels
- Streams

EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE PLAN SHOWN FOR REFERENCE PURPOSES ONLY.

3,500 1,750 0 3,500 Feet

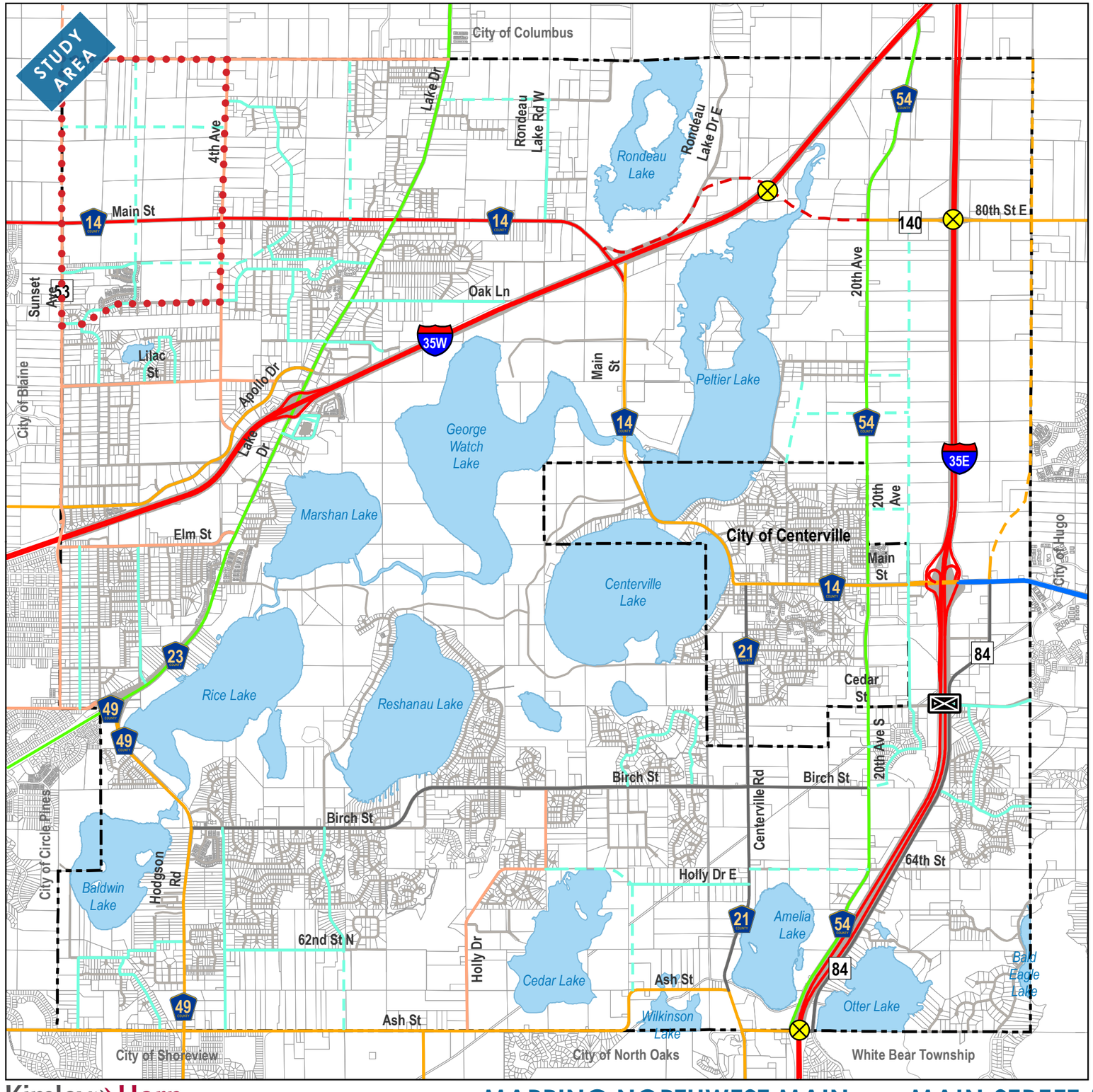
N

Date: 11/9/2020

3-5

ATTACHMENT C - 2040 COMPREHENSIVE PLAN (SELECT EXHIBITS) (CONT.)

Figure 6-5
Proposed Functional Classification System



Legend

- Future Full Access Interchange
- Future Overpass

Existing Functional Class

- Principal Arterial
- A-Minor Arterial Reliever
- A-Minor Arterial Expander
- A-Minor Arterial Connector
- Other Arterial
- Major Collector
- Minor Collector

Proposed Functional Class

- Principal Arterial*
- A-Minor Arterial Expander
- Other Minor Arterial
- Major Collector
- Minor Collector
- Open Water
- Right-of-Way
- Municipal Boundary
- Parcels

*Post 2040

EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE PLAN SHOWN FOR REFERENCE PURPOSES ONLY.

3,500 1,750 0 3,500 Feet

N

Date: 11/9/2020 **6-13**

ATTACHMENT C - 2040 COMPREHENSIVE PLAN (SELECT EXHIBITS) (CONT.)

Figure 7-9
Floodplain Districts

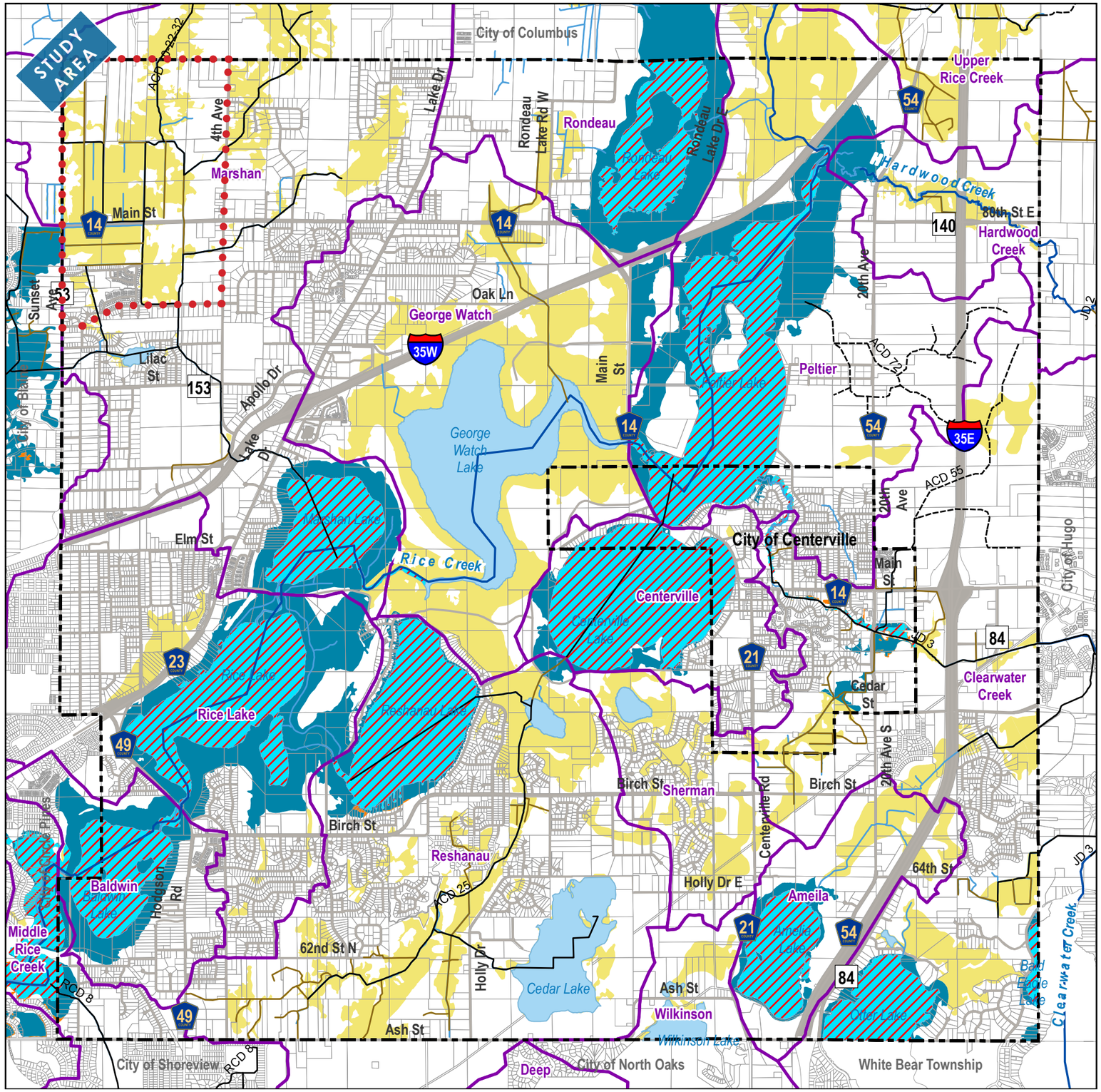
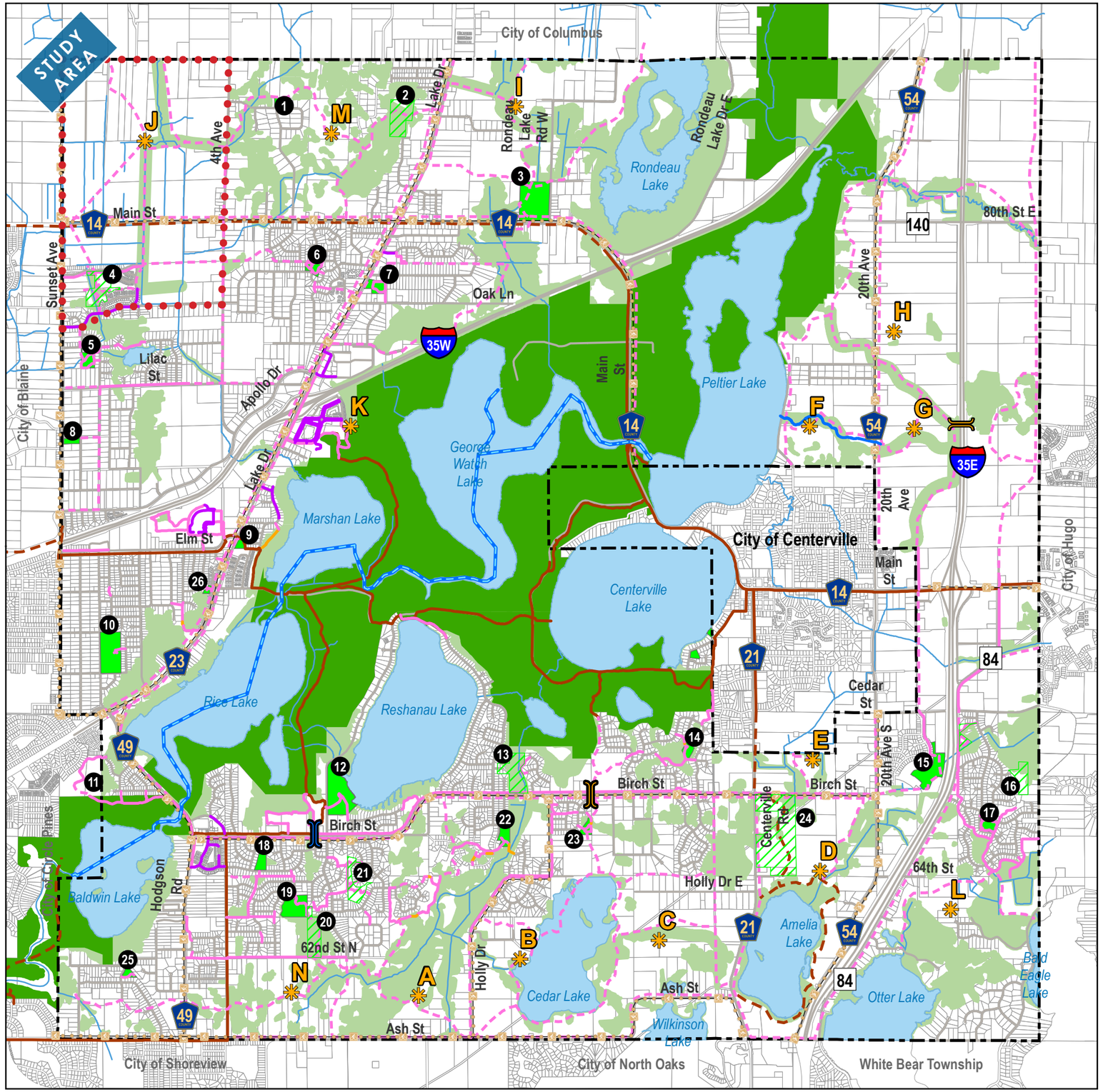


EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE PLAN SHOWN FOR REFERENCE PURPOSES ONLY.

Date: 1/22/2018 **7-12**

ATTACHMENT C - 2040 COMPREHENSIVE PLAN (SELECT EXHIBITS) (CONT.)

Figure 10-1
Parks, Greenways & Trail System



Legend

- Future Neighborhood Park Search Area's
- Existing Tunnel
- Proposed Tunnel/Bridge
- Water Trail
- NE Drainage Outlet
- Existing Asphalt
- Existing Concrete Trail
- Existing Boardwalk Trail
- Proposed Trails
- Proposed On-Street Route
- Existing Regional Trail
- Proposed Regional Trail
- Greenway System
- Undeveloped Park
- City Parks
- Regional Parks
- Open Water
- Municipal Boundary
- Parcels
- Streams

1 Arena Acres Park	10 Sunrise Park	19 Birchwood Acres
2 Wollan Park	11 Rice Lake Estates	20 West Shadow Ponds O/S
3 City Hall Park	12 Country Lakes Park	21 Reshanau Lake Estates O/S
4 Century Farm North	13 Quail Ridge Property	22 Birch Park
5 Behm's Park	14 Pheasants Hill Park	23 Brandywood Park
6 Highland Meadow Park	15 North Pointe Park	24 Recreation Complex
7 Lino Park	16 Clearwater Creek O/S	25 Woods of Baldwin Park
8 Sunset Oaks Park	17 Clearwater Creek Park	26 Wenzel Famrs Park
9 Marshan Park	18 Shenandoah Park	

EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE PLAN SHOWN FOR REFERENCE PURPOSES ONLY.

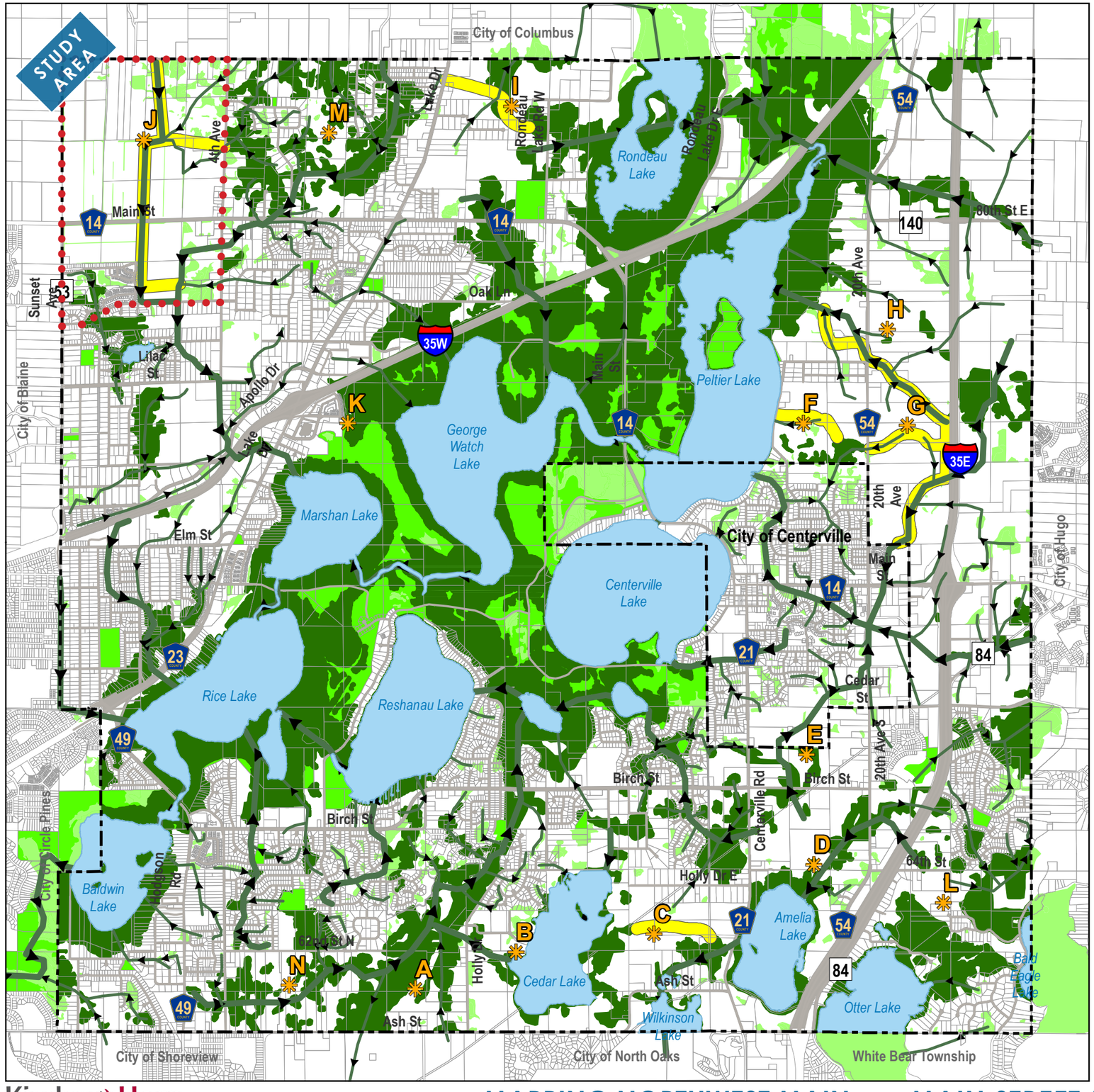
3,500 1,750 0 3,500 Feet

N

Date: 11/9/2020 10-5

ATTACHMENT C - 2040 COMPREHENSIVE PLAN (SELECT EXHIBITS) (CONT.)

Figure 10-3
Greenway System Plan



Legend

- Future Neighborhood Parks
- Major Drainage Routes
- Minor Drainage Routes

Greenway System

- Natural Resource Conservation Area
- Natural Resource Enhancement Area
- Parks
- Wetlands
- Open Water
- Right-of-Way
- Municipal Boundary
- Parcels

EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE PLAN SHOWN FOR REFERENCE PURPOSES ONLY.

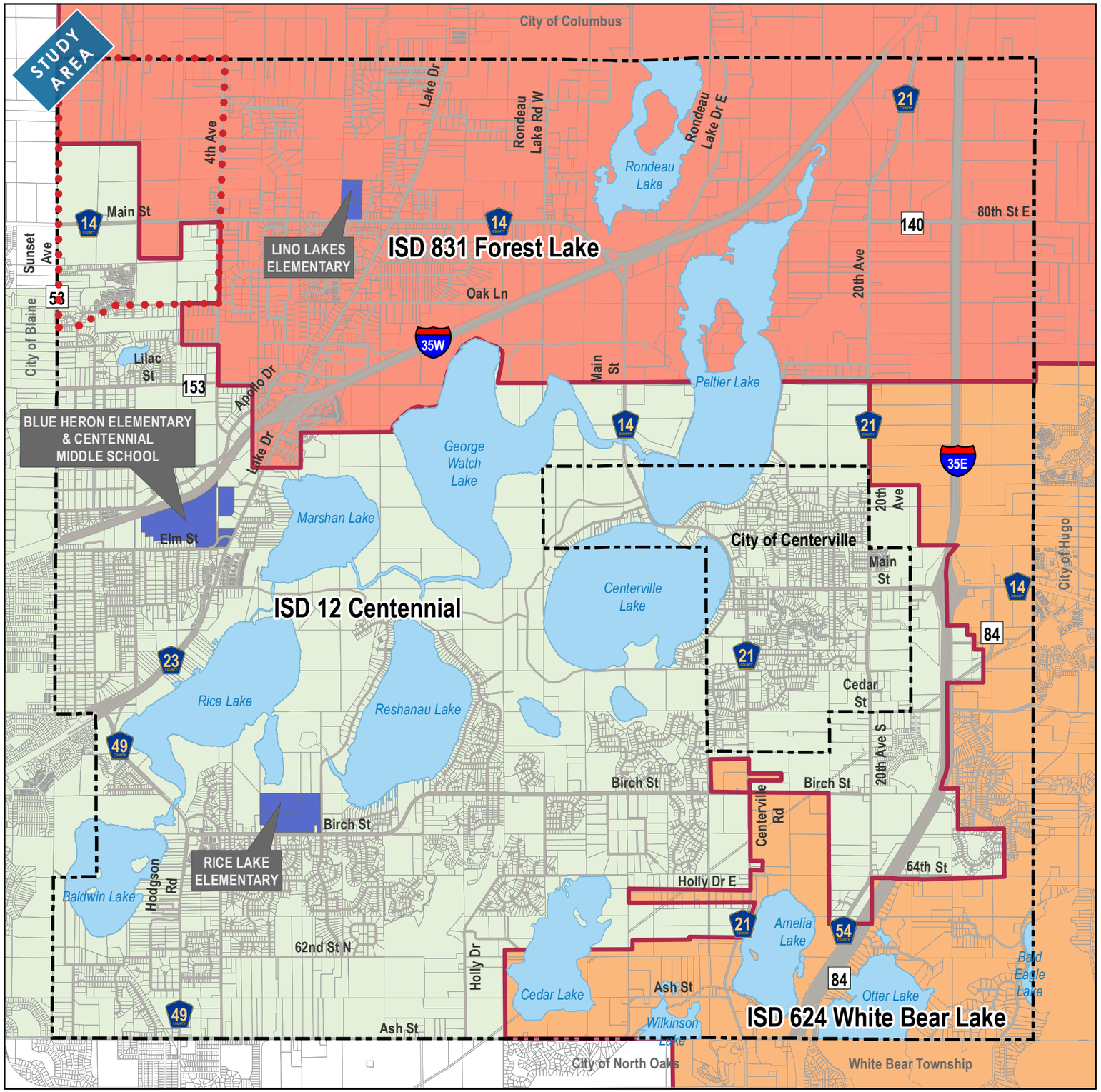
3,500 1,750 0 3,500 Feet

N

Date: 11/9/2020 **10-39**

ATTACHMENT C - 2040 COMPREHENSIVE PLAN (SELECT EXHIBITS) (CONT.)

Figure 11-3
School Districts



Legend

- Schools
- ISD 12 Centennial
- ISD 831 Forest Lake
- ISD 624 White Bear Lake
- Open Water
- Right-of-Way
- Municipal Boundary
- Parcels

EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE PLAN SHOWN FOR REFERENCE PURPOSES ONLY.

3,500 1,750 0 3,500 Feet

N

Date: 1/31/2018 **11-7**

CITY OF LINO LAKES

Kimley»Horn

Expect More. Experience Better.

PLANNING & ZONING BOARD
AGENDA ITEM 6B

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: August 13, 2025

REQUEST: **CONTINUED PUBLIC HEARING** for Peltier Ponds
1. Comprehensive Plan Amendment
2. Rezoning
3. PUD Preliminary Plan
4. Preliminary Plat

CASE NUMBER: CPA2025-0002
PZC2025-0004

APPLICANT: U.S. Home, LLC
Attn: Josh Metzer
16355 36th Avenue N, Suite 100
Plymouth, MN 55446

OWNER: Hal Leibel
7566 Peltier Lake Drive
Lino Lakes, MN 55038

INTRODUCTION

The applicant, U.S. Home, LLC (aka Lennar), is proposing a master planned residential development located west of CSAH 54 (20th Ave N) across from Watermark, east of Peltier Lake, and north of the City of Centerville border. The development contains four (4) parcels totaling approximately 125 gross acres and 246 housing units. The proposed development is called Peltier Ponds.

Tentative Review Schedule:

Complete Application Date:	June 5, 2025
60-Day Deadline:	August 4, 2025
60-Day Extension Deadline:	October 3, 2025
Environmental Board Meeting:	June 25, 2025
Park Board Meeting:	July 2, 2025

Planning & Zoning Board Meeting:	July 9, 2025 August 13, 2025 September 10, 2025
City Council Work Session:	October 6, 2025
City Council Meeting:	October 13, 2025

BACKGROUND

The Land Use Application is for the following:

- Comprehensive Plan Amendment
- Rezoning
- PUD Preliminary Plan
- Preliminary Plat

The Planning & Zoning Board held a public hearing on July 9, 2025 and recommended continuing the public hearing to allow the applicant time to provide additional information. The applicant continues to work on the revised plans and needs additional time to complete.

ANALYSIS

None.

RECOMMENDATION

Staff recommends continuing the public hearing for Peltier Ponds Comprehensive Plan Amendment, Rezoning and PUD Preliminary Plan/Preliminary Plat to allow time for the applicant to provide additional information and revise plans.

ATTACHMENTS

None.

PLANNING & ZONING BOARD
AGENDA ITEM 6C

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: August 13, 2025

REQUEST: Natures Refuge North PUD Final Plan/Final Plat

CASE NUMBER: FP2025-0009

APPLICANT: M/I Homes of Minneapolis/St Paul, LLC
Attn: Emily Becker
5354 Parkdale Drive, Suite 100
St Louis Park, MN 55416

OWNER: Same

INTRODUCTION

The applicant, M/I Homes of Minneapolis/St Paul, LLC., submitted a land use application for Natures Refuge North PUD Final Plan/Final Plat. The final plat is for 45 single family villa lots.

Tentative Review Schedule:

Complete Application Date:	July 10, 2025
60-Day Deadline:	September 8, 2025
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 13, 2025
City Council Work Session:	September 8, 2025
City Council Meeting:	September 8, 2025

This staff report is based on the following information:

- Land Use Plan prepared by Carlson Engineering revision date July 25, 2025
- Preliminary Plat prepared by Carlson Engineering revision date July 25, 2025
- Final Plat prepared by Carlson Engineering received on July 25, 2025
- Title Commitment dated May 13, 2025

BACKGROUND

On May 12, 2025, the City Council passed Resolution No. 25-61 approving the Natures Refuge PUD Preliminary Plan/Preliminary Plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

ANALYSIS

Preliminary Plat

The original preliminary plat contained 93 single family lots and 5 outlots. A condition of preliminary plat approval was that Outlot E be platted as a lot. The preliminary plat was revised and this condition has been met. The total single family lot count is now 94.

Density

Per the City's 2040 Comprehensive Plan the site is guided for low density residential.
This land use provides for housing at densities ranging from 1.6 to 3.0 units per net acre that is served by municipal sewer and water services. The net density is 2.99 units per acre, which is consistent with the Comprehensive Plan's guided land use and density range.

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

Gross Area (acres)	**59.30**
Wetlands & Water Bodies	(5.31)
Public Parks & Open Space	(22.60)
Net Area (acres)	**31.39**
# of Units	94
Gross Density (units/acre)	**1.59**
Net Density (units/acre)	**2.99**

Final Plat

The final plat contains the following lots and outlots:

Lot or Outlot	Purpose	Ownership
Lots	Single family villa homes	Private
A	Open space and wetlands	HOA
B	Future development	Private
C	Open space	HOA
D	Open space, wetlands, stormwater ponds, trail corridor	HOA
E	Lift station	City
F	Future development	Private
G	Open space, stormwater ponds, trail corridor	HOA

Phasing Plan

The development is proposed to be constructed in two (2) phases.

Phase	# Lots
1	45
2	49
Total	**94**

Public Land Dedication

The City will collect cash fee in lieu of land dedication and provide credit for trail construction costs. The following is a summary:

Natures Refuge North 1st Addition	
Total # Units =	45
x Park Dedication Fee	$3,500
= Cash in Lieu Value	$157,500
(Trail Construction Costs)	($46,920)

TOTAL CASH FEE DUE =	**$110,580**

WMC Buffer Declaration and Conservation Easements

The following table summarizes the outlots that will require WMC Buffer Declaration and Conservation Easements.

Outlot	Purpose	WMC Buffer Declaration	Conservation Easement
A	Open space and wetlands	Yes	Yes
B	Future development	NA	NA
C	Open space	No	Yes
D	Open space, wetlands, stormwater ponds, trail corridor	Yes	Yes
E	Lift station	NA	NA
F	Future development	NA	NA
G	Open space, stormwater ponds, trail corridor	Yes	Yes

Title Commitment

The City Attorney reviewed the title commitment and notes the title work shall be updated to reflect proper ownership and plat signatures.

Agreements

Stormwater Maintenance Agreement

The stormwater maintenance for public facilities will be covered under the City's Programmatic Stormwater Management Agreement after the facilities have been installed and accepted by the City. Borrow areas / lakes area will be maintained by the HOA.

Development Agreement and Final Plat

A Development Agreement will be prepared by the City and shall be executed.

Site Improvement Performance Agreement

Not applicable.

Findings of Fact

Per City Code Section 1001.057 Review, Approval or Denial:

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

(a) The final plat shall substantially conform to the approved preliminary plat and phasing plan;

The final plat substantially conforms with the preliminary plat and phasing plan.

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

The development is proposed to be constructed in two (2) phases.

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

The conditions of the preliminary plat have been substantially fulfilled. Securities will be required with a Development Agreement.

RECOMMENDATION

Staff recommends approval of the Natures Refuge North PUD Final Plan/Final Plat with the following conditions:

1. The conditions detailed Resolution No. 25-61 approving the Natures Refuge North PUD Preliminary Plan and Preliminary Plat remain in effect.
2. A WMC Buffer Declaration shall be recorded over Outlots A, D and G.
3. A Conservation Easement shall be recorded over Outlots, A, C, D, and G.
4. A trail easement shall be recorded over the trails and corridors after the trails have been constructed.
5. Outlots A, C, D, and G shall be deeded to a Homeowner's Association (HOA).
6. Outlot E shall be deeded to the City.

The following items shall be addressed prior to the release of the final plat mylars:

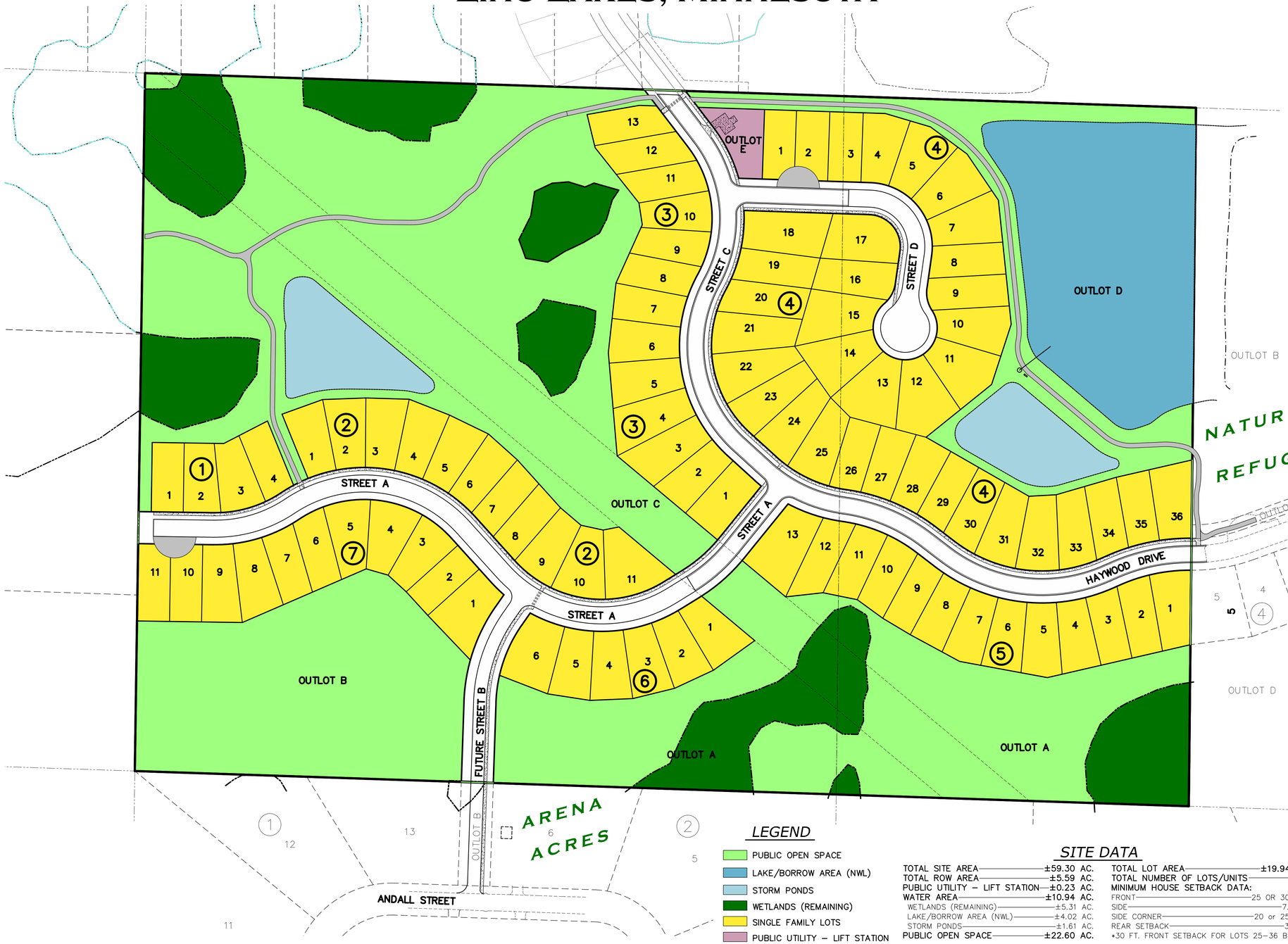
1. All comments from the City Engineer memo dated August 6, 2025.
2. All comments from the Environmental Coordinator memo dated August 6, 2025.
3. The title work shall be updated to reflect proper ownership and plat signatures.
4. Street names shall be added to the final plat and plan sets.
5. Drafts of the WMC Buffer Declaration and Conservation Easement documents shall be submitted to the City for review and approval prior to recording.

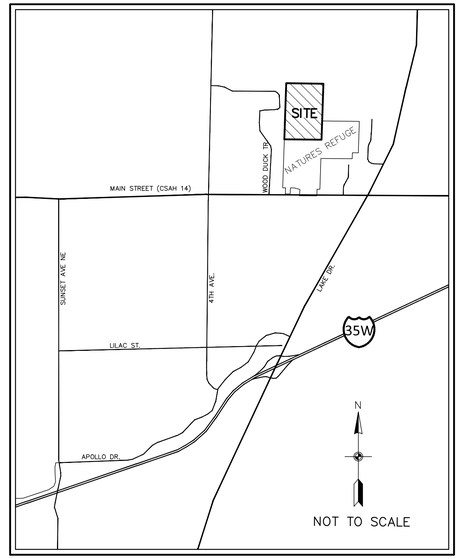
ATTACHMENTS

1. Land Use Plan
2. Preliminary Plat
3. Final Plat
4. City Engineer Memo dated August 6, 2025
5. Environmental Coordinator Memo dated August 6, 2025

NATURES REFUGE NORTH

LINO LAKES, MINNESOTA





VICINITY MAP

(NO SCALE)

SOIL BORINGS

HAUGO GEOTECHNICAL SERVICES
2825 CEDAR AVE. S.
MINNEAPOLIS, MN 55407
(612)729-2959

WETLANDS

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

OWNER CONTACT

M/I HOMES OF MINNEAPOLIS, LLC.
5354 PARKDALE DRIVE #100
ST. LOUIS PARK, MN 55416
(763)586-7200

LEGEND

- PUBLIC OPEN SPACE
- LAKE/BORROW AREA (NWL)
- STORM PONDS
- WETLANDS (REMAINING)
- SINGLE FAMILY LOTS
- PUBLIC UTILITY – LIFT STATION

SITE DATA

TOTAL SITE AREA	±59.30 AC.
TOTAL ROW AREA	±5.59 AC.
PUBLIC UTILITY – LIFT STATION	±0.23 AC.
WATER AREA	±10.94 AC.
WETLANDS (REMAINING)	±5.31 AC.
LAKE/BORROW AREA (NWL)	±4.02 AC.
STORM PONDS	±1.61 AC.
PUBLIC OPEN SPACE	±22.60 AC.
TOTAL LOT AREA	±19.94 AC.
TOTAL NUMBER OF LOTS/UNITS	94
MINIMUM HOUSE SETBACK DATA:	
FRONT	25 OR 30 FT.*
SIDE	7.5 FT.
SIDE CORNER	20 or 25 FT.*
REAR SETBACK	30 FT.

*30 FT. FRONT SETBACK FOR LOTS 25–36 BLOCK 4 & LOTS 1–12 BLOCK 5

N

0 50 100 200

(IN FEET)

BENCHMARK

1. Anoka County Benchmark No. 2011 – Elevation 894.88 ft. (NAVD88)
2. Anoka County Benchmark No. 2012 – Elevation 911.80 ft. (NAVD88)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

Drawn: ADB
Designed: BJK
Date: 3/4/25

Revisions:
1. 4/25/25 Per City & Watershed Comments
2. 5/5/25 Per Watershed Comments
3. 6/4/25 Per City & Watershed Comments
4. 6/26/25 Per City Comments
5. 7/25/25 Per City Comments

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, Minnesota 55416

NATURES REFUGE NORTH
Lino Lakes, Minnesota

LAND USE PLAN

1 of 1

Save Date: 07/25/25 | F:\jobs\5401 - 5420\5412-03 - natures refuge north\cad c3d\engineering\exhibits\5412-03_land use.dwg

#5412-03

PINE OAKS ADDITION

NATURES REFUGE

SECTION 5, TOWNSHIP 31, RANGE 22

SOUTHWEST 1/4 | NORTHWEST 1/4 | NORTHEAST 1/4 | SOUTHEAST 1/4

NORTH 1/2

OWNER: PINE ACRES DEVEL. CO PID:05-31-22-11-0024

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0007

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0008

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0009

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0010

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0011

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0012

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0013

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0014

OWNER: PREFERRED PROPERTIES AND MANAGEMENT INC PID: 05-31-22-41-0004

Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22

1/2 inch open iron pipe

S01°53'15"W 1310.67

East line of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22

East line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 31, Range 22

S01°53'42"W 659.98

3/4 inch open iron pipe

Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 31, Range 22

1/2 inch iron pipe (broken cap)

OWNER: BRUCE, R. & BARBARA S LUNDELL PID:05-31-22-12-0004

OWNER: LANCE T TODOROFF PID:05-31-22-12-0002

OWNER: CATHERINE LARA DECKER PID:05-31-22-12-0002

OWNER: JOSEPH M SCHWARTZ TRUSTEE, PID:05-31-22-21-0005

OWNER: JOHN EDWIN JOHNSON PID:05-31-22-24-0008

OWNER: WADE M & HEIDI M HALLSTROM PID:05-31-22-24-0009

OWNER: SCOTT W & CAROL A FEATHERSTONE PID:05-31-22-24-0010

OWNER: CITY OF LINO LAKES PID:05-31-22-24-0031

OWNER: ROD W KUKONEN PID:05-31-22-24-0016

OWNER: RAYMOND H & JUDITH K STADUM PID:05-31-22-24-0015

OWNER: DEBORAH J SCHULTZ PID:05-31-22-31-0001

OWNER: JOHN L BURCH PID:05-31-22-31-0007

OWNER: NATURES REFUGE HOMEOWNERS ASSOCIATION PID:05-31-22-42-0011

OWNER: NATURES REFUGE HOMEOWNERS ASSOCIATION PID:05-31-22-42-0012

OWNER: NATURES REFUGE HOMEOWNERS ASSOCIATION PID:05-31-22-43-0061

OWNER: JOHN C BUTCHER, TRUSTEE PID:05-31-22-42-0009

POND

Edge of water located 9/11/23

WETLAND

OUTLOT A | OUTLOT B | OUTLOT C | OUTLOT D | OUTLOT E

STREET A | STREET B | STREET C | STREET D

HAYWOOD DRIVE

NATURES REFUGE

ARENA ACRES

ANDALL STREET

Proposed 100 ft. Gas Line Easement

North line of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22

S89°03'33"E 1308.57

West line of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22

N01°54'53"E 1315.28

South line of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22

South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 31, Range 22

1309.54 N89°24'40"W

West line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 31, Range 22

N01°54'53"E 661.14

1/2 inch open iron pipe (S-±0.4 W-±0.2)

S01°54'53"W 1252.48

North 1/4 corner of Northeast 1/4 of Section 5, Township 31, Range 22 (Cast Iron Monument)

Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22

1/2 inch iron pipe (Unreadable Cap)

RLS 41578

S01°54'53"W 1983.42

South 1/4 corner of Northeast 1/4 of Section 5, Township 31, Range 22 (Cast Iron Monument)

60 | 50 | 69

SEE SHEET 7 | SEE SHEET 5 | SEE SHEET 6 | SEE SHEET 4

PARCEL DESCRIPTION:

(Per Schedule A of Title Commitment File No. 59590, with a commitment date of August 22, 2023 at 7:00 A.M., prepared by CBH Title, LLC as issuing agent for Old Republic National Title Insurance Company)

The Southwest Quarter of the Northeast Quarter Section 5, Township 31, Range 22, and the North Half of the Northwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 22, Anoka County, Minnesota.

SITE DATA

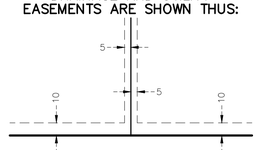
TOTAL SITE AREA	±59.30 AC.
TOTAL ROW AREA	±5.59 AC.
TOTAL OUTLOT AREA	±33.77 AC.
OUTLOT A	±7.91 AC.
OUTLOT B	±4.50 AC.
OUTLOT C	±14.34 AC.
OUTLOT D	±6.79 AC.
OUTLOT E	±0.23 AC.
TOTAL LOT AREA	±19.94 AC.
SMALLEST LOT	±7,800 S.F.
LARGEST LOT	±12,996 S.F.
AVERAGE LOT	±9,234 S.F.
TOTAL NUMBER OF LOTS	94
GROSS DENSITY	1.59 LOTS/AC.
EXISTING ZONING	R-X
PROPOSED ZONING	PUD
UTILITIES	AVAILABLE

SETBACK DATA

MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	25 FT.
SIDE	7.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

LEGEND

- ◉ – Denotes Anoka Section Monument, as noted
- ● – Denotes Found Iron Monument
- – Denotes wetlands delineated by Kjolhaug Environmental services in 2023.

N

0 50 100 200

(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/4/2025 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 3/4/2025
FILE NO: 957

Revisions:
1. 4/25/25 Per City & Watershed Comments
2. 6/4/25 Per City & Watershed Comments
3. 6/26/25 Per City Comments
4. 7/25/25 Per City Comments

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, Minnesota 55416

NATURES REFUGE NORTH
Lino Lakes, Minnesota

PRELIMINARY PLAT INDEX

3 of 15

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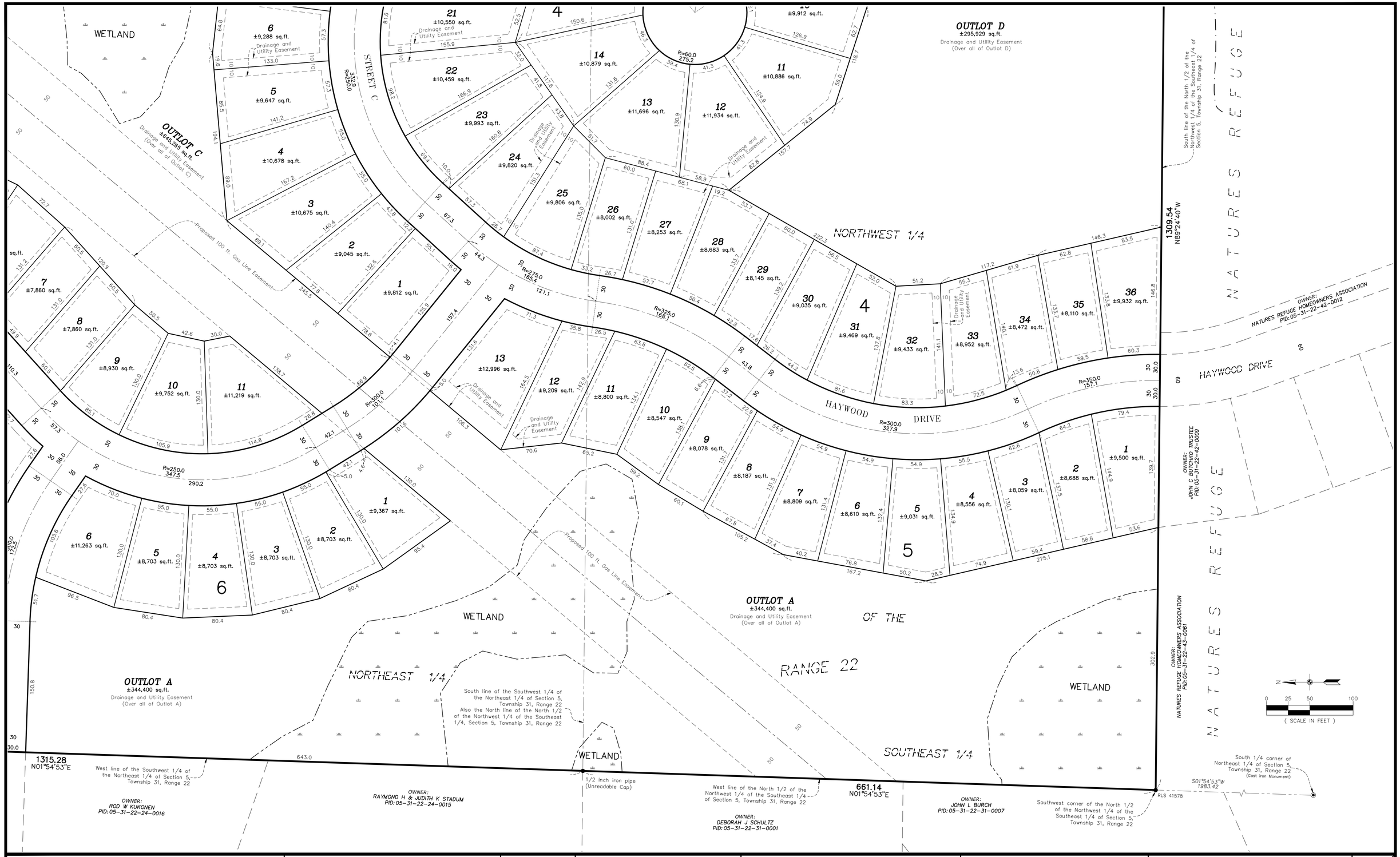

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING **3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM**	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: Date: 3/4/2025 License #: 40361	DRAWN BY: NJS ISSUE DATE: 3/4/2025 FILE NO: 957	Revisions: 1. 4/25/25 Per City & Watershed Comments 2. 6/4/25 Per City & Watershed Comments 3. 6/26/25 Per City Comments 4. 7/25/25 Per City Comments	**M/I HOMES OF MINNEAPOLIS, LLC** 5354 Parkdale Drive, #100 St. Louis Park, Minnesota 55416	**NATURES REFUGE NORTH** Lino Lakes, Minnesota **PRELIMINARY PLAT** 4 of 15

Save Date: 07/25/25 | F:\jobs\5401 - 5420\5412-03 - natures refuge north\cad civil\survey\pre-plat\5412-03_preplat.dwg

S ADDITION

NATURES REFUGE

OWNER:
PINE ACRES DEVELOPMENT CO
PID: 05-31-22-14-0011

OWNER:
PINE ACRES DEVELOPMENT CO
PID: 05-31-22-14-0012

OWNER:
PINE ACRES DEVELOPMENT CO
PID: 05-31-22-14-0013

OWNER:
PINE ACRES DEVELOPMENT CO
PID: 05-31-22-14-0014

OWNER:
M/I HOMES OF MINNEAPOLIS/STPAUL LLC
PID: 05-31-22-41-0004

N
0 25 50 100
(SCALE IN FEET)

S01°53'15"W
1310.67

East line of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22

East line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 31, Range 22

S01°53'42"W
659.98

Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 31, Range 22

1/2 inch iron pipe (broken cap)

3/4 inch open iron pipe

NORTH 1/2

OUTLOT C
±623,126 sq.ft.
Drainage and Utility Easement
(Over all of Outlot C)

OUTLOT E
±10,172 sq.ft.

STREET C

STREET D

WETLAND

WETLAND

Edge of water located 9/11/23

POND

OWNER:
NATURES REFUGE HOMEOWNERS ASSOCIATION
PID: 05-31-22-42-0011

OUTLOT D
±295,929 sq.ft.
Drainage and Utility Easement
(Over all of Outlot D)

South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 31, Range 22

1309.54
N89°24'40"W

Proposed 100 ft. Gas Line Easement

NORTHWEST 1/4

OF THE

NATURES REFUGE

OWNER:
NATURES REFUGE HOMEOWNERS ASSOCIATION
PID: 05-31-22-42-0012

TOWNSHIP 31,

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING 3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: Date: 3/4/2025 License #: 40361	DRAWN BY: NJS ISSUE DATE: 3/4/2025 FILE NO: 957	Revisions: 1. 4/25/25 Per City & Watershed Comments 2. 6/4/25 Per City & Watershed Comments 3. 6/26/25 Per City Comments 4. 7/25/25 Per City Comments	**M/I HOMES OF MINNEAPOLIS, LLC** 5354 Parkdale Drive, #100 St. Louis Park, Minnesota 55416	**NATURES REFUGE NORTH** Lino Lakes, Minnesota **PRELIMINARY PLAT** 5 of 15

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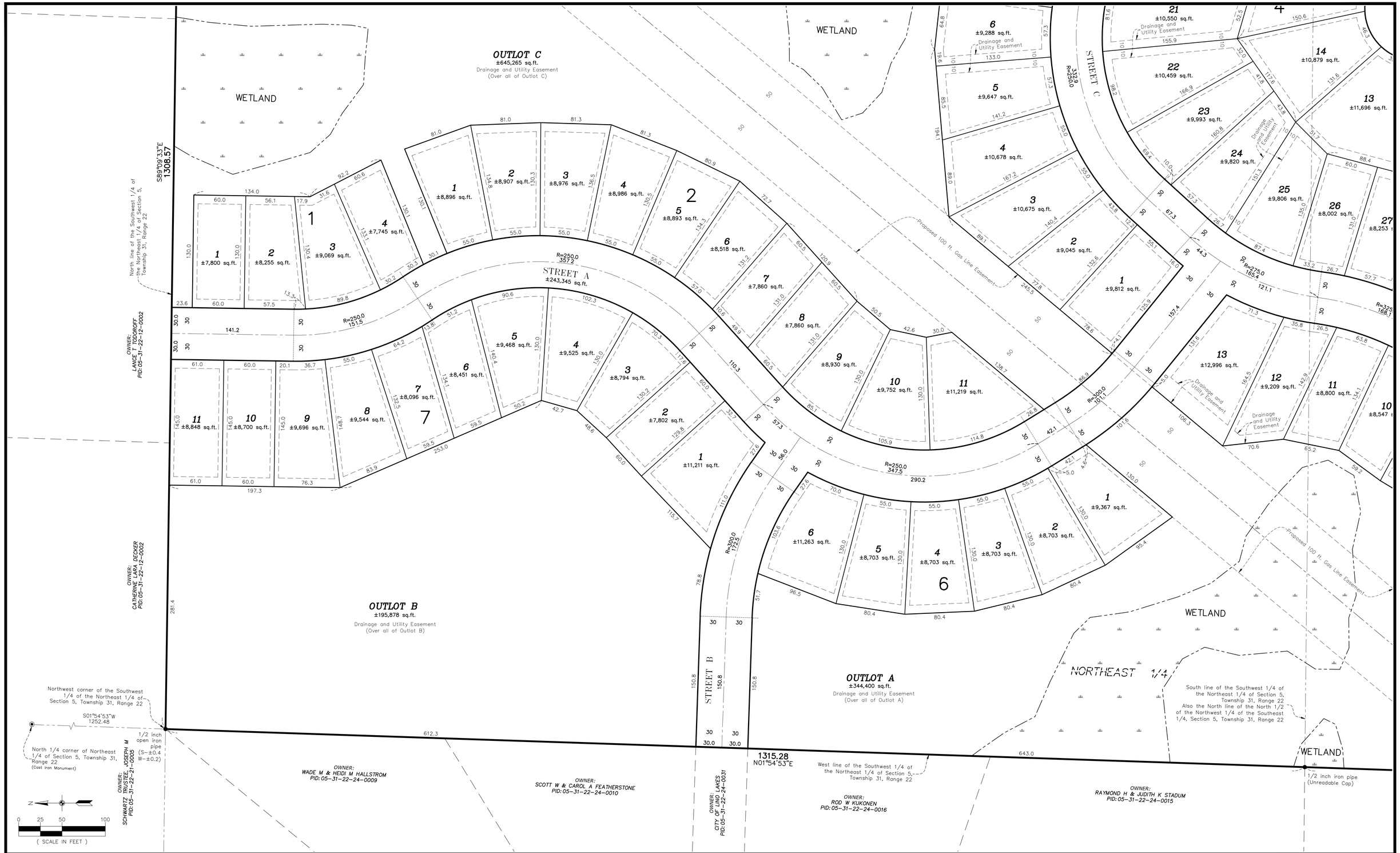

CARLSON ENGINEERING
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SURVEYING
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3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/4/2025 License #: 40361

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M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, Minnesota 55416

NATURES REFUGE NORTH
Lino Lakes, Minnesota

PRELIMINARY PLAT

6 of 15

Save Date: 07/25/25 | F:\jobs\5401 - 5420\5412-03 - natures refuge north\cad c3d\survey\pre-plat\5412-03_preplat.dwg

PINE OAKS ADDITION

SECTION 5, TOWNSHIP 31, SOUTHWEST 1/4 OF THE

0 25 50 100
(SCALE IN FEET)

Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22
1/2 inch open iron pipe

S01°53'15"W
1310.67

East line of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22

East line of the Northwest 1/4 of Section 5,
3/4 inch open iron pipe

S89°09'33"E
1308.57

North line of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22

822.2

OWNER: PINE ACRES DEVEL. CO PID:05-31-22-11-0024

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0007

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0008

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0009

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0010

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OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0012

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0013

OWNER: PINE ACRES DEVELOPMENT CO PID:05-31-22-14-0014

OWNER: BRUCE R. & BARBARA S LUNDELL PID:05-31-22-12-0004

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

935.9

297.3

OUTLOT C
±624,520 sq.ft.
Drainage and Utility Easement
(Over all of Outlot C)

Proposed 100 ft. Gas Line Easement

Proposed 100 ft. Gas Line Easement

50

50

50

OUTLOT E
±10,172 sq.ft.

STREET C

STREET D
269.9

STREET A
±243,345 sq.ft.

R=250.0
3329

R=250.0
357.2

R=275.0
165.4

R=60.0
275.2

R=60.0
141.1

R=60.0

Drainage and Utility Easement

1	±7,826 sq.ft.	
2	±8,152 sq.ft.	
3	±8,152 sq.ft.	
4	±9,259 sq.ft.	
5	±9,917	
6	±9,288 sq.ft.	
7	±8,265 sq.ft.	
8	±8,190 sq.ft.	
9	±8,005 sq.ft.	
10	±8,241 sq.ft.	
11	±8,675 sq.ft.	
12	±9,352 sq.ft.	
13	±8,396 sq.ft.	
14	±10,879 sq.ft.	
15	±11,366 sq.ft.	
16	±9,642 sq.ft.	
17	±11,315 sq.ft.	
18	±12,211 sq.ft.	
19	±8,921 sq.ft.	
20	±9,542 sq.ft.	
21	±10,550 sq.ft.	
22	±10,459 sq.ft.	
23	±9,993 sq.ft.	
24	±9,820 sq.ft.	
25	±9,806 sq.ft.	
26	±8,002 sq.ft.	
27	±8,253 sq.ft.	
1	±7,800 sq.ft.	
2	±8,255 sq.ft.	
3	±9,069 sq.ft.	
4	±7,745 sq.ft.	
1	±8,896 sq.ft.	
2	±8,907 sq.ft.	
3	±8,976 sq.ft.	
4	±8,986 sq.ft.	
5	±8,893 sq.ft.	
6	±8,518 sq.ft.	
7	±7,860 sq.ft.	

CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 3/4/2025 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 3/4/2025
FILE NO: 957

Revisions:
1. 4/25/25 Per City & Watershed Comments
2. 6/4/25 Per City & Watershed Comments
3. 6/26/25 Per City Comments
4. 7/25/25 Per City Comments

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, Minnesota 55416

NATURES REFUGE NORTH
Lino Lakes, Minnesota

PRELIMINARY PLAT

7 of 15

Save Date: 07/25/25 F:\jobs\5401 - 5420\5412-03 - natures refuge north\cad c3d\survey\pre-plat\5412-03_preplat.dwg

NATURES REFUGE NORTH

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 5, TWP. 31, RGE. 22

KNOW ALL PERSONS BY THESE PRESENTS: That M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, owner of the following described property:

The Southwest Quarter of the Northeast Quarter Section 5, Township 31, Range 22, and the North Half of the Northwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 22, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as NATURES REFUGE NORTH and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

M/I HOMES OF MINNEAPOLIS/ST. PAUL, LLC

_____
John Rask, Area President

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20____ by John Rask, Area President of M/I Homes of Minneapolis/St. Paul, LLC, a Delaware limited liability company, on behalf of the company.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

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

Dated this _____ day of _____, 20____.

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

STATE OF_____
COUNTY OF_____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Thomas R. Balluff.

_____ (Signed)
_____ (Printed)
Notary Public, _____
My commission expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of NATURES REFUGE NORTH was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

By: _____, Mayor

By: _____, Clerk

COUNTY SURVEYOR

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

_____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By: _____, Deputy

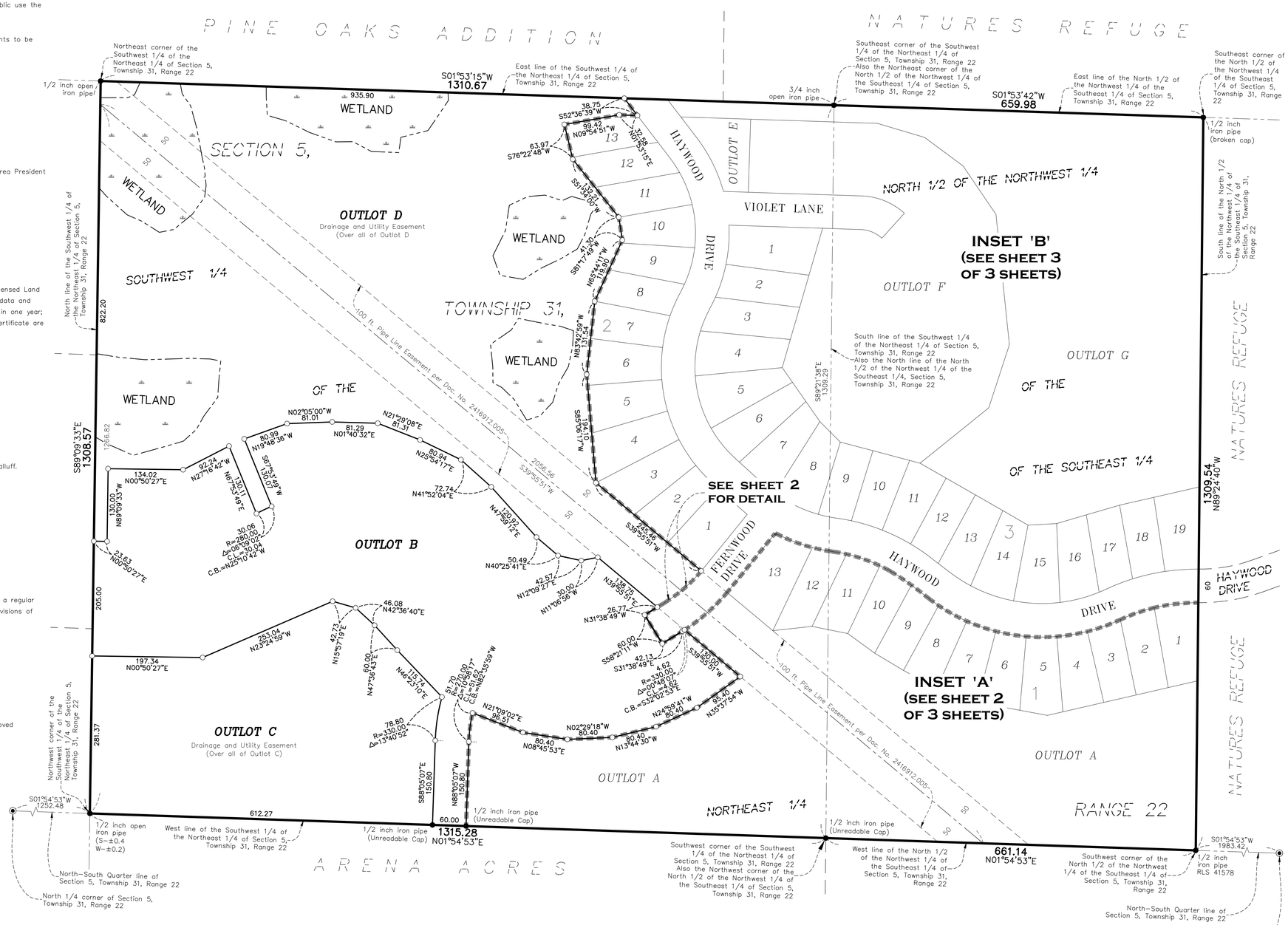
COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of WATERMARK 8TH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock ___M. and was duly recorded as Document Number_____.

_____
County Recorder/Registrar of Title

By: _____, Deputy



For the purposes of this plat, the North line of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22 is assumed to have a bearing of South 89 degrees 09 minutes 33 seconds East.

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument, as noted

◉ Denotes Found Anoka County Cast Iron Section Monument

Denotes wetlands delineated by Kjolhaug Environmental services in 2023

GRAPHIC SCALE
0 50 100 200
(SCALE IN FEET)
1 INCH = 100 FEET

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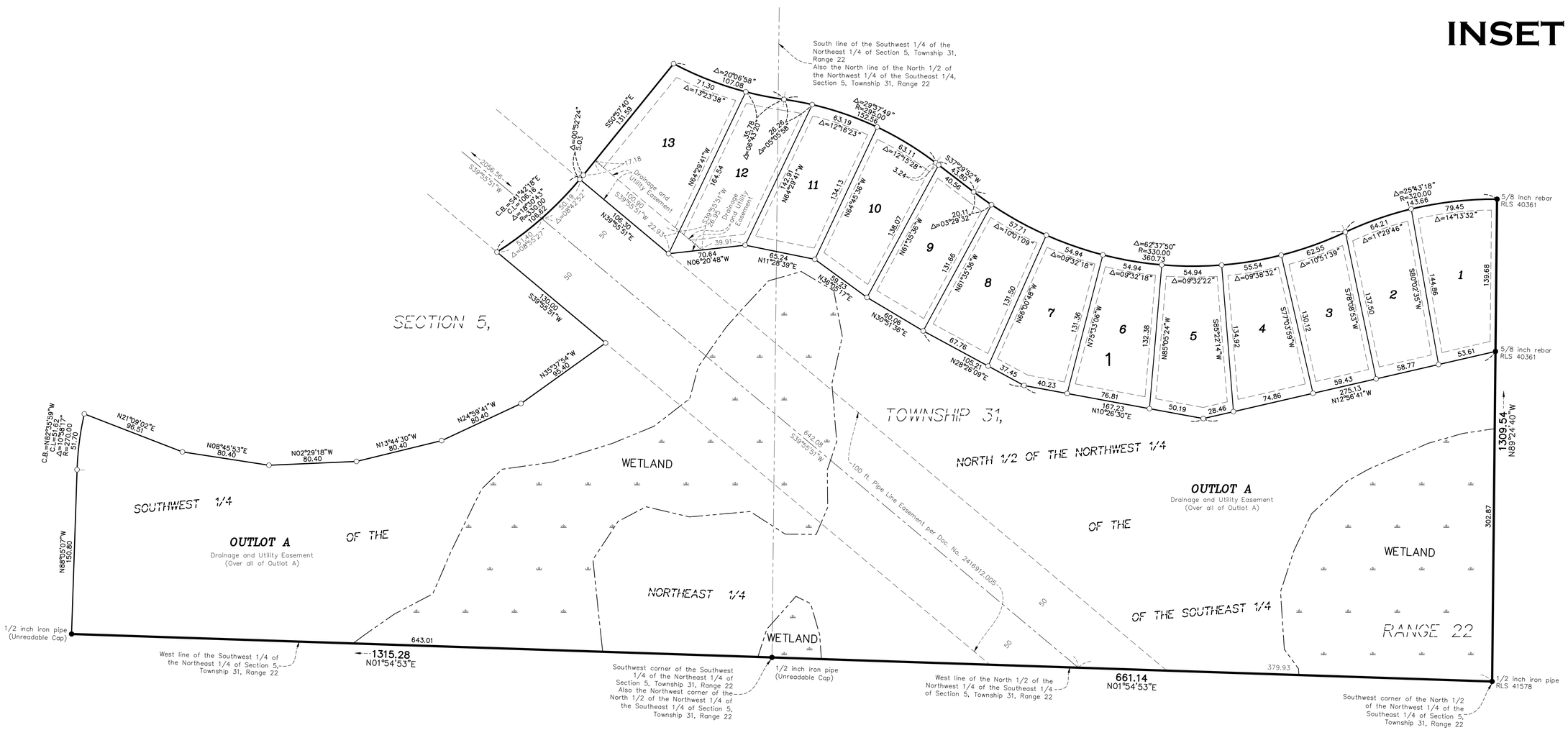
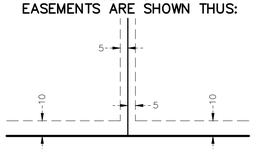
NATURES REFUGE NORTH

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 5, TWP. 31, RGE. 22

INSET A



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

GRAPHIC SCALE
0 25 50 50
(SCALE IN FEET)
1 INCH = 50 FEET

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument, as noted

Denotes wetlands delineated by Kjolhaug Environmental services in 2023

CARLSON ENGINEERING
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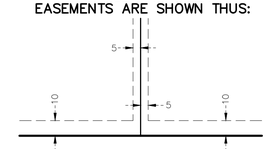
NATURES REFUGE NORTH

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 5, TWP. 31, RGE. 22

INSET B

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



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

○ Denotes 5/8 inch by 14 inch Rebar, set or to be set within one year of recording of this plat and marked with license number 40361

● Denotes Found Iron Monument, as noted

Denotes wetlands delineated by Kjolhaug Environmental services in 2023

OUTLOT E

OUTLOT F

OUTLOT G
Drainage and Utility Easement
(Over all of Outlot G)

HAYWOOD DRIVE

VIOLET LANE

FERNWOOD DRIVE

Drainage and Utility Easement

100 ft. Pipe Line Easement per Doc. No. 2416912.005

3/4 inch open iron pipe

Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22
Also the Northeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 31, Range 22

East line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 31, Range 22

Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 31, Range 22

1/2 inch iron pipe (broken cap)

South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 31, Range 22

South line of the Southwest 1/4 of the Northeast 1/4 of Section 5, Township 31, Range 22
Also the North line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 5, Township 31, Range 22

5/8 inch rebar RLS 40361

5/8 inch rebar RLS 40361

GRAPHIC SCALE
0 25 50 50
(SCALE IN FEET)
1 INCH = 50 FEET

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Memorandum

To: **Eric Zweber, WSB**

Cc: **Katie Larsen, Lino Lakes City Planner**

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

Date: **August 6, 2025**

Re: **Natures Refuge North - Preliminary Plat**
Natures Refuge North 1st Addition - Final Plat
Engineering Review - 023898-000

WSB's review of the Preliminary Plat submittal for the Natures Refuge North development and the Final Plat submittal for Natures Refuge North 1st Addition in Lino Lakes, MN, prepared by Carlson and received July 9, 2025. Our comments were made on the following documents:

- Natures Refuge North Plans prepared by Carlson, dated June 26, 2025.
- Lift Station information, received July 18, 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.

Carlson (4/25/2025) responses in red.
WSB (5/23/2025) responses and new comments in blue.
Carlson (6/6/2025) responses in orange.
WSB (6/25/2025) responses and new comments in green.
WSB (8/6/2025) responses and new comments in purple.

Engineering

- **General**

The Natures Refuge North Addition is the second phase of the overall Natures Refuge development which includes 60 acres north of CSAH 14 (Main Street), west of CSAH 23 (Lake Street) and east of Wood Duck Trail. The current conceptual project proposes 92 villa lots and associated infrastructure. This property was originally part of a larger development of which an Environmental Assessment Worksheet (EAW) was prepared. The evaluation concluded that the project did not have the potential for significant environmental effects.

- **Grading**

The Natures Refuge North Addition includes site grading for the 92 units as well as extensions of Haywood Drive and three local streets that are yet to be named.

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

Comments:

1. Show EOF elevations , locations, and routes for all low points in the paved and green spaces.
   Carlson (4/25/2025) EOF's have been added to all low points and ponds.
   WSB (5/23/2025) Verify proposed EOFs where elevations are undetermined or where drainage may overflow in multiple directions (see plan comments)
   Carlson (6/6/2025) See additional regional EOF exhibit attached. The limiting factor for EOF will be the existing home to the north at approximately 906.5
   WSB (6/25/2025) Complete

   a. EOF elevations must meet minimum freeboard requirements with building lowest opening elevations (LOEs)
      Carlson (4/25/2025) EOF's elevation have been verified to meet freeboard requirements.
      WSB (5/23/2025) Discuss freeboard requirements for Lot 168 (LO/WO)
      Carlson (6/6/2025) Rear of pad drains towards Pond 600. The northern side of the house is shown to drain towards the CBMH. The elevation of the north side of the house should remain above 10.0 to maintain freeboard. The portion of the house that is further south and drains towards Pond 600 should remain above 07.5 to maintain freeboard.
      WSB (6/25/2025) Complete - 'side berm' will need to be extended such that overflow drainage from the CB goes over the 09.0 EOF without going towards the swale by the house

2. WSB (5/23/2025) Describe removing the existing retaining wall and coordinating grading and restoration with the adjacent property owner east of Lot 101
   Carlson (6/6/2025) All coordination with the existing homeowner to be done by M/I Homes. Easement is in place to fill along the side of their house and match front yards and back yards. Homeowner to be notified prior to any work being done on their property. Overall, this will provide a better yard for both the existing home and new home.
   WSB (6/25/2025) Complete – To be addressed with future plans and Lot 1 Block 1 building permit

3. WSB (5/23/2025) Label all high points (particularly between lots along side lot lines – some missing)
   Carlson (6/6/2025) Added.
   WSB (6/25/2025) Complete

- **Stormwater Management**

Stormwater management for the Natures Refuge North Addition consists of storm sewer draining streets and yards, two sedimentation basins, and a large basin excavated for fill material. The stormwater systems shall meet the City's and Rice Creek Watershed District's (RCWD) Stormwater Management requirements. All proposed future public streets must meet City design standards. 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	0.26	0.95	8.68	Needed if basins landlocked
Proposed	0.45	1.07	7.46	Needed if basins landlocked

Comments:

1. ~~Outflow rates increase for all modeled storm events beyond what can be attributed to model accuracy. Further attempts at providing rate control must be made. For example, ditching flows from back yards to the inlets routing to BMPs, lowering the FES north of Wetland 50 to better route flows into Pond 500, or small rate-control basins at areas that cannot reasonably be routed into a BMP.~~
    a. ~~If increases cannot be avoided, it must be demonstrated that they will not cause an adverse downstream impact.~~

   ~~Carlson (4/25/2025) Flows have been adjusted and plans modified.~~
   ~~WSB (5/23/2025) Updated modeling shows the total existing flow rates are maintained, decrease, or increase within model tolerance. Rate control is met with this current design.~~

2. ~~The SWMP water quality calculations show 0.90 acres of existing impervious, however the HydroCAD existing modeling has 3.57 acres of unconnected roof land cover. Please clarify these differences.~~
   ~~Carlson (4/25/2025) Existing impervious adjusted within water quality calculations.~~
   ~~WSB (5/23/2025) Complete~~
3. ~~Please revise the Water Quality calculations in the SWMP as they do not match HydroCAD modeling. For instance, HydroCAD modeling shows 16.86 total acres and 7.52 acres of impervious routed to Pond 600, but the SWMP has a total area of 9.77 acres and 0.196 acres of impervious.~~
   ~~Carlson (4/25/2025) Water quality calculation updated.~~
   ~~WSB (5/23/2025) The SWMP still shows incorrect land covers for the Water Quality calculations of Pond 500 and 600. The planned drainage areas well exceed 0.973 and 2.511 acres, respectively.~~
   ~~Additionally, 9.02 acres of impervious area are claimed to be directed to ponds 500 and 600, but the submitted HydroCAD models only include 8.59 acres of impervious in the pond subcatchments. Compared to the 11.19 acres of total proposed impervious, there is significantly more than the 15% limit of new impervious not being treated for water quality as required in RCWD Rule C.6.(e).~~
   ~~Comment remains open. The Water Quality calculation pages still need to be corrected and total impervious not routed to BMPs is still over the 15% threshold.~~
   ~~Carlson (6/6/2025) Revised.~~
   ~~Note that within Pond 600 calculations, Subcatchments 25B, 30, 35, 600 & 601 will flow into Pond 600. Pond 500 has 1 subcatchment. Also added calculations for runoff control at the water quality volume for both ponds.~~

   ~~Per discussion, the impervious not being treated is all rear yard drainage. These areas will be filtered through grassed yards, wooded outlots, wetlands, and a dry pond. TSS and TP removals will occur and can be calculated through a MIDS model if necessary. Assumption is that most if not all the TSS and TP will be removed.~~
   ~~WSB (6/25/2025) Complete~~

4. ~~NURP criteria specify a maximum depth of 10'. Pond 500 has a depth of 11', raising the bottom elevation to 10' will bring it into NURP compliance and still keep the majority of its dead volume.~~
   ~~Carlson (4/25/2025) Pond 500 has been revised to a depth of 10'~~

WSB (5/23/2025) Complete

5. Per new RCWD standards, any new impervious flowing to a pond designed in accordance with NURP criteria counts as full water quality treatment, therefore the full volume credit can be claimed for new impervious flowing to Pond 500 and 600 if properly designed.
   Carlson (4/25/2025) Water quality revised.
   WSB (5/23/2025) Complete

6. Pond 300 should be renamed to Lake 300 as its depth is well in excess of the 10' max depth outlined in NURP criteria. Additionally, it cannot be counted as providing water quality treatment.
   Carlson (4/25/2025) Note has been revised.
   WSB (5/23/2025) Complete

7. Please clarify why drainage area 26S is modeled. It is offsite and has no change from existing to proposed conditions.
   Carlson (4/25/2025) 26S was modeled assuming the Street B connection to Andall may occur. We are assuming the new street will have ribbon curb and there will be no drainage increase to 26 (for now).
   WSB (5/23/2025) Noted.

8. The 2.5" event should be modeled in HydroCAD to determine runoff volumes needed for pond dead storage.
   Carlson (4/25/2025) The 2.5" event is calculated within our pond spreadsheet which gives us our required dead storage through calculations within this spreadsheet.
   WSB (5/23/2025) Noted, though per Comment 3 above, these calculations need to be updated.
   Carlson (6/6/2025) Revised.
   WSB (6/25/2025) Complete

9. As many wetlands receiving runoff are Type 1, they are classified as highly susceptible and therefore must have no increase in bounce or inundation period for the 2- and 10-year events.
   Carlson (4/25/2025) Kjolhaug environmental reviewed the wetland susceptibility and all wetlands were adjusted. No wetlands are considered highly susceptible.
   WSB (5/23/2025) Complete

10. Detailed storm sewer plans, profiles, and calculations will be needed in future submittals. This should include all utility crossings to confirm constructability and any need for insulation. It should also include structure type and sizing to confirm constructability with pipe alignments. It is likely that more storm sewer design comments will be generated at that time.
    a. The pipe run from FES to 503 as shown has a velocity under the minimum of 3 ft/s.

    Carlson (4/25/2025) The plan and profiles will be provided with final plans. Design spreadsheet and structure map provided until final plans are made.
    WSB (5/23/2025) Noted. This submittal does not include a profile view of utilities. To be completed

11. All proposed storm sewer serving public roads must be a minimum 15" diameter and consist of RCP.
    Carlson (4/25/2025) Noted.

~~WSB (5/23/2025) Multiple stretches of 12" pipe are shown in the provided storm design sheet, such as those coming from CBs 402A, 404, 415, etc. that must be upsized to 15".~~
~~Carlson (6/6/2025) Revised.~~
~~WSB (6/25/2025) Complete~~

12. ~~Inlet spread and run calculations, especially at sag points, will be needed to confirm public roads are designed in accordance with City standards of maintaining an 8' drivable lane during the 3-year storm event.~~
~~Carlson (4/25/2025) Spread calcs added – based on 3-year event.~~
~~WSB (5/23/2025) Complete~~

13. ~~Erosion control blankets must be shown on slopes 4:1 and steeper, such as around proposed basins.~~
~~Carlson (4/25/2025) Erosion control blanket added where necessary.~~
~~WSB (5/23/2025) Erosion control blanket is shown in some locations but is missing at other 4:1 slopes. See plan markups.~~
~~Carlson (6/6/2025) Added.~~
~~WSB (6/25/2025) Complete~~

14. ~~WSB (5/23/2025) If overflows exist between wetlands in HydroCAD modeling, they should be identical in both directions. For example, the overflow from W25-B to W25-A is at 905.0, but vice versa the overflow is at 904.7.~~
~~Carlson (6/6/2025) Revised to 905.0 both directions. Note that this does change flow and HWL very slightly. Numbers updated in all plans. Everything will remain within tolerances.~~
~~WSB (6/25/2025) Complete~~

15. ~~WSB (5/23/2025) The outlet pipe for Lake 300 will need a trash guard to minimize the likelihood of clogging the 4" orifice.~~
~~Carlson (6/6/2025) Trash guards will be added with final plans. See attached draft. (final to be submitted shortly)~~
~~WSB (6/25/2025) Complete~~

- **Water Supply**

The City's water supply system well firm capacity should meet or exceed its maximum day demand. This criteria is currently constrained by poor water quality in some wells, the White Bear Lake court orders and ongoing litigation, and annual variability in water use due to drought and other factors. The City's existing firm capacity (excluding Well No. 2 due to poor water quality) is 4.38 million gallons per day (MGD). The City's maximum day demand from 2015 to 2024 was 3.87 MGD. Near-term development within the City is projected to increase the maximum day demand by 0.42 MGD, bringing it to 4.29 MGD. The City is actively pursuing Well No. 7 to increase firm capacity, but it will likely not be in service until the fall of 2026. Based on the wide annual variability in maximum day demand and its susceptibility to drought conditions, the City will continue to monitor water demands and reserves the right to impose water restrictions and to reevaluate water supply capacity.

The City has begun conversations with the Minnesota Department of Natural Resources (DNR) about permitting Well No. 7 and is awaiting confirmation whether it can be constructed at this time given the ongoing White Bear Lake litigation.

Applicant to verify water pressure is adequate for all locations within the development. The watermain may need to be looped through the site, and the watermain will need to include a 12-inch diameter trunk watermain as identified in the Comprehensive Plan. All proposed units are required to be on the municipal water supply.

Water infrastructure for the Natures Refuge North Addition has not yet been designed and will need to be submitted for preliminary plat by the applicant. It is anticipated that the existing 16" DIP trunk main on Haywood Drive will need to be extended north through the development to the eastern boundary similar to what is shown in the City's 2040 Comprehensive Plan. A 12" stub will need to be extended to the west towards Arena Acres and Andall Street. Otherwise, the development will include a water system with predominately 8- inch diameter ductile iron pipe (DIP) water main with 1-inch Type K copper services being extended to each lot, consistent with the original Natures Refuge development. Water supply will need to be evaluated in conjunction with current pending DNR water appropriation approvals.

Comments:

1. ~~Connect to existing 16" DIP Watermain~~
   ~~Carlson (4/25/2025) Note added.~~
   ~~WSB (5/23/2025) Complete~~

2. ~~Identify on all plans coordinating with utility (gas) provider for utility installation, grading, and street construction~~
   ~~Carlson (4/25/2025) Note added.~~
   ~~WSB (5/23/2025) Complete~~

3. ~~Verify potential conflicts at all utility crossings~~
   a. ~~Maintain minimum 18" separation from watermain/services~~
      ~~Carlson (4/25/2025) Watermain will be adjusted (lowered) as needed to maintain separation from service crossings. This will be determined with final plans.~~
      ~~WSB (5/23/2025) To be completed with final plans~~

   b. ~~Insulate when separation between storm sewer and watermain or forcemain is less than 36"~~
      ~~Carlson (4/25/2025) Noted. To be shown on final plans.~~
      ~~WSB (5/23/2025) Complete~~

4. ~~Provide barricades to protect the temporary hydrant at the ends of Street A and Street C~~
   ~~Carlson (4/25/2025) Barricades added and called out on site plan.~~
   ~~WSB (5/23/2025) Complete – Future thru street sign to be added with final plat~~

5. ~~Add a gate valve to the western leg of the Street C/D tee~~
   ~~Carlson (4/25/2025) Valve added~~
   ~~WSB (5/23/2025) Complete~~

6. ~~Extend watermain and hydrant with Street B to Andall Street with this development~~
   ~~Carlson (4/25/2025) Street added and grading as been adjusted.~~
   ~~WSB (5/23/2025) Complete~~

7. ~~WSB (5/23/2025) Show gate valve symbol at connection to existing~~
   ~~Carlson (6/6/2025) Revised.~~

~~WSB (6/25/2025) Complete~~

8. WSB (8/6/2025) The applicant shall review the water pressure at the north end of the existing Natures Refuge development in coordination with City Public Works staff

- **Sanitary Sewer**

Sanitary sewer collection for the Natures Refuge North Addition has not yet been proposed and will need to be submitted for preliminary plat by the applicant. It is anticipated that the existing 10- inch diameter poly-vinyl chloride (PVC) trunk main on Haywood Drive will be extended north to serve a portion of the proposed addition. The remainder of the addition will need to be evaluated by the applicant as to whether a lift station as shown in the City's 2040 Comprehensive Plan is necessary. If necessary, the lift station will need to be oversized to accommodate the remaining sanitary sewer district 2K and a portion of 2A. Oversizing costs for the lift station will be credited by the City. The site will otherwise be served by 8- inch diameter main along with 4-inch Schedule 40 PVC service pipe to each lot. Additional sanitary sewer stubs will be extended to the west, north, and east. The proposed sanitary sewer is consistent with the with the original Natures Refuge development.

Comments:

~~1. Connect to existing 10" PVC SDR 35 sanitary sewer main~~

~~a. Match existing slope~~
~~Carlson (4/25/2025) Note added. Existing invert and slope based on proposed stub elevation from Natures Refuge.~~
~~WSB (5/23/2025) Complete~~

2. [Lift Station]

~~a. The lift station can be raised by 2 feet~~
~~Carlson (4/25/2025) Per discussion, the lift station was raised 4-feet.~~
~~WSB (5/23/2025) Complete~~

~~b. Projected peak hourly flow from 228 residential units is about 120 gpm, so 8" sewers shown are sufficient.~~
~~Carlson (4/25/2025) Noted~~
~~WSB (5/23/2025) Complete~~

~~i. Forcemain will be 4".~~
~~Carlson (4/25/2025) Noted~~
~~WSB (5/23/2025) Complete~~

~~c. Deep 35' build at the lift station, but looks like it's needed to serve the northeast corner by gravity.~~
~~Carlson (4/25/2025) Noted~~
~~WSB (5/23/2025) Complete~~

~~i. Looks like about 50' radius around wet well for excavation during construction, hopefully enough unless Geotech requires shallower embankment.~~
~~Carlson (4/25/2025) Noted. Assuming sandy soils – 1:1 minimum will be needed. Easement does cover a 50' radius from the center of~~

~~lift station. Future maintenance should be covered. Sheet piling or trench box should cover any embankment issues along the street side if for some reason the lift station needed to be repaired.~~
~~WSB (5/23/2025) Complete~~

~~d. Can the 12' build at the northwest corner serve the street extending north outside the service area if desired?~~
~~Carlson (4/25/2025) No. Currently it does not. Please advise if this sanitary line needs to service the area to the north.~~
~~WSB (5/23/2025) Engineering to verify with final plat~~

~~3. Insulate all sewer with less than 7' cover~~
~~a. Consider lowering the watermain to limit conflicts between services and mains~~
~~Carlson (4/25/2025) Watermain will be lowered as-needed for service conflicts – this will be shown with final plans.~~
~~WSB (5/23/2025) To be completed with final plans~~

4. WSB (8/6/2025) Lift station pumps shall be 5 HP for ultimate build (~200 gpm at ~55' TDH).

5. WSB (8/6/2025) The permanent standby natural gas generator does not need to be installed at this time. Instead, a receptacle for the City's portable generator and a manual transfer switch shall be installed now. The concrete slab and conduit for the future generator shall still be installed now.

6. WSB (8/6/2025) Lift Station Plan
   a. Change valve vault access and bypass castings to a single 30"x30" hatch.
   b. Extend concrete slab 3' past valve vault.
   c. Shift wet well vent pipe to west side of hatch so as not to obstruct access from driveway (still behind hatch when open).

7. WSB (8/6/2025) Electrical Plan
   a. Confirm that 240V, 3-phase power is available.
   b. Remove VFDs.
   c. Update pump and mixer horsepowers.
   d. Shift light pole southeast so it's not between wet well and valve vault.

- **Transportation**

The proposed development will have a primary access from Haywood and Glenwood Drives. Which is the shortest route out the proposed neighborhood. The City also requires a connection to Andall St. to the existing Arena Acers Development. The City has an existing right of way to provide access to the easterly property.
Per the traffic study the connection to Andall St will receive minimal traffic, however it will provide connectivity for public safety and the neighborhoods it serves. This connection is in conformance with the City's Ordinances for adjoining adjacent subdivision for reasonable circulation of traffic. The City of Lino Lakes' Comprehensive Plan requires neighborhood street connections for reduced travel times and linking neighborhoods together.

The City's Engineering and Public Safety departments submit that the roadway connection to Andall Street shall be constructed as detailed below.

Trails and sidewalks

A trail is proposed extending from the south end of the development at the connection with Natures Refuge, to the north end of the development and branching west to one of the new streets. Reference the City Planner's report for trail and sidewalk detail.

Comments:

1. ~~There is little to no significant impact on the adjacent streets and intersections due to the trips expected to be generated by the proposed development.~~
   ~~Carlson (4/25/2025) Noted~~
   ~~WSB (5/23/2025) Complete~~

2. ~~There is no difference in operations with or without the Andall Street access.~~
   a. ~~Improving Fire and Life Safety response to both neighborhoods (providing additional means of access).~~
   b. ~~Connectivity of neighborhoods which generally results in a reduction of overall vehicle miles traveled~~
   c. ~~Provides access for the existing neighborhood to sidewalks and trail system. Also, can provide a far safer route to/from the school with almost no need to walk/bike on CSAH 14.~~
      ~~Carlson (4/25/2025) Noted – Street added~~
      ~~WSB (5/23/2025) Complete~~

3. ~~It may be beneficial to look into providing a trail extension from the school to Basswood to provide a non-motorized connection to the school completely independent from CSAH 14.~~
   ~~Carlson (4/25/2025) Noted~~
   ~~WSB (5/23/2025) To be further reviewed with final plans~~

4. ~~The CSAH 14/Wood Duck intersection is expected to operate acceptably during full-build scenarios, however it still would improve safety by providing exclusive left-turn lanes on CSAH 14. Would get queueing vehicles out of the through lane and eliminate the potential for through vehicles to use the right-tun lanes as bypass lanes.~~
   ~~Carlson (4/25/2025) Noted~~
   ~~WSB (5/23/2025) To be further reviewed with final plans~~

5. ~~Andall Street should be constructed as a 24 foot wide roadway within the cleared path from the watermain / fire hydrant extension to the Arena Acres Development. The City will consider a sidewalk on one side of the roadway during the final plat review. It is anticipated that approximately 15 trees will be removed with the construction of the watermain and roadway. There will also be wetland impacts that will need to be mitigated.~~
   ~~Carlson (4/25/2025) Street has been adjusted.~~
   ~~WSB (5/23/2025) Complete~~

6. ~~Provide a striped crosswalk at the east end of Street C instead of having the trail cross the road~~
   ~~Carlson (4/25/2025) Trail adjusted. Markings to be provided with final plans~~
   ~~WSB (5/23/2025) To be completed with final plans~~

a. ~~Provide pedestrian crossing and advanced pedestrian crossing signs~~
~~Carlson (4/25/2025) Pedestrian crossing will be shown with final plans.~~
~~WSB (5/23/2025) To be completed with final plans~~

b. ~~Provide pedestrian ramps~~
~~Carlson (4/25/2025) Trail adjusted in order for pedestrian ramps to be installed~~
~~WSB (5/23/2025) Complete~~

c. ~~Realign trail to cross Street C at a perpendicular angle~~
~~Carlson (4/25/2025) Revised~~
~~WSB (5/23/2025) Complete~~

7. ~~Provide barricades to protect the temporary hydrant~~
~~Carlson (4/25/2025) Barricades added and called out on site plan.~~
~~WSB (5/23/2025) Complete – Future thru street sign to be added with final plat~~

8. ~~Provide a separate trail easement for the public trail crossing Outlot D~~
~~Carlson (4/25/2025) This will be provided with final plans – once trail is built~~
~~WSB (5/23/2025) To be completed with final plans~~

9. ~~Provide road profiles meeting 30 MPH horizontal and vertical design curves~~
~~Carlson (4/25/2025) Speed limit reduction signs will be provided in lieu of meeting 30 MPH horizontal and vertical curves. These will be provided with final plans.~~
~~WSB (5/23/2025) To be completed with final plans~~

- **Wetlands and Environment**

The project proposes approximately 1.62 acres of wetland impact. A wetland replacement plan will need to be submitted, reviewed, and approved through RCWD and the City.

A Wetland Replacement Plan application must include a statement from the MnDNR, or the applicant's licensed professional, based on MnDNR database review, as to the potential presence of an endangered or threatened species or potential impact to a rare natural community (Minn. Rules 8420.0330, subp. 3.A(5); 8420.0525). Applicants should initiate this review early.

The current WCA NOD document states they are avoiding impacts to wetland 8 however, wetland 8 will be impacted with the connection to Andall Street and should be included with the impacts.

Review of the MnDNR's Natural Heritage Information System database indicates the potential presence of several protected species within and near the project area, including protected plant species. The applicant should coordinate with the DNR on the need for additional studies or surveys.

Wetland buffers meeting minimum and average requirements will be required around all wetland areas following construction. Any disturbed buffer areas should be seeded with a seed mix containing native, non-invasive, species.

- **Landscaping**

A Landscape Plan for Natures Refuge North Addition has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

The Natures Refuge North Addition does not impact the existing floodplain.

- **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. ~~More detailed storm sewer plans must be submitted to sufficiently review required drainage and utility easements over pipes.~~
    a. ~~**This could potentially impact lot widths of existing parcels**~~
    ~~Carlson (4/25/2025) Design spreadsheet provided – storm depths verified easements verified.~~
    ~~WSB (5/23/2025) Confirm pipe depths from 401-401A and 419-407, grading seems to show pipe depths greater than 10' between the houses, this would require easement in excess of 10' to cover excavation at 1:1 slopes out from the pipe alignment. Providing profile view of pipes would simplify this check.~~
    ~~Carlson (6/6/2025) See attached final plan & profiles (DRAFT).~~
    ~~WSB (6/25/2025) Complete~~

2. ~~Provide a separate trail easement for the public trail crossing Outlot D~~
    ~~Carlson (4/25/2025) Trail easement will be provided after trail is constructed.~~
    ~~WSB (5/23/2025) To be completed.~~

3. ~~WSB (5/23/2025) Provide easement for temporary turnaround~~
    ~~Carlson (6/6/2025) Easement added. Will be provided as a separate easement document with final plans.~~
    ~~WSB (6/25/2025) Complete~~

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater maintenance for public facilities in the Natures Refuge North Addition will be covered under the City's Programmatic Stormwater Management Agreement after the

facilities have been installed and accepted by the City. Borrow areas / Lakes area will be maintained by the HOA.

- **Permits Required**

Potential permits may include some of the following and others:

1. ~~NPDES General Construction Permit~~
   ~~Carlson (4/25/2025) To be acquired prior to grading – will be acquired with final plans~~
   ~~WSB (5/23/2025) To be completed~~

2. ~~City of Lino Lakes Zoning Permit for Construction~~
   ~~Carlson (4/25/2025) To be with final plans~~
   ~~WSB (5/23/2025) To be completed~~

3. ~~Minnesota Pollution Control Agency Sanitary Sewer Extension Permit~~
   ~~Carlson (4/25/2025) To be with final plans~~
   ~~WSB (5/23/2025) To be completed~~

4. ~~Minnesota Department of Health~~
   ~~Carlson (4/25/2025) To be with final plans~~
   ~~WSB (5/23/2025) To be completed~~

5. ~~Rice Creek Watershed District Permit~~
   ~~Carlson (4/25/2025) To be acquired prior to grading~~
   ~~WSB (5/23/2025) To be completed~~

6. ~~US Army Corps of Engineers Section 404 Permit~~
   ~~Carlson (4/25/2025) To be acquired prior to grading~~
   ~~WSB (5/23/2025) To be completed~~

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 Hankee at (651) 982-2430 or dhankee@linolakes.us.

Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: August 6, 2025

Re: Environmental Comments – Natures Refuge North Final Plat

Environmental Board had recommended the following at their March 26, 2025 meeting:

1. Coordinate with the Rare Plant Rescue group (contact Carrie Taylor at Anoka Conservation District) to allow for transport of any rare plants for which impact is unavoidable to a donor site, such as Wollan's Park Wetland Bank in Lino Lakes.

2. Show minimal plantings of oaks along the two stormwater ponds. These areas are to remain largely unplanted to encourage native plant species. A few oaks should be scattered around the basin to provide soil stabilization and screening.

    a. Add additional oaks along the backside of pond-500. Tree spacing of approximately 200-250' will be similar to the development to the south and allow for the natural oak savannah restoration

3. 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
    c. Stormwater Pond 500 and 600 are shown to be collecting drainage from wetland overflows. Verify basins are sized to handle additional runoff

i. Credit is not given for drainage from the wetlands that is directed to the stormwater ponds

4. City Tree Protection Fence detail should be added to the plan sheet. Standard detail Gen-27

5. Trees scheduled to be preserved must have Tree Protection Fence installed in accordance with City tree protection fence detail.

6. Ash trees preserved will not provide any existing tree credit. All ash trees should be removed unless noted they are and will continue to be treated for EAB on two-year rotations

7. Seed mixes should be updated to MNDOT seed mix design numbers for final plans. Please provide more site-specific mixes for each location. Currently showing wet ditch planting for stormwater areas and tall grass roadside mix for buffer locations.

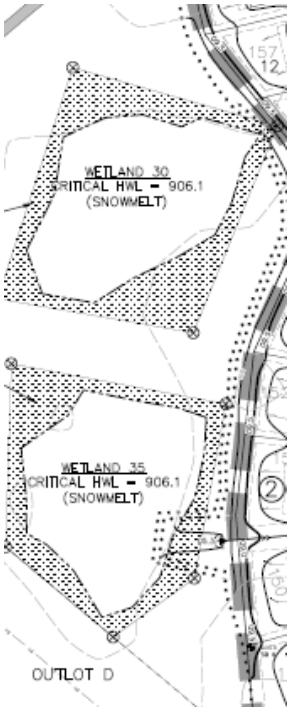
8. Low maintenance turf should be evaluated through out the development. Ground covers should be drought resistant to reduce the need for irrigation use.

9. Add a note to the landscape plan to stockpile topsoil and preserve during the project. Topsoil should be spread over the open space and natural areas to promote the existing seed bank and encourage native plants.

10. The project will disturb more than an acre of soil and will be required to obtain an NPDES permit. Proof of permit shall 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

11. Wetlands 30 and 35 are outside of the WMC buffer area. These wetlands appear to be outside of the area of disturbance. Staff recommends extending buffers around both wetlands as much as possible. Combining the buffer between the two wetlands would add the most protection and add additional wildlife benefits.
    a.



12. Confirm wetland outlets are above the HWL for the wetlands and will not affect hydrology during final design.

13. The Andall St connection should have the minimum width as derived from the traffic study and allowed by city ordinance to allow for emergency services and public street connection. Reduction of the road width will preserve wetlands and trees through the corridor.

    a. Trail connections should be provided along with water stubs for fire prevention.
    b. This will be evaluated as final design of the roadway is staked.

14. Tree removal should be completed in the fall or winter to minimize impacts to migrating or nesting bat populations

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

16. Submit the approved MN DNR Take Permit

PLANNING & ZONING BOARD
AGENDA ITEM 6D

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: August 13, 2025

REQUEST: Java Lino Lakes Second Addition Final Plat

CASE NUMBER: FP2025-0003

APPLICANT: Java Companies, LLC
Attn: Mark Krogh, Manager
879 Scheffe Avenue
St. Paul, MN 55102

OWNER: Same

INTRODUCTION

The applicant, Java Companies, LLC., submitted a land use application for Java Lino Lakes Second Addition final plat. The final plat subdivides Lot 2, Block 1, Java Lino Lakes into two (2) separate lots.

Tentative Review Schedule:

Complete Application Date:	July 18, 2025
60-Day Deadline:	September 16, 2025
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 13, 2025
City Council Work Session:	September 8, 2025
City Council Meeting:	September 8, 2025

The Land Use Application is:

- Final Plat for 3 commercial lots

This staff report is based on the following information:

- Java Lino Lakes 2nd Addition civil plan set prepared by Design Tree revision date July 15, 2025
- Java Lino Lakes P2nd Addition Preliminary Plat prepared by Design Tree dated March 28, 2025
- Java Lino Lakes Second Addition Final Plat prepared by Design Tree received on July 15, 2025
- Final Stormwater Management Study Java Lino Lakes 2nd Addition prepared by Design Tree dated May 27, 2025
- Title Commitment dated April 23, 2025

BACKGROUND

On April 14, 2025, the City Council passed Resolution No. 25-45 approving the Java Lino Lakes final plat. The plat created three (3) commercial lots along Lake Drive. Lot 2, Block 1, Java Lino Lakes was proposed to have a 3 unit multi-tenant retail building. The applicant is now proposing to subdivide this lot into 2 lots for the purpose of constructing a standalone Chipotle Restaurant and a standalone Pacific Dental office. Lot 1, Block 1, Java Lino Lakes 2nd Addition will still be an O'Reilly's Auto Parts retail store as originally planned.

On June 9, 2025, the City Council passed Resolution No. 25-77 approving the Java Lino Lakes Second Addition preliminary plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code for zoning and subdivision requirements.

ANALYSIS

The final plat contains the following lots:

Parcel	Acres	Purpose
Lot 1, Block 1	1.50 acres	Retail auto part sales (O-Reilly's Auto Parts)
Lot 2, Block 1	0.68 acres	Office-Business Clinic (Pacific Dental)
Lot 3, Block 1	0.84 acres	Restaurant (Chipotle)
TOTAL	**3.02 acres**	

Findings of Fact

Per City Code Section 1001.057 Review, Approval or Denial:

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

(a) The final plat shall substantially conform to the approved preliminary plat and phasing plan;

The final plat substantially conforms with the preliminary plat.

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

Not applicable. This is a three (3) lot commercial subdivision and will be platted in one (1) phase.

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

The conditions of the preliminary plat have been substantially fulfilled. Securities will be required with a Development Agreement.

Public Land Dedication

The City collected cash fee per acre in lieu of land dedication for the commercial development with Java Lino Lakes final plat. No additional commercial acreage is being added to the plat; therefore, no additional fees shall be collected.

Title Commitment

The City Attorney reviewed the title commitment and final plat and had no comments.

Agreements

Stormwater Maintenance Agreement

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

Development Agreement and Final Plat

A Development Agreement will be prepared by the City and shall be executed.

Site Improvement Performance Agreement

Site Improvement Performance Agreements will be required for construction of each building.

RECOMMENDATION

Staff recommends approval of the Java Lino Lakes Second Addition final plat with the following conditions:

1. Declaration and/or agreements and exhibits shall be recorded detailing private maintenance responsibilities include the driveways, landscaped parking lot medians, island landscaping, lighting, and other related appurtenances.

The following items shall be addressed prior to release of the final plat mylars:

1. All comments from the City Engineer memo related to the final plat dated August 6, 2025.

The following items shall be addressed prior to issuing building permits within the plat:

1. All comments from the City Engineer memo dated August 6, 2025.
2. All comments from Environmental memo dated August 6, 2025.
3. All applicable plan sheets.
    a. The sidewalk on Lot 1, Block 2, Java Lino Lakes shall extend to the south lot line.

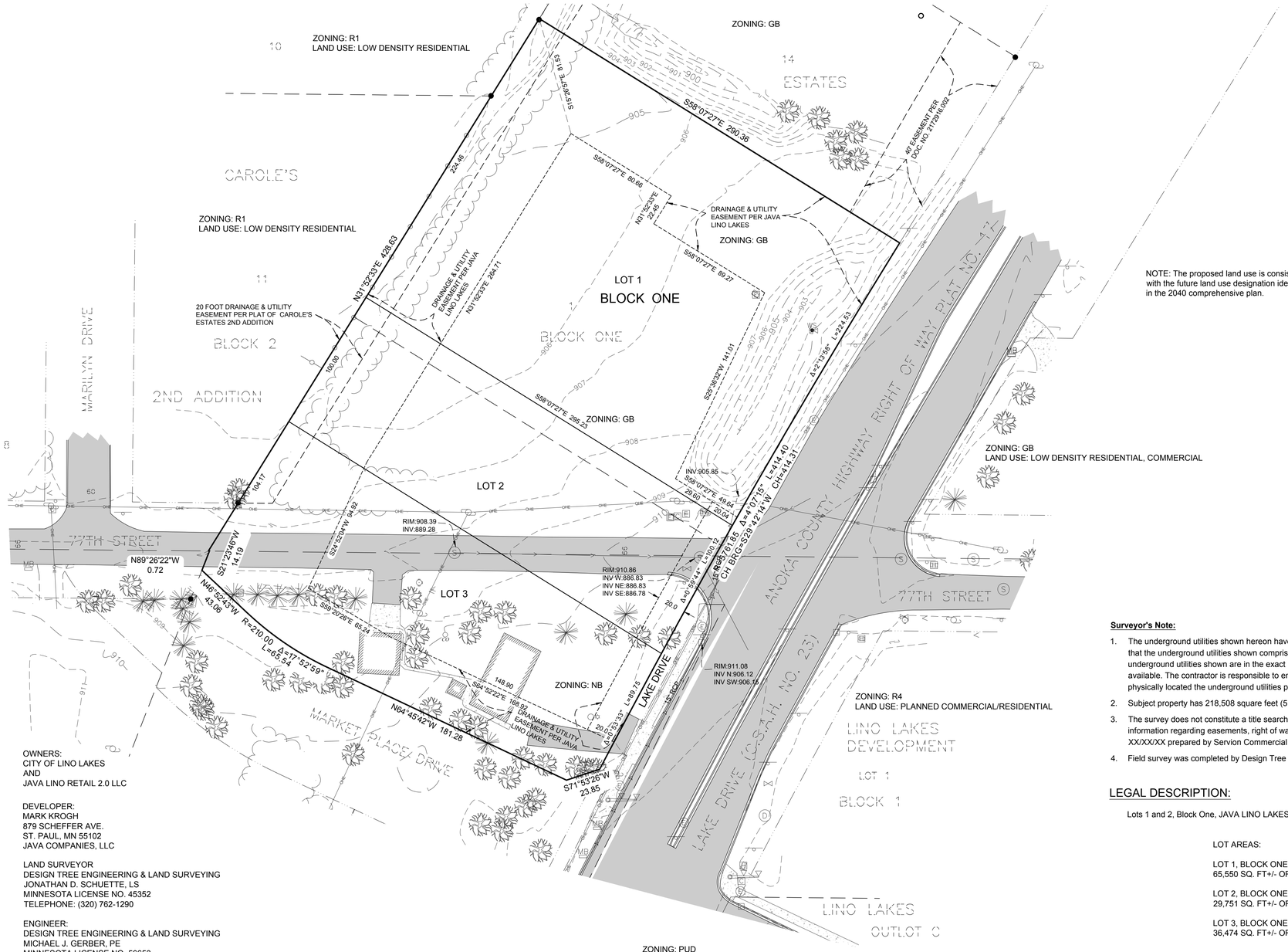
ATTACHMENTS

1. Preliminary Plat
2. Final Plat
3. City Engineer Memo dated August 6, 2025
4. Environmental Memo dated August 6, 2025

PRELIMINARY PLAT OF
JAVA LINO LAKES 2ND ADDITION

0 40' 80'
1 INCH = 40 FEET

= DENOTES COUNTY MONUMENT
= DENOTES FOUND IRON MONUMENT
= DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352



NOTE: The proposed land use is consistent with the future land use designation identified in the 2040 comprehensive plan.

LEGEND

- PLATTED & EXISTING LOT LINES
- EXISTING RIGHT OF WAY
- EASEMENT LINES
- CENTERLINE
- BOUNDARY LINE
- WOOD FENCE
- CHAINLINK FENCE
- WIRE FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERMAIN
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS LINE
- EDGE OF WETLAND
- BUILDING
- EDGE OF TREE LINE OR WOODS
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- AGGREGATE SURFACING
- LANDSCAPING
- HYDRANT
- GATE VALVE
- WELL
- SANITARY MANHOLE
- SANITARY SEWER CLEANOUT
- STORM MANHOLE
- CATCH BASIN
- APRON
- SHRUB
- POWER POLE
- LIGHT POLE
- GUY WIRE
- POWER BOX
- ELECTRIC METER
- COMMUNICATION PEDESTAL
- HAND HOLE
- GAS METER
- SIGN
- BOLLARD
- ELECTRIC MANHOLE
- WATER CURB STOP
- DECIDUOUS TREE
- CONIFEROUS TREE
- TRAFFIC SIGNAL
- FLAG POLE
- BEEHIVE CATCH BASIN

OWNERS:
CITY OF LINO LAKES
AND
JAVA LINO RETAIL 2.0 LLC

DEVELOPER:
MARK KROGH
879 SCHEFFER AVE.
ST. PAUL, MN 55102
JAVA COMPANIES, LLC

LAND SURVEYOR
DESIGN TREE ENGINEERING & LAND SURVEYING
JONATHAN D. SCHUETTE, LS
MINNESOTA LICENSE NO. 45352
TELEPHONE: (320) 762-1290

ENGINEER:
DESIGN TREE ENGINEERING & LAND SURVEYING
MICHAEL J. GERBER, PE
MINNESOTA LICENSE NO. 56653
TELEPHONE: (320) 762-1290

Surveyor's Note:

1. The underground utilities shown hereon have been located from field survey information and existing record drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The contractor is responsible to ensure that any existing utilities (shown or not shown) are not damaged during construction. The surveyor has physically located the underground utilities per Gopher State One Call Ticket No. 240100013, 240100015, 240100016 and 240100017.
2. Subject property has 218,508 square feet (5.01 acres) more or less.
3. The survey does not constitute a title search by Design Tree Engineering and Land Surveying to determine ownership or easements of record. For all information regarding easements, right of way and title of record, Design Tree Engineering and Land Surveying relied upon Title Commitments Numbers XX/XX/XX prepared by Servion Commercial Title with a preparation date of XX/XX/XX.
4. Field survey was completed by Design Tree on 12/21/2023.

LEGAL DESCRIPTION:

Lots 1 and 2, Block One, JAVA LINO LAKES, according to the recorded plat thereof, Anoka County, Minnesota.

LOT AREAS:

LOT 1, BLOCK ONE
65,550 SQ. FT+/- OR 1.50 ACRES +/-

LOT 2, BLOCK ONE
29,751 SQ. FT+/- OR 0.68 ACRES +/-

LOT 3, BLOCK ONE
36,474 SQ. FT+/- OR 0.84 ACRES +/-

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

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

PRINTED NAME: Jonathan D. Schuette

DATE: 03/28/25 LICENSE #: 45352

PREPARED FOR:
JAVA COMPANIES

LINO LAKES, MN

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DRAWN BY:	CWK
CHECKED BY:	JDS
PROJECT NO.:	10923008

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT

1 of 1

JAVA LINO LAKES SECOND ADDITION

City of Lino Lakes
County of Anoka
Sec. 8, Twp. 31, Rng. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Java Lino Retail 2.0 LLC, a Minnesota limited liability company, owner of the following described property:

Lots 1 and 2, Block One, Java Lino Lakes, according to the recorded plat thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as JAVA LINO LAKES SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Java Lino Retail 2.0 LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this_____ day of _____, 20____.

JAVA LINO RETAIL 2.0 LLC

_____
Mark Richard Krogh, Manager

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____ by Mark Richard Krogh, Manager of Java Lino Retail 2.0 LLC, a Minnesota limited liability company, on behalf of the company.

_____ (Signature)

_____ (Print Name)

Notary Public, _____County, Minnesota

My commission expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____day of _____, 20____.

_____
Jonathan D. Schuette, Licensed Land Surveyor
Minnesota License No. 45352

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Jonathan D. Schuette.

_____ (Signature)

_____ (Print Name)

Notary Public, _____County, Minnesota

My commission expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of JAVA LINO LAKES SECOND ADDITION was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this_____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

By _____ Mayor By _____ Clerk

COUNTY SURVEYOR

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

_____, 20____,

By _____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota

Statutes, Section 272.12, there are no delinquent taxes and tranfer entered this _____ day of _____, 20____.

_____
Property Tax Administrator

By _____ , Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of JAVA LINO LAKES SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of

_____, 20____, at _____o'clock _____M. and was duly recorded as Document Number _____.

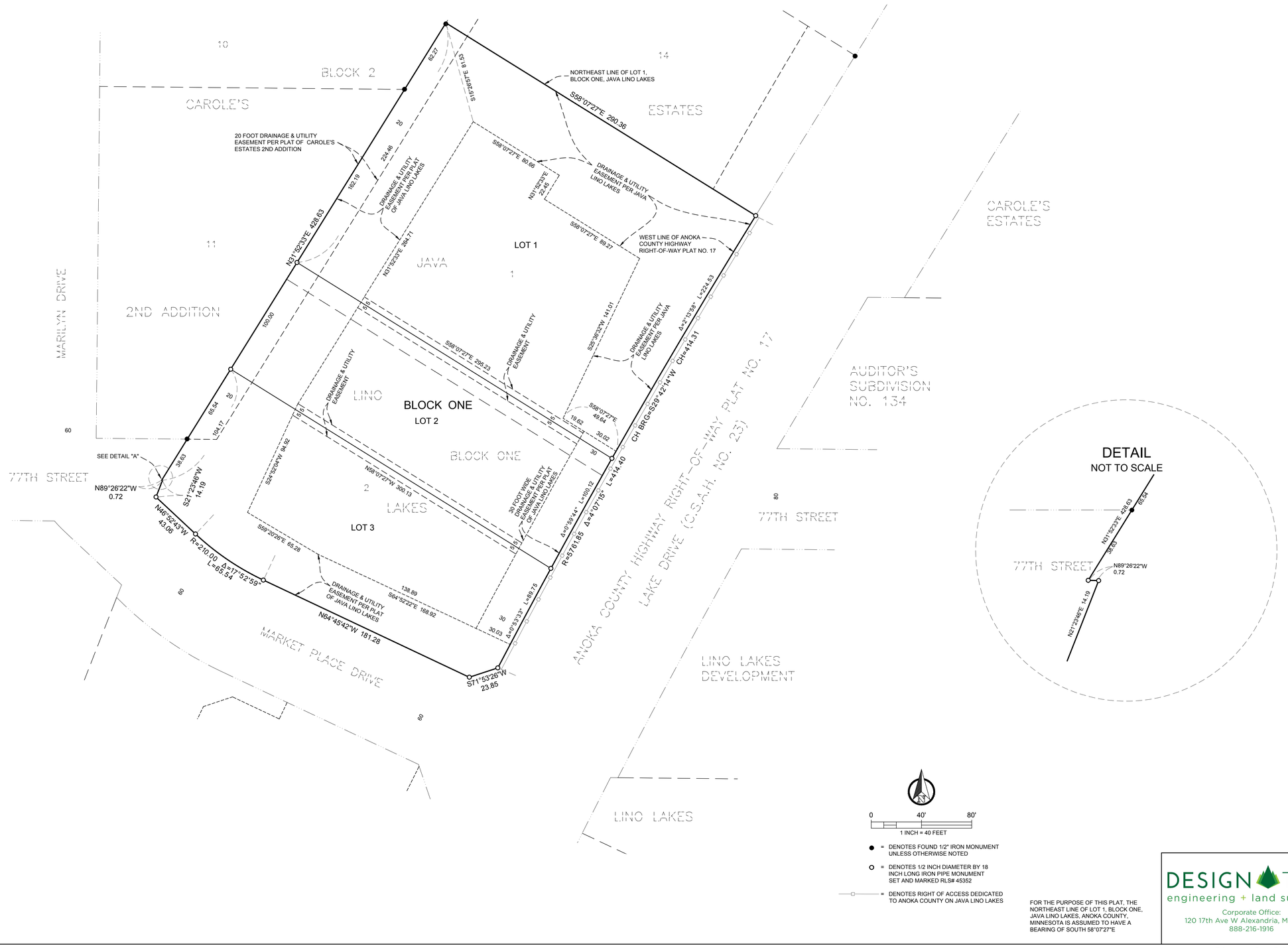
_____
County Recorder/Registrar of Titles

By _____ , Deputy

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

JAVA LINO LAKES SECOND ADDITION

City of Lino Lakes
County of Anoka
Sec. 8, Twp. 31, Rng. 22



● = DENOTES FOUND 1/2" IRON MONUMENT UNLESS OTHERWISE NOTED

○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352

= DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY ON JAVA LINO LAKES

FOR THE PURPOSE OF THIS PLAT, THE NORTHEAST LINE OF LOT 1, BLOCK ONE, JAVA LINO LAKES, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF SOUTH 58°07'27"E

DESIGN TREE
engineering + land surveying
Corporate Office:
120 17th Ave W Alexandria, MN 56308
888-216-1916

Memorandum

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

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

Date: **August 6, 2025**

Re: **Java Properties – Lino Lakes Retail 2.0 – 2nd Addition**
Final Plat Review
028824-000

WSB reviewed the site plans for the Lino Lakes Retail 2.0 site 2nd Addition by Java Properties in Lino Lakes, MN, received July 15, 2025. The site is located at 77th Street west of Lake Drive (CSAH 23). The lot has frontage along Lake Drive (CSAH 23). Comments were made on the following documents:

- Lino Lakes 2.0 2nd Addition Civil Plans prepared by Design Tree, dated July 15, 2025, received July 15, 2025.

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the planset that should be responded to as well. Not all redline comments are in the review memo. There were not separate site, utility, or grading plans for Chipotle, Pacific Dental or O'Reilly's (only architectural building drawings) so they utilize the same overall drawings and may have overlapping comments.

Design Tree Engineering (DTE) (3/11/2025) responses in red.
WSB (4/2/2025) responses and new comments in blue. (1st Addition)
Design Tree Engineering (DTE) (4/15/2025) responses in green.
WSB (5/7/2025) responses and new comments in purple. (2nd Addition)
Design Tree Engineering (DTE) (6/19/2025) responses in orange.
WSB (8/6/2025) responses and new comments in navy. (2nd Addition)

Engineering

- **General**

The Lino Lakes Retail 2.0 2nd Addition project proposes to construct three (3) commercial lots from the existing two (2) commercial lots of Lino Lakes Retail 2.0 1st Addition Block One. This includes the similar associated parking lot, utilities, landscaping, and stormwater management features as the Lino Lakes Retail 2.0 1st Addition specifically for Block One.

Comments:

1. ~~Revise all plan sheets with updated City plans for the 2025 Market Place Drive Realignment Project~~
   a. ~~Update items that will be constructed and removed as part of the project~~
      ~~(DTE 3/11/2025) See revised plans~~
      ~~(WSB 4/2/2025) See comments and as-bid plans~~
      ~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition~~

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

(DTE 6/19/2025) Plans have been updated with the 2025 Market Place Drive Realignment Project plans.
(WSB 8/6/2025) Complete

b. Coordinate the location and elevation of specific items such as utility services to be able to best serve the proposed sites within the scope of the City project.
(DTE 3/11/2025) Noted, see revised plans
(WSB 4/2/2025) See comments and as-bid plans
(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition
(DTE 6/19/2025) Plans have been updated with the 2025 Market Place Drive Realignment Project plans.
(WSB 8/6/2025) Complete

2. Developer/ Contractor shall coordinate relocation of existing utilities with private utility companies and City
   a. Relocation scheduling is per private utility companies
   (DTE 3/11/2025) Noted, this is being coordinated with City/utility companies
   (WSB 4/2/2025) Complete with construction
   (WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition
   (DTE 6/19/2025) Noted, this shall be coordinated during construction.
   (WSB 8/6/2025) Complete

   b. Developer/contractor responsible for coordinating site construction scheduling with private utility companies' scheduling
   DTE 3/11/2025) Noted
   (WSB 4/2/2025) Complete with construction
   (WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition
   (DTE 6/19/2025) Noted, this shall be coordinated during construction.
   (WSB 8/6/2025) Complete

3. (WSB 8/6/2025) Note on plans that "all work shall be done in accordance with the current edition of the City of Lino Lakes" General Specifications and Standard Detail Plates for Street and Utility Construction"

- **Grading**

A grading and drainage plan was provided for the site including paved areas, curb, and retaining walls.

Comments:

1. Watershed district approval for the City project is still pending. Additional stormwater features may be required as a result of the final review.
   (DTE 3/11/2025) Noted, will coordinate with City for final stormwater design.
   (WSB 4/2/2025) Watershed permitting for the City project is approved, no further design changes are anticipated for that element of design.

2. Call out all EOFs from site stormwater basins, existing and proposed.
   (DTE 3/11/2025) EOF locations have been called out on the plans.
   (WSB 4/2/2025) Complete

3. ~~Tip-in curb and gutter on islands of the parking lot for Building B will result in ponded water, specify tip-out.~~
   ~~(DTE 3/11/2025) Locations of tipped-out curb have been added to the plans.~~
   ~~(WSB 4/2/2025) Complete~~

4. ~~Shift the sidewalk on the west side of the driveway south towards the roadway in order to eliminate the retaining wall in the City basin.~~
   ~~(DTE 3/11/2025) Sidewalk location has been revised per the comment and the revised plans provided by the City.~~
   ~~(WSB 4/2/2025) Complete~~

5. ~~Retaining walls will require permitting through the City separate from the building permit.~~
   ~~(DTE 3/11/2025) Retaining walls have been eliminated~~
   ~~(WSB 4/2/2025) Complete~~

6. ~~Provide Emergency Overflow (EOF) elevations for all low points in the parking or green space areas.~~
   ~~(DTE 3/11/2025) EOF locations have been called out on the plans~~
   ~~(WSB 4/2/2025) Complete~~

7. (WSB 4/2/2025) Check with Anoka County to see whether connecting to the existing storm sewer on Lake Drive without crossing Market Place Drive is possible from infiltration basin IB-1 (assumed INV 906.09)
   (DTE 6/19/2025) The plans have been revised per the comment and will be submitted to the ACHD upon City approval.
   (WSB 8/6/2025) This connection appears feasible. Minor flow increases during the 10-year storm event are likely to be accepted by the County.

8. ~~(WSB 4/2/2025) The spot elevations of the proposed entrances behind the curbline differ from the spot elevations on the City plans. Coordinate what elevations will be necessary beyond the sidewalk and apron.~~
   ~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition~~
   ~~(DTE 6/19/2025) Plans have been updated with the 2025 Market Place Drive Realignment Project plans.~~
   ~~(WSB 8/6/2025) Complete~~

- **Stormwater Management**

Stormwater management for the Lino Retail 2.0 site consists of infiltration basins for the southern and northern lots. Additionally, some stormwater infrastructure is proposed for the City realignment of Marketplace Drive. 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	6.29	15.11	34.82	Needed if basins landlocked

Currently Proposed	5.00	13.36	29.37	Needed if basins landlocked

Comments:

1. ~~An approximate City storm sewer alignment is marked up on the plans showing the pipe intended to provide an outflow for the site rather than emergency overflows. The northern infiltration basin shall outlet into the pipe.~~
   ~~(DTE 3/11/2025) The plans have been revised with the updated City storm sewer design~~
   ~~(WSB 4/2/2025) Complete~~

2. ~~Remove the City infiltration basin between the roadway and parking lot, the basin west of the driveway access will provide sufficient storage for runoff.~~
   ~~(DTE 3/11/2025) This basin has been removed~~
   ~~(WSB 4/2/2025) Complete~~

3. ~~Provide an equalization pipe or channel between the existing City stormwater basin and proposed infiltration basin at the 100-yr HWL (906.3).~~
   ~~(DTE 3/11/2025) The plans have been revised to eliminate interaction between the City and Development's stormwater infrastructure.~~
   ~~(WSB 4/2/2025) Complete~~

4. ~~Pipe storage for infiltration is not allowed for water quality volume or rate control. Nonperforated pipes must be used for storm sewer conveyance.~~
   ~~(DTE 3/11/2025) The perforated pipes were initially considered to meet the Department of Labor and Industries requirement to not surcharge storm sewer. The storm sewer has been revised to eliminate this conflict and has been revised to be nonperforated.~~
   ~~(WSB 4/2/2025) Complete~~

5. ~~An outlet control structure will be needed for the southern infiltration basin based on proposed RCWD rule changes due to go into effect by the end of 2024.~~
   a. ~~At the very least, permanent stabilization is needed along the overflow path to reduce the likelihood of large-scale erosion in major storm events.~~
      ~~(DTE 3/11/2025) Outlet control structures have been added to both infiltration basins and a storm sewer connection has been added to the south basin~~
      ~~(WSB 4/2/2025) Complete~~

6. ~~Soil borings indicate significant amounts of SM soils, meaning design infiltration rates should be 0.45 in/hr consistent with RCWD and MPCA standards.~~
   ~~(DTE 3/11/2025) The design infiltration rate has been revised to be 0.45 in/hr.~~
   ~~(WSB 4/2/2025) Complete~~

7. ~~In-situ infiltration rate testing will be needed during or after construction to confirm designed rates are achievable.~~
   a. ~~Testing before construction can be used to demonstrate infiltration rates above the 0.45 in/hr standard.~~
      ~~(DTE 3/11/2025) The design infiltration rate has been revised to be 0.45 in/hr~~
      ~~(WSB 4/2/2025) Complete~~

8. Both infiltration basins must be able to demonstrate they meet 48-hour drawdown requirements.
   (DTE 3/11/2025) Outlets have been added to both basins to provide maximum depth below outlet of 1.8' which correlates to a 48-hour drawdown time
   (WSB 4/2/2025) Complete
   (WSB 8/6/2025) This comment is reopened as IB-1 is now calculated with a 0.8 in/hr infiltration rate. What is the basis for this increase?

~~9. The lowest-floor elevation of all buildings must be specified to ensure compliance with infiltration basin freeboard requirements (basin bottom must be at or below lowest-floor elevation).~~
   ~~a. This is especially relevant for the potential oil change pit in the Valvoline building.~~
   ~~(DTE 3/11/2025) The FFE of each building has been added to the plans. The basement elevation of the Valvoline building has also been added to the plans.~~
   ~~(WSB 4/2/2025) Complete~~

~~10. Show roof drain routing. Tie into storm sewer at or upstream of a sumped structure to provide pretreatment of roof runoff.~~
   ~~(DTE 3/11/2025) The locations of the roof drains will be finalized once tenants have been finalized.~~
   ~~(WSB 4/2/2025) Noted, though the locations must still comply with the original comment.~~
   ~~(DTE 6/19/2025) The locations of the roofdrains for building's B1 and B2 have been provided. Building's A and B will provide the roof drain locations during the building permit phase.~~
   ~~(WSB 8/6/2025) Complete.~~

~~11. The Marketplace Drive roadway and existing stormwater basin, including offsite tributary drainage, must be included in the HydroCAD model to understand all flows throughout the site.~~
   ~~(DTE 3/11/2025) The Marketplace Drive roadway and existing stormwater basin have not been included in the HydroCAD model as there is no interaction between the City and Development's stormwater infrastructure.~~
   ~~(WSB 4/2/2025) Complete~~

~~12. HydroCAD runoff should be set to "Calculate separate pervious/impervious runoff (SBUH weighting)" for most accurate runoff results.~~
   ~~(DTE 3/11/2025) The HydroCAD model has been updated per the comment.~~
   ~~(WSB 4/2/2025) Complete~~

~~13. Proposed impervious should be entered as paved parking and roof as there is a mix of both.~~
   ~~(DTE 3/11/2025) The HydroCAD model has been updated per the comment.~~
   ~~(WSB 4/2/2025) Complete~~

~~14. Existing and proposed models should route to a Link node to calculate total offsite flows.~~
   ~~(DTE 3/11/2025) The HydroCAD model has been updated to include one discharge node for both existing and proposed conditions~~
   ~~(WSB 4/2/2025) Complete~~

15. Confirm drainage area delineations match site grading, some areas on the perimeter of the sites do not appear possible to route to proposed stormwater basins as indicated in HydroCAD.
(DTE 3/11/2025) The drainage areas have been updated per the comment.
(WSB 4/2/2025) The existing modeled drainage area of 4.551 acres exceeds the proposed modeled drainage area of 4.071 acres. These areas must match for proper confirmation of rate control.
(DTE 6/19/2025) This will be difficult to accomplish as the marketplace drive right-of-way is included in the existing drainage pattern, but is being altered to be treated by the City's stormwater management BMP. If the runoff rates from the City's stormwater management BMP are provided, we could add them to our report to analyze runoff from the overall development.
(WSB 8/6/2025) As existing conditions modeling is just a runoff node to a basin, it is recommended to clip out the Marketplace Dr ROW from the existing modeled area. This will allow for an apples-to-apples comparison, even if existing conditions includes runoff from the ROW area.

16. For modeling of outflow rates and HWLs, exfiltration is not allowed in HydroCAD to conservatively design assuming basin infiltration capacity is lost in the future.
(DTE 3/11/2025) Infiltration has been removed from the HydroCAD model per the comment
(WSB 4/2/2025) Complete
(WSB 8/6/2025) This comment is reopened as both basins are again modeled with exfiltration outlets.

~~17. (WSB 4/2/2025) It is recommended to consolidate the parking space curb cuts going into IB-1.~~
~~(DTE 6/19/2025) Noted, these curb cuts have been consolidated.~~
~~(WSB 8/6/2025) Complete.~~

~~18. (WSB 4/2/2025) The IB-1 storage curve in the HydroCAD modeling is incorrect for the 906 contour.~~
~~(DTE 6/19/2025) Noted, the model has been corrected.~~
~~(WSB 8/6/2025) Complete.~~

19. (WSB 4/2/2025) Some kind of trash screening is needed on the IB-1 outlet opening to reduce the potential for clogging of the 5" orifice.
(DTE 6/19/2025) The outlet structure has been replaced with an outlet culvert equipped with a trash guard.
(WSB 8/6/2025) Noted. Please remove the OCS detail on sheet C602 to avoid confusion.

~~20. (WSB 4/2/2025) The EOF for IB-2 must include riprap stabilization.~~
~~(DTE 6/19/2025) Noted, riprap has been added to the EOF location.~~
~~(WSB 8/6/2025) Complete.~~

21. (WSB 4/2/2025) Provide the vertical separation of the storm sewer crossing the watermain in Marketplace Dr.
    a. Maintain minimum 18" separation with watermain
    b. Insulation is needed for when vertical separation is less than 36" with watermain

(DTE 6/19/2025) The storm sewer noted in the comment has been removed.

(WSB 8/6/2025) Confirm same criteria are met for new proposed storm sewer alignment connecting to Anoka County storm sewer.

22. (WSB 8/6/2025) The City outfall for the Marketplace Dr storm sewer was shifted 8' east during construction to better align with ditch grading. The outlet for BMP IB-2 should be shifted ~2' east accordingly to daylight in a similar fashion.

- **Water Supply**

Existing and proposed water services are provided for the 3 commercial lots through existing and proposed City infrastructure on Lake Drive (CSAH 23) and the future Market Place Drive.

Comments:

1. ~~Coordinate with the City 2025 Market Place Drive Realignment Project for providing the appropriately sized stubs at the appropriate locations~~
   ~~(DTE 3/11/2025) The latest design file provided by the City has been included in the plans.~~
   ~~(WSB 4/2/2025) See comments and as-bid plans~~
   ~~(WSB 5/7/2025) City to provide two sets of utility stubs (6" PVC C900 water and 4" PVC sanitary sewer with gate valves roughly at the easement line)~~
   ~~(DTE 6/19/2025) Plans have been updated with the 2025 Market Place Drive Realignment Project plans.~~
   ~~(WSB 8/6/2025) Complete~~

2. ~~Verify that the proposed 6" water stubs are sufficient for the building's combined domestic and fire suppression needs.~~
   ~~(DTE 3/11/2025) Noted~~
   ~~(WSB 4/2/2025) Complete~~

3. ~~We recommend that the City Deputy Director of Public Safety-Fire Division review the proposed plan for water supply and hydrant coverage.~~
   ~~(DTE 3/11/2025) Noted~~
   ~~(WSB 4/2/2025) Current version to be reviewed~~
   ~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition~~
   ~~(DTE 6/19/2025) Personnel from the Fire Division provided comments on hydrant locations, and the requested hydrants have been added to the plans.~~
   ~~(WSB 8/6/2025) Complete~~

4. ~~Show removing all watermain up to the gate valve and the hydrant assembly along the current 77th Street~~
   ~~(DTE 3/11/2025) The plans have been revised to include removal of the watermain and hydrant by the City as that is shown in the Marketplace Dr plans.~~
   ~~(WSB 4/2/2025) City will remove the hydrant assembly but the watermain shall be removed up to but NOT including the existing gate valve. Plug gate valve for redundancy~~
   ~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition~~
   ~~(DTE 6/19/2025) The watermain listed in the comment has been marked for removal.~~
   ~~(WSB 8/6/2025) Complete~~

5. ~~Building A will utilize the existing 6" water service stub instead of installing a new service tee on the main~~

a. Lower water service and insulate below the existing basin
(DTE 3/11/2025) The utility plan has been revised per the comment
(WSB 4/2/2025) Show existing service
(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition
(DTE 6/19/2025) The existing service has been added to the plans.
(WSB 8/6/2025) Complete

6. Remove/abandon/seal all existing wells per Minnesota Department of Health requirements.
(DTE 3/11/2025) Notes have been added to the Removal Plans stating the information from the comment.
(WSB 4/2/2025) Complete

7. (WSB 4/2/2025) Provide 6" gate valve when connecting to the western water service south of Marketplace Drive
   a. Provide temporary hydrant or air release bleed pipe on southern end
   (DTE 6/19/2025) A hydrant has been added in the location listed in the comments.
   (WSB 8/6/2025) Complete

8. (WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition
(DTE 6/19/2025) Noted, see revised plans
(WSB 8/6/2025)

- **Sanitary Sewer**

Existing and proposed sanitary sewer services are provided for the 3 commercial lots through existing and proposed City infrastructure on Lake Drive (CSAH 23) and the future Market Place Drive.

Comments:

1. Coordinate with the City 2025 Market Place Drive Realignment Project for providing the appropriately sized stubs at the appropriate locations
(DTE 3/11/2025) The latest design file provided by the City has been included in the plans.
(WSB 4/2/2025) See comments and as-bid plans
(WSB 5/7/2025) City to provide two sets of utility stubs (6" PVC C900 water and 4" PVC sanitary sewer with gate valves roughly at the easement line)
(DTE 6/19/2025) Plans have been updated with the 2025 Market Place Drive
(WSB 8/6/2025) Complete

2. Building A will utilize the existing 6" sanitary sewer service stub instead of installing a new service wye
   a. Cut back on the existing riser as necessary to lower the sanitary sewer service and maintain minimum cover below the existing basin
   (DTE 3/11/2025) The utility plan has been revised per the comment.
   (WSB 4/2/2025) Show existing service
   (WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition
   (DTE 6/19/2025) The existing service has been added to the plans.
   (WSB 8/6/2025) Complete

3. ~~Remove/abandon all existing septic systems per Minnesota Pollution Control Agency and County requirements.~~
   ~~(DTE 3/11/2025) Notes have been added to the Removal Plans stating the information provided in the comment.~~
   ~~(WSB 4/2/2025) Complete~~

- **Transportation**

In the 2025 construction season the City will realign 77th St to the Market Place Dr / CSAH 23 (Lake Dr) signalized intersection. When the Market Place Dr signal was installed the median at 77th St was also installed. The intent was that 77th would realign in the future to provide that access again at Market Place Dr. This has been a long standing plan of the City in coordination with Anoka County. Anoka County completed an corridor study of Lake Drive in 2020, from Hodgson Rd to Pine St. This study evaluated access and mobility. As improvements are completed on Lake Dr in the future the mobility will improve throughout the corridor. This study can be found on Anoka County's website.

The Lino Retail 2.0 project site proposes one access to the north and one access to the south of the realigned Market Place Drive. There will be stubs to the north and south to extend the drive aisles further in the future. Reference the easement section here within and planner's report for access easement information.

As required by Ordinance the applicant submitted a Traffic Impact Study. The proposed development is expected to generate approximately 214 AM peak hour, 212 PM peak hour, and 2,680 daily trips. 95% of the daily trips will go directly from the site to Market Place Dr and eastbound to Lake Dr. Traffic from the proposed development on adjacent local roadways is considered minimal. Marilyn Dr existing volumes are 170 daily trips and with the Market Place realignment 270 trips per day are estimated, with the proposed development 370 daily trips. 77th St existing volumes are 175 daily trips and with the Market Place realignment 250 trips per day are estimated, with the proposed development 280 daily trips. These volumes are well under capacity for the local roadways.

The study also analyzed capacity of the following intersections:

- CSAH 23 (Lake Dr) & Market Place Dr
- CSAH 23 (Lake Dr) & 77th St W
- 77th St W & Marilyn Dr

To evaluate the intersection of CSAH 23 (Lake Dr) & Market Place Dr the intersection of CSAH 23 (Lake Dr) & 79th St was included in the study. The build condition capacity analysis has an overall LOS A during AM and PM peak hours thus meeting ordinance. There are no delay or queuing issues identified.

Sidewalk will be installed by the City along Market Place Dr from Lake Dr to 77th St/ Marilyn Dr. There is also sidewalk along Lake Dr in the development area. There are pedestrian crossings at the intersection of CSAH 23 (Lake Dr) & Market Place Dr. The City has a future tail planned along Lake Dr from Apollo Drive to Main Street.

Comments:

1. ~~The proposed site access' north and south should be stop conditions.~~
   ~~(DTE 3/11/2025) Stop signs have been added to the entrances per the comment.~~
   ~~(WSB 4/2/2025) Complete~~

2. ~~We recommend that the City Deputy Director of Public Safety-Fire Division review the proposed plan for emergency access.~~
   ~~(DTE 3/11/2025) Noted~~
   ~~(WSB 4/2/2025) Current version to be reviewed~~
   ~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition~~
   ~~(DTE 6/19/2025) Noted~~
   ~~(WSB 8/6/2025) Complete~~

3. ~~Provide turning movements for all proposed emergency, garbage, and delivery/semi-truck vehicles.~~
   ~~(DTE 3/11/2025) Turning exhibits have been provided as a separate submittal.~~
   ~~(WSB 4/2/2025) Current version to be reviewed~~
   ~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition~~
   ~~(DTE 6/19/2025) Noted~~
   ~~(WSB 8/6/2025) Complete~~

- **Wetlands and Mitigation Plan**

There are no delineated wetlands shown on the existing survey for the site.

- **Landscaping**

Landscaping plans were provided as part of the submittal. The City's Environmental Coordinator to review landscaping and provide in-depth comments.

- **Floodplain**

No floodplain impacts are proposed on site.

- **Drainage and Utility Easements**

Drainage and utility easements are required for utilities outside the road right of way and stormwater systems.

Comments:

1. ~~All stormwater facilities will need to be contained in D&U easements up to the 100-yr HWL.~~
2. ~~(DTE 3/11/2025) Noted, these easements will be included in the final plat submittal~~
3. ~~(WSB 4/2/2025) Complete~~

4. ~~D&U easement is needed over the proposed City storm sewer running to the north end of the site.~~
   ~~(DTE 3/11/2025) Noted, these easements will be included in the final plat submittal~~
   ~~(WSB 4/2/2025) Complete~~

5. ~~Dedicate additional 20' drainage and utility easement for existing sanitary sewer (20'+ deep) along the west side of Lake Drive/CSAH 23.~~
   ~~(DTE 3/11/2025) Noted, these easements will be included in the final plat submittal.~~
   ~~(WSB 4/2/2025) – Submit with Final Plat~~
   ~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition~~
   ~~(DTE 6/19/2025) Noted, these easements will be included in the final plat submittal.~~
   ~~(WSB 8/6/2025) Complete~~

6. ~~Provide an access easement over the rear drive lane from the Market Place Drive Right of Way to the development line (adjacent with the Legion property)~~
   ~~(DTE 3/11/2025) Noted, these easements will be included in the final plat submittal~~
   ~~(WSB 4/2/2025) – Submit with Final Plat~~
   ~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition~~
   ~~(DTE 6/19/2025) Noted, see final plat~~
   ~~(WSB 8/6/2025) Complete – See declaration of easements~~

7. (WSB 4/2/2025) For Lot 1 Block 2
   a. Provide minimum standard 5’ easement to the south side
   b. Reduce to standard 10’ easement adjacent to County Road 23/Lake Drive
   c. Provide minimum standard 10’ easement adjacent to Market Place Drive

   (WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition
   (DTE 6/19/2025) Noted, see final plat
   (WSB 8/6/2025) Show with platting of Lot 1 Block 2

8. ~~(WSB 4/2/2025) For Lot 2 Block 1~~
   ~~a. Provide additional 10’ (20’ to 30’) adjacent to County Road 23/Lake Drive~~
   ~~(WSB 5/7/2025) Complete~~

9. (WSB 4/2/2025) For Block 1
   a. Change additional rear 65’ drainage and utility easement to additional 45’ access easement (should not overlap existing easements) adjacent to existing 20’ rear drainage and utility easement

   (WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1st Addition
   (DTE 6/19/2025) Noted, see final plat
   (WSB 8/6/2025) Clarify with Final Plat

- **Development Agreement**

A Development Agreement will be required.

- **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. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes shall be parties to the Declaration. City Engineer to provide template.

- **Permits Required**

1. ~~NPDES General Construction Permit~~
   ~~(DTE 3/11/2025) Noted, the contractor shall obtain the permit prior to construction.~~
   ~~(WSB 4/2/2025) Complete – To be addressed prior to construction~~

2. ~~City of Lino Lakes Zoning Permit for construction~~
   ~~(DTE 3/11/2025) Noted, in progress~~
   ~~(WSB 4/2/2025) Complete – To be addressed prior to construction~~

3. ~~Rice Creek Watershed Permit~~
   ~~(DTE 3/11/2025) A RCWD permit shall be applied concurrently with the city submittal.~~
   ~~(WSB 4/2/2025) Complete – To be addressed prior to construction~~

4. ~~Anoka County Right-of-Way Permit if grading work extends into their right of way.~~
   ~~(DTE 3/11/2025) Noted, the contractor shall obtain the permit prior to construction.~~
   ~~(WSB 4/2/2025) Complete – To be addressed prior to construction~~

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 Hankee at (651) 982-2430 or dhankee@linolakes.us.

4. Environmental Memo dated August 6, 2025

Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: August 6, 2025

Re: Environmental Comments – Java Lino Lakes 2nd Addition Final Plat

---

The Environmental board reviewed the proposed plans at their April 30th, 2025 meeting and recommended the following comments:

1. Remove plantings from IB-2 basins EOF route, planting should not encroach on maintenance access
2. The northern most American Larch planted on sheet L102 should be moved away from the pipe and flare of the storm sewer outlet.
3. A six (6) foot high maintenance free privacy fence shall be located along the west lot lines of all three (3) lots.
    a. Detail sheet has been removed, include the detail to confirm maintenance free
4. Screening of 30" is required adjacent from the drive through lane on block 1 lot 3 along Lake Drive. Provide screening along the backside of the drive through to screen headlights from shining into Lake Dr.
5. Provide additional plantings/screening along Lake Drive to enhance the site and reduce hard cover and turf.
6. Provide a structure prior to discharge in the swale at the SE corner of the drive through.
    a. Rain Guardian Turret or other approved equal is recommended for pretreatment and energy dissipation.
7. Outlet from the 12" pipe going under the sidewalk to have energy dissipation on down stream side.
8. Connect Proposed side walk from Market Place Drive into the development at block 1 lot 3 to provide pedestrian facilities into the site.
    a. Currently sidewalk would lead pedestrians to the private entrance, and they would need to walk along the road and through the parking lot.

PLANNING & ZONING BOARD
AGENDA ITEM 6E

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: August 13, 2025

REQUEST: Clearwater Commons Final Plat

CASE NUMBER: FP2025-0004

APPLICANT: Capital Real Estate, Inc.
Attn: Allison Morgan
7650 Edinborough Way, Suite 200
Edina, MN 55435

OWNER: Alino, LLC
Attn: Paul Schreier
3435 Labore Road, Suite 150
Vadnais Heights, MN 55110

INTRODUCTION

The applicant, Capital Real Estate, Inc., submitted a land use application for Clearwater Commons final plat. The final plat is for three (3) commercial lots north of CSAH 14 (Main Street), west of I-35E, east of 21st Avenue North and south of the park and ride. A stand-alone Chipotle Restaurant is proposed on Lot 1.

Tentative Review Schedule:

Complete Application Date:	July 18, 2025
60-Day Deadline:	September 16, 2025
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 13, 2025
City Council Work Session:	September 8, 2025
City Council Meeting:	September 8, 2025

This staff report is based on the following information:

- Preliminary Plat prepared by Bogart, Pederson & Associates, Inc. revision date July 10, 2025
- Final Plat prepared by Bogart, Pederson & Associates, Inc. received on July 11, 2025
- Title Commitment dated June 3, 2025

BACKGROUND

On June 9, 2025, the City Council passed Resolution No. 25-78 approving the Clearwater Commons preliminary plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

ANALYSIS

The final plat contains the following lots and outlots:

Parcel	Acres	Purpose
Lot 1, Block 1	1.01 acres	Chipotle Restaurant
Lot 2, Block 1	0.63 acres	Future Retail
Lot 3, Block 1	0.64 acres	Future Auto Service
Outlot A	11.88 acres	Future development
TOTAL	**14.16 acres**	

All additional road right-of-way along 21st Avenue North was dedicated on the Alino Addition final plat.

Findings of Fact

Per City Code Section 1001.057 Review, Approval or Denial:

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

(a) The final plat shall substantially conform to the approved preliminary plat and phasing plan;

The final plat substantially conforms with the preliminary plat.

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

Not applicable. This is a three (3) lot commercial subdivision.

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

The conditions of the preliminary plat have been substantially fulfilled. Securities will be required with a Development Agreement.

Public Land Dedication

The City will collect cash fee in lieu of land dedication based on the acreage of the three (3) commercial platted lots.

Clearwater Commons	
2.28 acres x $2,600 per acre =	$5,928

Title Commitment

The City Attorney reviewed the title commitment and notes that the plat and development agreement shall be recorded before any mortgage interests.

Agreements

Stormwater Maintenance Agreement

The stormwater facilities will be privately maintained, and a Declaration for Maintenance of Stormwater Facilities will be required. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes shall be parties to the Declaration

Development Agreement and Final Plat

A Development Agreement will be prepared by the City and shall be executed.

Site Improvement Performance Agreement

Site Improvement Performance Agreements will be required for the construction of each commercial building.

RECOMMENDATION

Staff recommends approval of the Clearwater Commons final plat with the following conditions:

1. A shared access, parking, and maintenance agreement and exhibit shall be recorded.
2. The plat and development agreement shall be recorded before any mortgage lenders.

The following items shall be addressed prior to the release of the final plat mylars:

1. All comments from the City Engineer memo dated August 6, 2025.
2. All comments from the Environmental Coordinator memo dated August 6, 2025.
3. All comments from MNDOT letter dated August 5, 2025.

ATTACHMENTS

1. Preliminary Plat
2. Final Plat
3. City Engineer Memo dated August 6, 2025
4. Environmental Coordinator Memo dated August 6, 2025
5. MNDOT Letter dated August 5, 2025

Preliminary Plat of CLEARWATER COMMONS

CITY OF LINO LAKES
ANOKA COUNTY, MN

Table of Contents

1. Overview of OUTLOT A, ALINO ADDITION

2. Northern Portion of Proposed OUTLOT A, CLEARWATER COMMONS

3. Southern Portion of OUTLOT A, CLEARWATER COMMONS

4. Proposed Improvements in Lots 1 thru 3, Block 1, CLEARWATER COMMONS

Overview

Existing Property Description per Deed of Sale Doc. No. 2222872.005:
Outlot A, ALINO ADDITION, Anoka County, Minnesota

Survey Notes:
1. *Reference Title Commitment No. CP73593, by Chicago Title Insurance, Dated April 24, 2024, Received September 11, 2024.*
2. *Portions of field edge were digitized from Autodesk Civil 3D 2020 online aerial imagery and are for reference purposes only.*
3. *Contours were created using MNDNR MN/Topo Lidar and RTK GPS methods (NAVD 88).*
4. *A wetland delineation was performed by Ken Arndt, BWSR Cert. No. 1247, of Midwest Natural Resources, Inc. Notice of Decision LGU Project No. 22-198R Dated 10/14/2022.*
5. *Soil Borings were conducted by American Engineering Testing, Inc. on July 29th, 2024; Project No. P-003433I. Reference soil boring report for any mottling or soil information.*
6. *Rice Creek Watershed District has a flood elevation of 906.7 feet (NAVD 88) for this parcel per Anna Grace, Regulator Technician at Rice Creek Watershed District.*
7. *Reference Record Drawings completed by WSB for 21st Ave Street and Utility Improvements dated Feb. 1, 2014.*
8. *Reference Record Drawings completed by EVS for Storm Sewer improvements on "Private Entrance Road" dated April 23, 2014.*
9. *Reference Civil Engineering plans for proposed "CLEARWATER COMMONS" by Bogart Pederson, dated 6/18/2025.*
10. *Reference Certificate of Survey For Capital Real Estate, Inc. Dated 1/10/2025, File No. 24-0255.00.*

Existing Lot List

OUTLOT A, ALINO ADDITION TOTAL ACREAGE: 14.16± Ac.

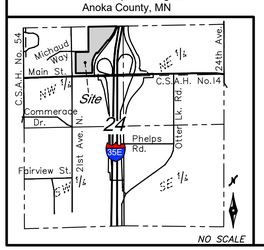
Proposed Lot List

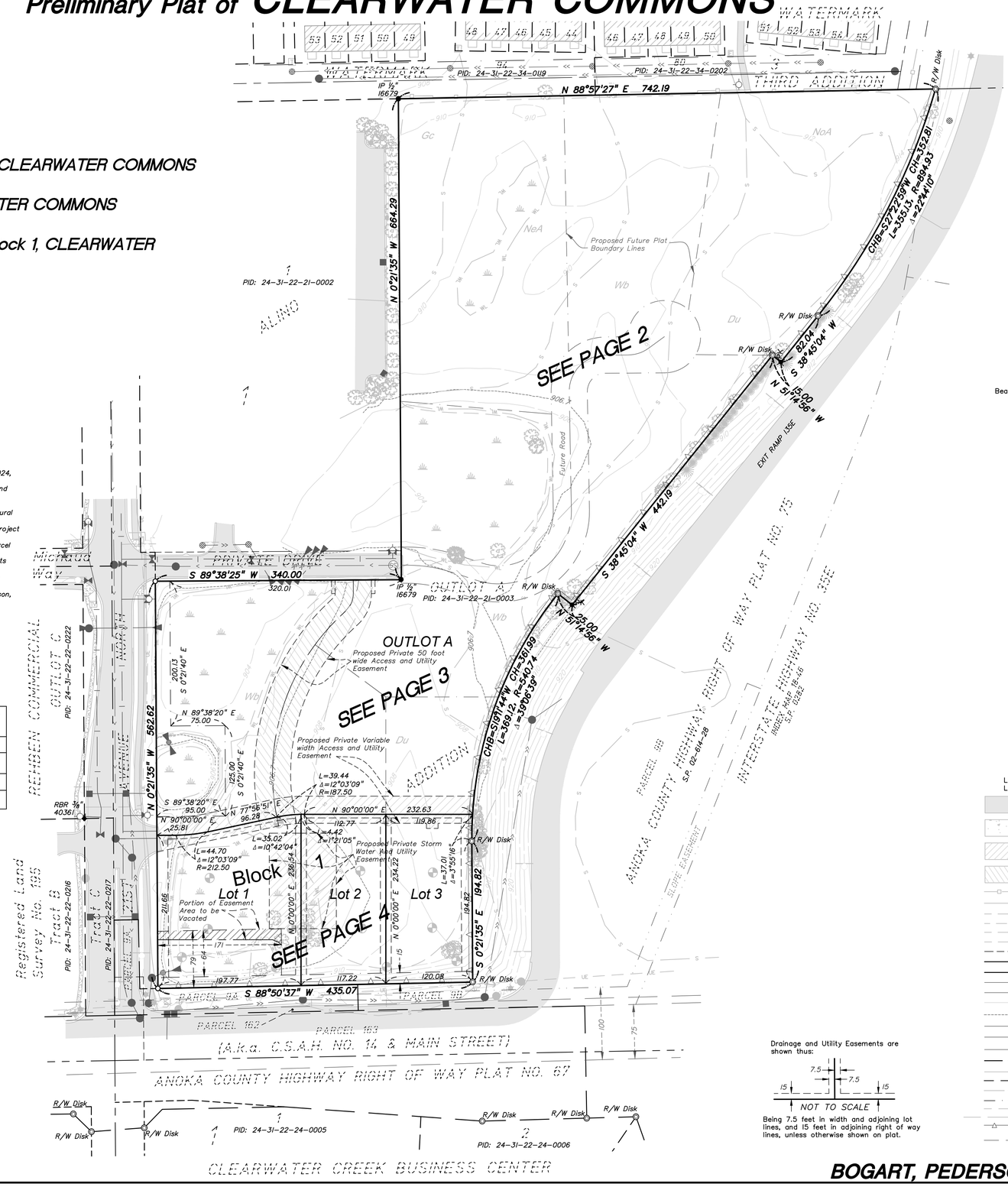
Lot	Square Feet	Buildable Sq. Ft. Pre Wetland Mitigation	Buildable Sq. Ft. Post Wetland Mitigation
1	44,006± (1.01± Ac.)	2,172±	21,417±
2	27,588± (0.63± Ac.)	19,675±	15,796±
3	27,820± (0.64± Ac.)	19,906±	19,795±
Outlot A	517,448± (11.88Ac.)	N/A	N/A

1007.042 (3) (sub 1) General Provisions
Buildable area as defined for zoning districts with a minimum lot area less than 10 acres is defined as being contiguous buildable land exclusive of utility easements.

Wetlands are also excluded from any buildable area.

VICINITY MAP
Sec. 24, Twp. 31, Rng. 22
Anoka County, MN





0 80'
SCALE: 1" = 80'

Bearings are based on the plat of ALINO ADDITION.

I hereby certify that a boundary survey has been completed for the preliminary plat of CLEARWATER COMMONS, Anoka County, Minnesota.

Signed: _____
Richard M. Thompson
Date: 01/10/25 Lic. No. 62953

LEGEND:

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Drainage and Utility Easements are shown thus:

Being 7.5 feet in width and adjoining lot lines, and 15 feet in adjoining right of way lines, unless otherwise shown on plat.

BOGART, PEDERSON & ASSOCIATES, INC.

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- ● Denotes found iron monument
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REFERENCE BENCHMARK:
Reference benchmark is MNDOT Geodetic monument "0282 M." 135E mile post 123.80, 92.3 feet west of Southbound 135E, and 7.2 feet east of a fence line. Elevation = 909.55 feet (NAVD 88)

PLAT BENCHMARK:
Top Nut of Hydrant located approximately 330± feet north of the intersection of CSAH 14 and 21st Ave North, 11.7 feet North of southwest OUTLOT A, ALINO ADDITION entrance, 8.0 feet east of sidewalk ramp east of 21st Ave. North. Elevation = 912.63 feet (NAVD 88)

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(612) 313-2500

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

TOTAL AREA: 14.16± Acres

EXISTING ZONING: General Business

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CITY OF LINO LAKES 2040 COMPREHENSIVE PLAN:
2017 Existing Land Use: Vacant-Commercial
2040 Future Land Use: Commercial

MINIMUMS:
Lot Width: 100 feet
Sewered Lot: 20,000 Sq. Ft.

DENOTES BUILDING SETBACKS:
Front:
Local or Minor collector: 30 feet
Major Collector or arterial street: 40 feet
Rear:
Principal building: 30 feet
Accessory building: 5 feet
Parking lot: 10 feet
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Maximum impervious coverage: 75% of lot

DATE: 12/17/24
FIELD DATE: June 11th, 2024
BK/PG: 2.10/ Pg. 68
DRAWN BY: RT/CK
CHECKED BY: CEG/DJJ
DWG FILE: 24-0255 Prelim
FILE NO: 24-0255.00

REVISIONS:
1-2/7/25-Revisions per City
2-2/24/25-Revisions per Client
3-6/19/25-Revisions per City Comment
4-7/10/25-Added D&U easement detail

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

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PRELIMINARY PLAT
for
Capital Real Estate, Inc.
CLEARWATER COMMONS
City of Lino Lakes
Anoka County, MN

Preliminary Plat of CLEARWATER COMMONS

CITY OF LINO LAKES
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SOILS CHART

Map symbol & soil name	Hydrologic group	Water table depth (in)
Du: Dundas loam	B/D	6
Gc: Glencoe loam	B/D	0
Wb: Webster loam	B/D	6
NeA: Nessel fine sandy loam, 1 to 4 percent slopes	C	30

* Data from USDA Web Soil Survey

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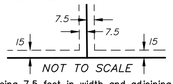

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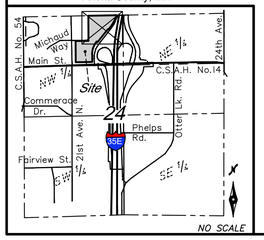

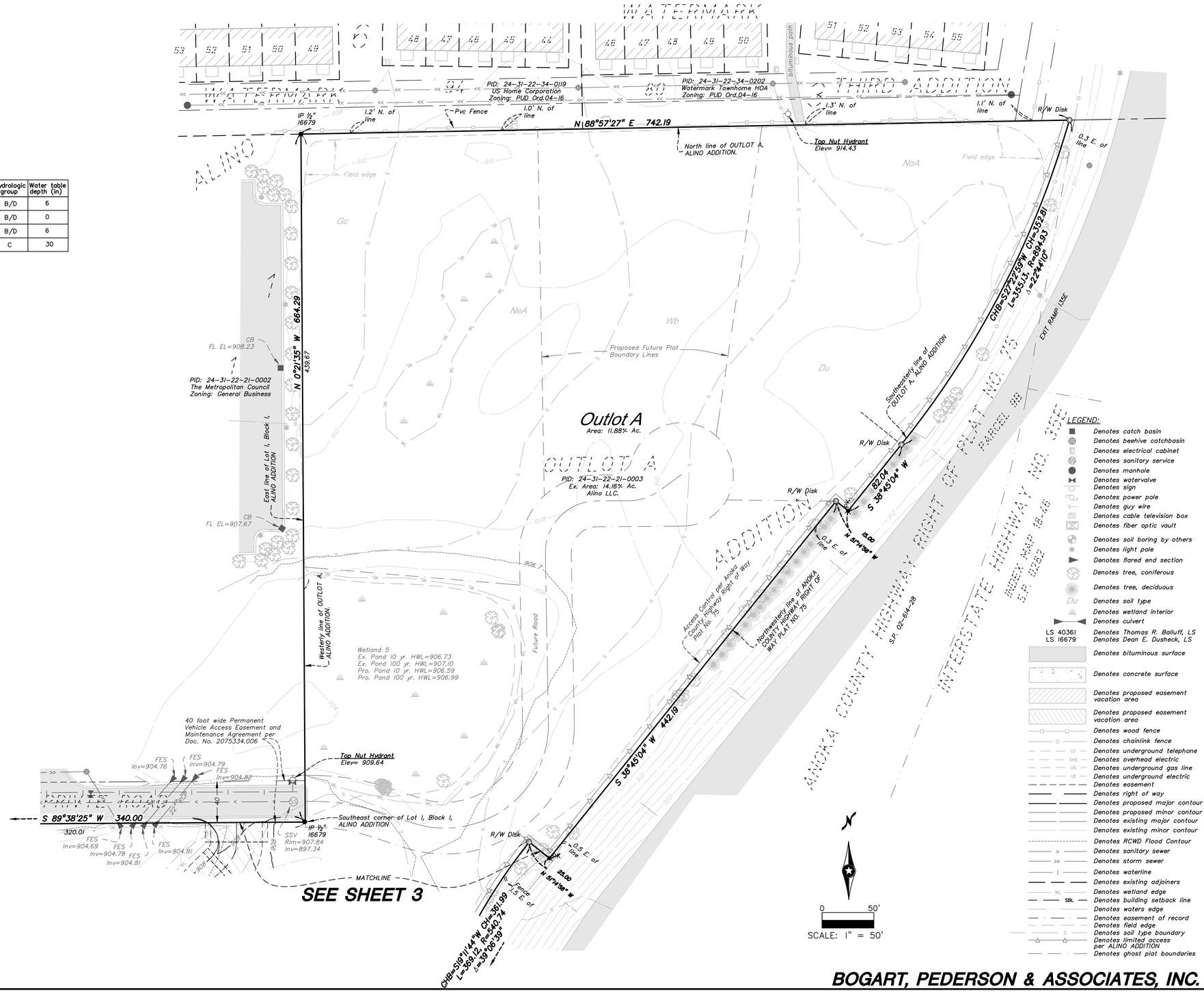

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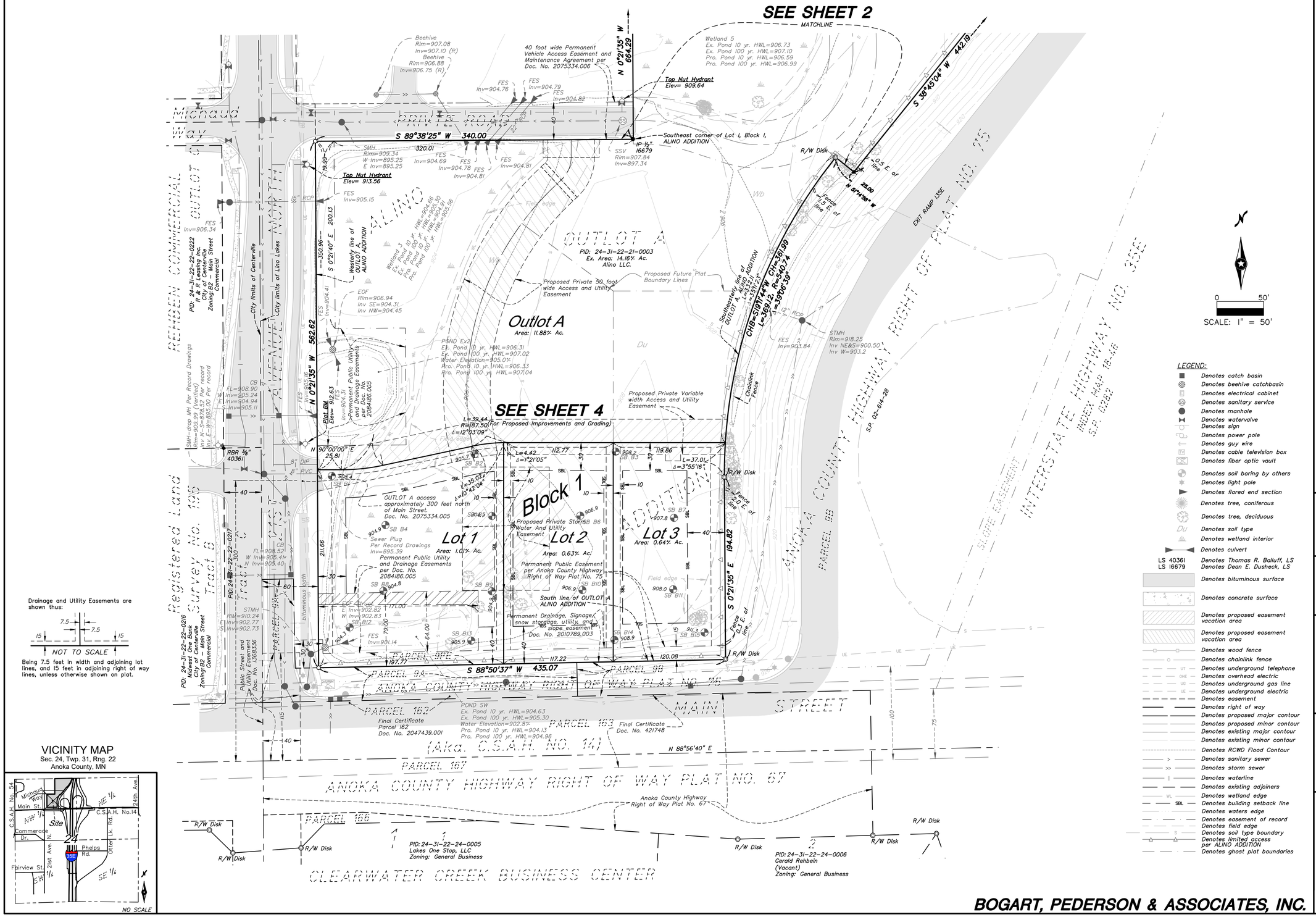

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- Denotes limited access per ALINO ADDITION
- Denotes ghost plat boundaries

DATE: 12/17/24
FIELD DATE: June 11th, 2024
BK/PG: 2.10/ Pg. 68
DRAWN BY: RT/CK
CHECKED BY: CEG/DJJ
DWG FILE: 24-0255 Prelim
FILE NO: 24-0255.00

REVISIONS:
1-2/7/25-Revisions per City
2-2/24/25-Revisions per Client
3-6/19/25-Revisions per City Comment
4-7/10/25-Added D&U easement detail

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

Signed: Richard M. Thompson
Date: 01/10/25 Lic. No. 62953

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

PRELIMINARY PLAT
for
Capital Real Estate, Inc.
CLEARWATER COMMONS
City of Lino Lakes
Anoka County, MN

BOGART, PEDERSON & ASSOCIATES, INC.

Preliminary Plat of CLEARWATER COMMONS

CITY OF LINO LAKES
ANOKA COUNTY, MN

Proposed Lot List

Lot	Square Feet	Buildable Sq. Ft. Pre Wetland Mitigation	Buildable Sq. Ft. Post Wetland Mitigation
1	44,006+/- (1.01+/- Ac.)	2,172+/-	21,417+/-
2	27,588+/- (0.63+/- Ac.)	19,675+/-	15,796+/-
3	27,820+/- (0.64+/- Ac.)	19,906+/-	19,795+/-
Outlot A	517,448+/- (11.88Ac.)	N/A	N/A

1007.042 (3) (sub 1) General Provisions
Buildable area as defined for zoning districts with a minimum lot area less than 10 acres is defined as being contiguous buildable land exclusive of utility easements.

Wetlands are also excluded from any buildable area.

Existing Lot List

OUTLOT A, ALINO ADDITION TOTAL ACREAGE: 14.16+/- Ac.

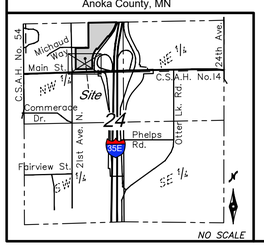
0 30'
SCALE: 1" = 30'

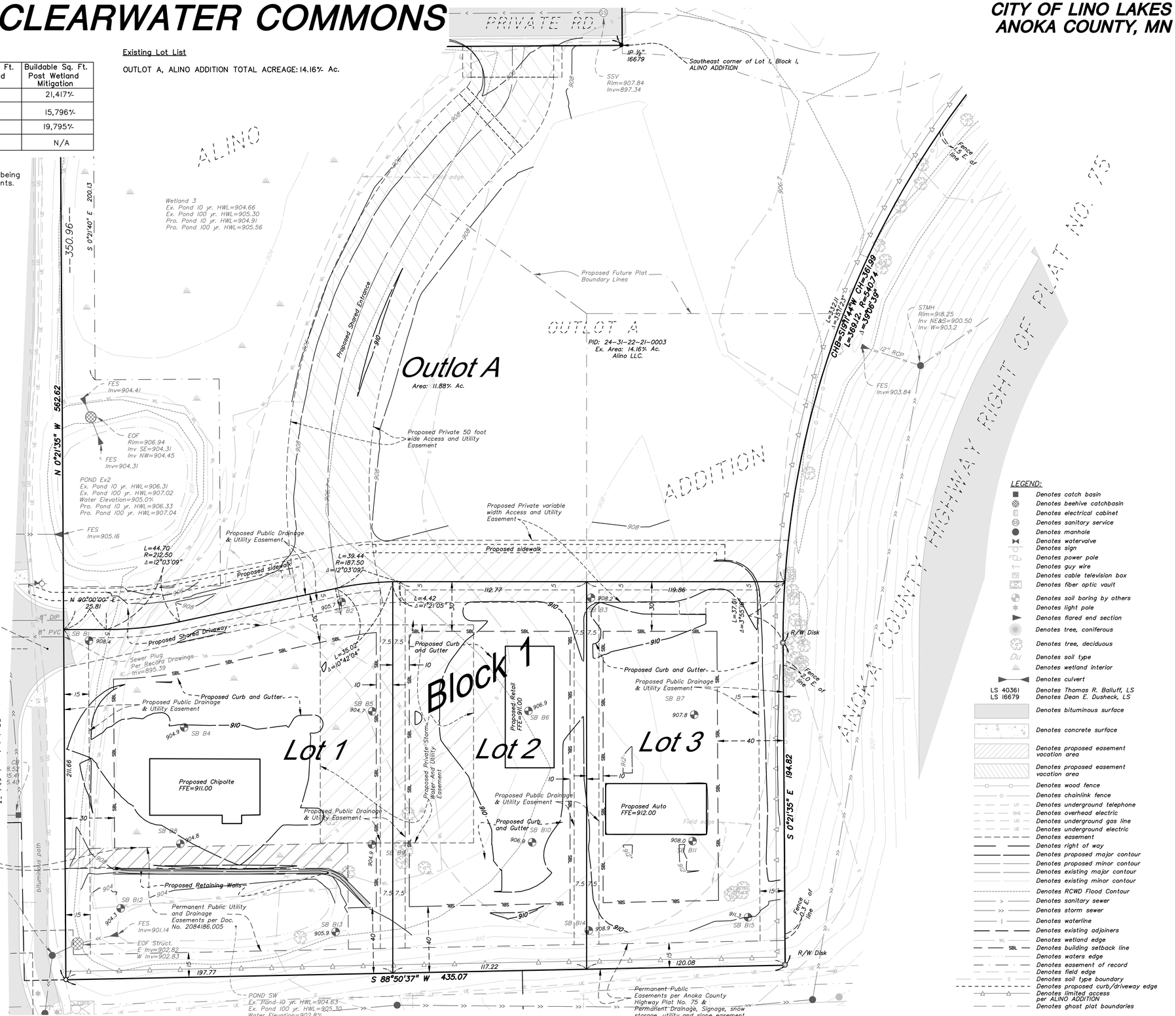
Drainage and Utility Easements are shown thus:

7.5 7.5 15 15
NOT TO SCALE

Being 7.5 feet in width and adjoining lot lines, and 15 feet in adjoining right of way lines, unless otherwise shown on plat.

VICINITY MAP
Sec. 24, Twp. 31, Rng. 22
Anoka County, MN





Bearings are based on the plat of ALINO ADDITION.

- ● Denotes found iron monument
- ○ Denotes set ½ inch by 14 inch iron monument with a plastic plug stamped R.L.S. 47466
- PK Denotes found PK nail
- ◎ Denotes found right of way disk

REFERENCE BENCHMARK:
Reference benchmark is MNDOT Geodetic monument "0282 M." 135E mile post 123.80, 92.3 feet west of Southbound 135E, and 7.2 feet east of a fence line. Elevation = 909.55 feet (NAVD 88)

PLAT BENCHMARK:
Top Nut of Hydrant located approximately 330+/- feet north of the intersection of CSAH 14 and 21st Ave North, 11.7 feet North of southwest OUTLOT A, ALINO ADDITION entrance, 8.0 feet east of sidewalk ramp east of 21st Ave. North. Elevation = 912.63 feet (NAVD 88)

OWNER:
ALino, LLC.
3435 Labore Rd
Suite #150
Vadnais Heights, MN 55110

DEVELOPER:
Capital Real Estate, Inc.
7650 Edinborough Way, Suite 200
Edina, MN 55435
(612) 313-2500

SURVEYORS & ENGINEERS:
Bogart, Pederson & Associates, Inc.
13076 First Street
Becker, MN 55308-9322
763-262-8822

TOTAL AREA: 14.16+/- Acres

EXISTING ZONING: General Business

PROPOSED ZONING: General Business

CITY OF LINO LAKES 2040 COMPREHENSIVE PLAN:
2017 Existing Land Use: Vacant-Commercial
2040 Future Land Use: Commercial

MINIMUMS:
Lot Width: 100 feet
Sewered Lot: 20,000 Sq. Ft.

DENOTES BUILDING SETBACKS:
Front:
Local or Minor collector: 30 feet
Major Collector or arterial street: 40 feet
Rear:
Principal building: 30 feet
Accessory building: 5 feet
Parking lot: 10 feet
Side lot line
Principal building: 10 feet
Accessory building: 10 feet
Parking lot: 10 feet

Maximum impervious coverage: 75% of lot

LEGEND:

- Denotes catch basin
- Denotes beehive catchbasin
- Denotes electrical cabinet
- Denotes sanitary service
- Denotes manhole
- Denotes watervalve
- Denotes sign
- Denotes power pole
- Denotes guy wire
- Denotes cable television box
- Denotes fiber optic vault
- Denotes soil boring by others
- Denotes light pole
- Denotes flared end section
- Denotes tree, coniferous
- Denotes tree, deciduous
- Du Denotes soil type
- Denotes wetland interior
- Denotes culvert
- LS 40361 Denotes Thomas R. Balluff, LS
- LS 16679 Denotes Dean E. Dusheck, LS
- Denotes bituminous surface
- Denotes concrete surface
- Denotes proposed easement vacation area
- Denotes proposed easement vacation area
- Denotes wood fence
- Denotes chainlink fence
- UT Denotes underground telephone
- OHE Denotes overhead electric
- UG Denotes underground gas line
- UE Denotes underground electric
- Denotes easement
- Denotes right of way
- Denotes proposed major contour
- Denotes proposed minor contour
- Denotes existing major contour
- Denotes existing minor contour
- Denotes RCWD Flood Contour
- Denotes sanitary sewer
- Denotes storm sewer
- Denotes waterline
- Denotes existing adjoiners
- WL Denotes wetland edge
- SBL Denotes building setback line
- Denotes waters edge
- Denotes easement of record
- Denotes field edge
- S Denotes soil type boundary
- Denotes proposed curb/driveway edge
- Denotes limited access per ALINO ADDITION
- Denotes ghost plat boundaries

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4-7/10/25-Added D&U easement detail

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

Signed:
Richard M. Thompson
Date: 01/10/25 Lic. No. 62953

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PRELIMINARY PLAT
for
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CLEARWATER COMMONS
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BOGART, PEDERSON & ASSOCIATES, INC.

CLEARWATER COMMONS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, TWP. 31, RNG. 22

KNOW ALL PERSONS BY THESE PRESENTS: That ALINO, LLC, a Minnesota limited liability company, owner of the following described property:

OUTLOT A, ALINO ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as CLEARWATER COMMONS and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said ALINO, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this_____ day of _____, 20_____.

Signed: ALINO, LLC

_____
Chief Manager

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____ by _____, Chief Manager of ALINO, LLC, a Minnesota limited liability company, on behalf of the company.

_____ Notary Public, _____ County, Minnesota
(Signature)

_____ My Commission Expires _____
(Printed Name)

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

Dated this_____ day of _____, 20_____.

_____
Richard M. Thompson, Licensed Land Surveyor
Minnesota License No. 62953

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____ by Richard M. Thompson

_____ Notary Public, _____ County, Minnesota
(Signature)

_____ My Commission Expires _____
(Printed Name)

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA
This plat of CLEARWATER COMMONS was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.
City Council, City of Lino Lakes, Minnesota.

_____ _____
Mayor Clerk

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

_____
David M. Zieglmeier
Anoka County Surveyor

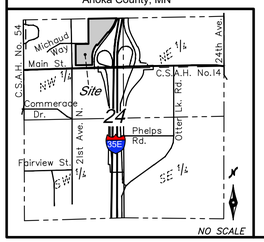
COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

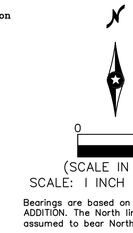
_____ By _____
Property Tax Administrator Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
I hereby certify that this plat of CLEARWATER COMMONS was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____ , 20_____ , at _____ o'clock _____ .M. and was duly recorded as Document Number _____ .

By: _____ By _____
County Recorder/Registrar of Titles Deputy

VICINITY MAP
Sec. 24, Twp. 31, Rng. 22
Anoka County, MN

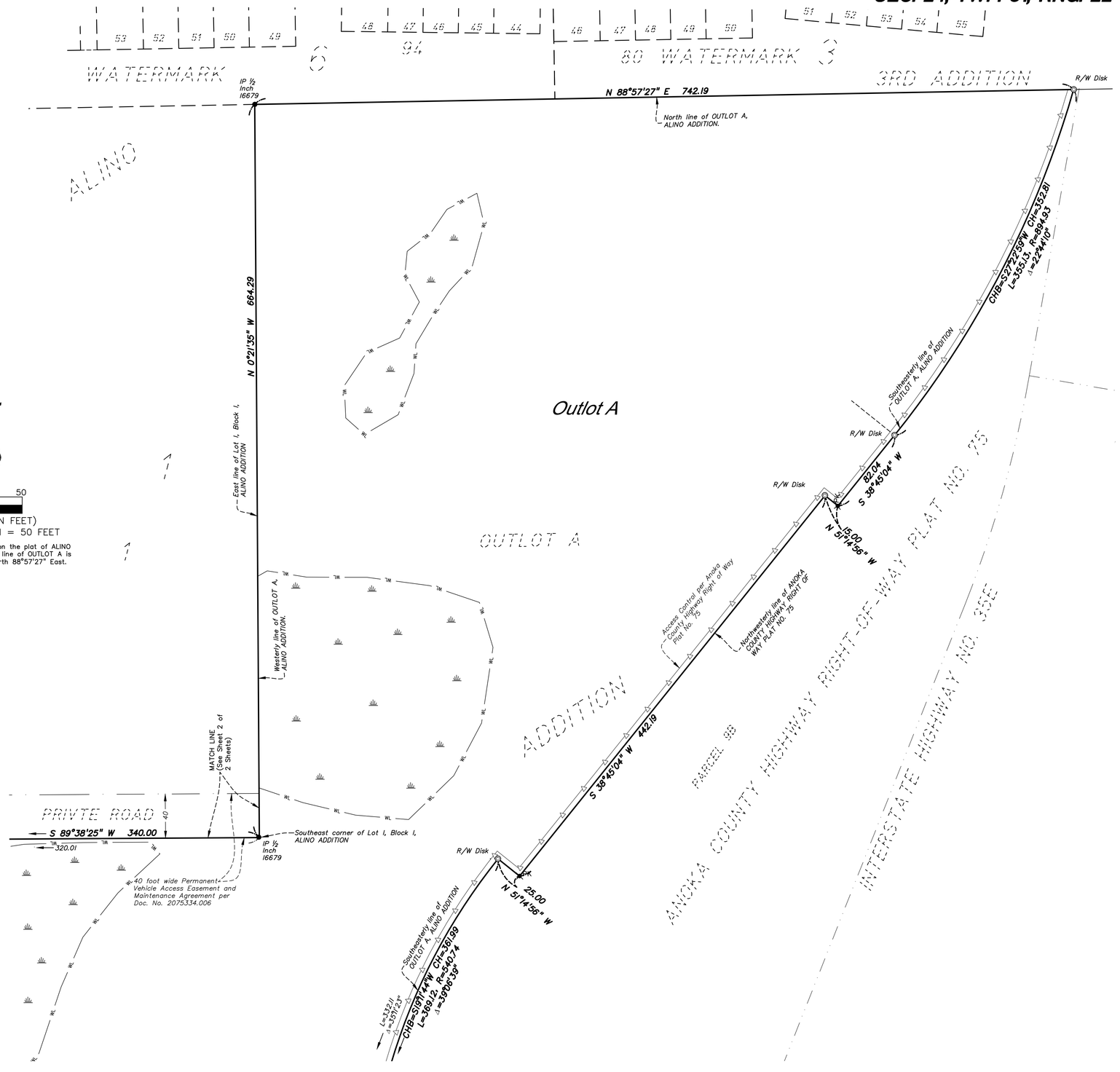




Bearings are based on the plat of ALINO ADDITION. The North line of OUTLOT A is assumed to bear North 88°57'27" East.

LEGEND:

- Denotes found iron pipe monument
- Denotes found right of way disk
- Denotes delineated wetland
- LS 40361 / LS 16697 — Denotes Thomas R. Balluff, LS / Denotes Dean E. Dusheck, LS
- WL — Denotes wetland delineation was performed by Ken Arndt, BWSR Cert. No. 1247, of Midwest Natural Resources, Inc. Notice of Decision LGU Project No. 22-198R Dated 10/14/2022.
- Denotes limited access per ALINO ADDITION
- Denotes easement
- Denotes easement of record
- Denotes existing adjoiners
- Denotes right of way
- Denotes waters edge



BOGART, PEDERSON & ASSOCIATES, INC.

CLEARWATER COMMONS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, TWP. 31, RNG. 22

0 50
(SCALE IN FEET)
SCALE: 1 INCH = 50 FEET

Bearings are based on the plat of ALINO ADDITION. The North line of OUTLOT A is assumed to bear North 88°57'27" East.

LEGEND:

- ● Denotes found iron pipe monument
- ○ Denotes set ½ inch by 14 inch iron pipe monument with a plastic plug stamped R.L.S. 62953
- ◎ Denotes found right of way disk
- ⊗ Denotes ½ inch by 14 inch iron pipe monument with a plastic plug stamped R.L.S. 62953 to be set within one year of platting date
- Denotes delineated wetland
- LS 40361 Denotes Thomas R. Balluff, LS
- LS 16697 Denotes Dean E. Dusheck, LS
- WL Denotes wetland delineation was performed by Ken Arndt, BWSR Cert. No. 1247, of Midwest Natural Resources, Inc. Notice of Decision LGU Project No. 22-198R Dated 10/14/2022.
- Denotes limited access per ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 75
- Denotes limited access per plat of ALINO ADDITION
- Denotes easement
- Denotes easement of record
- Denotes existing adjoiners
- Denotes right of way
- Denotes waters edge

Drainage and Utility Easements are shown thus:

7.5 7.5 15 15

NOT TO SCALE

Being 7.5 feet in width and adjoining lot lines, and 15 feet in adjoining right of way lines, unless otherwise shown on plat.

VICINITY MAP
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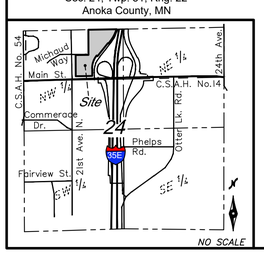
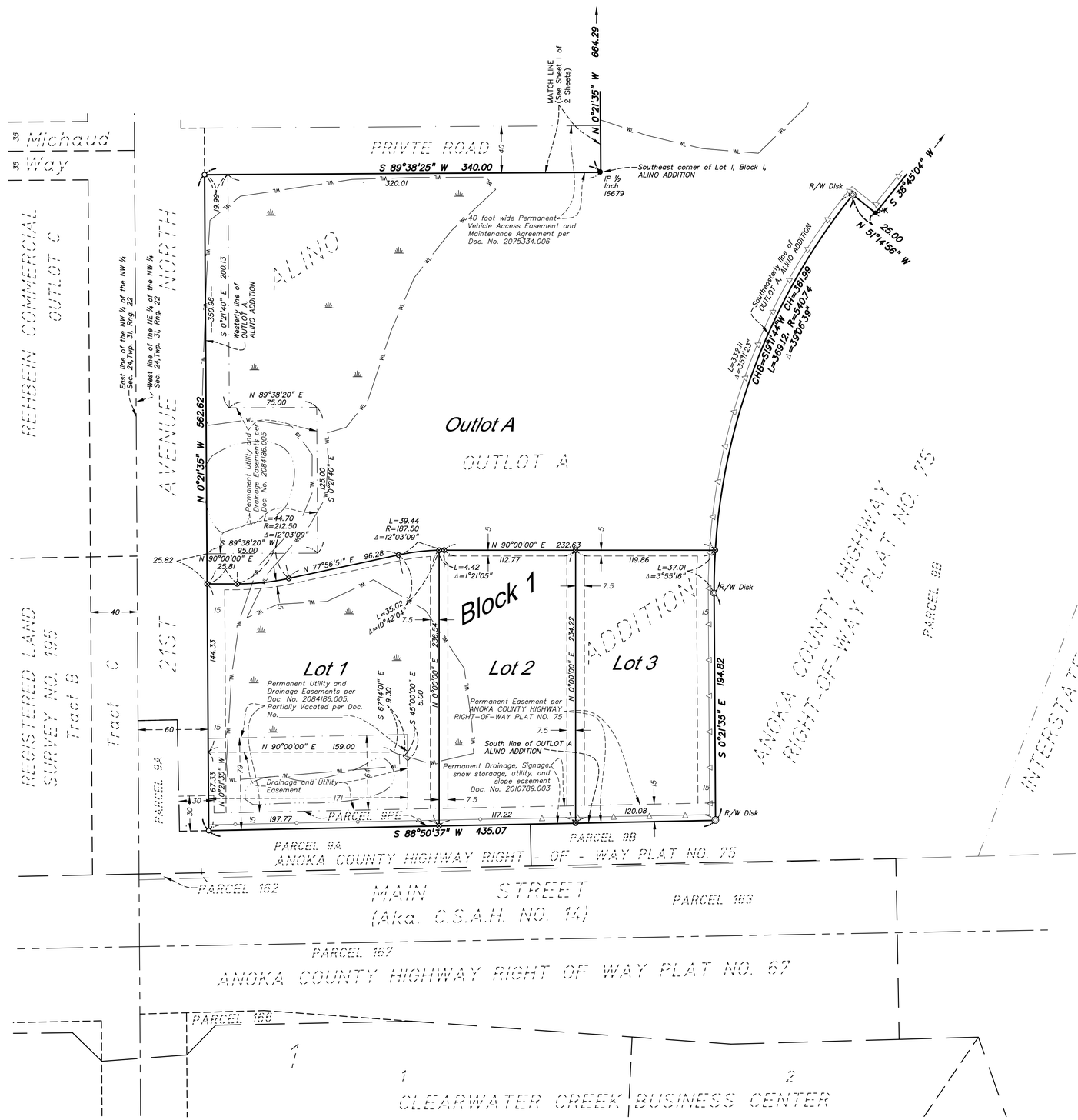


NO SCALE



BOGART, PEDERSON & ASSOCIATES, INC.

Sheet 2 of 2 Sheets

Memorandum

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

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

Date: **August 6, 2025**

Re: **Clearwater Commons**
Final Plat Review
028758-000

WSB reviewed the Final Plat submittal for the Clearwater Commons site in Lino Lakes, MN, received July 11, 2025. The site is approximately 14.1 acres and located east of 21st Avenue and north of Main Street. Comments were made on the following documents:

- Clearwater Commons – Final Plat submittal prepared Bogart, Pederson & Associates, dated July 10, 2025, received July 14, 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.

BPA (7/7/2025) responses in red.
WSB (8/6/2025) responses and new comments in blue.

Engineering

- **General**

The Clearwater Commons commercial development proposes to create three (3) current commercial lots with looping access from 21st Avenue North through the site to the private street to the north and outlots the remaining area for future commercial development. A Master plan was provided that laid out an idea of how the remaining outlotted areas could be platted in the future.

- **Grading**

A grading and drainage plan was provided for the site which included paved areas, curb, and retaining walls for the initial Chipotle site as well as the looping access to the private road to the north.

Comments:

1. ~~See comments provided on Chipotle Site review memo and plan redlines~~
   ~~BPA (7/7/2025) Redline comments received and reviewed and revisions have been incorporated into revised plans resubmitted.~~
   ~~WSB (8/6/2025) Complete~~

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

2. ~~Provide all structure inlet elevations~~
   ~~BPA (7/7/2025) Additional grade elevations are called out on the grading plan where inlets of structures are. Full structure information is provided on the utility plan.~~
   ~~WSB (8/6/2025) Complete~~

3. ~~Provide EOF elevations, locations and routes for all low points~~
   ~~BPA (7/7/2025) EOF's are now clearly shown for all low points.~~
   ~~WSB (8/6/2025) Complete~~

4. ~~Per Anoka County Review~~
   a. ~~Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits can be issued.~~
      ~~BPA (7/7/2025) Comment noted~~
      ~~WSB (8/6/2025) Complete~~

   b. ~~As proposed, the plat will not introduce any new access points onto CSAH 14, and the right of access is dedicated to Anoka County in the plat. Any existing driveways and field entrances shall be removed, and the ditch section restored to match existing depth, slope, and grades.~~
      ~~BPA (7/7/2025) Comment noted~~
      ~~WSB (8/6/2025) Complete~~

   c. ~~Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 14.~~
      ~~BPA (7/7/2025) This note has been added to the landscaping plan~~
      ~~WSB (8/6/2025) Complete~~

- **Stormwater Management**

The stormwater management calculations for the Clearwater Commons preliminary plat match those of the Chipotle site, see comments for that site. Additional comments on detailed storm sewer review may still come up for the non-Chipotle lots as they submit for site plan reviews.

The SWMP dated 4/25/25 appears to largely address Stormwater Management comments made for the Chipotle site. However, detailed review of those comments will be made with a resubmittal for that site.

- **Water Supply**

The existing 8” watermain stub at the intersection with 21st Avenue will be utilized and extended to the eastern limits of the development to serve the 3 commercial lots to the south and potentially one or more of the future commercial lots to the north.

Comments:

1. We recommend that the City Deputy Director of Public Safety-Fire Division review the proposed plan for water supply and hydrant coverage.

a. Verify adequate fire flows for 8” non-looped design
BPA (7/7/2025) See Fire Flow Test Review letter from Nova Fire Protection enclosed. Available flow and pressure is sufficient for proposed development.
WSB (8/6/2025) Provide turning movement diagram for emergency access to the hydrants and sites

~~2. Call out all utility crossings~~
~~a. Provide minimum 18" separation between water and sewer~~
~~b. Insulate when separation between water and storm sewer is less than 36"~~
~~BPA (7/7/2025) Utility crossing invert and top elevations are now called out.~~
~~WSB (8/6/2025) Complete~~

~~3. Provide utility service(s) for future commercial lots to the north~~
~~a. Consider extending watermain along access road north and looping to Michaud Way to improve resiliency and limit impacts to the roadway with possible future utility installations.~~
~~BPA (7/7/2025) Utility services are now provided to the 2 lots on the north side of the east-west drive aisle. It is infeasible to connect the water main to the north. Future lots on the north will be able to extend that watermain as needed.~~
~~WSB (8/6/2025) Complete~~

~~4. Note existing 8" gate valve shown on watermain stub in record plans~~
~~a. Test existing gate valve (2015) and~~
~~if keeping~~
~~i. Connect to existing 8" DIP watermain; delete proposed 8" gate valve~~
~~BPA (7/7/2025) The existing gate valve is proposed to be kept. A note has been added to field test existing gate valve.~~
~~WSB (8/6/2025) Complete~~

~~if not keeping~~
~~ii. Remove existing 8" DIP pipe back to and including existing gate valve; Connect to existing 8" DIP watermain with new 8" gate valve~~

~~5. Install 8" gate valve to isolate Lot 1/Chipotle service~~
~~BPA (7/7/2025) Gate valve has been added~~
~~WSB (8/6/2025) Complete~~

~~6. Call out phase limits for Lot 2 water service~~
~~BPA (7/7/2025) These limits are now more clearly called out.~~
~~WSB (8/6/2025) Complete~~

- **Sanitary Sewer**

The existing 8” sanitary sewer stub at the intersection with 21st Avenue will be utilized and extended to the eastern limits of the development to serve the 3 commercial lots to the south and potentially one or more of the future commercial lots to the north.

Comments:
~~1. Match existing sanitary sewer pipe slope (0.40% - field verify) from connection through to first structure~~
~~BPA (7/7/2025) The sanitary sewer is now matching the existing slope~~

~~WSB (8/6/2025) Complete~~

2. ~~Adjust SAN MH 1-6 location such that angles are at or greater than 90 degrees~~
    a. ~~Avoid placing in proposed wheel paths~~
    ~~BPA (7/7/2025) This MH has been adjusted to get the 90 degree connection and be in the middle of the right drive lane.~~
    ~~WSB (8/6/2025) Complete~~

    b. ~~Better clarify (provide detail) how the proposed 3'+ drop will be achieved~~
    ~~BPA (7/7/2025) Now a small 1 foot drop is proposed, which can utilize the existing detail.~~
    ~~WSB (8/6/2025) Complete`~~

3. ~~Consider 6" (instead of 4") diameter services for Lots 1& 2 for future flexibility of commercial tenants~~
    ~~BPA (7/7/2025) 6" services are now proposed~~
    ~~WSB (8/6/2025) Complete~~

4. ~~DOLI typically requires minimum 2.00% slope with service pipes less than 8"~~
    ~~BPA (7/7/2025) These services are now 2%.~~
    ~~WSB (8/6/2025) Complete~~

5. WSB (8/6/2025) Sanitary sewer manhole/castings close to proposed curb line
    a. Recommend shifting structures to centerline or center eastbound lane to keep castings out of wheel paths and allow for pavement installation/compaction
    b. Maintain 10' horizontal separation from watermain

- **Transportation**

The current Clearwater Commons development proposes extending an access road to the east from the existing entrance at 21st Avenue and extending to the eastern development limits. A second access road is proposed to be teed from the first access road to the north to connect to Michaud Way. A traffic study and analysis was conducted for the overall development and all redline comments have been addressed.

Comments:

1. A right-in right-out access is required at the intersection of the access road with 21st Avenue
    a. A median (porkchop) at the intersection will be required to direct traffic
    BPA (7/7/2025) A median is now incorporated at the entrance. A Right only sign is also included.
    WSB (8/6/2025) See Figure 6-2.9 in the MnDOT Traffic Engineering Manual for required regulatory signage and general pork chop shape at right-in/right-out intersections.

2. ~~The submitted Traffic Impact Study is in the process of being reviewed and additional comments will be forthcoming.~~
    ~~BPA (7/7/2025) See revised Traffic Study and Comment Response letter.~~
    ~~WSB (8/6/2025) All comments have been addressed.~~

~~3. Provide specific typical sections for access roads~~
~~a. Note proposed road crown or cross drainage.~~
~~BPA (7/7/2025) A typical section for the access road is now included~~
~~WSB (8/6/2025) Typical section added to sheet C24.~~

~~4. Per Anoka County Review~~
~~a. As proposed, the plat will not introduce any new access points onto CSAH 14, and the right of access is dedicated to Anoka County in the plat.~~
~~BPA (7/7/2025) Comment noted.~~
~~WSB (8/6/2025) Complete~~

- **Wetlands and Mitigation Plan**

The site is proposing to impact 28,573 square feet of an existing wetland. This impact is proposed to be offset by purchasing wetland credits.

- **Landscaping**

The City's Environmental Coordinator to review landscaping and provide additional in-depth comments when provided.
Comments:
~~1. It is recommended that tree plantings are deconflicted with drainage structures to avoid future root intrusion. This conflict is present for CBMH 4-8.~~
~~BPA (7/7/2025) This tree has been moved to the west.~~
~~WSB (8/6/2025) Complete~~

- **Floodplain**

No floodplain impacts are proposed on site.

- **Drainage and Utility Easements**

Comments:
1. Clarify limits of public and private utilities
   a. Additional utility easements are to be provided with shared utility mainline extensions (not services).
      BPA (7/7/2025
      i. The only public utility easements being created are the perimeter drainage and utility easements granted around the 3 lots per the Final Plat.
      ii. Private Access and Utility Easement will be granted over the east-west drive aisle for the benefit of the private lot owners within the development. See depiction provided.
      iii. Private Access and Utility Easement will be granted over the east-west drive aisle for the benefit of the private lot owners within the development. See depiction provided.

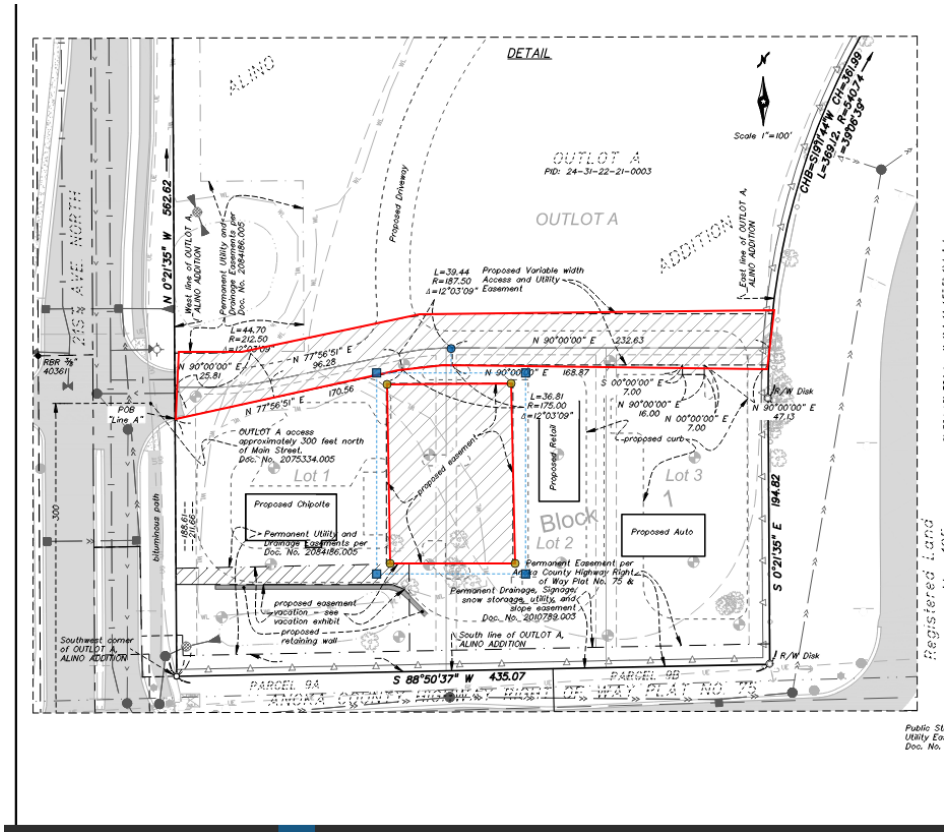
WSB (8/6/2025) Private water will be all water east of the gate valve in 21st Avenue. Private sanitary sewer will be all sanitary sewer east of the manhole in 21st Avenue.

2. ~~Drainage and utility easements are required for stormwater systems. This includes the area encompassing the 100-yr HWL of any BMPs. Existing utility (sanitary and water) easements to remain and additional utility easements are to be provided with shared utility mainline extensions (not services).~~
   ~~BPA (7/7/2025) Comment noted~~
   ~~WSB (8/6/2025) Complete~~

3. The full footprint of the underground BMP must be contained within a drainage and utility easement.
   BPA (7/7/2025) A depiction and description of the proposed easement area has been drafted. We propose dedication of the easement by separate document — perhaps the tri-party agreement with the City and the RCWD?
   WSB (8/6/2025) Future discussions with Applicant, City, and RCWD will be needed

4. ~~Per Anoka County Review~~
   a. ~~A The existing right of way along CSAH 14 is approximately 80 feet north of centerline which should be sufficient for future reconstruction purposes.~~
      ~~BPA (7/7/2025) Comment noted.~~
      ~~WSB (8/6/2025) Complete~~

5. WSB (8/6/2025) We recommend that the areas in red below also be included as public D&U's and be added to the plat.



- **Development Agreement**

A Development Agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater facilities will be privately maintained and a Declaration for Maintenance of Stormwater Facilities will be required. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes shall be parties to the Declaration.

- **Permits Required**

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for construction
3. MDH Watermain Extension
4. MPCA/MCES Sanitary Sewer Main Extension

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 Hankee at (651) 982-2430 or dhankee@linolakes.us.

4. Environmental Coordinator Memo dated August 6, 2025

Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: August 6, 2025

Re: Environmental Comments – Clearwater Commons Final Plat

Environmental Board had recommended the following at their April 30, 2025 meeting:

1. Recommend stubbing or extending future sidewalk to the north along the proposed road for future pedestrian connections.
2. Sidewalk can be added when additional lots are subdivided for development. Stubbing the sidewalk now will make sure the pedestrian ramps will be in compliance and not have to regrade or remove existing walk.
3. Ten trees are proposed for impacts on the resource inventory page. Provide a tree survey of all trees onsite that are significant.
4. Trees to be removed should be categorized by area. If they are in the basic use area mitigation is not required. Trees within an ESA require additional mitigation.
5. Landscaping and planting requirements are to be met individually as each lot develops.
    a. On sheet C14 include ESA location of trees in the current table
    b. Provide mitigation calculations on either C13 or C14 of the replacement trees required.
    c. Tree species quantities vary on C12 and C13. C12 shows 50 trees and C13 shows 52
        i. 1 less locust and 1 less maple on C12. Confirm tree numbers and ensure they match on all sheets
6. Show maintenance access to the new proposed outlet to the existing sw stormwater basin. It appears that the proposed retaining wall would limit future maintenance.
7. Currently proposing sod along the SW stormwater basin. This area should have a native buffer. Use MNDOT seed mix to establish buffer

8. Sod is being proposed along private road, recommend using low mow turf grass or native grasses where feasible.
9. Water conservation should be considered by reducing areas that need required maintenance and watering.
10. Stormwater management for the site is to be reviewed by the City Engineer and will be required for each site to meet requirements at the time of building.
11. Proposed underground filtration will require pretreatment and additional access points for future maintenance and inspection.
12. Redundant perimeter control is shown around wetlands and existing stormwater facilities. Note or show detail that redundant perimeter control should be spaced 3-5' apart.
13. Final review of erosion and sediment control will be completed with final plans.
14. Review of rare, unique, and sensitive areas should be completed for the site. Primarily areas of wetland impact should be included to verify there are no rare or endangered wetland species.
15. Copy of final NPDES permit will be required be issuance of grading permit. All requirements for the SWPPP shall meet MPCA design standards.
16. Provide a Blandings Turtle mitigation plan

DEPARTMENT OF TRANSPORTATION

Metropolitan District
1500 County Road B-2 West
Roseville, MN 55113

August 5, 2025

Katie Larsen
City Planner
City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014

SUBJECT: **Clearwater Commons**
MnDOT Review #**P25-020A**
NW Quadrant of I35E and Main St (CSAH 14)
Lino Lakes, Anoka County

Dear Katie Larsen,

The Minnesota Department of Transportation (MnDOT) has reviewed the final plat for Clearwater Commons, in compliance with Minnesota Statute 505.03, subdivision 2, Plats. Before any further development, please address the following:

Water Resources
A MnDOT drainage permit is required before development occurs. The permit applicant shall demonstrate that the off-site runoff entering MnDOT drainage system(s) and/or right of way will not increase. The drainage permit application, including the information below, should be submitted online to: https://olpa.dot.state.mn.us/OLPA/. Please upload this letter with the drainage permit application.

The following information must be submitted with the drainage permit application:

1. Grading plans, drainage plans, and hydraulic calculations demonstrating that proposed flows to MnDOT right of way remain the same as existing conditions or are reduced.
2. Existing and proposed drainage area maps with flow arrows and labeling that corresponds with the submitted calculations.
3. Hydro CAD model and PDF of output for the 2, 10, and 100-year Atlas 14 storm events.

Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Please contact Jason Swenson, Water Resources Engineering, at jason.swenson@state.mn.us or 651-234-7539 with any questions.

Transit
If there are construction impacts to 21st Ave, such as closure or detour, that would impact the Park and Ride location just north of Michaud Way, coordination with Metro Transit is required.

Please coordinate with Metro Transit at the following email address if there are any impacts to bus stops or transit routes in the area: Transit-BusOps-StreetSup-AssistManagers@metc.state.mn.us.

Please contact Amrish Patel, Transit Advantages Coordinator, at amrish.patel@state.mn.us or 651-234-7949, with any questions.

Permits
Any work that affects MnDOT right of way will require an appropriate permit. All permits are available and must be applied at: https://olpa.dot.state.mn.us/OLPA/. Upload this letter when applying for permits.

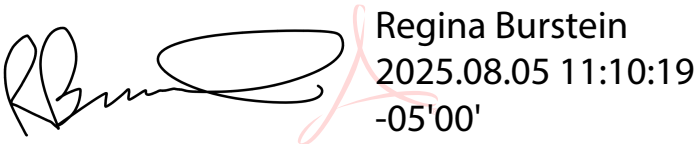
For questions regarding permit submittal requirements, please contact Buck Craig of MnDOT's Metro District Permits Section at buck.craig@state.mn.us or 651-775-0405.

Review Submittal Options
MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans to metrodevreviews.dot@state.mn.us. Attachments may not exceed 20 MB (megabytes) per email. Documents can be zipped as well. If multiple emails are necessary, number each email.
2. Files over 20 MB can also be uploaded to MnDOT's Web Transfer Client site: https://mft.dot.state.mn.us. Contact metrodevreviews.dot@state.mn.us, and staff will create a shared folder in which files can be uploaded to. Please send an accompanying email with a narrative for the development.

You are welcome to contact me at regina.burstein@state.mn.us with any questions.

Sincerely,



Regina Burstein
Senior Planner

Copy sent via email:
Jason Swenson, Water Resources
Buck Craig, Permits
Chinou Vue, Right of Way
Rabindra Pariyar, Traffic
Amrish Patel, Transit
Matthew Parent, Area Manager
Mohammad Dehdashti, Design
Michael Kowski, Maintenance
Molly McCormick, Multimodal Planning
Keith Jakober, Surveying
Tod Sherman, Planning
Cameron Muhic, Planning
Scott Shaffer, Planning
Joseph Widing, Metropolitan Council

PLANNING & ZONING BOARD
STAFF REPORT
AGENDA ITEM 7.A.

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE August 13, 2025

AGENDA ITEM: Project Updates

CASE NUMBER:

APPLICANT:

OWNER:

REVIEW SCHEDULE:

INTRODUCTION

BACKGROUND

RECOMMENDATION / REQUESTED DIRECTION

ATTACHMENTS
None