



PLANNING & ZONING BOARD AGENDA

Wednesday, December 10, 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: November 12, 2025
6. Action Items
 - A. **CONTINUED PUBLIC HEARING:** Peltier Ponds Comprehensive Plan Amendment, Rezoning, PUD Preliminary Plan and Preliminary Plat
 - B. **PUBLIC HEARING:** Lyngblomsten PUD Amendment #3 - Skilled Nursing Care Center
7. Discussion Items
 - A. Project Updates

ADJOURNMENT

CITY OF LINO LAKES
PLANNING & ZONING BOARD MINUTES

DATE:	November 12, 2025
TIME STARTED:	6:30 P.M.
TIME ENDED:	10:14 P.M.
MEMBERS PRESENT:	Isaac Wipperfurth, Nathan Vojtech, Neil Evenson Michael Root, Suzy Guthmueller, Perry Laden, Patrick Kohler
MEMBERS ABSENT:	None
STAFF PRESENT:	Michael Grochala, Katie Larsen, Diane Hankee, Jessica Eller, Marissa Ertel

1. CALL TO ORDER AND ROLL CALL

Chair Root called the Lino Lakes Planning & Zoning Board meeting to order at 6:31 p.m. on November 12, 2025.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT

Chair Root declared public comment open at 6:34 p.m.

Diane Barber, 8031 Danube Street NE, spoke on traffic. Ms. Barber had worries that potentially increased traffic on Danube would be dangerous for children.

Stephanie Falkers, 154 Pine Street, spoke on the concept plan. Ms. Falkers lives on the border of the Del Webb-Pulte Homes and wanted to make sure the value of the property is taken in mind.

Julie Schwartz, 2140 Otter Lake Drive, spoke on the Del Webb – Pulte Homes concept plan. Ms. Schwartz hopes their properties will be taken into consideration with this concept plan to make sure property value is considered. Ms. Schwartz had concerns about density. Ms. Schwartz had hoped the city would have reached out to have them be in talks regarding development.

DRAFT MINUTES

Angela Coil, 7672 Sunset Avenue, spoke on overall city planning. Ms. Coil believes the City should market luxury homes. Ms. Coil stated that residents do not want high density, and the City should market more retail.

Chris Stowe, 416 Pine Street, had concerns regarding water. Mr. Stowe is concerned about flooding along Pine Street. Mr. Stowe believes the pipes need to be lowered and flow south.

Mr. Vojtech motioned to close public comment at 6:46 p.m. Motion was seconded by Mr. Kohler. Motion carried 7-0.

4. APPROVAL OF AGENDA

The agenda was approved as presented.

5. APPROVAL OF MINUTES

Mr. Vojtech moved to approve the September 10, 2025 and October 8, 2025 meeting minutes. Motion seconded by Mr. Kohler. Motion carried 7 – 0.

6. ACTION ITEMS

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

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.

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 Board continued the public hearing again on August 13, 2025, September 10, 2025 and October 8, 2025. The applicant submitted revised PUD Preliminary Plans/Preliminary Plat on November 3, 2025.

Mr. Evenson moved to continue the public hearing to the next Planning and Zoning meeting to allow the developer time to address staff concerns. Motion seconded by Mr. Laden. Motion carried 7-0.

B. Public Hearing: Main Street Master Plan Comprehensive Plan Amendment

Kendra Lindahl presented the staff report.

The City of Lino Lakes has initiated a Comprehensive Plan Amendment (CPA) to implement the adopted Main Street Master Plan that was completed as part of an Alternative Urban Area Review (AUAR) process in the northwest corner of Lino Lakes. The CPA area totals approximately 934 acres of land.

The City of Lino Lakes is proposing amendments to the 2040 Comprehensive Plan to implement the Main Street Master Plan. The Main Street Master Plan project area is guided appropriately for the planned development and that the utility staging plan reflects the master plan staging.

Mr. Root had questions about the figures being changed. Specifically, 3-3. Mr. Grochala stated he would get back to that for Mr. Root.

Mr. Root spoke on changes regarding the densities; Mr. Root asked if the text be changed as well to reflect the density. Ms. Lindahl stated that the language will be reviewed by the City Council and the Metropolitan Council. The language will not need to change, since this language will be included in the Master Plan, which will be included in the 2040 Comprehensive Plan.

Mr. Vojtech wanted to understand why the acreage changed. Mr. Grochala stated it was just shifting acreage to fit the requirements of the Metropolitan Council.

The public hearing was opened at 7:01 p.m.

Chris Stowe, 416 Pine Street, wanted to look at the map and believes it does not match what was proposed. Mr. Stowe is worried about flooding and the speed of development.

Stephanie Falkers, 154 Pine Street, believes there are inconsistencies in the utility staging map. Ms. Falkers understands there are Metropolitan Council requirements that need to be met. Ms. Falkers wanted to address the utility staging for the area.

Julie Schwartz, 2140 Otter Lake Road, agreed with Ms. Falkers. Ms. Schwartz wants the properties to be moved into similar utility staging.

Angela Coil, 7672 Sunset Avenue, stated the residents do not want high density. Ms. Coil believes the City should require high-density to be near the highway. Ms. Coil stated again that the City should market to luxury home developments.

The public hearing was closed at 7:11 p.m. Moved by Evenson, seconded by Vojtech.

Mr. Root addressed the drainage issues in the northwest quadrant. Mr. Grochala stated that the drainage goes through 10-22-32, built to drain agricultural land. When development happens, the drainage will be addressed. The watershed district currently does not have concerns about that area. The City is having conversations with the watershed district.

Mr. Root wanted to address the density concerns, how new development impacts taxes, and public transportation. Mr. Grochala stated we did not change the density to the area with the master plan, rather just moved the density around, like moving the high density towards the border with Blaine. Mr. Grochala stated that we do not have the density to justify having public transit. Mr. Grochala explained that there is not an economic study done with each development regarding taxes. Mr. Grochala stated that rooftops generate commercial coming in and would generate revenue. Mr. Grochala stated that having a diverse tax base would make it so that we do not rely on one tax base. The City does not go out and look for developers; we have statutes to meet through the state. The City cannot dictate what is built, only that the proposals that come in meet City requirements set by the City Council.

Mr. Root asked what would happen if the City were to opt out of the Metropolitan Council. Mr. Grochala stated Ham Lake does not have sanitary sewer. Lino Lakes has sanitary sewer which services our commercial and industrial districts. The City is required to be in conformance with the Metropolitan Council since we do utilize sanitary sewer.

Mr. Root wanted to address the phase changes, specifically the utility phasing. Mr. Grochala stated that only one property was changed into a different phasing district. This is not to say that it cannot change moving forward. Mr. Root wanted to know what property owners that want their utility staging to be moved up can do. Mr. Grochala stated that property owners who want to be moved up need to speak with the City.

Mr. Wipperfurth wanted to address the watershed district issues and what the City can do. Mr. Grochala stated the City has reached out to the watershed district, and that the watershed district has stated they do not see an issue. The City is having additional meetings with the watershed district and additional studies are being considered. The City is replacing the Andall Street culvert. Mr. Grochala stated that ditch law is complicated and is created by the state. Mr. Wipperfurth wondered if the watershed is waiting for development before addressing issues in the area.

Mr. Wipperfurth asked when the City will start to work on the 2050 Master Plan and if that would be the time for resident concerns. Mr. Grochala stated that the process will start in mid-2026 and needs to be completed by 2028.

Mr. Laden motioned to approve the Main Street Master Plan Comprehensive Plan Amendment. Motion seconded by Mr. Evenson. Motion carried 7-0.

C. Public Hearing: Waldoch Farm Agritourism Conditional Use Permit Amendment

Ms. Larsen presented the staff report.

The applicant, Waldoch Farm, submitted a land use application for Waldoch Farm Agritourism. A conditional use permit is required for agritourism. The property address is 8174 Lake Drive.

Mr. Wipperfurth had questions regarding parking and if there would be a parking setback. Ms. Larsen stated that the applicant will have to meet City requirements regarding parking.

Mr. Kohler wanted to know who would oversee traffic control and who would pay the police department. Ms. Larsen stated that the farm would be responsible for paying for police time if this became necessary.

Mr. Root wanted clarification regarding the uses in the applicant narrative.

Jeff Joyer, 8174 Lake Drive, the applicant was available for questions. Mr. Joyer stated that since the application was completed, they had a neighborhood meeting with question-and-answer section. Mr. Joyer stated that most residents who attended the meeting stated that they wanted to make sure the farm did not go anywhere, that is not to say that there are no people who don't want them there. Mr. Joyer wants to preserve the farm and continue to educate future generations on farming. Mr. Joyer wants to know what public concerns would be.

Mr. Vojtech wanted to confirm that the gate to Elbe Street would not be opened for any reason other than emergency access. Mr. Joyer confirmed that there are no plans to use Elbe Street for anything other than emergency services.

Mr. Vojtech had questions about whether there have been issues with 81st and Elbe Street. Mr. Joyer stated that there has not been. Mr. Vojtech also wanted to know about the parking lot setbacks and how that is enforced. Mr. Joyer stated that there is a fence in place.

Ms. Guthmueller wanted to know what a corn box is. Mr. Joyer stated that it would be a sandbox with corn instead of sand. Ms. Guthmueller wanted to know what they would use the commercial kitchen for. Mr. Joyer stated it would be items that they make using their crops including sour kraut and salsa, with hopes to expand the menu of items provided.

Mr. Root stated that the farm is an asset to the City and appreciates that a neighborhood meeting was held.

The public hearing was opened at 8:08 p.m.

James Carr, 954 81st Street, states the applicant has a gate on 81st Street where the future parking is located. Mr. Carr would like to know why he does not have 81st Street gate listed. Mr. Carr would like the gates to be removed from their neighborhood.

Diane Barber, 8031 Danube Street, spoke on the two openings on Elbe and 81st Street. Ms. Barber wants a definition of an emergency and when the gates would be opened by the police.

Julie Pearson, 945 81st Street, worries about the children playing on the streets. Ms. Pearson stated that once lights went in and people started speeding. Ms. Pearson stated that the applicants have opened gates before. Ms. Pearson reiterated her worries for the kids since there are no parks or sidewalks.

Tere O'Connell, 1000 Main Street, has been going to Waldoch's for years. The farm is a treasure and is a business that started without taxpayer dollars. Ms O'Connell hopes we can figure out parking.

Matt Gilbertson, 154 Pine Street, spoke in favor of permit. Mr. Gilbertson stated that his family loves going to the farm. Mr. Gilbertson encouraged others in the community to visit the farm. Mr. Gilbertson believes we need to study drainage and parking.

Chris Stowe, 426 Pine Street, spoke on conditional use permits and his worries about the City.

Mr. Vojtech motioned to close the public hearing. The motion was seconded by Mr. Kohler. Motion carried 7-0.

Mr. Root wanted to address public concerns regarding the gates on the property at Elbe Street and 81st Street. Mr. Wipperfurth stated that a recommendation should be not using the gate at 81st Street along with the Elbe Street gate.

Mr. Root wanted to address the concerns regarding the parking lot. Ms. Hankee stated that they do have stormwater management in place.

Mr. Joyer addressed the board regarding the overflow parking area. The overflow lot is also used for ponies on site and used for agriculture. Mr. Joyer stated that the overflow lot is really used about six weekends a year in the fall. Mr. Joyer addressed the drainage issues and stated he has not witnessed oil in the overflow lot himself.

Mr. Laden wanted to address the future parking area. Mr. Joyer stated that there are currently pine trees that are falling over. The use of 81st Street gate would not be an issue since they do not plan to use it.

Mr. Kohler asked if there would be potential for them to add a driveway along 14. Mr. Joyer stated that the street would go over wetlands and would not be viable. Mr. Joyer stated it would be easier to manage one entrance and train the public to use one entrance. Unless Lake Drive were to be closed again, they would not consider using another entry point.

Mr. Wipperfurth stated that the Christmas Tree Farm was a conditional use permit. Mr. Wipperfurth had questions about the Conditional Use Permit and if there was a way to limit the scope to normal business hours.

Mr. Wipperfurth motioned to approve the Conditional Use Permit for agritourism with the staff recommendations and board recommendations including language to stop drivers going through Elbe and 81st Street and staff looking into hours of operation, language that the public safety department are the ones to determine when the emergency access would be used, to have signage regarding special events and that Lake Drive only access to the site for visitors. Motion seconded by Mr. Evenson. Motion carried 7-0.

D. Del Webb- Pulte Homes PUD Concept Plan

The applicant, Pulte Homes of MN LLC, is proposing a master planned development in the northwest area of the City. It is located north of Main Street (CSAH 14), northeast of Sunset Ave NE (CR 53), and south of Pine Street. The development contains approximately 260 gross acres and consists of a mix of 735 residential housing units. The proposed development will be referred to as Del Webb-Pulte Homes.

The proposal consists of three (3) different development areas. The Del Webb neighborhood is in the northwest area of the site. The Pulte Homes neighborhood is in the southeast area of the site. A future Planned Residential/Commercial area is in the southwest area of the site.

Paul Heuer with Pulte Homes presented along with Ms. Larsen.

Mr. Wipperfurth wanted to know if the streets were private or public. Mr. Heuer clarified that the townhome streets are private.

Mr. Kohler wanted to know if the other Del Webb locations were sold out in the state. Mr. Heuer stated that they are sold out in both locations.

Mr. Evenson stated that the applicant did a great job matching the Master Plan and would be in favor of the garage size flexibility in the Del Webb portion of the development. Mr. Evenson wondered if the thirty percent open space was a large amount.

Mr. Kohler would be in favor of the flexibility the developer was asking for.

Mr. Wipperfurth had questions about the Pulte Homes R-2 zoning and whether they are hitting the lot size requirement. Mr. Wipperfurth believes that this is changed from the Master Plan regarding where the density is placed. Mr. Wipperfurth is in favor of wider single-family lots.

Mr. Wipperfurth had questions about where streets will be stubbed. Mr. Wipperfurth also spoke about the trails and wants the trail to extend to the park. Mr. Wipperfurth wants to see the trail put in before the road connection.

Mr. Vojtech would not be in favor of the smaller lot sizes for the single-family homes. Mr. Vojtech also is not in favor of the smaller lot sizes for the Del Webb neighborhood. Mr. Vojtech wanted to know if other cities approved of the smaller lot sizes. Mr. Heuer stated that Chaska and Corcoran both approved them for their Del Webb neighborhoods.

Mr. Evenson liked the arterial streets leading to the parks.

Mr. Laden agrees with Ms. Larsen's comments in the staff report. Mr. Laden thinks we should consider what future development will look like, especially regarding the potential future connection to Pine Street. Mr. Laden thinks the cul-de-sacs should be shortened and provide premium lots.

Mr. Laden does not like the idea of a 55+ only neighborhood. Mr. Laden also does not like the idea of a gated community that is not actually gated. Mr. Laden would like to see more open spaces along the public facing spaces.

Mr. Laden believes if we have smaller garages they should have more house frontage.

Ms. Guthmueller had questions regarding the missing space at the top of the concept plan. Ms. Larsen stated that those lots are currently owned by different property owners and currently have homes on them.

Ms. Guthmueller agreed on house frontage in regard to the garage size.

Mr. Vojtech had questions about the open water space in the Pulte Home portion. Mr. Heuer stated that this would not be used for recreation.

Mr. Root had comments about the corridors and the green space. Mr. Wipperfurth wondered if the green spaces were a public benefit. Mr. Wipperfurth thinks the public benefit would only be allowing for different housing options.

Mr. Root wanted to know how realistic the yield plan is. Mr. Heuer stated they would much rather build the PUD Plan, if they did not use the PUD plan, they would not be able to provide what the market is looking for.

Mr. Root had concerns about the five-foot setbacks. Mr. Heuer stated that this is becoming more common with the market and they have not had issues with this.

Mr. Root worries that if we allow the smaller lots in the Del Webb neighborhood that we would be setting a precedent for future developments.

Mr. Root wanted to make sure the Board comments were listed out regarding pocket parks, the cul-de-sacs, and connector streets.

E. Lake Amelia Woods Final Plat

Ms. Larsen presented the staff report.

The applicant, TJB Homes, Inc, submitted a land use application for Lake Amelia Woods Second Addition final plat. This is a replat and easement dedication of the existing four (4) lot rural subdivision east of Amelia Lake.

On October 13, 2025, the City Council passed Resolution No. 25-141 approving the Lake Amelia Woods Preliminary Plat Application Amendment. The amendment revised the grading plan to remove the stormwater ponds related to the existing four (4) lot rural subdivision.

Tom Budzinski with TJB Homes, the applicant, was present to answer questions.

Mr. Wipperfurth motioned to approve the Lake Amelia Woods Second Addition Final Plat. Motion seconded by Mr. Laden. Motion carried 7-0.

7. DISCUSSION ITEMS

A. Met Council 2050 System Statement

Mr. Grochala let the Board know that during an upcoming City Council Work Session, a Metropolitan Council representative will be presenting the system statement and encouraged them to attend.

B. Project Updates

Mr. Grochala provided project updates to the Board.

Mr. Vojtech moved to adjourn the meeting. Motion seconded by Mr. Kohler. Meeting adjourned at 10:14 p.m.

Respectfully submitted,
Marissa Ertel – Community Development Administrative Assistant

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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: December 10, 2025

REQUEST: **CONTINTUED PUBLIC HEARING:** 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 Metzger
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 282 housing units. The proposed development is called Peltier Ponds.

Tentative Review Schedule:

Complete Application Date:	June 5, 2025
60-Day Review Deadline:	August 4, 2025
60-Day Extension Deadlines:	October 3, 2025 December 2, 2025 January 31, 2026

Environmental Board Meeting:	June 25, 2025
Park Board Meeting:	July 7, 2025
Planning & Zoning Board Meeting:	July 9, 2025 August 13, 2025 September 10, 2025 October 8, 2025 November 12, 2025 December 10, 2025
City Council Work Session:	January 5, 2026
City Council Meeting:	January 12, 2026

BACKGROUND

The Land Use Application is for the following:

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

This staff report is based on the following submittals:

- Applicant Narrative prepared by Lennar received on November 10, 2025
- Peltier Ponds Preliminary Plat and Plan Sheets prepared by Hill Incorporated revision date November 3, 2025
- Peltier Ponds Preliminary Landscape Plans prepared by Calyx Design Group revision date November 3, 2025
- Peltier Ponds Land Use & Density Plan prepared by James R. Hill, Inc. revision date October 10, 2025
- Architectural Plans prepared by Lennar received on May 23, 2025
- Stormwater Management Plan Narrative and Summary prepared by Hill Incorporated revision date November 3, 2025
- Geotechnical Evaluation Report prepared by Bruan Intertec dated October 1, 2024
- Master Plan Booklet prepared by Lennar dated November 10, 2025
- Resource Inventory Report prepared by James R. Hill, Inc.
- Traffic Impact Study prepared by Traffic Impact Group, Inc. dated November 6, 2025
- Traffic Noise Assessment prepared by David Braslau dated May 9, 2025
- Joint Application for Wetland Replacement Plan prepared by Kjolhaug Environmental Services Company, Inc. dated April 17, 2025

ANALYSIS

History

In November 2024, the applicant submitted a PUD Concept Plan for advisory board and Council input for a 262 housing unit development.

In June 2025, the applicant submitted a PUD Preliminary Plan/Preliminary plat that had 246 housing units. The Planning & Zoning Board opened and continued the public hearing while the applicant revised the plans to address comments and meet density requirements.

In November 2025, the applicant submitted revised plans.

Current Proposal

Peltier Ponds will consist of single-family homes and townhomes with a similar variety to those built in Watermark. The total number of housing units is 282. See the attached applicant's narrative for a detailed description of the development.

Housing Products and Number of Units

The following table details housing products and number of units.

	CMA back-to- back townhome	CMS row townhome	55-foot single- family lots	65-foot single- family lots	80-foot single- family lots	
Bedrooms	3	3	2 to 4	3 to 5	3 to 5	
Home Sq Ft	1770-1800	1800-1900	942-2400	1920- 3876	1920- 3876	
Garage Stalls	2	2	2 to 3	3	3 to 4	
Garage Sq Ft	405	379-388	445-744	626-780	645-951	
Starting Price	\$345,000	\$365,000	\$525,000	\$575,000	\$635,000	
Preliminary Plat Home Count	74	62	72	41	33	282

The residential development transitions from larger 80ft wide single family lots near Peltier Lake and Rehbein Street to 65ft, 55ft, and townhomes adjacent to CSAH 54 (20th Ave N.).

Land Use and Open Space

The attached Land Use & Density Plan and table below details the proposed land uses and acres.

Land Use	Acres	%
Townhomes	6.34	5.1%
Single Family 80ft	10.45	8.4%
Single Family 65ft	9.12	7.3%
Single Family 55ft	13.75	11.0%
Private Drive	4.15	3.3%
Public Road Right-of-Way	12.15	9.7%
Arterial ROW (CSAH 54)	3.83	3.1%
Private Open Space	6.41	5.1%
Public Open Space	21.65	17.3%
Public Park	6.40	5.1%
Private Stormwater Ponds	4.13	3.3%
Stormwater Ponds	8.50	6.8%
Wetlands	14.03	11.2%
Electric Transmission Line	3.13	2.5%
Area to Remain Undeveloped (OL F)	0.98	0.8%
TOTAL	125.02	100.0%

A 6.4 acre public park, trails, sidewalks, open space and stormwater ponds are included throughout the development creating a multi-functional greenway corridor. Total public open space (public open space, public park, stormwater ponds, wetlands, open space under electric transmission line) is 52.9 acres or 42.3% of the entire development.

- Per City Code Section 1007.024(6)(c) of the PUD, Planned Unit Development ordinance:

1. A minimum of 50% of the gross townhome land area shall be reserved as common open space for townhomes.

Private open space is 10.5 acres or 50.1% of the townhome development.

- Per City Code Section 1102.13(4) of the Shoreland Planned Unit Development ordinance:

(d) *Open space requirements.* Planned unit developments must contain open space meeting of the following criteria:

1. At least 50% of the total project area must be preserved as open space.

Total open space (public 52.9 acres + private 10.5 acres) is 63.4 acres or 50.7%.

Both open space requirements are met.

Existing Conditions

Per the Wetland Delineation Report, the site consists primarily of row crop land with scattered farmed wetlands. A single-family home and outbuildings are located along the west central border. Wooded areas with wetlands/drainageways are in the southwest and southeast portions of the site. Topography on the site varies with high elevations at ~910 to 912 ft MSL and low elevations at ~902-904 ft MSL.

A 70ft wide transmission line runs north-south through the site. A 50ft wide drainage & utility easement and stormwater pipe runs west-east through the site. Approximately the west quarter of the development is in the Shoreland Management Overlay District of Peltier Lake.

Surrounding Zoning and Land Use

Direction	Zoning	Current Land Use	2040 Future Land Use
North	R, Rural	Rural Residential	Urban Reserve
South	R, Rural and City of Centerville	Rural Residential and single family dwellings	Medium Density and City of Centerville
East	PUD (Watermark Development)	Residential	Low Density Mixed
West	Peltier Lake	Peltier Lake	Peltier Lake

Comprehensive Plan

Comprehensive Plan Amendment

The 125 acre site has three (3) land use designations per the City's 2040 Comprehensive Plan: low density, medium density, and high density. The areas are not intended to be strict land use and density boundaries but should be considered somewhat flexible to accommodate development. Met Council requires a formal comprehensive plan amendment to adjust the land use boundaries.

The proposed amendment decreases the allowed number of housing units by one.

	Existing Comp Plan	Proposed Comp Plan
Range of Allowed # of Housing Units	383-568	382-568

The City distributed the proposed comprehensive plan amendment to affected jurisdictions for their 60 day comment period. Comments are due January 17, 2026.

Planning District #3

Per the 2040 Comprehensive Plan, the site is in Planning District #3. The Comprehensive Plan states:

- Land Use
 - Much of District 3 was included in the I-35E Corridor Alternative Urban Areawide Review (AUAR) completed in 2005.
 - All development within the AUAR study area must comply with the mitigation plan that forms a part of the AUAR.

Density

The following chart is a summary of the site's general housing unit range and density using Met Council's density formula:

Land Use	Gross Area Acres	Wetlands	Public Park	Public Open Space/ Wetland Buffers	Arterial ROW	Electric Transmission Line	Net Area	Density Range		Units		Proposed Unit Count	Resulting Density
								Low	High	Low	High		
Low Density	39.56	1.78	1.86	3.97	0.00	1.29	30.66	1.6	3.0	49	92	74	2.41
Medium Density	44.17	2.32	4.54	4.51	0.00	1.20	31.60	4.0	6.0	126	190	126	3.99
High Density	41.29	9.93	0.00	13.17	3.83	0.64	13.72	6.0	8.0	82	110	82	5.98
	125.02	14.03	6.40	21.65	3.83	3.13	75.98			258	391	282	3.71

The range of allowed housing units for the entire site is 258 to 391. The proposed 282 housing units meets the allowed the density range. The development's overall net density is 3.71 units per acre.

Growth Management Strategy

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

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

With existing projects underway, this project will be phased over multiple years to meet growth management requirements. The Phasing Plan is detailed later in this report.

Current Zoning and Land Use

Current Zoning	R, Rural
Current Land Use	Agricultural
Future Land Use per 2040 Comp Plan	Low Density, Medium Density, High Density
Utility Staging Area	Stage 1A (2018-2025) Stage 1B (2025-2030)

Rezoning

The property is currently zoned R, Rural. The R, Rural zoning is a holding district until municipal water and sanitary sewer are available to the site and the property owner is interested in having the property developed. The property will be rezoned to PUD, Planned Unit Development to allow for zoning and shoreland district flexibility.

PUD Land Use and Conventional Zoning District & Shoreland Guidelines

City Code Section 1007.024 details the PUD, Planned Unit Development requirements. The purpose of the PUD is to provide a zoning district that grants flexibility from certain conventional zoning regulations in order to achieve public benefits that may not otherwise be obtained under standard zoning regulations. These public benefits are detailed in City Code Section 1007.024(2) and discussed later in this report.

City Code Section 1007.024(4) details the PUD Land Use and correlating conventional zoning district standards. These conventional zoning district standards serve as guidelines but may be departed from to accomplish public value purposes.

The underlying conventional zoning districts used for this project are:

Underlying Conventional Zoning Districts	Housing Product
R-1, Single Family Residential	80ft wide lots
R-2, Two Family Residential	55ft and 65ft wide lots
R-3, Medium Density	Townhomes

A summary of PUD public benefit vs PUD flexibility is provided at the end of this staff report.

Conventional Zoning District Guidelines and PUD Flexibility

Lot Width and Lot Sizes

The attached PUD Land Use and Conventional Zoning District Guidelines Chart details the PUD Land Use and correlating conventional residential zoning district requirements. The chart also compares the proposed development to these guidelines and where PUD flexibility is requested.

Per City Code Section 1001.098 of the Subdivision Ordinance:

(1) *Area*. The minimum lot area, width and depth shall not be less than that established by the Lino Lakes Zoning Chapter in effect at the time of adoption of the final plat. Minimum lot area for urban lots shall consist of buildable land exclusive of utility transmission easements or water course easements that encumber lot development.

Lot size requirements are met.

Staff Comments:

1. An overhead electric transmission line easement covers the rear yards of Lots 9 and 10, Block 5.
 - a. The applicant shall demonstrate how a deck fits on each lot.
2. It shall be noted on the preliminary plat and in the HOA documents that lots with oversized easements may have limited ability to construct accessory structures.

Setbacks

The following charts compare the conventional City ordinance requirements to the proposed setbacks.

Residential Single Family	City Ordinance Requirement	Proposed Setbacks	PUD Flexibility Required?
Street ROW	R-1 = 30ft R-2 = 25ft	30ft 25ft	No
Rear Lot Line	R-1 = 30ft R-2 = 25ft	30ft 25ft	No
Side Lot Line	R-1 & R-2 = 5ft garage/ 10ft house	80ft: 10ft and 10ft 55-65ft: 7.5 ft/7.5 ft	No Yes

Townhomes	R-3 City Ordinance Requirement	Proposed Setbacks	PUD Flexibility Required?
Local Street	30ft	25ft	Yes
Arterial Street	40ft	40ft	No
Private Street (from back of curb)	25ft	25ft	No
Rear Lot Line	30ft	25ft	Yes
Side Lot Line	10ft	10ft	No
From Low Density Res	35ft	NA-TH do not abut LDR	NA

Shoreland Management Overlay District

A portion of the development is within the Shoreland Management Overlay District of Pelter Lake which is classified as a natural environment lake. Within the shoreland district, land is guided both low density and medium density. Single family dwellings are allowed in the shoreland district. These lots are non-riparian because they do not directly abut the lake due to Peltier Lake Drive and a strip of land owned by the Board of Water Commission-St. Paul. The townhomes are not in the shoreland district and therefore are not subject to shoreland PUD requirements.

Lot Width and Lot Sizes

The attached PUD Land Use and Shoreland Regulation Chart summarizes lot width, lot depth and lot sizes requirements. The shoreland ordinance allows for a minimum 80ft wide single family lots, two-family/duplex and triplex/quad/townhomes. The development proposes single family detached dwellings within the shoreland district; however, some of the single family lots are 65ft wide x 135ft deep. The two-family/duplex requirements are a minimum lot size of 8,775 sf and 130ft lot width. This would equate to a single family lot 65ft wide x 135ft deep = 8,775sf.

PUD flexibility is required for 65ft wide single family lots in the shoreland district.

Setbacks

The setback from the OHWL 884.7 EL is 150ft. This setback would apply to Lot 1, Block 1 and Lot 1, Block 2 near Peltier Lake.

Staff Comment:

1. The applicant shall demonstrate that a house and deck fit on Lot 1, Block 1 and Lot 1, Block 2.

Impervious Surface Coverage

Per City Code Section 1102.07(1)4, the impervious surface coverage of single family lots in the shoreland district must not exceed 30%. Single family lots outside the shoreland district are allowed up to 65% maximum impervious surface.

Per City Code Section 1102.13(4) of the Shoreland PUD ordinance:

(e) *Erosion control and stormwater management.* Erosion control and stormwater management plans must be developed and the PUD must:

2. Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff. Impervious surface coverage must not exceed 35% with an approved stormwater management plan and consistency with § [1102.09](#).

The project will be developed with an approved stormwater management plan. The applicant demonstrated that if the maximum impervious surface for each single family lot in the development is 48%, the overall site impervious is 27.9%. This would meet 35% Shoreland PUD requirement.

The DNR was supportive of this approach and the 48% single lot max impervious coverage.

Building Design Standards and Other Performance Standards

City Code Section 1007.043 details minimum residential building design standard requirements. The conventional residential zoning districts also provide additional requirements.

Single Family-80ft wide lots

All single family dwelling detached dwellings shall meet the minimum zoning ordinance requirements of City Code Section 1007.043(2)(a) and City Code Section 1007.110 (R-1, Single Family Residential District).

There are 22 different house products proposed.

Single Family-65ft wide lots

The applicant is requesting PUD flexibility from the following building requirements of City Code Section 1007.112 (R-2, Two Family Residential):

	Required	Requested PUD Flexibility
Garage Forward of Front Porch	0 ft	2ft to 6ft
Garage/Façade Ratio	50%/50%	1 story home: 67% garage/33% façade

There are 127 different house products proposed.

Single Family-55ft wide lots

The developer is requesting PUD flexibility from the following building requirements of City Code Section 1007.043(2)(a) and City Code Section 1007.112 (R-2, Two Family Residential):

	Required	Requested PUD Flexibility
Min. Building Footprint (less garage area)	850sf	780sf
Garage Size	520sf	445ft min
Garage Forward of Front Porch	0ft	2ft to 6ft
Garages over 2 stalls	2ft recess	1ft recess
Garage/Façade Ratio	50%/50%	1 story home: 67% Garage/33% Facade

There are 109 different house products proposed.

Townhomes

The developer is requesting PUD flexibility from the following building requirements of City Code Section 1007.043(2)(b) and City Code Section 1007.113 (R-3, Medium Density Residential):

	Required	Requested PUD Flexibility
Garage Width	20sf	18ft 1.5in (Row TH) 18ft 7.5in (Back to Back TH)
Garage Size	520sf	379ft (Row TH) 405ft (Back to Back TH)
Combined Area Exterior Finish (Brick or Stone)	25%	7% (Row TH) 8% (Back to Back TH)
Max. Single Wall Lap Siding Exterior Finish	75%	85% rear & side (Row TH) 94% side (Back to Back TH)

Staff Comments:

1. The row townhome end units abutting public streets shall incorporate the higher architectural standards as shown on Colonial Manor Patriot-CMS Sheet A3 dated March 1, 2022.

All Housing Units (Single Family and Townhomes)

Staff Comments:

1. An anti-monotony plan is required with final plat submittal.
2. A minimum 6 inch window trim is required on all front elevations.
3. A minimum 4 inch window trim is required on all side and rear elevations.
4. All garage doors shall be decorative and have a strip of windows.

Subdivision Ordinance

Blocks and Lots

The proposed development provides a mix of residential lots and blocks. Outlots contain wetlands, buffers, stormwater ponds etc. Per Sheet C2.0, Preliminary Plat:

Lot or Outlot	Purpose	Ownership
Lots and Blocks	Single family home & townhomes	Private
A, B, C	Public park	City
D	Future development	Private
E, F	Public open space, trail corridor	HOA
G	Public open space, wetland and buffer	HOA
H	Stormwater pond	HOA
J, K	Public open space, wetland, buffer, stormwater pond and trail corridor	HOA
L	Townhome private streets	HOA
M-EE	Townhome private open space	HOA

Staff Comments:

1. During PUD Concept Plan review, staff noted the property owner's lot at 7566 Peltier Lake Drive should be incorporated into the plat. This was not done. Outlot D is proposed to be sold to the property owner for future development. Staff notes future development will need to meet all land use, density, zoning, subdivision, shoreland, etc. ordinances.

Streets and Alleys-Public Streets

CSAH 54 (20th Ave N) is an A-Minor Arterial Reliever road. Sixty (60) feet of road right-of-way is being dedicated along CSAH 54 and widens near Street A/20th Avenue intersection as requested per Anoka County Highway Department. Internal streets consist of local streets with 60ft wide road right-of-way and paved 32ft wide back to back. Sidewalks are provided along the streets.

Peltier Lake Drive will be relocated to the east and serve as the north-south street connection. The public right-of-way will remain and a trail installed to provide public enjoyment of the lake amenity. Street G road right-of-way abuts the property to the south for future extension. A temporary roadway easement 24ft wide will connect to the existing Peltier Lake Drive.

Staff Comments:

1. A temporary roadway easement from Street G to existing Peltier Lake Drive shall be recorded.

Streets and Alleys-Private Streets

Private streets are proposed for the townhomes. They are 26ft wide and an emergency access to the trail is proposed to the north. City Code Section 1007.054 details private street regulations. The regulations are met.

Per City Code Section 1007.052(6) Off-Street Parking: Townhouses and Manufactured Home Parks require 2 rent-free spaces per unit. In projects involving 8 or more units, guest parking at a rate of 1 space per 3 units shall be provided.

There are 136 townhome units which would require 45 parking spaces ($136/3=45$). Each unit has 2 garage stalls and driveway space for parking. There are also an additional 46 guest parking spaces provided throughout the townhome neighborhood. Parking requirements are met.

Staff Comments:

1. The private street shall gain access from the public street and shall maintain the street drainage with concrete curb and gutter per City Standard Specifications for Construction. Private street access on urban and rural streets shall have at a minimum a five-foot bituminous or concrete apron. The remainder of the private street shall be designed, constructed and surfaced as approved by the City Engineer.
2. A turn-around is required at the north end of the private street near Block 31.
3. The emergency access trail to CSAH 54 (20th Ave) shall be designed to handle emergency vehicles.

Easements

Standard drainage and utility easements at least 10 feet wide have been provided along all lot lines. Drainage and utility easements shall be dedicated over outlots containing stormwater management facilities.

Stormwater Management and Erosion and Sediment Control

The site is located within the NE Lino Lakes Comprehensive Stormwater Management Plan area and is subject to requirements of the plan. As part of the plan implementation the City constructed a trunk storm sewer pipe across the southern half of the property between 20th Avenue and Peltier Lake. This trunk line serves as the major conveyance system for the area.

The grading plan shows stormwater ponds throughout the development. They are part of the multi-purpose greenway corridor incorporating trails, stormwater management, floodplain, ditches, and open space.

Per the City Engineer memo dated December 3, 2025:

Stormwater management for the Peltier Ponds site consists of multiple sedimentation basins and irrigation reuse to provide treatment. Additional stormwater management requirements are set beyond standard City and RCWD rules based on the site's location within the Northeast Drainage Area Comprehensive Stormwater Management Plan (CSMP). Upon review of the CSMP with RCWD, site design does not meet those requirements. The 0.1 cfs/acre requirement must be met for all discharge points on the site since all flows ultimately route to Peltier Lake. 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 - Peltier	24.29	51.03	116.82	N/A
Proposed - Peltier	17.01	32.70	69.28	N/A
Existing - South	9.71	20.08	44.23	N/A
Proposed - South	3.58	10.87	28.46	N/A
Existing - North	2.96	6.02	9.30	N/A
Proposed - North	1.40	3.54	6.47	N/A

The City Engineer's memo contains a list of comments that need to be addressed.

Public Utilities

Public water, sanitary, and storm sewer utilities will be installed within the development.

The site is in Sanitary Sewer District 3 (Sub-district 3H). Flow from these areas, including that from Centerville, is collected along East Cedar Street and conveyed east to MCES Meter M220 and Gravity Interceptor 802325.

The site is in Utility Staging Area 1A (2018-2025) and 1B (2025-2030). The City Council will pass resolution to open Stage 1B (2025-2030).

Per the City Engineer's memo, 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 prior to Peltier Phases 3 and 4.

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.

The site will implement a stormwater reuse system for irrigation purposes.

Staff Comments:

1. Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.

Yield Plan

As required per City Code Section 1001.041(2)(a)7, the applicant submitted the attached yield plan. The yield plan shows the maximum number of dwelling units that would be permitted given the minimum lot size and lot widths for conventional subdivisions and other requirements of the Lino Lakes Zoning and Subdivision Chapters.

The submitted yield plan indicates single family lots, townhomes and an apartment totaling 332 housing units.

The proposed preliminary plat contains 282 housing units.

Phasing Plan

The phasing plan indicates four (4) phases of development.

Phase 1	103 lots
Phase 2	56 lots
Phase 3	52 lots
Phase 4	71 lots
Total	282 lots

Staff Comment:

1. Outlot A and B shall be dedicated as public park with the Phase 2 development.
2. The timing of trail construction shall be evaluated with each phase.
3. As water issue continues to develop it may well impact the City's ability to service future phases of the development.

Traffic Study

A Traffic Impact Study was prepared by Traffic Impact Group, LLC dated November 6, 2025. Per the study,

- The proposed new development is expected to generate 42 entering trips and 128 exiting trips in the AM peak hour, and 135 entering and 85 exiting trips in the PM peak hour.
- Total daily trip generation is 2,415.
- The County and City have expressed their preference for a roundabout at Watermark Way. Roundabout will provide acceptable operations, will provide vehicle calming on the corridor, and provide pedestrians a safe location for crossing 20th Avenue N.

The study area included the following intersections:

- 20th Avenue N & Rehbein Street
- 20th Avenue N & Watermark Way

Level of Service

Level of Service (LOS) is used to describe the operating conditions of an intersection. Facilities are given letter designations from “A” (best operating conditions) to “F” (worst conditions).

City Code Section 1001.013(2)(c), Premature Subdivision of the City’s Subdivision Ordinance establishes minimum Level Of Service (LOS) requirements. The ordinance states that if the LOS is A or B, the proposed subdivision shall not the degrade the LOS more than one grade. If the LOS is C or D, it shall not degrade the LOS. Intersections with a LOS of E or F must be improved to ensure a LOS of D or better.

	Existing Peak Hour LOS		2026 Full Build Peak Hour LOS	
Intersection	A.M. Peak	P.M. Peak	A.M. Peak	P.M. Peak
20 th Ave N & Rehbein St				
-EB	A	A	A	B
-WB	B	B	B	C
-NB	A	A	A	A
-SB	A	A	A	A
20 th Ave N & Watermark Way				
-EB	na	na	B	B
-WB	LT-B RT-A	LT-B RT-A	LT-C TH-A RT-A	LT-D TH-B RT-A
-NB	Free	Free	Free	Free
-SB	LT-A	LT-A	LT-A	LT-A

The proposed Levels of Service on WB 20th Ave N & Watermark Way degrade by more than one (1) LOS.

Staff Comments:

1. The applicant shall provide a traffic study analysis for a roundabout at 20th Ave & Watermark Way and confirm the roundabout improvement meets the City LOS requirements.

2. The applicant shall work with Anoka County Highway Department and demonstrate that a roundabout fits within the proposed road right-of-way shown on the preliminary plat.

Noise Study

A Traffic Noise Assessment was completed by David Braulau Associates, Inc. dated May 9, 2025.

Minnesota Rule 7030.0040 details noise standards for residential land uses:

	Daytime (7:00 am to 10:00 pm)	Nighttime (10:00 pm to 7:00 am)
L10	65 dBA	55 dBA
L50	60 dBA	50 dBA

L10 is the level exceeded 10% or 6 minutes of an hour. L50 is the level exceeded 50% or 30 minutes of an hour.

Predicted daytime L10 levels at living units closest to the highways are below the 65 dBA daytime residential standard.

Predicted nighttime L10 levels at living units are slightly above the nighttime standards in 2026 but 4 to 5 dBA above the standards in 2040. However, residential land uses can be brought into compliance with state rules if appropriate STC rated windows are installed. An analysis of exterior facades shows that STC 28 will comply with the standards for most rooms although several models with extensive glazing may require STC 30 glazing to comply with the standards.

Staff Comments:

1. All single family and townhome unit windows, patio doors, etc. adjacent to 20th Avenue (CSAH 54) shall be constructed in such a way that the exterior to interior sound level attenuation is at least 30dB(A) as detailed in the noise study.
 - a. Window areas shall require a minimum STC 30 glazing.

Parks, Greenways and Trail Plan

Figure 10-2 of the 2024 Comprehensive Plan identifies the need for a future Neighborhood Park Area F centrally located within the service area. The proposed development includes 6.4 acres of public park and 7,200+lf of paved trails. A mowed/turf trail is also proposed in the southeast quadrant of the site. The trails are located adjacent to the wetlands, stormwater ponds and open space creating a multi-functional greenway corridor.

Peltier Lake Drive will be relocated to the east and serve as the north-south street connection. The public right-of-way will remain and a trail installed to provide public enjoyment of the lake amenity.

Staff Comments:

1. Only land that is reasonably suitable for park use and location shall be credited for parkland dedication.

Tree Preservation

The Environmental Coordinator reviewed the revised plans and comments are in the attached memo. There are 2186 onsite trees and 1783 are being saved. Of the 403 being removed, 336 are shown to be exempt from mitigation due to species, basic use area or undesirable trees.

Landscaping

Also from the Environmental Board staff report, boulevard trees are required at the rate of one (1) tree per lot frontage for single family and two-family lots. Townhomes and multi-family properties require one tree per 70 feet of linear feet of road frontage.

Open areas shall be landscaped to meet requirements of 1 large tree and 2 large shrubs per 2500 SF. Open space calculations shall be provided.

Landscape screening and buffers are installed along CSAH 54/20th Street. Buffer screening and berming meet the city's 6' height requirement from the low point of foundation.

Staff Comments:

1. Landscape Plan shall include a more detailed cross section showing townhome, berm, landscaping and fence.
 - a. The fence appears to be a bottom of berm and does not provide much screening.
2. Landscape Plan shall include Screen Fence details and shall be low maintenance.

EQB Environmental Review

The development is in the I-35E Corridor Alternative Urban Areawide Review (AUAR) which was completed in 2005 and subsequently updated through 2025. All development within the study area must comply with the AUAR mitigation plan. The Environmental Coordinator is reviewing the AUAR mitigation checklist to determine compliance.

Wetlands

Per Plan Sheet C4.9, Wetland Impacts & Buffer Plan and the Wetland Delineation Report, there are nineteen (19) wetlands totaling 15.58 acres on the project site. A majority of the wetlands (13) are shown within the currently farmed area of the parcel. These wetlands are considered degraded and have a lower biological value. There are 1.12 acres of wetland impacts that will be mitigated via wetland bank credits.

Only Wetlands 14, 15, 16, and 17 in the southeast quadrant require Wetland Management Corridor (WMC) minimum 50ft wide buffer with site development.

Wetland Buffer	
Required 50ft wide Wetland Buffer	6.31 acres
Provided Wetland Buffer	12.15 acres

Wetland buffer requirements are met.

Protected Open Space Area signage will also be installed.

Staff Comments:

1. Conservation easements and wetland buffers shall be recorded over the applicable open space outlots.

Floodplain

The 2015 FEMA Floodplain Map indicates Zone A flood plain over the large wetland on the south side of the site. The Base Flood Elevation (BFE) is 887.7. There are no floodplain impacts.

Staff Comments:

1. The Base Flood Elevation shall be shown on the preliminary plat.

Additional City and Government Agency Review Comments

- Anoka County Highway Department comments are provided in the attached letter.
- Lino Lakes Police Department reviewed the development and had no public safety concerns.
- Lino Lakes Fire Department notes the need for temporary cul de sacs on future street extensions and a future north-south street connection from Gordon Avenue to Peltier Lake Drive/Old Mill Road.

- City Engineer comments are provided in the attached memo.
- Environmental Coordinator comments are provided in the attached memo.
- The Park Board reviewed the PUD Preliminary Plan/Preliminary Plat on July 7, 2025. Comments included:
 - The combined 5.3 upland acres of Public Park Outlot A + B are sufficient for park purposes.
 - Recommend Outlot J with the mowed/turf trail be owned and maintained by the HOA.
- The developer held a neighborhood meeting on May 20, 2025. A meeting summary is attached.

PUD Public Benefit vs PUD Flexibility Summary

Summary

Public Benefit Gained:

1. Variety of housing types and lot sizes from larger single family lots to townhomes provides life-cycle housing.
2. Multi-functional greenway corridor, trail, and storm water management system.
3. Greater protection of lake and wetland natural resources with extensive stormwater management plan and larger wetland buffers.
4. Transition from low intense residential development near natural resource/lake to higher intense development near arterial roads.
5. Efficient use of land and private streets resulting in smaller network of utilities and streets.
6. Creation and preservation of open space that is accessible to the public.
7. Creation of trail corridor along Peltier Lake that is accessible to the public.
8. More parkland dedication fees available for park development.
9. Wider landscape buffers and trail corridors.
10. Increased side yard setbacks from 5ft to 10ft on 80ft wide lots.

Flexibility Provided:

1. Detached 65ft wide single family lot vs. two-family lots in shoreland district
2. Lot widths: 55ft wide single family lots < 60ft wide R-2 requirement
3. Corner lot widths: 72.5ft wide < 75ft wide requirement
4. Lot size: 6,875sf < 7,500 sf R-2 requirement
5. Side yard setbacks:
 - a. 7.5ft < 10ft for 55ft and 65ft wide single family lots.
6. Townhomes:
 - a. Street lot line setback: 25ft < 30ft
 - b. Rear lot line setback: 25ft < 30ft
7. Building design standards:

- a. Single Family R-2 (55ft and 65ft wide lots):
 - i. Minimum building footprint: 780sf < 850sf
 - ii. Garage size: 445sf < 520sf
 - iii. Garage protrusion from front porch: 6ft > 0ft
 - iv. Garage/façade ratio:
 - 1. 1 story home: 67% garage/33% façade > 50%/50%
 - v. 3rd stall recess: 1ft < 2ft required
- b. Townhomes (R-3)
 - i. Garage width: 18ft 1.5in < 20ft
 - ii. Garage size: 379sf < 520sf
 - iii. Exterior stone: 7% < 25%
 - iv. Max. singular exterior finish: 85% (rear) and 94% (side) > 75% allowed

RECOMMENDATION

Staff recommends approval of the Peltier Ponds Comprehensive Plan Amendment, Rezoning and PUD Preliminary Plan/Preliminary Plat with the following conditions:

1. The PUD Preliminary Plan/Preliminary is contingent upon Met Council's review and approval of the Comprehensive Plan Amendment.
2. The Developer will enter into a Development Agreement with the City.
3. A Homeowners Association shall own and maintain the outlots containing open space, wetlands, buffer, and townhome open space.
4. A Homeowners Association shall maintain the landscaped street medians and stormwater re-use system.
5. Trail easements shall cover the trail corridors.
6. A conservation easement and wetland buffer declaration shall be recorded over the open space, wetlands and buffers.
7. The underlying conventional zoning districts shall be as follows:
 - a. R-1, Single Family Residential for the 80ft wide single family lots
 - b. R-2, Two Family Residential for the 55ft and 65ft wide single family lots.
 - c. R-3, Medium Density Residential for the townhomes.
8. Architecture and building design standards shall meet noise study requirements.
9. The Peltier Ponds Community PUD Master Plan Booklet shall provide additional development guidance.
10. Outlots A, B, and C shall be deeded to the City.
11. The other Outlots shall be deeded to a Homeowners Association (HOA).
12. Maximum impervious surface coverage for each single family lot shall be 48%.
13. Architecture:
 - a. The row townhome end units abutting public streets shall incorporate the higher architectural standards as shown on Colonial Manor Patriot-CMS Sheet A3 dated March 1, 2022.
 - b. An anti-monotony plan is required with final plat submittal.

- c. A minimum 6 inch window trim is required on all front elevations.
- d. A minimum 4 inch window trim is required on all side and rear elevations.
- e. All garage doors shall be decorative and have a strip of windows.
- f. All single family and townhome unit windows, patio doors, etc. adjacent to 20th Avenue (CSAH 54) shall be constructed in such a way that the exterior to interior sound level attenuation is at least 30dB(A) as detailed in the noise study.
 - i. Window areas shall require a minimum STC 30 glazing.
- 14. A temporary roadway easement from Street G to existing Peltier Lake Drive shall be recorded.
- 15. Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.
- 16. Outlot A and B shall be dedicated as public park with the Phase 2 development.
- 17. The timing of trail construction shall be evaluated with each phase.
- 18. As water issue continues to develop it may well impact the City's ability to service future phases of the development.
- 19. Only land that is reasonably suitable for park use and location shall be credited for parkland dedication.
- 20. Conservation easements and wetland buffers shall be recorded over the applicable open space outlots.
- 21. The developer shall grade in the trail located on the Public Parks.
- 22. The turf trail on Outlot E shall be open to the public but maintained by the HOA.

The PUD Preliminary Plan/Preliminary Plat shall be revised to address the following comments:

- 1. City Engineer memo dated December 3, 2025.
- 2. Environmental Coordinator memo dated December 3, 2025.
- 3. Anoka County Highway Department letter dated November 25, 2025.
- 4. All plan sheets:
 - a. The trail shall be relocated south of the single family lots in Block 15, not along the street.
 - b. The trail shall be stubbed to the west lot line near Block 14.
 - c. All trail corridors shall be a minimum 30-40ft wide.
 - d. Street A and Street B shall have sidewalks on both sides.
- 5. An overhead electric transmission line easement covers the rear yards of Lots 9 and 10, Block 5.
 - a. The applicant shall demonstrate how a deck fits on each lot.
- 6. It shall be noted on the preliminary plat and in the HOA documents that lots with oversized easements may have limited ability to construct accessory structures.

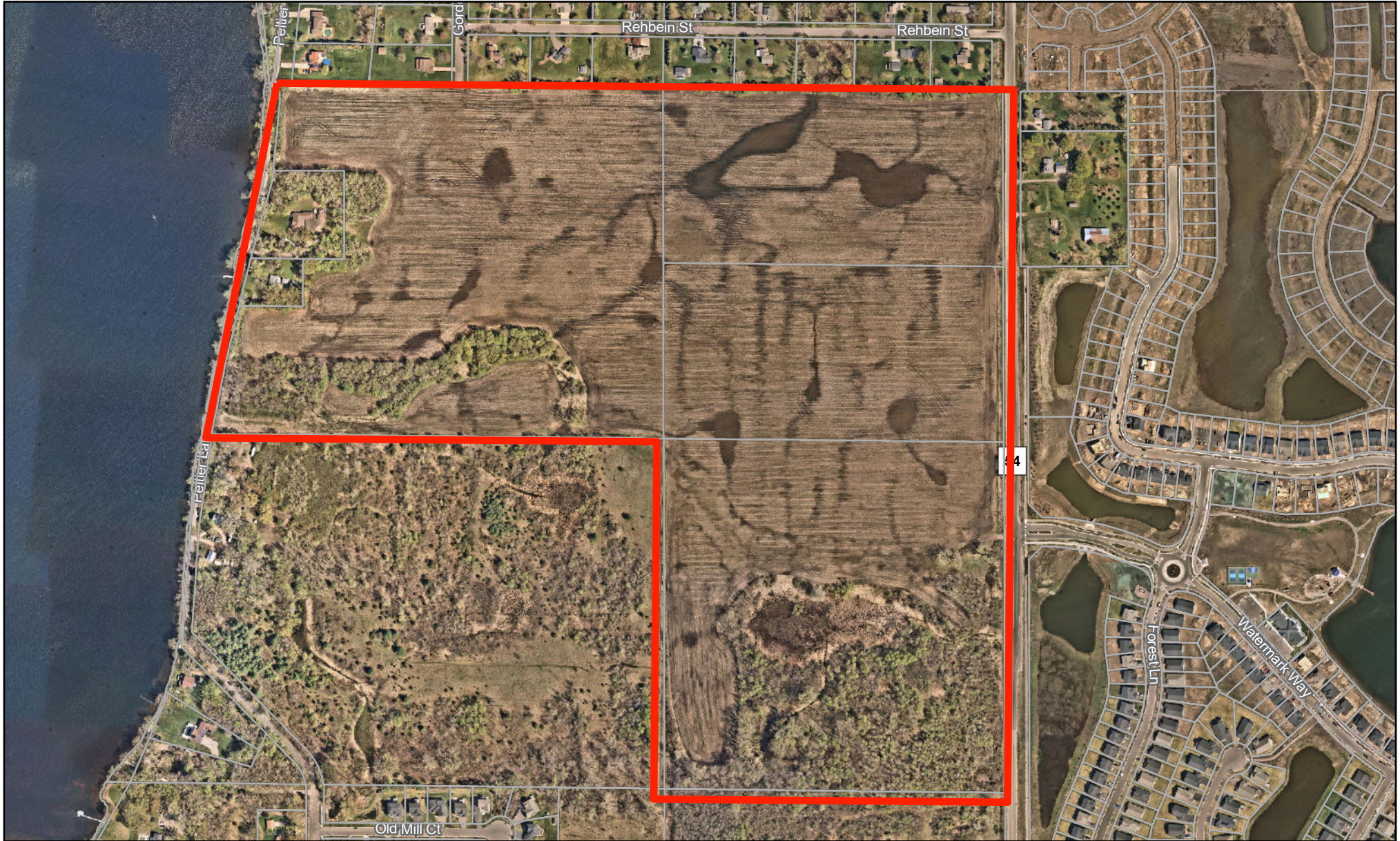
7. The OHWL setback impacts Lot 1, Block 1 and Lot 1, Block 2.
 - a. The applicant shall demonstrate how a house and deck fits on each lot.
8. Private streets shall gain access from the public street and shall maintain the street drainage with concrete curb and gutter per City Standard Specifications for Construction. Private street access on urban and rural streets shall have at a minimum a five-foot bituminous or concrete apron. The remainder of the private street shall be designed, constructed and surfaced as approved by the City Engineer.
9. The applicant shall provide a traffic study analysis for a roundabout at 20th Ave & Watermark Way and confirm the roundabout improvement meets the City LOS requirements.
10. The applicant shall work with Anoka County Highway Department and demonstrate that a roundabout fits within the proposed road right-of-way shown on the preliminary plat.
11. Land Use & Density Plan:
 - a. The lots, blocks and outlots shall match the preliminary plat.
 - b. Add Street letters to match the preliminary plat.
12. Master Plan Booklet:
 - a. Add Land Use & Density Plan
 - b. Add Parks and Open Space Plan
 - i. Include linear feet of paved trail and grass trail
 - c. Page 10 shall include a more detailed cross section showing townhome, berm, landscaping and fence to match the Landscape Plan.
 - d. Townhome setbacks shall be shown as 25ft not 20ft.
13. Sheet C2.4, Preliminary Plat:
 - a. The Base Flood Elevation shall be shown on the preliminary plat.
14. Sheet C4.4, Grading & Drainage Plan:
 - a. A temporary cul de sac shall be installed at the north end of Street H.
15. Sheet C7.1, Phasing Plan – U&S:
 - a. Outlot A and Outlot B shall be shown in Phasing Plan-2nd Addition.
16. Landscape Plans:
 - a. Landscape Plan shall include a more detailed cross section showing townhome, berm, landscaping and fence.
 - i. The fence appears to be a bottom of berm and does not provide much screening.
 - b. Landscape Plan shall include Screen Fence details and shall be low maintenance.
 - c. Sheet L1.13 shall show the Existing Trees to be Removed.

ATTACHMENTS

1. Site Location & Aerial Map
2. Applicant's Narrative
3. Master Plan Booklet

4. Preliminary Plat
5. Land Use & Density Plan
6. Yield Plan
7. Ghost Plat
8. Architectural Color Rendering Examples-55ft
9. Architectural Color Rendering Examples-65ft
10. Architectural Color Rendering Examples-80ft
11. Architectural Color Rendering Examples-TH
12. PUD Land Use and Conventional Zoning District Guidelines Chart
13. PUD Land Use and Shoreland Regulations Chart
14. Neighborhood Meeting Minutes
15. Wetland Impacts and Buffer Plan
16. Phasing Plan
17. City Engineer Memo dated December 3, 2025
18. Environmental Memo dated December 3, 2025
19. Anoka County Letter dated November 25, 2025

Peltier Ponds Site Location & Aerial Map



 Parcels

1 in = 500 Ft





NARRATIVE: Peltier Ponds - Single-Family & Townhome Residential Community

U.S. Home, LLC, dba Lennar, is pleased to submit this application for a proposed single-family and townhome community composed of 282 homes.

Existing Conditions

The property is located on the west side of 20th Ave N (CSAH 54) across from Watermark, east of Peltier Lake Drive, and north of the Centerville city border. The site is 125.02 gross acres (64.32 net developable acres) in size and is currently farmed agricultural land with wetlands and pockets of wooded upland and lowland. The site is currently guided Low Density Residential, Medium Density Residential, and High Density Residential. Nineteen wetlands have been delineated on the site totaling 15.66 acres in size.

Guided Land Uses and (current use of land) surrounding the subject property include:

- North – Guided Urban Reserve (single-family residential – Rehbein’s Peltier View);
- West – Guided Low Density Residential, Medium Density Residential, and Open Water (two single-family homesteads and Peltier Lake);
- Southwest – Guided Medium Density Residential (50-acre single-family homestead)
- South – City of Centerville (single-family residential and open space);
- East – Guided Low Density Mixed Residential (20th Ave N & Watermark).

Description of Requests

Lennar is requesting a Rezoning of the subject property from Rural to PUD to align with the guided Land Use of the property; a Comprehensive Plan Amendment to realign the Low, Medium, and High Density Residential land use designations to match the layout of single-family homes (low density) and townhomes (medium and high density); and PUD Preliminary Plan and Preliminary Plat applications.

Proposed Homes and Architecture

Peltier Ponds consists of single-family homes and townhomes similar to homes built in Watermark.

	CMA back-to-back townhome	CMS row townhome	55-foot single-family lots	65-foot single-family lots	80-foot single-family lots	
Bedrooms	3	3	2 to 4	3 to 5	3 to 5	
Home Sq Ft	1770-1800	1800-1900	942-2400	1920-3876	1920-3876	
Garage Stalls	2	2	2 to 3	3	3 to 4	
Garage Sq Ft	405	379-388	445-744	626-780	645-951	
Starting Price	\$345,000	\$365,000	\$525,000	\$575,000	\$635,000	
January 2025 Concept Plan Home Count	74	39	75	49	25	262
July 2025 Preliminary Plat Home Count	48 ↓	33 ↓	89 ↑	45 ↓	31 ↑	246 ↓
December 2025 Preliminary Plat Home Count	74 ↑	62 ↑	72 ↓	41 ↓	33 ↑	282 ↑

Infrastructure

Peltier Ponds is located adjacent to existing residential developments. As a result, infrastructure is readily available for extension to serve this development. Access for the community will be provided through the westward extension of Watermark Way and southward extension of Gordon Ave. Access will also be

provided from Peltier Lake Drive on the north and south, however, Peltier Lake Drive will be moved away from the lake and redirected into the new neighborhood. Existing Peltier Lake Drive will be abandoned and possibly turned into a trail in the future. The single-family homes will be served by public streets with a curb-to-curb street width of 32 feet. The townhomes will all be served by private streets.

Public Park, Open Space, Trails, and Sidewalks

Lennar is proposing the dedication of 6.4 acres of land in the central area of the community and at the west edge fronting on Peltier Lake intended for use as a City park. Nearly 22 acres of the site are being preserved as public open space, and over 6 acres will be preserved as private open space within the townhome neighborhoods. When including the public park, public and private open spaces, ponding areas, and wetlands the site will contain 64.25 acres will be open space which constitutes 51% of the site. The community includes a network of trails that will connect to the new public park, a future lakefront trail, connection to a future trail fronting on 20th Avenue, and will allow access to the Watermark Park and trail system on the east side of 20th Avenue. Sidewalks will be constructed on one side of each public street. The public park areas will be deeded to the City. Common open spaces will be owned by the HOA and trails outside the public park will be maintained by the HOA.

Trees and Landscape Buffers

Given the long-term agricultural use of the property, and large presence of wetlands, much of the site is void of trees. There are, however, a few large clusters of trees in the southern wetlands, along the north property line, near the homesteads by the lake, and around the creek in the center of the site where the park is proposed to be located. There was a total of 2,186 trees were inventoried. Lennar is proposing the removal of 403 trees from the site, which means 81.6% will be preserved. Lennar will be planting trees in accordance with City Code requirements.

Comprehensive Plan Land Use Goals

The Lino Lakes Comprehensive Plan guides the subject properties Low Density Residential, Medium Density Residential, and High Density Residential. This is a complicated site to design to meet density requirements given the scattered location of wetlands and the need to provide ponding, but PUD zoning would provide the flexibility to offer the proposed mix of townhomes and three base lot width standards for the single-family homes to achieve the density required by the Comp Plan. The proposed plan meets the overall required density unit range requirements based on existing and proposed land use designations. However, the land use designations are being amended to align with the proposed housing types (larger single-family = low density residential; smaller single family and row townhomes = medium density residential; back-to-back townhomes = high density residential). Along with 34.46 acres being preserved in park/open space, the preservation of wetlands and trees, and the creation of a public park, the proposed community aligns with goals outlined in the Lino Lakes 2040 Comprehensive Plan.

PELTIER PONDS USING EXISTING LAND USE DESIGNATIONS					
Land Use	Required Density Range (units/acre)	Net Acres	Density Range	Proposed Units	Resulting Density (units/acre)
Low Density Residential	1.6 - 3.0	32.86	53 - 99	114	3.5 (exceeds density requirements)
Medium Density Residential	4.0 - 6.0	30.10	120 - 181	135	4.5 (meets density requirements)
High Density Residential	6.0 - 8.0	13.02	78 - 104	33	2.5 (under density requirements)
		75.98	251 - 384	282	3.7

PELTIER PONDS USING PROPOSED LAND USE DESIGNATIONS					
Land Use	Required Density Range (units/acre)	Net Acres	Density Range	Proposed Units	Resulting Density (units/acre)
Low Density Residential	1.6 - 3.0	30.66	49 - 92	74	2.4 (within density requirements)
Medium Density Residential	4.0 - 6.0	31.60	126 - 190	126	4.0 (meets density requirements)
High Density Residential	6.0 - 8.0	13.72	82 - 110	82	6.0 (meets density requirements)
		75.98	257 - 392	282	3.7

PELTIER PONDS USING YIELD PLAN					
Land Use	Required Density Range (units/acre)	Net Acres	Density Range	Proposed Units	Resulting Density (units/acre)
Low Density Residential	1.6 - 3.0	33.47	54 - 101	78	2.3 (meets density requirements)
Medium Density Residential	4.0 - 6.0	30.41	122 - 183	168	5.5 (meets density requirements)
High Density Residential	6.0 - 8.0	13.80	83 - 111	86	6.2 (meets density requirements)
		77.68	259 - 395	332	4.2

Goal 1: Create a unified vision and future for the city, promote a well-planned community, prevent fragmented development, address the impacts of development and redevelopment on natural resources, aesthetics and view corridors, and provide balanced land use and connectivity that ensures the integration of both sides of the regional park.

- Preserving open space, providing park dedication and trails, and/or providing stormwater management areas, in excess of minimum standards to implement the Greenway System and Rice Creek Watershed District's Lino Lakes Resource Management Plan.
- Restoring/enhancing ecological systems.
- Managing stormwater using natural filtration and other ecologically based approaches.
- Providing life-cycle and affordable housing.

Peltier Ponds will be preserving 34.46 acres of upland open space (64.25 acres of open space if ponding and wetland areas were included) which is 51% of the site. This plan proposes the dedication of a 6.4-acre park at the west side of the community near Peltier Lake. Of the 15.66 acres of wetland located on the site 13.73 acres will be preserved along with the creation of 6.03 acres of wetland buffers. Five of the wetlands (2.44 acres combined) on site are being restored from their current farmed agricultural state to revitalized wetlands. As mentioned, there will be seven (7) stormwater ponds constructed which will treat stormwater runoff prior to it entering the natural systems of wetlands, creeks, and lakes. By offering two types of townhomes and the various floorplans that can be built on 55-foot, 65-foot, and 80-foot wide lots Peltier Ponds will certainly provide Lino Lakes residents options for life-cycle housing.

Goal 3: Ensure housing development is compatible with existing and adjacent land uses and provides accessibility to key community features and natural amenities.

- Link trails to parks, lakes, and schools.
- Encourage pedestrian activity in residential areas by providing sidewalks and trails as well as connections to existing and future pedestrian or transit facilities.

The community includes a network of trails that will connect to the new public park, a future lakefront trail, connection to a future trail fronting on 20th Avenue, and will allow access to the Watermark Park and trail system on the east side of 20th Avenue. Sidewalks will also be provided on all public streets.

Goal 4: Maintain safe neighborhoods and community areas.

- Develop neighborhoods with mixed housing styles that promote diversity and attract all age groups.

The proposed mix of homes should attract buyers of all ages and demographics from young single first-time buyers, couples, families with children, empty-nesters, and retirees.

Goal 7: Sustain Lino Lakes' Natural Resources which make it such a desirable place to live.

- Protect and preserve the natural resources throughout the city.
- Continue to promote the use of Planned Unit Developments (PUD) as the city's preferred development process to implement the Greenway System.

Please see comments provided for Goal 1 and Goal 3 above. In addition, 1,783 trees will be preserved out of the 2,186 trees existing on site today (81.6% preserved). Many of which are located in the proposed park and open spaces.

Comprehensive Plan Parks, Open Space, and Trail Goals

Goal 1: Continue development and maintenance of an appropriate balance of active and passive recreational activities to serve the diverse needs of the community for people of all ages and abilities, including, where possible, neighborhood parks, larger multi-use community parks and the Rice Creek Chain of Lakes Park Reserve (Regional Park).

- Acquire, reserve, develop and maintain sufficient park and open space land to fulfill the identified and projected needs of the present and future populations.
- Continue, whenever possible, inclusion of neighborhood parks in future developments and planned redevelopments.
- Direct and manage activities in an appropriate manner by balancing the use of programming activities in the neighborhood parks.

As mentioned in the response to Land Use Goal 1, this plan proposes the dedication of a 6.4-acre park near the center of the community and at the west edge with lake frontage.

Goal 2: Collaborate with Anoka County to guarantee and improve public access of the Rice Creek Chain of Lakes Park Reserve (Regional Park) waterways for recreational use and enjoyment of the community.

- Identify, develop and maintain new public access points to area lakes and waterways so that residents can enjoy these unique recreational opportunities.

There is an opportunity for the City to create and offer a new public access point to Peltier Lake at the western edge of the proposed park dedication area.

Goal 3: Develop, maintain and connect the current and proposed trails and greenway systems in the City of Lino Lakes and the Rice Creek Chain of Lakes Park Reserve (Regional Park) in a manner that preserves and sustains the natural environment.

- Preserve the open character of Lino Lakes through the preservation of natural open space and the establishment of greenway corridors.
- To the extent possible, require an interconnected trail system to be developed concurrently with the infrastructure of the subdivision or new development.

Please see comments provided for Land Use Goal 3 above.

Goal 4: Identify, protect and preserve the desirable natural areas and ecological and aquatic resources of the community.

- Where possible, restore damaged or misused natural and ecologically significant areas to their original state.
- Require natural space buffers, where appropriate, around wetlands to preserve their function and value.

Please see wetland comments provided for Land Use Goal 1 above.

Goal 5: To provide city residents with parks, trails, greenways and natural areas for protection of the natural environment, recreational uses, as visual/physical diversions from the hard surfacing of urban development, and as a means to maintain the character, ambiance, appearance and history of the community.

- The city shall reserve the right to acquire land within all development areas for park, natural open space, greenways and trail purposes.
- Parkland dedication policies and ordinances shall be used by the city to require each developer (of all land use categories) to dedicate land, or at the discretion of the city provide a payment in lieu for all or part, for parks, trails, greenways and open space acquisition and development.
- Alternatives to direct acquisition of property, such as conservation easements, shall be used where appropriate to set aside land for park and open space purposes.

Please see comments provided for Land Use Goal 1 and Goal 3 above. The proposed open spaces would be placed under conservation easements.

Goal 7: Identify important existing natural resources for protection and work cooperatively with developers and landowners to encourage healthy natural resource systems to retain the existing natural character of the community through education.

- Encourage the preservation of natural vegetation including plants of oak savannas, prairies, woodlands, wetlands and aquatic vegetation to be a design consideration for new subdivisions.

As mentioned above, this plan will restore and preserve 2.44 acres of wetlands, preserve trees, and create new open spaces for natural vegetation to grow.

Schedule

Land development work (grading) could begin in Winter or Spring 2026 with utility/street construction getting started in Summer 2026. The overall project will likely be developed in four phases. Lennar estimates full occupancy of the community will occur approximately 6 years from the date sales begin.

Lennar has a long-standing history of building successful communities throughout the Twin Cities, including similar such as Watermark (Lino Lakes), North Meadows (Blaine), and Willowbrooke (Oakdale). We invite you to visit any of these communities and our website at lennar.com/new-homes/minnesota/minneapolis-st-paul. We look forward to this opportunity to continue working with the City of Lino Lakes and thank the City for its support.

Regards,

Josh Metzer
Land Entitlement Manager
Lennar Minnesota

A Great Egret with a long, sharp beak and long, thin legs stands on a pile of grey rocks. The bird has white plumage with a dark cap and a long, flowing plume. The background is a soft-focus field of green grass and some dry reeds.

PELTIER PONDS COMMUNITY

LINO LAKES, MINNESOTA

PUD MASTER PLAN BOOKLET | NOVEMBER 10TH, 2025

LENNAR®

COLLABORATORS

The Lennar logo consists of the word "LENNAR" in a bold, blue, sans-serif font, followed by a registered trademark symbol (®).

DEVELOPER

LENNAR CORPORATION

16305 36th Ave. N, Suite 600

Plymouth, MN 55446

952.249.3014



SITE PLANNER / ENGINEER / SURVEYOR

HILL INCORPORATED

2999 West County Rd. 42, Suite 100

Burnsville, MN 55306

952.890.6044

The Calyx logo features the word "CALYX" in a bold, black, sans-serif font. A small, stylized tree icon is positioned between the "Y" and "X" of the word.

LANDSCAPE ARCHITECT

CALYX DESIGN GROUP

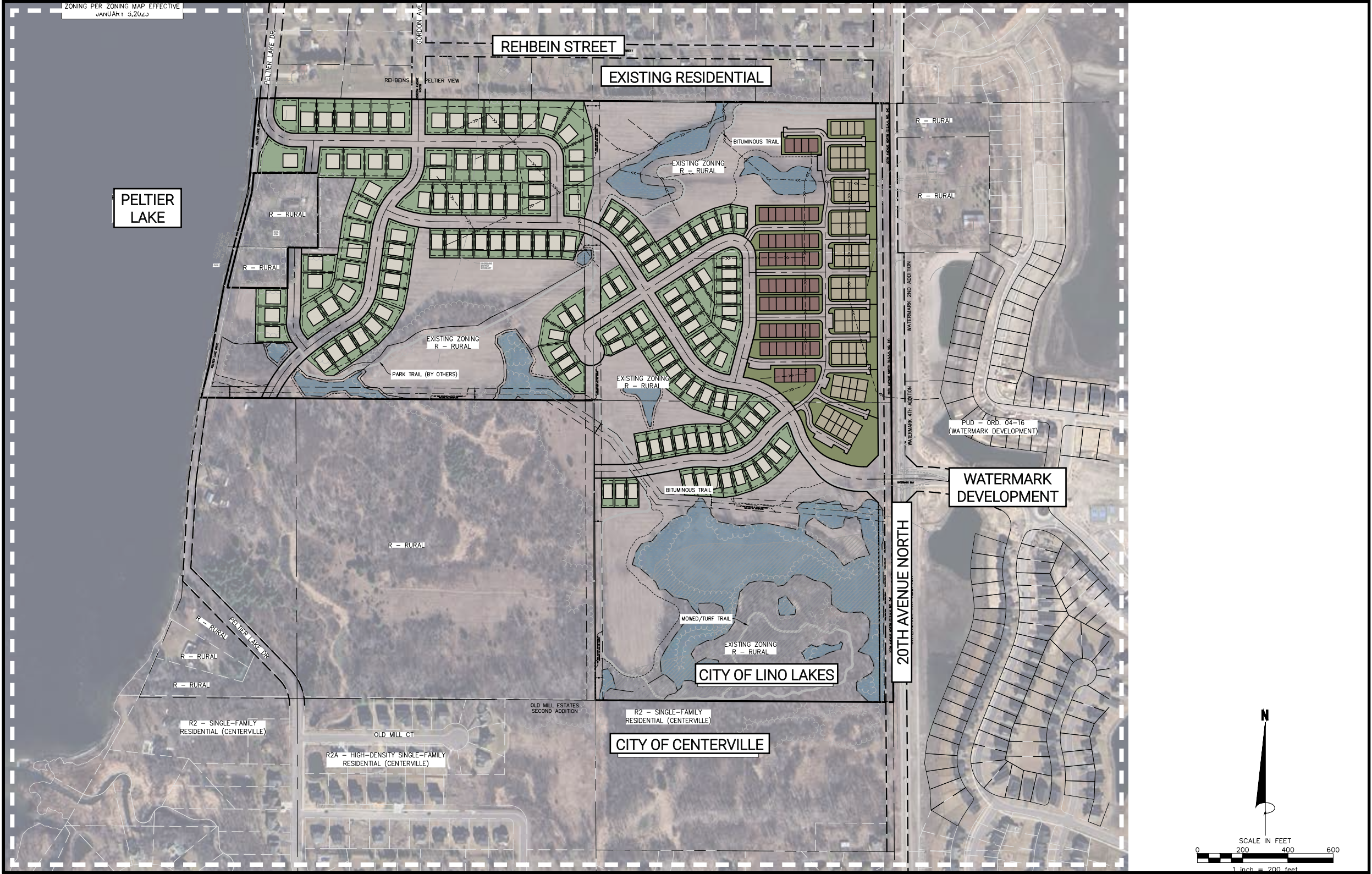
475 Cleveland Ave. N, Suite 101A

Saint Paul, MN 55104

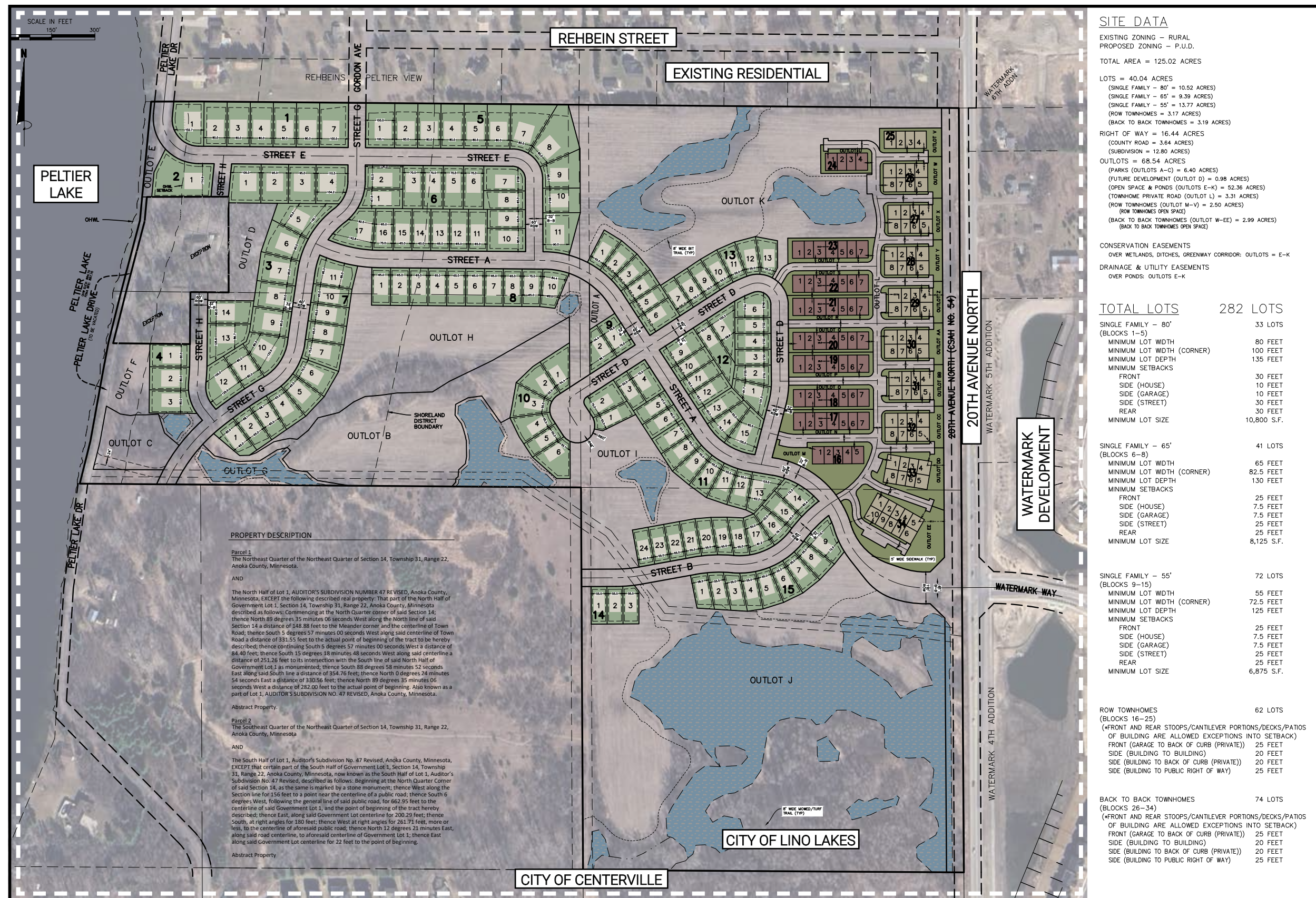
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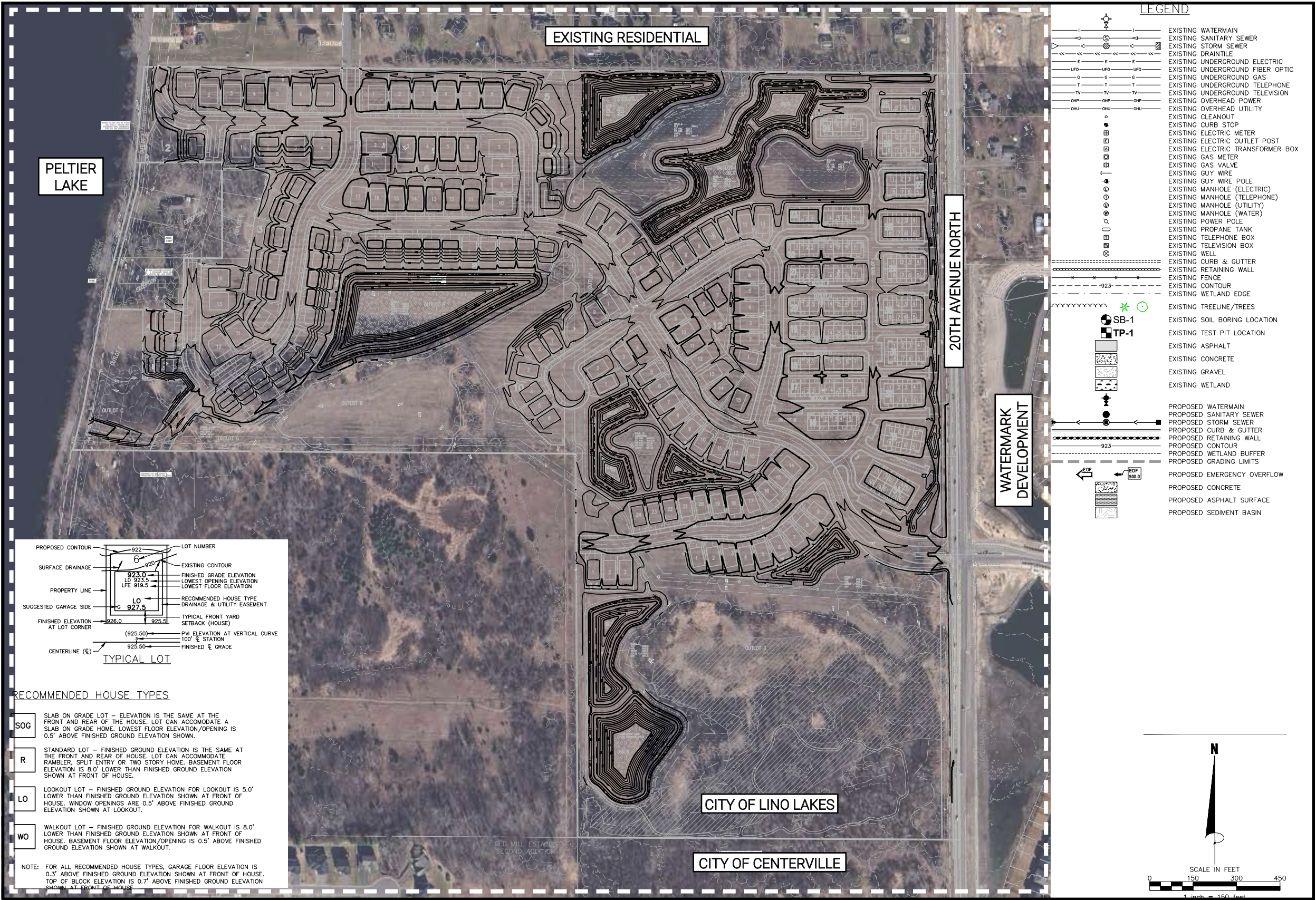
NEIGHBORHOOD CONTEXT



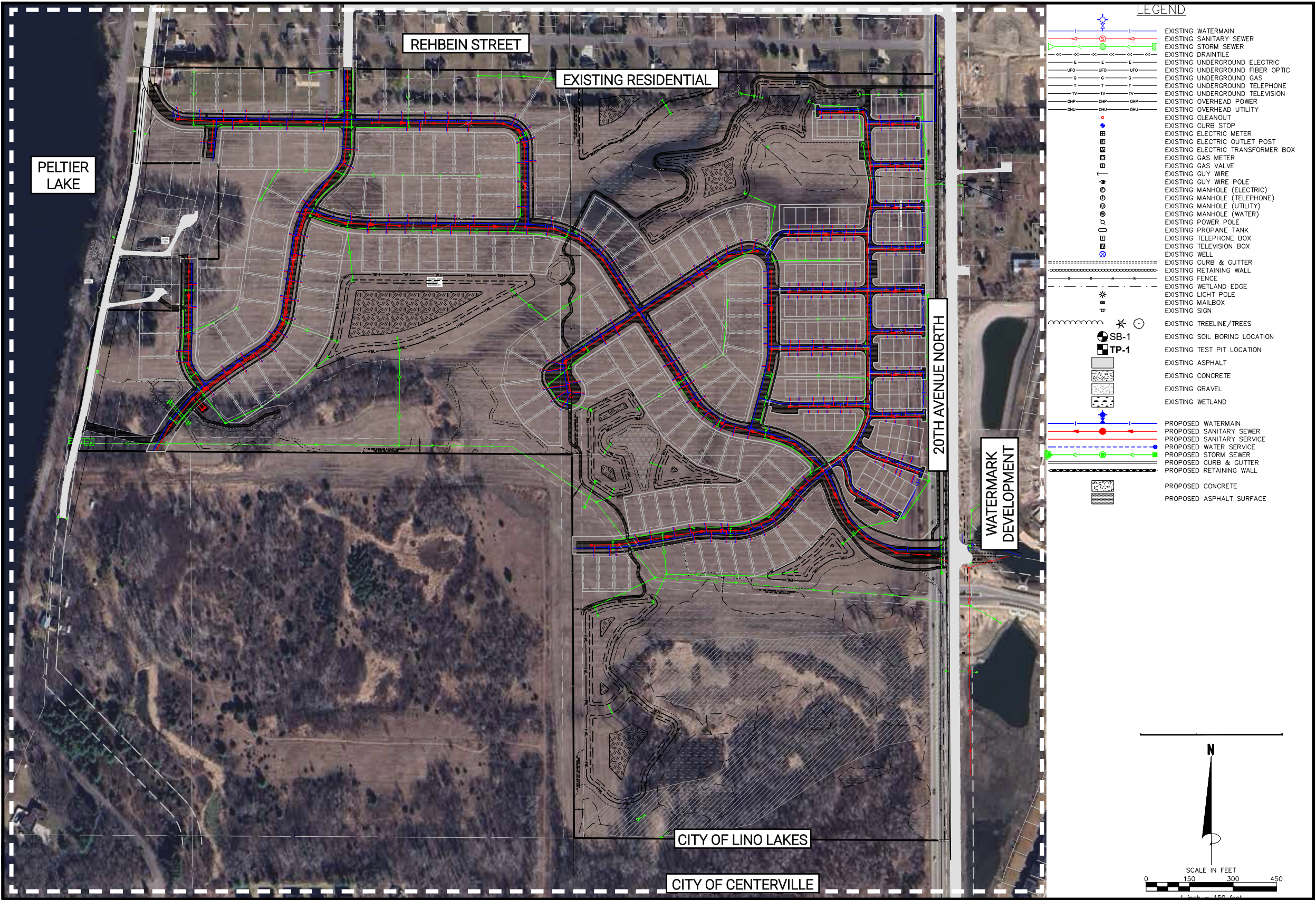
PRELIMINARY PLAT



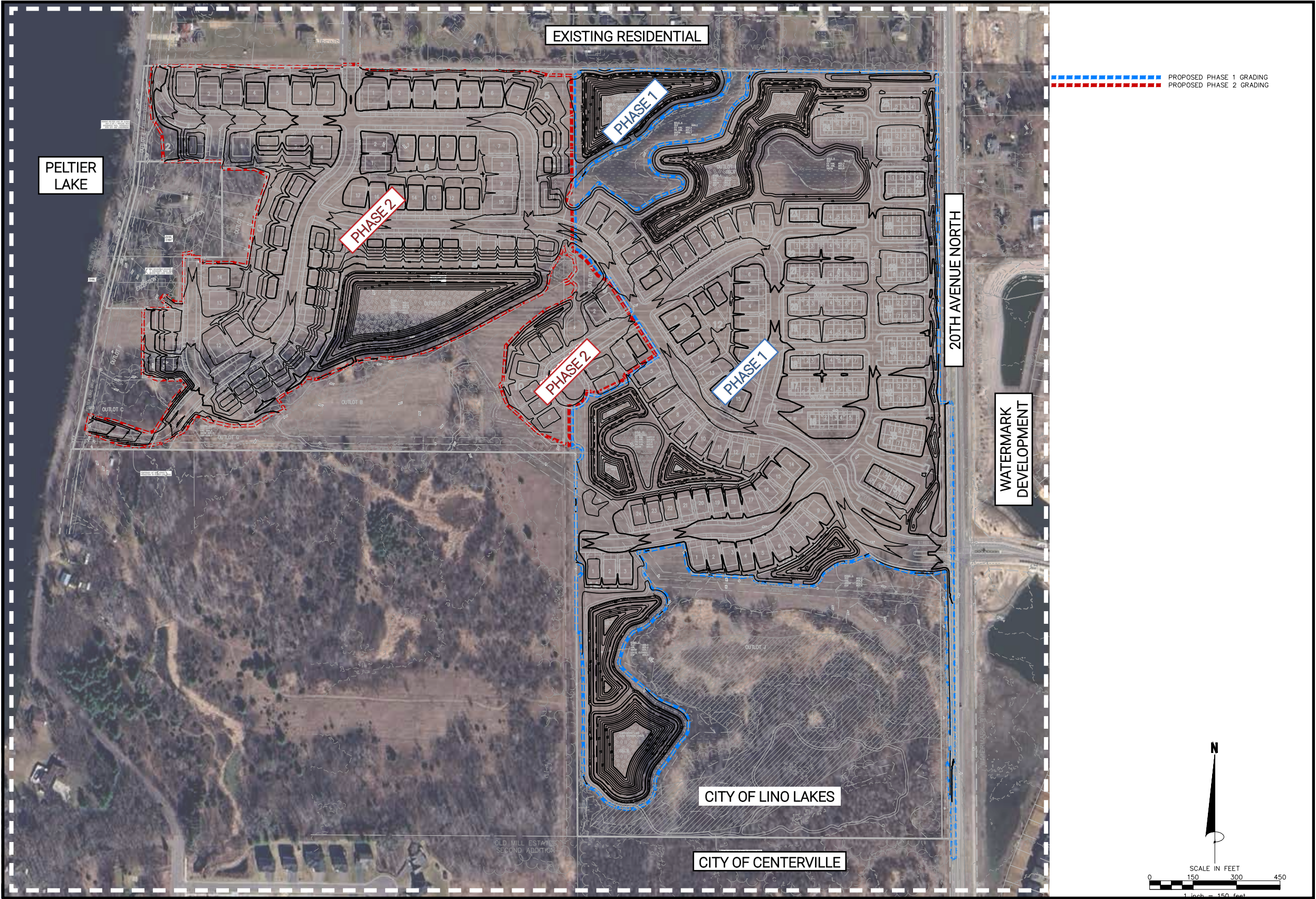
GRADING PLAN



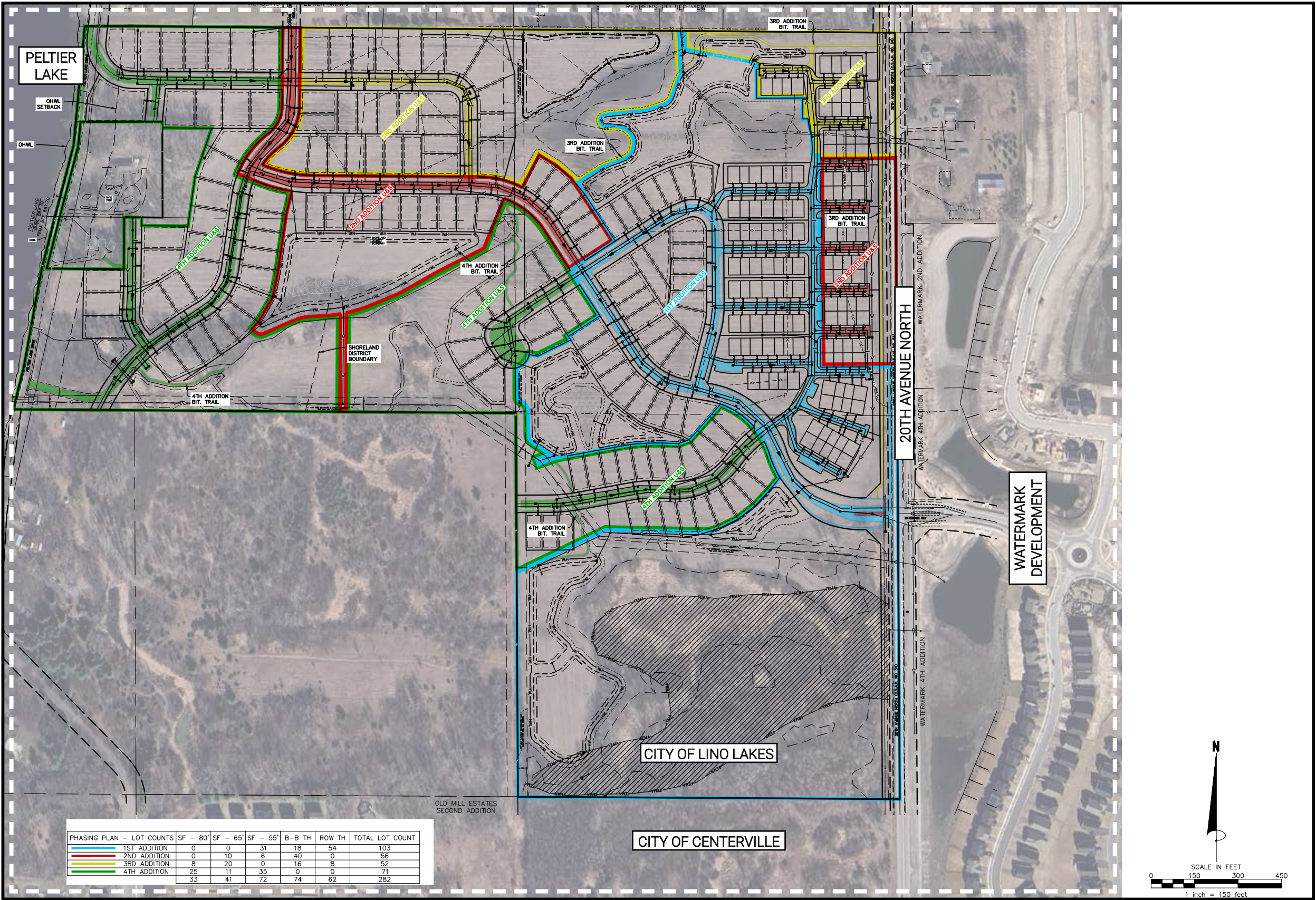
UTILITY PLAN



PHASING PLAN | GRADING



PHASING PLAN | U & S



PELTIER PONDS | ENTRY MONUMENT SIGN

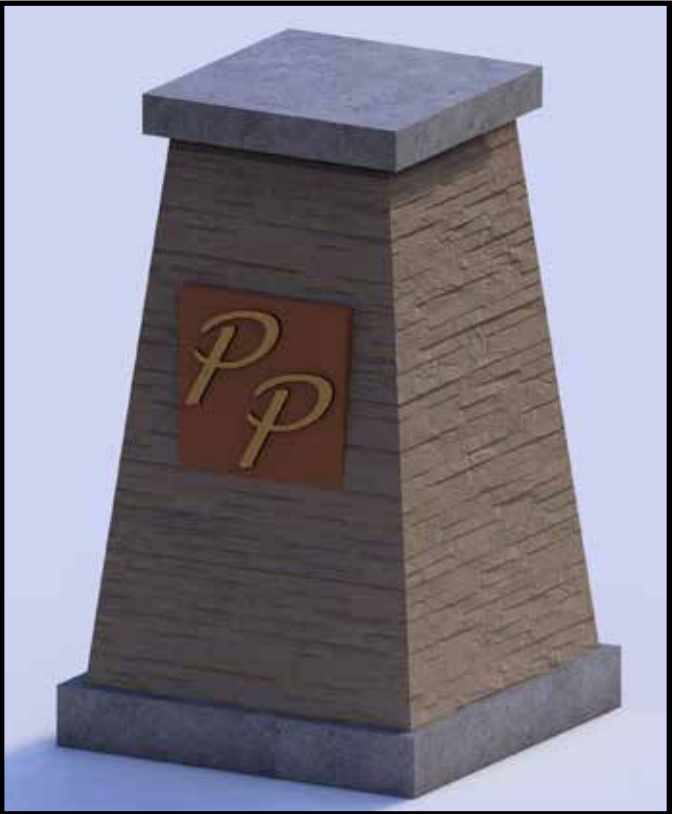
NOTE: CONCEPTUAL ONLY - SUBJECT TO CHANGE - CONSTRUCTION PLANS TO BE SUBMITTED WITH A PERMIT



ENTRY MONUMENT SIGN | LEFT JUSTIFIED ISOMETRIC



NEIGHBORHOOD ENTRY
SIGN EXAMPLE



NEIGHBORHOOD ENTRY
SIGN ISOMETRIC



ENTRY MONUMENT SIGN | LEFT JUSTIFIED EXAMPLE



ENTRY MONUMENT SIGN | RIGHT JUSTIFIED EXAMPLE

BERMING SITE SECTION AND PERSPECTIVE



TOWNHOUSE STREET SECTION

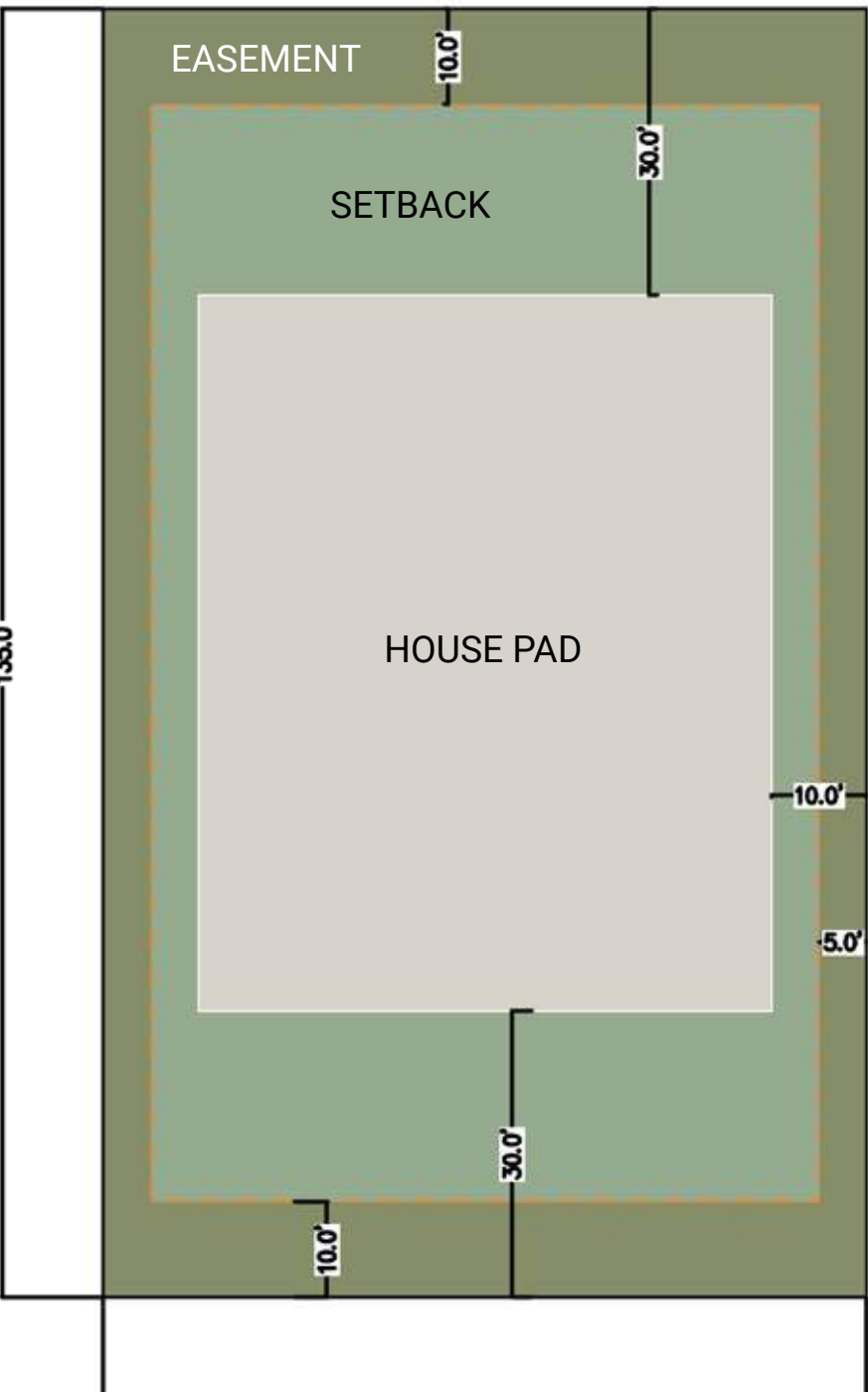


TOWNHOUSE BERM PERSPECTIVE

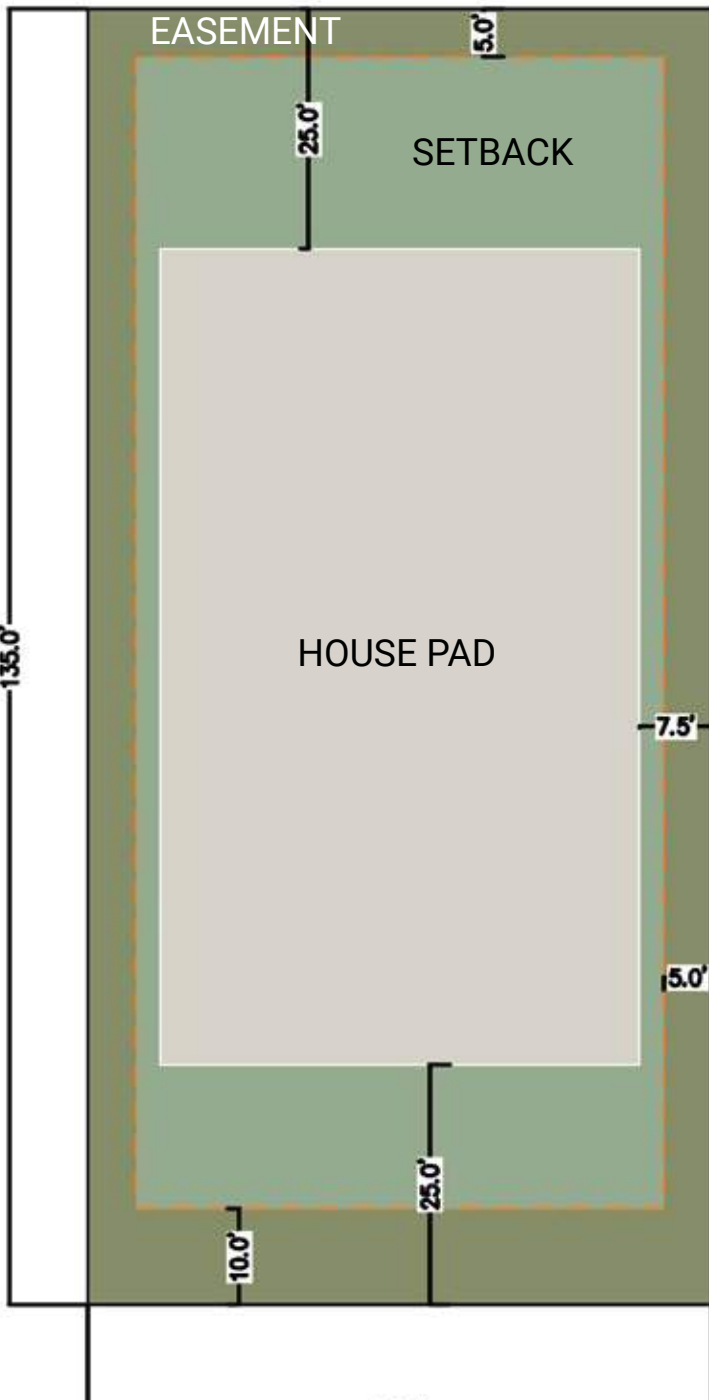
NOTE: TREES DEPICTED AT MATURE HEIGHT. TREES TO BE INSTALLED AT 6'0" HEIGHT

DEVELOPMENT STANDARDS | SINGLE FAMILY

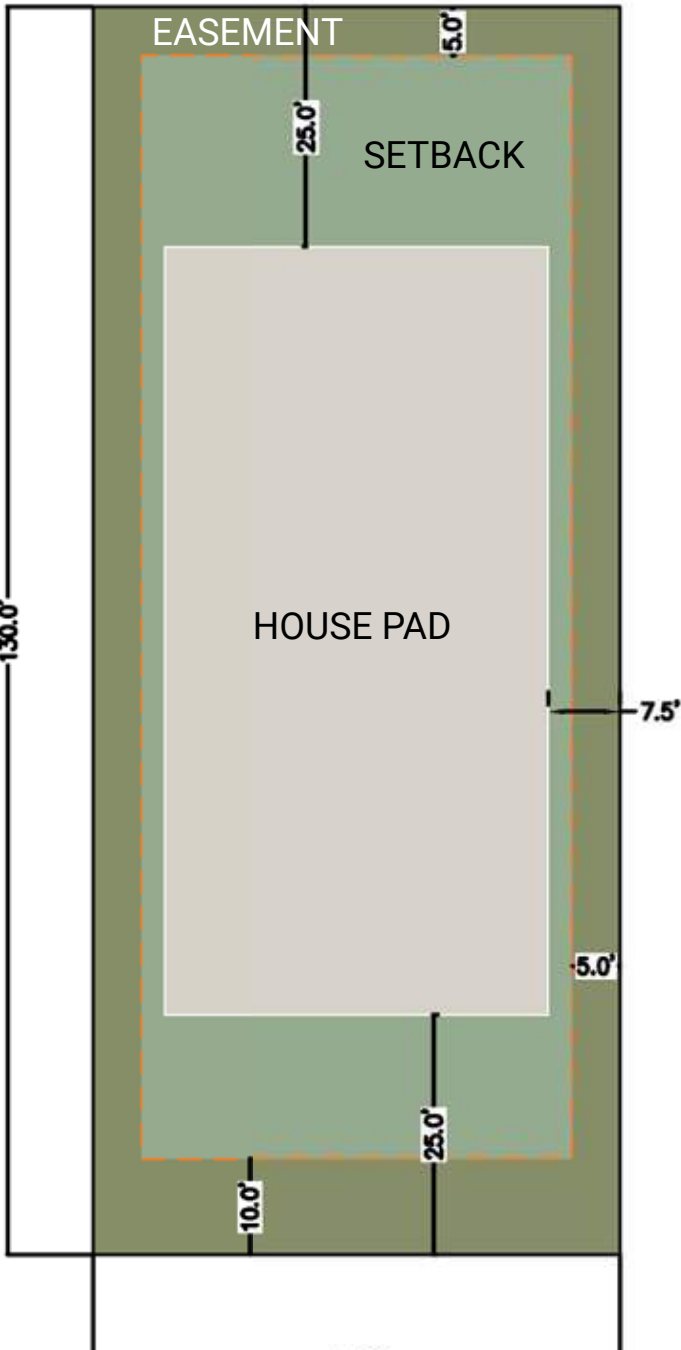
80 FOOT WIDE LOT



65 FOOT WIDE LOT

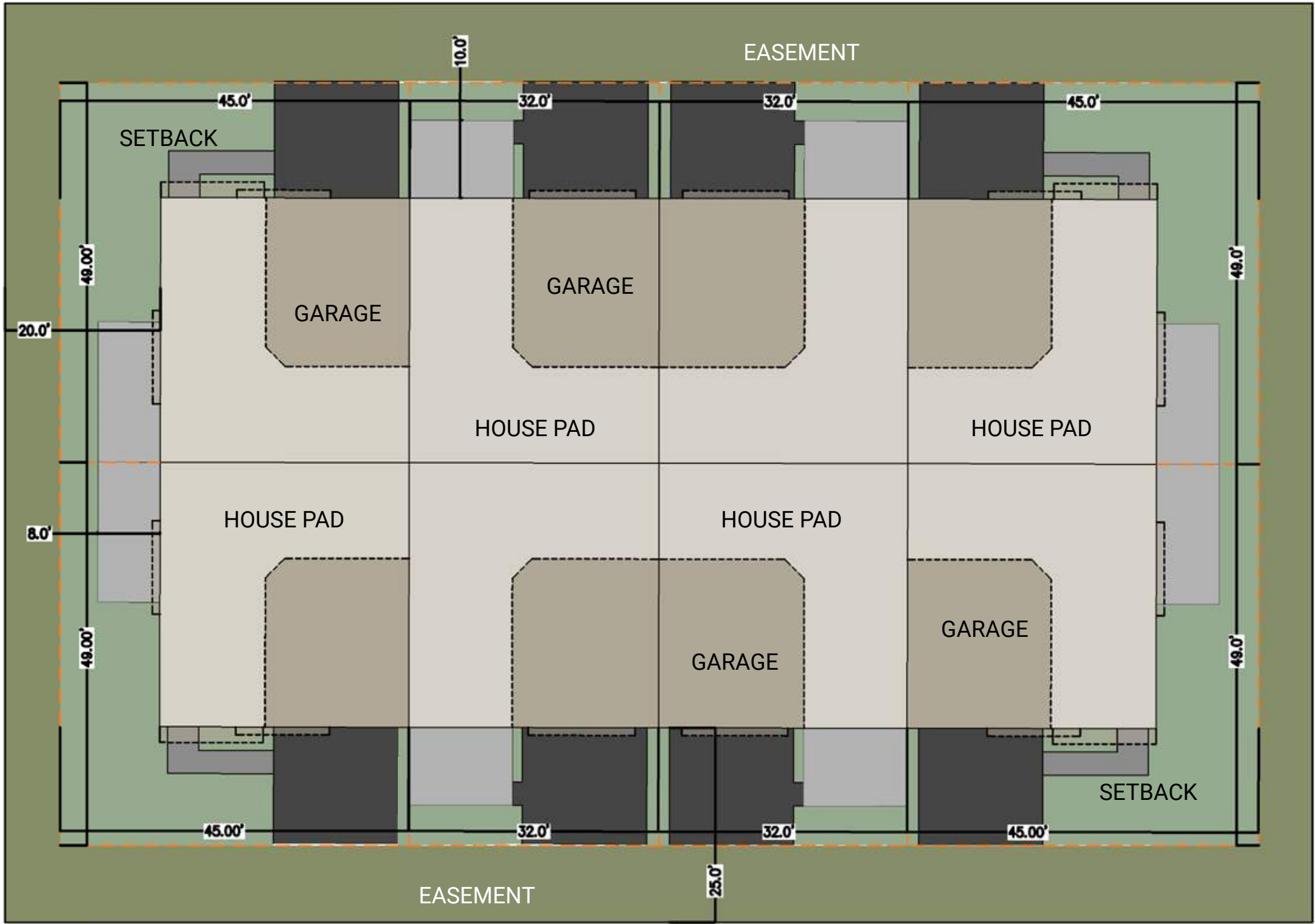


55 FOOT WIDE LOT



DEVELOPMENT STANDARDS SCALE: 1" = 15'0"

DEVELOPMENT STANDARDS | TOWN HOMES



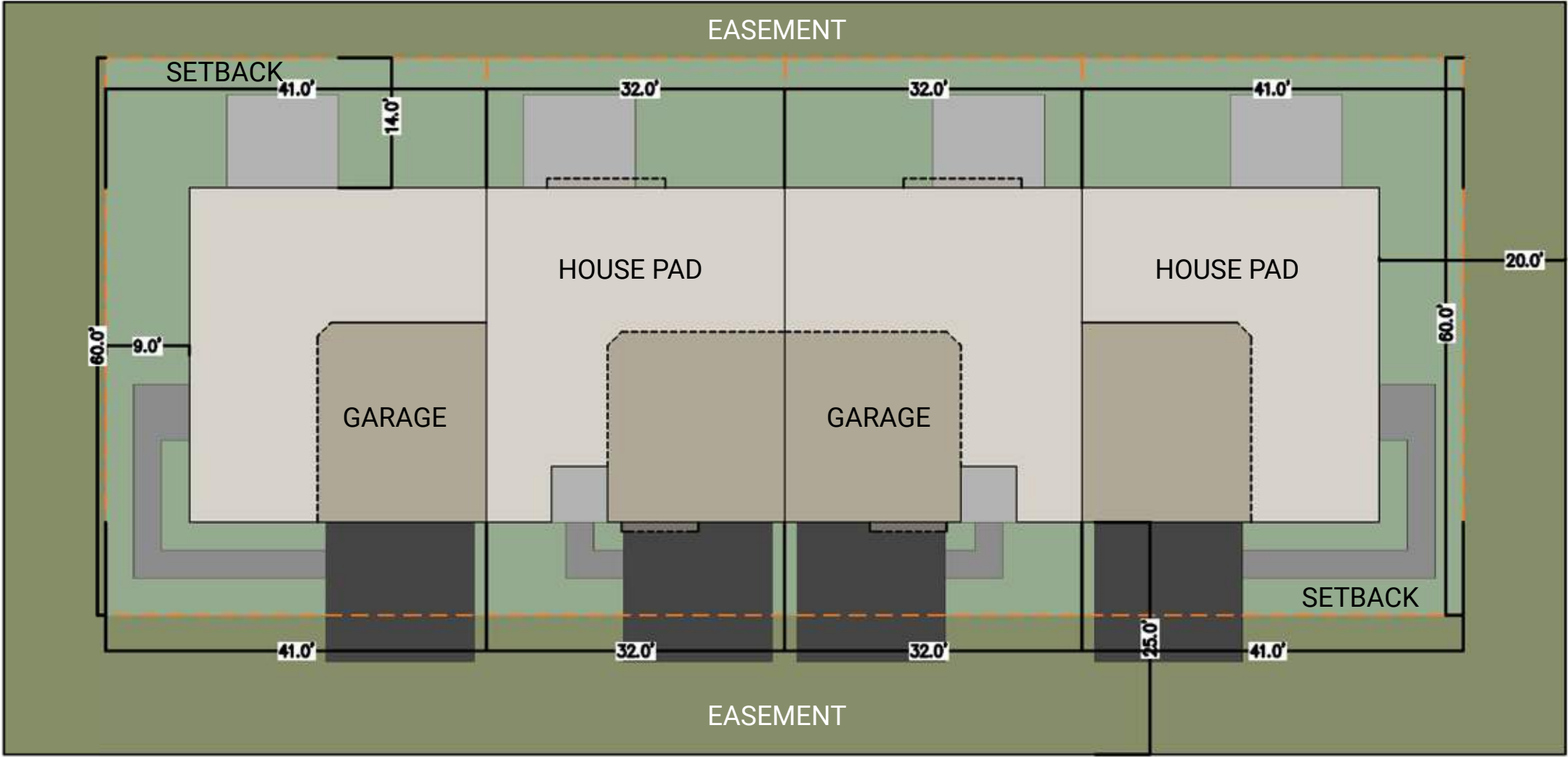
DEVELOPMENT STANDARDS SCALE: 1" = 15'0"

TYPICAL FOUNDATION PLANTINGS | TOWN HOMES



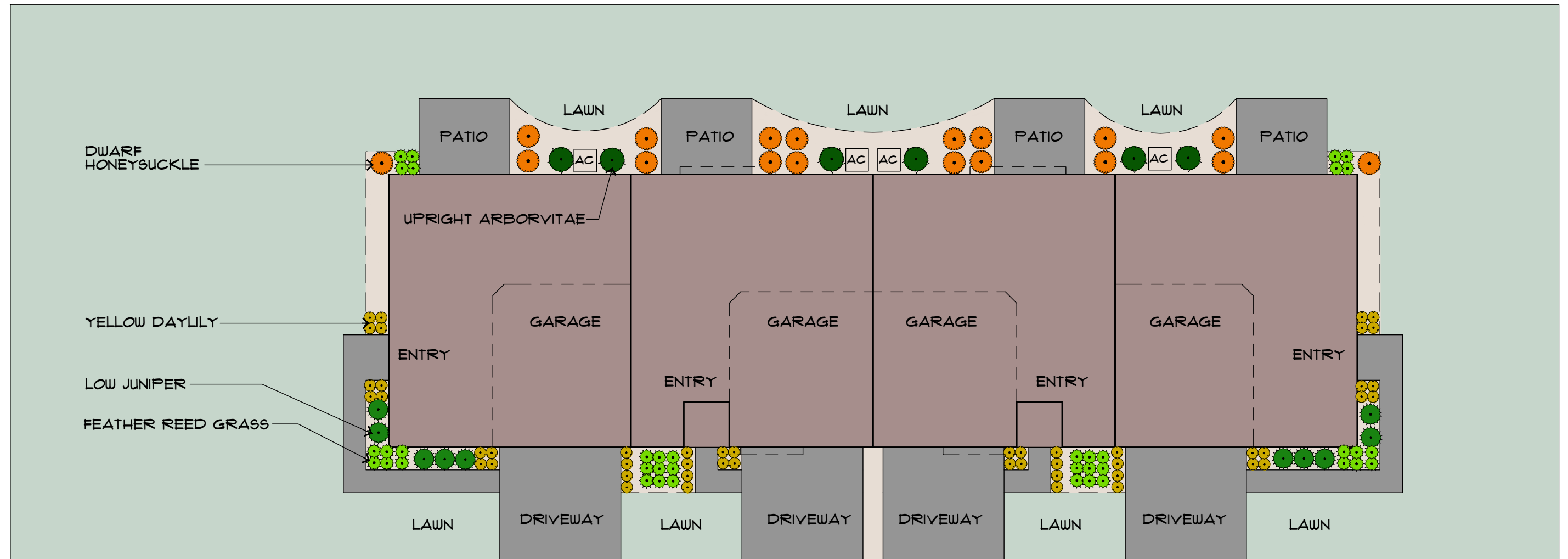
NOT TO SCALE

DEVELOPMENT STANDARDS | ROW HOMES (4-UNIT)



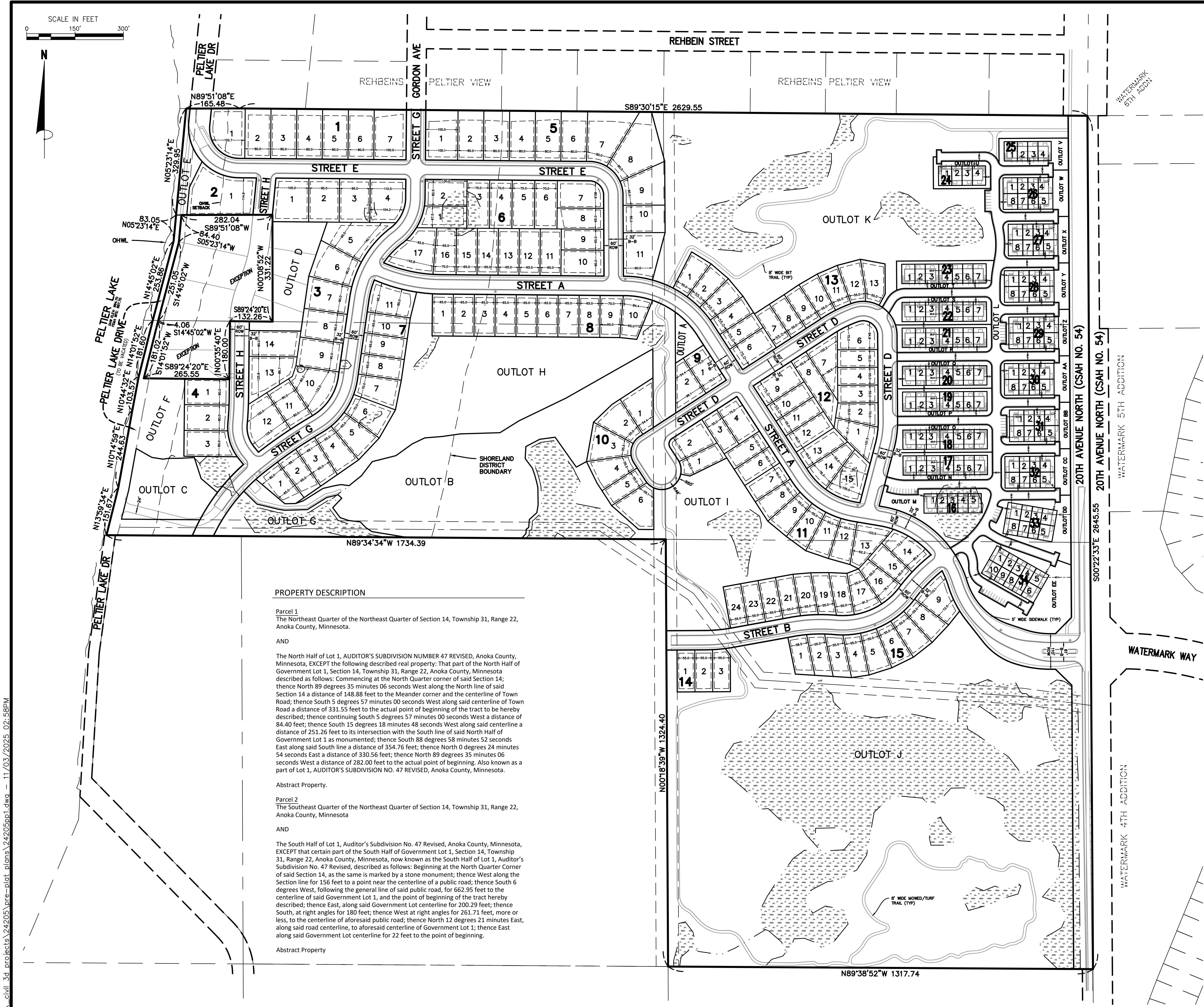
DEVELOPMENT STANDARDS SCALE: 1" = 15'0"

TYPICAL FOUNDATION PLANTINGS | ROW HOMES (4-UNIT)



A Great Egret with a long, sharp yellow beak and a black cap stands on a rocky shore. The bird has long, thin legs and its feathers are a mix of grey and white. The background is a soft-focus field of tall green grass. The word "LENNAR" is superimposed in the center of the image in a bold, dark blue font.

LENNAR®



SITE DATA

EXISTING ZONING -- RURAL
PROPOSED ZONING -- P.U.D.

TOTAL AREA = 125.02 ACRES

LOTS = 40.04 ACRES
(SINGLE FAMILY -- 80' = 10.52 ACRES)
(SINGLE FAMILY -- 65' = 9.39 ACRES)
(SINGLE FAMILY -- 55' = 13.77 ACRES)
(ROW TOWNHOMES = 3.17 ACRES)
(BACK TO BACK TOWNHOMES = 3.19 ACRES)

RIGHT OF WAY = 16.44 ACRES
(COUNTY ROAD = 3.64 ACRES)
(SUBDIVISION = 12.80 ACRES)

OUTLOTS = 68.54 ACRES
(PARKS (OUTLOTS A--C) = 6.40 ACRES)
(FUTURE DEVELOPMENT (OUTLOT D) = 0.98 ACRES)
(OPEN SPACE & PONDS (OUTLOTS E--K) = 52.36 ACRES)
(TOWNHOME PRIVATE ROAD (OUTLOT L) = 3.31 ACRES)
(ROW TOWNHOMES (OUTLOT M--V) = 2.50 ACRES)
(ROW TOWNHOMES OPEN SPACE)
(BACK TO BACK TOWNHOMES (OUTLOT W--EE) = 2.99 ACRES)
(BACK TO BACK TOWNHOMES OPEN SPACE)

CONSERVATION EASEMENTS
OVER WETLANDS, DITCHES, GREENWAY CORRIDOR: OUTLOTS = E--K
DRAINAGE & UTILITY EASEMENTS
OVER PONDS: OUTLOTS E--K

TOTAL LOTS

282 LOTS

SINGLE FAMILY -- 80'
(BLOCKS 1--5)
MINIMUM LOT WIDTH 80 FEET
MINIMUM LOT WIDTH (CORNER) 100 FEET
MINIMUM LOT DEPTH 135 FEET
MINIMUM SETBACKS
FRONT 30 FEET
SIDE (HOUSE) 10 FEET
SIDE (GARAGE) 10 FEET
SIDE (STREET) 30 FEET
REAR 30 FEET
MINIMUM LOT SIZE 10,800 S.F.

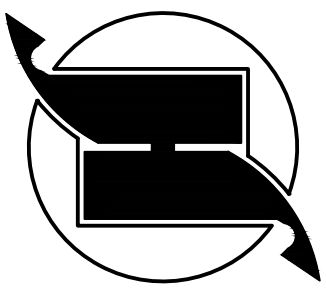
SINGLE FAMILY -- 65'
(BLOCKS 6--8)
MINIMUM LOT WIDTH 65 FEET
MINIMUM LOT WIDTH (CORNER) 82.5 FEET
MINIMUM LOT DEPTH 130 FEET
MINIMUM SETBACKS
FRONT 25 FEET
SIDE (HOUSE) 7.5 FEET
SIDE (GARAGE) 7.5 FEET
SIDE (STREET) 25 FEET
REAR 25 FEET
MINIMUM LOT SIZE 8,125 S.F.

SINGLE FAMILY -- 55'
(BLOCKS 9--15)
MINIMUM LOT WIDTH 55 FEET
MINIMUM LOT WIDTH (CORNER) 72.5 FEET
MINIMUM LOT DEPTH 125 FEET
MINIMUM SETBACKS
FRONT 25 FEET
SIDE (HOUSE) 7.5 FEET
SIDE (GARAGE) 7.5 FEET
SIDE (STREET) 25 FEET
REAR 25 FEET
MINIMUM LOT SIZE 6,875 S.F.

ROW TOWNHOMES 62 LOTS
(BLOCKS 16--25)
(*FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)
FRONT (GARAGE TO BACK OF CURB (PRIVATE)) 25 FEET
SIDE (BUILDING TO BUILDING) 20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE)) 20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY) 25 FEET

BACK TO BACK TOWNHOMES 74 LOTS
(BLOCKS 26--34)
(*FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)
FRONT (GARAGE TO BACK OF CURB (PRIVATE)) 25 FEET
SIDE (BUILDING TO BUILDING) 20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE)) 20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY) 25 FEET

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2909 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044
mhampton@jrhillinc.com
www.jrhillinc.com

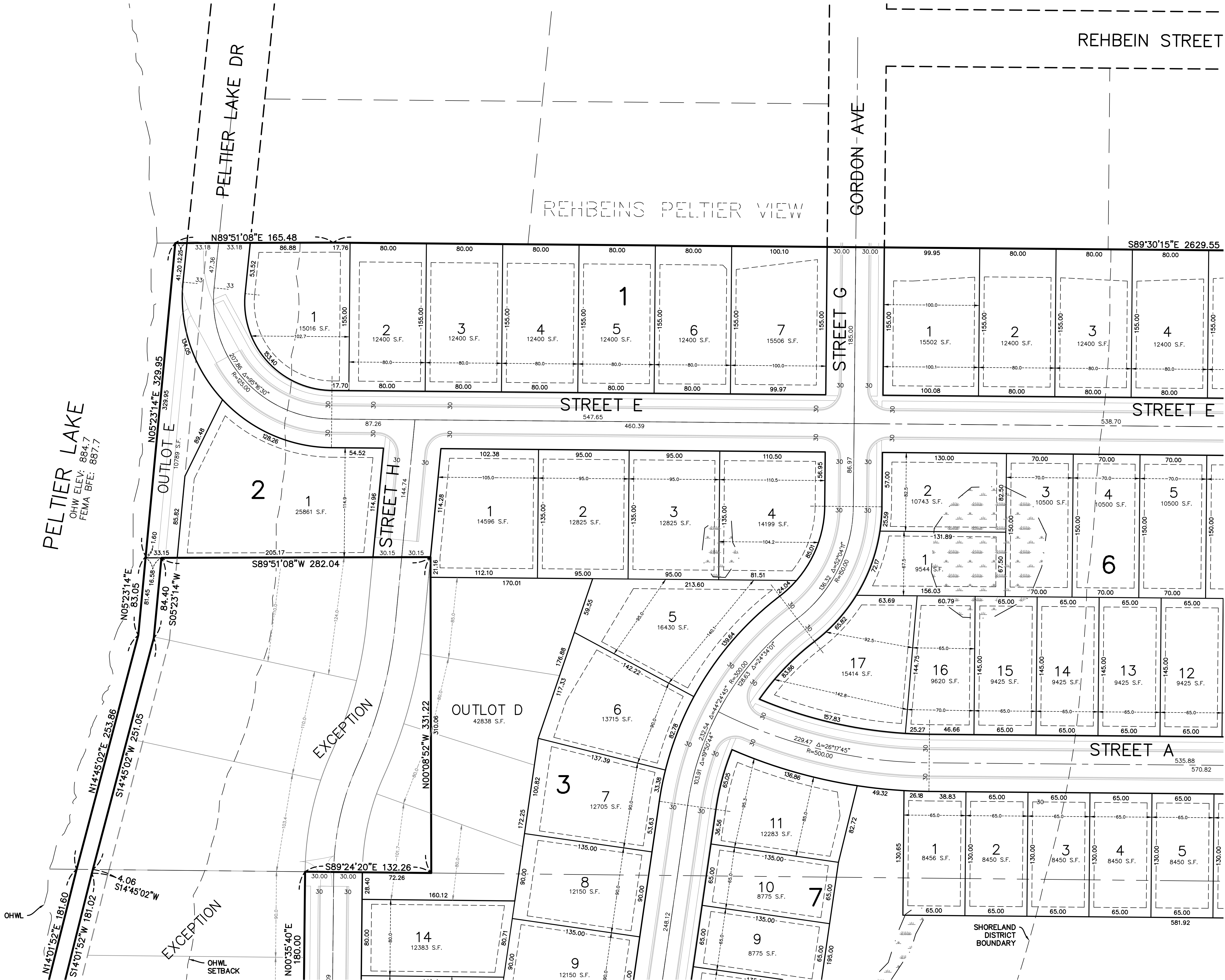
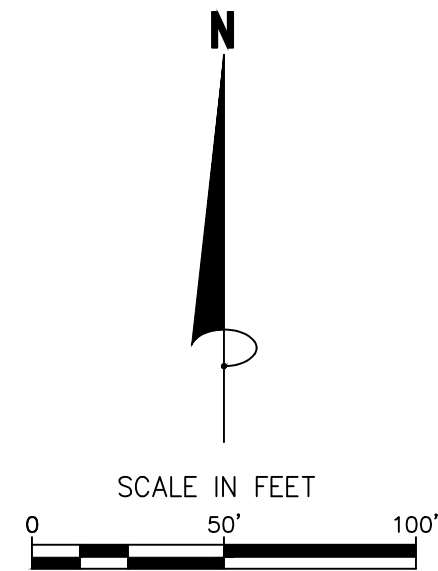


PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, FLYNNCOURT, MN 55446

DRAWN BY
PLM
DATE
04/04/2025
REVISIONS

05/09/2025 CITY COMMENTS
05/21/2025 CITY RESUBMITTAL
07/18/2025 CITY RESUBMITTAL
11/03/2025 CITY RESUBMITTAL

CAD FILE
24205pp1.dwg
PROJECT NO.
24205-00
C2.0



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www.jrhinc.com

PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

DRAWN BY
PLM

DATE
04/04/2025

REVISIONS

05/09/2025	CITY COMMENTS
05/21/2025	CITY RESUBMITTAL
07/18/2025	CITY RESUBMITTAL
11/03/2025	CITY RESUBMITTAL

CAD FILE
24205pp2.dwg

PROJECT NO.
24205-00

C2.1

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REHBEIN STREET

REHBEIN STREET

REHBEINS PELTIER VIEW

S89°30'15"E 2629.55

STREET E

STREET A

OUTLOT K
506026 S.F.

OUTLOT A
7555 S.F.

OUTLOT D
441546 S.F.

STREET D

SHORELAND
DISTRICT
BOUNDARY



SCALE IN FEET
0 50' 100'

James R. Hill, Inc.

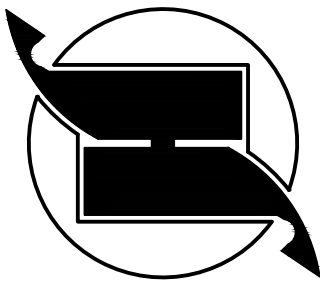
PLANNERS / ENGINEERS / SURVEYORS

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mhampton@jrhinc.com

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PELTIER PONDS

LINO LAKES, MINNESOTA

PRELIMINARY PLAT

FOR

LENNAR

16355 36TH AVE N, SUITE 100, FLYMOUTH, MN 55446

DRAWN BY
PLM

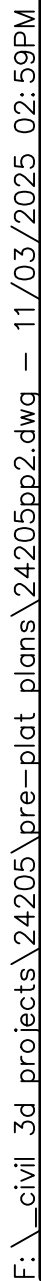
DATE
04/04/2025

REVISIONS

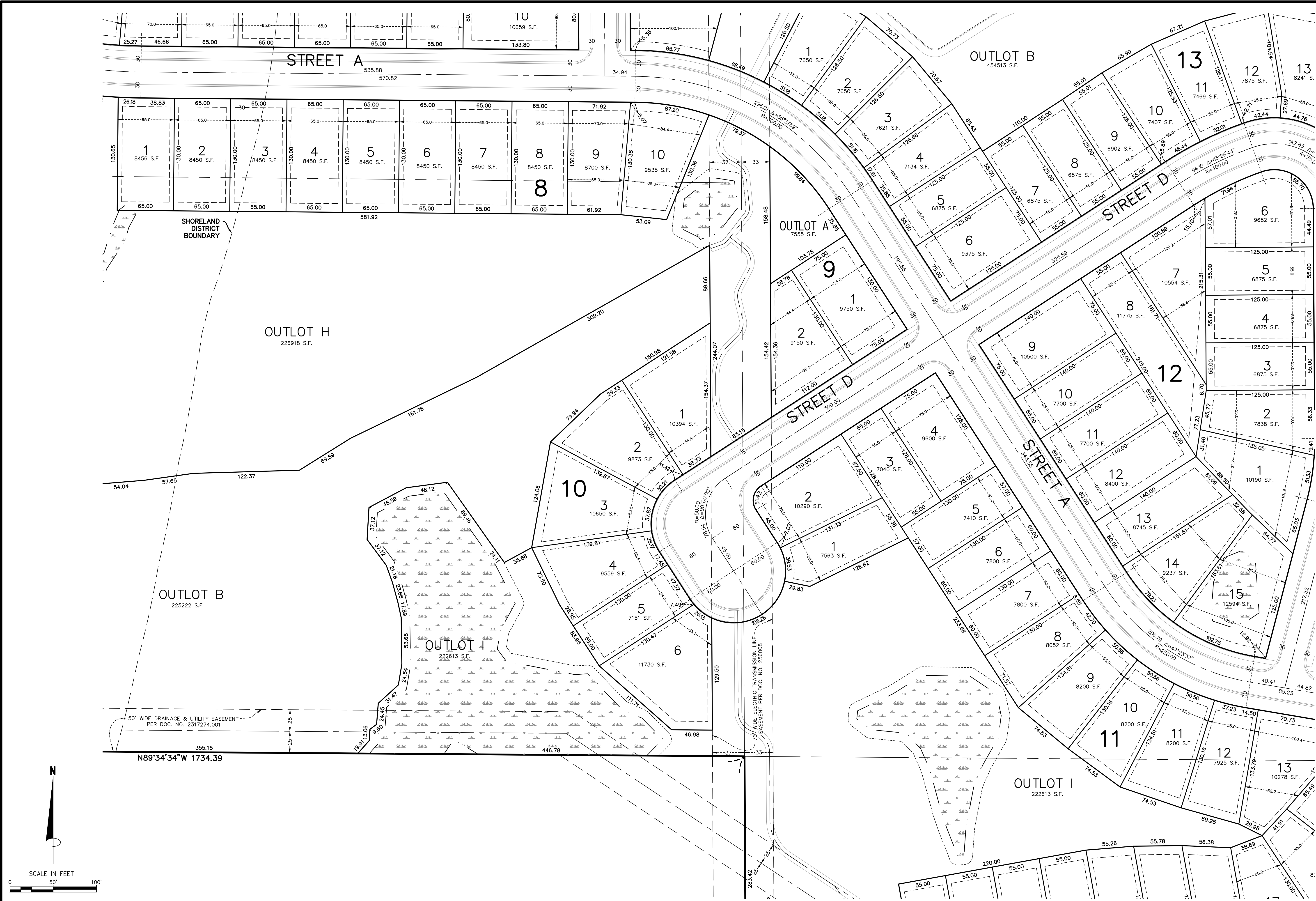
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05/21/2025 CITY RESUBMITTAL
07/18/2025 CITY RESUBMITTAL
11/03/2025 CITY RESUBMITTAL

CAD FILE
24205pp2.dwg
PROJECT NO.
24205-00

C2.2



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James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mthampton@jrhillinc.com www.jrhillinc.com

PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

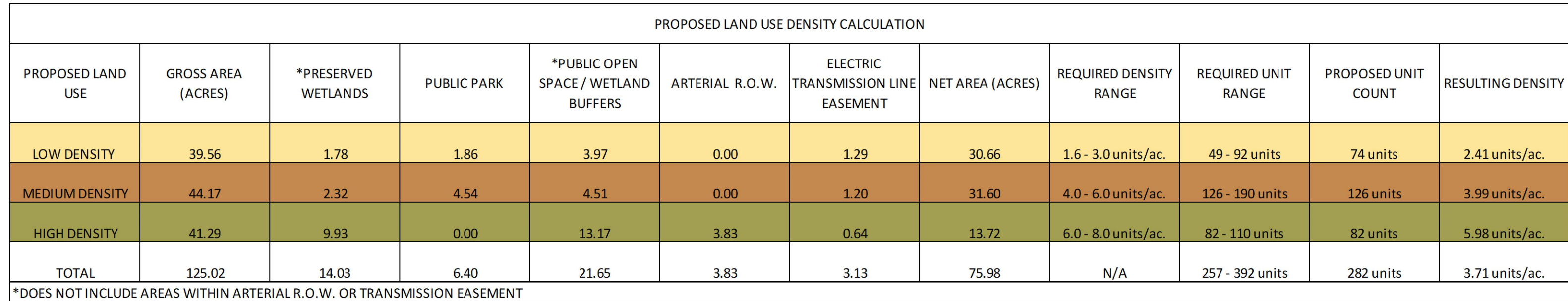
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05/09/2025	CITY COMMENTS
05/21/2025	CITY RESUBMITTAL
07/18/2025	CITY RESUBMITTAL
11/03/2025	CITY RESUBMITTAL
CAD FILE	24205pp2.dwg
PROJECT NO.	24205-00
	C2.5



PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR

DRAWN BY	PLM
DATE	04/04/2025
REVISIONS	
05/09/2025	CITY COMMENTS
05/21/2025	CITY RESUBMITTAL
07/18/2025	CITY RESUBMITTAL
11/03/2025	CITY RESUBMITTAL
CAD FILE	24205pp2.dwg
PROJECT NO.	24205-00
C2.6	

James R. Hill, Inc.
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2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mhampton@jrhillinc.com www.jrhillinc.com



PROPERTY DESCRIPTION

The Southeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota

AND

The South Half of Lot 1, Auditor's Subdivision No. 47 Revised, Anoka County, Minnesota, EXCEPT that certain part of the South Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota, now known as the South Half of Lot 1, Auditor's Subdivision No. 47 Revised, described as follows: Beginning at the North Quarter Corner of said Section 14, as the same is marked by a stone monument; thence West along the Section line for 156 feet to a point near the centerline of a public road, thence South 6 degrees West, following the general line of said public road, for 662.95 feet to the centerline of said Government Lot 1, and the point of beginning of the tract hereby described; thence East, along said Government Lot centerline for 200.29 feet; thence South, at right angles for 180 feet; thence West at right angles for 261.71 feet, more or less, to the centerline of aforesaid public road; thence North 32 degrees 21 minutes East, along said road centerline, to the centerline of Government Lot 1; thence East along said Government Lot centerline for 22 feet to the point of beginning.

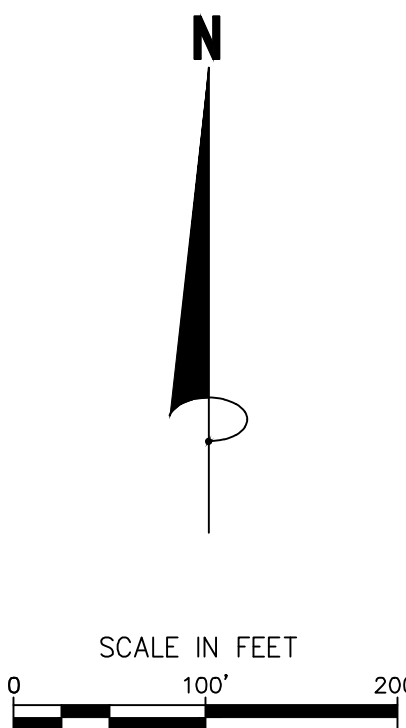
AND

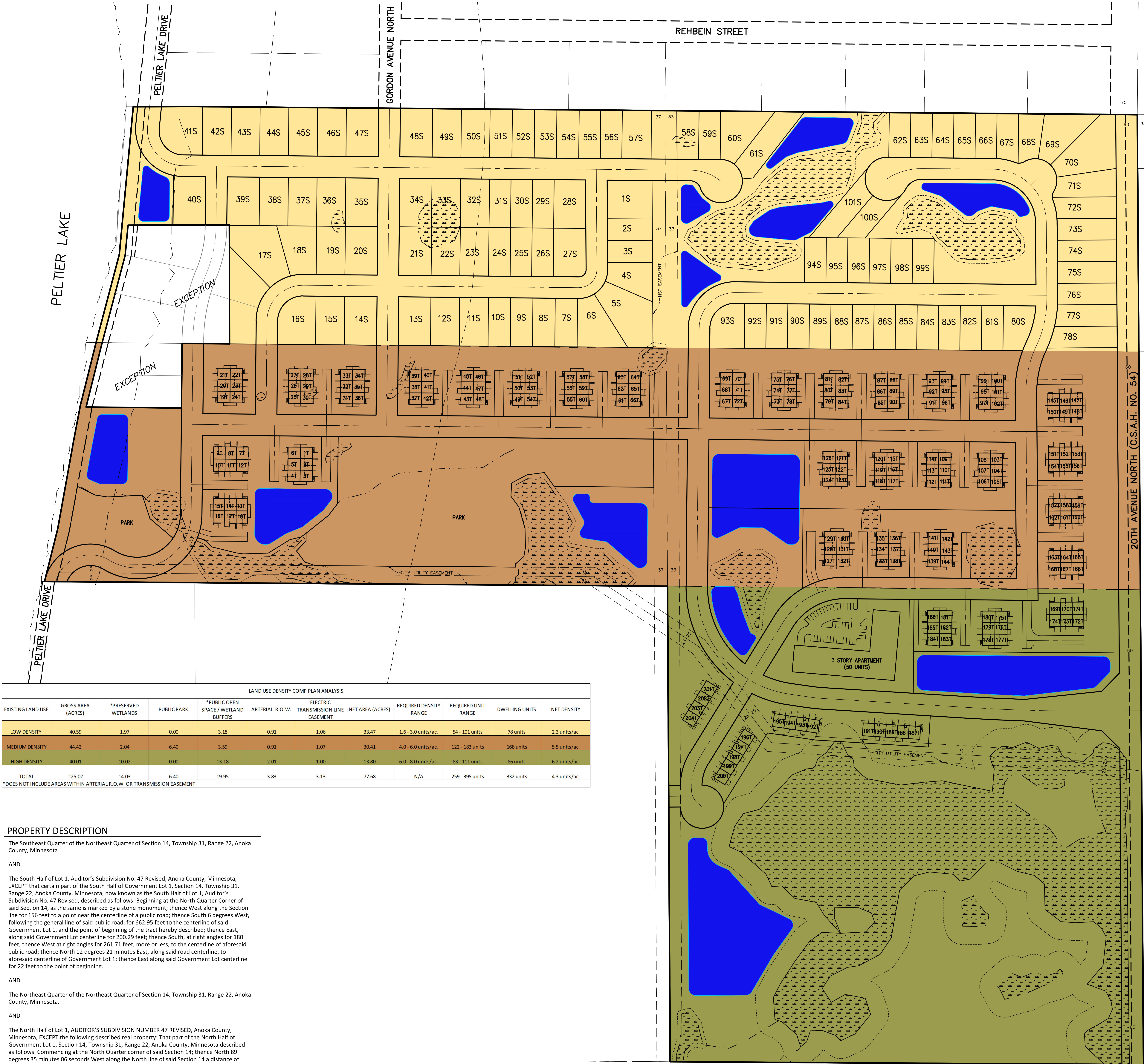
The Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota.

AND

The North Half of Lot 1, AUDITOR'S SUBDIVISION NUMBER 47 REVISED, Anoka County, Minnesota, EXCEPT the following described real property: That part of the North Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota described as follows: Commencing at the North Quarter corner of said Section 14; thence North 89 degrees 35 minutes 06 seconds West along the North line of said Section 14 a distance of 149.88 feet to the Meander corner and the centerline of Town Road; thence South 5 degrees 57 minutes 00 seconds West along said centerline of Town Road a distance of 331.55 feet to the actual point of beginning of the tract to be hereby described; thence continuing South 5 degrees 57 minutes 00 seconds West a distance of 84.40 feet; thence South 15 degrees 18 minutes 48 seconds West along said centerline a distance of 251.26 feet to its intersection with the South line of said North Half of Government Lot 1 as so monumented; thence South 88 degrees 58 minutes 52 seconds East along said South line a distance of 354.76 feet; thence North 0 degrees 24 minutes 54 seconds East a distance of 330.56 feet; thence North 89 degrees 35 minutes 06 seconds West a distance of 282.00 feet to the actual point of beginning. Also known as a part of Lot 1, AUDITOR'S SUBDIVISION NO. 47 REVISED, Anoka County, Minnesota.

TOTAL LOTS	282 LOTS
SINGLE FAMILY - 80' (BLOCKS 4-4, LOTS 1-8, BLOCK 5)	33 LOTS
MINIMUM LOT WIDTH	80 FEET
MINIMUM LOT WIDTH (CORNER)	100 FEET
MINIMUM LOT DEPTH	135 FEET
MINIMUM SETBACKS	
FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	10 FEET
SIDE (STREET)	30 FEET
REAR	30 FEET
MINIMUM LOT SIZE	10,800 S.F.
SINGLE FAMILY - 65' (BLOCKS 6-7, LOTS 9-12, BLOCK 5)	41 LOTS
MINIMUM LOT WIDTH	65 FEET
MINIMUM LOT WIDTH (CORNER)	82.5 FEET
MINIMUM LOT DEPTH	130 FEET (14 LOTS)
MINIMUM LOT DEPTH	135 FEET (27 LOTS)
MINIMUM SETBACKS	
FRONT	25 FEET
SIDE (HOUSE)	7.5 FEET
SIDE (GARAGE)	7.5 FEET
SIDE (STREET)	25 FEET
REAR	25 FEET
MINIMUM LOT SIZE	8,125 S.F.
SINGLE FAMILY - 55' (BLOCKS 8-14)	72 LOTS
MINIMUM LOT WIDTH	55 FEET
MINIMUM LOT WIDTH (CORNER)	72.5 FEET
MINIMUM LOT DEPTH	115 FEET (14 LOTS)
MINIMUM LOT DEPTH	125 FEET (21 LOTS)
MINIMUM LOT DEPTH	130 FEET (50 LOTS)
MINIMUM SETBACKS	
FRONT	25 FEET
SIDE (HOUSE)	7.5 FEET
SIDE (GARAGE)	7.5 FEET
SIDE (STREET)	25 FEET
REAR	25 FEET
MINIMUM LOT SIZE	6,875 S.F.
BACK TO BACK TOWNHOMES (BLOCKS 15-20)	74 LOTS
(FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS OF BUILDING ARE ALLOWED EXCEPTIONS INTO STREET)	
FRONT (GARAGE TO BACK OF CURB (PRIVATE))	25 FEET
SIDE (BUILDING TO BUILDING)	20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE))	20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY)	25 FEET
ROW TOWNHOMES (BLOCKS 21-27)	62 LOTS
(FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS OF BUILDING ARE ALLOWED EXCEPTIONS INTO STREET)	
FRONT (GARAGE TO BACK OF CURB (PRIVATE))	25 FEET
SIDE (BUILDING TO BUILDING)	20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE))	20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY)	25 FEET
REQUIRED PARKING: (74+62)/3 = 45.3 ->	46 LOTS
PROVIDED PARKING:	46 TALLS





LAND USE DENSITY COMP PLAN ANALYSIS											
EXISTING LAND USE	GROSS AREA (ACRES)	*PRESERVED WETLANDS	PUBLIC PARK	*PUBLIC OPEN SPACE / WETLAND BUFFERS	ARTERIAL R.O.W.	ELECTRIC TRANSMISSION LINE EASEMENT	NET AREA (ACRES)	REQUIRED DENSITY RANGE	REQUIRED UNIT RANGE	DWELLING UNITS	NET DENSITY
LOW DENSITY	40.59	1.97	0.00	3.18	0.91	1.06	33.47	1.6 - 3.0 units/ac.	54 - 101 units	78 units	2.3 units/ac.
MEDIUM DENSITY	44.42	2.04	6.40	3.59	0.91	1.07	30.41	4.0 - 6.0 units/ac.	122 - 183 units	168 units	5.5 units/ac.
HIGH DENSITY	40.01	10.02	0.00	13.18	2.01	1.00	13.80	6.0 - 8.0 units/ac.	83 - 111 units	86 units	6.2 units/ac.
TOTAL	125.02	14.03	6.40	19.95	3.83	3.13	77.68	N/A	259 - 395 units	332 units	4.3 units/ac.
*DOES NOT INCLUDE AREAS WITHIN ARTERIAL R.O.W. OR TRANSMISSION EASEMENT											

*DOES NOT INCLUDE AREAS WITHIN ARTERIAL R.O.W. OR TRANSMISSION EASEMENT

PROPERTY DESCRIPTION

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AND

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AND

The Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota.

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SITE DATA

EXISTING ZONING -- RURAL
LOW DENSITY -- R-2 ZONING
MEDIUM DENSITY -- R-3 ZONING
HIGH DENSITY -- R-4 ZONING

TOTAL AREA -- 125.02 ACRES

LOW DENSITY -- R-2 ZONING
TOTAL UNITS IN R-2 ZONING 78 UNITS
(LOTS 15-78S)

R-2 MINIMUM REQUIREMENTS
MINIMUM LOT WIDTH 60 FEET
MINIMUM LOT WIDTH (CORNER) 80 FEET
MINIMUM LOT DEPTH 125 FEET
MINIMUM LOT DEPTH ON DOUBLE FRONTED 135 FEET
MINIMUM SETBACKS
FRONT 25 FEET
SIDE (HOUSE) 10 FEET
SIDE (GARAGE) 10 FEET
SIDE (STREET) 25 FEET
REAR 25 FEET
MINIMUM LOT SIZE 7,500 S.F.

MINIMUM LOT WIDTH 80 FEET
MINIMUM LOT WIDTH (CORNER) 100 FEET
MINIMUM LOT DEPTH 130 FEET
MINIMUM LOT DEPTH ON DOUBLE FRONTED 135 FEET
MINIMUM SETBACKS
FRONT 25 FEET
SIDE (HOUSE) 10 FEET
SIDE (GARAGE) 10 FEET
SIDE (STREET) 25 FEET
REAR 25 FEET
ORDINARY HIGH WATER LEVEL 150 FEET
MINIMUM LOT SIZE ABUTTING LAKE 20,000 S.F.
MINIMUM LOT SIZE NON-ABUTTING LAKE 10,800 S.F.

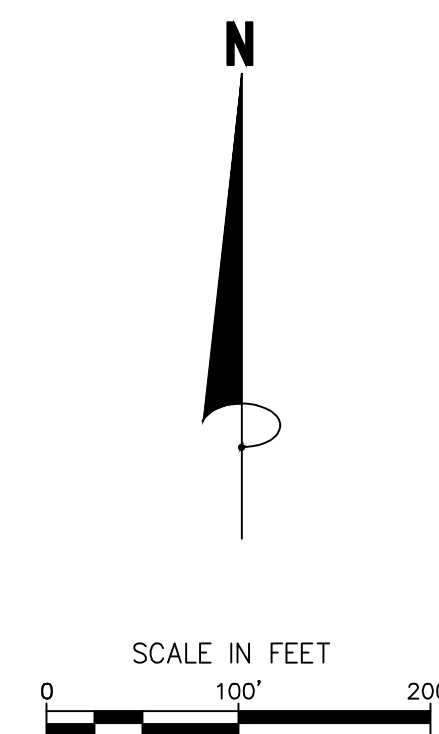
MEDIUM DENSITY -- R-3 ZONING
TOTAL UNITS IN R-3 ZONING 168 UNITS
(LOTS 1T-168T)

R-3 MINIMUM REQUIREMENTS
FRONT (GARAGE TO PUBLIC RIGHT OF WAY) 30 FEET
FRONT (GARAGE TO BACK OF CURB (PRIVATE)) 25 FEET
SIDE (BUILDING TO BUILDING) 20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE)) 20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY) 30 FEET

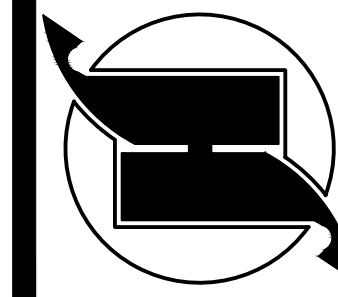
R-3 MINIMUM REQUIREMENTS IN SHORELAND
FRONT (GARAGE TO PUBLIC RIGHT OF WAY) 30 FEET
FRONT (GARAGE TO BACK OF CURB (PRIVATE)) 25 FEET
SIDE (BUILDING TO BUILDING) 20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE)) 20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY) 30 FEET
ORDINARY HIGH WATER LEVEL 150 FEET

HIGH DENSITY -- R-4 ZONING
TOTAL UNITS IN R-4 ZONING 86 UNITS
(LOTS 169T-204T AND APARTMENT)

R-4 MINIMUM REQUIREMENTS
FRONT (GARAGE TO PUBLIC RIGHT OF WAY) 30 FEET
FRONT (GARAGE TO BACK OF CURB (PRIVATE)) 25 FEET
SIDE (BUILDING TO BUILDING) 20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE)) 20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY) 30 FEET



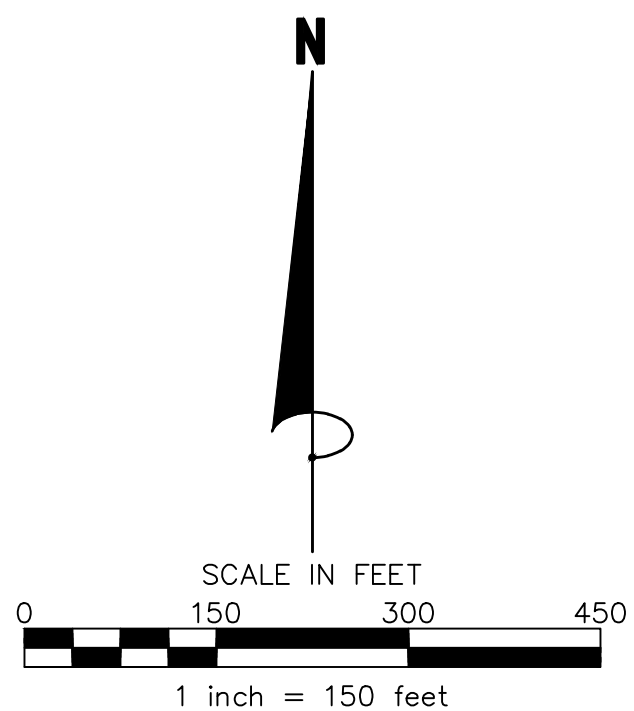
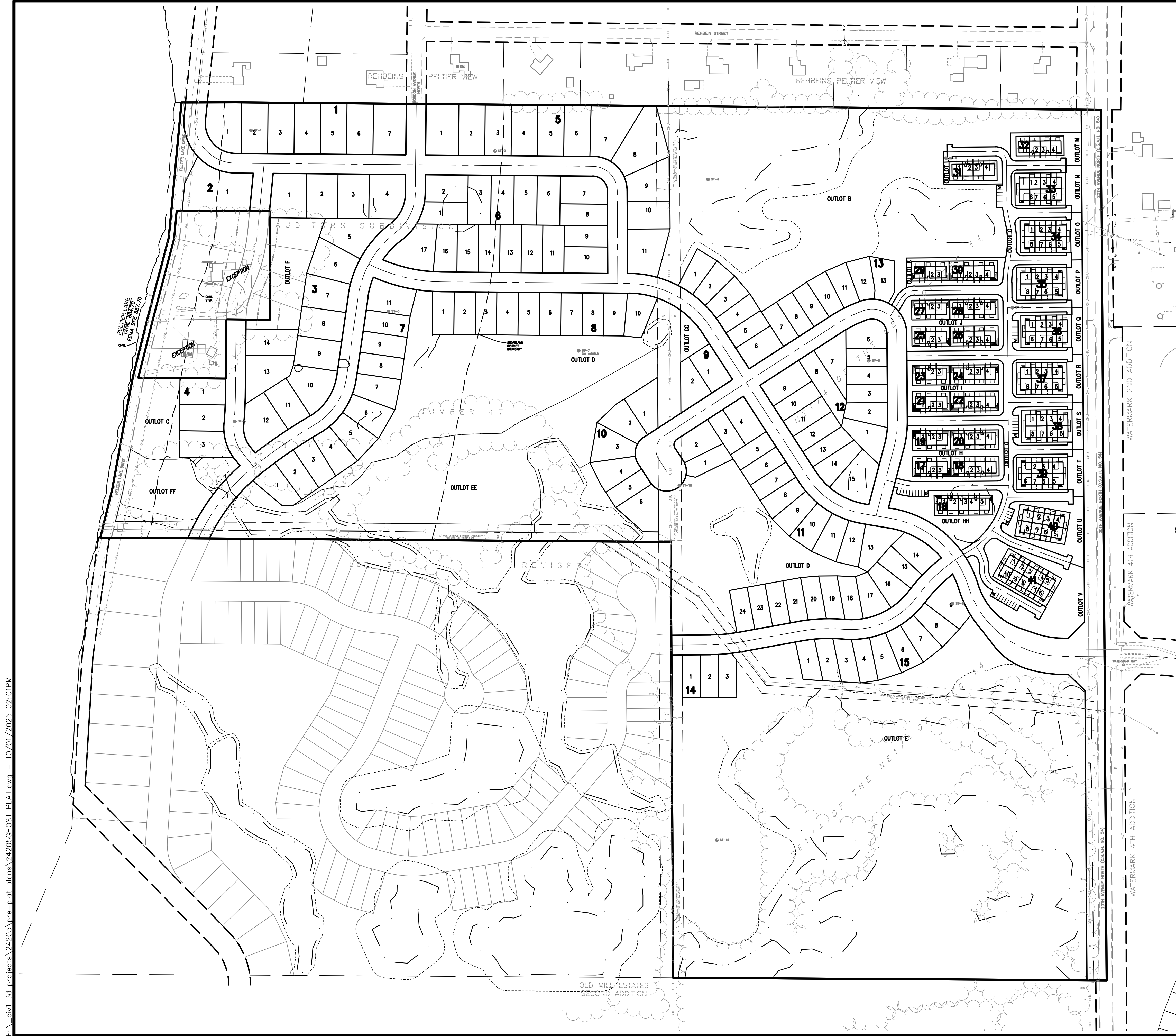
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2909 WEST C. & L. SUITE 100, BURNSVILLE, MN 55336
PHONE 652.656.0041 WWW.JRHILL.COM



LEIBEL SITE
YIELD PLAN
FOR
LENNAR

DRAWN BY	PLM
DATE	11/8/2024
REVISIONS	
04/04/2025 PRELIM SUBMITTAL	
05/06/2025 CITY COMMENTS	
05/20/2025 CITY RESUBMITTAL	
07/16/2025 CITY RESUBMITTAL	
08/21/2025 CITY COMMENTS	

CAD FILE
24205yield.dwg
PROJECT NO.
24205-00
SHEET 1 OF 1



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Cty. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

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

JOHN BENDER

PELTIER PONDS
LINO LAKES, MINNESOTA
SITE LAYOUT & GHOST PLAT
FOR
LENNAR

DRAWN BY	
CTY	
DATE	
04/09/2025	
REVISIONS	
05/09/2025	CITY COMMENTS
05/21/2025	CITY RESUBMITTAL
07/18/2025	CITY RESUBMITTAL
08/21/2025	CITY COMMENTS
09/09/2025	CITY COMMENTS
10/01/2025	CITY COMMENTS
CAD FILE	
24205GHOST PLAT	
PROJECT NO.	
24205	
1 OF 1	







Row and Back to Back Townhomes



PELTIER PONDS

PUD Land Use and Conventional Zoning District Guidelines Chart

Preliminary Plat dated November 3, 2025

Based on CPA-Proposed Land Use Plan			Development Standards/Guidelines			Proposed Development			PUD Flexibility Required?
PUD Land Use	Correlating Conventional Zoning District	Housing Type or Use	Lot Width (ft)	Lot Depth (ft)	Lot Size (sf)	Lot Width (ft)	Lot Depth (ft)	Lot Size (sf)	
Low Density Res	R-1, Single Family	single family	80	135	10,800	80	135	10,800	No
	R-2, Two Family Residential	single family	60	125	7,500	65	130	8,450	No
	R-2, Two Family Residential	single family	60	125	7,500	65	135	8,775	No
Medium Density Res	R-2, Two Family Residential	single family	60	125	7,500	55	125	6,875	Yes
	R-2, Two Family Residential	single family	60	125	7,500	55	130	7,150	Yes
	R-2, Two Family Residential	single family- corner lot	75	125	9,375	72.5	125	9,063	Yes
	R-3, Medium Density Residential	townhomes	100	NA	24,000	300	NA	256,870	No
High Density Res	R-3, Medium Density Residential	townhomes	100	NA	24,000	400	NA	400,000	No

PELTIER PONDS

PUD Land Use and Shoreland Regulations Chart

Preliminary Plat dated November 3, 2025

Based on CPA-Proposed Land Use Plan			Development Standards/Guidelines			Proposed Development			
PUD Land Use	Shoreland Regulations	Housing Type or Use	Lot Width (ft)	Lot Depth (ft)	Lot Size (sf)	Lot Width (ft)	Lot Depth (ft)	Lot Size (sf)	PUD Flexibility Required?
Low Density Res	R-1, Single Family	single family	80	135	10,800	80	135	10,800	No
	R-2, Two Family Residential	65ft wide single family*	65	135	8,775	65	135	8,775	No

*Shoreland ordinance allows for two-family/duplex with a minimum lot size of 8,775 sf and 130ft lot width. This would equate to a single family lot 65ft wide x 135ft deep = 8,775sf.

** Staff supports PUD flexibility for the 65ft wide single family lots as long as the lot depth is 135ft and shoreland lot size requirements are met.



PELTIER PONDS NEIGHBORHOOD MEETING SUMMARY

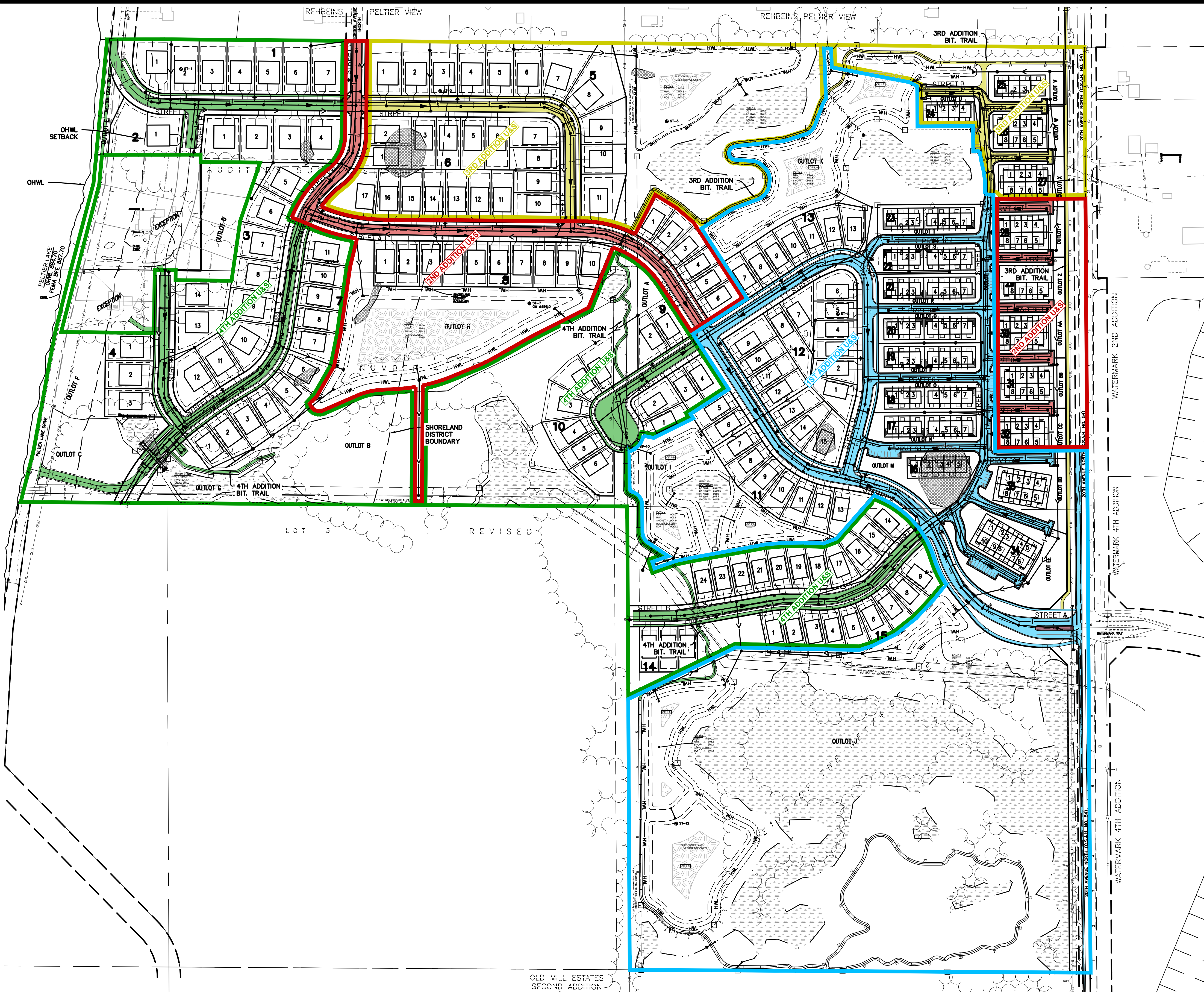
A Neighborhood Meeting was held on May 20th at the Watermark Amenity Center. Notices were mailed to over 120 addresses which are located within 600 feet of the subject property.

Topics of discussion:

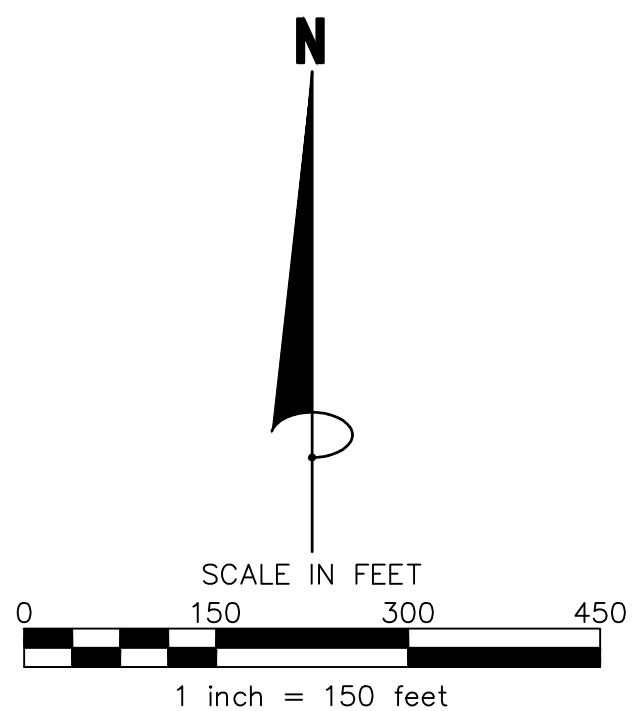
- Concerns with existing drainage (or lack thereof) along the rear yards of properties located on the south side of Rehbein Street.
- Plans for Peltier Lake Drive to be condemned and eventually converted to a public trail corridor.
- Eventual connection of Gordon Ave to Old Mill Rd if and when the 7482 Peltier Lake Dr develops.
- Access to the site via 20th Ave and Gordon Ave.
- Trail and Park plans. Public vs. private. Parking facilities for the public park.
- Existing and proposed stormwater drainage patterns.
- Which school district the subject property lies in.
- Lot sizes, housing types.
- Site development construction schedule and phasing.
- Home building and sales timing.
- Tree removal and preservation along the north property line.
- Questions if residents on Rehbein, Gordon, and 77th St will be required to connect to City sewer and water.
- What will happen with exception parcels at the west edge of the proposed community.
- HOA establishment, will there be private amenities.

Attendees:

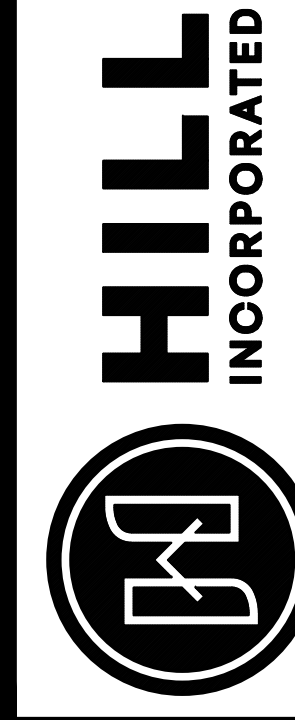
Dan Flanagan – 1920 Rehbein St
Larry Miller – 1910 Rehbein St
Dan Tuomie – 1870 Rehbein St
Dan & Deb Johnson – 1860 Rehbein St
Dave Pecchia – 7609 Peltier Lake Dr
Jill Lee – 1910 77th St E
Kevin & Terry Larsen – 7625 Gordon Ave
John Bender – James R. Hill Engineering
Josh Metzger - Lennar



PHASING PLAN – LOT COUNTS	SF – 80'	SF – 65'	SF – 55'	B-B TH	ROW TH	TOTAL LOT COUNT
1ST ADDITION	0	0	31	18	54	103
2ND ADDITION	0	10	6	40	0	56
 3RD ADDITION	8	20	0	16	8	52
 4TH ADDITION	25	11	35	0	0	71
	33	41	72	74	62	282



2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
jbender@mnhill.com
www.mnhill.com



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

PELTIER PONDS
LINO LAKES, MINNESOTA
PHASING PLAN - U&S
FOR
LENNAR

16355 36TH AVE N #100, PLYMOUTH, MN 55446

DRAWN BY	CTY
DATE	04/04/2025

REVISIONS	
05/09/2025	CITY COMMENTS
05/21/2025	CITY RESUBMITTAL
07/18/2025	CITY RESUBMITTAL
11/03/2025	CITY RESUBMITTAL

CAD FILE 24205PHASIN
PROJECT NO 24205
C7.1

Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: December 3, 2025

Re: Peltier Ponds
Preliminary Plat Review
027404-000

WSB's review of the Preliminary Plat for the Peltier Ponds development in Lino Lakes, MN, prepared by James R. Hill and received November 10, 2025. Our comments were made on the following documents:

- Preliminary Plat Plans prepared by Hil Incorporated, dated November 3, 2025.
- Traffic Impact Study prepared by Traffic Impact Group, dated November 6, 2025.
- Stormwater Management Plan prepared by Hil Incorporated, dated November 3, 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.

WSB (11/6/2024) original comments in black
Hill (11/10/2025) responses in red.
WSB (12/3/2025) responses and new comments in blue.

Engineering

• General

The Peltier Ponds development includes 125 acres between 20th Avenue (CSAH 54) and Peltier Lake, south of Rehbein Street. The preliminary plat proposes 246 units and associated infrastructure. An AUAR was prepared for this area in 2005 and the City is currently finishing the 2025 update.

• Grading

The Peltier Ponds Development includes site grading for the 246 units as well as extensions of Peltier Lake Drive, Gordon Avenue, Watermark Way and approximately six local streets that are yet to be named.

Comments:

1. See redline comments on plans
2. ~~Provide high points at all locations in the street and green spaces including between all lots~~
Hill (11/10/2025) Plans revised as recommended.

~~WSB (12/3/2025) Complete~~

3. Keep swale a minimum of 5' within drainage and utility easement
~~Hill (11/10/2025) Plans revised as recommended.~~
WSB (12/3/2025) Most areas revised. Some areas remain.
4. Verify whether the berm on the north side of the development needs to be higher than the EOFs to prevent directing water to the north
~~Hill (11/10/2025) Berm height of 0.5' minimum is provided to direct drainage to proposed storm sewer inlets.~~
WSB (12/3/2025) Verify all water for 100-yr storm event is directed to Pond 6
5. All grading and construction in the Electric Transmission line utility easement to be approved by the utility provider
 - a. Verify all revised clearances and cover around structures following proposed grading meet requirements
~~Hill (11/10/2025) Coordination with GRE is ongoing, including potential pole relocation, if needed.~~
WSB (12/3/2025) Continue coordination
- ~~6. Verify rear grade off the back of building pads to create a more usable back yard
~~Hill (11/10/2025) Plans revised as recommended.~~
WSB (12/3/2025) Complete~~
- ~~7. Provide EOFs for all low points in the roadway and green spaces
~~Hill (11/10/2025) Plans revised as recommended.~~
WSB (12/3/2025) Complete~~
- ~~8. All swale grades to meet minimum 2% slopes
~~Hill (11/10/2025) Plans revised as recommended.~~
WSB (12/3/2025) Complete~~
9. WSB (12/3/2025) Flip driveways away from adjacent intersections where possible
10. WSB (12/3/2025) Keep proposed driveways out of side drainage and utility easements.

• **Stormwater Management**

Stormwater management for the Peltier Ponds site consists of multiple sedimentation basins and irrigation reuse to provide treatment. Additional stormwater management requirements are set beyond standard City and RCWD rules based on the site's location within the Northeast Drainage Area Comprehensive Stormwater Management Plan (CSMP). ~~Based on City interpretation of the CSMP, it appears the design is generally compliant with these requirements, though additional information is requested.~~ Upon review of the CSMP with RCWD, site design does not meet those requirements. The 0.1 cfs/acre requirement must be met for all discharge points on the site since all flows ultimately route to Peltier Lake. 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 - Peltier	24.29	51.03	116.82	N/A
Proposed - Peltier	17.01	32.70	69.28	N/A
Existing - South	9.71	20.08	44.23	N/A
Proposed - South	3.58	10.87	28.46	N/A
Existing - North	2.96	6.02	9.30	N/A
Proposed - North	1.40	3.54	6.47	N/A

Comments:

1. This development falls within the CSMP area and as such is beholden to additional rate control and volume reduction requirements. These volume reductions are demonstrated for flows to/through Wetland 4. As the CSMP is intended to limit flooding concerns on Peltier Lake and the entire site drains there, all peak outflows must be limited to 0.1 cfs/acre. With the total site size of 125 acres, the maximum total outflow in the 100-year event is 12.5 cfs.
Hill (11/10/2025) RCWD, Hill and City Staff have coordinated as requested.
WSB (12/3/2025) Noted. More detailed comments below outline additional efforts that can be made to control flows per the CSMP.
2. Stormwater flows must route to the trunk system passing through the site.
 - a. A sluice gate must be added at the manifold structure (101) of the trunk system for CSMP operations.
WSB (12/3/2025) Design must be included in future submittals.
3. Modeling should include a "gate closed" condition where no outflows occur to Peltier Lake during flood stages. 100-year event HWLs must be analyzed in this condition as controlling elevations for freeboard to proposed structures.
WSB (12/3/2025) Remains an open comment, snowmelt modeling does not include "gate closed" condition with no outflows. This should be included as a standalone model.
4. An additional requirement for development within the CSMP is provision of more detailed water quality/reuse calculations. Please provide existing and proposed TP/TSS loading calculations for the proposed BMPs, including stormwater reuse. Additionally, please request a copy of the Reuse Design Worksheet from RCWD to quantify potential reuse volumes.
Hill (11/10/2025) Requested data are included with the enclosed stormwater management report.
WSB (12/3/2025) Reported values are P8 inputs, not outputs. For ease of review, please include native P8 model files with future submittals.
5. Confirm ACD 72 flow capacity allowances with RCWD.
WSB (12/3/2025) Remains an open comment.
6. Provide profile plans of proposed storm sewer, including utility crossings, for more detailed review and comment.
Hill (11/10/2025) Profiles will be provided with final plans.
WSB (12/3/2025) Noted, remains an open comment.

7. Provide calculations demonstrating spread at the catchbasins is 10' or less for the 3-year storm event.
Hill (11/10/2025) Spread calculations will be provided with final plans.
WSB (12/3/2025) Noted, remains an open comment.
8. Rational method pipe capacity calculations must be provided showing storm sewer is sized to convey the 10-year storm event and flow velocities are minimum 3 ft/s.
Hill (11/10/2025) Included with this submittal as requested.
WSB (12/3/2025) Capacities are demonstrated sufficient. Recommend reducing slope on pipe between STM-122 and STM-121, velocities over 10 ft/sec may cause scouring long-term.
9. Confirm constructability of connecting proposed storm outlets into the existing trunkline risers.
Hill (11/10/2025) Connection design will be included with the final design.
WSB (12/3/2025) Noted, remains an open comment.
- ~~10. As the proposed ACD-72 ditch realignment will no longer need to provide subsurface drainage, nonperforated pipe can be specified in order to reduce loading to the tile.
Hill (11/10/2025) ACD-72 is no longer required; the draitile will be abandoned in place and/or removed.~~
- ~~11. Pending anticipated development, flows from area 41X/S can be eliminated as proposed drainage on that site is planned to route to the southeast rather than the west.~~
- ~~12. Impervious area calculations should be based on actual site impervious, not the percentages in HydroCAD land use types.
Hill (11/10/2025) Revised as recommended.
a. Confirm the source of the 1,398,711 square feet of impervious in the SWMP.~~
- ~~13. Pond areas 2.5a and b should each be sized for NURP dead storage volumes separately according to their tributary areas. Pond flows only combine through Wetland 10 so undersized dead storage may contribute pollutant loading to the wetland.
Hill (11/10/2025) Each dead storage cell has been sized for its receiving area. Pond 3, which is down stream of Pond 4, has dead storage to accommodate the drainage area to both Ponds 3 & 4.~~
- ~~14. Please include node summary sheets on future HydroCAD reports so total modeled areas can be confirmed in existing and proposed conditions.
Hill (11/10/2025) Included in the report appendix as requested.~~
- ~~15. The 4.1X and 4X existing conditions HydroCAD subcatchment areas do not match the drainage area map.~~
16. The culvert modeled as 2XP/2P is a 21" CMP, not 18" RCP.
Hill (11/10/2025) Revised as recommended.
WSB (12/3/2025) The 21" pipe is modeled with an 18" orifice. Please clarify if this is an existing feature or intended to be constructed.
- ~~17. The outlet for 41XP/41P should be modeled with a pipe outlet, not just an orifice.~~

~~Hill (11/10/2025) N/A.~~

- ~~18. BMP outlet slopes should match between HydroCAD modeling and utility plans (ignoring backsloped skimmer pipes).~~

~~Hill (11/10/2025) Revised as recommended.~~

19. Based on the modeled results, culvert 2P will overtop Peltier Lake Dr in all storm events. Potential pipe replacement should be explored to minimize road overtopping.
Hill (11/10/2025) The road overtops in the existing condition. The proposed condition improves the situation by reducing the flooding frequency.

WSB (12/3/2025) Dual culverts are still recommended to further reduce overtopping.

- ~~20. What is the purpose of the southern node of Pond 2.6? If it is proposed to be excavated for additional onsite fill, please label it separately as a lake to be consistent with other developments in the City.~~

~~Hill (11/10/2025) The deep pond cells are excluded from the dead storage calculations. Upstream NURP dead storage provide the required water quality.~~

- ~~21. What is the purpose of the eastern node of Pond 4.1? If it is proposed to be excavated for additional onsite fill, please label it separately as a lake to be consistent with other developments in the City.~~

~~Hill (11/10/2025) The deep pond cells are excluded from the dead storage calculations. Upstream NURP dead storage provide the required water quality.~~

22. All proposed pond overflows need riprap stabilization.

Hill (11/10/2025) Will be detailed/included with final plans.

WSB (12/3/2025) Noted, remains an open comment.

23. Erosion control blankets are needed on all slopes 4:1 and steeper, including pond slopes above the OLE.

Hill (11/10/2025) Blanket is proposed on all slopes steeper than 4:1. If blanket is required on 4:1 slopes, it will be included with the final plans.

WSB (12/3/2025) It is not clear based on the hatching of the erosion control sheets if pond slopes will get erosion control blankets or just wet ditch seeding. Additionally, erosion control blankets will be needed for the proposed steep slopes west of the intersection of Streets G and H.

- ~~24. Review tree planting against storm sewer plans to minimize overlap and reduce potential root intrusion on storm sewer. For example, trees near the pipe between CBMH 407 — STMH 406 and CBMH 251 — FES 250 should be shifted farther from the pipe alignment.~~

~~Hill (11/10/2025) Landscape plan has been revised to the new site plan and utility layout as recommended.~~

- ~~25. Tree plantings should be removed from the 60" trunkline easement boundary to avoid potential future maintenance concerns.~~

~~Hill (11/10/2025) Revised as recommended.~~

26. WSB (12/3/2025) Pond 6 should have a 10' bench, at least on the side nearest homes for safety.

27. WSB (12/3/2025) Drainage Area 2.1S should be routed to the trunk storm sewer and included in the gate closed HWL analysis to maximize area included in the CSMP system. A grate inlet at STM-103 may allow storage to be shared with Pond 1 for additional flexibility. Runoff from 20S can be routed around using a ditch into the dual culvert crossing of Street G.
28. WSB (12/3/2025) Wetland 4 outlet should be rerouted south into Pond 1 and included in the gate closed HWL analysis to maximize area included in the CSMP system. Connecting into STM-136 appears feasible with some minor adjustments to storm sewer inverts. The overflow to the north can remain as-is.
29. WSB (12/3/2025) How will Wetland 14 culverts work? The 1' pipe is only 0.6' below the trail elevation. Will the trail be paved or otherwise stabilized at overflow to prevent erosion?
30. WSB (12/3/2025) The outlet pipe for Pond 1 should be set at 887 or lower to ensure it can still function as a skimmer when the pond is drawn down to 889 for irrigation reuse.
31. WSB (12/3/2025) The outlet grate for Wetland 5 should be modeled at 900.5 to match the OLE stated on the plans.
32. WSB (12/3/2025) Provide vertical separation between STM-302 to STM-301 pipe and sanitary sewer below it.
33. WSB (12/3/2025) Recommend routing STM-101 to STM-121 to consolidate pond outfalls, if feasible.

- **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 prior to Peltier Phases 3 and 4.

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 will need to be looped through the site and will need to include a 12-inch diameter trunk watermain stubbed to the north as identified in the Comprehensive Plan. All proposed units are required to be on the municipal water supply.

Based on the Estimated Daily Water Demand, which are reasonably conservative, the Peltier Ponds Development will increase the system's average day demand by about 71,775 gallons per day (gpd).

As shown on the Utility Plans, the existing 12" DIP trunk main on Watermark Way will be extended west through the development to its northern boundary similar to what is shown in the City's 2040 Comprehensive Plan. A 12" stub will be extended to the north towards Rehbein's Peltier View. There will need to be a connection to the 12" watermain stub on the west side of 20th Avenue at Rehbein Street and Rainy Lane. Otherwise, the development will include a water system with predominately 8- inch diameter PVC C900 water main with 1-inch Type K copper services being extended to each lot. Water supply will need to be evaluated in conjunction with current pending DNR water appropriation approvals. Additional water stubs will be extended to the south.

The south portion of the development is in the City's Drinking Water Supply Management Area (DWSMA) and would be subject to those requirements. Residential land use is consistent with the DWSMA vulnerability.

Comments:

- ~~1. Avoid utility crossings where possible~~
 - ~~a. Keep watermain on west side along Gordon Ave/Street B~~
~~Hill (11/10/2025) Revised as recommended.~~
~~WSB (12/3/2025) Complete~~
- ~~2. Provide utility profiles with final plat~~
 - a. All utilities outside the right of way require an easement that meets a 1:1 slope with the utility invert (minimum 20')
~~Hill (11/10/2025) Revised as recommended.~~
~~WSB (12/3/2025) Additional areas are in conflict - to be further reviewed with profile submittals~~
 - ~~b. Show all utility crossings in profiles~~
~~Hill (11/10/2025) Profiles will be provided with the final plans.~~
~~WSB (12/3/2025) Complete to be further reviewed with profile submittals~~
 - ~~i. Maintain minimum 18" separation~~
 - ~~ii. Insulate when separation between storm sewer and water is less than 36"~~
 - ~~c. Identify conflicts between water, sanitary, and storm sewer mains and services~~
~~WSB (12/3/2025) Complete to be further reviewed with profile submittals~~
- ~~3. Locate hydrants and alter watermain such that hydrants are located at all water system highpoints~~
~~Hill (11/10/2025) High point hydrant locations will be provided/confirmed with final plan/profiles.~~
~~WSB (12/3/2025) Complete to be further reviewed with profile submittals~~
 - ~~a. Maintain minimum watermain cover~~
 - ~~b. Maintain hydrant coverage~~

4. ~~Provide utility services per City details~~
~~Hill (11/10/2025) Services have been added to the plans. Service data will be included with the final plan.~~
~~WSB (12/3/2025) Complete~~
5. ~~Provide additional gate valves shown on plans~~
~~Hill (11/10/2025) Gate valve locations will be finalized with the final plans.~~
~~WSB (12/3/2025) to be completed with final plans. Discussions needed regarding townhome area and level of isolation needed~~
6. ~~Provide temp hydrant/air relief/flushing, etc. on all watermain stubs~~
~~Hill (11/10/2025) Will be included with the final plans.~~
~~WSB (12/3/2025) to be completed with final plans~~
7. ~~Keep watermain and sanitary sewer within the roadway~~
~~Hill (11/10/2025) Revised as recommended.~~
~~WSB (12/3/2025) Complete~~

- **Sanitary Sewer**

As shown in the Lift Station Service Area Exhibit, sanitary sewer collection for the Peltier Ponds Development will be extended from the existing 10- inch diameter poly-vinyl chloride (PVC) trunk main on Watermark Way. The 10-inch diameter trunk main can be downsized to 8-inch at the intersection with the townhome mains as noted on the Lift Station Service Area Exhibit to assist with flushing velocities.

A portion of the Development will be served by a lift station as shown in the City's 2040 Comprehensive Plan, which will be oversized to accommodate the remaining sanitary sewer district 3H. 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 north and south.

Comments:

1. Further discussion will be had within Public Works whether the eastern portion of the Olson parcel to the south would be served with gravity by increasing the depth of the 8-inch main at the Peltier Ponds southern townhomes by approximately ten feet or whether it would be served by the lift station

- **Transportation**

The Peltier Ponds development will have a primary access from Watermark Way. There will be 8 local public streets (Streets A-H) added and extended as well as several private drives for the townhomes. All public streets are proposed to be 32' back-to-back with a 60' right of way. Final street naming will need to occur with the final plat. We have requested the additional traffic information below and cannot determine whether the current preliminary plat meets City requirements until reviewing that information.

The traffic study has been reviewed and a full study with comments will be provided. Main comments include:

- ~~○ Figure 1 shows incorrect site plan~~
 - ~~○ In Figures 4, 7, and 8: Trips are missing from the Watermark Way access. Review Watermark Traffic Study and include all trips from the 2025 Build scenario at the Watermark Way and 20th Avenue intersection. Revise analysis based on updated trips.~~
 - ~~○ Add trips for the Peltier ghost plat to 2040 Build scenario~~
 - ~~○ Include existing (actual or estimated) and future projected ADT for 20th Ave, Watermark Way (west and east leg), Rehbein Street (west and east leg), and Peltier Lake Drive.~~
 - ~~○ Adjust access trip distribution, 75% - 85% of trips are likely to use Watermark access based on site layout.~~
 - ~~○ Trip calculations do not match ITE rates~~
 - ~~○ Advancing and opposing volumes for right/left turn lane analysis used incorrect volumes (and a future 2040 analysis should be completed)~~
 - ~~○ 2026 and 2040 No-Build analysis is missing, this should be included to compare with the Build analysis.~~
 - ~~○ Revise analysis based on updated AM/PM peak hour volumes~~
 - ~~○ Revise recommendation section if improvements are needed~~
- Hill (11/10/2025) Traffic study comments were addressed with the 8/20/25 updated traffic report. The traffic report is being updated to the current unit count and will analyze a standard turn lane intersection and a roundabout intersection with CR 54. The report will be provided on or before 11/10/25.
- WSB (12/3/2025) The study was revised to incorporate previous comments. New comments include:
 - How was the existing ADT (310) on Watermark Way calculated? The 2026 No-Build shows almost 400 trips just from the AM and PM peak hours
 - Figure 3 is missing (duplicate Figure 4s are shown)
 - Provide analysis tables for a roundabout (2026 and 2040) at 20th Ave & Watermark Way. Confirm the roundabout improvement meets the City LOS requirements, as the turn lanes and TWSC does not meet the LOS requirements.
- Temporary turnarounds are needed at the ends of Streets B and H
 - Temporary turnarounds should include Type 3 barricades with future thru street signs

Trails and sidewalks

Trails are proposed extending from Peltier Lake in the southwest corner to the northeast corner of the development near the multifamily units as well as generally along the existing trunk storm sewer line from CSAH 54 to the center of the development.

Sidewalks are shown along one side of almost all of the public streets on the preliminary plat, except for Street A, which has sidewalks on both sides from CSAH 54/20th Avenue west to Street B. With future review of the additional requested traffic information, sidewalk may be required on both sides of a larger portion of Street A.

The abandoned segment of Peltier Lake Drive along the lake will need to be converted to a City Trail. A City trail will need to be installed along the west side of CSAH 54 from Rehbein Street to Watermark Way. Additional trail and sidewalk segments may need to be included throughout the site at the direction of the City Planner.

- **Wetlands and Environment**

The project indicates that there are approximately 15.58 acres of wetland. A wetland replacement plan based on the impacts will need to be submitted, reviewed, and approved through RCWD and the City. A WCA application has been submitted on April 18, 2025.

The site is located in the Wetland Management Corridor (WMC). 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.

Review of the DNR'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.

The applicant will need to conduct a Cultural Resource Assessment of the development site through SHPO.

Hill (11/10/2025) The assessment has been completed and submitted to the City.

WSB (12/3/2025) Under review

- **Landscaping**

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

- **Floodplain**

~~The southern portion of the Peltier Ponds development appears to be in FEMA Zone A and RCWD floodplain, outlines for both areas should be shown on the plans. Please confirm that any fill for the proposed pond berm and trail work does not exceed the 100 cubic yard threshold per RCWD Rule E or 1,000 cubic yard threshold per City Ordinance 1103.06.~~

~~Hill (11/10/2025) See appendix of Stormwater Management Plan for the flood plain fill and mitigation calculations.~~

- **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. The western 60' feet of CSAH 54 should be dedicated as right of way to Anoka County with it extending out to 75' in areas for future roundabout transitions.

Comments:

- ~~1. Please confirm easement intentions/needs with RCWD for the abandonment/realignment of ACD 72 through the northeast corner of the site. Will a separate easement to RCWD be provided there?~~

~~Hill (11/10/2025) ACD 72 will be removed.~~

- ~~2. The pipe run from CBMH 105 to CBMH 103 seems to exceed 10' in depth so the easement corridor overtop must be increased from 20' to at least double the width of pipe depth for a 1:1 trench footprint.~~
~~Hill (11/10/2025) Storm sewer has been reconfigured, including the corresponding easements, as recommended.~~
3. All utilities outside the right of way require an easement that meets a 1:1 slope with the utility invert (minimum 20')
Hill (11/10/2025) Utilities have been reconfigured, including the corresponding easements, as recommended.
WSB (12/3/2025) Some utilities require additional easement
- ~~4. All grading and construction in the Electric Transmission line utility easement to be approved by the utility provider~~
~~Hill (11/10/2025) Coordination with GRE is ongoing, including potential pole relocation, if needed.~~
~~WSB (12/3/2025) Complete—Continue coordination~~
5. WSB (12/3/2025) STM-524 to STM-523 pipe alignment overlaps with the property limits for Lot 4 of Block 24. This alignment needs to shift east to provide sufficient setback to property limits.
6. WSB (12/3/2025) STM-535 structure is adjacent to the property limits for Lot 4/5 of Block 27. This structure needs to shift east to provide sufficient setback to property limits.
7. WSB (12/3/2025) OCS-3 to EX-107 pipe alignment is ~11' deep at the SE corner of Lot 3 of Block 14, however there is only ~6' of distance to the D&U line of the lot. The alignment or D&U limits must shift to allow sufficient separation.

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

A grading agreement is not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater maintenance for public facilities in the Peltier Ponds development 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**

Required permits will be determined at the time of preliminary plat submittal. Potential permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Grading
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit

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



Environmental Memo

To: Katie Larsen, City Planner
From: Tom Hoffman, Environmental Coordinator
Date: December 3, 2025
Re: Environmental Comments – Peltier Ponds

Environmental Board had recommended the following at their June 25, 2025 meeting:

1. Provide increased buffer widths around wetland where the trail is going past these locations. Buffers should be extended throughout the park land to provide pretreat of runoff before discharging to the wetlands.
 - a. Show buffers in between the trail and existing channel shown on the proposed plans.
 - b. All wetlands should be included in conservation easements.
 - i. Will be completed with final plat
 - c. This area is included in the RCWD wetland corridor plan. With future submittals impacts and mitigation of wetlands will be required.
 - i. Wetlands falling within the wetland corridor will require 50' buffers
2. 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
 - c. Plans show rock construction entrance in the legend. Does not appear to be shown on the plan sheet. Call out the location on the plans.
 - d. Redundant perimeter control will be required around all wetlands onsite where a 50' natural buffer cannot be maintained during construction. Redundant perimeter control should be spaced 3-5' apart.
 - i. Symbols blend into the proposed "wet ditch" seed mix on sheet C3.1. Confirm redundant perimeter is being provided

- ii. Legend shows heavy duty silt fence. Appears to be covering additional erosion control. Call out on plan set if two layers are to be proposed in these areas.
 - 1. Note spacing on erosion control sheet
- 3. Rice Creek Watershed District shows Anoka County Ditch 72 branch 1 running through the site. Verify the location and use of the ditch with the watershed. Ditch location and drainage should be shown on the plan set if it is required to be maintained.
 - a. Confirm with RCWD on what is allowed within the proposed new alignment of ACD 72 Br 1. Potential trail extension along this corridor to 20th could cause impacts.
- 4. Provide increased buffer widths around wetland where the trail is going past these locations. Buffers should be extended throughout the park land to provide pretreat of runoff before discharging to the wetlands.
 - a. Buffer not shown between and wetland on C4.9
- 5. Show buffers in between the trail and existing channel shown on the proposed plans.
- 6. All wetlands should be included in conservation easements.
- 7. This area is included in the RCWD wetland corridor plan. With future submittals impacts and mitigation of wetlands will be required.
 - a. Mitigation banking credits have been proposed
- 8. Wetlands falling within the wetland corridor will require 50' buffers
- 9. The project site is located with the I-35 E corridor AUAR. As part of the planning the AUAR mitigation checklist should be used.
 - a. There are areas of potential cultural significance shown adjacent to the site and will need to complete a Cultural Resource Assessment of the proposed project.
 - b. I35E AUAR mitigation checklist should be used with future submittals to ensure all requirements are being met.
 - i. Being reviewed
- 10. Provide conservation easements over all wetland and open space in the development to ensure connectivity with existing and future development.

- a. Confirm ownership of outlot E and ownership and maintenance of proposed natural trails.
11. Retain 50' wide drainage & utility easement over trunk storm sewer.
- a. The 50' buffer appears to go into outlot BB. The 50' drainage and utility easement goes into block 15 lots 1-5. Drainage and utility easement should be outside of those lots.
12. A stormwater treatment train that filters and treats stormwater runoff as it flows through the site should be developed. Any opportunities to incorporate natural treatment systems into the project should be encouraged.
13. 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.
14. The southern portion of the site is within the Lino Lakes drinking water supply management area.
- a. This area is considered moderately vulnerable, and considerations should be taken into account for the proposed project.
15. Boxelder is being shown as undesirable, and no mitigation is being provided. Cottonwoods and Ash trees can be considered undesirable as defined in the development standards. However boxelder should be mitigated for, 116 boxelder are being removed outside of the Basic Use Area.
- a. Boxelder is a native species to MN per the MN DNR. Replacement of boxelder trees will be required. If the tree is in poor condition mitigation is not required, however the attached tree inventory does not provide condition or health assessments of the trees
16. Tree removals should be broken down between Non-Basic Use Area and any Environmentally Sensitive Areas (ESA).
- a. Currently trees are just shown outside of the basic use area, it appears that there will be removals within the ESA of wetland.
 - i. ESA classification should be provided in the tree inventory table. Currently it shows BUA and nothing else.

SUMMARY	DBH (INCHES)	TREE (EACH)
OFFSITE	1278	112
TOTAL ONSITE	24943	2186
TOTAL NON-EXEMPT	20634	1870
SAVED	19761	1783
REMOVAL	5182	403
EXEMPT (Emerald Ash Borer - EAB)	205	20
EXEMPT (Basic Use Area - BUA)	1886	148
EXEMPT (Undesirable - UD)	2423	168
NON-EXEMPT REMOVAL	668	67

ii.

Table 6

Tree Preservation and Mitigation Standards			
Environmentally Sensitive Area (ESA) Category	Tree Location: within Basic Use Area		Tree Location: not within Basic Use Area
	deciduous trees 6 inches DBH and over or evergreen trees between 12 to 20 feet tall	deciduous trees 6-12 inches DBH or evergreen trees between 12 and 20 feet tall	deciduous trees over 12 inches DBH or evergreen trees over 20 feet tall
Non-ESA	no mitigation required	provide one tree per tree removed	provide two trees per tree removed
Natural Resource Enhancement Area	provide one tree per four trees removed	provide two trees per tree removed	provide three trees per tree removed
Natural Resource Conservation Area	provide one tree per two trees removed	provide two trees per tree removed	provide three trees per tree removed

17. Boulevard trees are required at the rate of one (1) tree per lot frontage for single family and two-family lots. Townhomes and multi-family properties require one tree per 70 feet of linear feet of road frontage.

- a. Ensure corner lots have 2 boulevard trees. Block 12 lot 15 appears to have two trees on street A and none on Street D
- b. Boulevard trees must be planted in the boulevard, majority of trees appear to be planted outside of the boulevard on private property.

18. Open areas shall be landscaped to meet requirements of 1 large tree and 2 large shrubs per 2500 SF. Open space calculations should be provided with future submittals.

- a. Required for stormwater ponding areas adjacent to residential

19. Landscape screening and buffers shall be installed along CSAH 54/20th Street. Buffer screening and berming should meet the city's 6' height requirement from the low point of foundation.

20. The landscape plans shall comply with Section 1007.043 (17), Required Screening, Landscaping and Buffer Yards of the zoning ordinance.

- a. No recommendations for additional plantings were called out during the noise study.
- b. Mitigation for the townhomes should meet the requirements of the noise study.

21. Provide a 30' easement along Peltier Lake Drive for future trail and riparian restoration. Current plans show 30' going down to 15' with vacated easement. Provide clarification on ownership.

- a. Confirm 30' the entire way, appears to be 15' going to the north

22. Provide a Blandings turtle mitigation plan.
 - a. In progress



Anoka County

TRANSPORTATION DIVISION

Highway

Katie Larsen
City of Lino Lakes
600 Town Center Pkwy
Lino Lakes, MN 550014-1182

November 25, 2025

RE: Preliminary Plat – Peltier Ponds

Dear Katie,

We have reviewed the Preliminary Plat for Peltier Ponds to be located west of CSAH 54 (20th Avenue) across from Watermark Way within the City of Lino Lakes, and I offer the following comments:

- The existing right of way along CSAH 54 is 33 feet west of centerline. An additional 27 feet of ROW (for a total of 60 feet) along the property line is required for future reconstruction purposes. We also request the same chamfers at the intersection to match the east side.
- As proposed, the preliminary plat will introduce one new access point onto CSAH 54 across from Watermark Way. The county would prefer a roundabout constructed at this location, but further coordination with the developer and the City is ongoing. We are fine with the proposed emergency access and those details will be determined during the Engineering Plan Review process. The right of access should be dedicated to Anoka County with exception for the proposed street access across from Watermark Way. Any other existing driveways and field entrances shall be removed, and the ditch section restored to match existing depth, slope, and grades.
- We recommend that that trail be extended south of Watermark Way on the west side of CSAH 54.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received and the applicable permits can be issued.
- Any utility relocation in the CSAH 54 right of way will be required to be coordinated directly by the city/developer.
- 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 54.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 54 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities

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listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 54 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Camila Arenas, Engineer I, Camila.Arenas@anokacountymn.gov (checklist and payment information are available on our website: <https://www.anokacountymn.gov/4072/Development-Review>):

- Construction plans
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at \$750.00)

Following the completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One Street Access permit (\$400.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3176 or via email at HighwayPermits@anokacountymn.gov for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr, PE
Traffic Engineer II

xc: CSAH 54/Plats+Developments/2025
Jerry Auge, Assistant County Engineer
David Zieglmeier, County Surveyor
Sean Thiel, Traffic Engineering Manager
Sue Burgmeier, Traffic Technician
Camila Arenas, Engineer I

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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: December 10, 2025

TOPIC: **PUBLIC HEARING:** Lyngblomsten PUD Amendment #3-Skilled Nursing Care Center

CASE NUMBER: PD2023-002

APPLICANT: Lyngblomsten at Lino Lakes, LLC
Attn: Jeff Heinecke
1415 Almond Avenue
St Paul, MN 55108

OWNER: Same

INTRODUCTION

The applicant, Lyngblomsten at Lino Lakes, LLC, submitted a Land Use Application for PUD Amendment #3. They are requesting an amendment to the PUD Preliminary Plan ("PUD Amendment") to change the 2-story skilled nursing care center to a 3-story skilled nursing care center. The property address is 6070 Blanchard Boulevard.

Tentative Review Schedule:

Complete Application Date:	November 18, 2025
60-Day Deadline:	January 17, 2025
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	December 10, 2025
City Council Work Session:	January 5, 2026
City Council Meeting:	January 12, 2026

BACKGROUND

The Land Use Application is for the following:

- PUD Preliminary Plan Amendment #3-Skilled Nursing Care Center

This staff report is based on the following information:

- Lyngblomsten Lino Lake Campus Plan Set prepared by Wold Architects and Engineers dated November 10, 2025
- Applicant Narrative
- Design Guidelines Revised November 2025
- Stormwater Management Report prepared by Bolton & Menk revision dated November 10, 2025

Previous Council Action

- April 8, 2019: Ordinance No. 07-19 rezoning property from GB, General Business to PUD, Planned Unit Development
 - Details permitted, accessory, conditional and administrative uses specific to the 20 acre site
- April 8, 2019: Resolution No. 19-42 approving PUD Development Stage Plan/Preliminary Plat
 - Establishes development's framework regarding lot and yard requirements, height regulations, impervious surface and design guidelines
- May 11, 2020: Resolution No. 20-44 approving PUD Development Stage Plan Amendment #1-Site Plan and Grading & Drainage Plan
 - This amendment omitted the clubhouse and revised the site plan and grading & drainage plans
- July 26, 2021: Resolution No. 20-94 approving PUD Final Plan/Final Plat
- December 11, 2023: Resolution No. 23-126 approving PUD Amendment #2-North Lot Line Fence and Pickleball Court
 - This amendment omitted the north lot line fence in lieu of additional landscaping and allowed for the construction of a pickleball court in the southwest corner of the site.

ANALYSIS

History

In November and December 2024, the Planning & Zoning Board and City Council reviewed a concept plan of the proposed PUD Amendment. The Board and Council generally supported the revisions.

Site & Building Plan Review

The following chart compares the Original PUD Preliminary Plan with the Proposed PUD Amendment. The original plan was a 2-story, 2 wing skilled nursing care center. The proposed

amendment is a 3-story, 1 wing center. The building height is the same as the existing 3-story assisted living & memory care facility on the south side of the building. The amendment also includes a new 13 space surface parking lot. See attached Applicant Narrative for additional information.

	Original 2021 PUD Plan	Proposed PUD Plan Amendment #3	Existing Assisted Living Building
Building Height	2-story 23'3" (top of wall) + 4'11" (parapet) = 28'2" total	3-story 36'1" (top of wall) + 2' (parapet) = 38'1" total	3-story 35'10" (top of wall) + 2'4" (parapet) = 38'2" total
Building Footprint	17,800 sf	12,125 ft	NA
# Units	56	61	NA

Density

Per Met Council, skilled nursing facilities/units are not counted toward a community's net residential density so the overall Lyngblomsten development's density will not change with the five (5) unit increase.

Setbacks

Resolution No. 19-42 approving the original PUD Preliminary Plan details setback requirements.

Setback	Required	Proposed
Building (Blanchard Blvd)	10ft	13.97ft
Parking Lot	15ft	17.59ft

Setback requirements are met.

Architecture

The Lyngblomsten Design Guidelines detail the architectural standard requirements. Exterior materials are the same as the other sections of the building; hardie plank siding (evening blue, arctic white, and woodlook) and stone. The stone for the entire building is 35.3% which slightly less than the original 36.2% but still greater than the minimum City Code 33% requirement.

Architectural requirements are met.

Parking Requirements

The revised plans proposes 26 additional underground parking spaces for a total of 112 underground parking spaces. An additional 13 surface parking spaces are also proposed for a total of 90 surface parking spaces. A total of 156 parking spaces are required. A total of 202 are provided.

Use	# Stalls Required	# Stalls Provided
Elderly Housing (IL units)	96	112 (underground)
Nursing Home (AL + MC +SC)	36	90 (surface)
Town Center	24	
TOTAL	156	202

Parking requirements are met.

Park Dedication

Park dedication fees for this Lot 3, Block 2, Lyngblomsten at Lino Lakes Addition were paid with the final plat. No additional fees are required.

RECOMMENDATION

Staff recommends approval of Lyngblomsten PUD Amendment #3 with the following conditions:

1. Ordinance No. 07-19, Resolution No. 19-42, Resolution No. 20-44, Resolution No. 20-94 and Resolution No. 23-126 are still in effect.
2. The revised Lyngblomsten Design Guidelines shall provide additional development guidance.
3. A Site Improvement Performance Agreement shall be executed.

The following comments shall be addressed:

1. City Engineer Memo dated December 3, 2025
2. Environmental Memo dated November 26, 2025
3. All plan sheets shall have applicable revision date.
4. Sheet A5.103, Exterior Elevations:
 - a. Under Exterior Elevation Materials, should A13/B1 be A5.105?

ATTACHMENTS

1. Applicant Narrative
2. Original PUD Site Plan

3. PUD Amendment #3 Site Plan
4. Original 3D Rendering
5. PUD Amendment #3 3D Rendering
6. Original Building Elevations
7. PUD Amendment #3 Building Elevations
8. Engineering Memo dated December 3, 2025
9. Environmental Memo dated November 26, 2025



Lyngblomsten Care Center Phase Two

Written Project Narrative

Address: 6060 Blanchard Blvd Lino Lakes, MN 55014

Property ID: 31-31-22-43-0067

Project Team

- **Owner/Operator:** Lyngblomsten at Lino Lakes LLC
- **Development Consultant:** Grand Real Estate Advisors (GREA)
- **Architect/Engineer:** Wold Architects and Engineers
- **Civil Engineer:** Bolton and Menk
- **Construction Manager:** Weis Construction

Project Overview

Lyngblomsten At Lino Lakes LLC proposes phase two of the Lyngblomsten at Lino Lakes senior living campus, located at the southwest corner of Blanchard Blvd and Lyngblomsten Drive. Phase one, completed in 2024, delivered twenty (20) townhome units, ninety-six (96) Independent Living (IL), thirty-five (35) Assisted Living (AL) units, and sixteen (16) Memory Care (MC) units. Phase two will complete the campus continuum of care by adding a modern, three (3) story, sixty-one (61) bed care center focused on skilled nursing, directly connected to and integrated into the existing building. This project constitutes PUD Amendment No. 3, aligning with previous plan approvals for a full senior continuum-of-care community.

Originally a two (2) story V shape wing plan was shown. The revised plan introduces a single wing oriented southwest fully integrated into phase one's development. This design change was incorporated for better flow and increased efficiency of the care center. The change would allow us to go from four (4) staffing crew sets to three (3), one for each floor. This also provides more green space on the property, as this is less of an intrusion on the grounds. The three (3) story building will blend into the rest of the buildings current design, allowing a clean transition visually and practically.

Purpose and Need

The Care Center fulfills Lyngblomsten's mission to provide faith-based, comprehensive senior care addressing physical, emotional, and spiritual needs. The new facility responds to increasing local demand for long-term and memory care, enabling IL/AL residents to remain on campus as care needs expand. This addition transforms the campus into a regional hub for quality senior living and healthcare. Anoka County is one of the most underserved counties in the state for care centers. A study shown by the Minnesota Department of Health as of June 30th, 2025 shows Anoka County ranked the third lowest county of beds per thousand (eight beds/thousand) for ages 65+. Likewise for ages 85+, Anoka County shows being ranked the fourth lowest county of beds per thousand (having 87 beds/thousand). By comparison, Dakota County having a population of 20,000 more aged 65+ is ranked eighth in comparison (having 13 beds/thousand for 65+), and tenth for 85+ (having 119 beds/thousand). Due to

this data paired with the understanding of phase one- already have one-hundred-forty-seven (147) senior households on campus that can transition into using this care center, there is a clear and compelling demand showing for the use of this care center.

Site Context and Design Integration

Phase two of the Lyngblomsten campus will occupy the southwest corner where Blanchard Blvd and Lyngblomsten Drive meet, directly connecting to the existing Independent and Assisted Living buildings. The site is designed to function as an integrated extension of the current development, utilizing shared drives, water, sanitary, and storm utilities, as well as pedestrian circulation routes. The proposed development incorporates a dedicated Care Center entrance with a drop-off loop, new surface parking with thirteen (13) stalls— two (2) of which are ADA-compliant—and a separate underground parking facility providing twenty-six (26) stalls, including three (3) ADA spaces. Current pedestrian pathways from phase one will link the addition to existing courtyards and perimeter trails, enhancing walkability throughout the campus. Landscaping and architectural treatments have been designed to maintain a cohesive visual and functional character consistent with the existing phase one improvements.

Building Program and Design

The proposed Care Center is a three (3) story building with a full basement that will house underground parking and building support functions. The overall program consists of sixty-one (61) private resident rooms, distributed across the upper three levels. The first floor includes nineteen (19) private rooms along with dining, therapy, nurse stations, a salon/spa, and administrative offices. The second floor provides twenty-one (21) private rooms in addition to lounge, dining, and office areas, while the third floor offers another twenty-one (21) private rooms with a lounge, dining, and office areas. The basement level accommodates twenty-six (26) underground parking stalls. Key building features include enhanced nurse-call and ceiling-lift systems, an upgraded emergency generator, a commercial laundry facility, and the use of high-quality exterior.

Access, Parking, and Circulation

Additional vehicle access to the Care Center will be provided through a separate entrance that also serves the underground parking area, allowing for efficient circulation and separation of resident, visitor, and service traffic. Internal drive aisles and pedestrian routes will remain interconnected with the existing phase one buildings, ensuring seamless movement across the campus. All pedestrian routes are fully accessible and connect to existing sidewalks, outdoor amenities, and landscaped open spaces. The parking design meets City of Lino Lakes requirements, providing ADA-compliant spaces within both surface and underground parking areas to ensure accessibility for all users.

Utilities, Drainage, and Stormwater

Utilities extend from phase one systems. Existing stormwater infrastructure was planned for and is adequately sized, confirmed with Bolton Menk and Rice Creek Watershed District, with only minimal modifications for the addition. Ongoing groundwater monitoring and additional piezometers planned for long-term stability. Geotechnical studies to be submitted with Final PUD.

Construction Schedule and Phasing

- **Schematic Design/Preliminary PUD:** Oct–Nov 2025; City submittal Nov 10, 2025
- **Design Development/Final PUD:** Dec 2025–Jan 2026; Council action Jan 12, 2026
- **Construction Documents:** Feb–Apr 2026

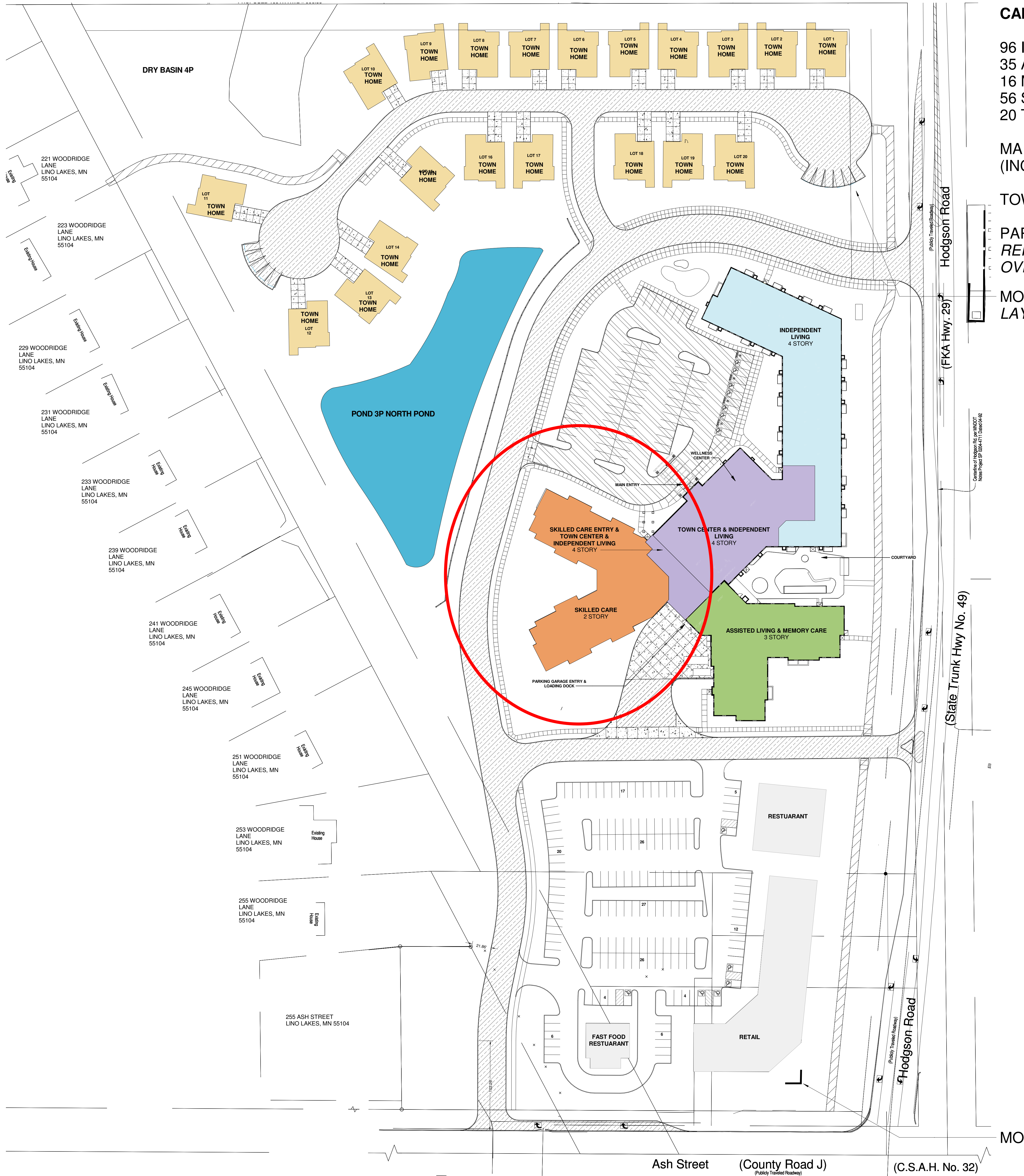
- **Construction Start:** Summer 2026; substantial completion Fall 2027

Community Benefit and Compliance

The Care Center expansion advances the goals of the Lino Lakes Comprehensive Plan by strengthening the City's continuum of senior housing options and contributing to the local economy. Upon completion, the project will create approximately sixty (60) to seventy (70) healthcare and administrative jobs. The development delivers a high-quality senior care environment, continues Lyngblomsten's mission of service, and upholds the master-planned design standards established in phase one. The project is fully compliant with all applicable PUD conditions, zoning ordinances, and architectural guidelines, ensuring seamless integration with the existing campus in both scale and design character.

MN

A



F3 SITE PLAN
1" = 50'-0"

CAMPUS SUMMARY:

96 INDEPENDENT LIVING (IL) UNITS
35 ASSISTED LIVING (AL) UNITS
16 MEMORY CARE (MC) UNITS
56 SKILLED CARE (SNF) UNITS
20 TOWNHOMES

MAIN BUILDING GSF: 287,055 SF
(INCLUDING BASEMENT)

TOWNHOME SF: 1,480 SF

PARKING STALL COUNTS:
REFER TO CIVIL SHEET: SITE PLAN
OVERALL - C1.20

MONUMENT SIGN, SEE SITE
LAYOUT PLAN - L1.0 FOR LOCATION

Lyngblomsten Lino
Lakes Campus

Lyngblomsten
1415 Almond Avenue,
Saint Paul, MN 55108



WOLD ARCHITECTS
AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldae.com | 651.227.7773

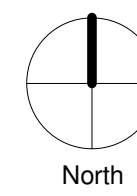
I hereby certify that this plan, specification or report was prepared by
me or under my direct supervision and that I am a duly Licensed

ARCHITECT
under the laws of the State of MINNESOTA

License Number: 14836 Date: 10/4/19
RICK J. MOORE

Description	Revisions	Num
PUD Submittal	10/08/2018	1
PUD Resubmittal	01/14/2019	2
PUD Resubmittal	03/11/2019	3
DD SET	06/28/2019	4
CD CHECK SET	08/30/2019	5
CD QAOO CHECK SET	09/22/2019	6
CD SET	10/04/2019	7
PUD DEV STAGE RESUB	05/11/2020	8

Comm: 196015
Date: 10/4/19
Drawn: Author
Check: Checker



SITE PLAN

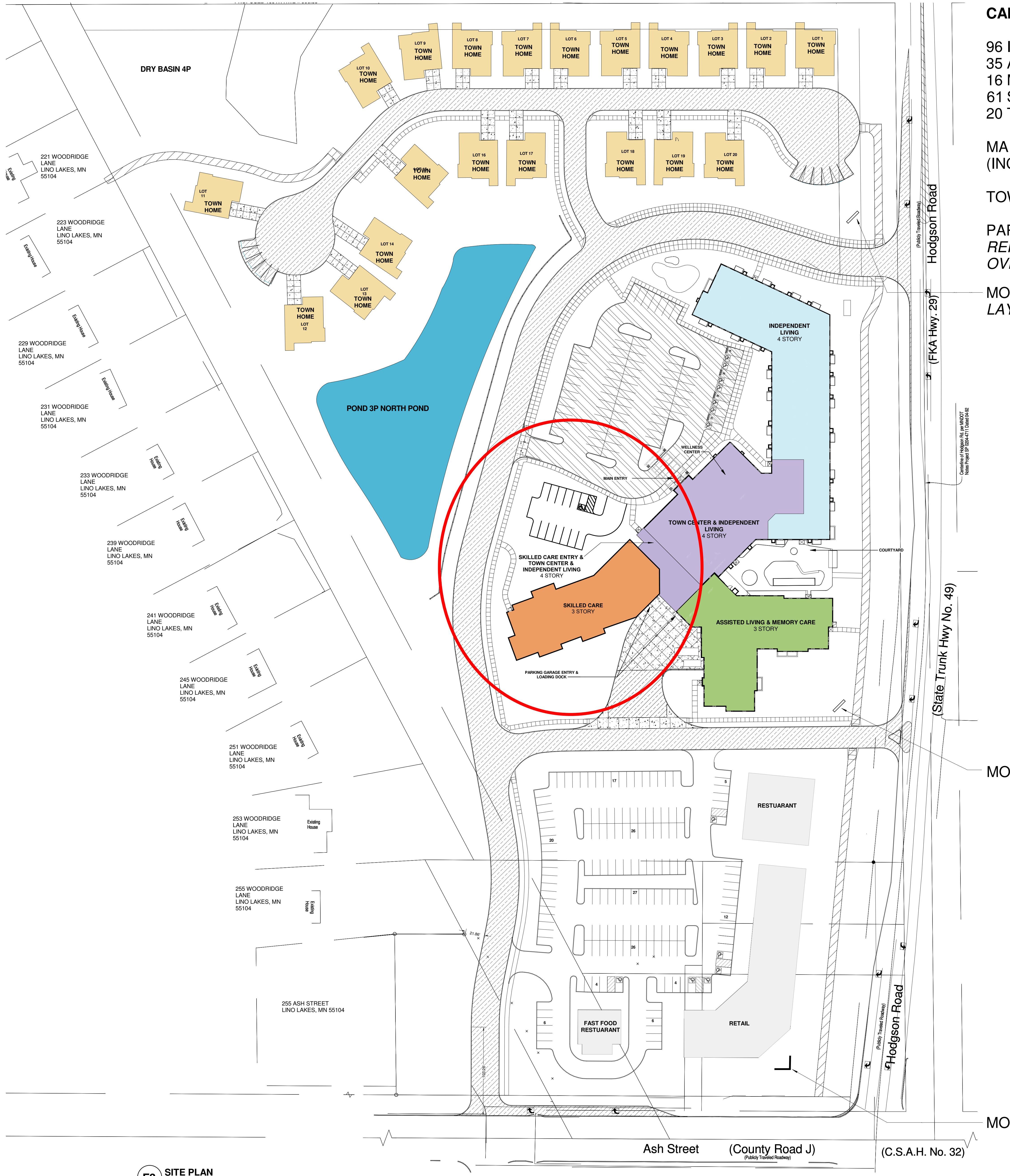
MONUMENT SIGN, SEE SHEET SIGNAGE EXTERIOR, A17

Scale: 1" = 50'-0"

A2

MN

A



CAMPUS SUMMARY:

96 INDEPENDENT LIVING (IL) UNITS
35 ASSISTED LIVING (AL) UNITS
16 MEMORY CARE (MC) UNITS
61 SKILLED CARE (SNF) UNITS
20 TOWNHOMES

MAIN BUILDING GSF: 293,402 SF
(INCLUDING BASEMENT)

TOWNHOME SF: 1,480 SF

PARKING STALL COUNTS:
REFER TO CIVIL SHEET: SITE PLAN
OVERALL - C1.20

MONUMENT SIGN, SEE SITE
LAYOUT PLAN - L1.0 FOR LOCATION

MONUMENT SIGN, SEE SHEET SIGNAGE EXTERIOR, A17

MONUMENT SIGN, SEE SHEET SIGNAGE EXTERIOR, A17

Lyngblomsten Lino
Lakes Campus

Lyngblomsten
1415 Almond Avenue,
Saint Paul, MN 55108



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AND ENGINEERS
50 South 6th Street, Suite 2250
Minneapolis, Minnesota 55402
wolda.com | 612 772 9025

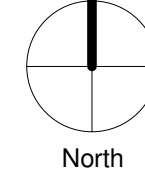
I hereby certify that this plan, specification or report was prepared by
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ARCHITECT
under the laws of the State of MINNESOTA

Sara Malin

License Number: 40063 Date:

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PUD Submittal	10/08/2018	1
PUD Resubmittal	01/14/2019	2
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CD QAO CHECK SET	09/22/2019	6
CD SET	10/04/2019	7
PUD DEV STAGE RESUB	05/11/2020	8
PUD AMENDMENT 3	11/10/2023	9

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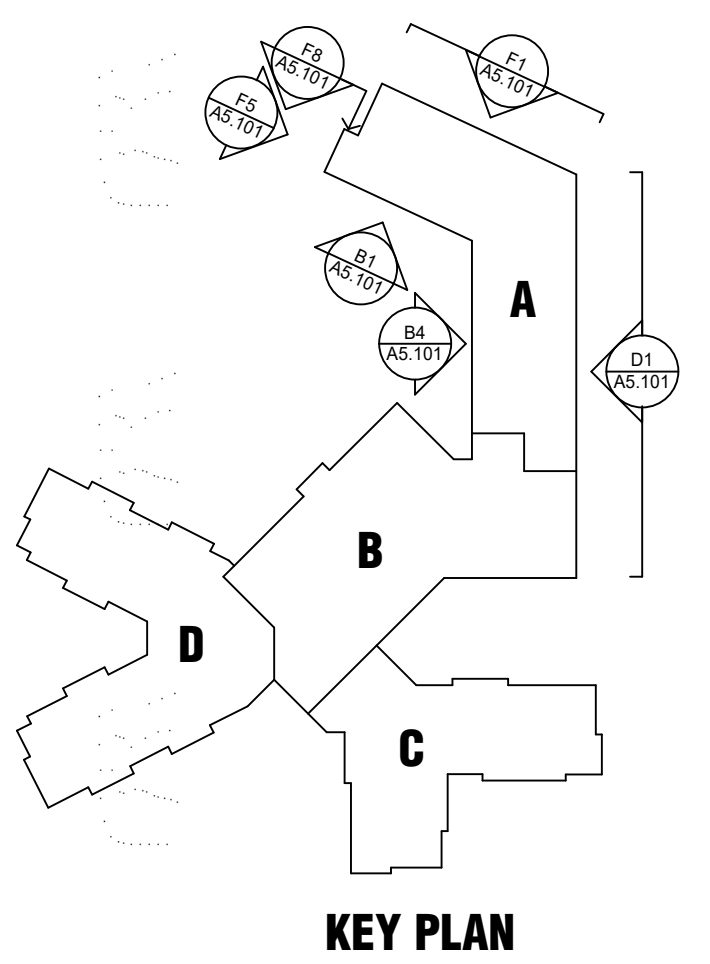
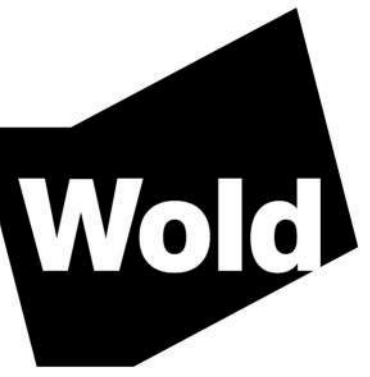
SITE PLAN

Scale: 1" = 50'-0"

A2







MN



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License Number: 14836 Rick J. Moore Date: 10/4/19

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CD SET		10/04/2019	7
PUD DEV STAGE RESUB		09/11/2020	8
PH2 RESUBMITTAL		09/12/2020	9

Comm: 196015
Date: 8/21/2020
Drawn: Author
Check: BP

EXTERIOR
ELEVATIONS

Scale: As indicated

A5.101

REFER TO A5.103 FOR EXTERIOR MATERIAL SF COUNTS AND PERCENTAGES

CS-1	FIBER CEMENT SIDING	EVENING BLUE
CS-2	FIBER CEMENT SIDING	ARCTIC WHITE
CS-4	WOOD LOOK FIBER CEMENT SIDING	WARM SIENNA
MSV-1	MANUFACTURED STONE VENEER	OHIO BLUE VEIN CUT STONE

MN

A

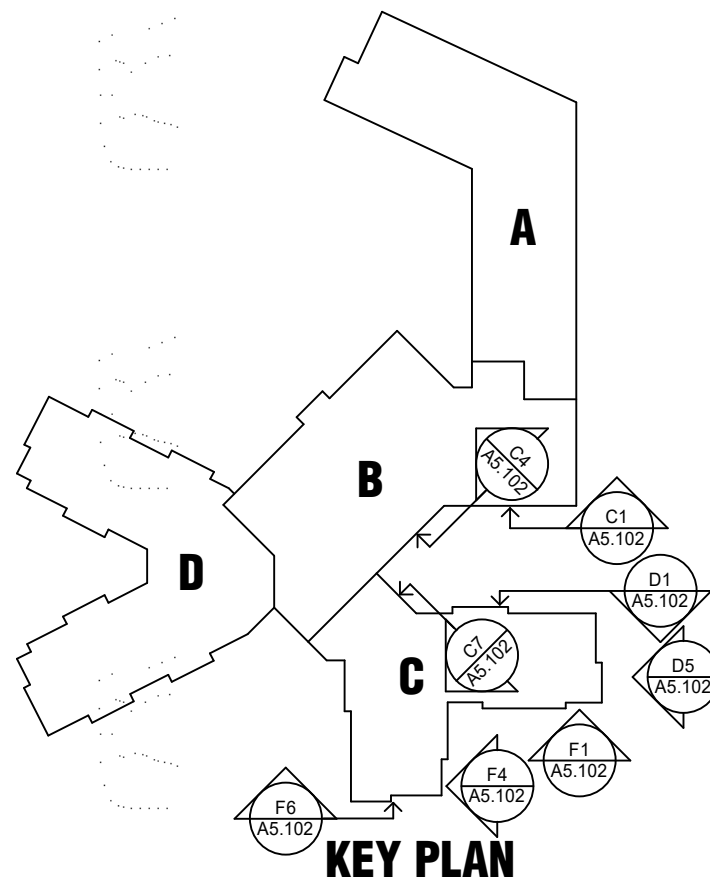
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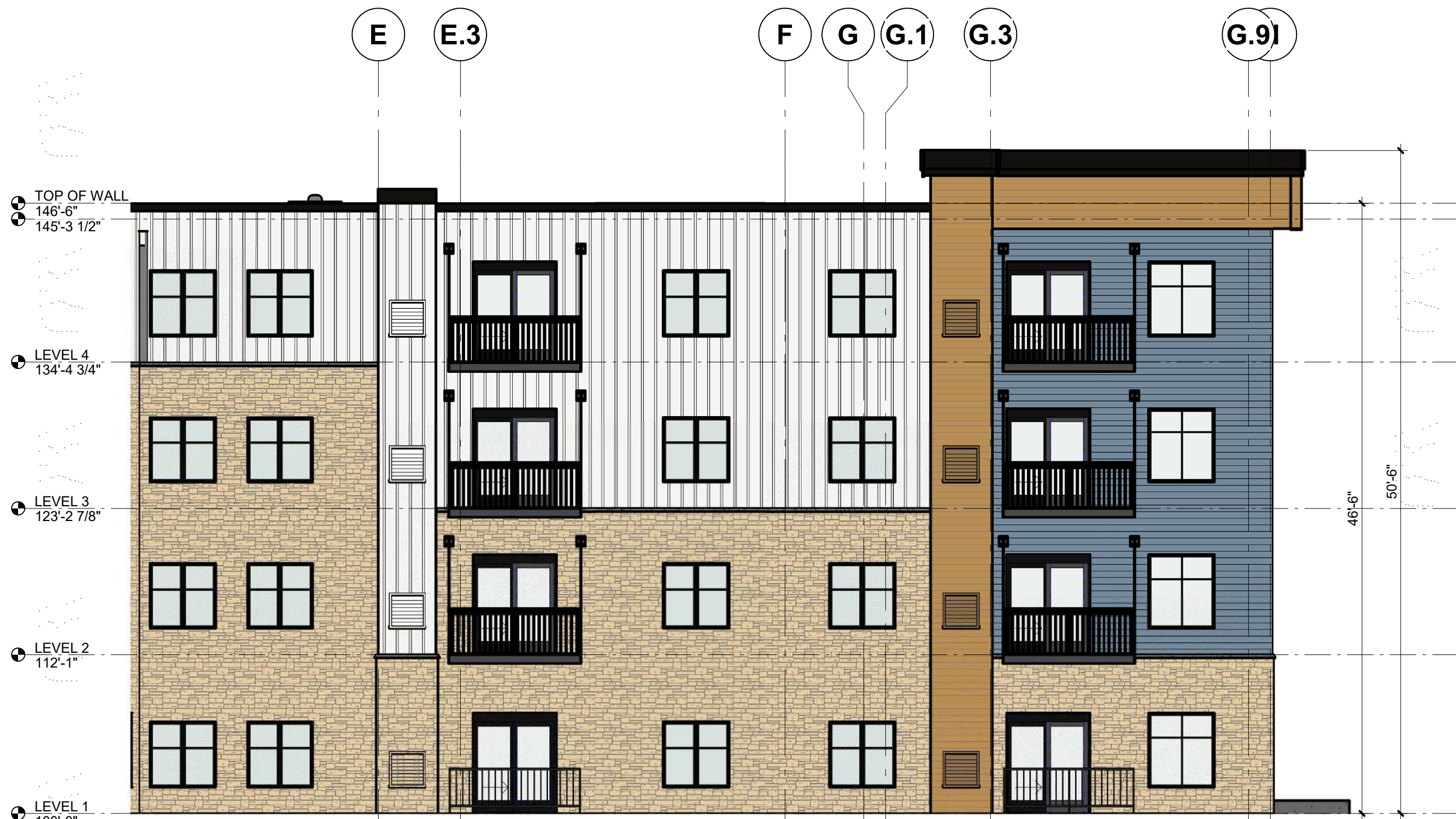
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ELEVATIONS

Scale: As indicated

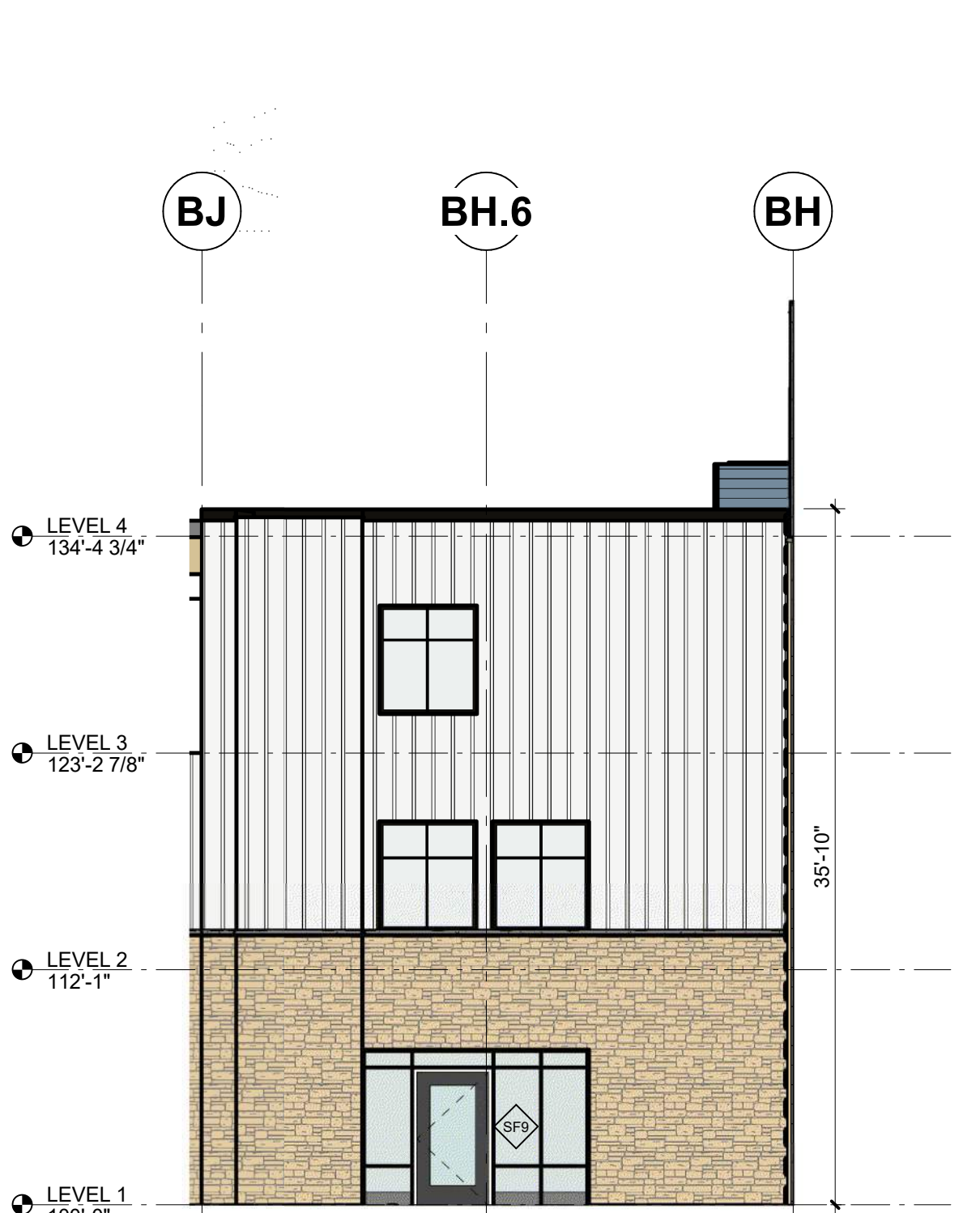
A5.102



C1 INDEPENDENT LIVING SOUTH
1/8" = 1'-0"



C4 TOWN CENTER SOUTH
1/8" = 1'-0"



C7 ASSISTED LIVING NORTH
1/8" = 1'-0"



D1 ASSISTED LIVING NORTH
1/8" = 1'-0"



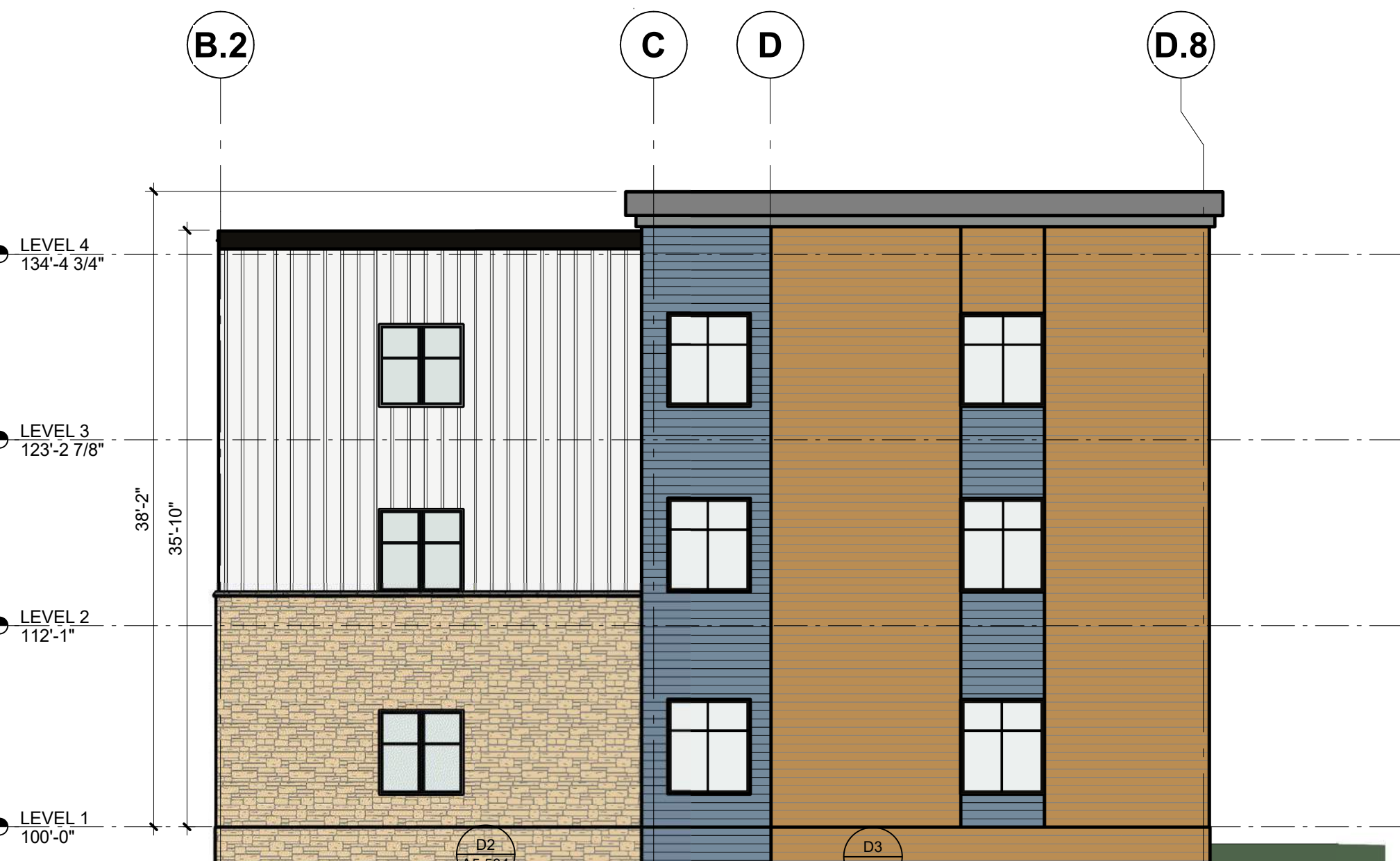
D5 ASSISTED LIVING EAST
1/8" = 1'-0"



F1 ASSISTED LIVING SOUTH
1/8" = 1'-0"



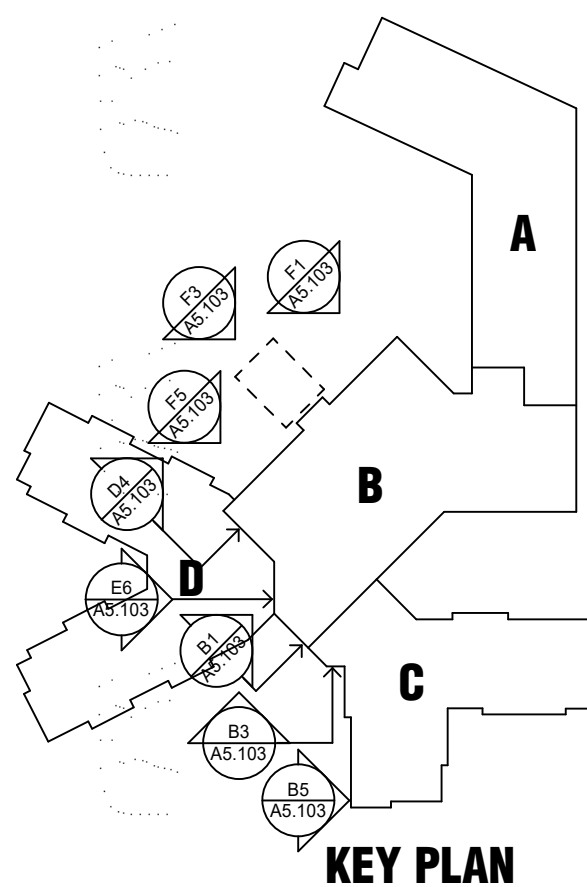
F4 ASSISTED LIVING EAST
1/8" = 1'-0"



F6 ASSISTED LIVING SOUTH
1/8" = 1'-0"

CS-1	FIBER CEMENT SIDING	EVENING BLUE
CS-2	FIBER CEMENT SIDING	ARCTIC WHITE
CS-4	WOOD LOOK FIBER CEMENT SIDING	WARM SIENNA
MSV-1	MANUFACTURED STONE VENEER	OHIO BLUE VEIN CUT STONE

REFER TO A5.103 FOR EXTERIOR MATERIAL SF COUNTS AND PERCENTAGES



KEY PLAN

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under the laws of the State of MINNESOTA

RICK J. MOORE

License Number: 14836 Date: 10/4/19

Revisions

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CD CHECK SET 08/30/2019 5

CD QAO CHECK SET 09/22/2019 6

CD SET 10/04/2019 7

PUD DEV STAGE RESUB 09/11/2020 8

PV2 RESUBMITTAL 09/12/2020 9

Comm: 196015

Date: 8/21/2020

Drawn: Author

Check: BP

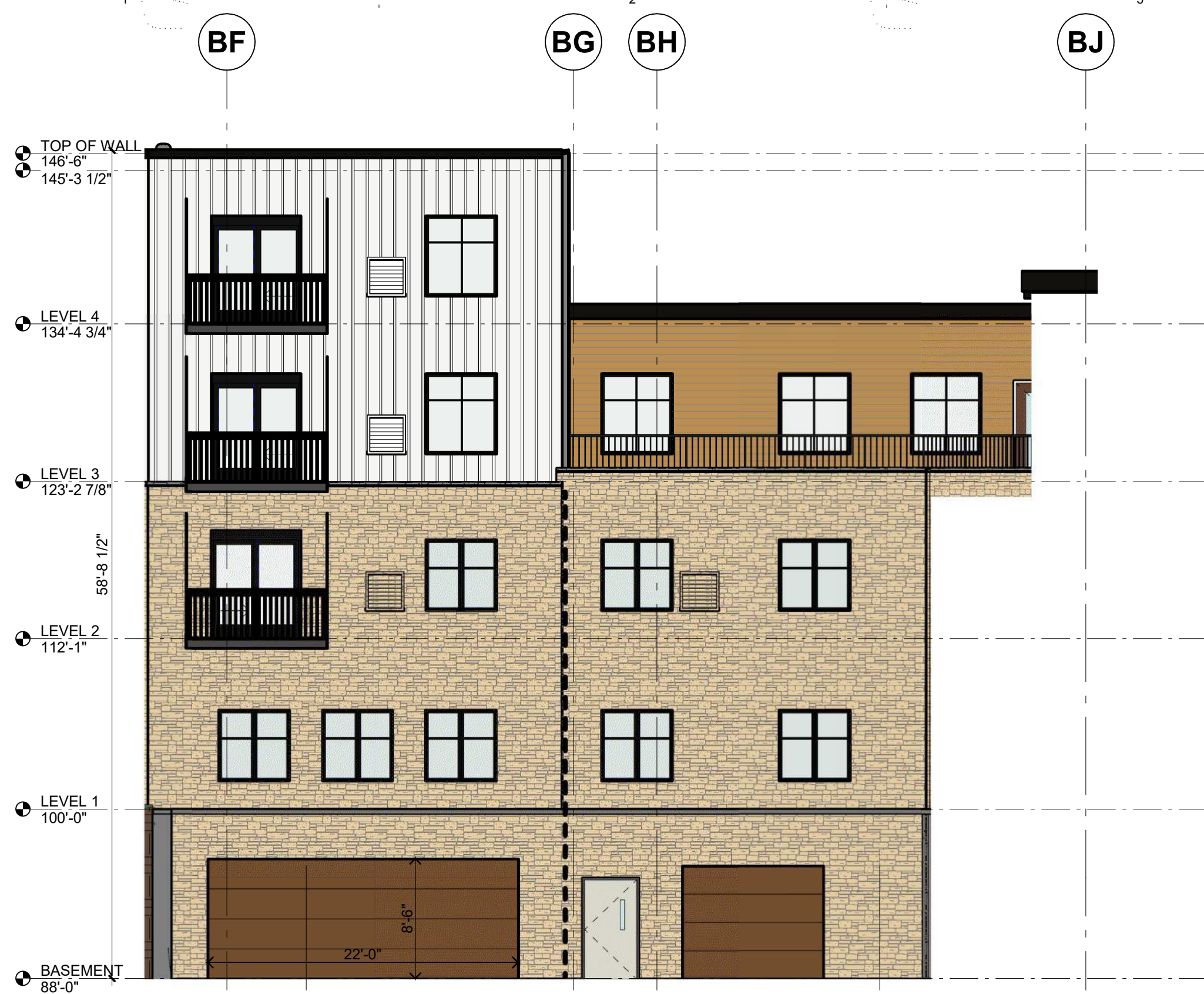
EXTERIOR
ELEVATIONS

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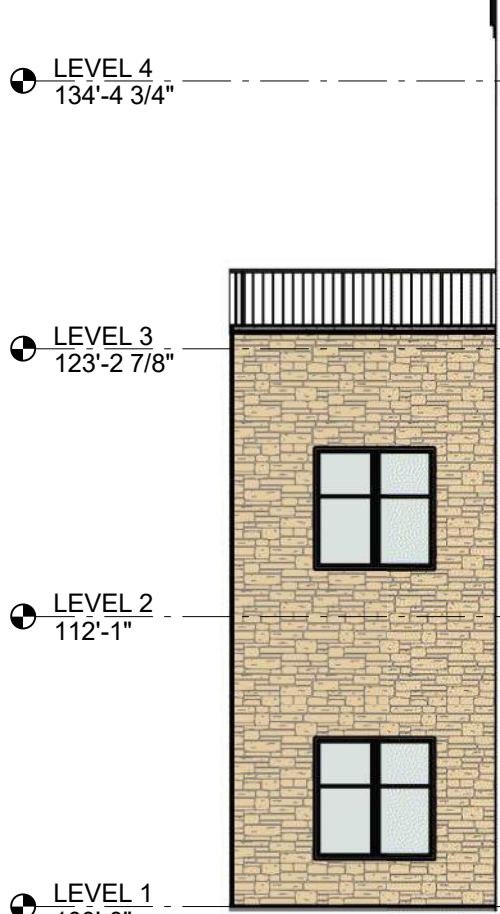
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B1 LOADING DOCK / GARAGE
1/8" = 1'-0"

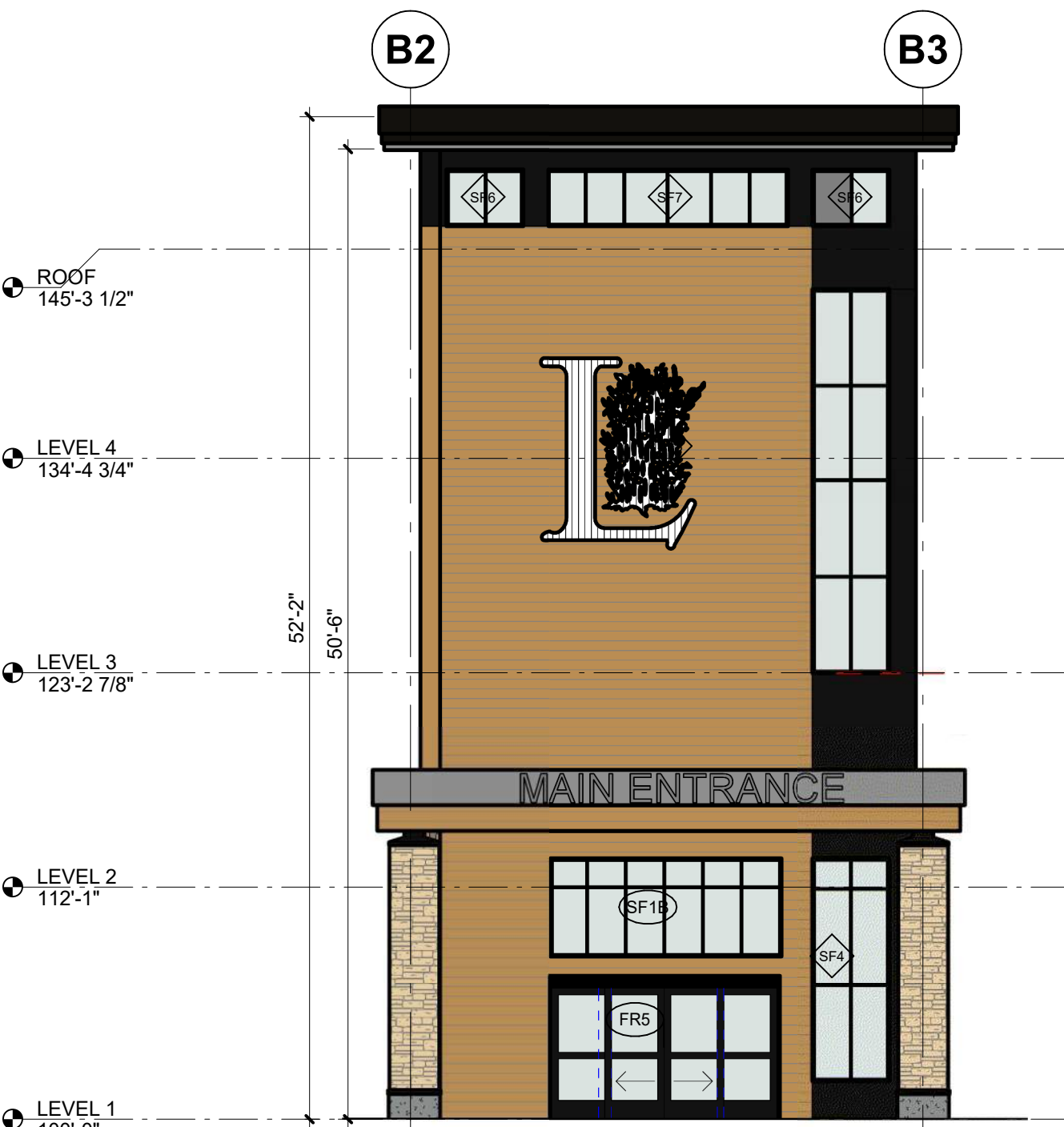


B3 ASSISTED LIVING LOUNGE
1/8" = 1'-0"



B5 ASSISTED LIVING WEST
1/8" = 1'-0"

Exterior Elevation Materials							
Cladding Material	Area	Cladding Material	Area	Cladding Material	Area	Cladding Material	Area
A5.101/B1 Siding Total	2,828	A5.102/C1 Siding Total	1,713	A5.103/B1 Siding Total	497	A5.104/C2 Siding Total	627
Blue	517	Blue	505	White	497	Blue	593
Wood	670	Wood	537	Stone	1,628	Wood	601
White	1,641	White	1,210	Windows/Doors/Louvers	791.5	Stone	348
Stone	1,768	Stone	1,707	A5.103/B3 Stone	1,395	Windows/Doors/Louvers	112
Windows/Doors/Louvers	1,172	Windows/Doors/Louvers	1,023	A5.103/B5 Siding Total	3,134	A5.104/E2 Siding Total	874
A5.101/B4 Siding Total	4,114	A5.102/C4 Siding Total	878	Blue	140	Blue	143
Blue	844	Blue	654	Wood	2,237	White	731
Wood	1,337	Wood	1,026	White	757	Stone	24.25
White	1,933	White	224	Stone	534	Stone	0
Stone	2,436	Stone	903	Windows/Doors/Louvers	737	Windows/Doors/Louvers	253
Windows/Doors/Louvers	1,496	Windows/Doors/Louvers	699	A5.103/D4 Siding Total	1,348	A5.104/F6 Siding Total	1,003
A5.101/D1 Siding Total	7,180	A5.102/C7 Siding Total	859	Wood	937	Blue	878
Blue	3,218	White	859	White	409	Wood	125
Wood	2,030	Stone	627	Stone	618	Stone	324
White	1,933	Windows/Doors/Louvers	172	A5.103/E6 Siding Total	1,362	Windows/Doors/Louvers	336
Stone	4,896	A5.102/D1 Siding Total	2,559	White	694	Stone	878
Windows/Doors/Louvers	2,308	Blue	70	Stone	668	Wood	125
A5.101/F1 Siding Total	3,445	Wood	1,295	Windows/Doors/Louvers	75	Stone	324
Blue	407	White	1,194	Stone	981	Windows/Doors/Louvers	336
Wood	676	Stone	797	A5.103/F1 Siding	1,888	A5.103/F3 Siding	913
White	2,362	Windows/Doors/Louvers	616.75	White	1,427	Wood	297
Stone	3,083	A5.102/D5 Siding Total	1,473	Wood	183	Stone	913
Windows/Doors/Louvers	1,396	Blue	247	Stone	981	Windows/Doors/Louvers	328.5
A5.101/F5 Siding Total	1,915	Wood	793	Windows/Doors/Louvers	664	A5.103/F5 Siding Total	1,839
Blue	359	White	433	A5.103/F3 Siding	913	Blue	890
Wood	897	Stone	297	Wood	913	Wood	770
White	659	Windows/Doors/Louvers	299.25	Windows/Doors/Louvers	328.5	Stone	1,545
Stone	1,010	A5.102/F1 Siding Total	2,340	A5.103/F5 Siding	1,839	Windows/Doors/Louvers	653.25
Windows/Doors/Louvers	500	Blue	309	Blue	890		
A5.101/F8 wood	299	Wood	1,261	White	472		
		White	770	Stone	709		
		Stone	550	Stone	1,545		
		Windows/Doors/Louvers	622.5	Windows/Doors/Louvers	653.25		
		A5.102/F4 Siding Total	1,624				
		Blue	139				
		Wood	570				
		White	915				
		Stone	620				
		Windows/Doors/Louvers	465				
		A5.102/F6 Siding Total	1,778				
		Blue	455				
		Wood	840				
		White	483				
		Stone	322				
		Windows/Doors/Louvers	225				



F3 TOWN CENTER WEST
1/8" = 1'-0"



F5 TOWN CENTER WEST-SOUTH
1/8" = 1'-0"



F1 TOWN CENTER WEST-NORTH
1/8" = 1'-0"

MN

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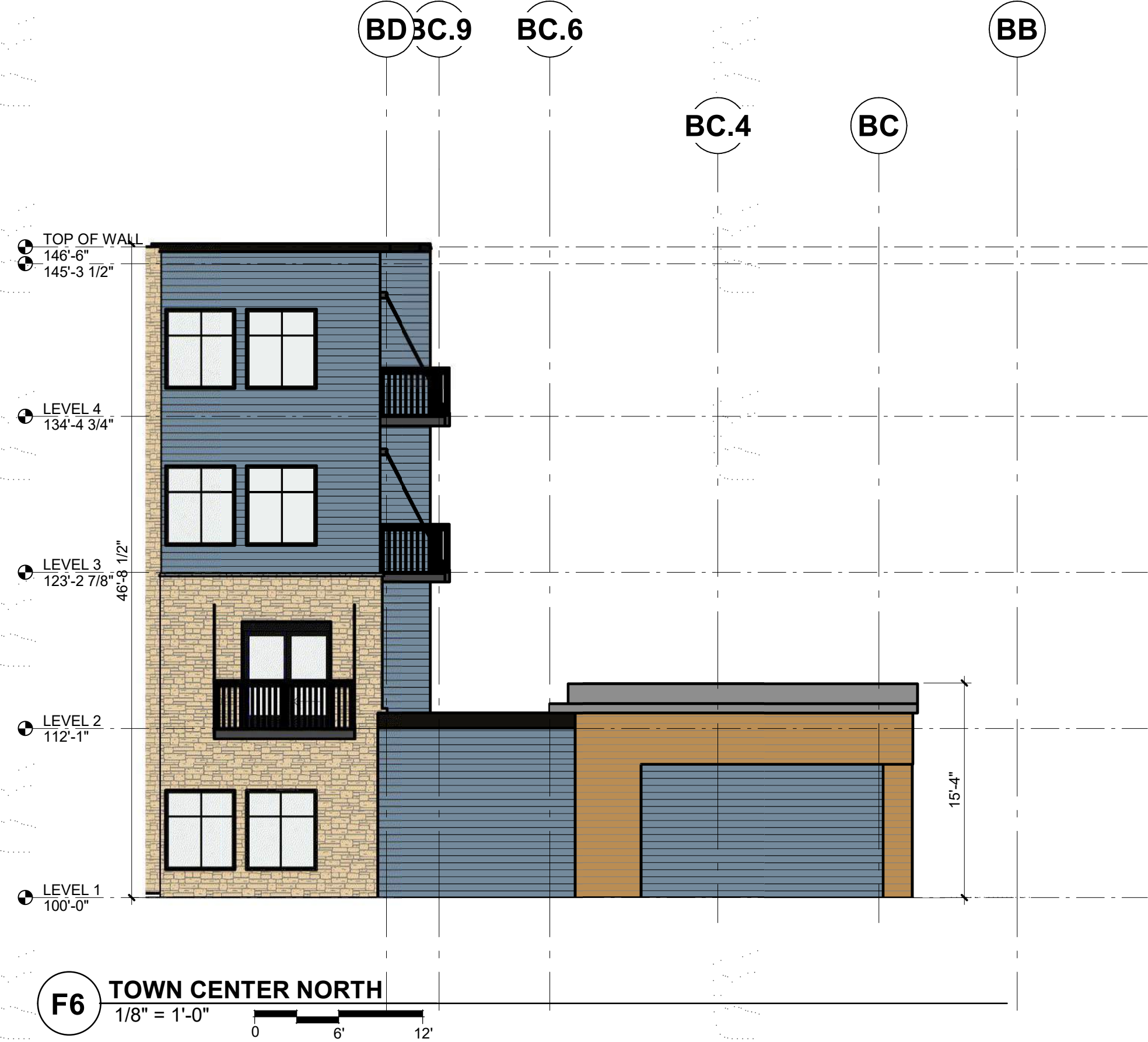
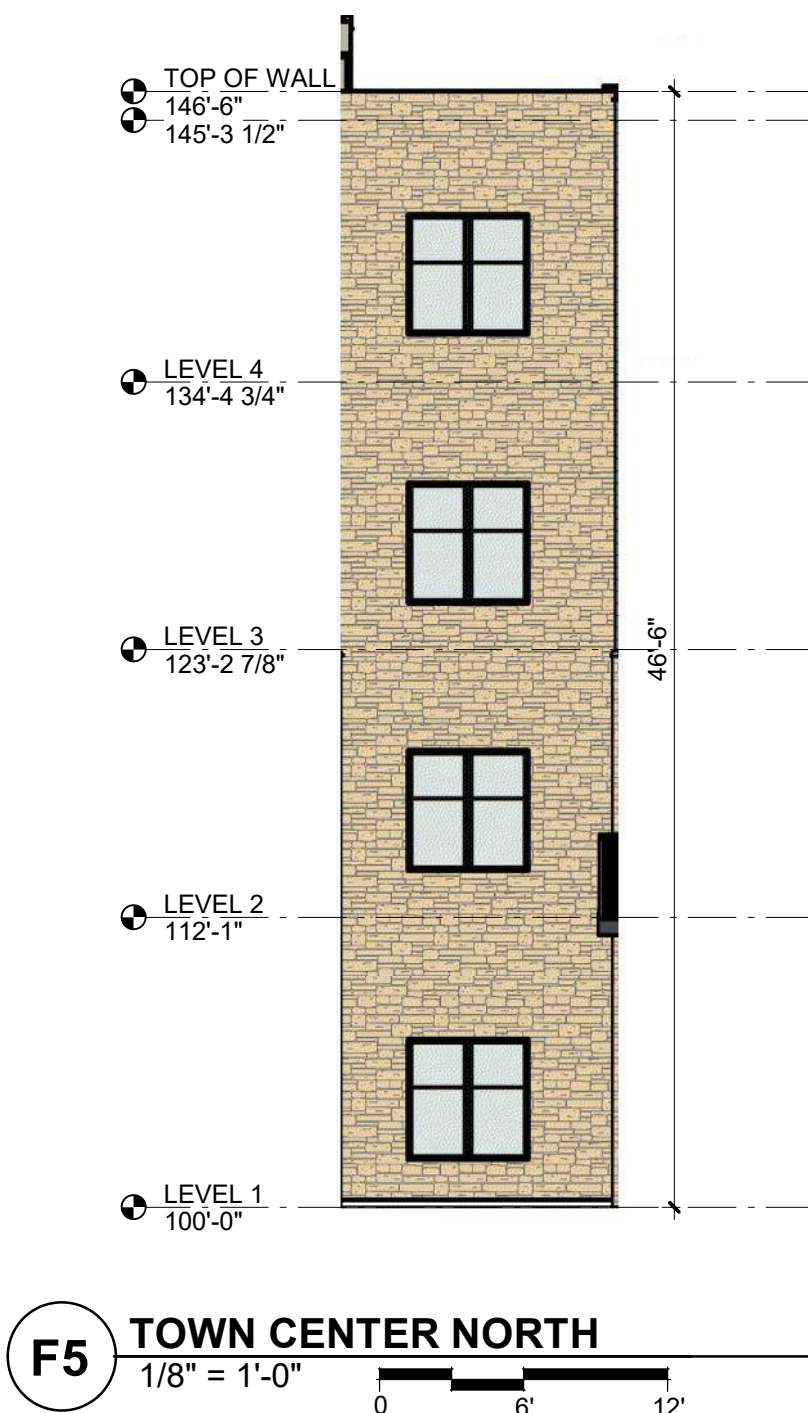
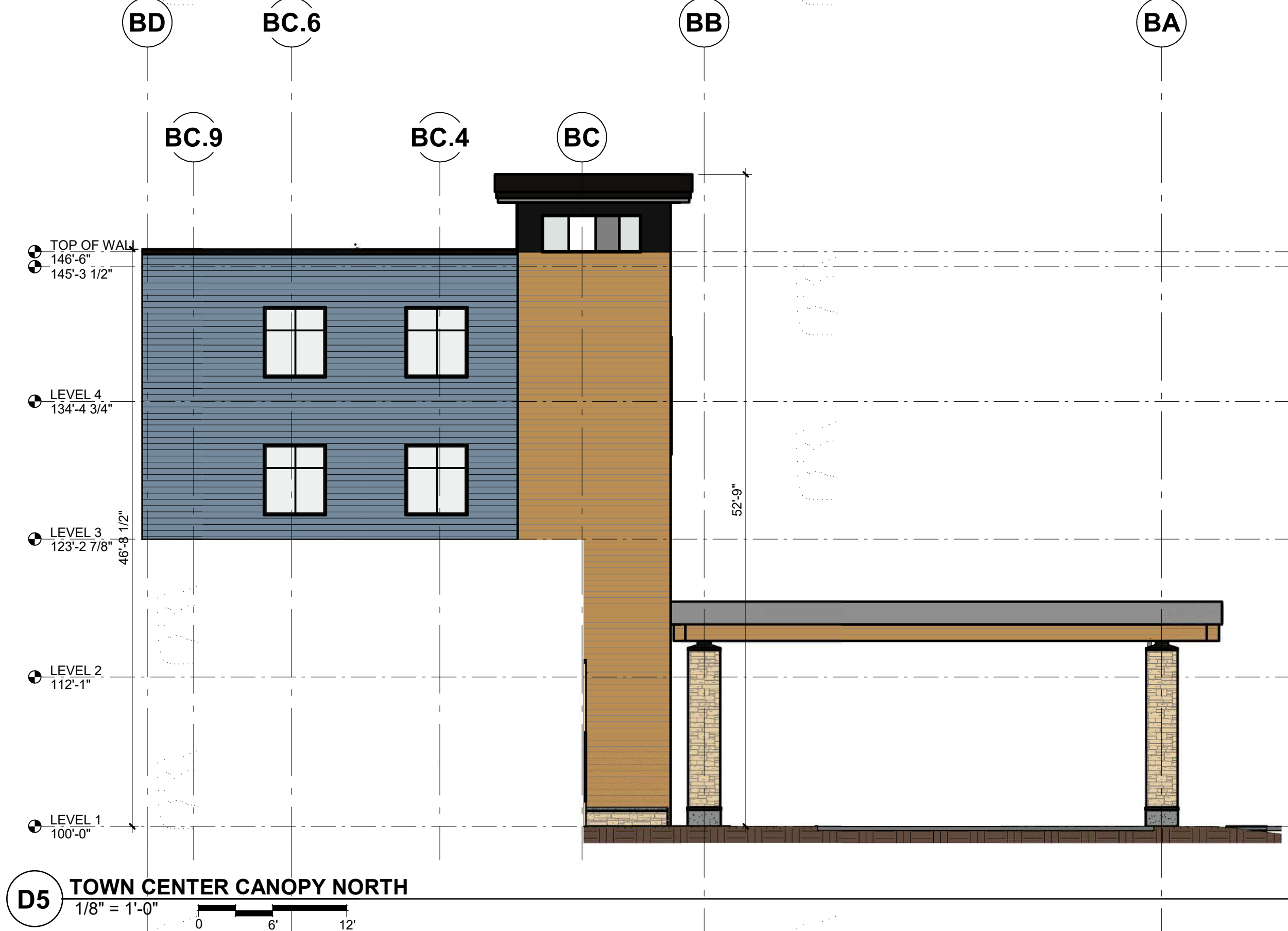
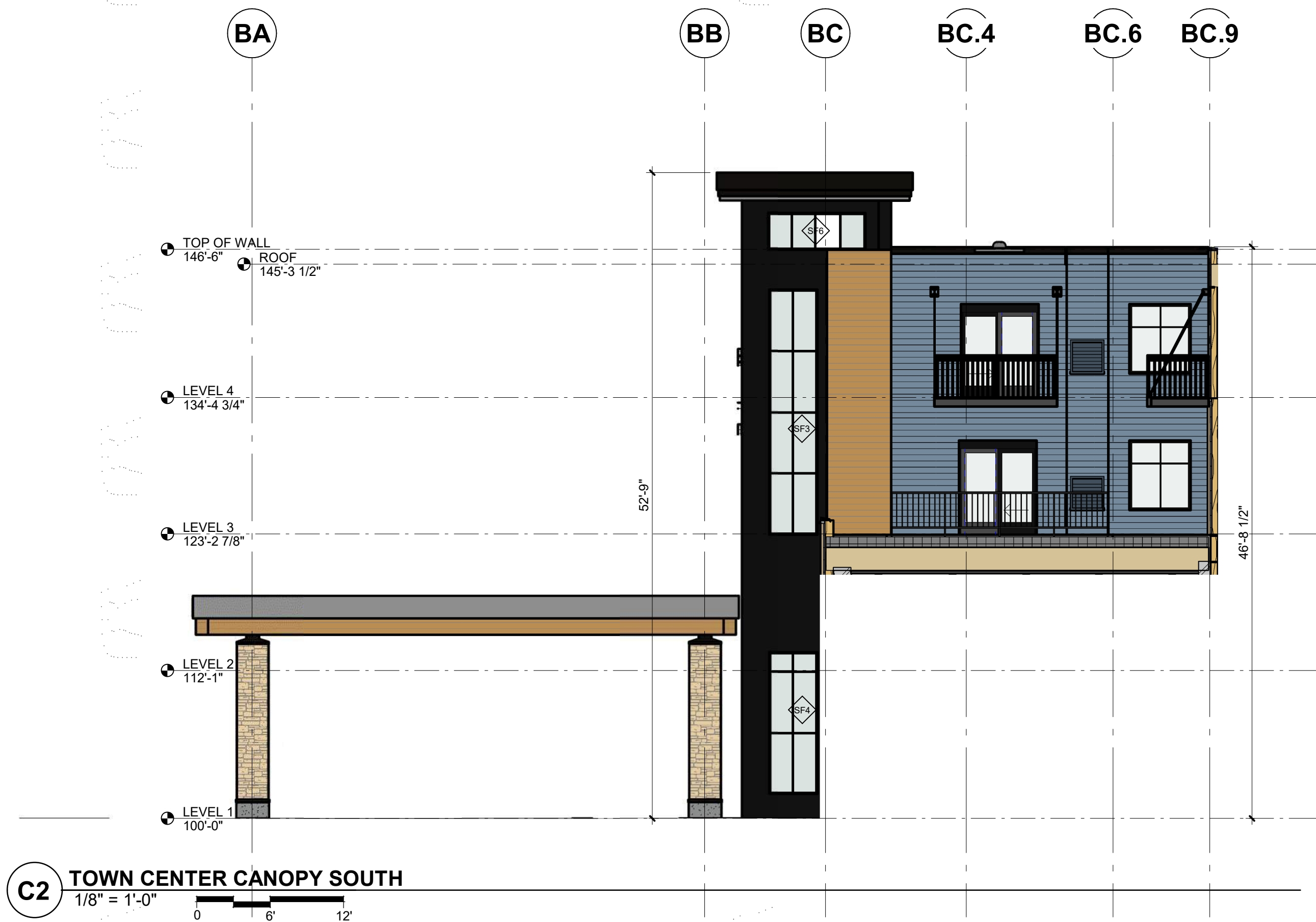
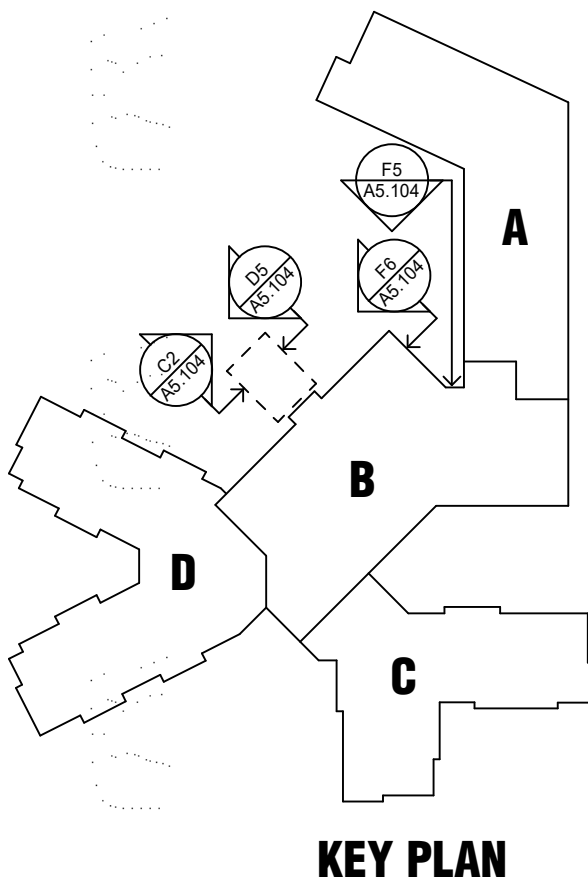
Lyngblomsten Lino
Lakes Campus

Lyngblomsten
1415 Almond Avenue,
Saint Paul, MN 55108

Wold

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AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

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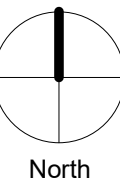


I hereby certify that this plan, specification or report was prepared by
me or under my direct supervision and that I am a duly Licensed
ARCHITECT
under the laws of the State of MINNESOTA

License Number: RICK J. MOORE Date: 10/4/19

Description	Revisions	Date	Num
PUD Submittal		10/08/2019	1
PUD Resubmittal		01/14/2019	2
PUD Resubmittal		03/11/2019	3
DD SET		06/28/2019	4
CD CHECK SET		08/30/2019	5
CD QAO CHECK SET		09/23/2019	6
CD SET		10/04/2019	7
PUD DEV STAGE RESUB		09/11/2020	8
PH2 RESUBMITTAL		09/15/2020	9

Comm: 196015
Date: 8/21/2020
Drawn: Author
Check: BP



EXTERIOR
ELEVATIONS

Scale: As indicated

A5.104

REFER TO A5.103 FOR EXTERIOR MATERIAL SF COUNTS AND PERCENTAGES

CS-1	FIBER CEMENT SIDING	EVENING BLUE
CS-2	FIBER CEMENT SIDING	ARCTIC WHITE
CS-4	WOOD LOOK FIBER CEMENT SIDING	WARM SIENNA
MSV-1	MANUFACTURED STONE VENEER	OHIO BLUE VEIN CUT STONE

Original 2 Story Skilled Care Wing

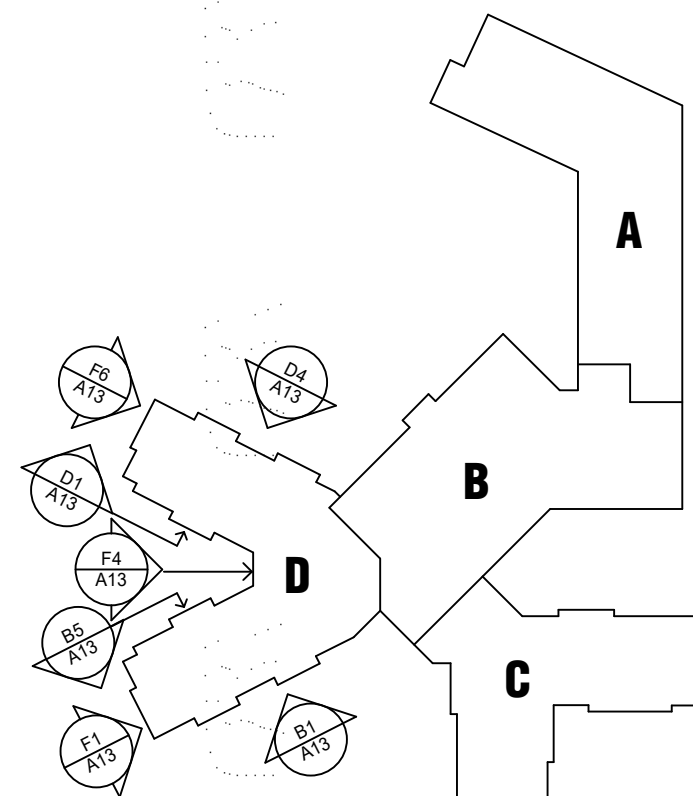
Lyngblomsten Lino
Lakes Campus

Lyngblomsten
1415 Almond Avenue,
Saint Paul, MN 55108

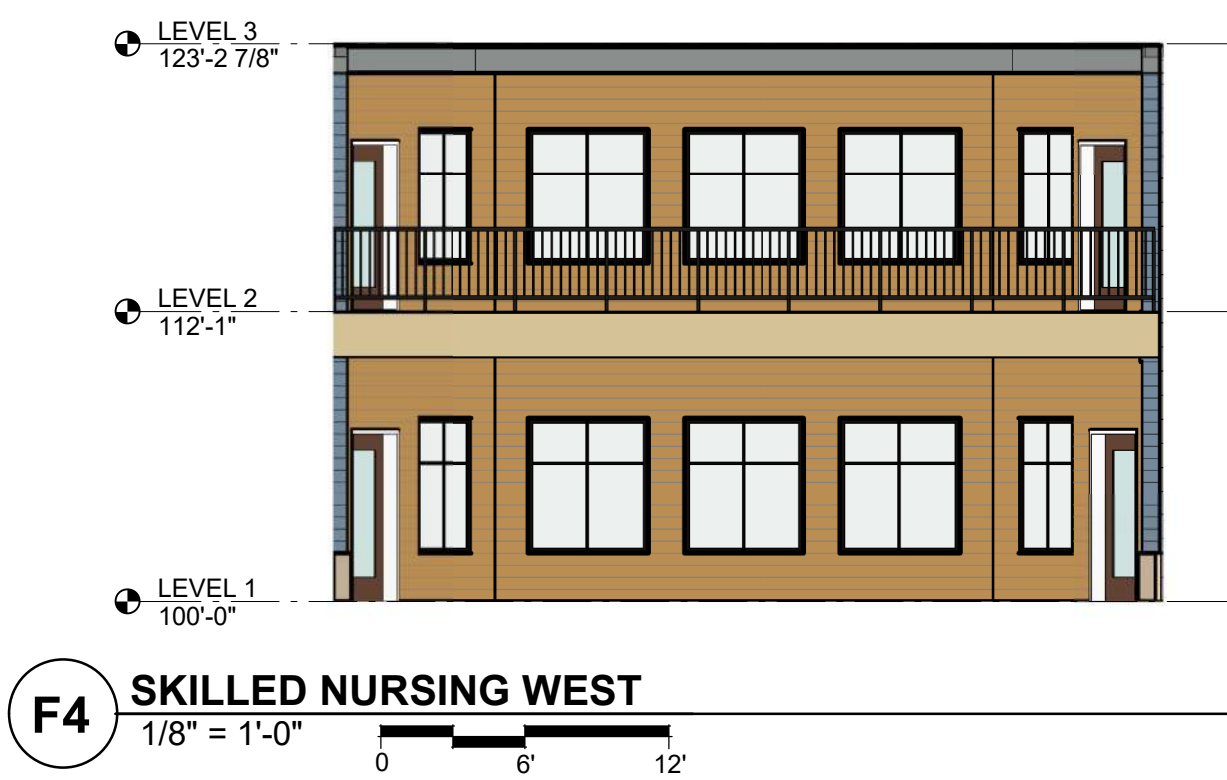
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Saint Paul, MN 55101

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KEY PLAN



REFER TO A5.103 FOR EXTERIOR MATERIAL SF COUNTS AND PERCENTAGES

CS-1	FIBER CEMENT SIDING	EVENING BLUE
CS-2	FIBER CEMENT SIDING	ARCTIC WHITE
CS-4	WOOD LOOK FIBER CEMENT SIDING	WARM SIENNA
MSV-1	MANUFACTURED STONE VENEER	OHIO BLUE VEIN CUT STONE

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Number: 14836 Date: 10/4/19

Description	Date	Num
PUD Submittal	10/08/2018	1
PUD Resubmittal	01/14/2019	2
PUD Resubmittal	03/11/2019	3
DD SET	06/28/2019	4
CD CHECK SET	08/30/2019	5
CD QAOQ CHECK SET	09/23/2019	6
CD SET	10/04/2019	7
PUD DEV STAGE RESUB	09/11/2020	8
PH2 RESUBMITTAL	09/15/2020	9

Comm: 196015

Date: 8/21/2020

Drawn: Author

Check: Checker

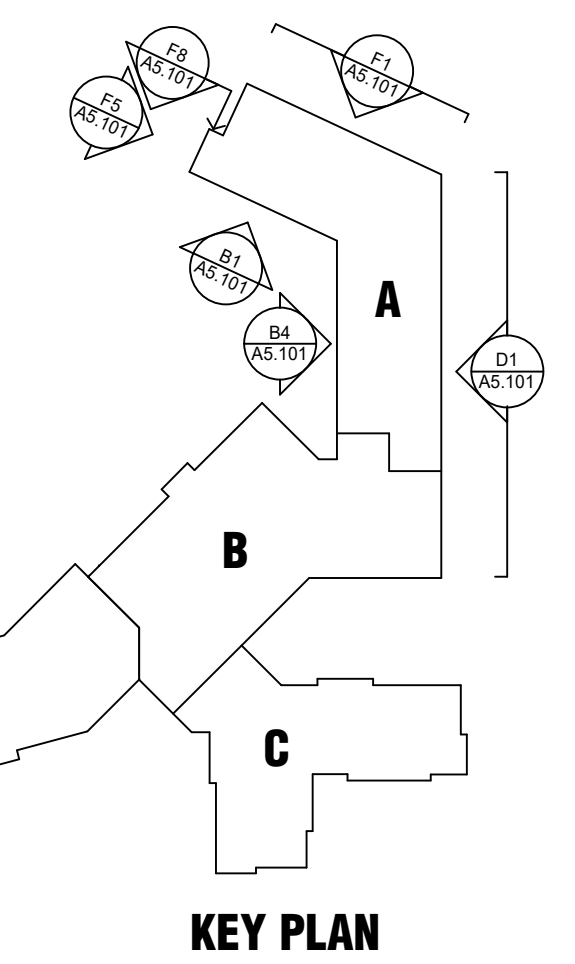
EXTERIOR
ELEVATIONS

Scale: As indicated

A13



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Minneapolis, Minnesota 55402
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Sara Malin
Date: _____

License Number: 40063

Description	Revisions	Date	Num
PUD Submittal		10/08/2018	1
PUD Resubmittal		01/14/2019	2
PUD Resubmittal		03/11/2019	3
DD SET		06/28/2019	4
CD CHECK SET		08/30/2019	5
CD QAOO CHECK SET		09/23/2019	6
CD SET		10/04/2019	7
PUD DEV STAGE RESUB		09/11/2020	8
P&Z RESUBMITTAL		09/12/2020	9
PUD AMENDMENT 3		11/10/2025	10

Comm: 196015
Date: 8/21/2020
Drawn: Author
Check: BP

**EXTERIOR
ELEVATIONS**

Scale: As indicated

A5.101

REFER TO A5.103 FOR EXTERIOR MATERIAL SF COUNTS AND PERCENTAGES

CS-1	FIBER CEMENT SIDING	EVENING BLUE
CS-2	FIBER CEMENT SIDING	ARCTIC WHITE
CS-4	WOOD LOOK FIBER CEMENT SIDING	WARM SIENNA
MSV-1	MANUFACTURED STONE VENEER	OHIO BLUE VEIN CUT STONE

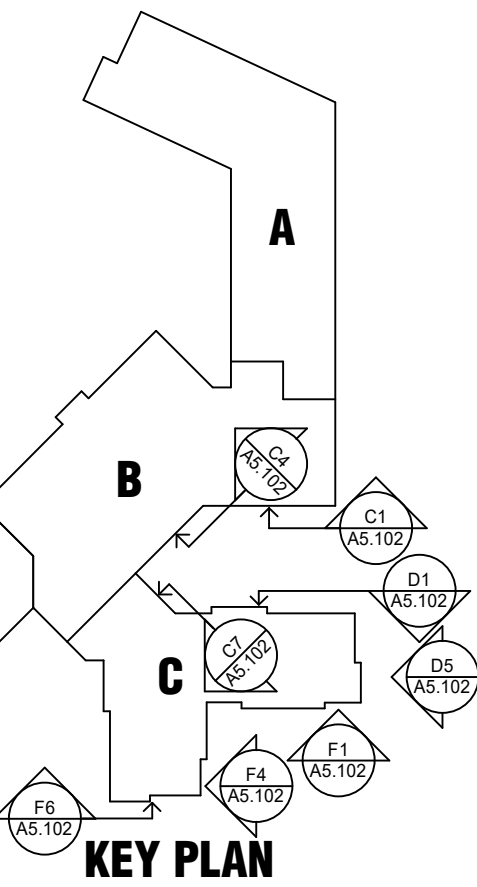
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Lakes Campus

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AND ENGINEERS**
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ARCHITECT

under the laws of the State of MINNESOTA

Sara Malin
Sara Malin
Date:

License Number: 40063

Revisions

Description	Date	Num
PUD Submittal	10/08/2018	1
PUD Resubmittal	01/14/2019	2
PUD Resubmittal	03/11/2019	3
DD SET	06/28/2019	4
CD CHECK SET	08/30/2019	5
CD QAO CHECK SET	09/23/2019	6
CD SET	10/04/2019	7
PUD DEV STAGE RESUB	09/11/2020	8
P&Z RESUBMITAL	09/12/2020	9
PUD AMENDMENT 3	11/10/2025	10

Comm: 196015
Date: 8/21/2020
Drawn: Author
Check: BP

EXTERIOR
ELEVATIONS

Scale: As indicated

A5.102



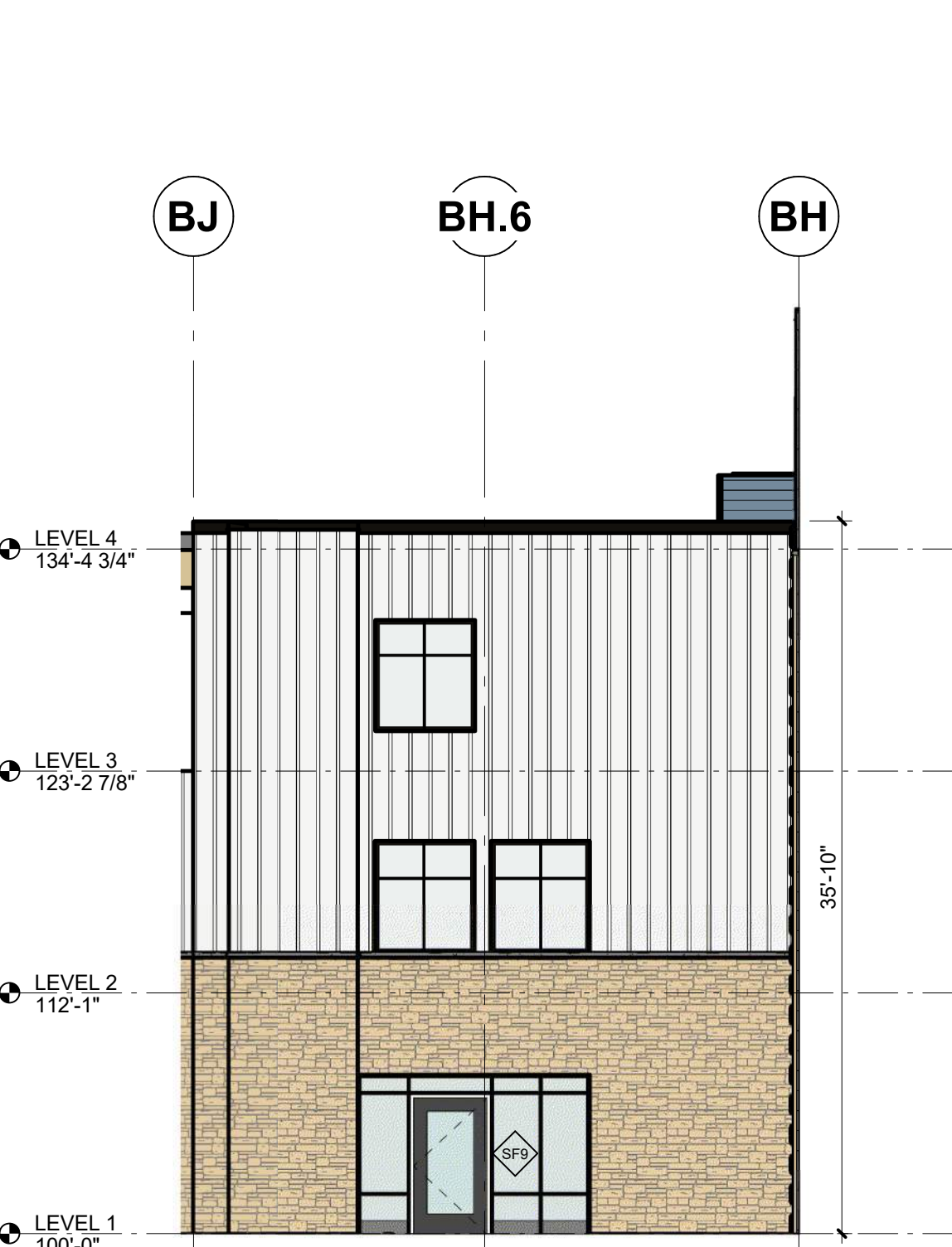
C1 INDEPENDENT LIVING SOUTH

1/8" = 1'-0" 0 6 12



C4 TOWN CENTER SOUTH

1/8" = 1'-0" 0 6 12



C7 ASSISTED LIVING NORTH

1/8" = 1'-0" 0 6 12



D1 ASSISTED LIVING NORTH

1/8" = 1'-0" 0 6 12



D5 ASSISTED LIVING EAST

1/8" = 1'-0" 0 6 12



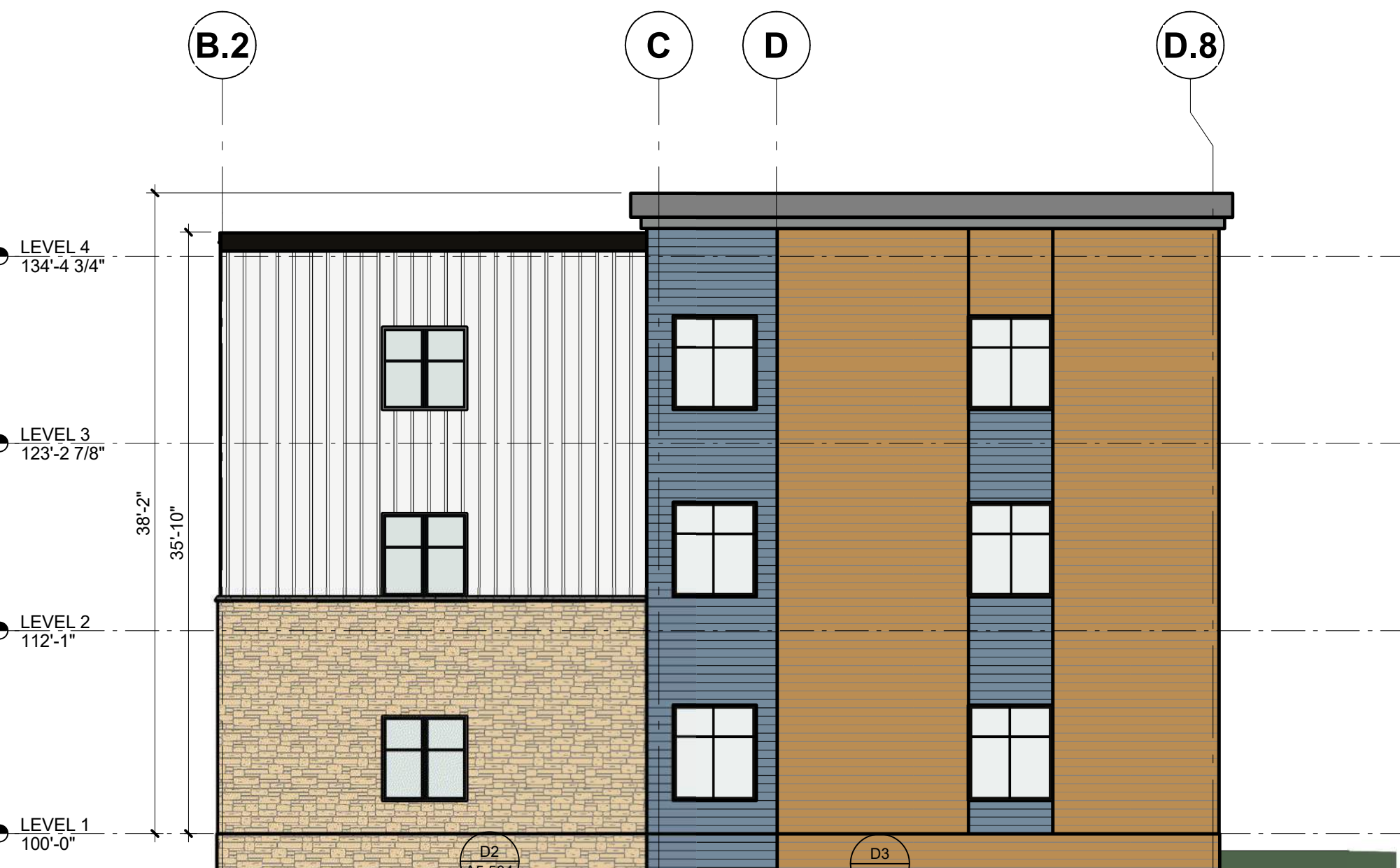
F1 ASSISTED LIVING SOUTH

1/8" = 1'-0" 0 6 12



F4 ASSISTED LIVING EAST

1/8" = 1'-0" 0 6 12



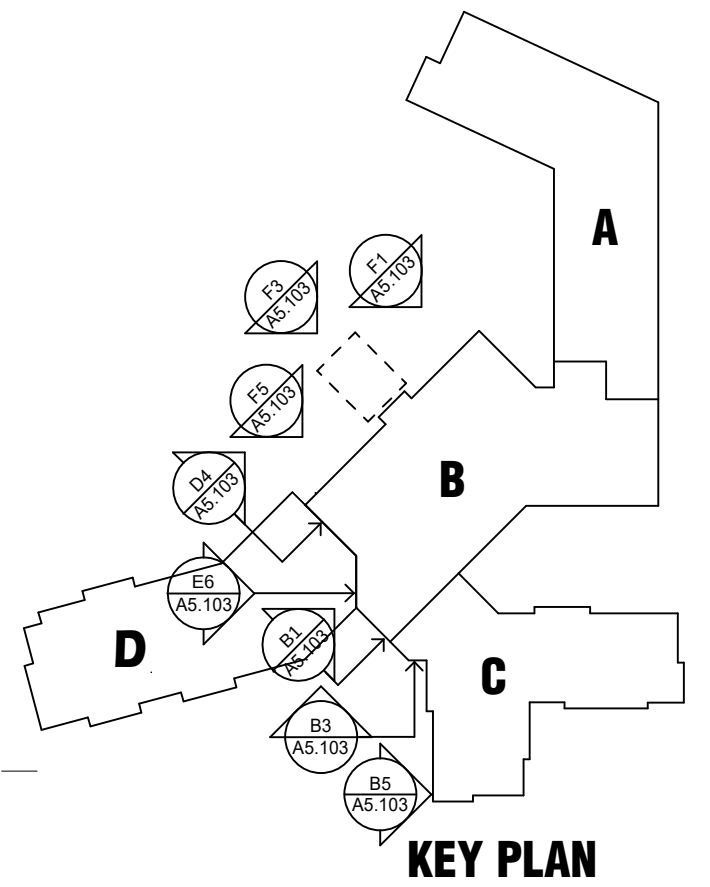
F6 ASSISTED LIVING SOUTH

1/8" = 1'-0" 0 6 12

CS-1 FIBER CEMENT SIDING
CS-2 FIBER CEMENT SIDING
CS-4 WOOD LOOK FIBER CEMENT SIDING
MSV-1 MANUFACTURED STONE VENEER

EVENING BLUE
ARCTIC WHITE
WARM SIENNA
OHIO BLUE VEIN CUT STONE

REFER TO A5.103 FOR EXTERIOR MATERIAL SF COUNTS AND PERCENTAGES

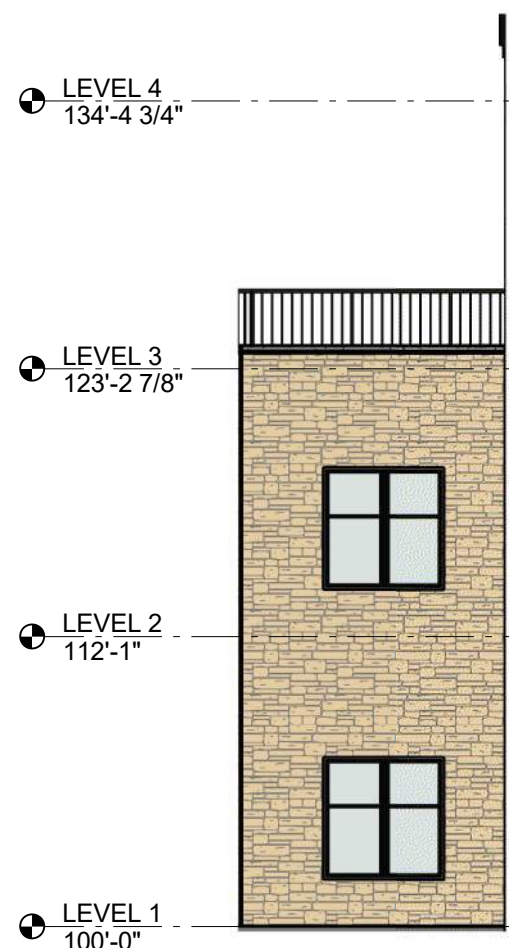


MN

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B3 ASSISTED LIVING LOUNGE
1/8" = 1'-0"



B5 ASSISTED LIVING WEST
1/8" = 1'-0"



Exterior Elevation Materials

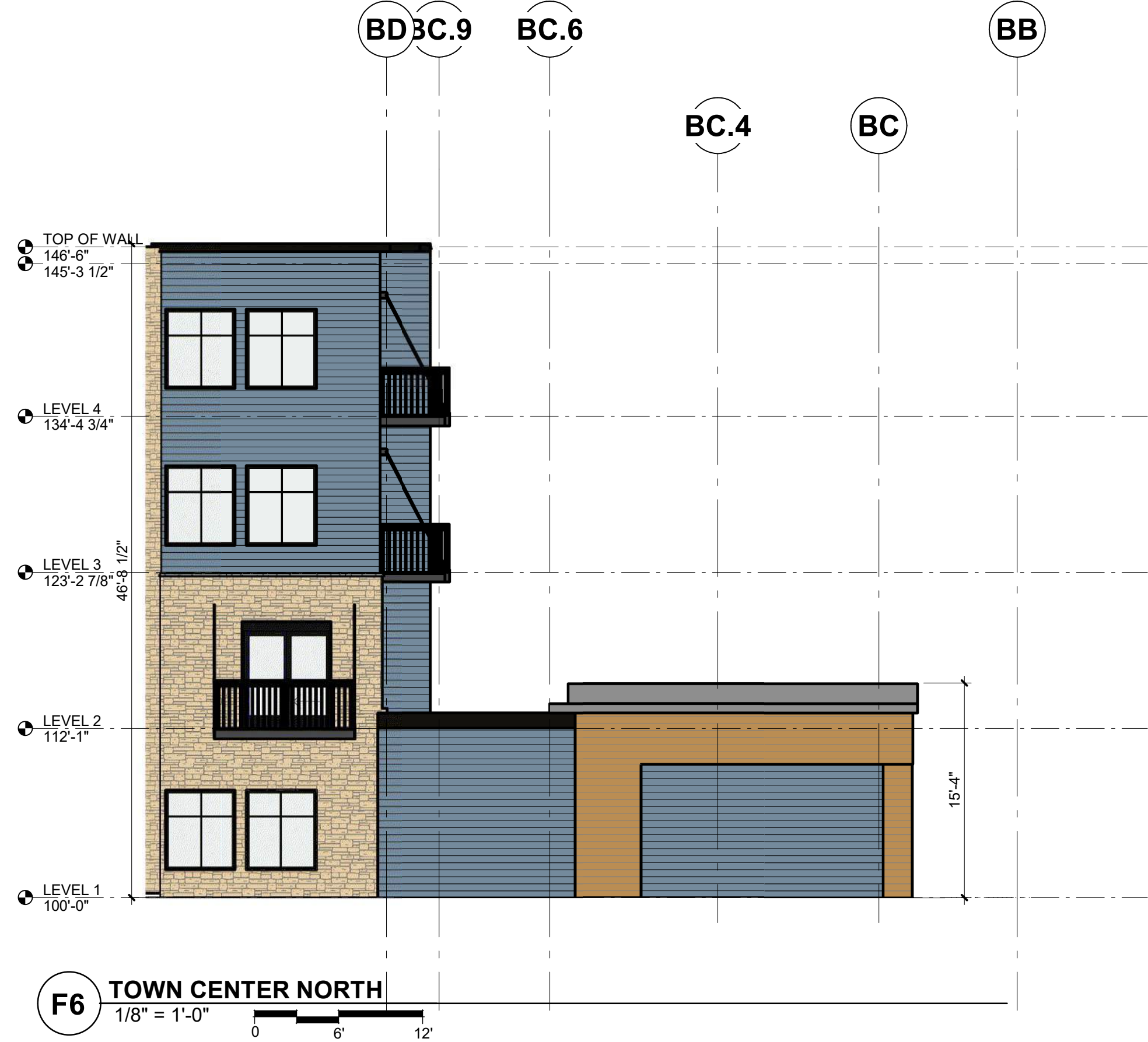
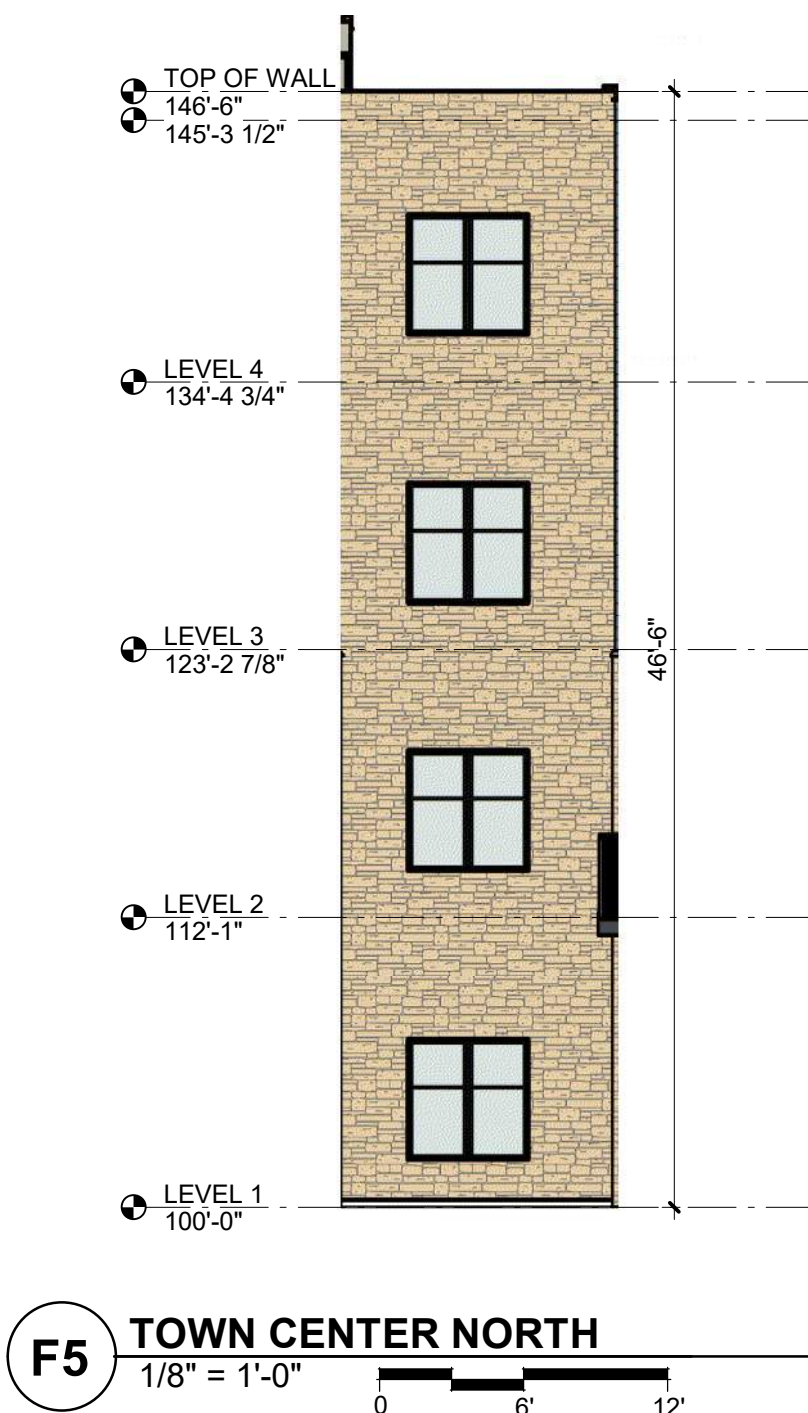
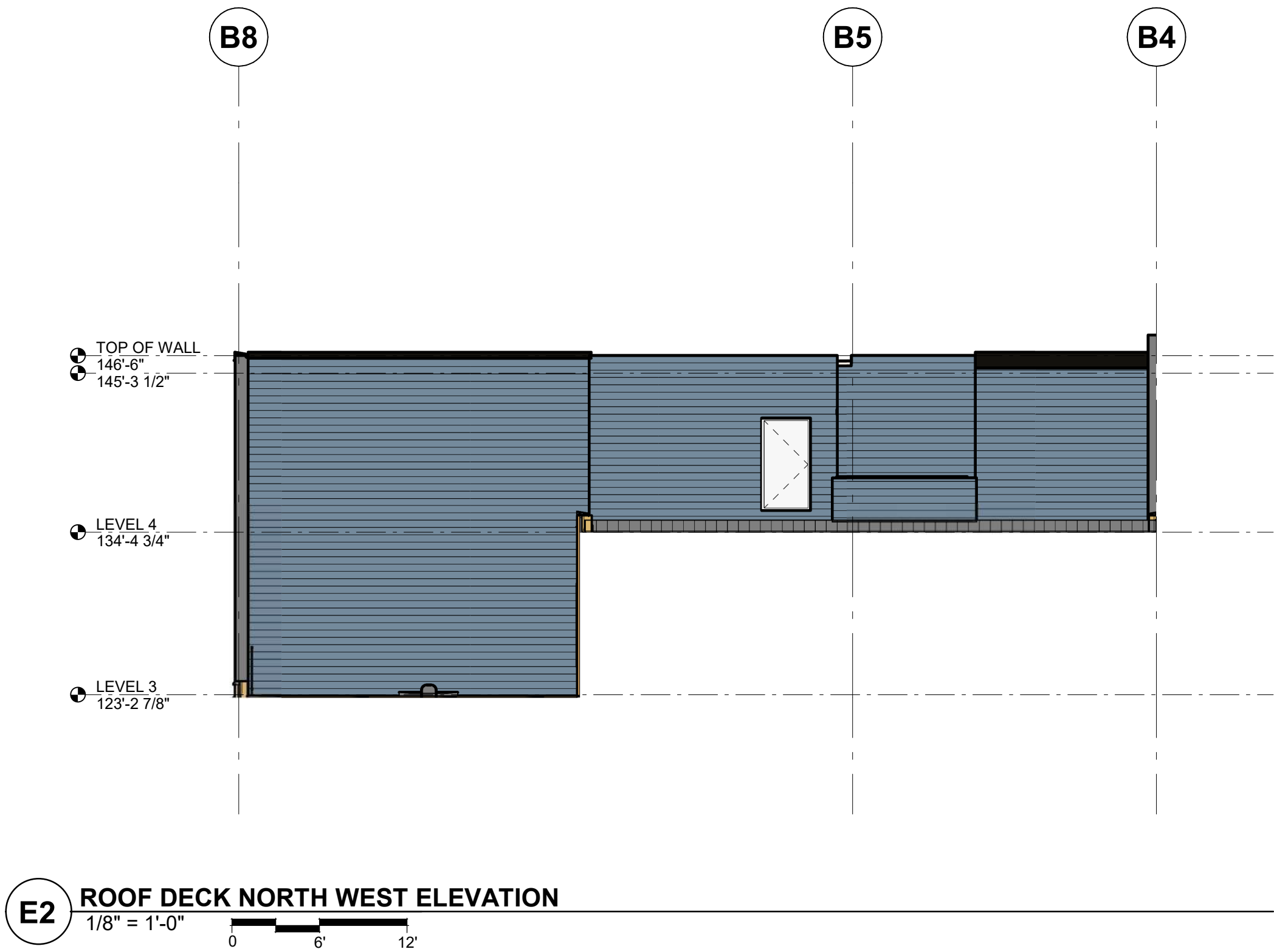
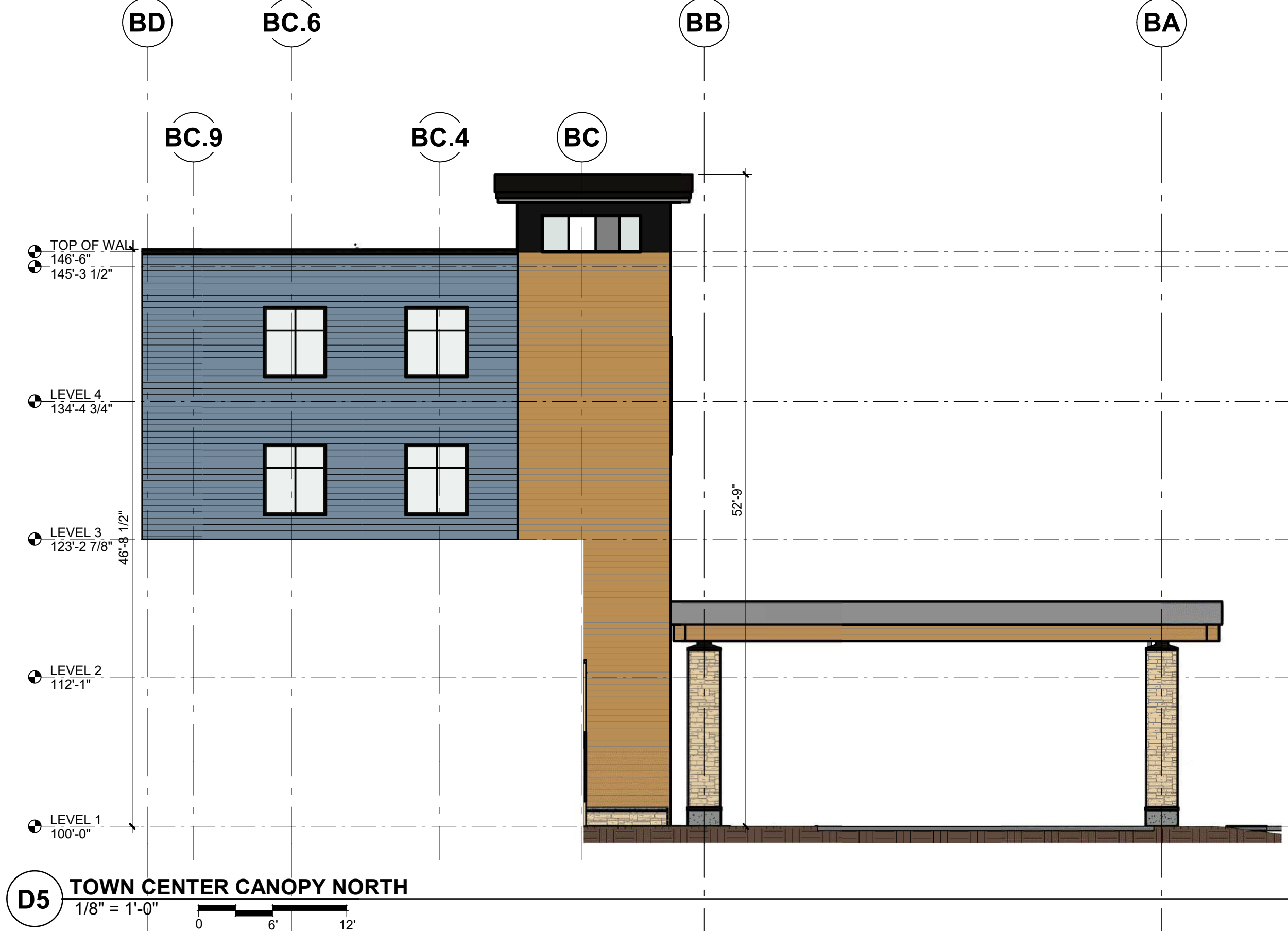
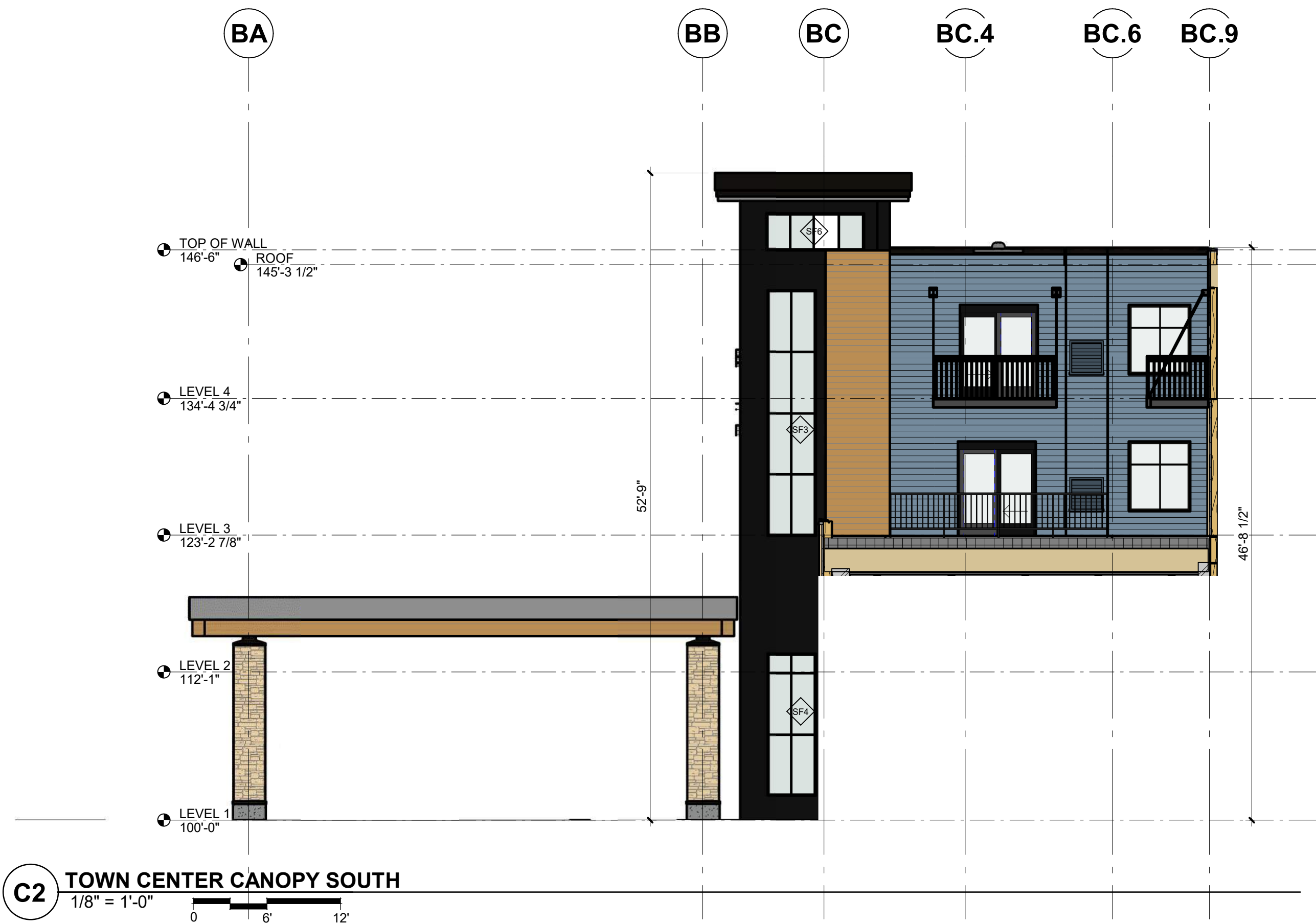
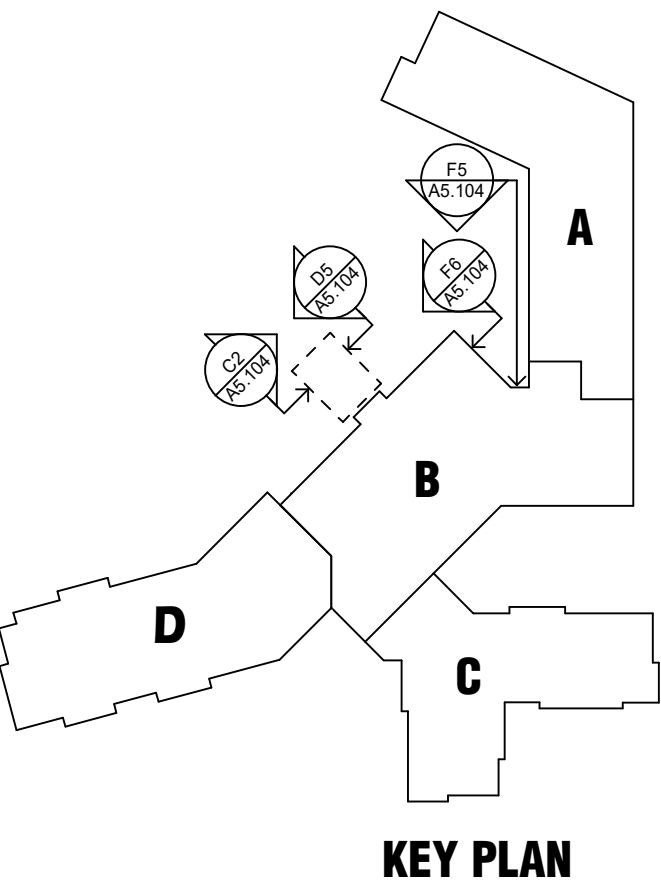
Cladding Material		Area	Cladding Material		Area	Cladding Material		Area	Cladding Material		Area		
A5.101/B1	Siding Total	2,828	A5.102/C1	Siding Total	2,252	A5.103/B1	Siding Total	497	A5.104/C2	Siding Total	884		
	Blue	517		Blue	505		White	627		Blue	539		
	Wood	670		Wood	537		Stone	1,629		Wood	257		
	White	1,641		White	1,210		Windows/Doors/Louvers	791.5		Windows/Doors/Louvers	302		
	Stone	1,769		Stone	1,707		A5.103/B3	Stone		228	A5.104/D5	Siding Total	1,542
	Windows/Doors/Louvers	1,172		Windows/Doors/Louvers	1,023		Windows/Doors/Louvers	737		Blue	593		
	A5.101/B4	Siding Total		4,114	A5.102/C4		Siding Total	1,904		A5.103/B5	Siding Total	3,134	A5.104/E2
Blue	844	Blue	654	Blue		140	Blue	143					
Wood	1,337	Wood	1,026	White		2,237	White	601					
White	1,933	White	224	Stone		534	Stone	348					
Stone	2,436	Stone	903	Windows/Doors/Louvers		737	Windows/Doors/Louvers	112					
Windows/Doors/Louvers	1,496	Windows/Doors/Louvers	699	Windows/Doors/Louvers		737	Stone	465					
A5.101/D1	Siding Total	7,180	A5.102/C7	Siding Total		859	A5.103/D4	Siding Total	1,349		A5.104/F5	Siding Total	
	Blue	3,218		Blue	897	Wood		937	Windows/Doors/Louvers	24.25			
	Wood	2,030		White	859	White		409	Stone	253			
	White	1,932		Stone	627	Stone		618	Stone	100			
	Stone	4,896		Windows/Doors/Louvers	172	Windows/Doors/Louvers		1362	Windows/Doors/Louvers	100			
	Windows/Doors/Louvers	2,308		A5.102/D1	Siding Total	2,559		White	694	A5.104/F6		Siding Total	1,003
	A5.101/F1	Siding Total		3,445	Blue	70		Blue	688	Blue		878	
Blue		407	Wood	1,295	Stone	668	Wood	125					
Wood		676	White	1,194	Windows/Doors/Louvers	75	Stone	324					
White		2,362	Stone	797	A5.103/F1	Siding	1,888	Windows/Doors/Louvers	336				
Stone		3,083	Windows/Doors/Louvers	616.75	Blue	1,427	Stone	324					
Windows/Doors/Louvers		1,396	A5.102/D5	Siding Total	1,473	White	278	Windows/Doors/Louvers	336				
A5.101/F5		Siding Total	1,915	Blue	129	Blue	981	A5.103/F3	Siding	913			
	Blue	359	Wood	793	Windows/Doors/Louvers	664	Wood	913					
	Wood	897	White	433	A5.103/F5	Siding	2,065	Blue	673				
	White	659	Stone	297	Blue	809	White	469					
	Stone	1,010	Windows/Doors/Louvers	299.25	Wood	1,261	Stone	184					
	Windows/Doors/Louvers	500	A5.102/F1	Siding Total	2,340	White	472	Windows/Doors/Louvers	593				
	A5.101/F8	wood	299	Blue	309	Blue	309	A5.102/F4	Siding Total	1,624			
			Wood	1,261	Wood	472	Blue	139					
			White	770	White	472	Wood	570					
			Stone	550	Stone	703	White	915					
			Windows/Doors/Louvers	622.5	Stone	1,545	Stone	620					
			A5.102/F4	Siding Total	1,624	Windows/Doors/Louvers	653.25	Windows/Doors/Louvers	465				
			Blue	139	Blue	309	A5.102/F6	Siding Total	1,778				
		Wood	570	White	472	Blue	455						
		White	915	Stone	703	Wood	840						
		Stone	620	Stone	1,545	White	915						
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	653.25	Stone	620						
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
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		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
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		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
		Blue	455	Blue	455								
		Wood	840	Wood	840								
		White	915	White	915								
		Stone	620	Stone	620								
		Windows/Doors/Louvers	465	Windows/Doors/Louvers	465								
		A5.102/F6	Siding Total	1,778									
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		A5.102/F6	Siding Total	1,778									

MN

A



WOLD ARCHITECTS
AND ENGINEERS
50 South 6th Street, Suite 2250
Minneapolis, Minnesota 55402
wolda.com | 612 772 9025



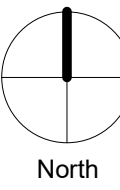
I hereby certify that this plan, specification or report was prepared by
me or under my direct supervision and that I am a duly Licensed
ARCHITECT
under the laws of the State of MINNESOTA

Sara Malin

License Number: 40063 Date:

Description	Revisions	Date	Num
PUD Submittal		10/08/2019	1
PUD Resubmittal		01/14/2019	2
PUD Resubmittal		03/11/2019	3
DD SET		06/28/2019	4
CD CHECK SET		08/30/2019	5
CD QAO CHECK SET		09/23/2019	6
CD SET		10/04/2019	7
PUD DEV STAGE RESUB		09/11/2020	8
P+2 RESUBMITAL		09/12/2020	9
PUD AMENDMENT 3		11/10/2025	10

Comm: 196015
Date: 8/21/2020
Drawn: Author
Check: BP



EXTERIOR
ELEVATIONS

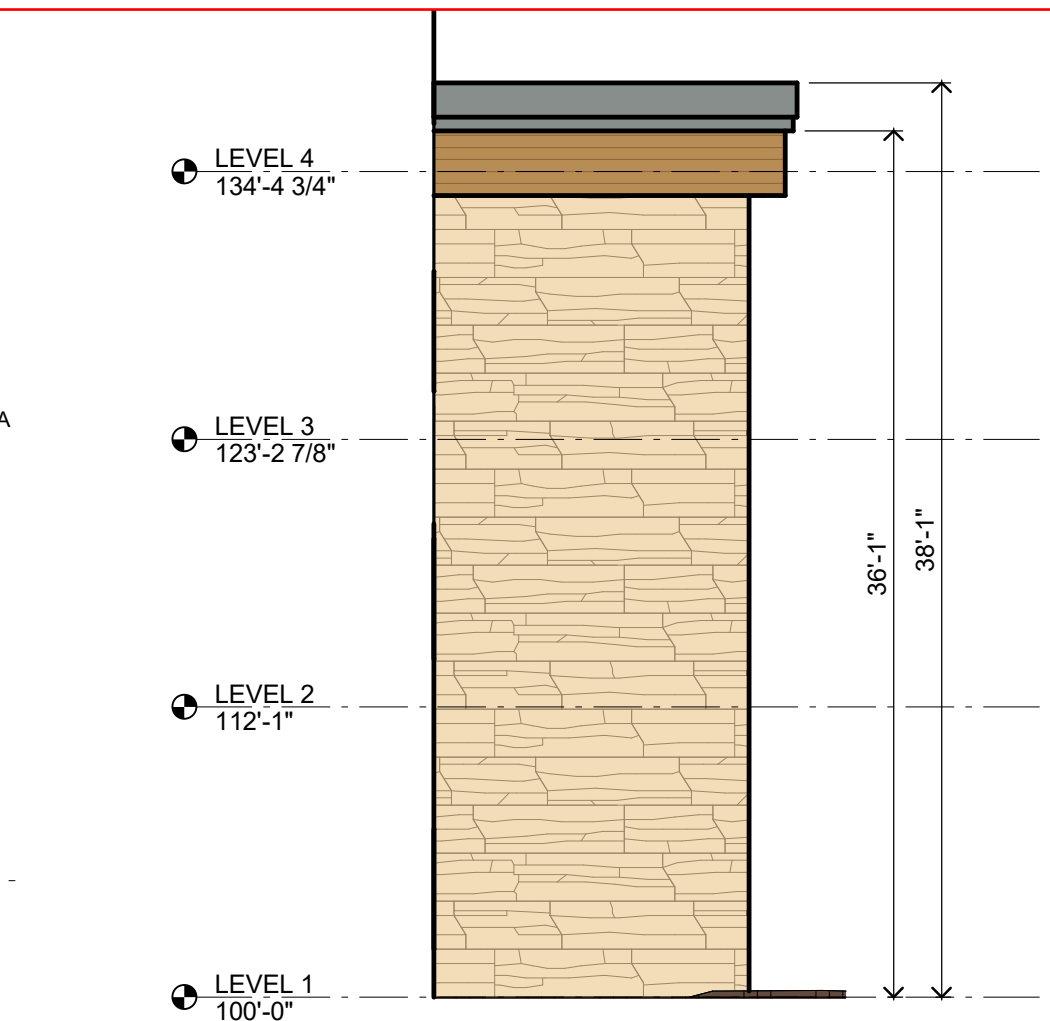
Scale: As indicated

CS-1	FIBER CEMENT SIDING	EVENING BLUE
CS-2	FIBER CEMENT SIDING	ARCTIC WHITE
CS-4	WOOD LOOK FIBER CEMENT SIDING	WARM SIENNA
MSV-1	MANUFACTURED STONE VENEER	OHIO BLUE VEIN CUT STONE

REFER TO A5.103 FOR EXTERIOR MATERIAL SF COUNTS AND PERCENTAGES

PUD Amend #3- 3 Story Skilled Care Wing

MN



B1 CARE CENTER - ELEVATION 1
1/8" = 1'-0"



B2 CARE CENTER - ELEVATION 2
1/8" = 1'-0"



B5 CARE CENTER - ELEVATION 3
1/8" = 1'-0"



D1 CARE CENTER - ELEVATION 4
1/8" = 1'-0"



D4 CARE CENTER - ELEVATION 5
1/8" = 1'-0"



F1 CARE CENTER - ELEVATION 6
1/8" = 1'-0"

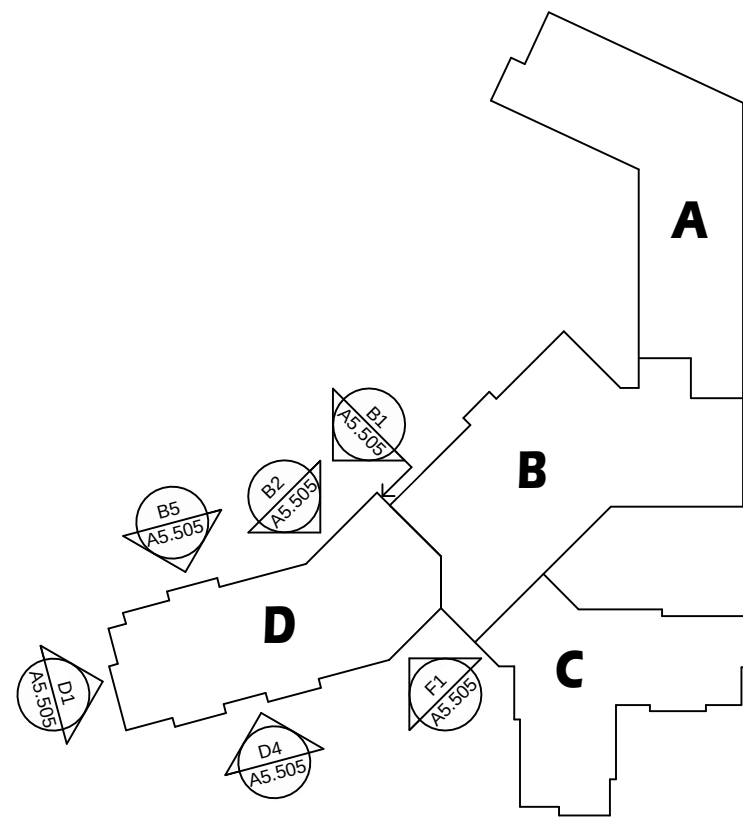
Lyngblomsten Lino
Lakes Care Center

Lyngblomsten
1415 Almond Avenue,
Saint Paul, MN 55108



WOLD ARCHITECTS
AND ENGINEERS

50 South 6th Street, Suite 2250
Minneapolis, Minnesota 55402
wolda.com | 612 772 9025



KEY PLAN

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed

ARCHITECT

under the laws of the State of MINNESOTA

Sara Malin

Sara Malin
Date:

License Number: 40063

Description	Revisions		Date	Num
	Date	Num		
PUD AMENDMENT 3	11/10/2025	9		

Comm: 256015
Date:
Drawn: Author
Check: BP

EXTERIOR
ELEVATIONS

Scale: As indicated

CS-1	FIBER CEMENT SIDING	EVENING BLUE
CS-2	FIBER CEMENT SIDING	ARCTIC WHITE
CS-4	WOOD LOOK FIBER CEMENT SIDING	WARM SIENNA
MSV-1	MANUFACTURED STONE VENEER	OHIO BLUE VEIN CUT STONE

REFER TO A5.103 FOR EXTERIOR MATERIAL SF COUNTS AND PERCENTAGES

A5.105

Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: December 3, 2025

Re: Lyngblomsten Nursing Home – Skilled Nursing Addition
Revised Preliminary PUD Plan Review
027097-000

WSB's review of the revised Preliminary PUD Plan submittal for the Lyngblomsten Nursing Home Addition in Lino Lakes, MN, prepared by Wold and received November 10, 2025. Our comments were made on the following documents:

- Lyngblomsten – Preliminary Plat and PUD Amendment No. 3 prepared by Wold, dated November 10, 2025

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

Engineering

- **General**

The Lyngblomsten Nursing Home is proposing a skilled nursing wing to their campus located west of Hodgson Road (CSAH 49) and south of Blanchard Boulevard. It is a 12,000 SF addition to their 290,000 SF main building and includes 57 private rooms together with offices, conference rooms and both an underground and outdoor parking areas.

Comments:

1. With the PUD Final Plan, provide new building addition specific plan sheets that accurately depict the current topological information of the site as existing and clearly identify what grading/construction is proposed with the new building addition.
2. With the PUD Final Plan, provide existing conditions plan sheet with removals/demolition required
 - a. Identify adjacent existing utilities that will be utilized

- **Grading**

The Lyngblomsten Nursing Home Campus addition includes limited site grading for the building outdoor parking area and blending into the streets and driveways. The lot was rough-graded with the grading of the overall campus. A grading plan meeting City requirements will need to be submitted as part of the preliminary and final plats.

Comments:

1. With the PUD Final Plan, provide new building addition specific grading plan sheet that accurately depicts the current topological information of the site as existing and clearly identify what grading/construction is proposed with the new building addition.

- **Stormwater Management**

Additional onsite treatment will not be required as the existing ponding areas were designed for drainage from this area. It is presumed that conveyance to these basins will be through an internal storm sewer system and overland swales. The system shall meet the City's and RCWD Stormwater Management requirements.

Comments:

1. With the PUD Final Plan, provide a sub-surface drainage system design, similar to the other buildings on site, as the garage floor elevation does not meet the necessary ground water separation.

- **Water Supply/Sanitary Sewer**

A detailed utility plan for the Lyngblomsten Nursing Home Campus addition has not yet been proposed and will need to be submitted for preliminary plat by the applicant. There are existing 6" sanitary sewer and water stubs to the lot. The number of units and demand is within the anticipated capacity of the original campus design for the area and is supported with the existing infrastructure.

Comments:

1. With the PUD Final Plan, provide better clarify the current topological information of the site as existing and clearly identify what grading/construction is proposed with the new building addition.
 - a. Show where extension of service stubs will connect to the building (mechanical room, etc.)
 - b. Identify and detail all connections to existing utilities
 - c. Label all water/utility fittings
 - d. Label all pipe characteristics (length, size, material, material grade, slope, etc.)

- **Transportation**

Traffic from the addition is consistent to what was approved with the preliminary plat for the overall campus traffic study. Underground parking will utilize the existing entrance drive on the south side of the general building while the outdoor parking area will utilize a connection to the existing entrance drive off of Blanchard Boulevard on the west side of the general building.

Trails and sidewalks

Additional trails/ sidewalks are not proposed on the submitted Concept Plan as all required ones have already been installed with previous phases of the overall campus construction.

Comments:

1. With the PUD Final Plan, show impacts to existing sidewalks with construction.

- **Wetlands and Mitigation Plan**

No wetlands are proposed to be impacted with the proposed addition.

- **Landscaping**

A Landscape Plan for the Lyngblomsten Nursing Home Campus addition has not yet been submitted. One will need to be submitted and reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

The submitted concept plan does not impact floodplain.

- **Drainage and Utility Easements**

All needed drainage and utility easements have been provided with the approved preliminary 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 maintenance for public facilities are already in place with the main building.

- **Permits Required**

Required permits will be determined at the time of preliminary plat submittal. Potential permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for 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.



Environmental Memo

To: Katie Larsen, City Planner
From: Tom Hoffman, Environmental Coordinator
Date: November 26, 2025
Re: Environmental Comments – Lyngblomsten PUD Amendment 3

Staff reviewed the submittal for landscaping and tree planting requirements. The proposal meets the landscaping requirements and conforms with the earlier phases of development onsite.

1. Suggest planting additional species of trees for biodiversity and limiting the potential impact of pests and disease.
 - a. Close to 50% of the proposed trees are Hawthorn, limiting planting to 30% per species is recommended.