



CITY COUNCIL AGENDA

Monday, January 5, 2026

CITY COUNCIL WORK SESSION, 5:30 P.M., COMMUNITY ROOM

Mayor Rafferty, Councilmembers, Rennaker, Lyden, Ruhland and Nelson

1. Official Oath of Office: Mayor Rob Rafferty, Council Member Randy Rennaker and Council Member Julia Nelson
2. Call to Order and Roll Call
3. Setting the Agenda: Addition or Deletion of Agenda Items
4. 2026 Annual Appointments, Roberta Colotti
5. 2026 City Board and Committee Appointments, Roberta Colotti
6. City Operations: Code of Conduct, Rules of Decorum, Roberta Colotti
7. Metropolitan Council Imagine 2050 Regional Plan - Discussion with Metropolitan Council Representatives, Michael Grochala
8. Lyngblomsten PUD Amendment #3- Skilled Nursing Care Center, Katie Larsen
9. Peltier Ponds Comprehensive Plan Amendment, Rezoning, PUD Preliminary Plan and Preliminary Plat, Katie Larsen
10. Town Center South Master Plan Update Process, Michael Grochala
11. City Administrator Update
12. Notices and Communications

ADJOURNMENT

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

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE January 5, 2026

AGENDA ITEM: 2026 Annual Appointments

INTRODUCTION

At the first regular meeting of the year, the City Council makes annual appointments of officers, committee representatives, the official newspaper, financial institutions, consultants and others.

BACKGROUND

It is requested that the City Council review the list of appointments for 2026 and finalize the list of appointments for formal action on January 12, 2026.

A second request is to confirm the proposed dates for the 2026 Local Board of Appeal and Equalization meeting. It is recommended that we submit Monday, May 4, 2026, at 5:30 p.m. as the first choice and Monday, April 27, 2026 at 5:30 p.m. as the second choice for meeting dates/times to Anoka County. The county will then finalize and assign dates to all cities within the county. Currently, Council Member Ruhland is certified and if additional council members are interested in attending the online training, the link will be forwarded. We are required to have at least one certified member present at the meeting.

REQUESTED COUNCIL DIRECTION

Review and provide consensus direction on the list of 2026 appointments and review the Local Board of Appeal and Equalization 2026 meeting date options.

ATTACHMENTS

1. 26-07 - Resolution - Annual Appointments 2026

**CITY OF LINO LAKES
RESOLUTION NO. 26-07**

APPROVING 2026 ANNUAL APPOINTMENTS

WHEREAS, at the first regular meeting of the year the City Council makes annual appointments of officers, committee representatives, the official newspaper, financial institutions, consultants and others.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Lino Lakes, Minnesota hereby makes the following appointments as presented below, for the year 2026 and until a successor is appointed:

	2025	2026
1. Acting Mayor	Dale Stoesz, Council Member	_____, Council Member
2. Legal Newspaper	Quad Community Press	Quad Community Press
3. Legal Services	• Squires, Waldspurger, & Mace, P.A. • GDO Law • Barna, Guzy & Steffen, Ltd. • Kennedy & Graven	• Squires, Waldspurger, & Mace, P.A. • GDO Law • Barna, Guzy & Steffen, Ltd. • Kennedy & Graven
4. Labor Services	• Squires, Waldspurger, & Mace, P.A. • Barna, Guzy & Steffen, Ltd. • Baker Tilly	• Squires, Waldspurger, & Mace, P.A. • Barna, Guzy & Steffen, Ltd. • Baker Tilly
5. Municipal Advisor	Ehlers & Associates	Ehlers & Associates
6. Assessor	Anoka County	Anoka County

7. North Metro Telecommunications Committee North Metro TV is a public access television production studio that serves the northern suburbs of Blaine, Centerville, Circle Pines, Ham Lake, Lexington, Lino Lakes, and Spring Lake Park. https://northmetrotv.com/	Representative: Dale Stoesz, Council Member Alternate: Tony Cavegn, Council Member	Representative: _____, Mayor or Council Member Alternate: _____, Mayor or Council Member
8. Vadnais Lake Watershed District VLAWMO was formed in 1983 to protect the Vadnais Lake watershed area. VLAWMO covers approximately 24 square miles in the northeast metropolitan area. The watershed is a Joint Powers Organization that encompasses the City of North Oaks, and portions of the Cities of White Bear Lake, Gem Lake, Vadnais Heights, Lino Lakes, and White Bear Township. https://www.vlawmo.org/	Representative: Rob Rafferty, Mayor	Representative: _____, Mayor or Council Member
09. Anoka Co. Joint Law Enforcement Council Joint Powers Agreement – County Attorney’s Office is the Staff Liaison Meeting Schedule: 4th Wednesday of January, April, July, and October 26 Members including: 2 County Board Appointees, 2 County Commissioners, County Sheriff, County Attorney, 20 are governmental unit appointees for 1-year terms	1. Dale Stoesz, Council Member 2. Interim Public Safety Director	1. _____, Mayor or Council Member 2. Curt Boehme, Chief of Police

10. Anoka Co. Fire Protection Council The Anoka County Fire Protection Council is a group made up of 16 Fire Departments and Municipalities within Anoka County that meets with the Anoka Joint Law Enforcement Council to guide the day-to-day operations of the Anoka County Emergency Communications Center (ACECC). The council usually meets either monthly or bi-monthly.	1. Mike Ruhland, Council Member 2. Dan L’Allier, Deputy Director - Fire	1. _____, Mayor or Council Member 2. Dan L’Allier, Fire Chief
11. City Depositories	• First Resource Bank • LMC 4M Fund • PMA Financial Network • PMA Securities • Moreton Capital Markets • US Bank	• First Resource Bank • LMC 4M Fund • PMA Financial Network • PMA Securities • Moreton Capital Markets • US Bank
12. City Treasurer¹ ¹The City Council delegates the authority to make electronic funds transfers to the City Treasurer. The City Treasurer may delegate certain duties to finance staff but shall remain responsible for the transfer program.	Tracy Thoma, Accountant	Tracy Thoma, Finance Director
13. City Engineer	WSB & Associates	WSB & Associates
14. Data Practices Officer	Roberta Colotti, City Clerk	Roberta Colotti, City Clerk
15. City Auditor	Redpath & Company	Redpath & Company

16. Twin Cities Gateway Twin Cities Gateway is a destination management organization that promotes the cities of Anoka, Arden Hills, Blaine, Coon Rapids, Fridley, Ham Lake, Lino Lakes, Mounds View, New Brighton and Shoreview. They are responsible for promoting meetings and conventions, sports, events, family leisure travel, hotels, restaurants, and attractions. https://www.tcgateway.com/	Representative: Dave Pecchia, Interim City Administrator Alternate: Mike Ruhland, Council Member	Representative: Karen Anderson, City Administrator Alternate: _____, Mayor or Council Member
17. Anoka Co./Blaine Airport Advisory Council Anoka County-Blaine Airport Advisory Commission (ACBAAC) is an advisory board to the Metropolitan Airports Commission (MAC) https://metroairports.org/events/anoka-county-blaine-airport-advisory-commission-acbaac-meeting-5	Dean Quimby, Lino Lakes Resident	1. Dean Quimby, Lino Lakes Resident <i>Option to appoint second representative, which can be a citizen or a member of the Council.</i>
18. Hearing Officer	Interim Public Safety Director Rick DeGardner, Public Services Director	Curt Boehme, Chief of Police or his designee

19. Local Board of Appeal & Equalization Training This is a record of Council Members that have completed the training program. The training will be offered again prior to the 2026 Local Board of Appeal & Equalization Meeting and additional Council Members may be included at that time.	Mike Ruhland, Council Member (Expires 7/1/27) Dale Stoesz, Council Member (Expires 7/1/27)	Mike Ruhland, Council Member (Expires 7/1/27)
20. Secretarial Services	TimeSaver, Inc.	TimeSaver, Inc.
21. Emergency Management Director	N/A	Dan L'Allier, Fire Chief
22. Fire Marshall	N/A	Dan L'Allier, Fire Chief

Adopted by the City Council of the City of Lino Lakes this 12th day of January 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 5.**

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE January 5, 2026

AGENDA ITEM: 2026 City Board and Committee Appointments

INTRODUCTION

The City Council is requested to make appointments to three boards and one committee for 2026. Appointments are for three years, unless appointed to serve the remaining term of a vacated seat. Appointments are either by the Mayor with majority approval of the Council or by the full Council. To combine this action, the Council is asked to approve the slate of candidates. The City Council appoints the Chair, Vice-Chair and Secretary for the Parks and Recreation and Environmental Boards. The Planning and Zoning Board and EDAC select their own Chair, Vice-Chair and Secretary.

BACKGROUND

Boards & Committees:

- Planning and Zoning Board (7 members)
- Parks and Recreation Board (7 members)
- Officially: Lino Lakes Board on Environment / Common Name: Environmental Board (7 members)
- Economic Development Advisory Committee (EDAC) (10 members)

The three Boards are all established by City Code. EDAC was established by Council action as a committee. The committee makeup was amended in April 1998 and the name was changed from Economic Development Authority Advisory Board (EDAAB) to the current EDAC name.

Pay Rates:

- Planning and Zoning Board, Parks and Recreation Board, and Environmental Board members receive a maximum quarterly stipend of \$225 (\$75 per attended meeting) with the Chair of the Board receiving a maximum quarterly stipend of \$300 (\$100 per attended meeting).
- EDAC Members: Unpaid, Volunteer

Meeting Schedule:

- The Planning and Zoning Board meets on the second Wednesday of the month at 6:30 p.m.
- The Parks and Recreation Board meets on the first Wednesday of each month at 6:30 p.m.
- The Environmental Board meets on the last Wednesday of the month at 6:30 p.m.
- The Economic Development Advisory Committee (EDAC) meets on the first Thursday of each month at 8 a.m.

Residency Requirements: Except for EDAC, all board/committee members are required to be residents of Lino Lakes. EDAC Members may represent businesses located in or serving Lino Lakes.

2026 Recommended Appointments:

Planning and Zoning Board

Board selects a Chair, Vice-Chair and Secretary from its membership at the annual board meeting. The Secretary need not be a member of the Board. Staff member, Marissa Ertel, Community Development Department Administrative Assistant, serves as Secretary to the Board.

The following are recommended for appointment to the terms of office listed:

_____ Appointment three-year term, ending 12/31/28 or until a successor is appointed

_____ Appointment three-year term, ending 12/31/28 or until a successor is appointed

Parks and Recreation Board

The City Council appoints officer to the Parks and Recreation Board. The Secretary need not be a member of the Board. It is recommended that the Board be asked to submit a list of candidates for the officer positions for confirmation by the City Council at a future meeting.

Chair: _____

Vice-Chair: _____

Secretary: City of Lino Lakes Public Services, Administrative Assistant, Angie Thorson or her successor.

The following are recommended for appointment to the terms of office listed:

_____ Appointment three-year term, ending 12/31/28 or until a successor is appointed

_____ Appointment three-year term ending 12/31/28 or until a successor is appointed

_____ Appointment three-year term, ending 12/31/28 or until a successor is

appointed

Environmental Board

The City Council appoints officer to the Environmental Board. The Secretary need not be a member of the Board. It is recommended that the Board be asked to submit a list of candidates for the officer positions for confirmation by the City Council at a future meeting.

Secretary: City of Lino Lakes Office Specialist Jennifer Alderink or her successor.

The following are recommended for appointment to the terms of office listed:

_____ Appointment three-year term, ending 12/31/28 or until a successor is appointed
_____ Appointment three-year term, ending 12/31/28 or until a successor is appointed
_____ Appointment three-year term, ending 12/31/28 or until a successor is appointed

EDAC

EDAC selects a Chair and Vice-Chair from its membership at its annual meeting. Staff member, Marissa Ertel, Community Development Department Administrative Assistant, serves as Secretary to the Committee.

The following are recommended for appointment to the terms of office listed:

_____ Appointment one-year term, ending 12/31/26 or until a successor is appointed
_____ Appointment two-year term, ending 12/31/27 or until a successor is appointed
_____ Appointment three-year term, ending 12/31/28 or until a successor is appointed
_____ Appointment three-year term, ending 12/31/28 or until a successor is appointed
_____ Appointment three-year term, ending 12/31/28 or until a successor is appointed

REQUESTED COUNCIL DIRECTION

Provide consensus direction regarding the process and/or list of candidates for appointment at a future meeting.

ATTACHMENTS

None

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 6.**

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE January 5, 2026

AGENDA ITEM: City Operations: Code of Conduct, Rules of Decorum

INTRODUCTION

The Code of Conduct states "Following each election, the new council shall ratify this Code of Conduct by resolution." In addition to the Code of Conduct, the City has adopted a set of Rules of Decorum and it requested that both documents be reviewed this evening.

BACKGROUND

It is requested that the City Council review the current Code of Conduct and Rules of Decorum and provide staff with direction regarding any amendments prior to the January 12, 2026, meeting. A resolution confirming the Code of Conduct and Rules of Decorum will be presented for action at the January 12, 2026, meeting. It is of note that the City Code Chapter 204A also addresses the City Council Code of Conduct.

REQUESTED COUNCIL DIRECTION

Provide direction to staff regarding any amendments to the current Code of Conduct and Rules of Decorum documents.

ATTACHMENTS

1. 2024 Code of Conduct- Adopted 2-12-24
2. Rules of Decorum - Adopted 06-23-25
3. 26-09, Adopting the City Council Code of Conduct and Rules of Decorum

Lino Lakes City Council

CODE OF CONDUCT

Purpose

To establish a code of conduct and associated remedies that Councilmembers agree to abide by in carrying out their duties as elected officials. This code of conduct does not supersede any existing or future statutory or constitutional rights, but simply outlines appropriate council expectations, behavior, and interactions with each other, city staff, citizens, and all other groups encountered as a result of city business, so as to efficiently and effectively develop and carry out the mission, vision, goals, and established policies of the city.

Roles/Responsibilities

Meetings – By Charter, the mayor presides over meetings of the city council. Speakers, including council members, do not speak until recognized by the mayor.

Act in the Public Interest – Recognizing that service to our citizens must be our primary concern, Councilmembers shall work for the common good of the people of Lino Lakes and not for any private or personal interest. Councilmembers will treat all persons, claims, and transactions in a fair and equitable manner.

Preparation – Councilmembers are expected to be prepared for city council meetings and work sessions.

Agenda Preparation – The City Administrator directs preparation of draft meeting agendas. The final agenda is determined by the City Council prior to the meeting. At the council meeting, agenda items may be added or deleted by Councilmembers per procedures established in the city code.

Standards of Conduct

Staff Direction – The Mayor and Councilmembers direct city staff, contract employees, and consultants only through the city administrator, as determined by majority vote. At work sessions, the Mayor will state the concerns of the Council or specific directions provided by the Council to the staff. The City Administrator will request further clarification if they feel it is required so that there is a clear understanding of what the Council's expectations are in terms of the actions to be taken by staff.

Respect for Staff Time – If a Councilmember is utilizing an inordinate amount of staff time, the City Administrator is required to bring this to the attention of the City Council for resolution.

Interactions – Councilmembers shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other members of the City Council, boards, commissions, committees, staff, or the public.

Respect for Process – Councilmember duties shall be performed in accordance with the processes and rules of order established by the City Council and in accordance with the City Charter.

Use of Public Resources – Public resources not available to the general public (e.g., city staff time, equipment, supplies or facilities) shall not be used by Councilmembers for private, personal or political purposes.

Advocacy – Councilmembers shall speak with one voice in representing the official policies and positions of the City Council. When presenting their personal opinions or positions, councilmembers shall take precaution to not identify themselves as a city official.

Improper Influence – Councilmembers shall refrain from using their position to improperly influence the deliberations or decisions of city staff, boards, commission or committees.

Positive Work Environment – Council members shall support a positive, efficient and effective environment for residents, businesses and city employees.

Steward of City Funds – When a Councilmember’s service on the City Council is coming to an end by means of not seeking re-election, resignation, or the results of an election, that Councilmember shall not subject the city to unnecessary travel expenditures.

Communication

Sharing of Information – It is the responsibility of Councilmembers to publicly share information with all other Councilmembers when they have received it from sources outside of the public decision-making process. Whenever possible, new information or data obtained by Councilmembers will be distributed through the city administrator to other councilmembers.

Request for Information – All Councilmembers shall receive the same information at the same time when deemed ready for distribution by city staff. If a Councilmember requests information in advance of other Councilmembers, the information shall be distributed to all members of the Council.

Focused Discussions – Councilmembers shall work to keep discussions and debates focused on the item under discussion without introducing extraneous or irrelevant information.

Citizen Questions – When Councilmembers receive questions or concerns from citizens, staff will provide the necessary information before a response is given. Councilmembers can refer questions and concerns from citizens to the City Administrator or appropriate department director for resolution. City staff should report back to the City Council on the resolution in a timely fashion.

Confidential Information – Councilmembers are subject to the Minnesota Government Data Practice Act as are city staff and, as such, shall respect and preserve the confidentiality of non-public, protected non-public, private, and confidential information provided to them concerning matters of the city. They shall neither disclose confidential information without proper legal authorization nor use such information to advance their personal, financial, or private interests.

Notice of Attendance – If any Councilmember has knowledge or reason to believe there will be a large or emotionally-charged gathering of residents in attendance at an upcoming council meeting or work session, they have an obligation to inform the City Administrator as soon as they become aware of the potential situation.

Conflict of Interest – In order to assure their independence and impartiality on behalf of the public good, Councilmembers or members of a board or commission shall not use their official positions to influence government decisions in which they have a financial interest or where they have an

organizational responsibility or a personal relationship that would present a conflict of interest under applicable State law.

Except as permitted by law, a councilmember or member of a board or commission must disclose a potential conflict of interest for the public record and refrain from participating in the discussion and vote when a matter comes before that person which: (1) Affects the person's financial interests or those of a business with which the person is associated, unless the effect on the person or business is no greater than on other members of the same business classification, profession, or occupation; or (2) Affects the financial interests of an organization in which the person participates as a member of the governing body, unless the person serves in that capacity as the City's representative.

Social Media – The City requires Councilmembers and board or commission members to act in a prudent manner with regard to postings on social media sites.

Implementation

Orientation – This Code of Conduct shall be included in the regular orientation for new Councilmembers. Following each election, the new council shall ratify this Code of Conduct by resolution.

Compliance and Enforcement – Councilmembers are responsible for assuring that the Code of Conduct is understood and followed, and that the public can continue to have full confidence in the integrity of the Lino Lakes city government.

Remedies

The City Council is responsible for policing its members. When inappropriate behaviors are observed, any member of the Council can intervene. If inappropriate behavior is observed, the City Council will discuss the behavior at a council work session. By direction of the Council, it will be determined by majority vote whether:

- 1) A letter is sent to the offending Councilmember stating that he/she failed to observe the Code of Conduct and requesting that the inappropriate behavior be redressed; or,
- 2) The Councilmember is formally sanctioned by resolution at a Council Meeting.

Resolution 06-58 adopting this Code of Conduct was approved by the Lino Lakes City Council on April 10, 2006. This Code of Conduct was amended November 22, 2010, October 8, 2018, and February 12, 2024.

**CITY OF LINO LAKES
CITY COUNCIL
RULES OF DECORUM**

Revised: June 23, 2025

Members of Council. While the meeting is in session, the members must preserve order and decorum. A member of the Council or member of the public shall neither, by conversation, holding up a sign or otherwise, delay or interrupt proceedings or the peace of the meeting nor disturb any member while speaking or refuse to obey the orders of the presiding officer.

Recognition. No person or member shall address the other members without being recognized by the presiding officer.

Staff. Members of the City staff shall observe the same rules of order and decorum as are applicable to the City Council.

Addressing the Council. At the start of each City Council meeting, in accordance with the City of Lino Lakes Charter, the City Council shall accept comments from the public on any matter, whether on the agenda or not. Comments will not be accepted during specific agenda items unless a Public Hearing has been noticed.

Members of the public who wish to address the Council during the public comment period shall sign-in prior to the start of each Council meeting. Sign-in information shall include full name, address, email address, telephone number, and topic of discussion.

- 1) The presiding officer will recognize each member of the public that signed in prior to the start of the meeting who is present and wishes to speak during the public comment period.
- 2) When recognized by the presiding officer, each member of the public addressing the Council shall step up to a microphone provided for the use of the public, after being recognized by the presiding officer and give his/her name and address in an audible tone of voice for the records, state the subject to be discussed and state who the speaker is representing if representing an organization or other persons.
- 3) Unless further time is granted by a majority vote of the Council, remarks from the public shall be limited to three (3) minutes. All remarks shall be addressed to the Council as a whole and not to any member thereof.
- 4) No person other than members of the Council and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Council, without permission of the presiding officer.
- 5) No question may be asked of a Councilmember or a member of the staff without the permission of the presiding officer.
- 6) Speakers shall offer comments that are courteous and respectful. Comments that are

abusive, harassing, that constitute an attack on others, including City staff, or that violate privacy rights, will not be permitted. Violation of these public comment rules will result in the speaker being ruled out of order and the termination of the comment.

- 7) In order to expedite matters and to avoid repetitive presentations, whenever any group of persons wishes to address the Council on the same subject, it shall be proper for the presiding officer to request that a spokesperson be chosen by the group to address the Council and, in case additional matters are to be presented by any other member of said group, to limit the number of such persons addressing the Council.
- 8) Violation of these public comment rules will result in the speaker being ruled out of order and the termination of the comment.

Written Comments. Members of the public may submit materials for the public record. Materials are to be submitted to the City Clerk. If the person submitting the written comments is not able to appear in person at the meeting to present their statement during public comment, the comments will be received by the City Clerk and distributed to the City Council. If received three business days in advance of the meeting the comments will be submitted in advance of the meeting. If received after that time copies will be made available to the Council as soon as practical thereafter. The written comments will not be read into the minutes, however, it will be noted that the comments were received, and the topic of the comments will be noted in the minutes. The comments will be kept as a public record in accordance with the City's data practices policies.

Written Materials. If there are written materials or reports the public would like to present at the meeting they should provide copies three business days in advance to the City Clerk. If presenting written materials at the meeting copies may be handed to the City Clerk for distribution. No materials will be allowed to be presented on-camera without submitting the materials three business days prior to the meeting to the City Clerk and unless approved by the City Administrator. No offensive materials will be permitted to be displayed on-camera.

After Motion. After a motion has been made or a public hearing has been closed, no member of the public shall address the Council from the audience on the matter under consideration.

Conduct. Any member of the Council, staff, or person indulging in personalities or making impertinent, slanderous or profane remarks or who willfully utters loud, threatening or abusive language, or engages in any disorderly conduct which would impede, disrupt or disturb the orderly conduct of any meeting, hearing or other proceeding, shall be called to order by the presiding officer and, if such conduct continues, may at the discretion of the presiding officer, be ordered barred from further audience before the Council during that meeting.

Members of the Audience. No person in the audience shall engage in disorderly or disruptive conduct such as audible commentary during a meeting, hand clapping, stamping of feet, whistling, using profane language, yelling and similar demonstrations, which conduct disturbs the peace and good order of the meeting. Signs are not permitted to be displayed within the Council

Chambers or any other Council meeting room during the time of a Council meeting, members of the public wishing to speak to a matter are asked to speak during the public comment period. Signs are permitted on the municipal campus grounds and within City Hall, outside of the meeting room being used for the Council meeting. Further restrictions during the time of elections as set forth by state or federal laws, supersede any rules of decorum permissions and must be observed.

Accessibility. It is important that all members of the public attending Council meetings are able to receive and understand the information being presented and to participate fully in the meeting, in accordance with the rules of decorum. If a sign language interpreter, large print materials, audio assistance devices or other equipment, materials, or assistive devices are required under the Americans with Disabilities Act (ADA), requestors are required to contact the City Clerk five business days in advance to provide time to prepare and secure the necessary resources. If the request is received with less than five business days' notice, resources will be secured as available but may be limited based on time constraints.

City Council Work Sessions. The City Council Work Sessions are used by the Council and staff to discuss upcoming issues and matters requiring action by the Council and action items will be moved forward to future City Council Regular Meeting Agendas for consideration. Work sessions are for discussion by the Council and staff and, at times, for presentations by various community groups, applicants, or principal participants related to specific agenda items as determined by the majority of the Council. There is no public comment at work sessions.

ENFORCEMENT OF DECORUM

Warning. All persons shall, at the request of the presiding officer, follow the rules of decorum. If, after receiving a warning from the presiding officer, a person persists in disturbing the meeting, said officer may order this person removed from the meeting. If this person does not leave willingly, the presiding officer may call a recess and order that the person be removed by the Sergeant-at-Arms.

Sergeant-at-Arms. The Lino Lakes Chief of Police, or such member or members of the Police Department, shall be the Sergeant-at-Arms of the Council meetings or as asked to be present at board or committee meetings. The Chief or other Police Department representative shall carry out all lawful orders and instructions given by the presiding officer for the purpose of maintaining order and decorum at the Council meeting. Upon instruction of the presiding officer, it shall be the duty of the Sergeant-at-Arms to remove from the meeting any person who intentionally disturbs the proceedings of the Council.

Resisting Removal. Any person who resists removal by the Sergeant-at-Arms may be charged with Disorderly Conduct.

Motions to Enforce. Any Council member may move to require the presiding officer to enforce these rules and the affirmative vote of a majority of the Council shall require the presiding officer to do so.

Adjournment. In the event that any meeting is willfully disturbed by a group or group of persons so as to render the orderly conduct of such meeting unfeasible and when order cannot be restored by the removal of individuals who are creating the disturbance, the meeting may be adjourned with the remaining business considered at the next regular meeting.

Special Meetings. If the matter being addressed prior to adjournment is of such a nature as to demand immediate attention, the presiding officer may adjourn the meeting to another date.

Use of Cameras and Recording Devices Limited. Cameras, cell phone cameras, electronic sound recording devices and any other mechanical, electrical or electronic recording devices may be used in the Council Chamber, but only in such a manner as will cause a minimum of interference with or disturbance of the proceedings of the Council and at the discretion of the presiding officer.

**CITY OF LINO LAKES
RESOLUTION NO. 26-09**

**ADOPTING THE LINO LAKES CITY COUNCIL
CODE OF CONDUCT AND RULES OF DECORUM**

WHEREAS, in 2010 the City Council adopted a Code of Conduct to more efficiently and effectively develop and carry out the mission, vision, goals and established policies of the City and that document has been updated since that time; and

WHEREAS, the Code of Conduct requires that after each municipal election, the new Council adopts the Code of Conduct by resolution; and

WHEREAS, the City Council has also adopted a set of Rules of Decorum and wishes to regularly review and confirm this document.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the City Council Code of Conduct is hereby adopted.

BE IT FURTHER RESOLVED by the City Council of Lino Lakes, Minnesota that the City Council Rules of Decorum are hereby adopted.

Adopted by the City Council of the City of Lino Lakes this 12th day of January 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC,
City Clerk

**CITY COUNCIL
WORK SESSION STAFF REPORT
ITEM NO. 7**

STAFF ORIGINATOR: Michael Grochala

WORK SESSION DATE: January 5, 2026

TOPIC: Metropolitan Council Imagine 2050 Regional Plan – Discussion
with Metropolitan Council Representatives

BACKGROUND

Under Minn. Stat. 473.145 the Metropolitan Council is required to adopt a comprehensive development guide for the seven-county metropolitan area. This guide establishes the long-range regional vision and policy direction for land use, transportation, water resources, regional parks and housing

In addition, Minn. Stat. 473.175 requires the Council to review local government comprehensive plans to determine compatibility with this regional development guide and the metropolitan system plans. Local governments must prepare and update their comprehensive plans on a 10-year cycle to maintain alignment with regional policy.

In early 2025, the Metropolitan Council adopted Imagine 2050 as the comprehensive regional development guide. It establishes the regional vision for the 7-county metropolitan area for the next 25 years. The guide includes 5 policy plans:

1. 2050 Land Use Plan
2. 2050 Transportation Policy Plan
3. 2050 Water Resources Policy Plan
4. 2050 Regional Parks Policy Plan
5. 2050 Housing Plan

On September 25, 2025, the Met Council issued the 2025 System Statement for Lino Lakes. System statements identify how regional system plans apply to each individual community and outline required updates to maintain conformity with regional policies.

Pursuant to Minn. Stat. 473.864, subd. 2, the City must review its comprehensive plan within 3 years of receiving the system statement and amend it as necessary. The update must be completed and submitted to the Metropolitan Council by December 31, 2028.

The City Council discussed the system statement at its November 3, 2025, work session. As a follow up to the discussion, the City has invited Metropolitan Council representatives:

- Dr. Gail Cederberg, Metropolitan Council Representative
- Emma Dvorak, Sector Representative

They will provide an overview of the Met Council's history, statutory responsibilities, and role in the regional comprehensive planning process, as well as key elements of the Imagine 2050 plan and its implications for Lino Lakes as the City prepares for its next comprehensive plan update.

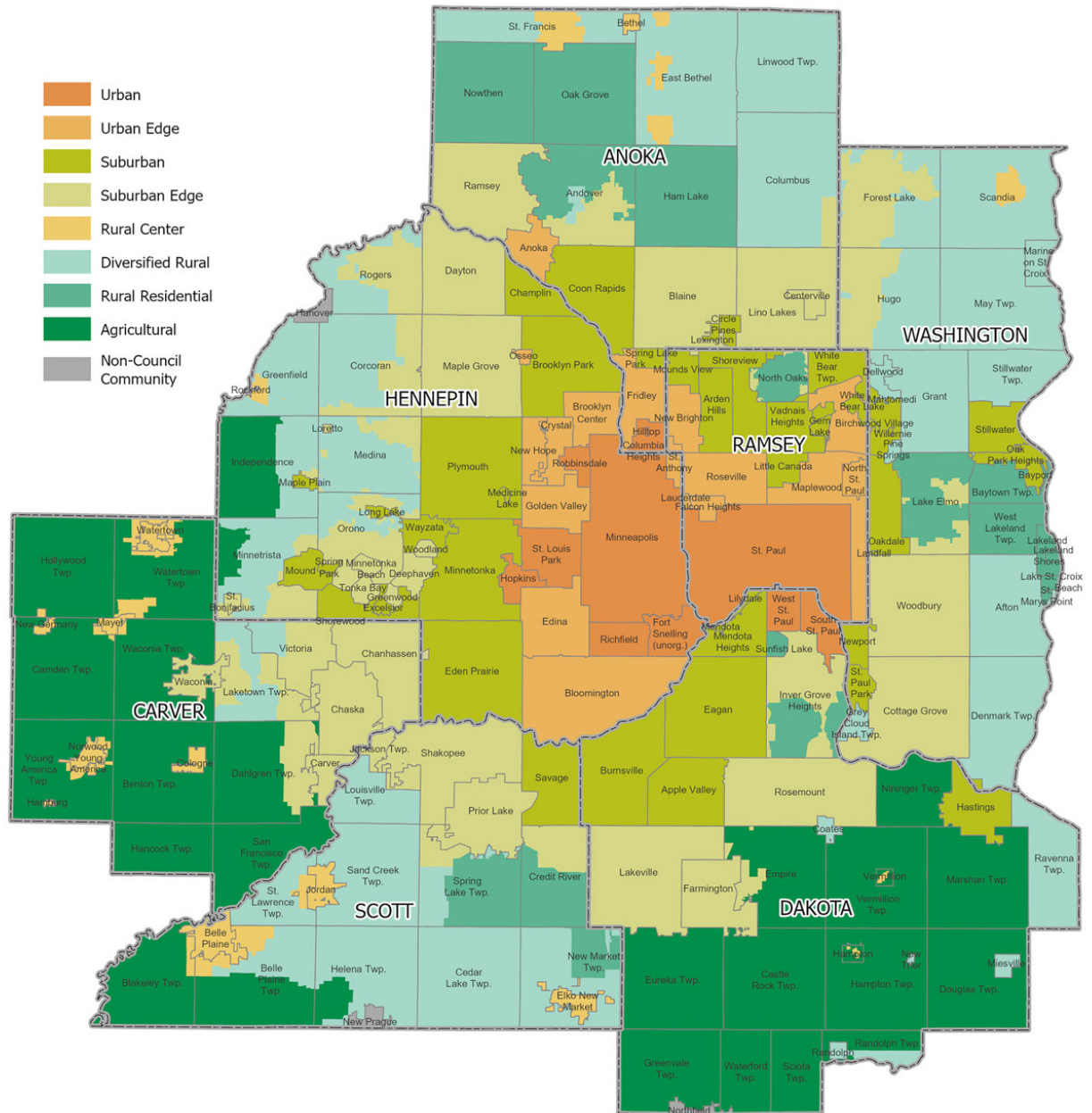
REQUESTED COUNCIL DIRECTION

Discussion only.

ATTACHMENTS

1. Community Designation Map

Imagine 2050 Community Designations



**CITY COUNCIL
WORK SESSION STAFF REPORT
ITEM NO. 8**

STAFF ORIGINATOR: Katie Larsen, City Planner

DATE OF WORK SESSION: January 5, 2026

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

BACKGROUND

At the Work Session, staff will present the January 12, 2026 Council staff report.

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.

REQUESTED COUNCIL DIRECTION

None. Discussion only.

ATTACHMENTS

1. January 12, 2026 Council Staff Report

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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: January 12, 2026

TOPIC: Approval of Resolution No. 26-04 for Lyngblomsten PUD
Amendment #3-Skilled Nursing Care Center

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, Lyngblomsten at Lino Lakes, LLC, is 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.

Planning & Zoning Board

The Planning & Zoning Board held a public hearing on December 10, 2025. There were no public comments. The Board recommended approval of the PUD Amendment.

RECOMMENDATION

Staff and the Planning & Zoning Board recommend approval of the Lyngblomsten PUD Amendment #3-Skilled Nursing Care Center.

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. Resolution No. 26-04



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

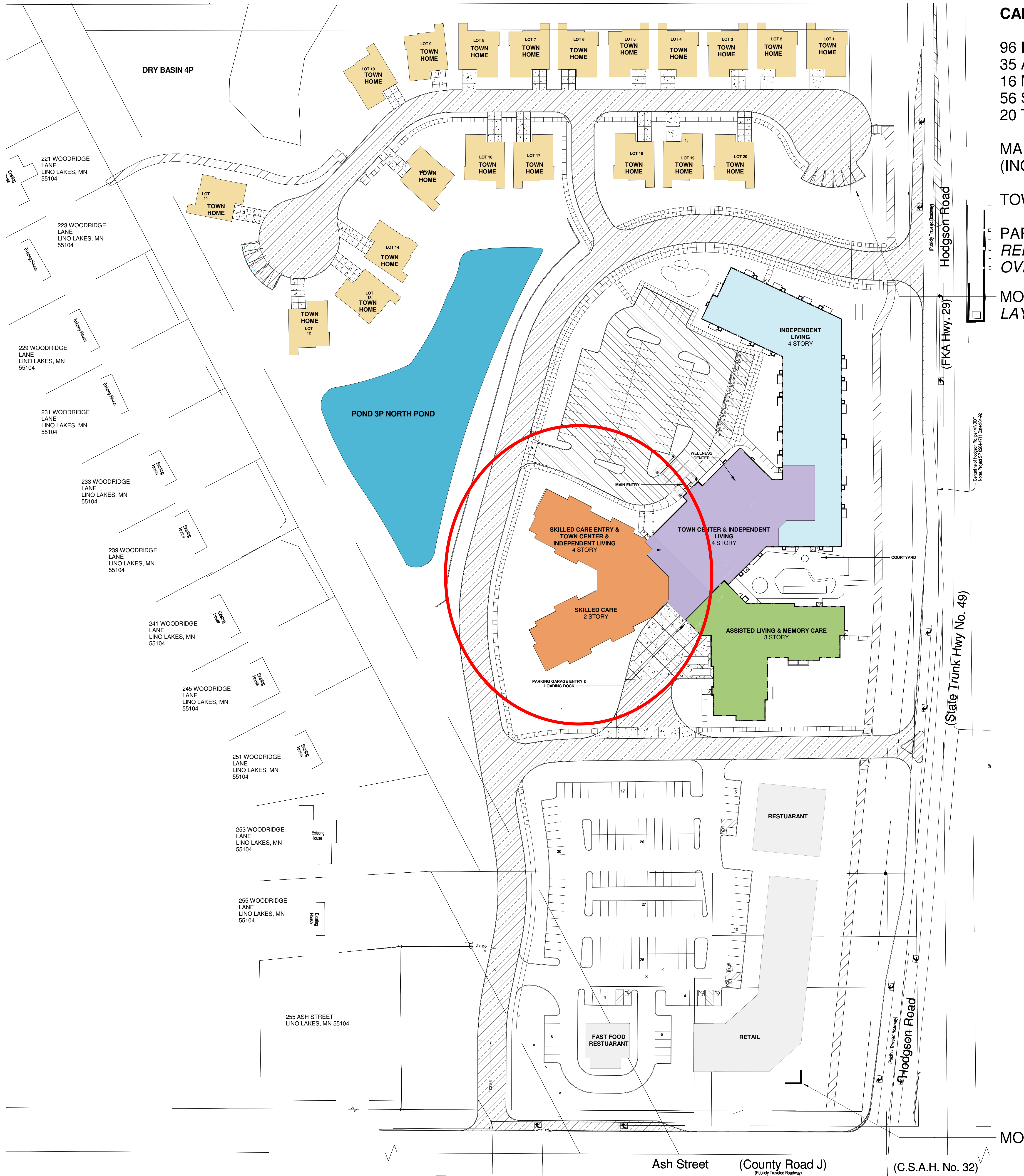
- **Construction Start:** Summer 2026; substantial completion Fall 2027

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

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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

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me or under my direct supervision and that I am a duly Licensed

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under the laws of the State of

MINNESOTA

License
Number: 14836 Date: 10/4/19

Signature: RICK J. MOORE

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 09/22/2019 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

North

SITE PLAN

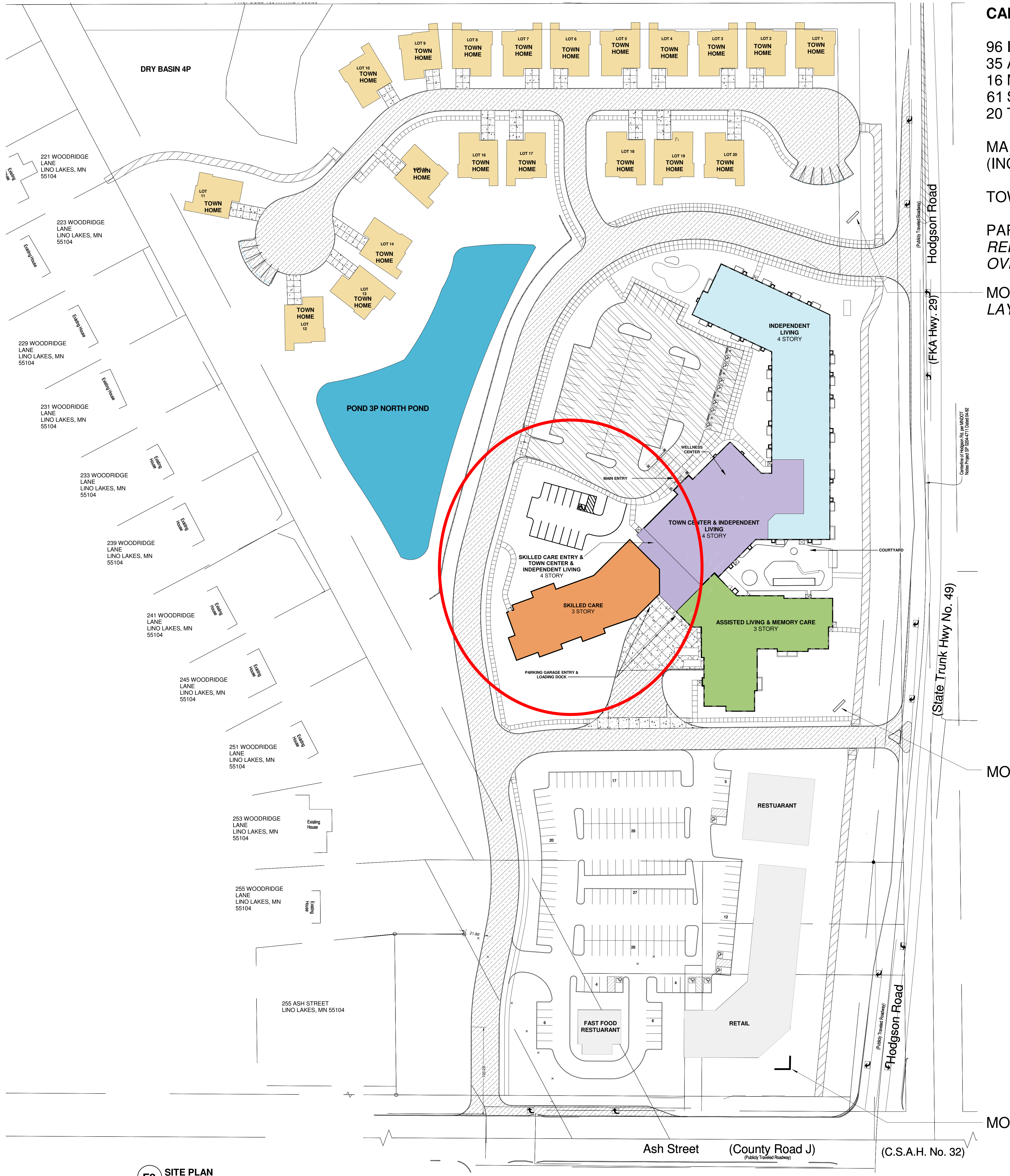
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A2

MN

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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

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MONUMENT SIGN, SEE SHEET SIGNAGE EXTERIOR, A17

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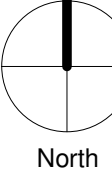
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Sara Malin

License Number: 40063 Date:

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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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Check: Checker



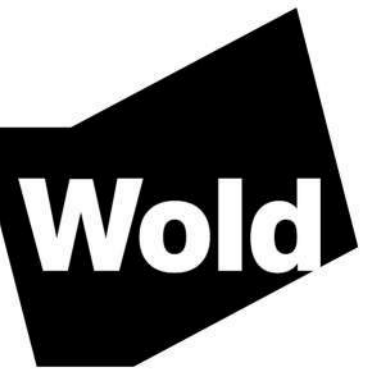
SITE PLAN

Scale: 1" = 50'-0"

A2

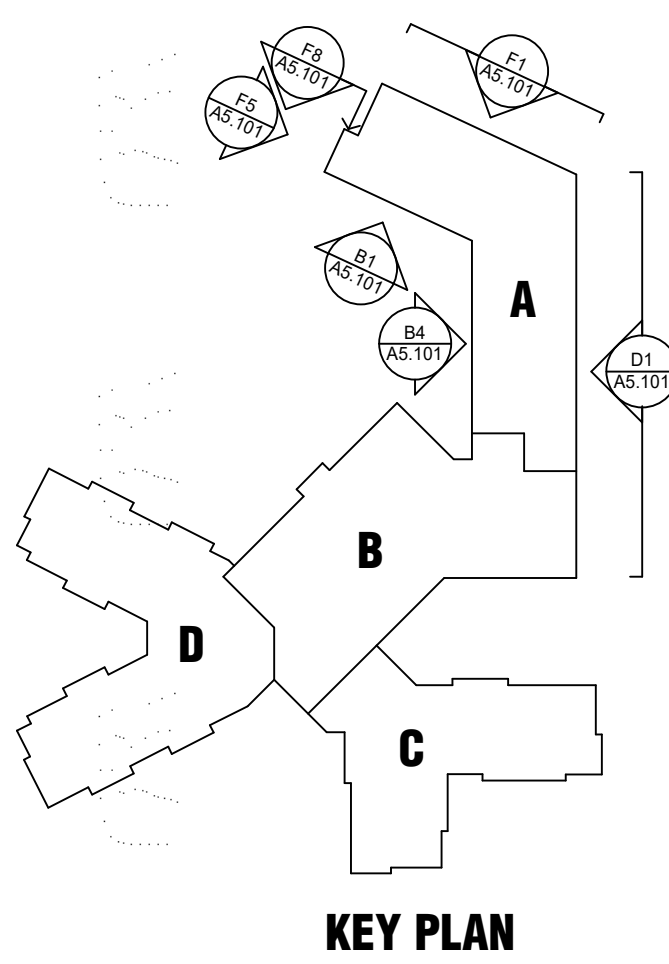






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License Number: **14836** Name: **RICK J. MOORE** Date: **10/4/19**

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CD SET		10/04/2019	7
PUD DEV STAGE RESUB		09/11/2020	8
PHZ 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

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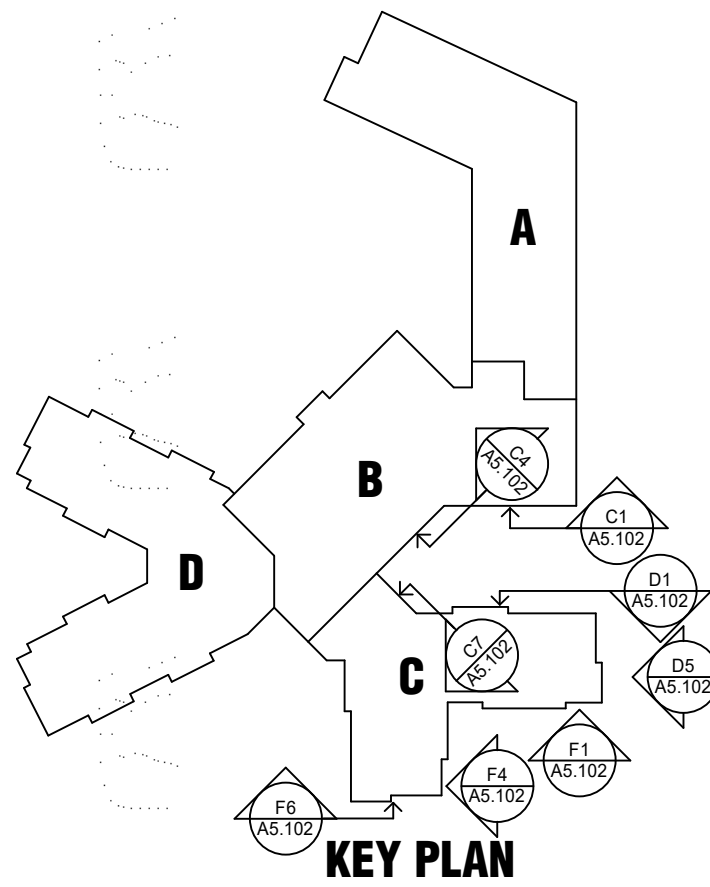
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Comm: 196015

Date: 8/21/2020

Drawn: Author

Check: BP

EXTERIOR
ELEVATIONS

Scale: As indicated

A5.102

Page 36 of 170

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

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

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

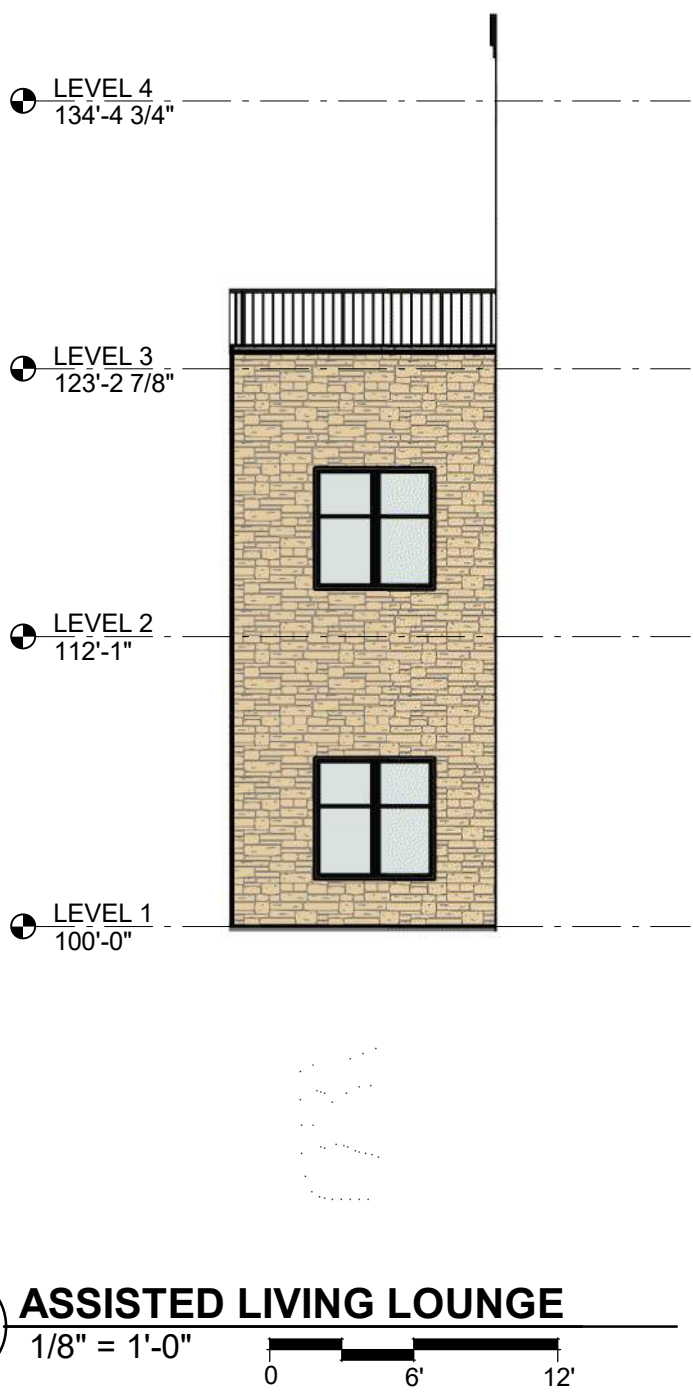
EVENING BLUE
ARCTIC WHITE
WARM SIENNA
OHIO BLUE VEIN CUT STONE

MN

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

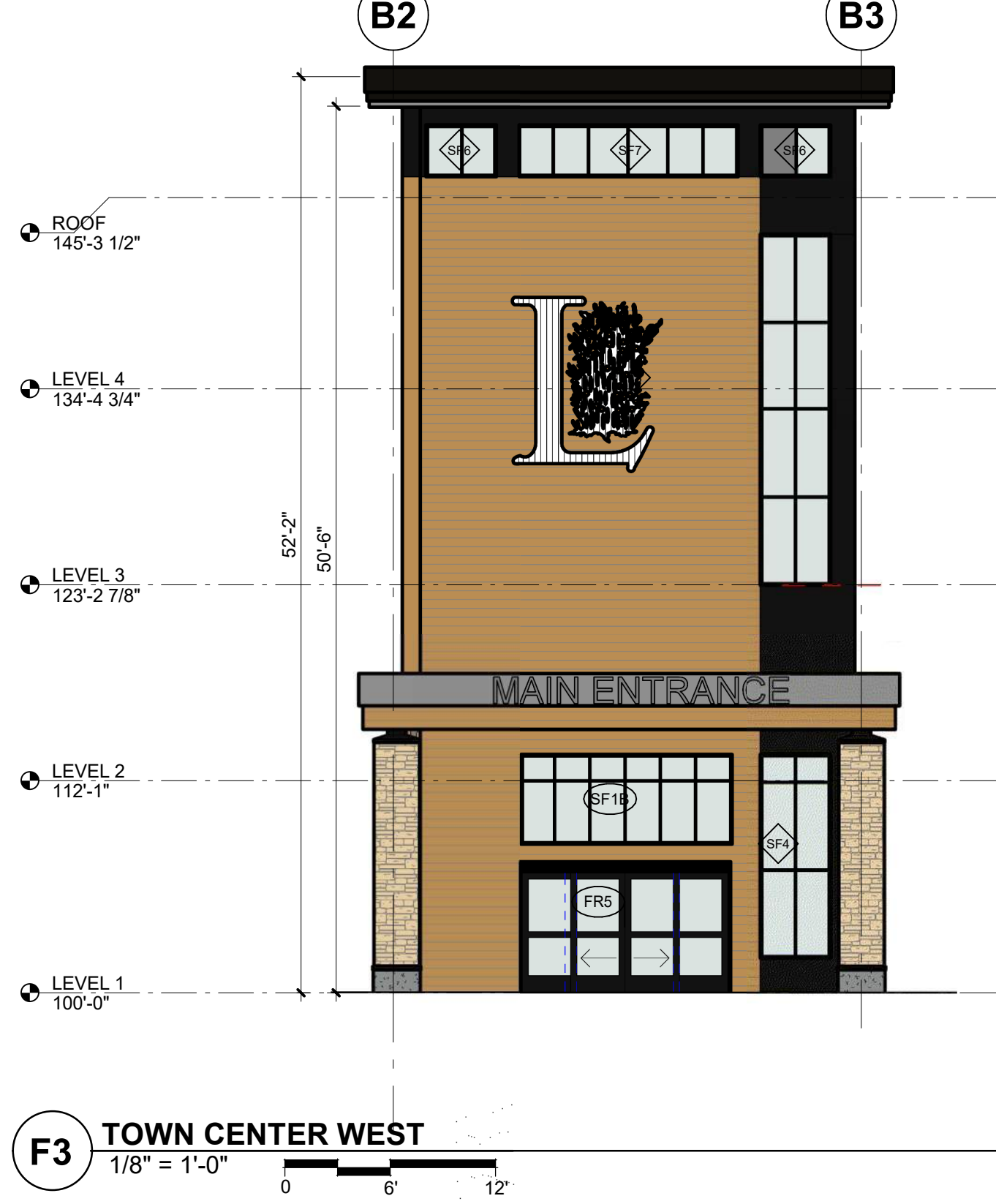


B5 ASSISTED LIVING WEST
1/8" = 1'-0"



Exterior Elevation Materials

Cladding Material	Area	Cladding Material	Area	Cladding Material	Area	Cladding Material	Area	Cladding Material	Area
A5.101/B1 Siding Total	2,828	A5.102/C1 Siding Total	1,715	A5.103/B1 Siding Total	497	A5.104/C2 Siding Total	627	A13/C1 Siding Total	1,408
Blue	517	Blue	505	White	497	Blue	627	Blue	955
Wood	670	Wood	537	Stone	1,628	Wood	257	Wood	453
White	1,641	White	1,210	Windows/Doors/Louvers	791.5	Windows/Doors/Louvers	302	Stone	1,347
Stone	1,768	Stone	1,707	A5.103/B3 Stone	223	Stone	1,395	Windows/Doors/Louvers	550
Windows/Doors/Louvers	1,172	Windows/Doors/Louvers	1,023	A5.103/B5 Siding Total	3,134	A5.104/D5 Siding Total	593	A13/C3 Siding Total	714
A5.101/B4 Siding Total	4,114	A5.102/C4 Siding Total	878	Blue	140	Blue	601	Blue	714
Blue	844	Blue	654	Wood	2,237	Wood	348	Stone	897
Wood	1,337	Wood	1,026	White	757	Stone	112	Windows/Doors/Louvers	350
White	1,933	White	224	Stone	534	Stone	874	A13/E1 Siding Total	945
Stone	2,436	Stone	903	Windows/Doors/Louvers	737	Windows/Doors/Louvers	24.25	Blue	705
Windows/Doors/Louvers	1,496	Windows/Doors/Louvers	699	A5.103/D4 Siding Total	1,348	Blue	0	Wood	240
A5.101/D1 Siding Total	7,180	A5.102/C7 Siding Total	859	Wood	937	A5.104/F5 Siding Total	253	Stone	678
Blue	3,218	White	859	White	409	Stone	100	Windows/Doors/Louvers	350
Wood	2,030	Stone	627	Stone	618	Windows/Doors/Louvers	100	A13/E4 Siding Total	714
White	1,933	Windows/Doors/Louvers	172	A5.103/E6 Siding Total	1,362	Blue	100	Blue	714
Stone	4,896	A5.102/D1 Siding Total	2,559	White	694	A5.104/F6 Siding Total	1,003	Stone	1,273
Windows/Doors/Louvers	2,308	Blue	70	Stone	668	Blue	878	Windows/Doors/Louvers	450
A5.101/F1 Siding Total	3,445	Wood	1,295	Windows/Doors/Louvers	75	Wood	125	A13/F1 Siding Total	774
Blue	407	White	1,194	Stone	981	Stone	324	Wood	774
Wood	676	Windows/Doors/Louvers	616.75	Windows/Doors/Louvers	664	Windows/Doors/Louvers	336	Stone	774
White	2,362	A5.102/D5 Siding Total	1,473	A5.103/F3 Siding	913	A13/F6 Siding Total	915	Windows/Doors/Louvers	100
Stone	3,083	Blue	247	Wood	297	Blue	511	A5.101/F8 wood	299
Windows/Doors/Louvers	1,396	Wood	793	Windows/Doors/Louvers	297	Wood	404		
A5.101/F5 Siding Total	1,915	White	433	Windows/Doors/Louvers	297	Stone	208		
Blue	359	Stone	297	A5.102/F1 Siding Total	1,839	Stone	100		
Wood	897	Blue	309	Blue	1,839	Totals			
White	659	Wood	1,261	White	890	Siding	5,4532 SF		
Stone	1,010	White	770	Wood	472	Blue	16,021 SF		
Windows/Doors/Louvers	500	Stone	550	Stone	709	Wood	19,627 SF		
		Windows/Doors/Louvers	622.5	Windows/Doors/Louvers	1,545	White	18,684 SF		
		A5.102/F4 Siding Total	1,624	Windows/Doors/Louvers	653.25	Stone	30,949 SF		
		Blue	139			Windows/Doors/Louvers	17,018 SF		
		Wood	570			Total Including W/D/L	102,499 SF		
		White	915			Total Not Including W/D/L	85,481 SF		
		Stone	620			Stone % Not Including Windows	36.2%		
		Windows/Doors/Louvers	465						
		A5.102/F6 Siding Total	1,778						
		Blue	455						
		Wood	840						
		White	483						
		Stone	322						
		Windows/Doors/Louvers	225						



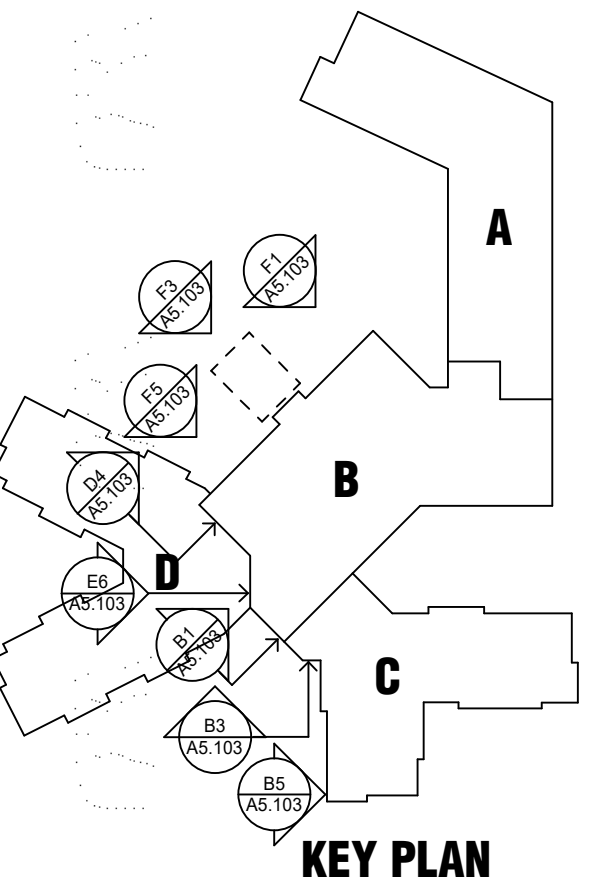
Lyngblomsten Lino
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1415 Almond Avenue,
Saint Paul, MN 55108

Wold

WOLD ARCHITECTS
AND ENGINEERS
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woldae.com | 651 227 7773



KEY PLAN

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License Number: 14836 Date: 10/4/19

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PH2 RESUBMITTAL	09/12/2020	9

Comm: 196015
Date: 8/21/2020
Drawn: Author
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EXTERIOR
ELEVATIONS

Scale: As indicated

A5.103

MN

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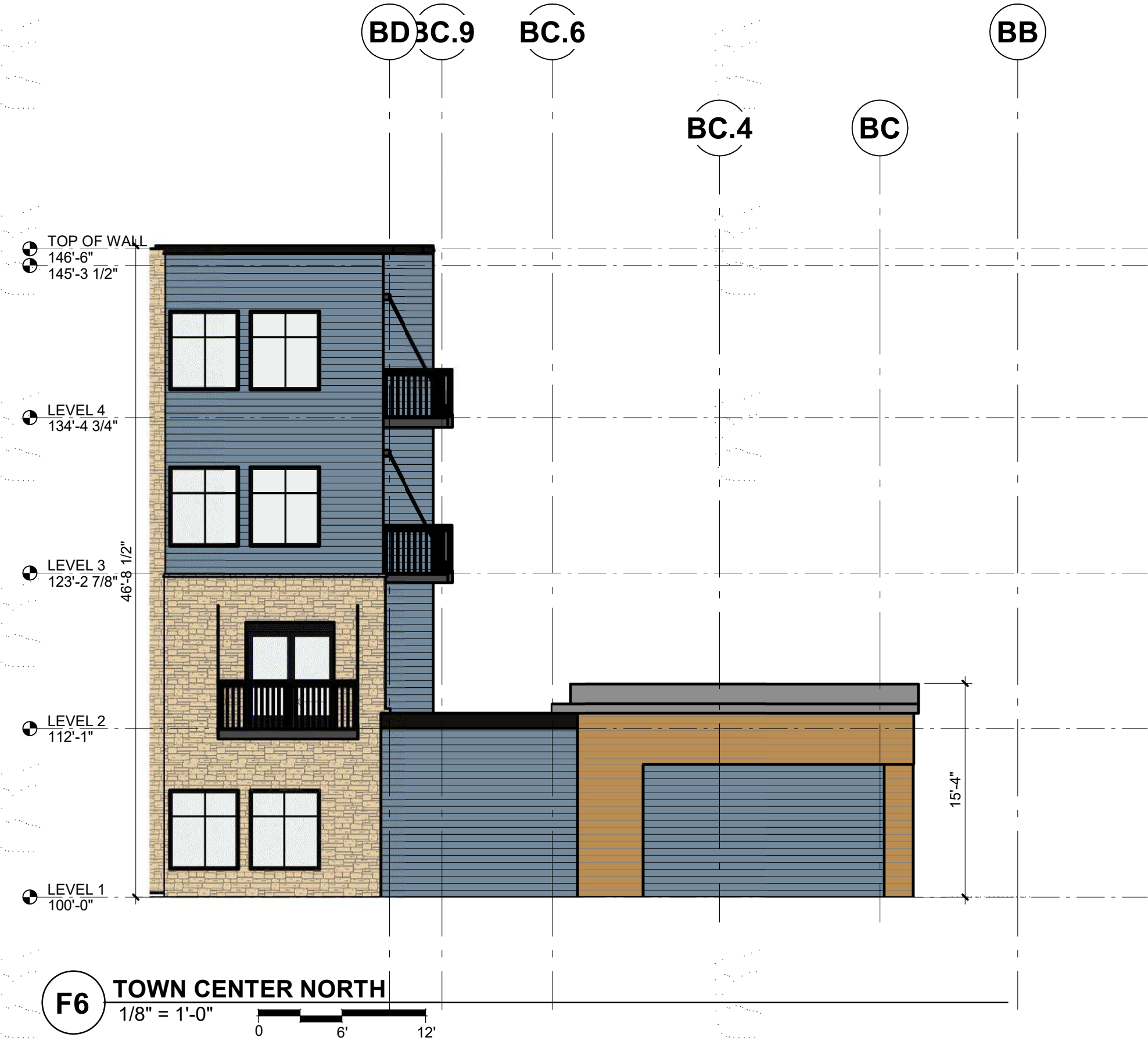
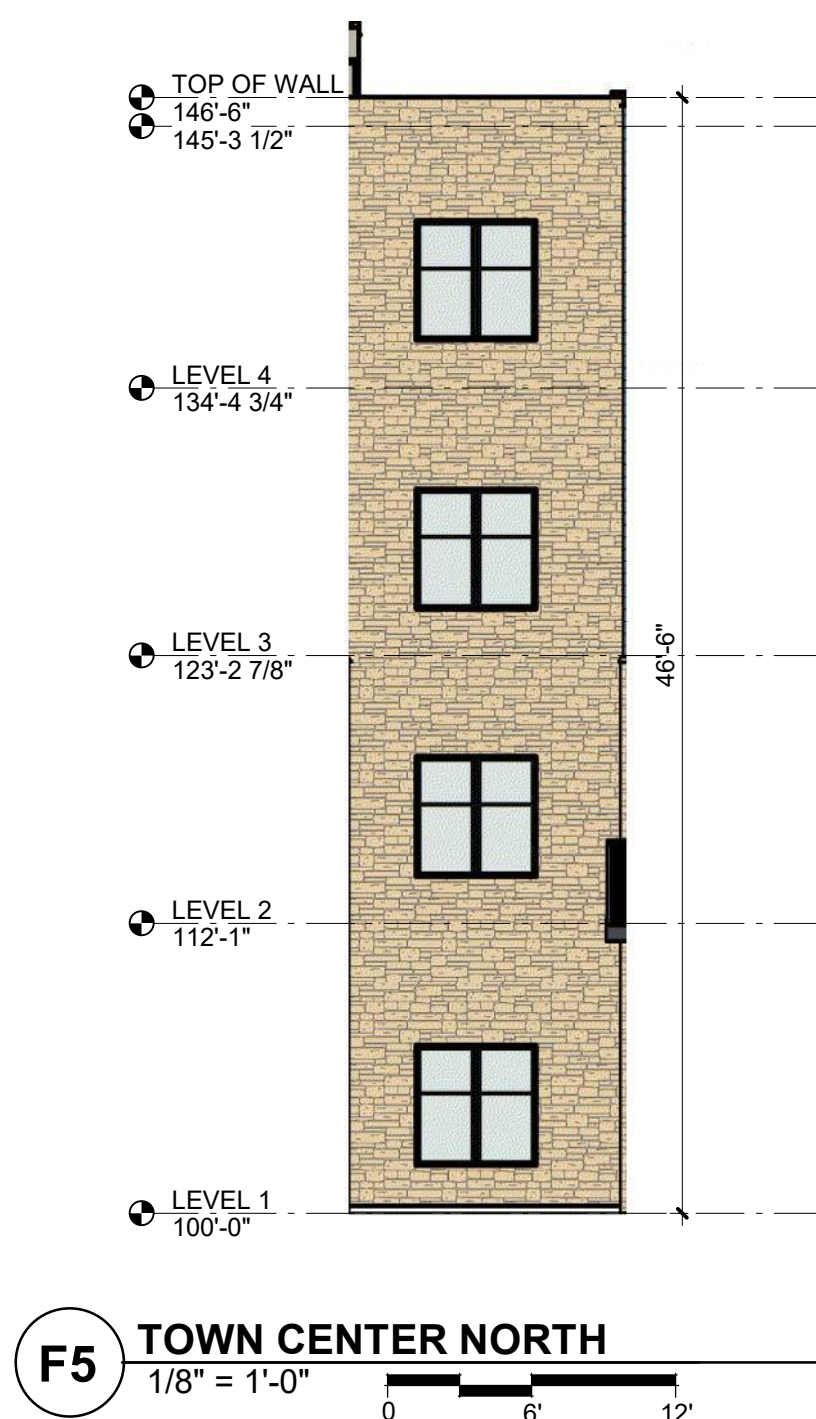
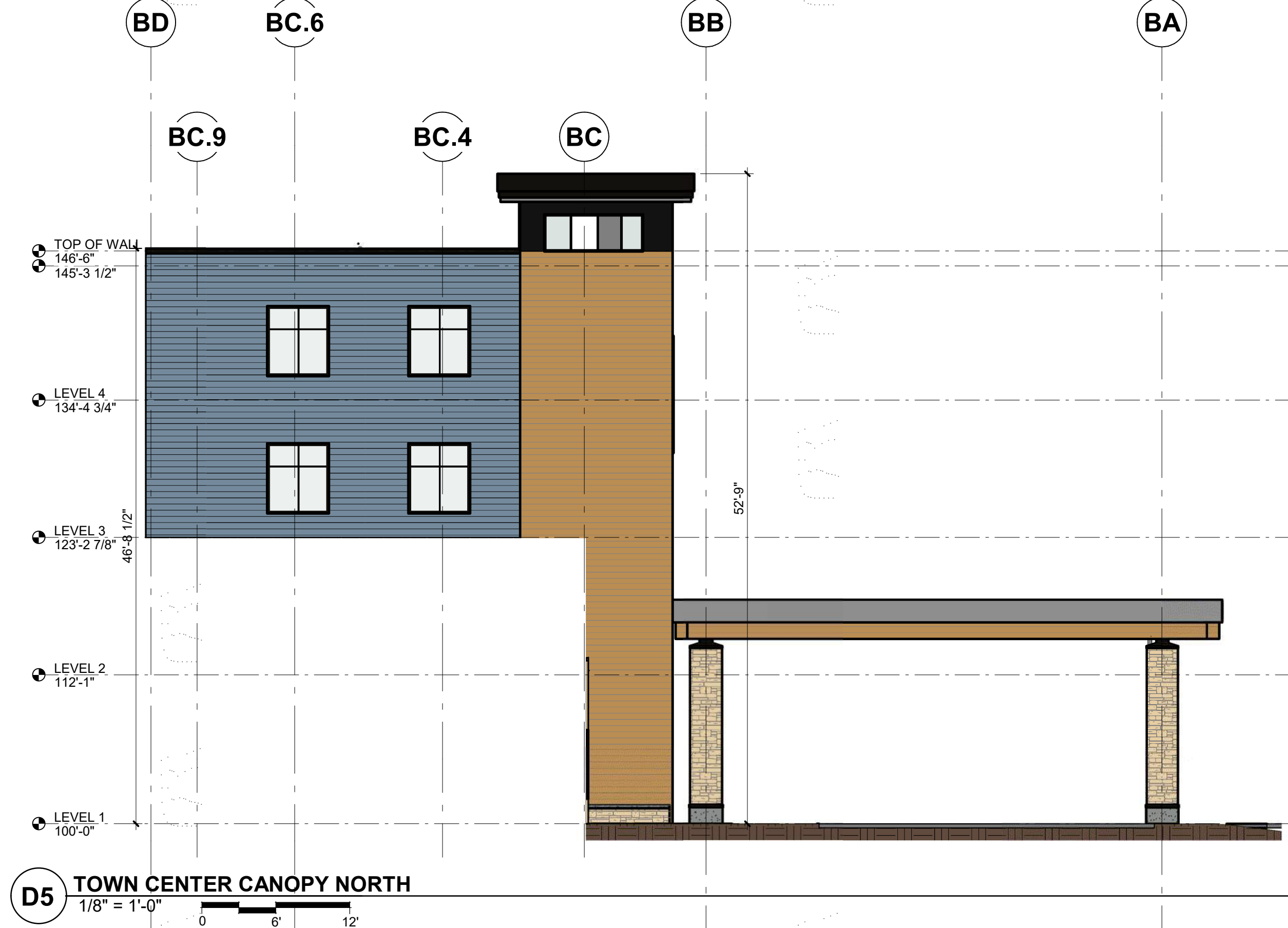
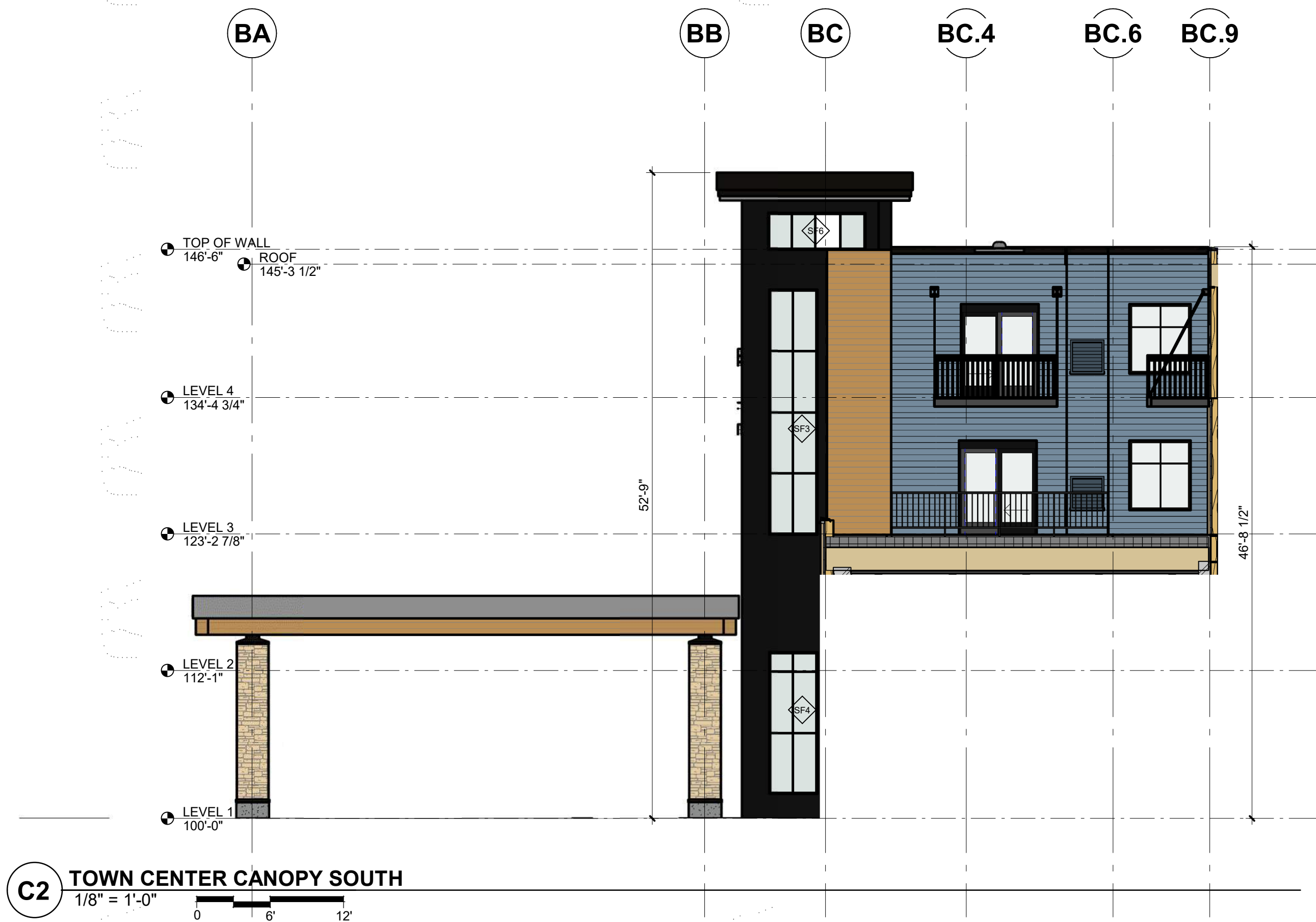
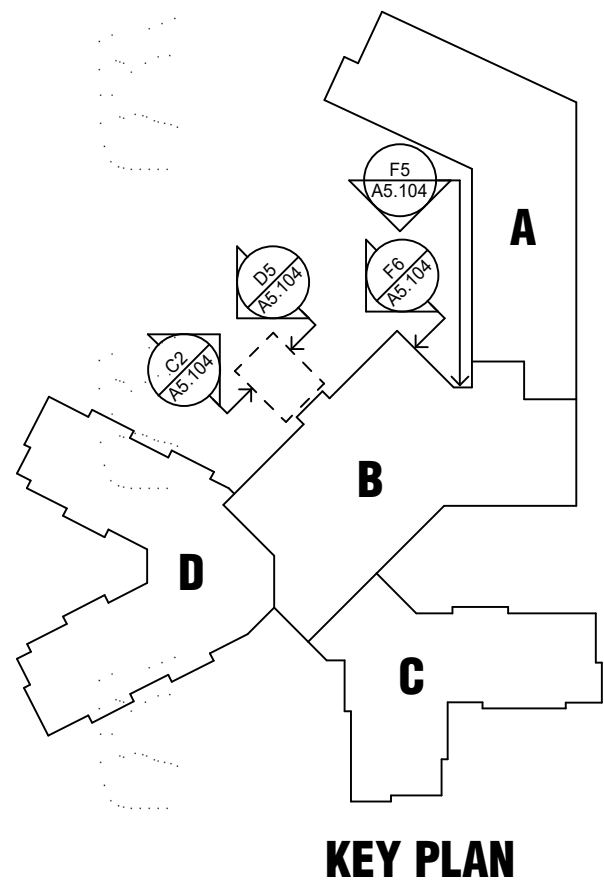
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Lakes Campus

Lyngblomsten
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Saint Paul, MN 55108

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AND ENGINEERS
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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
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CD QAO CHECK SET		09/23/2019	6
CD SET		10/04/2019	7
PUD DEV STAGE RESUB		09/11/2020	8
PH2 RESUBMITTAL		09/12/2020	9

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

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

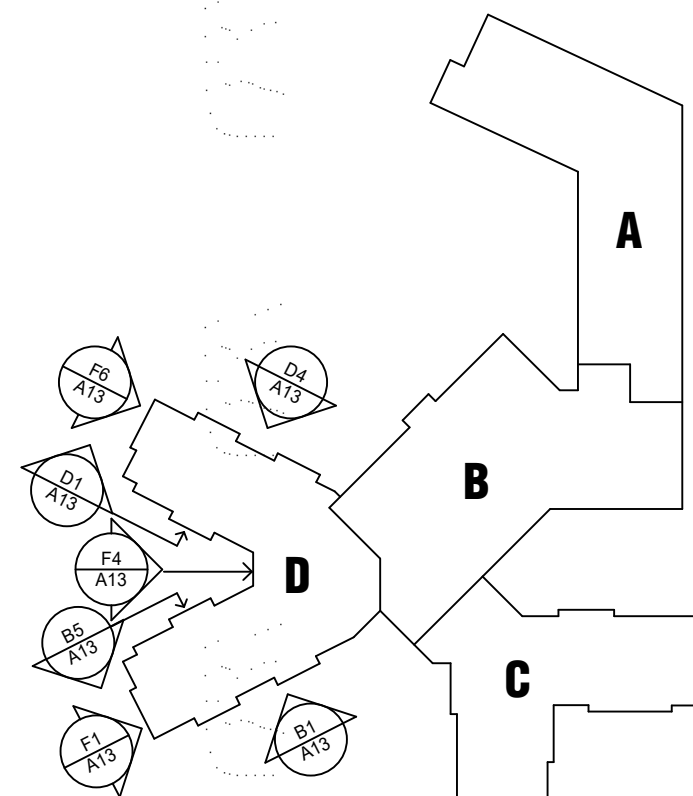
Lyngblomsten Lino
Lakes Campus

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Saint Paul, MN 55108

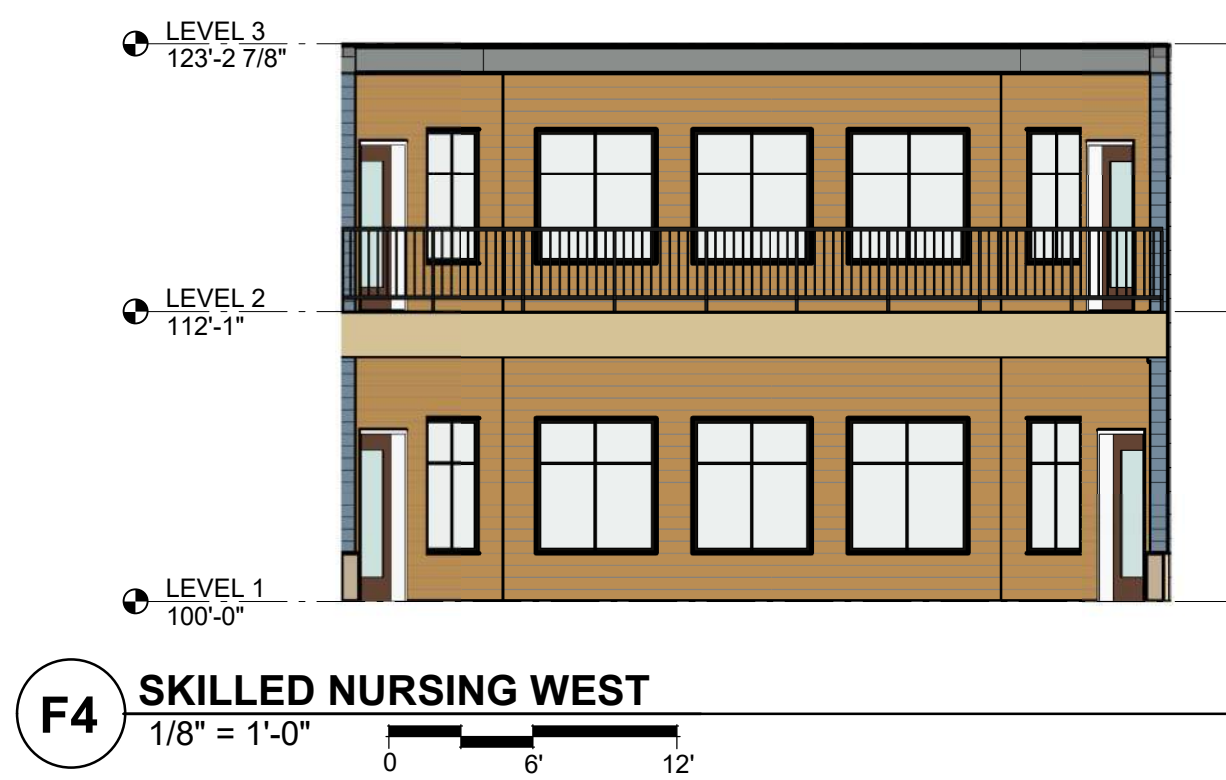
Wold

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Saint Paul, MN 55101

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KEY PLAN



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Number: 14836 Date: 10/4/19

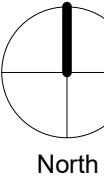
Description	Date	Num
PUD Submittal	10/08/2018	1
PUD Resubmittal	01/14/2019	2
PUD Resubmittal	03/11/2019	3
DD SET	06/28/2019	4
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CD QAOQ CHECK SET	09/23/2019	6
CD SET	10/04/2019	7
PUD DEV STAGE RESUB	09/11/2020	8
PH2 RESUBMITTAL	09/15/2020	9

Comm: 196015

Date: 8/21/2020

Drawn: Author

Check: Checker



EXTERIOR
ELEVATIONS

Scale: As indicated

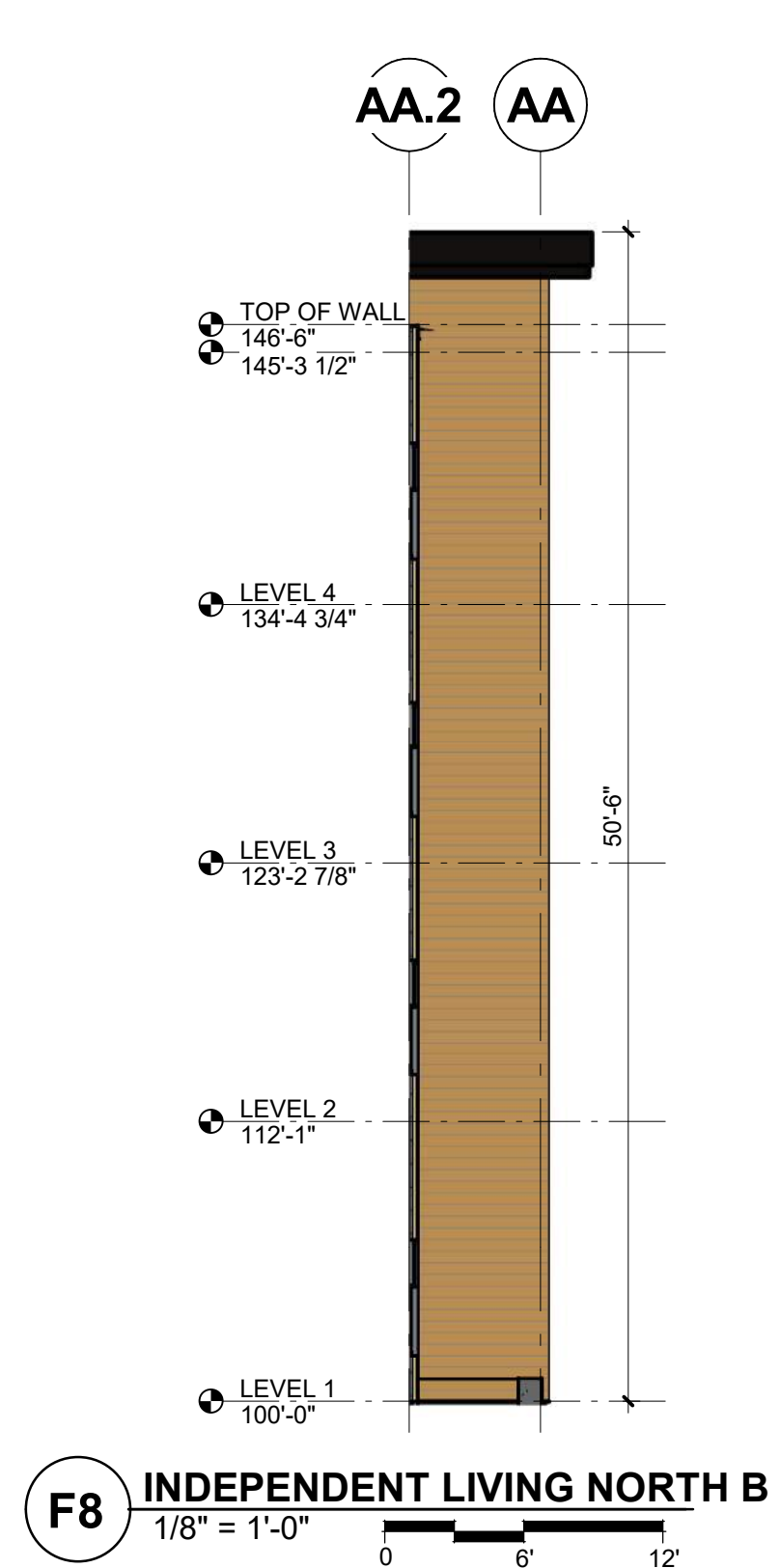
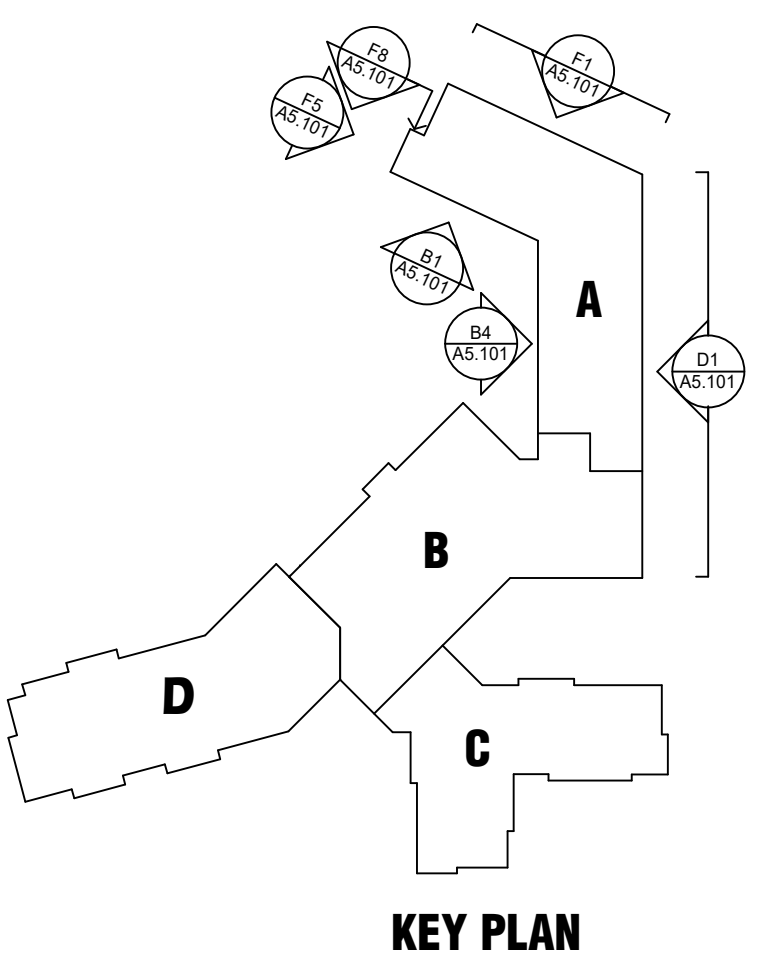
A13

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



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Sara Malin
Date: 8/21/2020

License Number: 40063

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

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

EXTERIOR
ELEVATIONS

Scale: As indicated

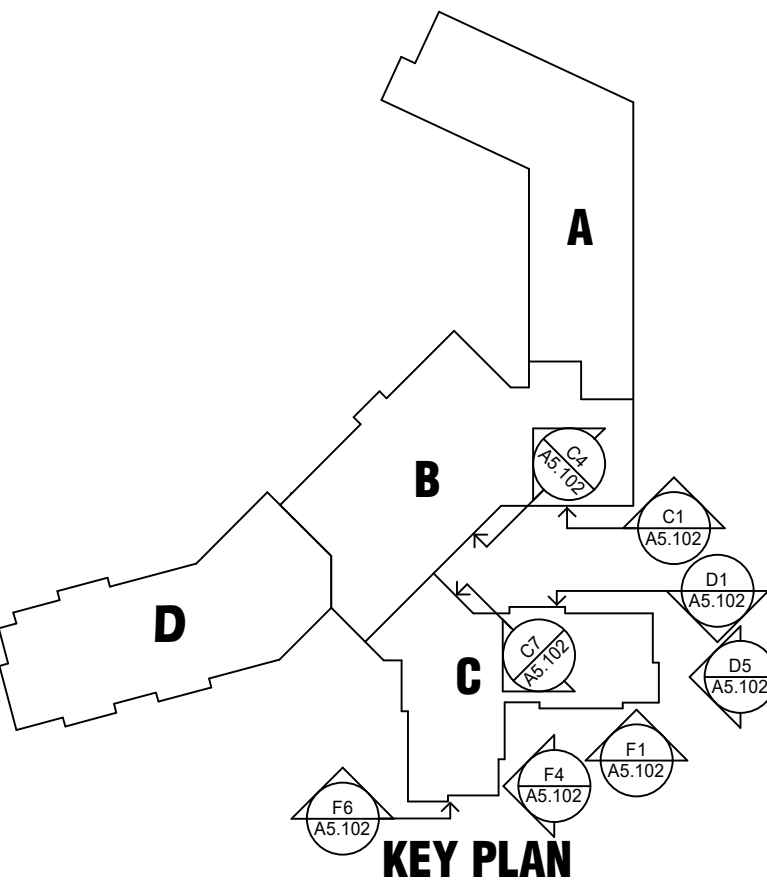
A5.101

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

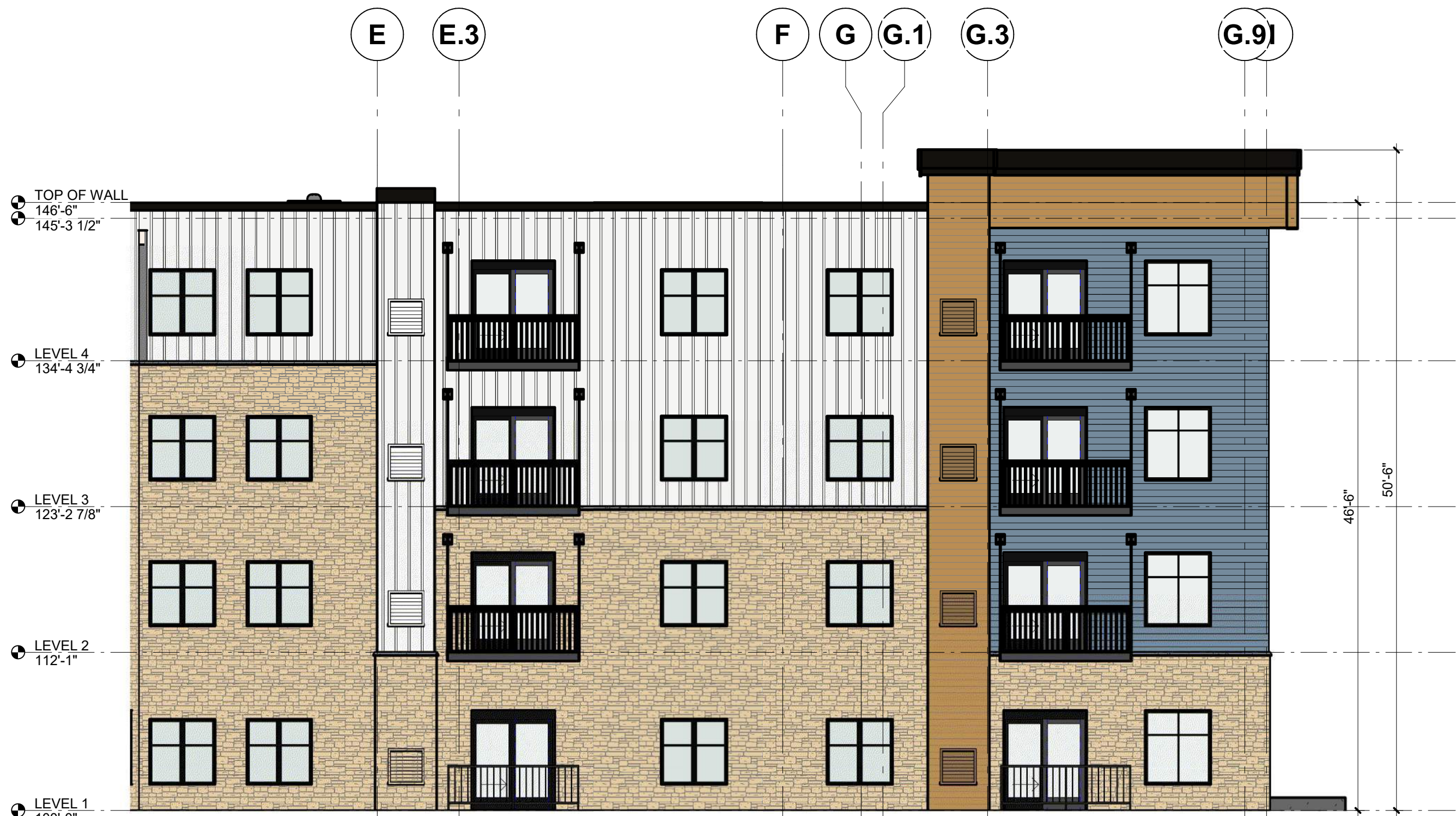
CS-1	FIBER CEMENT SIDING	EVENING BLUE
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CS-4	WOOD LOOK FIBER CEMENT SIDING	WARM SIENNA
MSV-1	MANUFACTURED STONE VENEER	OHIO BLUE VEIN CUT STONE



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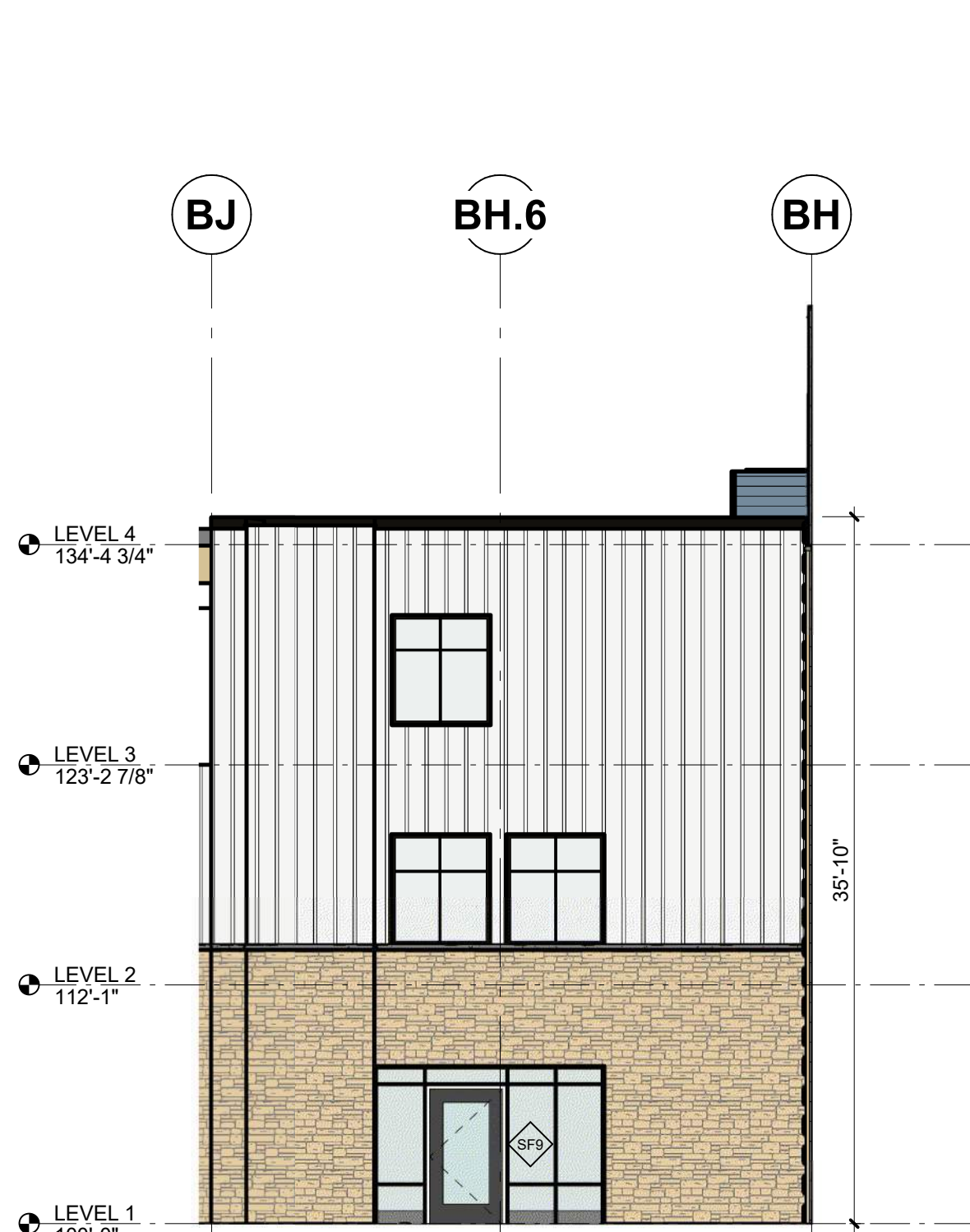
MN



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"



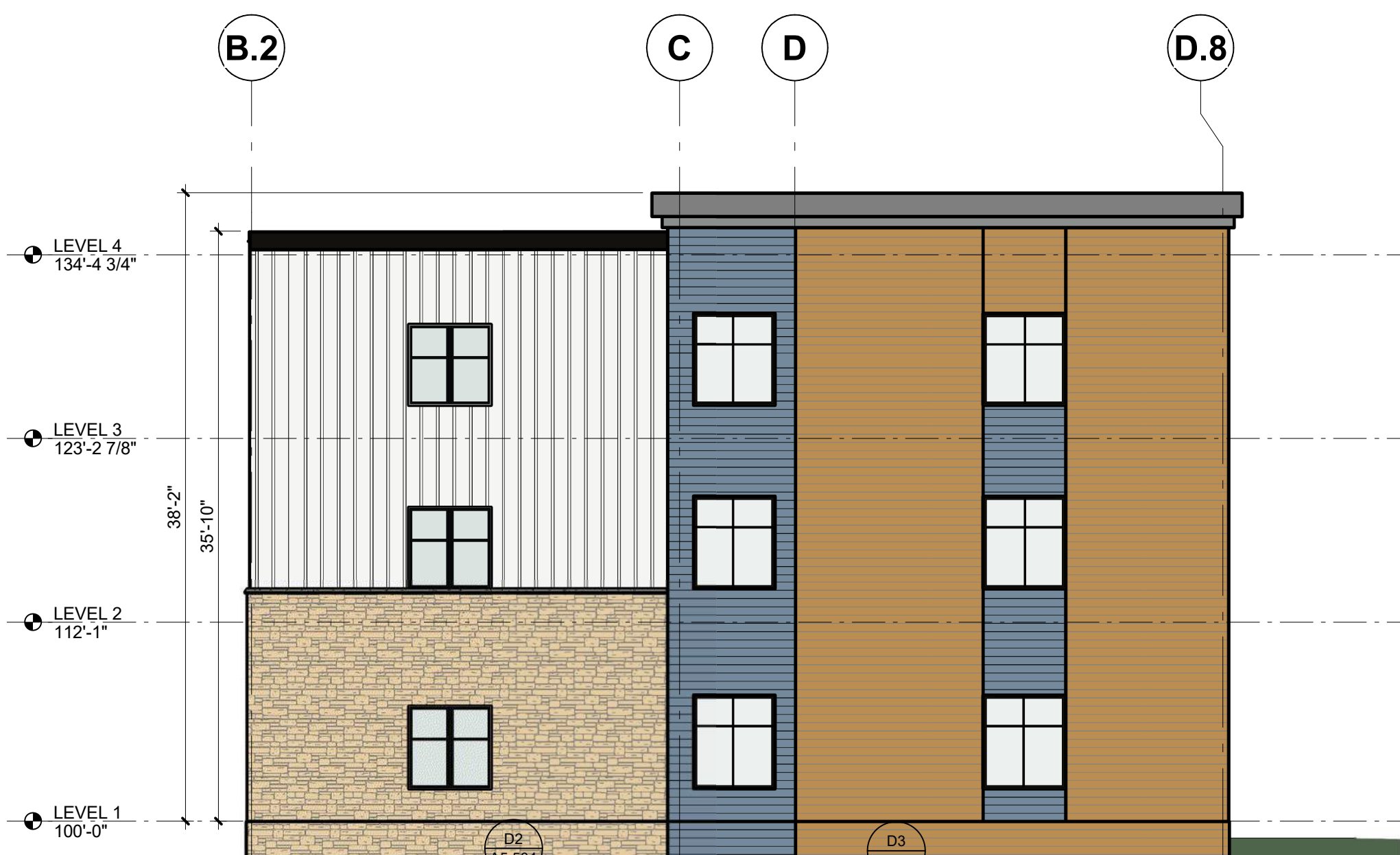
D5 ASSISTED LIVING EAST
1/8" = 1'-0"



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

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Sara Malin
Sara Malin

License Number: 40063 Date:

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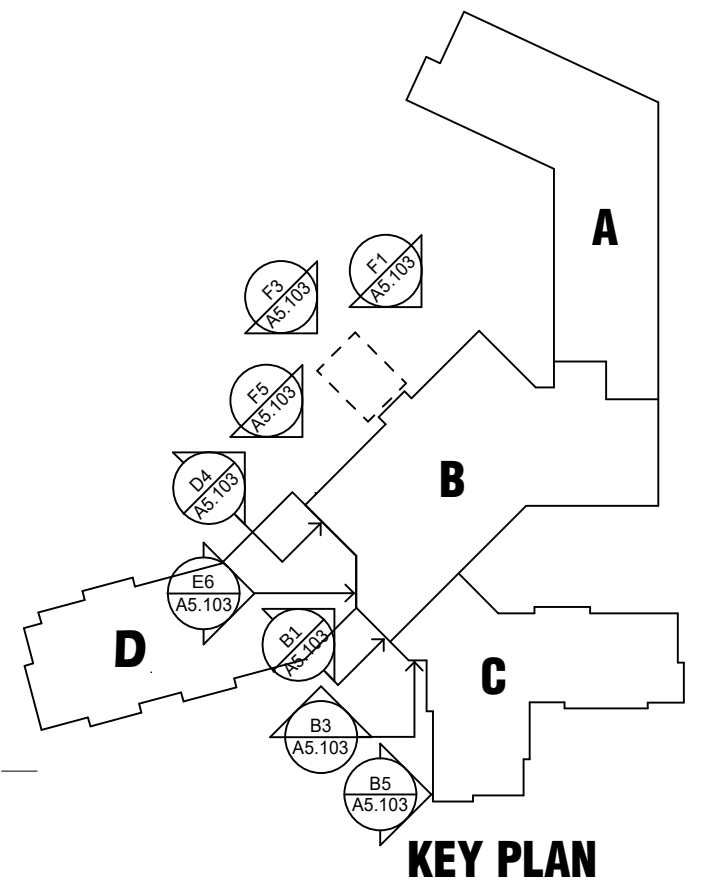
Comm: 196015
Date: 8/21/2020
Drawn: Author
Check: BP

**EXTERIOR
ELEVATIONS**

Scale: As indicated

A5.102

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

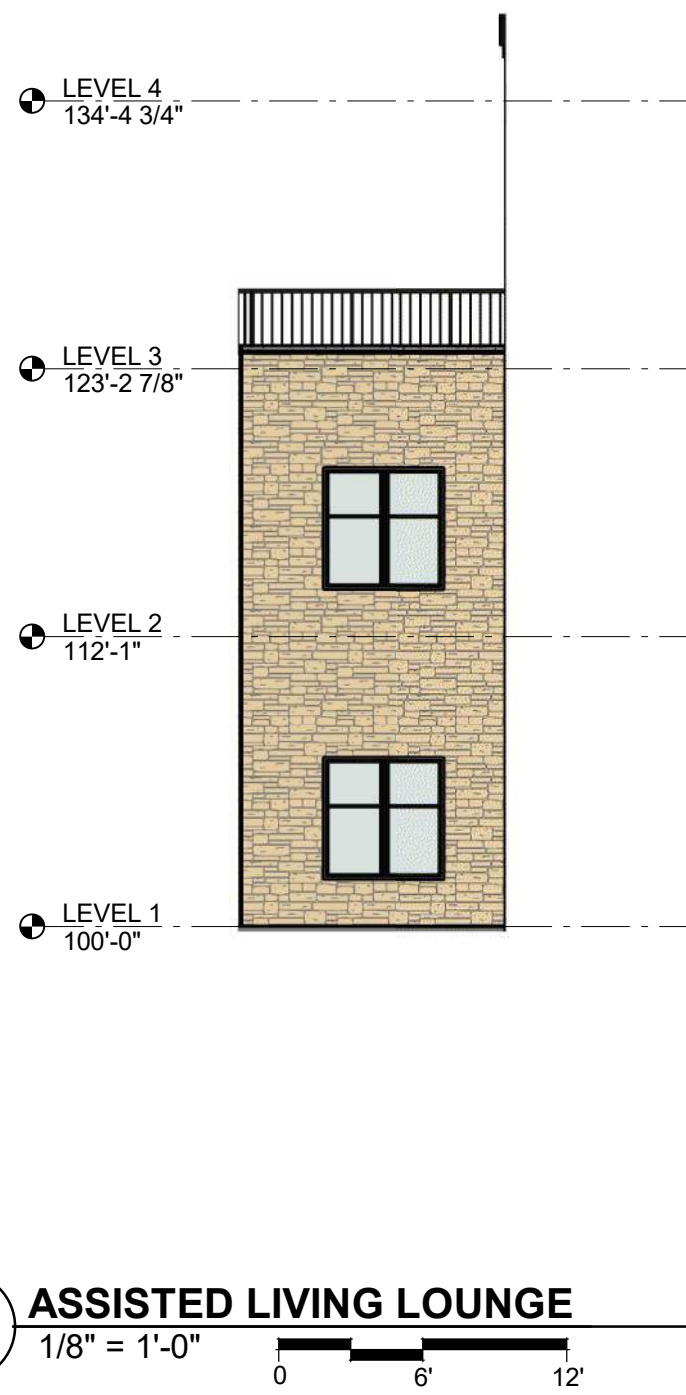


MN

A



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



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

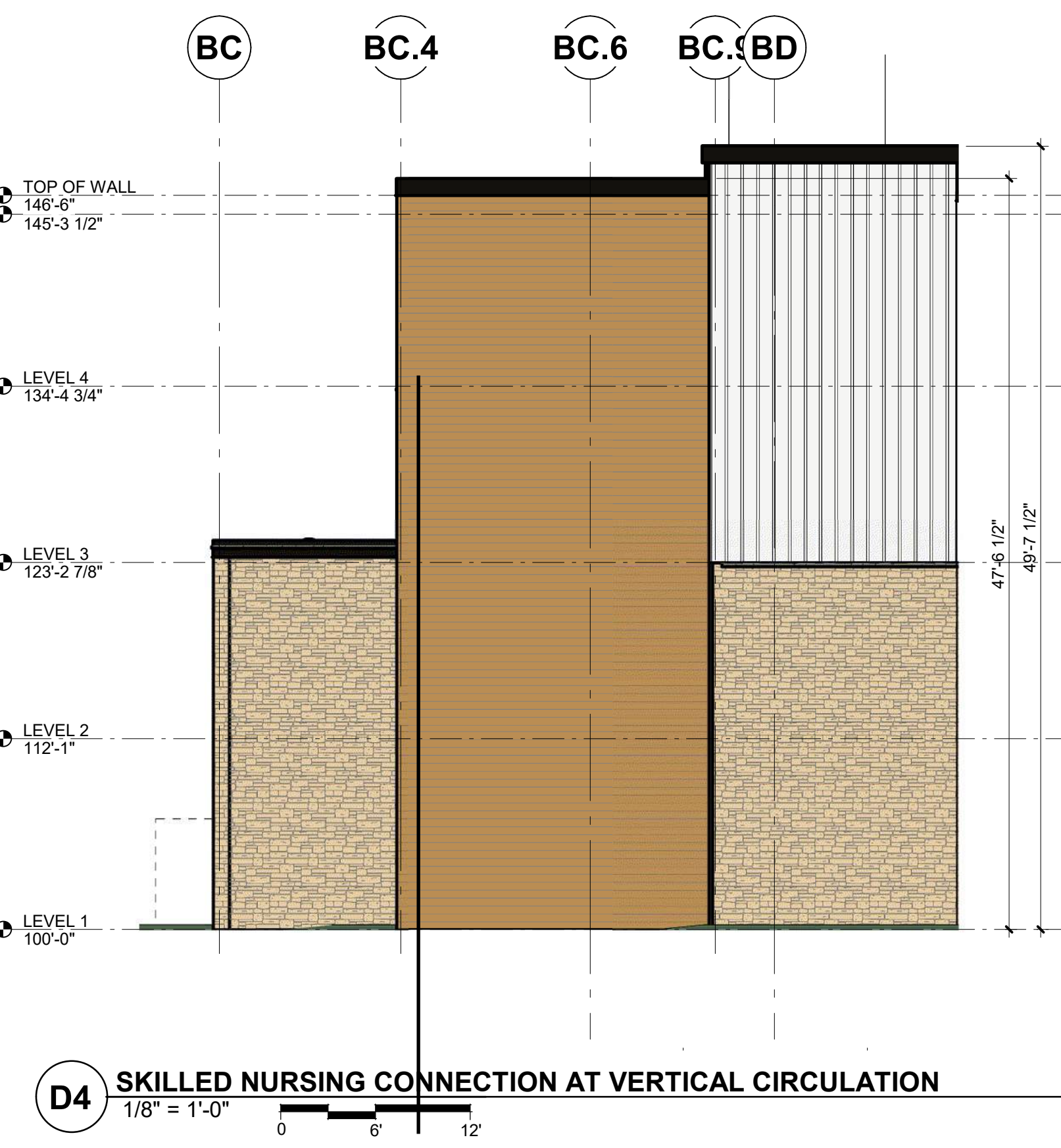


Exterior Elevation Materials

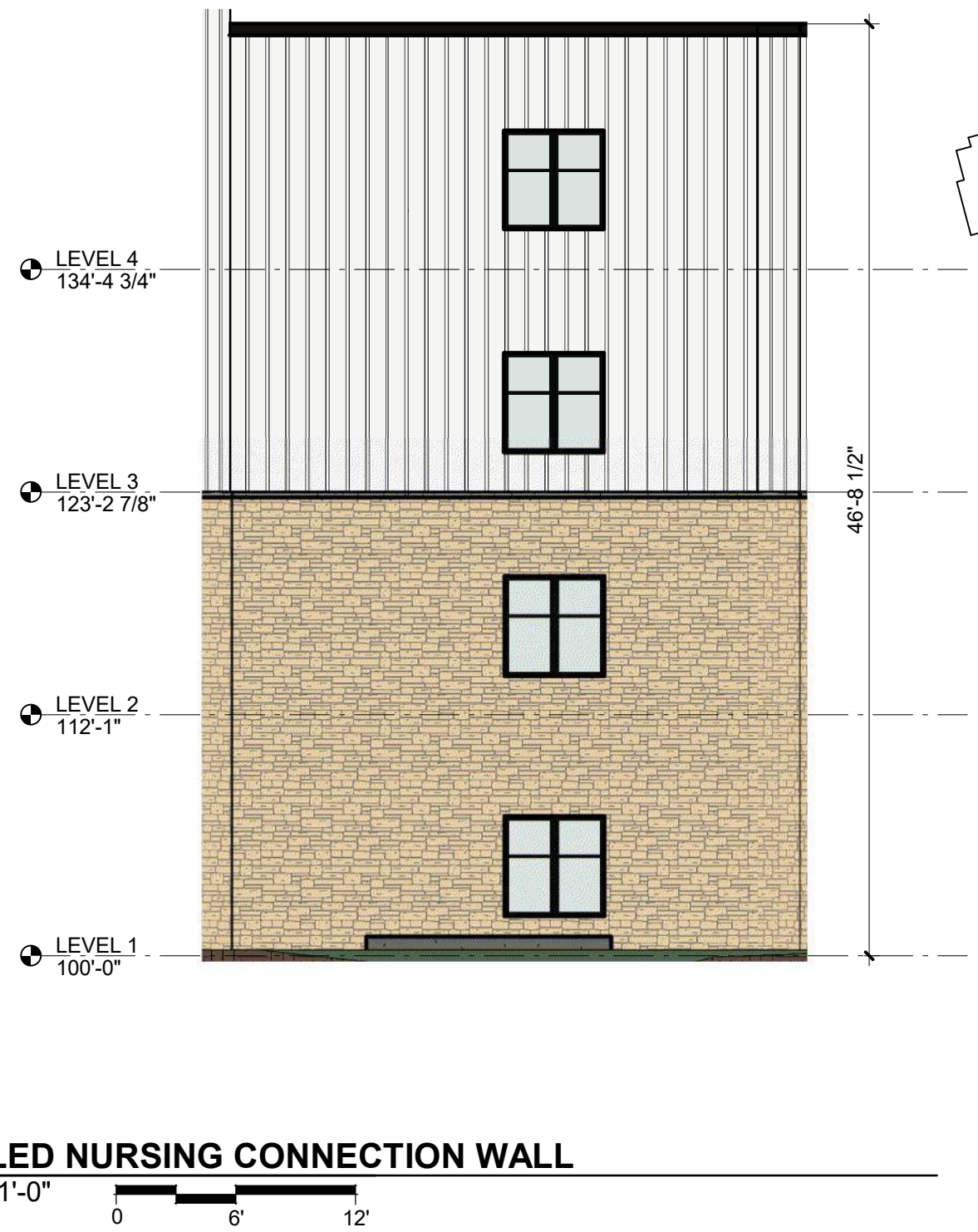
Cladding Material	Area	Cladding Material	Area	Cladding Material	Area	Cladding Material	Area
A5.101/B1 Siding Total	2,828	A5.102/C1 Siding Total	2,252	A5.103/B1 Siding Total	497	A5.104/C2 Siding Total	884
Blue	517	Blue	503	White	497	Blue	627
Wood	670	Wood	537	Stone	1,628	Wood	257
White	1,641	White	1,210	Windows/Doors/Louvers	791.5	Windows/Doors/Louvers	302
Stone	1,768	Stone	1,707	A5.103/B3 Stone	223	A5.104/D5 Siding Total	1,542
Windows/Doors/Louvers	1172	Windows/Doors/Louvers	1023	A5.103/B5 Siding Total	3134	Blue	593
A5.101/B4 Siding Total	4114	A5.102/C4 Siding Total	1,904	Blue	140	Wood	601
Blue	844	Blue	654	White	2,237	Stone	348
Wood	1,337	Wood	1,026	White	757	Windows/Doors/Louvers	112
White	1,933	White	224	Stone	534	Blue	874
Stone	2,436	Stone	903	Windows/Doors/Louvers	737	White	143
Windows/Doors/Louvers	1496	Windows/Doors/Louvers	699	A5.103/D4 Siding Total	1,348	Windows/Doors/Louvers	24.25
A5.101/D1 Siding Total	7180	A5.102/C7 Siding Total	859	Wood	937	A5.104/F5 Siding Total	0
Blue	3,218	White	859	White	409	Blue	0
Wood	2,030	Stone	627	Stone	618	Stone	253
White	1,933	Windows/Doors/Louvers	172	A5.103/E6 Siding Total	1,362	Windows/Doors/Louvers	100
Stone	4,896	A5.102/D1 Siding Total	2,559	White	694	A5.104/F6 Siding Total	1,003
Windows/Doors/Louvers	2,308	Blue	70	Stone	668	Blue	878
A5.101/F1 Siding Total	3,445	Wood	1,295	Windows/Doors/Louvers	75	Wood	125
Blue	407	White	1,194	Stone	183	Stone	324
Wood	676	Stone	797	Windows/Doors/Louvers	661	Windows/Doors/Louvers	336
White	2,362	Windows/Doors/Louvers	616.75	A5.103/F3 Siding	1,888	A5.103/F3 Siding	1,888
Stone	3,083	A5.102/D5 Siding Total	1,473	Blue	1,427	Wood	913
Windows/Doors/Louvers	1,396	Blue	247	White	279	Stone	913
A5.101/F5 Siding Total	1,013	Wood	793	Stone	981	A5.103/F5 Siding Total	2,065
Blue	359	White	433	Windows/Doors/Louvers	664	Blue	2065
Wood	897	Stone	297	A5.102/F1 Siding Total	2,340	White	840
White	659	Windows/Doors/Louvers	299.25	Blue	309	Wood	770
Stone	1,010	A5.102/F6 Siding Total	1,778	White	570	Stone	915
Windows/Doors/Louvers	500	Blue	455	Wood	840	Stone	620
A5.101/F8 wood	299	White	483	Stone	322	Windows/Doors/Louvers	465
		Windows/Doors/Louvers	225				

Totals	Siding	58,130 SF
	Blue	14,476 SF
	Wood	20,742 SF
	White	21,296 SF
	Stone	31,162 SF
	Windows/Doors/Louvers	16,724 SF
	Total Including W/D/L	105,000 SF
	Total Not Including W/D/L	88,276 SF
	Stone % Not Including Windows	35.3%

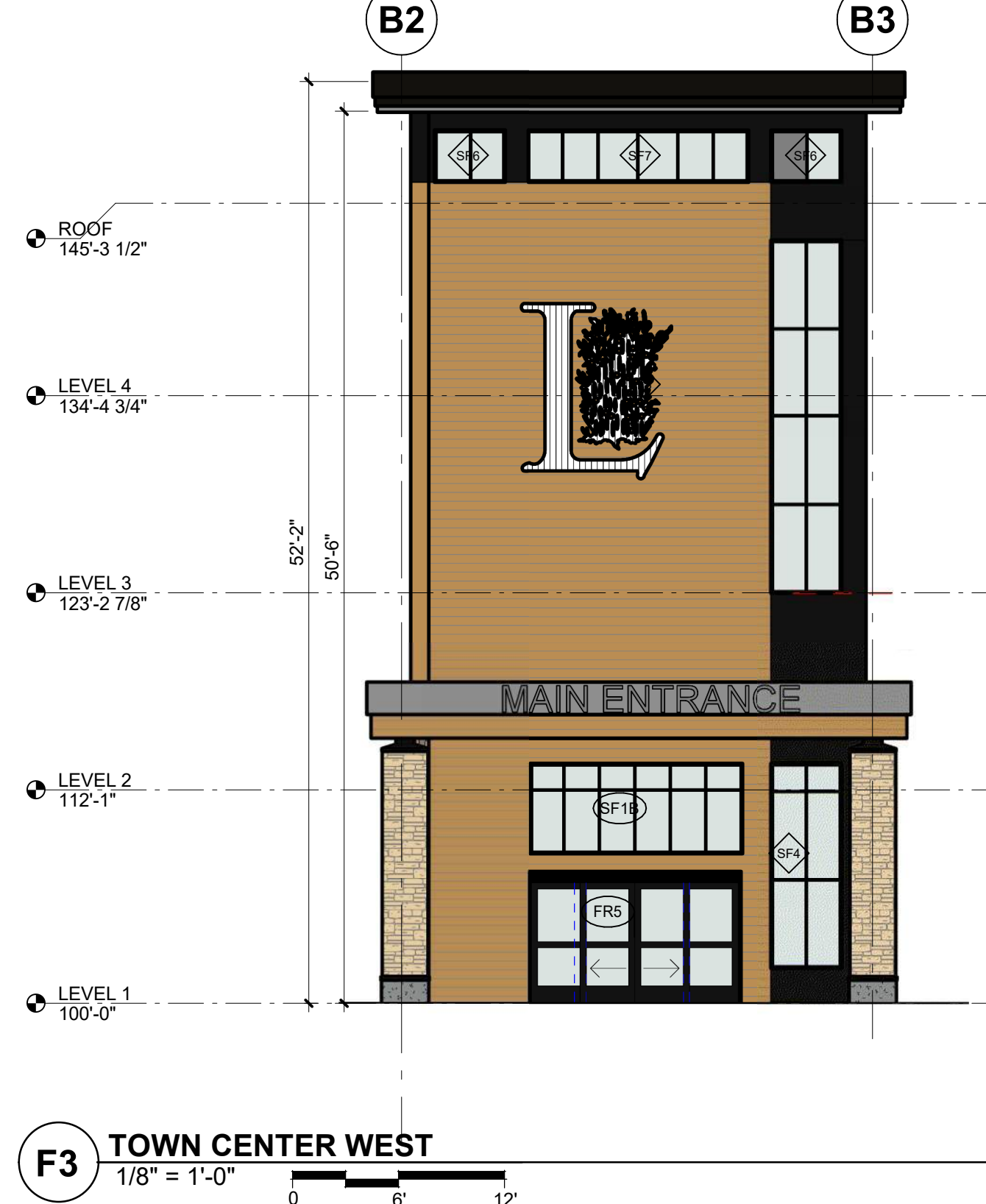
D4 SKILLED NURSING CONNECTION AT VERTICAL CIRCULATION
1/8" = 1'-0"



E6 SKILLED NURSING CONNECTION WALL
1/8" = 1'-0"



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



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



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Sara Malin
License Number: 40063 Date:

Description	Date	Num
PUD Submittal	10/08/2018	1
PUD Resubmittal	01/14/2019	2
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PUD 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

A5.103

MN

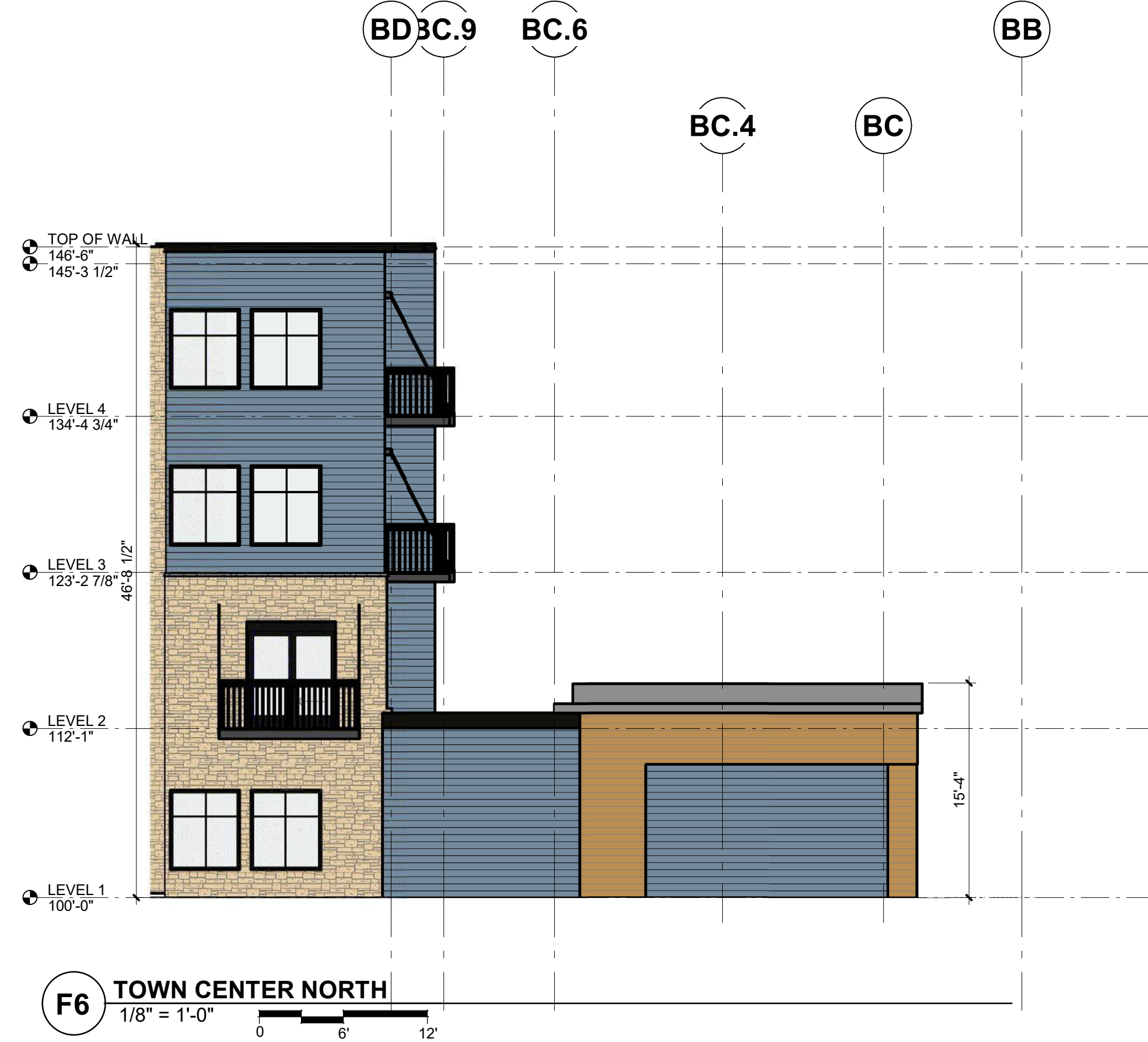
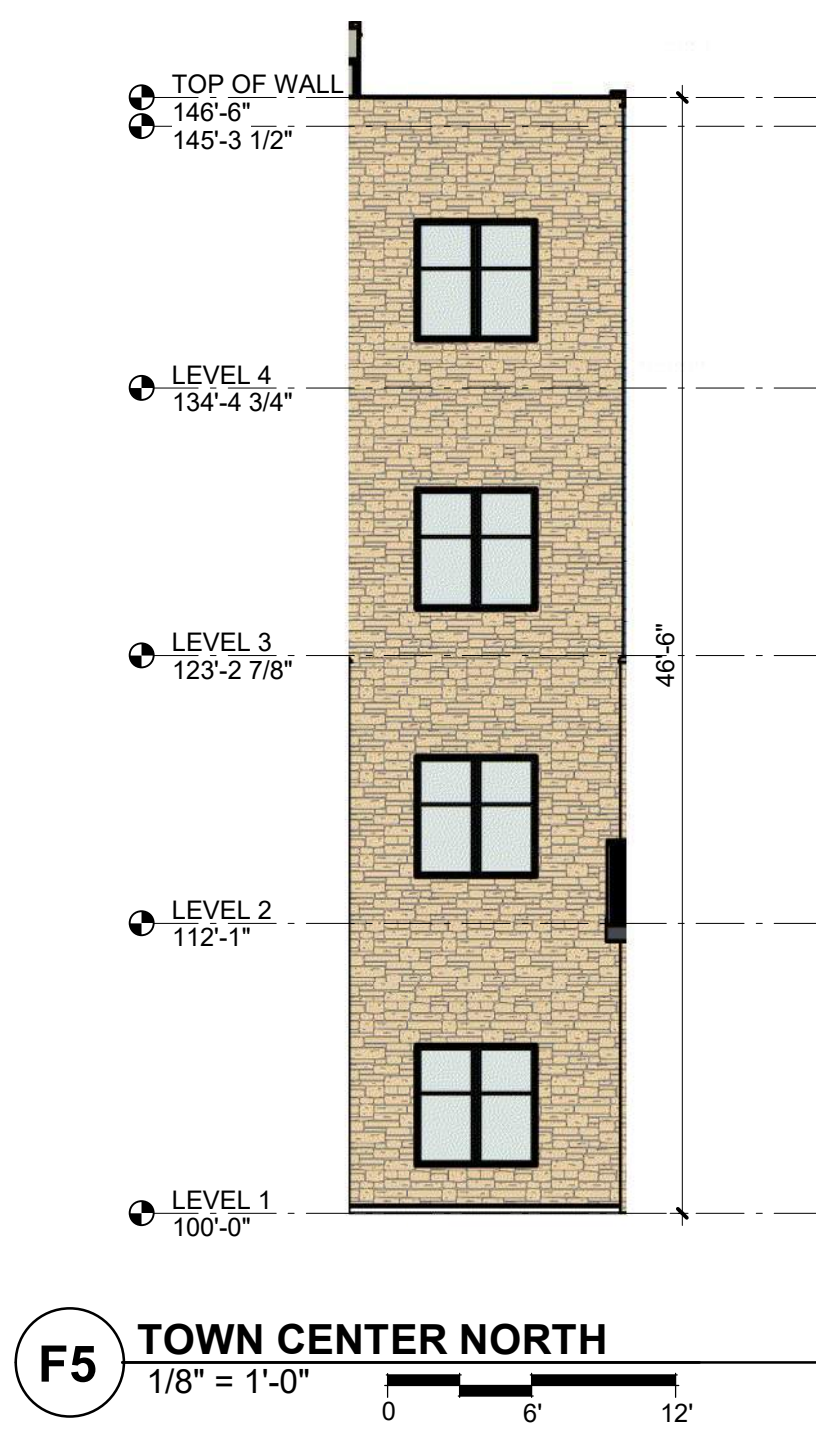
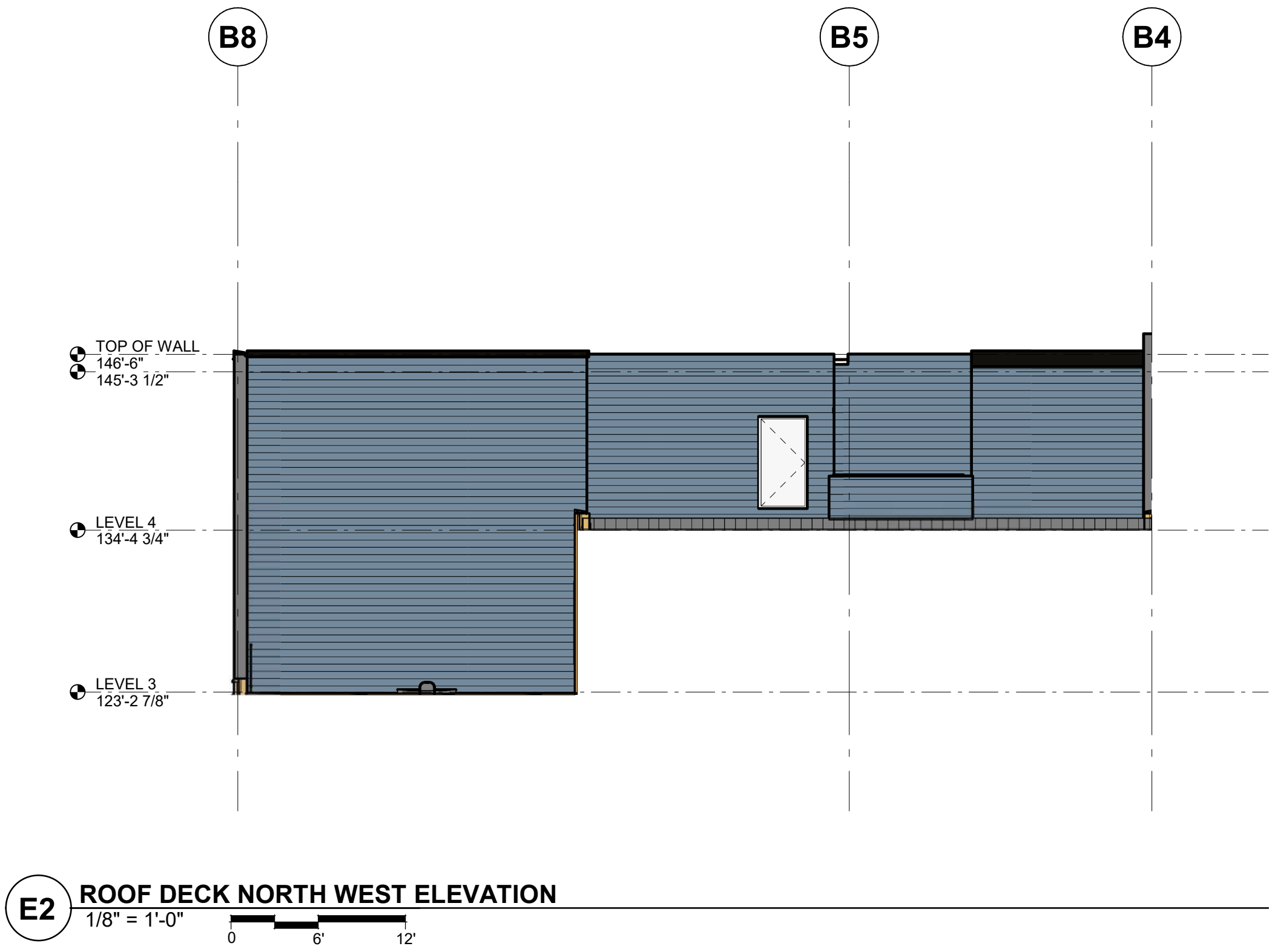
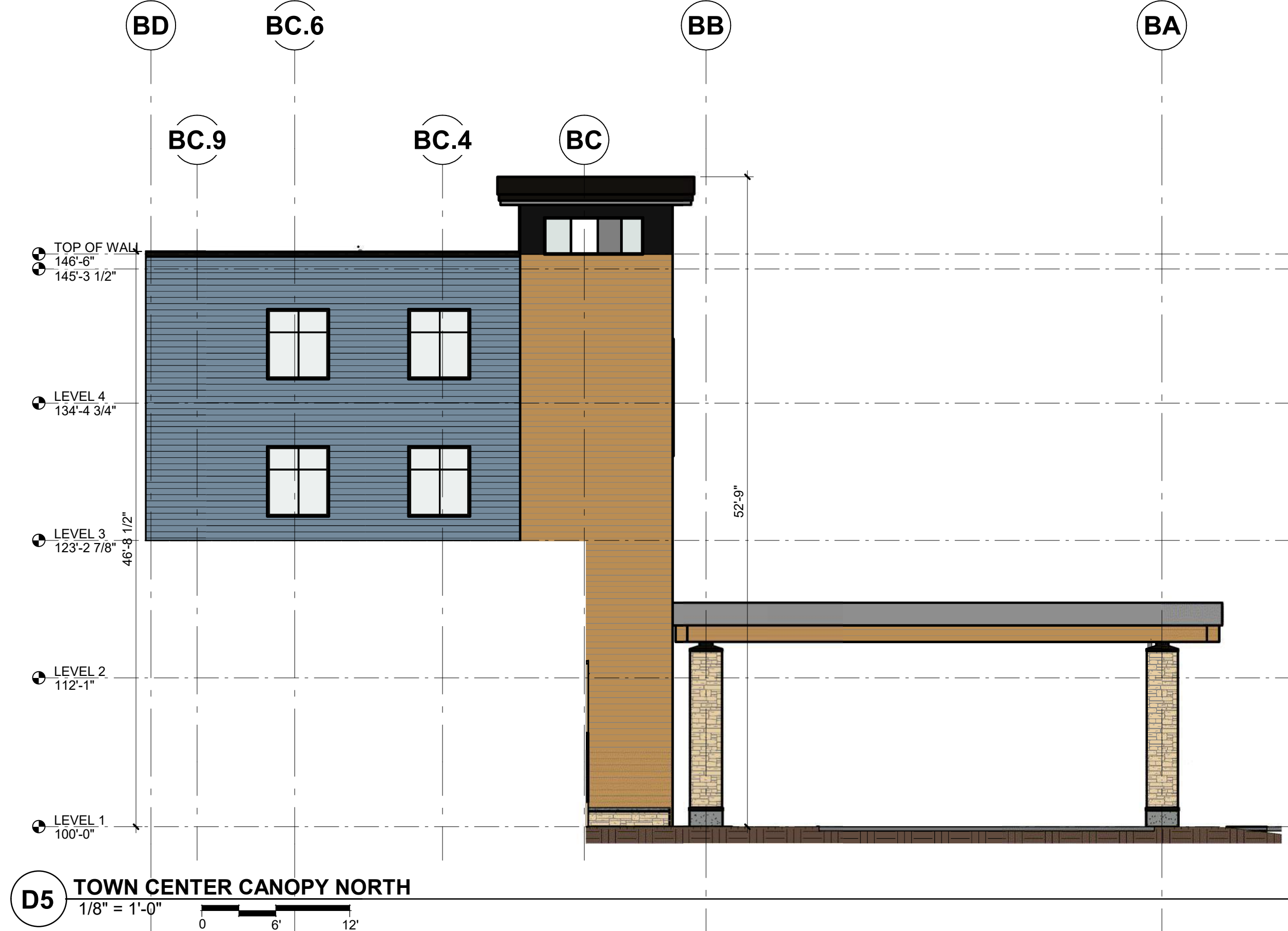
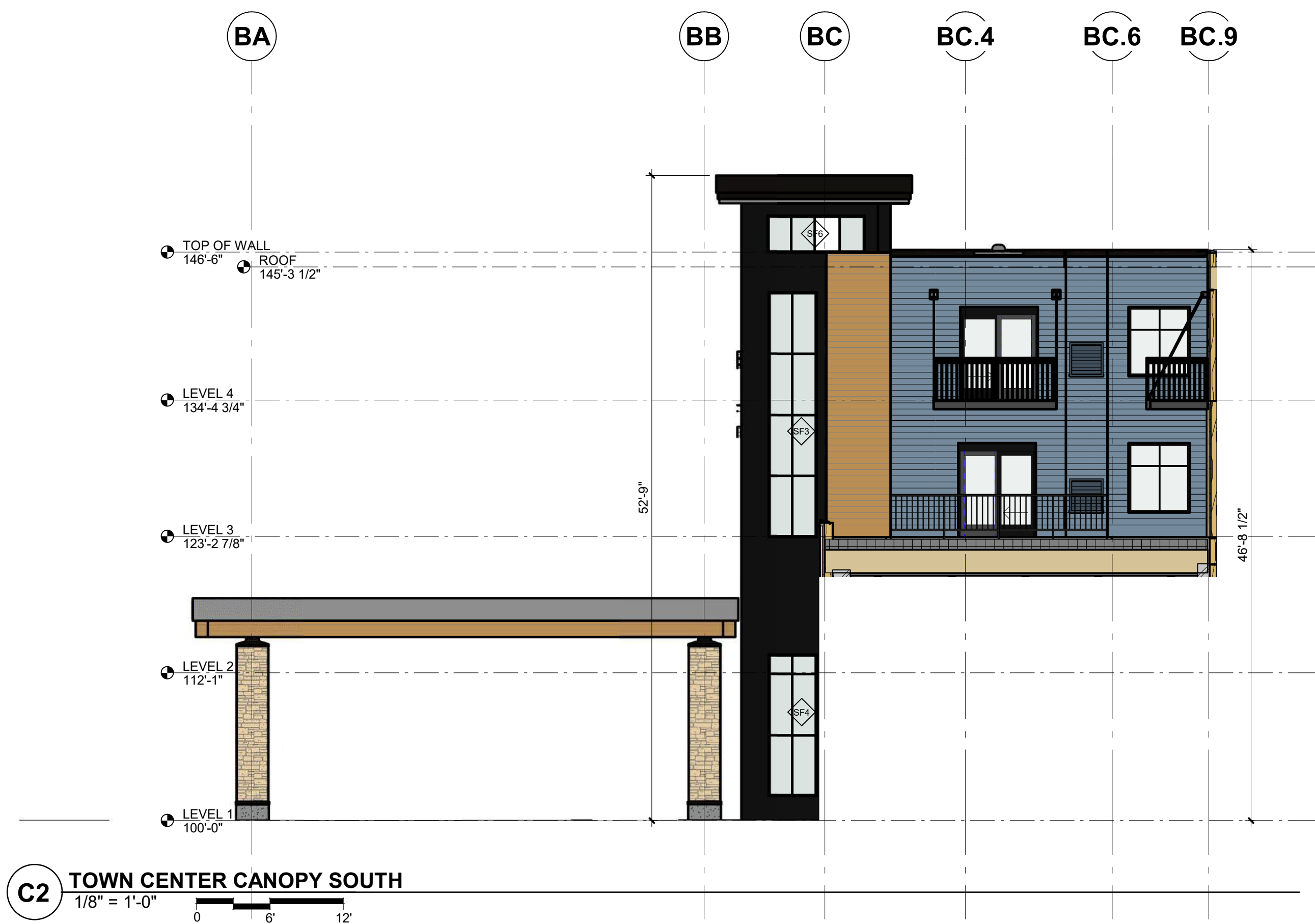
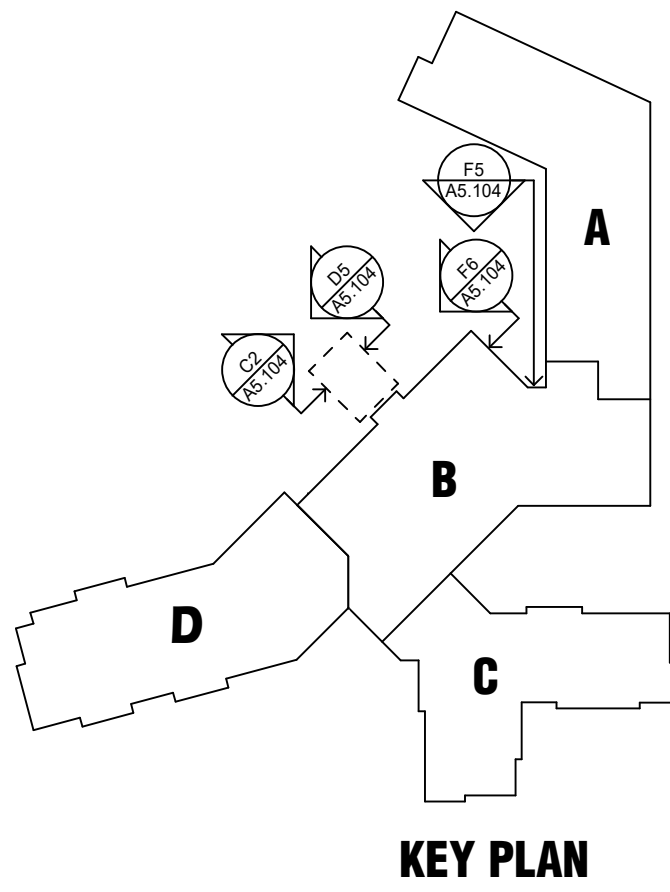
A

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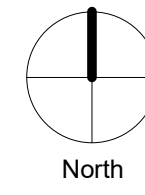
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Check: BP



EXTERIOR
ELEVATIONS

Scale: As indicated

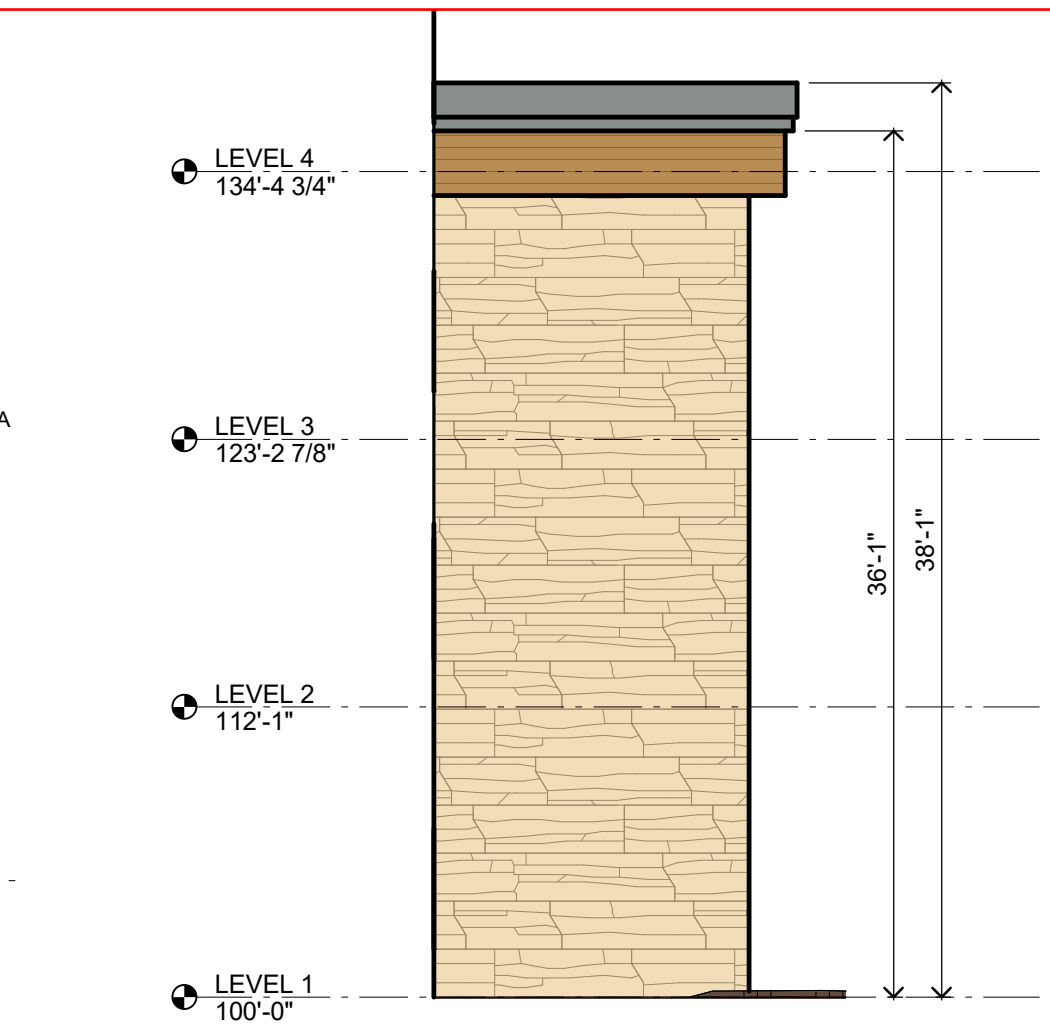
A5.104

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

CS-1	FIBER CEMENT SIDING	EVENING BLUE
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MSV-1	MANUFACTURED STONE VENEER	OHIO BLUE VEIN CUT STONE

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"



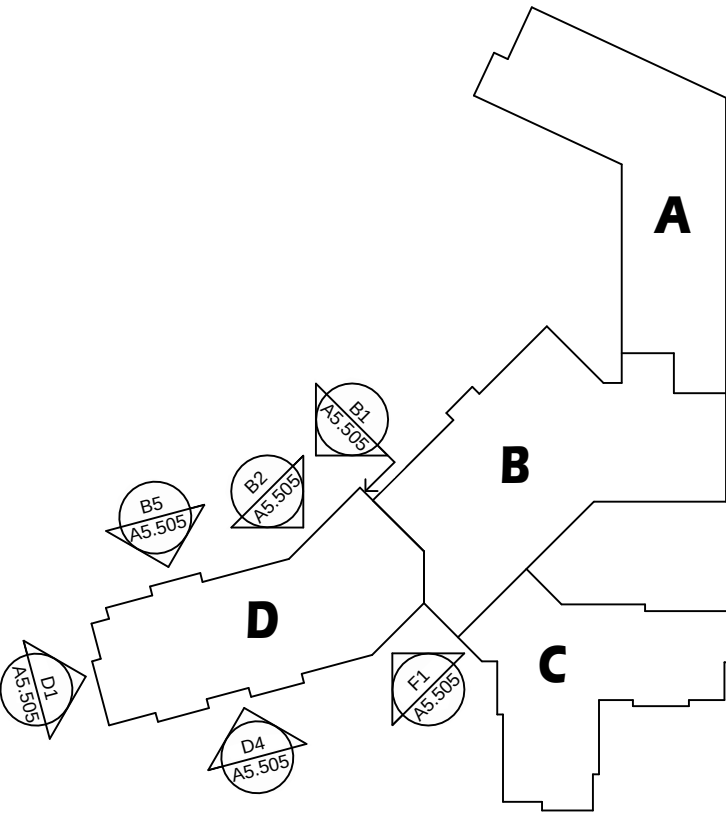
F1 CARE CENTER - ELEVATION 6
1/8" = 1'-0"

Lyngblomsten Lino
Lakes Care Center

Lyngblomsten
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Saint Paul, MN 55108



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KEY PLAN

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Sara Malin

License Number: 40063 Date:

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PUD AMENDMENT 3	11/10/2025	9	

Comm: 256015
Date:
Drawn: Author
Check: BP

EXTERIOR
ELEVATIONS

Scale: As indicated

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

Architect: Sara Malin, AIA, License No. 40063
Engineer: Wold Architects and Engineers, Inc., License No. 00000001
11/10/2025 11:17 AM

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.

**CITY OF LINO LAKES
RESOLUTION NO. 26-04**

**APPROVING LYNGBLOMSTEN AT LINO LAKES PUD AMENDMENT #3-
SKILLED NURSING CARE CENTER**

WHEREAS, the City received a land use application for Lyngblomsten PUD Preliminary Plan Amendment #3-Skilled Nursing Care Center hereafter referred to as PUD Amendment; and

WHEREAS, on April 8, 2019 the City Council passed Resolution No. 19-42 approving the PUD Development Stage Plan; and

WHEREAS, the PUD Development Stage Plan is now referred to as the PUD Preliminary Plan; and

WHEREAS, the PUD Amendment proposes to change the 2-story skilled nursing care center to a 3-story skilled nursing care center; and

WHEREAS, the PUD Amendment is based on the following plans::

- 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; and

WHEREAS, the Planning & Zoning Board held a public hearing on December 10, 2025 and recommended approval of the PUD Amendment.

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

FINDINGS OF FACT

Per City Code Section 1007.024:

(2) The PUD, by allowing deviation from the strict provisions of this ordinance related to setbacks, heights, lot area, width and depths, yards, etc., may be considered by the City when it would result in one or more of the following public benefits:

(a) Implementation of a master plan consistent with the Planning District objectives of the Comprehensive Plan.

The PUD Amendment continues to implement the Hodgson Road & CR J Master Plan.

(b) Innovations in development that address growing demands for all styles of economic expansion, greater variety in lot size, configuration, home type, design, enhanced architectural standards, and siting of structures through the conservation and more efficient use of land in such developments.

The PUD Amendment does not change Lyngblomsten's innovation in development.

(c) Preservation and enhancement of desirable site characteristics such as wildlife habitat, unique natural resources, existing vegetation, natural topography, geologic features and reduction of negative impacts on the environment.

The existing wetland on site will not be impacted by the PUD Amendment.

(d) Creative use of land and related physical development which allows a phased and orderly transition of varying land uses in close proximity to each other.

The PUD Amendment continues to transition development from existing low density single family homes to cottage home to a senior living campus consisting of independent living, assisted living and skilled nursing facilities to restaurant and commercial use.

(e) Efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments.

The PUD Amendment does not change the existing utility and street network.

(f) Mix of land use types.

The PUD Amendment does not change the existing mix of land use types.

(g) Provision of a housing type or target housing price that is desirable to the City.

The PUD Amendment does not change the Lyngblomsten housing types or target housing prices.

(h) Other public benefits and values as recognized in the City's Comprehensive Plan.

BE IT FURTHER RESOLVED the requirements of 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; and

BE IT FURTHER RESOLVED the Lyngblomsten PUD Preliminary Plan Amendment #3 is approved with the following conditions:

1. The revised Lyngblomsten Design Guidelines shall provide additional development guidance.
2. A Site Improvement Performance Agreement shall be executed.

BE IT FURTHER RESOLVED the following items shall be addressed in conjunction with the submittal of the PUD Final Plan:

1. City Engineer Memo dated December 3, 2025

Adopted by the City Council of the City of Lino Lakes this 12th day of January, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY COUNCIL
WORK SESSION STAFF REPORT
ITEM NO. 9**

STAFF ORIGINATOR: Katie Larsen, City Planner

DATE OF WORK SESSION: January 5, 2026

TOPIC: Peltier Ponds Comprehensive Plan Amendment, Rezoning, PUD Preliminary Plan/Preliminary Plat

BACKGROUND

At the Work Session, staff will present the January 12, 2026 Council staff report.

The applicant, U.S. Home, LLC (aka Lennar), is proposing a master planned residential development located west of CSAH 54 (20th Ave N) across from Watermark, east of Peltier Lake, and north of the City of Centerville border. The development contains four (4) parcels totaling approximately 125 gross acres and 282 housing units. The proposed development is called Peltier Ponds.

The Planning & Zoning Board opened the public hearing on July 9, 2025 and continued the hearing to December 10, 2025. Public comments included concerns regarding traffic, tree removal, and landscaping and buffers along north lot line.

Generally, the Board supported the development's layout and preliminary plat. The Board did not come to a consensus on the PUD flexibility being requested for the building design standards. Three motions were made and they all failed.

The requested PUD flexibility is summarized in Attachment #1 below and in the attached January 12, 2026 staff report. Architectural color renderings are also included in the attached staff report. The City Council will need to make a final decision on the building design standards.

REQUESTED COUNCIL DIRECTION

Council direction is needed for building design standards.

ATTACHMENTS

1. Applicant's PUD Flexibility Request
2. January 12, 2026 Council Staff Report

	Min. Building Footprint, minus garage	Garage Width	Garage Square Footage	Porch Depth	Porch Façade	Garage Protrusion from Front Porch		Garages					
						2-story home	1-story home	2-story home		1-story home			
CITY STANDARD	Rambler: 1,050 sf Split-level: 980 sf 2-story: 850 sf	20 feet	520 sf	min. 6-feet	100% remaining façade	no protrusion allowed	no protrusion allowed	50% garage façade max. unless 2nd story above	2nd floor extends over 2-car portion of garage	50% garage façade max. unless 2nd story above	2nd floor extends over 2-car portion of garage	garage doors contain windows	garages over 2 stalls have 2-foot recess
PELTIER PONDS STANDARD	Rambler: 1,050 sf Split-level: 980 sf 2-story: 780 sf	20 feet	445 sf	min. 6-feet	100% remaining façade	6 feet	2 feet	50% garage façade max. unless 2nd story above	complies with standard	67% garage façade max. unless 2nd story above	house will have window in largest gable	complies with standard	garages over 2 stalls have 1-foot recess
WATERMARK STANDARD	N/A	N/A	N/A	min. 6-feet	100% remaining façade	6 feet	no protrusion allowed	50% garage façade max. unless 2nd story above	complies with standard	67% garage façade max. unless 2nd story above	house will have window in largest gable	complies with standard	complies with standard

	Min. Livable Floor Area	Unit Width	Garage Width	Garage Square Footage	Exterior Stone (cumulative all sides)	Max. Singular Exterior Finish Percentage (front)	Max. Singular Exterior Finish Percentage (rear)	Max. Singular Exterior Finish Percentage (side)
CITY STANDARD	1,000 sf	24 feet	20 feet	520 sf	25%	75%	75%	75%
PELTIER PONDS STANDARD (row townhome)	1,804 sf	32 feet	18'-1.5"	379 sf	7%	75%	85% (lap siding)	85% (lap siding)
PELTIER PONDS STANDARD (back-to-back townhome)	1,769 sf	32 feet	18'-7.5"	405 SF	8%	75%	N/A (no rear elevation)	94% (lap siding)
WATERMARK STANDARD (row townhome)	1,804 sf	32 feet	18'-1.5"	379 sf	no City standard (existing 7% stone)	75%	no City standard (existing 85% lap)	no City standard (existing 85% lap)
WATERMARK STANDARD (back-to-back townhome)	1,769 sf	32 feet	18'-7.5"	405 SF	no City standard (existing 8% stone)	75%	N/A (no rear elevation)	no City standard (existing 94% lap)

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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: January 12, 2026

TOPIC: Peltier Ponds

- i. Approval of Resolution No. 26-05 for Comprehensive Plan Amendment
- ii. Consider 1st Reading of Ordinance No. 01-26 Rezoning Property from R, Rural to PUD, Planned Unit Development
- iii. Approval of Resolution No. 26-06 for Opening Utility Staging Area and PUD Preliminary Plan/Preliminary Plat

VOTE REQUIRED: Super Majority (Comprehensive Plan Amendment)
Simple Majority (Rezoning, PUD Preliminary Plan/Preliminary Plat)

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

This staff report provides edits to the November 12, 2025 Planning & Zoning staff report. Changes are either narratively described or shown as strikethrough (deletions) or underline (additions).

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~~ December 12, 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)
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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
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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 addition requirements.

Single Family-80ft wide lots

All single family dwelling detached dwellings shall 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.

Per the updated traffic study, a roundabout will need to be constructed at 20th Ave N. and Watermark Way.

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 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 revision date ~~November 6, 2025~~ December 12, 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.

The original plan included only turn lanes at Watermark Way and level of service requirements were not met. The revised traffic study includes a roundabout at Watermark Way. Level of service requirements are now met.

	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 A	B A
-WB	LT-B RT-A	LT-B RT-A	LT- C A TH-A RT-A	LT- D A TH- B A 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:

- ~~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.~~ The traffic study was updated.
- ~~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.~~ The applicant is working with Anoka County.

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.

Planning & Zoning Board

The Planning & Zoning Board opened the public hearing on July 9, 2025 and continued the hearing to December 10, 2025. Public comments included concerns regarding traffic, tree removal, and landscaping and buffers along north lot line.

Generally, the Board supported the development's layout and preliminary plat. The Board did not come to a consensus on the PUD flexibility being requested for the building design standards. Three motions were made and they all failed.

The requested PUD flexibility is summarized below and in Attachment #18. The City Council will need to make a final decision on the building design standards.

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.

Findings of Fact

The findings of fact for the comprehensive plan amendment, rezoning and PUD Preliminary Plan/Preliminary Plat are detailed in the attached resolutions and ordinance.

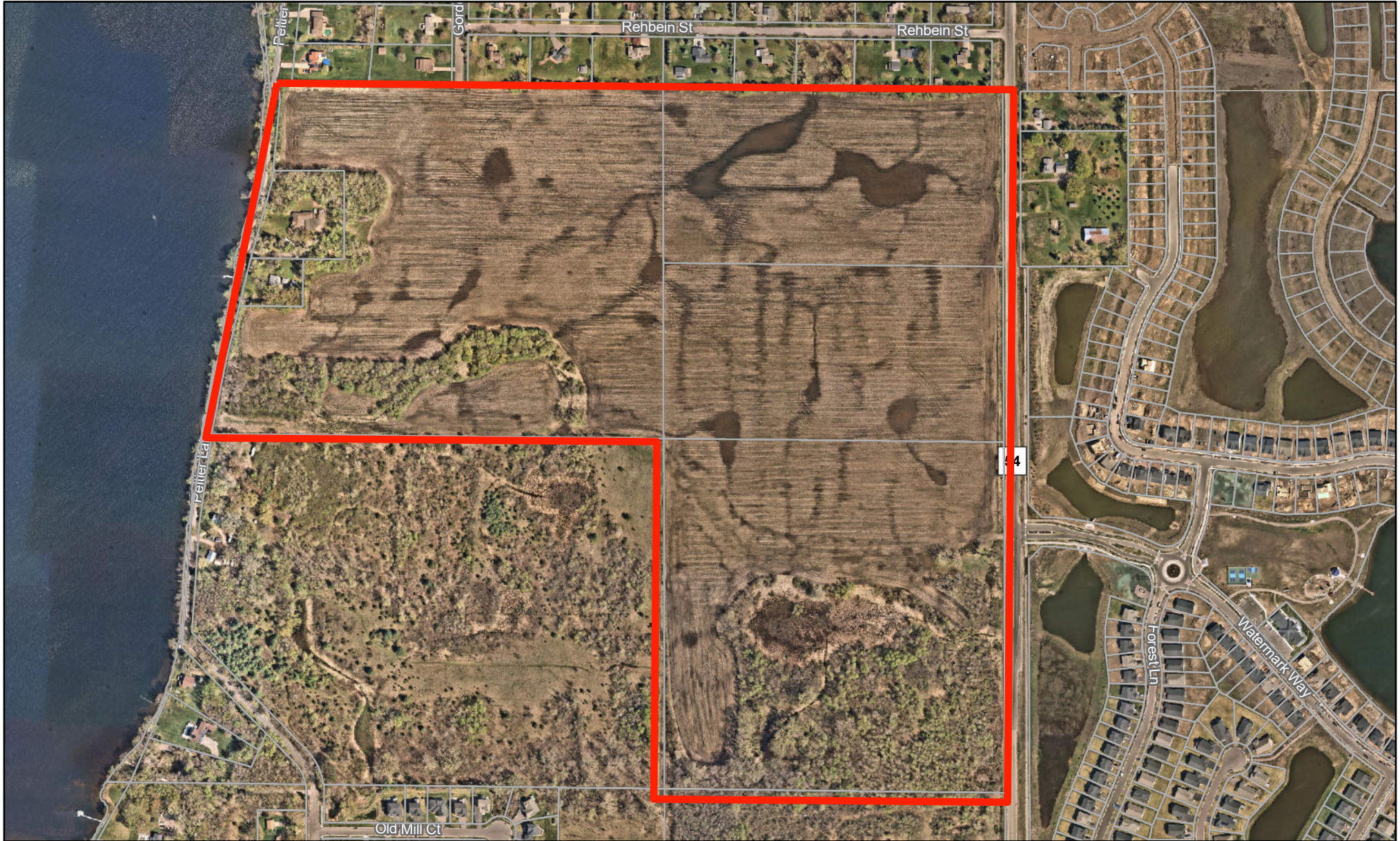
RECOMMENDATION

Staff recommends approval of the Peltier Ponds Comprehensive Plan Amendment, Rezoning, and PUD Preliminary Plan/Preliminary Plat with conditions as noted in the resolutions.

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. Landscape Plan
18. Applicant's Building Design PUD Flexibility Requests
19. City Engineer Memo dated December 3, 2025
20. Environmental Memo dated December 3, 2025
21. Anoka County Letter dated November 25, 2025
22. Resolution No. 26-05 Comprehensive Plan Amendment
23. Ordinance No. 01-26 Rezoning from R, Rural and PUD, Planned Unit Development
24. Resolution No. 26-06 Opening Utility Staging Area and PUD Preliminary Plan/Preliminary Plat

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 stripe through its eye and a long, flowing plume of feathers on its back. 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

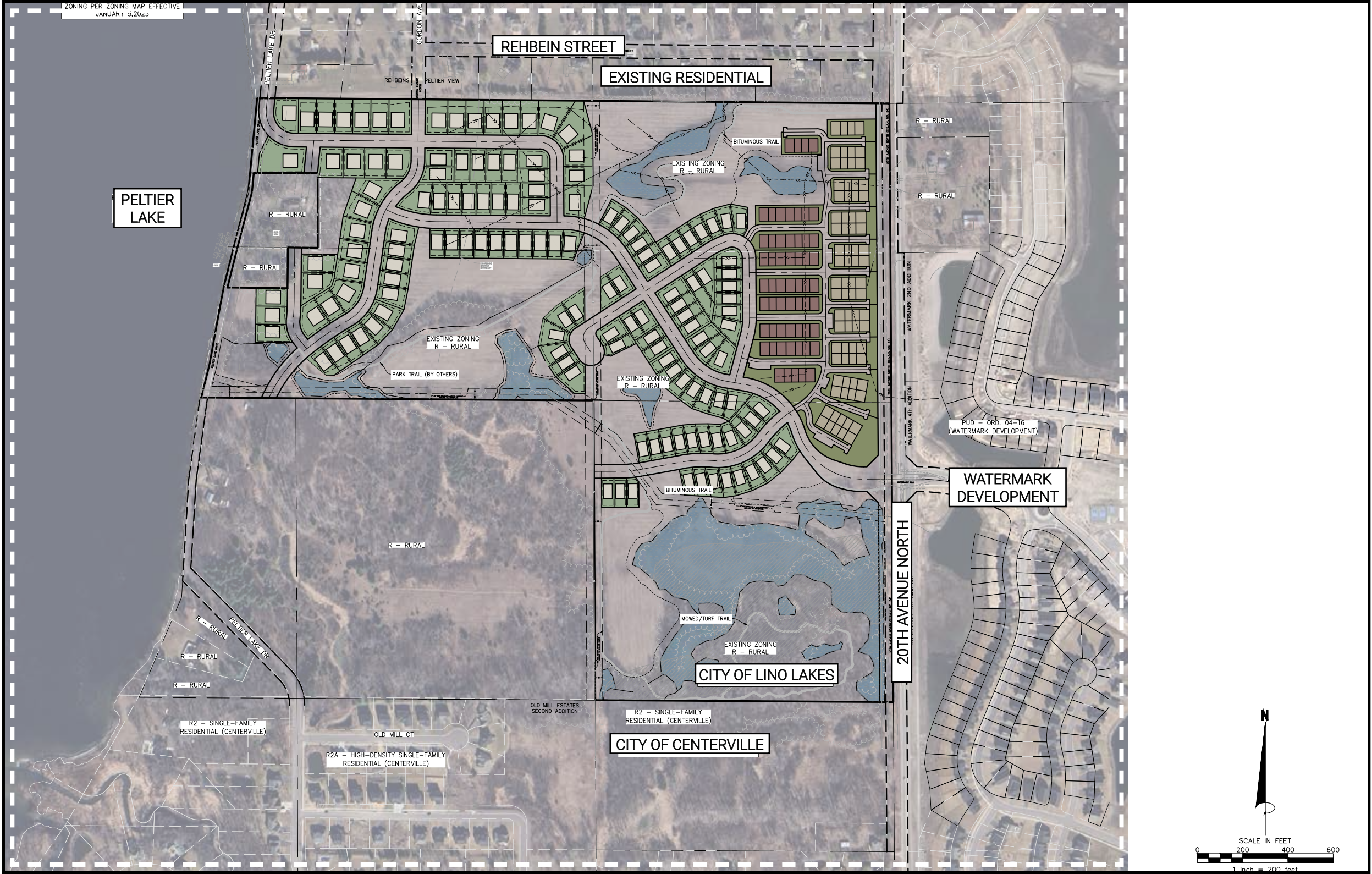
The Calyx logo features the word "CALYX" in a bold, black, sans-serif font. A small, stylized tree icon is positioned between the "Y" and "X" of the word.

LANDSCAPE ARCHITECT

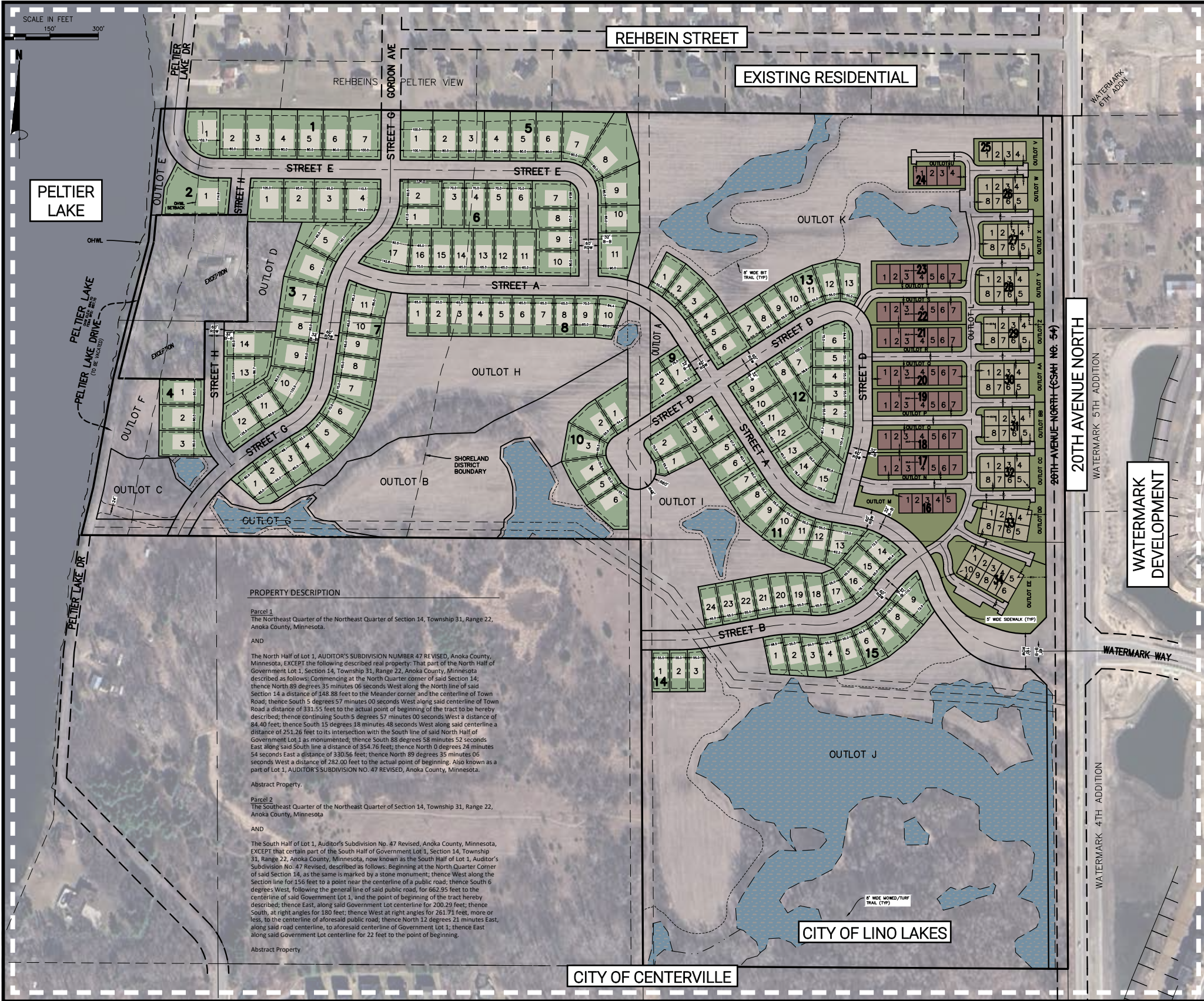
CALYX DESIGN GROUP
475 Cleveland Ave. N, Suite 101A
Saint Paul, MN 55104
651.788.9018



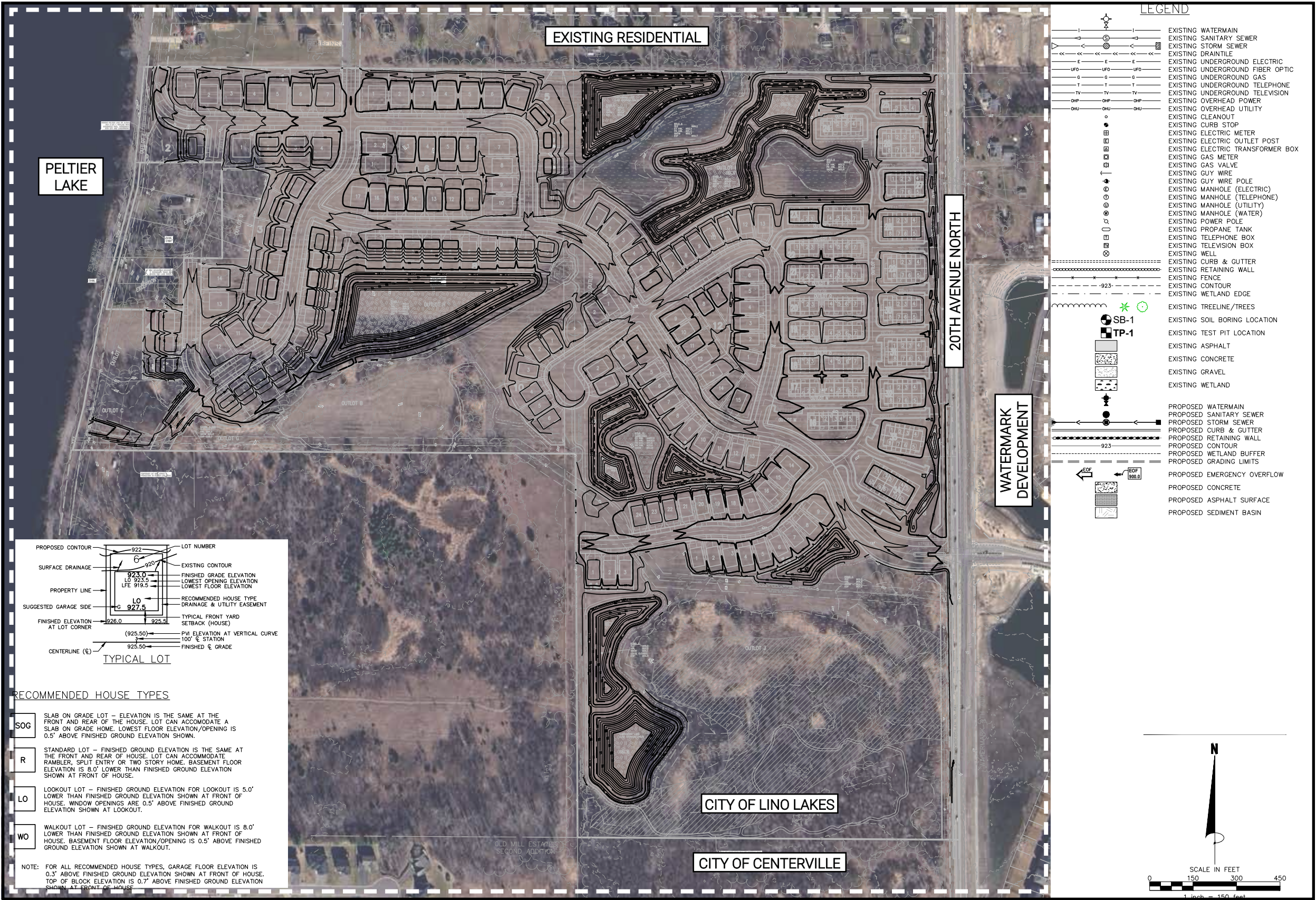
NEIGHBORHOOD CONTEXT



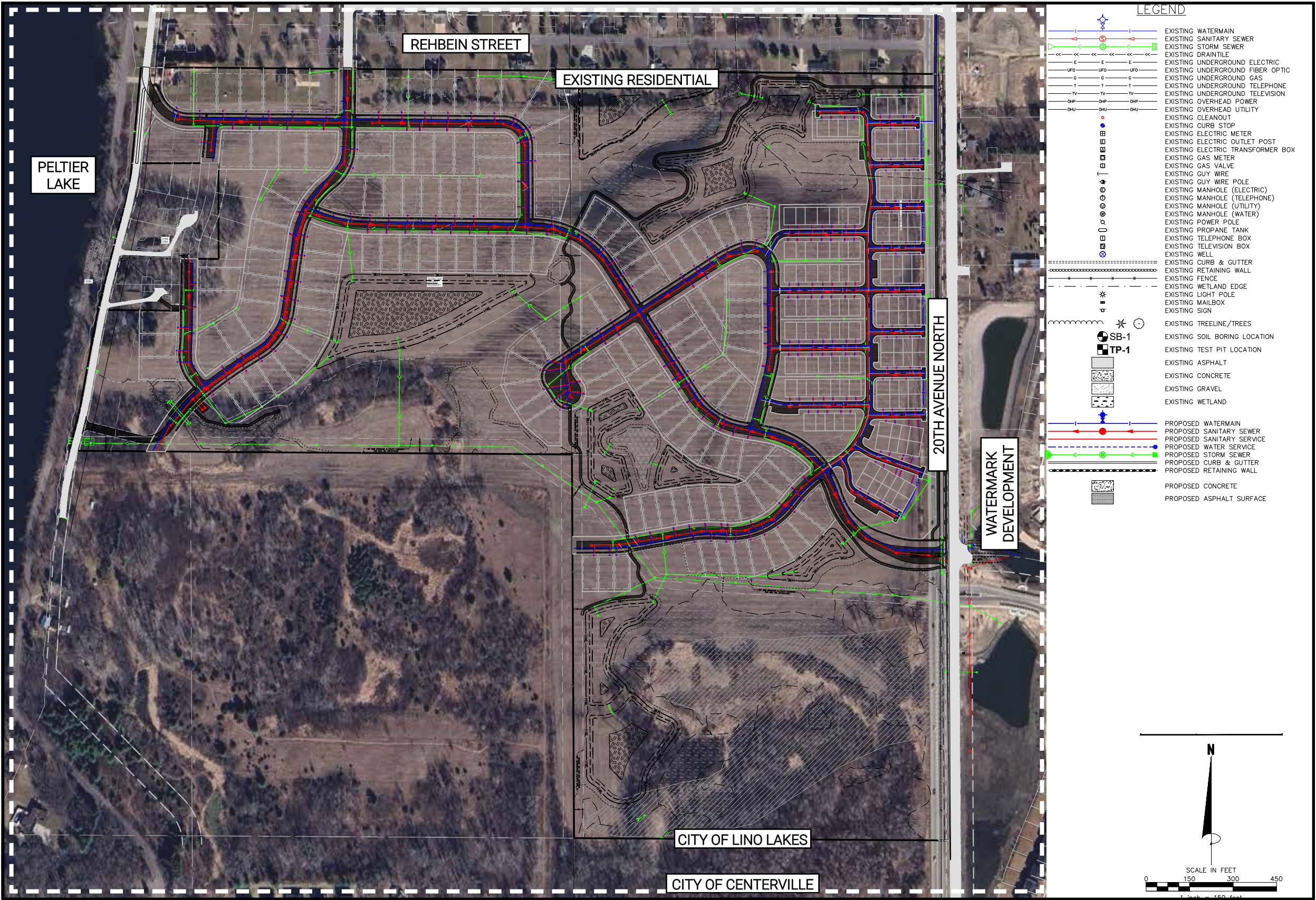
PRELIMINARY PLAT



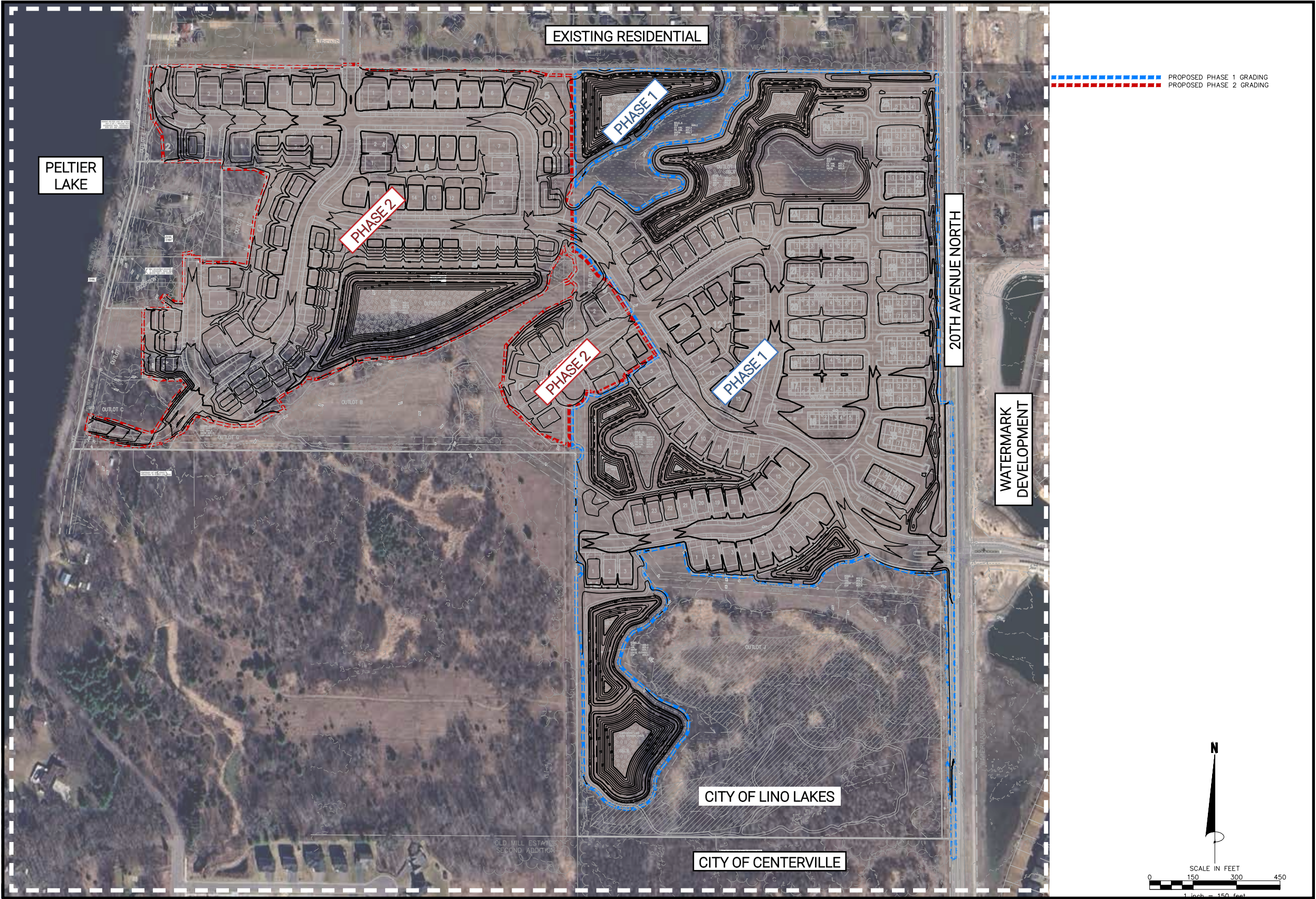
GRADING PLAN



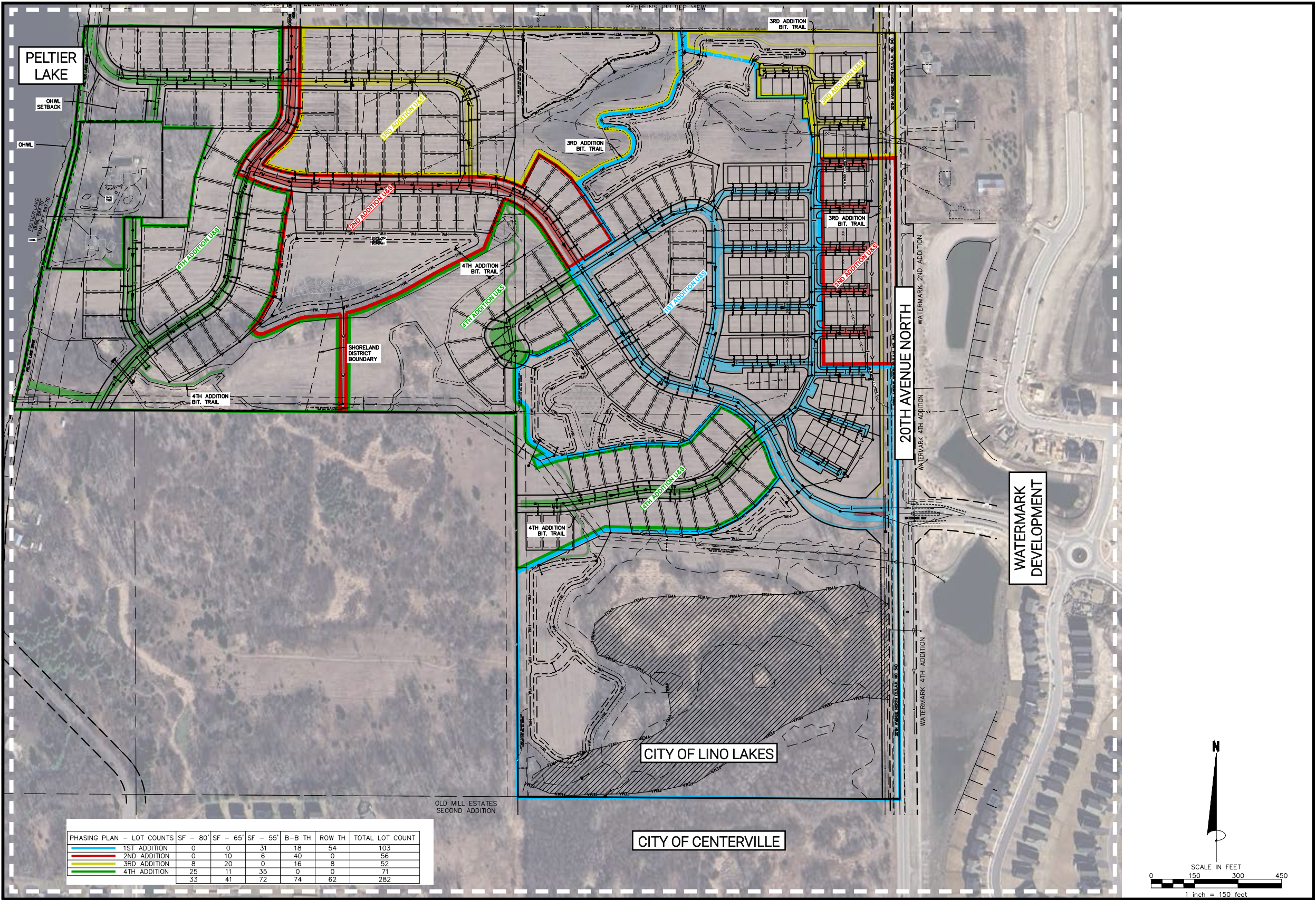
UTILITY PLAN



PHASING PLAN | GRADING



PHASING PLAN | U & S



PELTIER PONDS | ENTRY MONUMENT SIGN

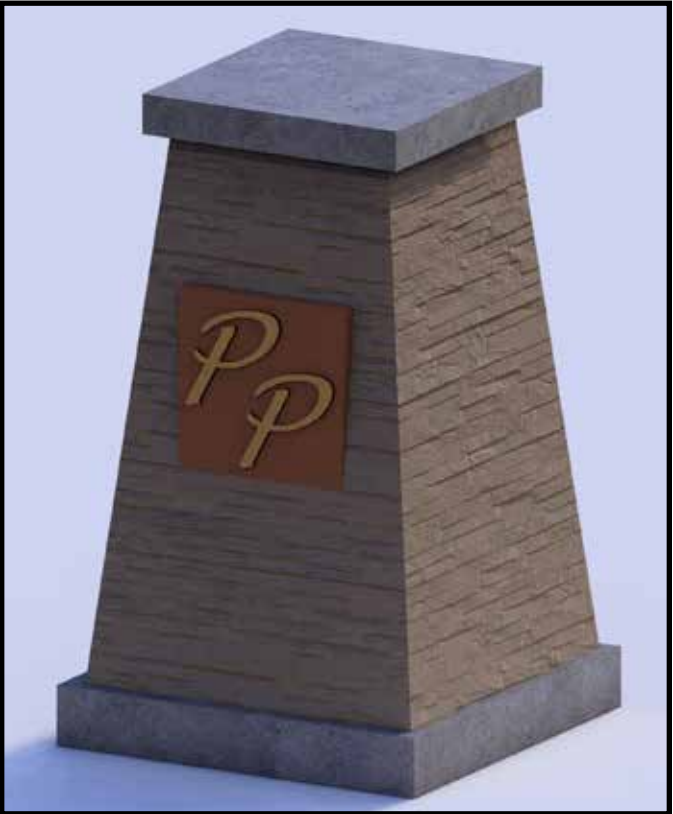
NOTE: CONCEPTUAL ONLY - SUBJECT TO CHANGE - CONSTRUCTION PLANS TO BE SUBMITTED WITH A PERMIT



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

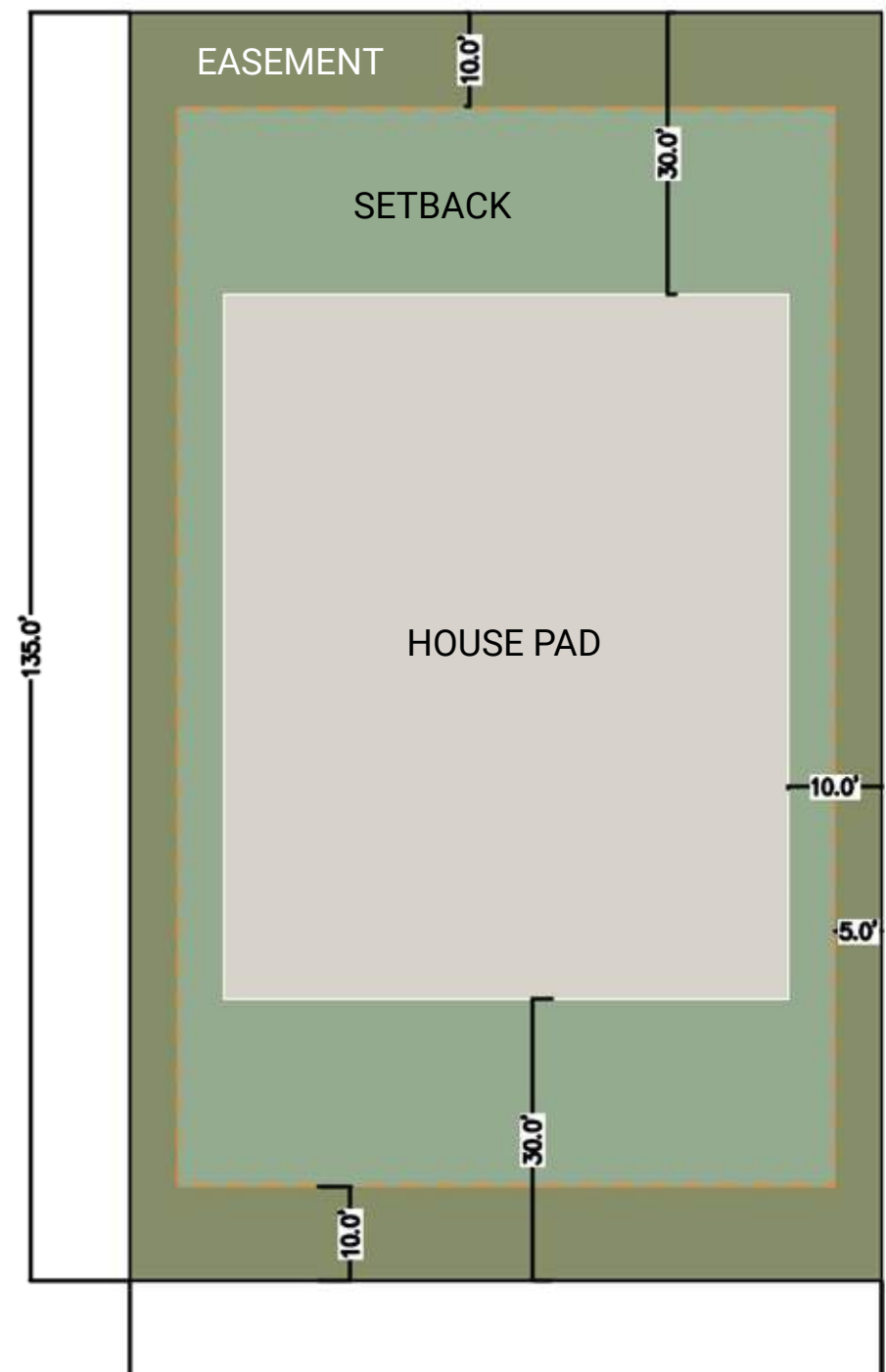


TOWNHOUSE BERM PERSPECTIVE

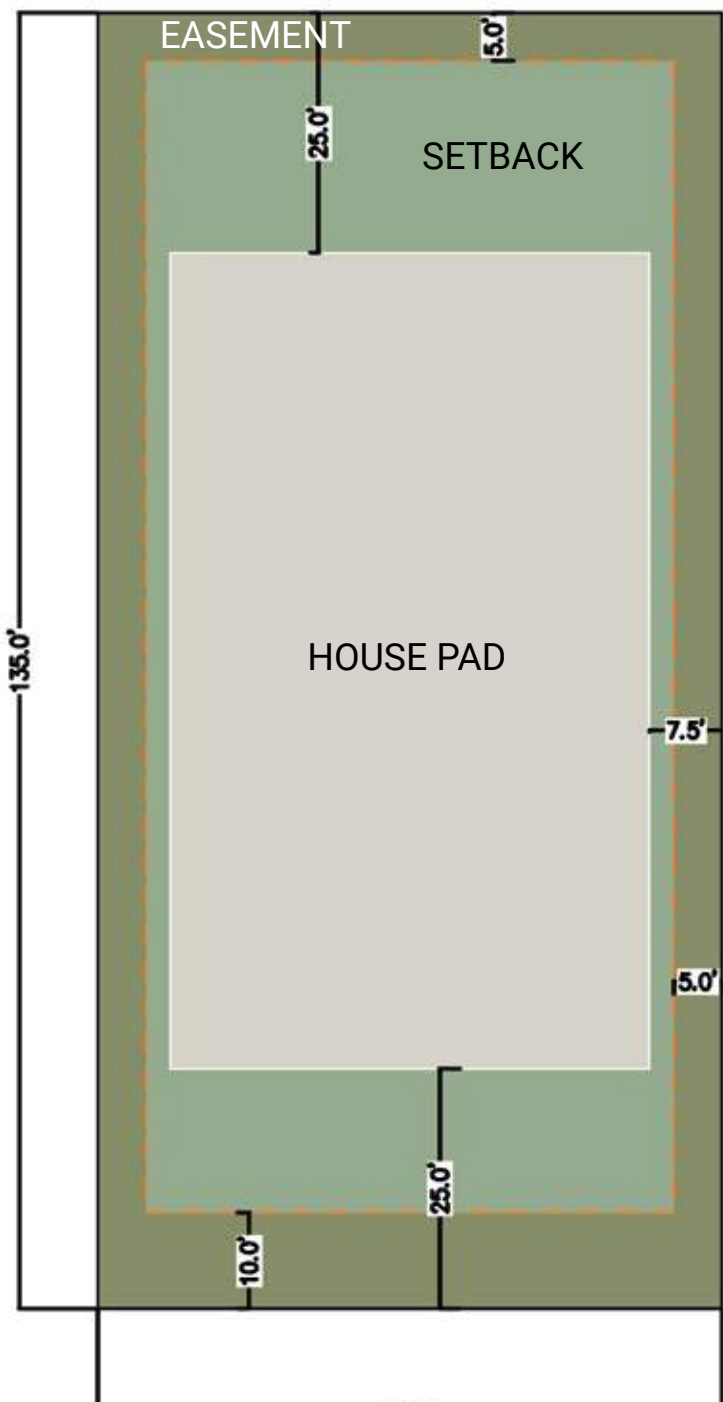
NOTE: TREES DEPICTED AT MATURE HEIGHT. TREES TO BE INSTALLED AT 6'0" HEIGHT

DEVELOPMENT STANDARDS | SINGLE FAMILY

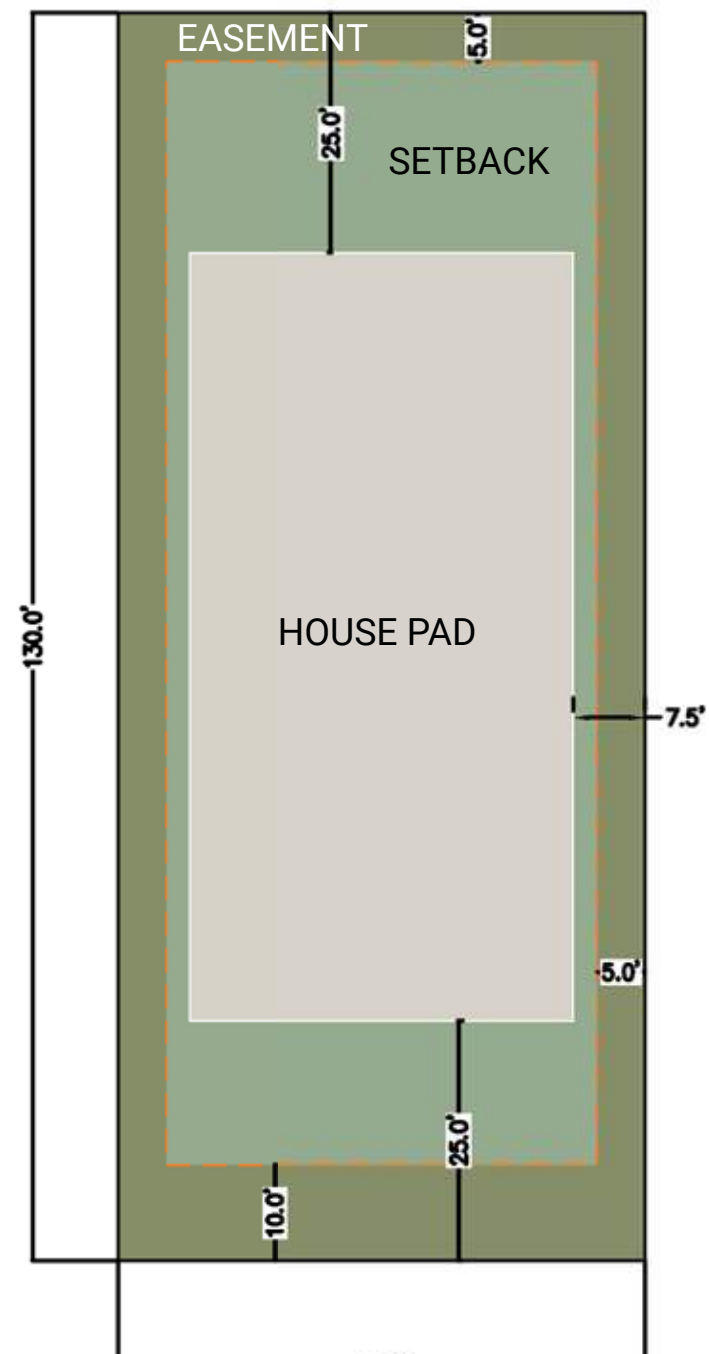
80 FOOT WIDE LOT



65 FOOT WIDE LOT

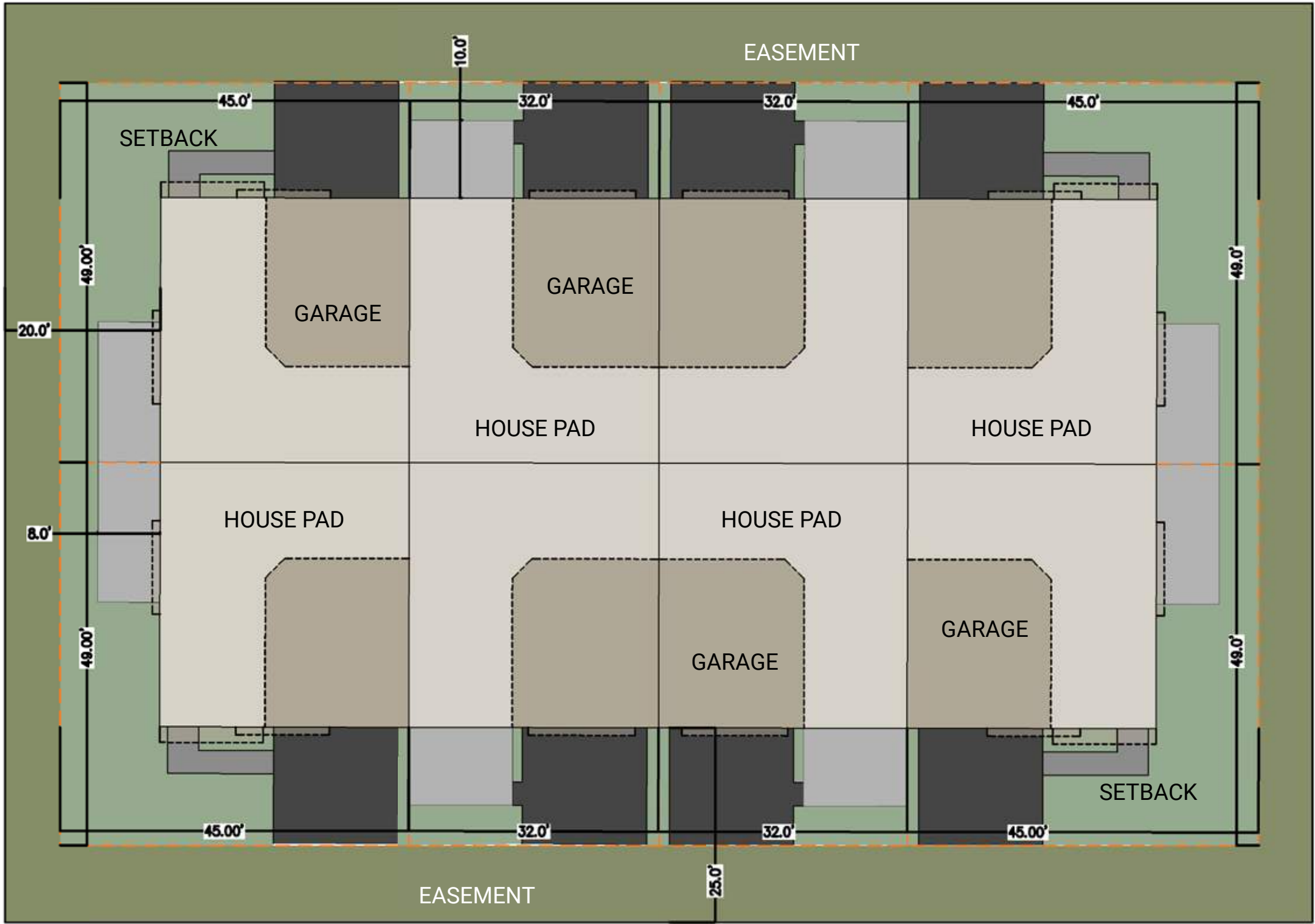


55 FOOT WIDE LOT



DEVELOPMENT STANDARDS SCALE: 1" = 15'0"

DEVELOPMENT STANDARDS | TOWN HOMES



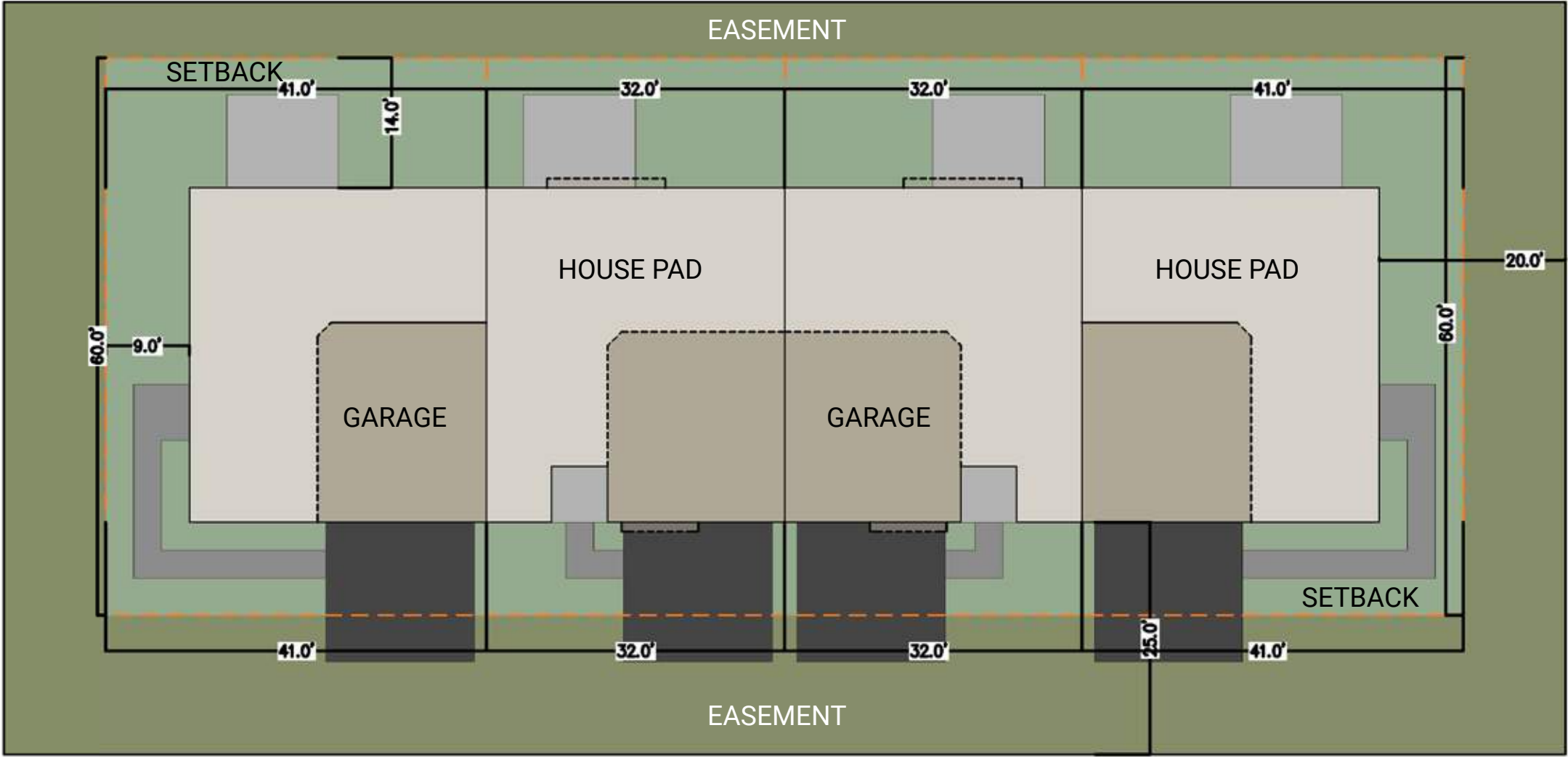
DEVELOPMENT STANDARDS SCALE: 1" = 15'0"

TYPICAL FOUNDATION PLANTINGS | TOWN HOMES



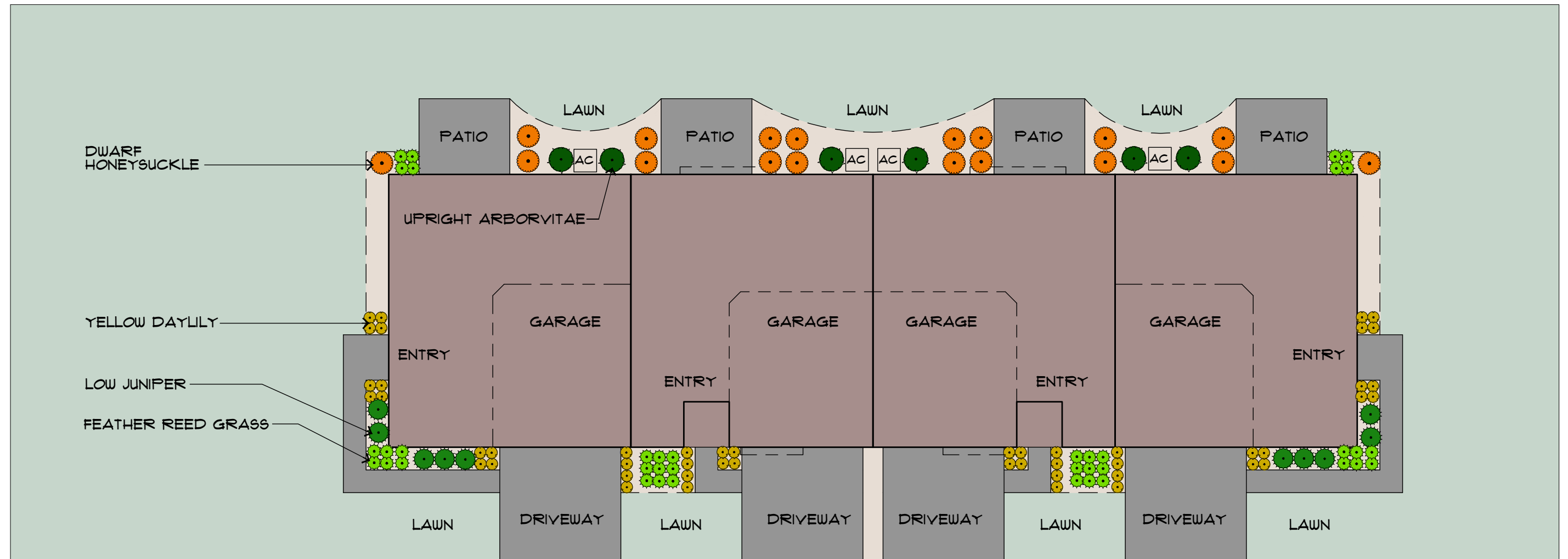
NOT TO SCALE

DEVELOPMENT STANDARDS | ROW HOMES (4-UNIT)



DEVELOPMENT STANDARDS SCALE: 1" = 15'0"

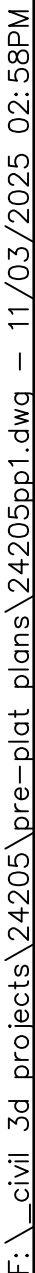
TYPICAL FOUNDATION PLANTINGS | ROW HOMES (4-UNIT)



NOT TO SCALE

A Great Egret with a long, straight yellow beak and a black cap stands on a rocky shore. The bird has long, thin white feathers on its neck and back. The background is a soft-focus field of green grass and reeds. The word "LENNAR" is overlaid in the center in a bold, dark blue font.

LENNAR



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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

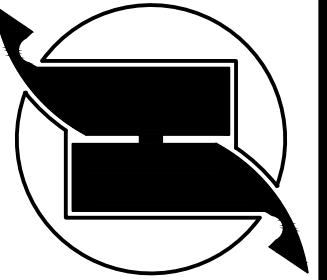
SHORELAND
DISTRICT
BOUNDARY



SCALE IN FEET
0 50' 100'



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

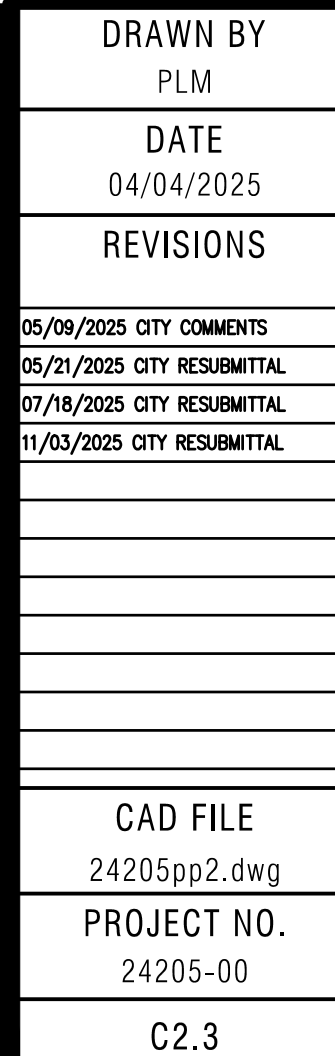
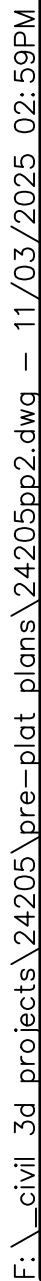


PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

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
C2.2



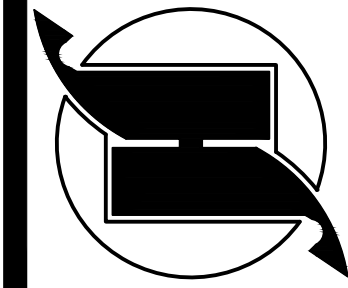
Page 102 of 170

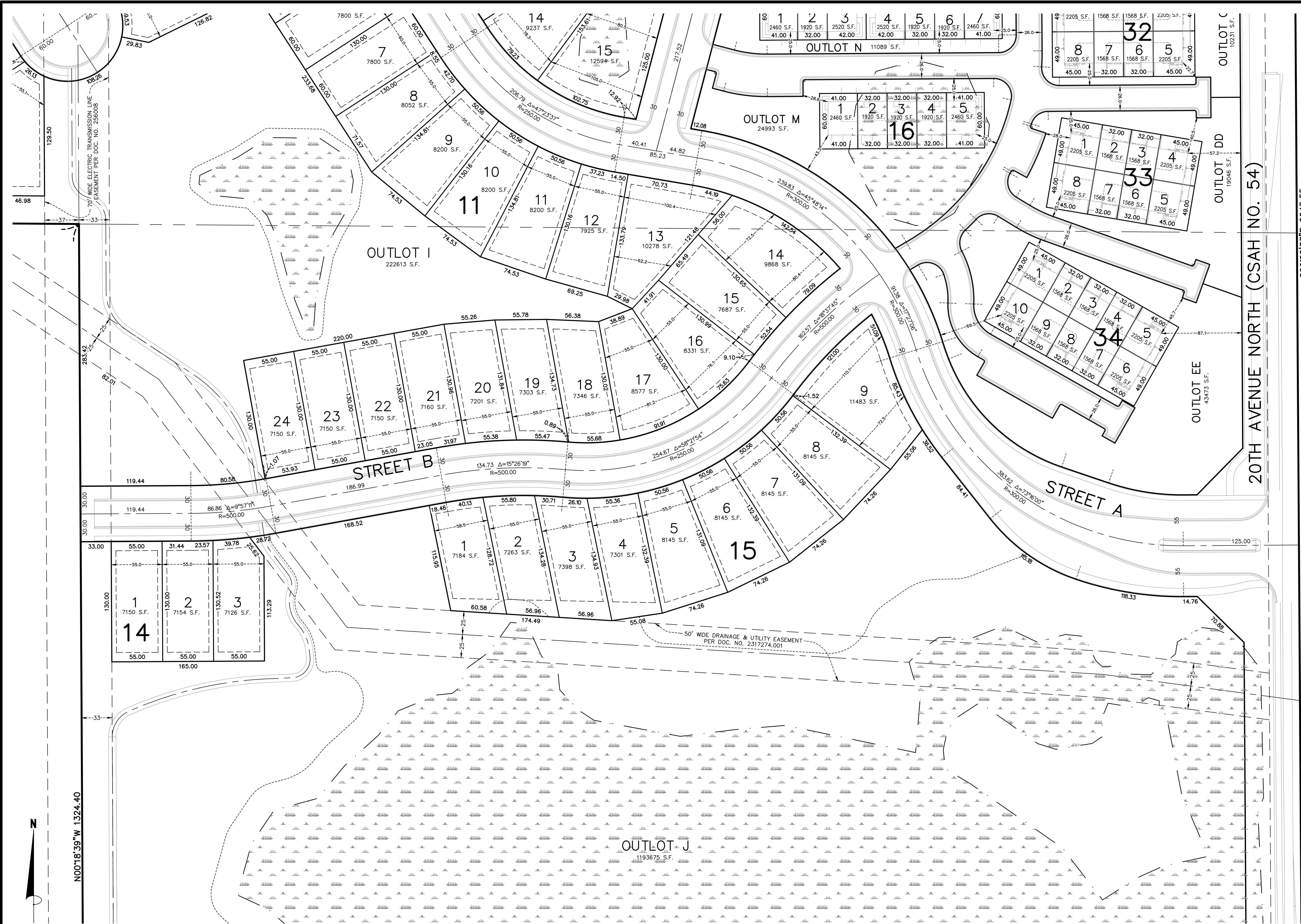


PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR

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





S00°22'33"E 2845.55

20TH AVENUE NORTH (CSAH NO. 54)

WATERMARK WAY

WATERMARK 4TH ADDITION

110

PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR

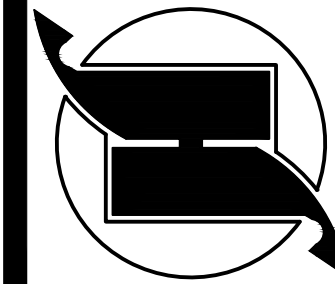
16355 36TH AVE N, SUITE 100, FLYING DUTCHMAN, MN 55446

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
C2.7

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

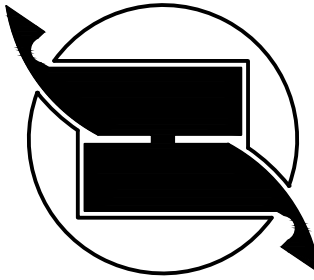




S00°22'33"E 2645.55

20TH AVENUE NORTH (CSAH NO. 54)

WATERMARK ATTENTION ADDITION



James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS
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PHONE: 952.890.6044 mhampton@jrhinco.com
www.jrhinc.com

PELTIER PONDS
LINO LAKES, MINNESOTA

MINARY PLAT

FOR
LENNAR

16355 36TH AVE N. SUITE 100. PLYMOUTH. MN 55446

DRAWN BY
PLM

DATE
4/04/2025

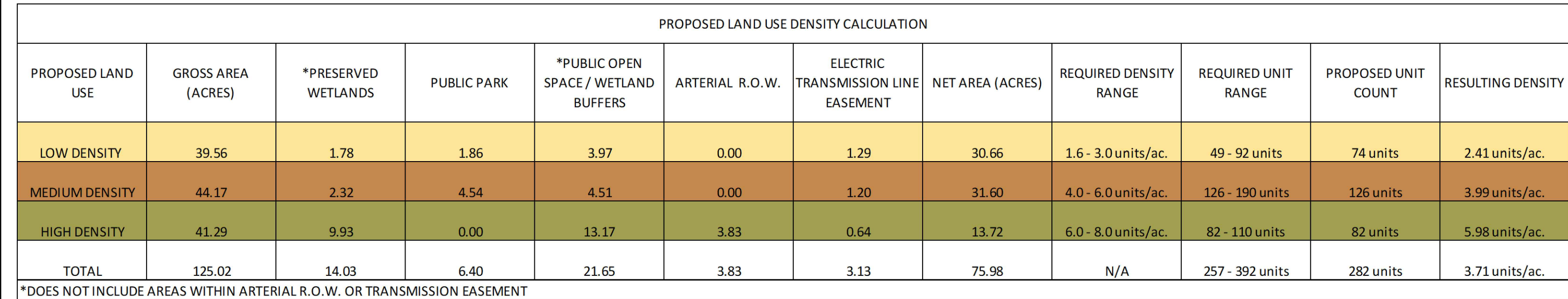
REVISIONS

05/09/2025	CITY COMMENTS
05/21/2025	CITY RESUBMITT.
07/18/2025	CITY RESUBMITT.
11/03/2025	CITY RESUBMITT.

CAD FILE
24205pp2.dwg

PROJECT NO.

C2.8



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

AND

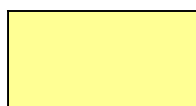
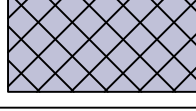
The South Half of Lot 1, Auditor's Subdivision No. 47 Revised, Anoka County, Minnesota, EXCEPT that certain part of the South Half of Government Lot 1, Section 14, Township 31, Range 22 North, and Meridian 12 West, now as shown on the map of said Auditor's Subdivision No. 47 Revised, described as follows: 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 the point near the centerline of a public road; thence South 6 degrees West, along the general line of said public road, for 22 feet to the corner of said 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 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 6 degrees 15 minutes East, along said road centerline, for 22 feet to the foresaid centerline of Government Lot 1; thence East along said Government Lot centerline for 22 feet to the point of beginning.

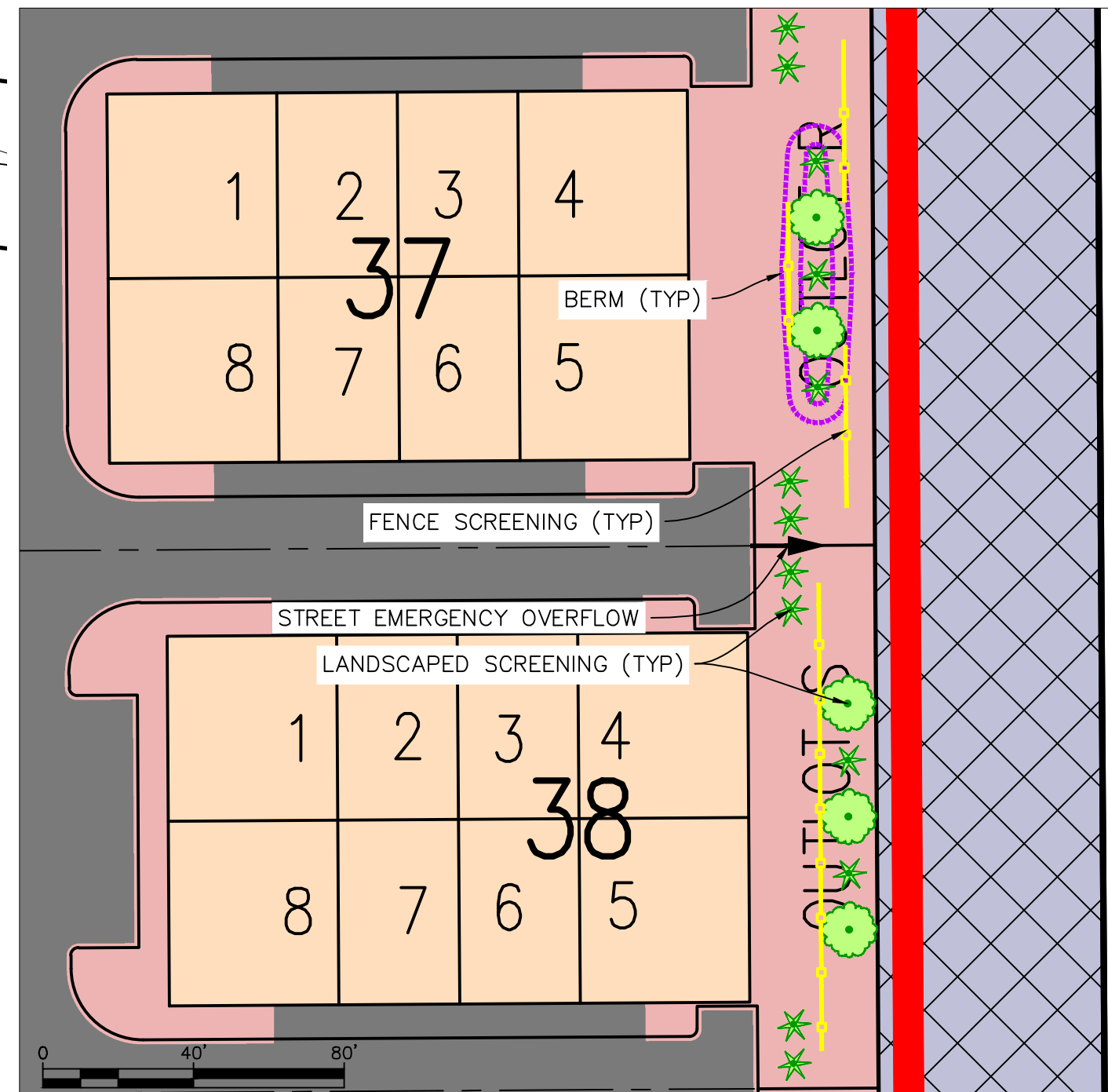
AND

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

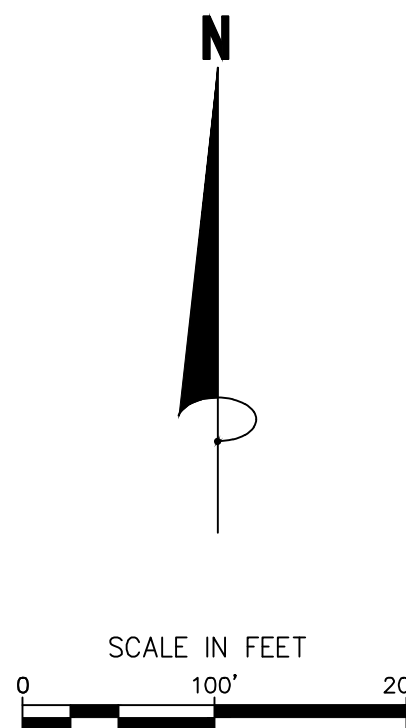
AND

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 Township Section 14 a distance of 215.26 feet to the corner of said Township Section 14; thence South 89 degrees 35 minutes 06 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 38 minutes 52 seconds East along said South line a distance of 354.76 feet; thence South 84 degrees 24 minutes 00 seconds East a distance of 47.47 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 1, AUDITOR'S SUBDIVISION NO. 47 REVISED, Anoka County, Minnesota.

LEGEND			
	TOWNHOMES	6.34 AC	5.07%
	SINGLE-FAMILY - 80 FT	10.45 AC	8.36%
	SINGLE-FAMILY - 65 FT	9.12 AC	7.30%
	SINGLE-FAMILY - 55 FT	13.75 AC	11.00%
	PRIVATE DRIVE	4.15 AC	3.32%
	PUBLIC ROADWAY/RIGHT-OF-WAY	12.15 AC	9.72%
	ARTERIAL RIGHT-OF-WAY (CSAH 54)	3.83 AC	3.06%
	PRIVATE OPEN SPACE	6.41 AC	5.13%
	PUBLIC OPEN SPACE INCLUDES TEMPORARY ROAD EASEMENT	21.65 AC 0.05 AC	17.32%
	PUBLIC PARK INCLUDES TEMPORARY ROAD EASEMENT	6.40 AC 0.12 AC	5.12%
	PRIVATE STORMWATER PONDS	4.13 AC	3.30%
	STORMWATER PONDS	8.50 AC	6.80%
	PRESERVED WETLANDS OUTSIDE OF PUBLIC ROW	14.03 AC	11.22%
	ELECTRIC TRANSMISSION LINE EASEMENT PRIVATE OPEN SPACE WITHIN EASEMENT PUBLIC OPEN SPACE WITHIN EASEMENT	3.13 AC 0.00 AC 2.30 AC	2.50%
	AREA TO REMAIN UNDEVELOPED (OUTLOT F)	0.98 AC	0.78%
	TOTAL	125.02 AC	100.00%

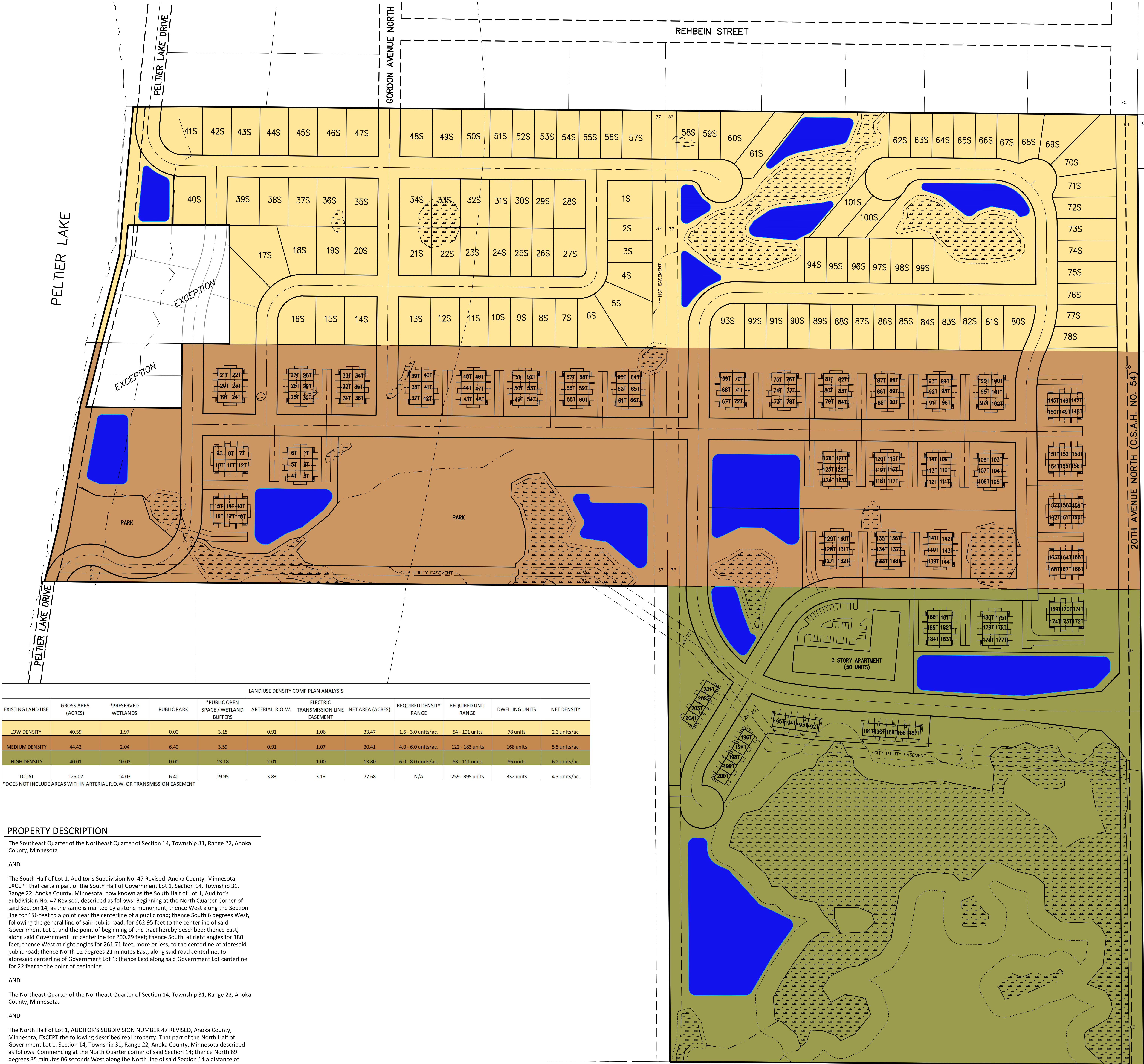


INSET A



EXISTING ZONING - RURAL
PROPOSED ZONING - P.U.D.
TOTAL AREA - 125.02 AC
PUBLIC STREETS - 9.182
PRIVATE STREETS - 5.026

TOTAL LOTS	282 LOTS
SINGLE FAMILY - 80'	33 LOTS
(BLOCKS 1-4, LOTS 1-8, BLOCK 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'	41 LOTS
(BLOCKS 6-7, LOTS 9-12, BLOCK 5)	
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'	72 LOTS
(BLOCKS 8-14)	
MINIMUM LOT WIDTH	55 FEET
MINIMUM LOT WIDTH (CORNER)	72.5 FEET
MINIMUM LOT DEPTH	115 FEET (1 LOT)
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	74 LOTS
(BLOCKS 15-20)	
(FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACKS)	
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	62 LOTS
(BLOCKS 21-27)	
(FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACKS)	
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	46 LOTS
PROVIDED PARKING:	46 STALLS



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

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 12 degrees 21 minutes East, along said road centerline, to aforesaid 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 148.88 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 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.

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.

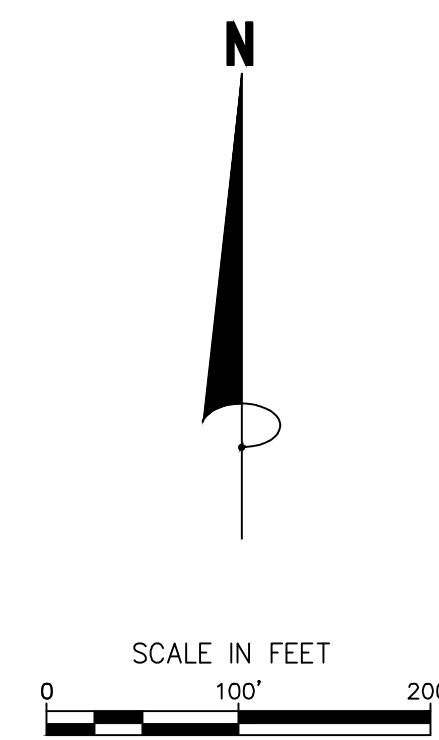
MEDIUM DENSITY -- R-3 ZONING
TOTAL UNITS IN R-3 ZONING 168 UNITS
(LOTS 1T-168T)

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

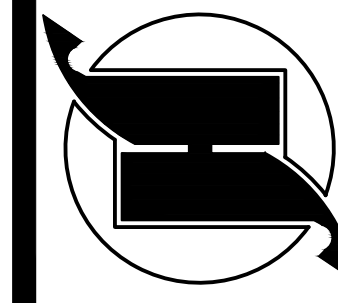
R-3 MINIMUM REQUIREMENTS IN SHORELAND	
FRONT (GARAGE TO PUBLIC RIGHT OF WAY)	30 FEET
FRONT (GARAGE TO BACK OF CURB (PRIVATE))	25 FEET
SIDE (BUILDING TO BUILDING)	20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE))	20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY)	30 FEET
ORDINARY HIGH WATER LEVEL	150 FEET

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.jrhinc.com



LEIBEL SITE
YIELD PLAN
FOR
LENNAR

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REVISIONS	
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05/06/2025 CITY COMMENTS	
05/20/2025 CITY RESUBMITTAL	
07/16/2025 CITY RESUBMITTAL	
08/21/2025 CITY COMMENTS	

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PROJECT NO.
24205-00
SHEET 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
	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.

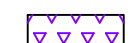
Attendees:

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

WETLAND TABULATION

*WETLAND 10 LOWERED FROM NWL ±907.0 TO 901.0

-



CONSISTS OF A POST AND A PROTECTED OPEN SPACE SIGN

MOUNTED FLUSH WITH THE TOP OF THE POST FASTENED WITH NON-REMOVABLE SCREWS OR RIVETS SIZE: 5.5" H x 3.75" W ALUMINUM SHALL BE 5052-H38 OR 6061-T6 ALLOY. GAUGE SHALL BE 0.080

COLOR SHALL BE GREEN AND BLUE LETTERS ON
A WHITE BACKGROUND.

4" X 4" SQUARE
TREATED WOOD OR OTHER CITY APPROVED MATERIAL.

MOUNTED TO A HEIGHT OF FOUR FEET ABOVE GRADE SET AT
LEAST 42 INCHES IN THE GROUND INSTALLED AT EACH LOT LINE
WHERE IT CROSSES A WETLAND BUFFER WITH A MAXIMUM
SPACING OF 300 FEET BETWEEN SIGNS (IF NO BUFFER IS
REQUIRED THE MONUMENT SHALL BE AT THE EDGE OF THE

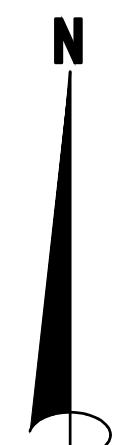
PLACE ADDITIONAL POSTS AS NECESSARY
TO FOLLOW BUFFER CONTOUR LINE

DIGITAL COPY OF SIGN AVAILABLE FROM ENGINEERING DEPARTMENT

WETLAND BUFFER SIGN	JANUARY, 2024
	GEN-22

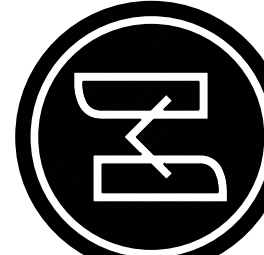
JANUARY, 2024

GEN-22



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PHONE: 952-890-6044
jbender@mnhill.com
www.mnhill.com

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INCORPORATED



PREPARED BY: DIRECTOR, MINNESOTA DEPARTMENT OF TRANSPORTATION

PELTIER PONDS
LINO LAKES, MINNESOTA
WETLAND IMPACTS & BUFFER PLANS
FOR
LENNAR

DRAWN BY
CTY

DATE
04/04/2025

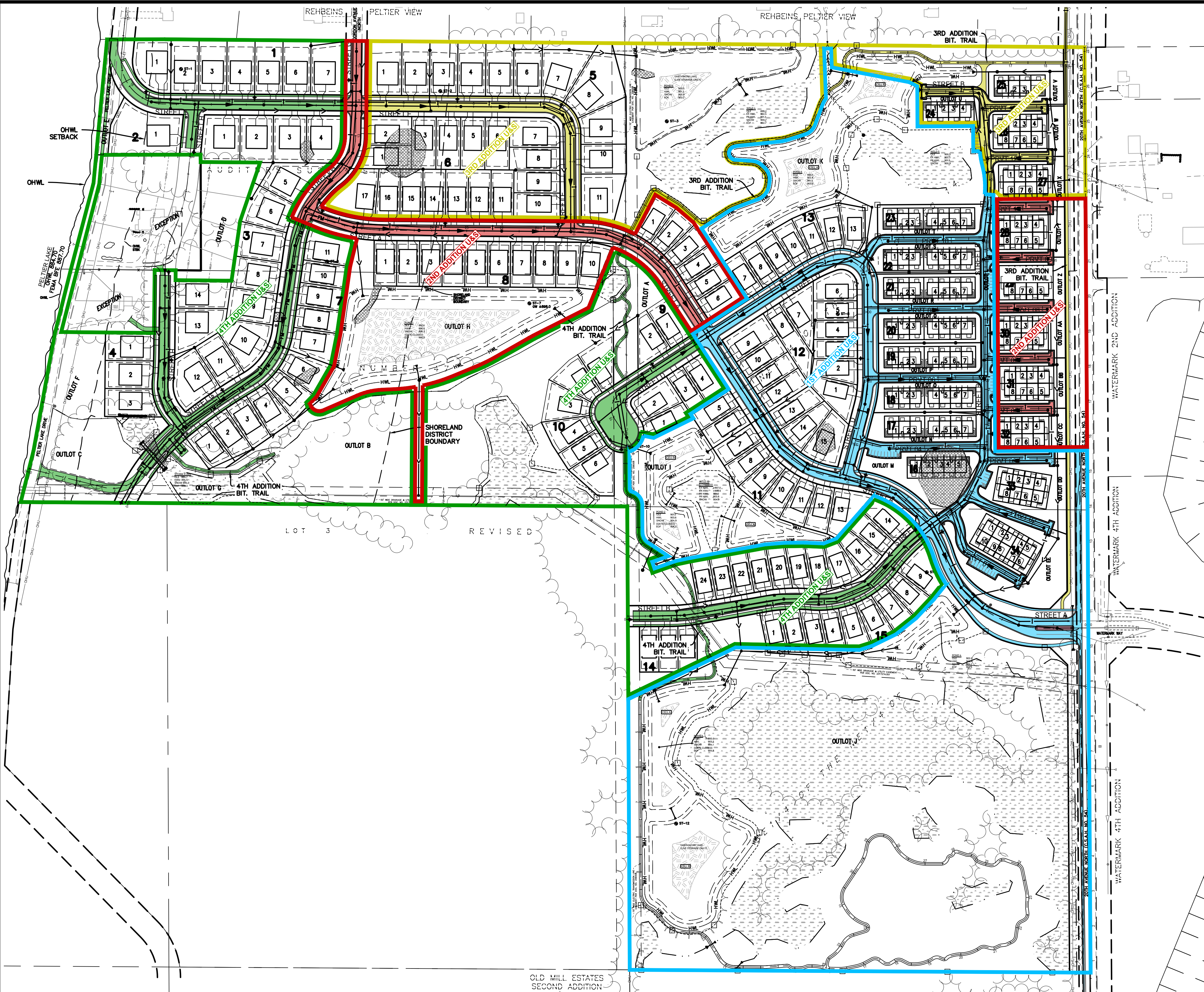
REVISIONS

5/09/2025	CITY COMMENTS
5/21/2025	CITY RESUBMITTAL
7/18/2025	CITY RESUBMITTAL
1/03/2025	CITY RESUBMITTAL

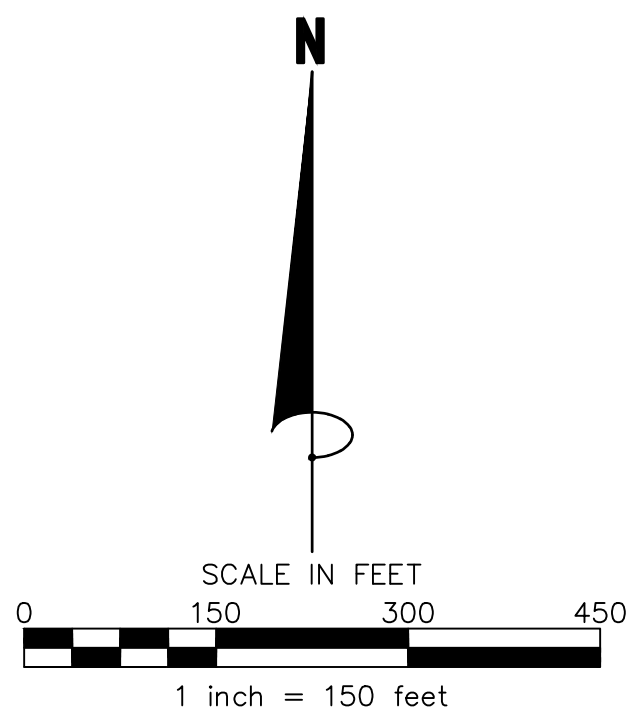
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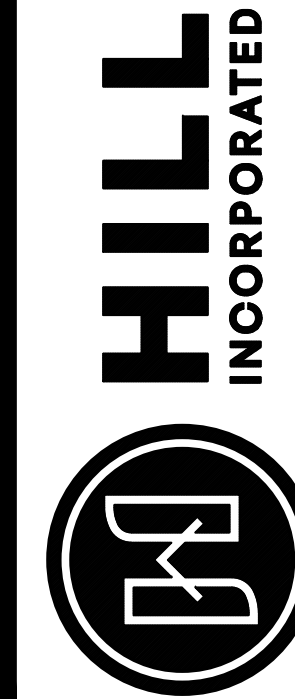
C4.9



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	



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

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

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11/03/2025	CITY RESUBMITTAL

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PROJECT NO 24205
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PELTIER PONDS
PRELIMINARY LANDSCAPE PLANS
NOVEMBER 3, 2025



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Date: _____

PELTIER PONDS
LINO LAKES, MINNESOTA
LANDSCAPE TITLE SHEET
FOR
LENNAR

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04/15/2025 CITY COMMENTS
05/09/2025 REV SITE PLAN
11/03/2025 REV SITE PLAN

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PROJECT NO.
24205
L1.0

Landscape Sheet Index:

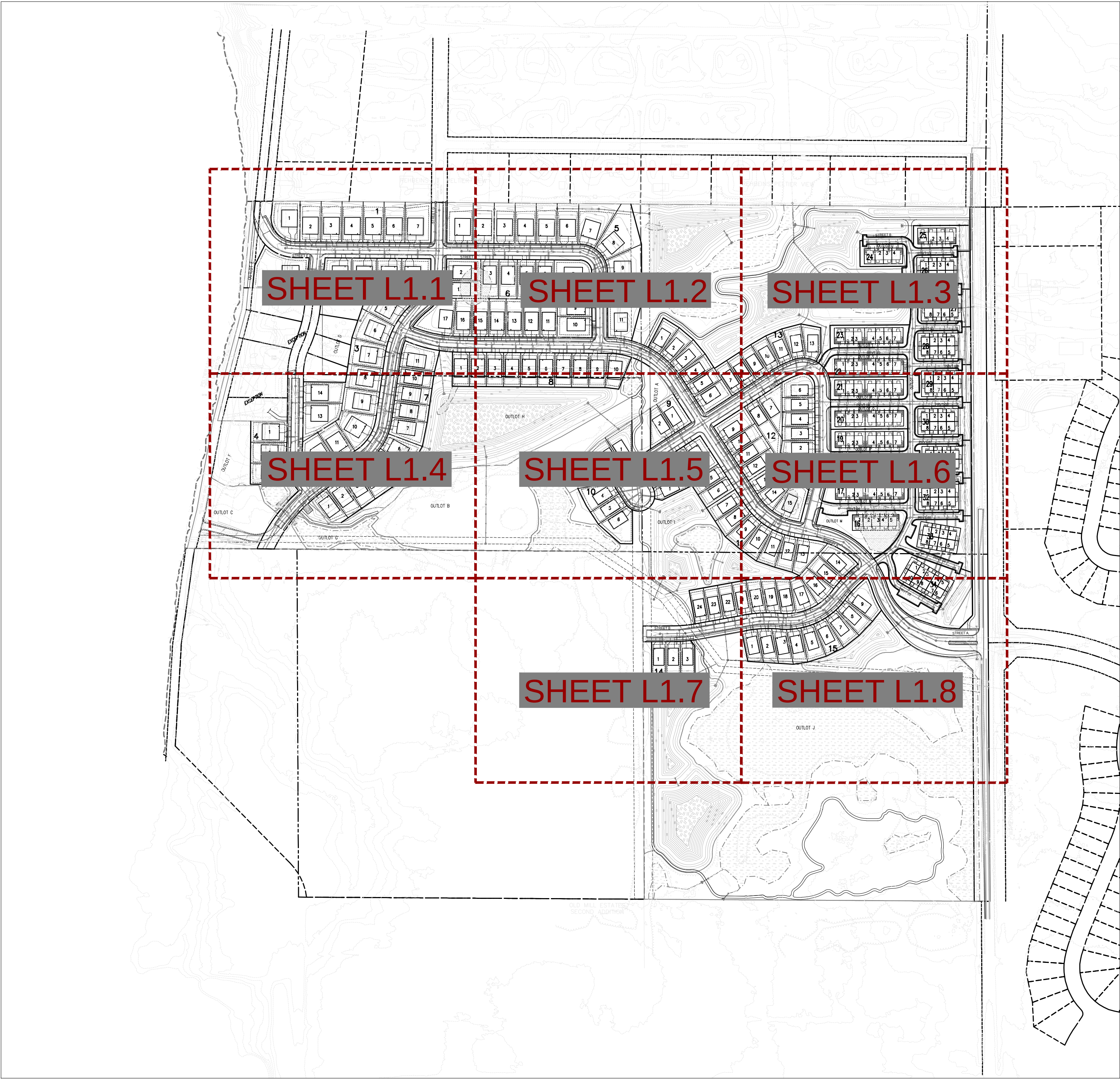
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- L1.1 Landscape Plan
- L1.2 Landscape Plan
- L1.3 Landscape Plan
- L1.4 Landscape Plan
- L1.5 Landscape Plan
- L1.6 Landscape Plan
- L1.7 Landscape Plan
- L1.8 Landscape Plan
- L1.9 Details + Schedules Sheet
- L1.10 Typical 4 Unit Foundation Planting
- L1.11 Typical 5 Unit Foundation Planting
- L1.12 Typical 8 Unit Foundation Planting
- L1.13 Tree Preservation & Mitigation Plan

Surveyor + Civil Engineer:



General Notes:

- Actual locations of trees may vary, depending on final location of driveways and utilities.
- See Civil Engineer's plans for grading layout and requirements
- Contractor to coordinate all work in the city right-of-way with City of Lino Lakes Public Works Department.
- Sod all disturbed areas except plant beds and areas noted to receive seed.
- Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
- See Sheet L1.9 for Landscape Details & Plant Schedule.
- See Sheet L1.10-12 for Townhome Foundation Plantings.



OVERALL LANDSCAPE PLAN:

General Landscape Requirements:

All lot areas not used for off-street parking, off-street loading, sidewalks, driveways, building sites, or other requirements shall be landscaped with grass, shrubs, trees or other acceptable vegetation, or treatment as required by this chapter prior to issuance of a certificate of occupancy.

Canopy Coverage Requirements:

Canopy cover requirements do not apply to single-family residential development, multi-family residential development without surface parking other than individual unit driveways and permitted outdoor storage areas in Industrial Districts.

Buffer Landscape Requirements:

Screening Required: 6' Screening between Residential and Arterial or Collector Streets (between CSAH 54 and the proposed residential development)

Screening Proposed: Berm (per civil plans), Large Shrubs, Evergreen Trees, Overstory Deciduous Trees, and Ornamental Trees

Open Area Landscape Calculations:

Open Area Landscape Requirements do not apply to single family lots. The following requirements apply to the townhome units only:

Townhome Open Area*: approx. 70,800 sq ft
*Landscape Area Not Being Used for Buffering, Street Trees, & Foundation Plantings

Large Trees

(1) Large Tree per 2,500 square feet
Calculation: 70,800 / 2500 = 28 Large Trees

Large Shrubs

(2) Large Shrubs per 2,500 square feet
Calculation: (70,800 / 2500) x 2 = 56 Large Shrubs

Yard Tree Landscape Calculations:

Single Family Tree Requirement:

(1) Street Tree in the Front Yard Per Lot

Multi-Family Tree Requirement:

(1) Street Tree per 70 lineal feet of Street Frontage

Total No. of Single Family Dwelling Units:	147
Total No. of Single Family Front Yard Trees Required:	147
Total No. of Townhome Dwelling Units:	136
Townhome Street Frontage:	8,596 Lineal Feet
Total No. of Townhome Trees Required:	123
Total Lot Trees Required:	270

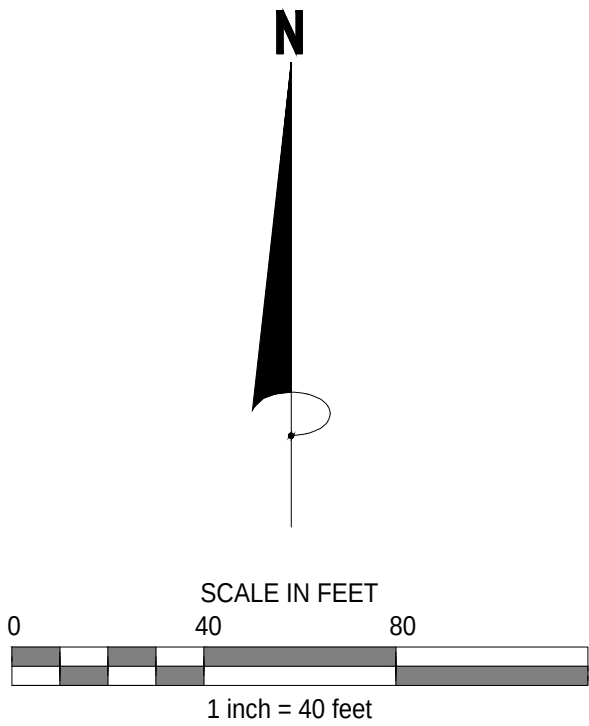
Proposed Tree Summary:

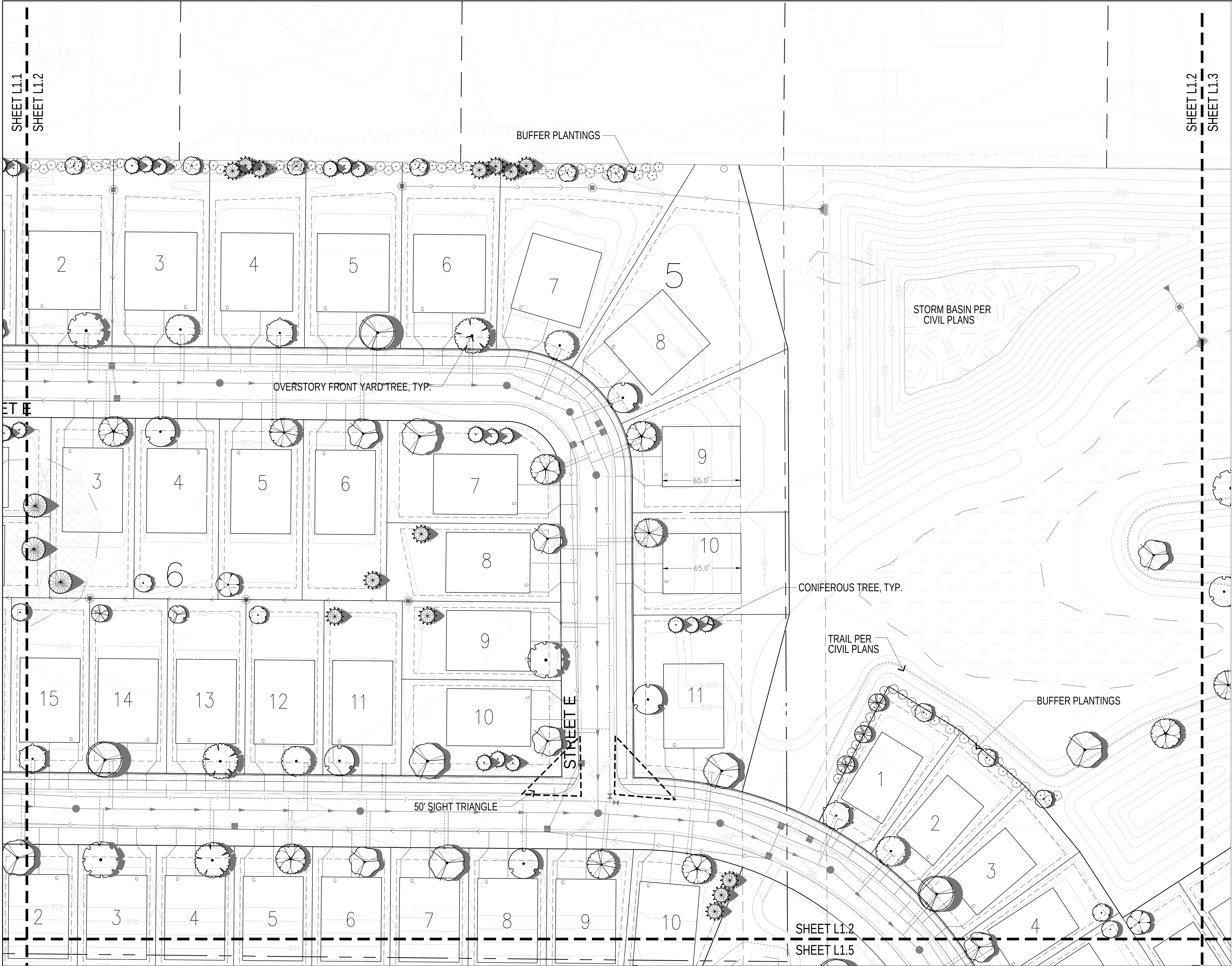
Total Lot Trees Required:	270
Total Lot Trees Shown:	270
Total Mitigation Trees Required:	83
Total Mitigation Trees Shown:	83
Total Open Area Trees Required:	28
Total Open Area Trees Shown:	28
Total Open Area Shrubs Required:	56
Total Open Area Shrubs Shown:	56
Total Required Trees Shown:	381
Total Buffer Trees Shown:	198

Total Trees Proposed on Site: 579



- General Notes:**
1. Actual locations of trees may vary, depending on final location of driveways and utilities.
 2. See Civil Engineer's plans for grading layout and requirements
 3. Contractor to coordinate all work in the city right-of-way with City of Lino Lakes Public Works Department.
 4. Sod all disturbed areas except plant beds and areas noted to receive seed.
 5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
 6. See Sheet L1.9 for Landscape Details & Plant Schedule.
 7. See Sheet L1.10-12 for Townhome Foundation Plantings.





LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



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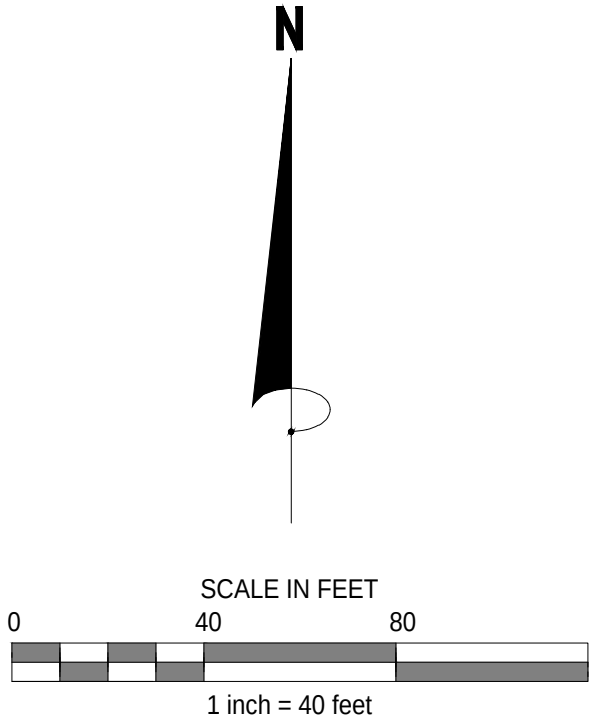
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Print Name: J. Ender
Signature: J. Ender
Date: 04/11/2025

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LINO LAKES, MINNESOTA
LANDSCAPE PLAN
FOR
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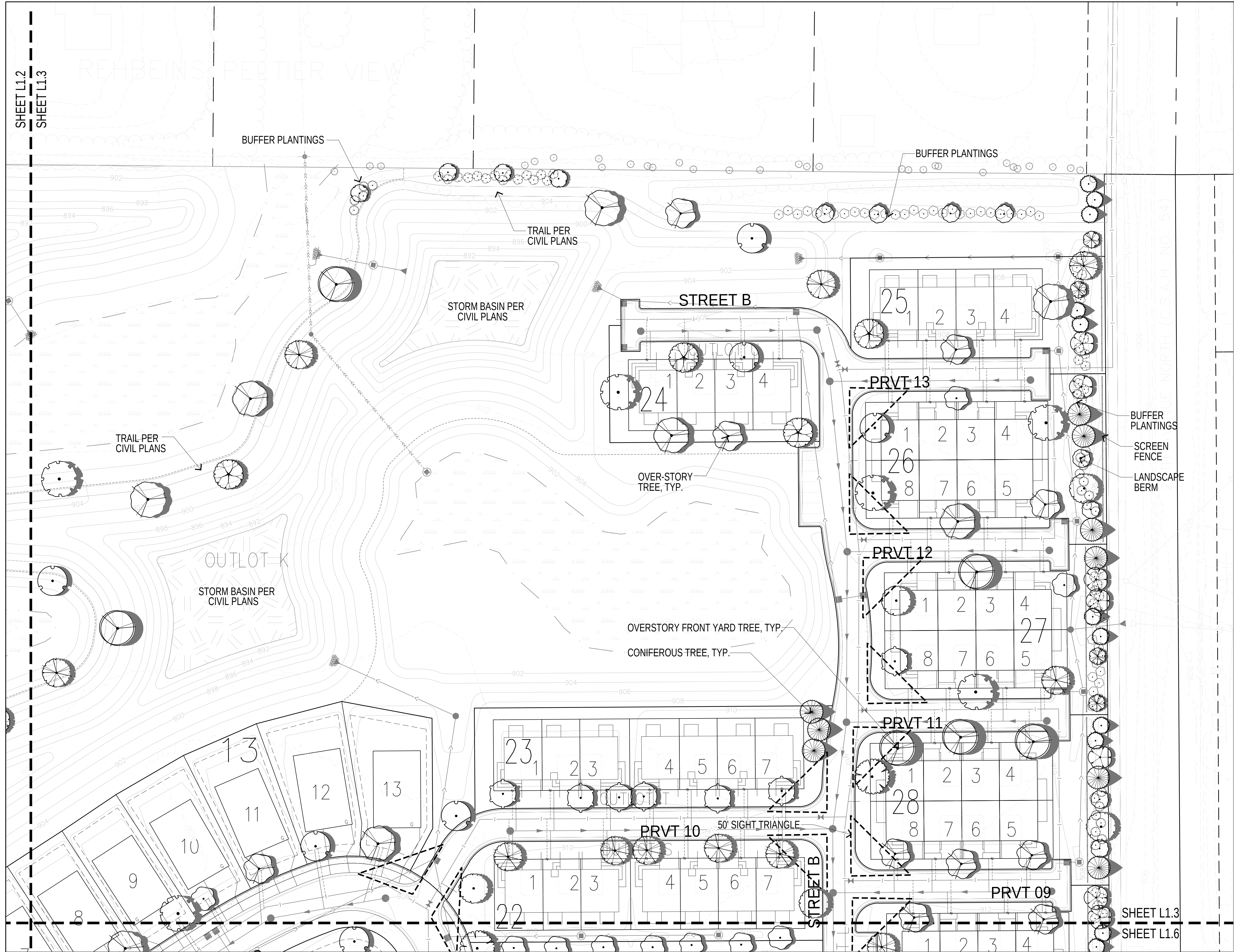
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11/03/2025 REV SITE PLAN

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SHEET L1.2
SHEET L1.3



LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



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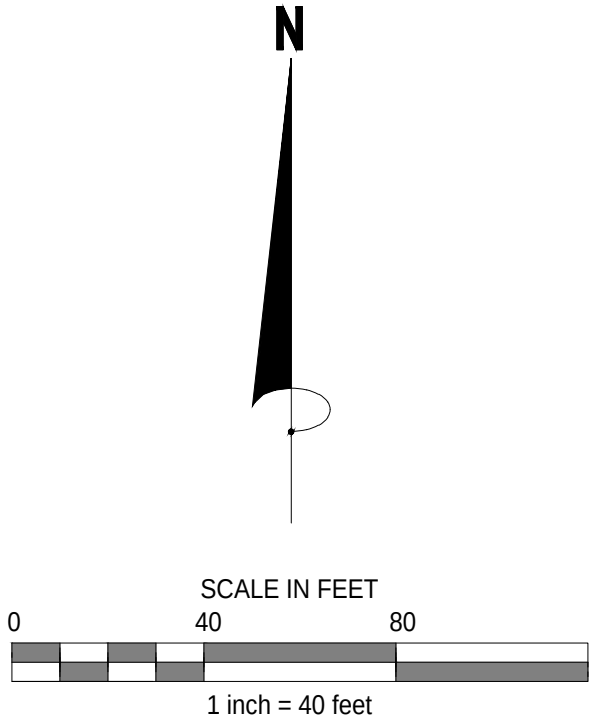
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LANDSCAPE PLAN
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General Notes:

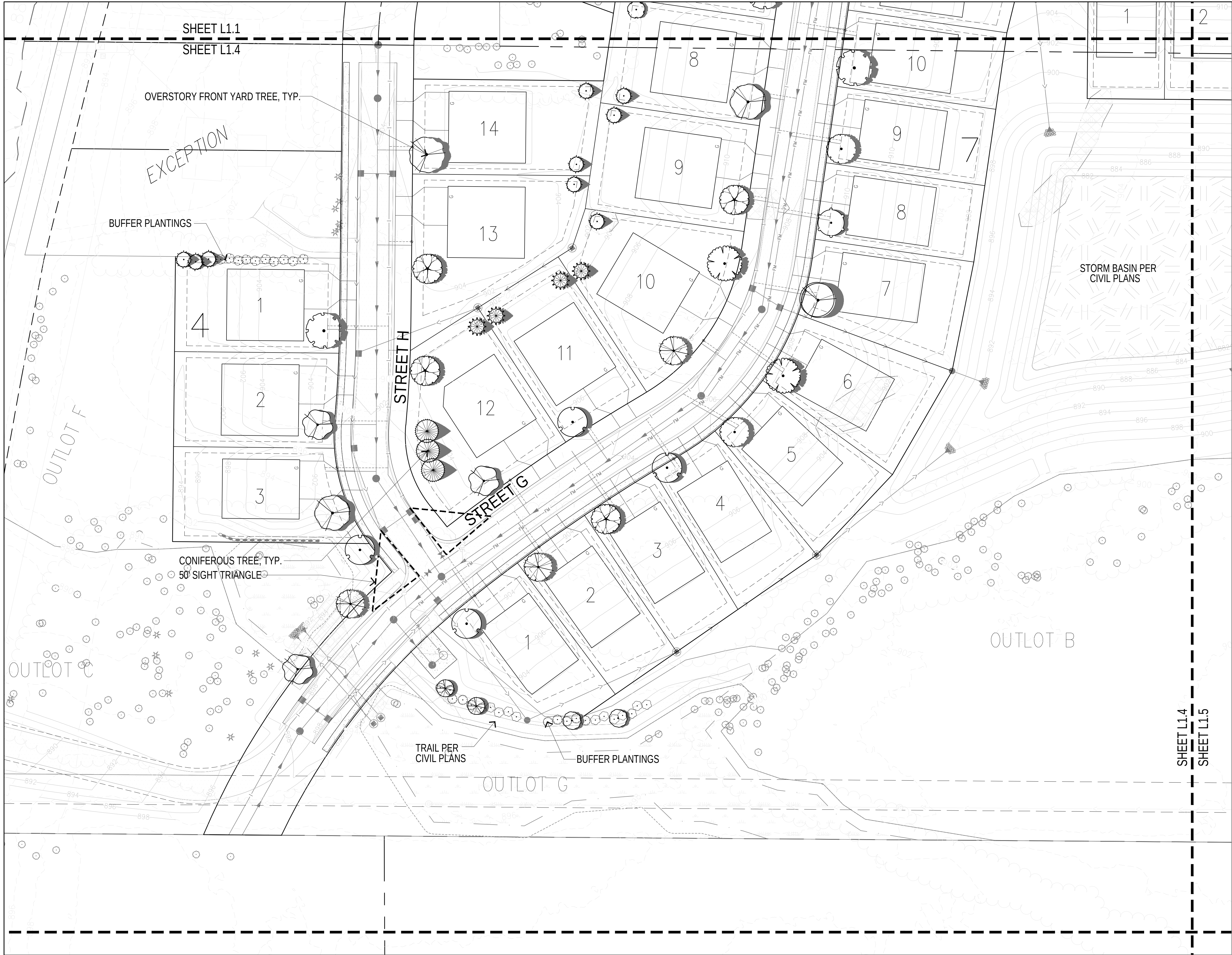
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6. See Sheet L1.9 for Landscape Details & Plant Schedule.
7. See Sheet L1.10-12 for Townhome Foundation Plantings.



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Title: [Title]

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LINO LAKES, MINNESOTA
LANDSCAPE PLAN
FOR
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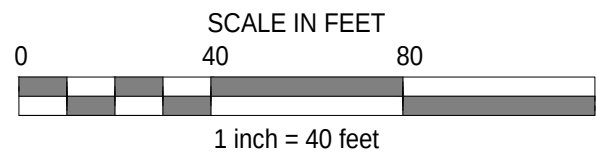
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11/03/2025 REV SITE PLAN

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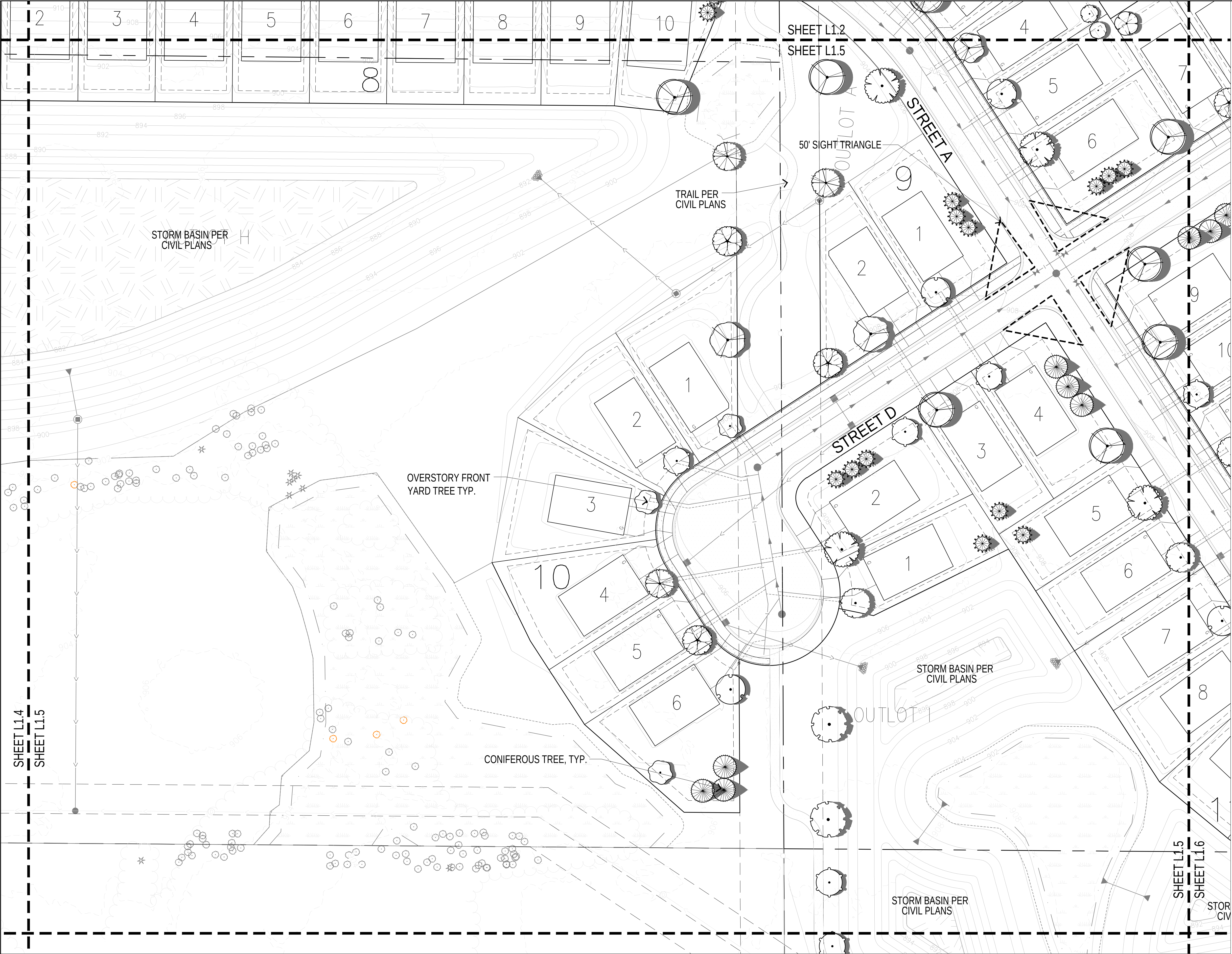
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7. See Sheet L1.10-12 for Townhome Foundation Plantings.



LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



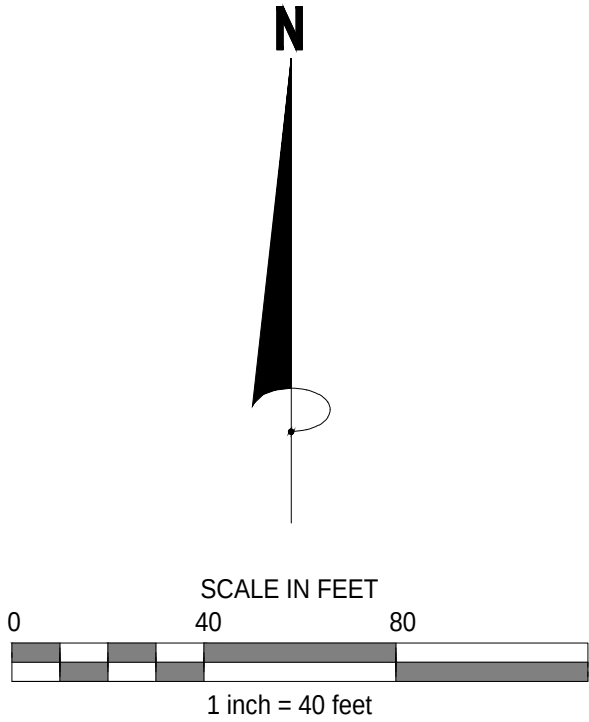
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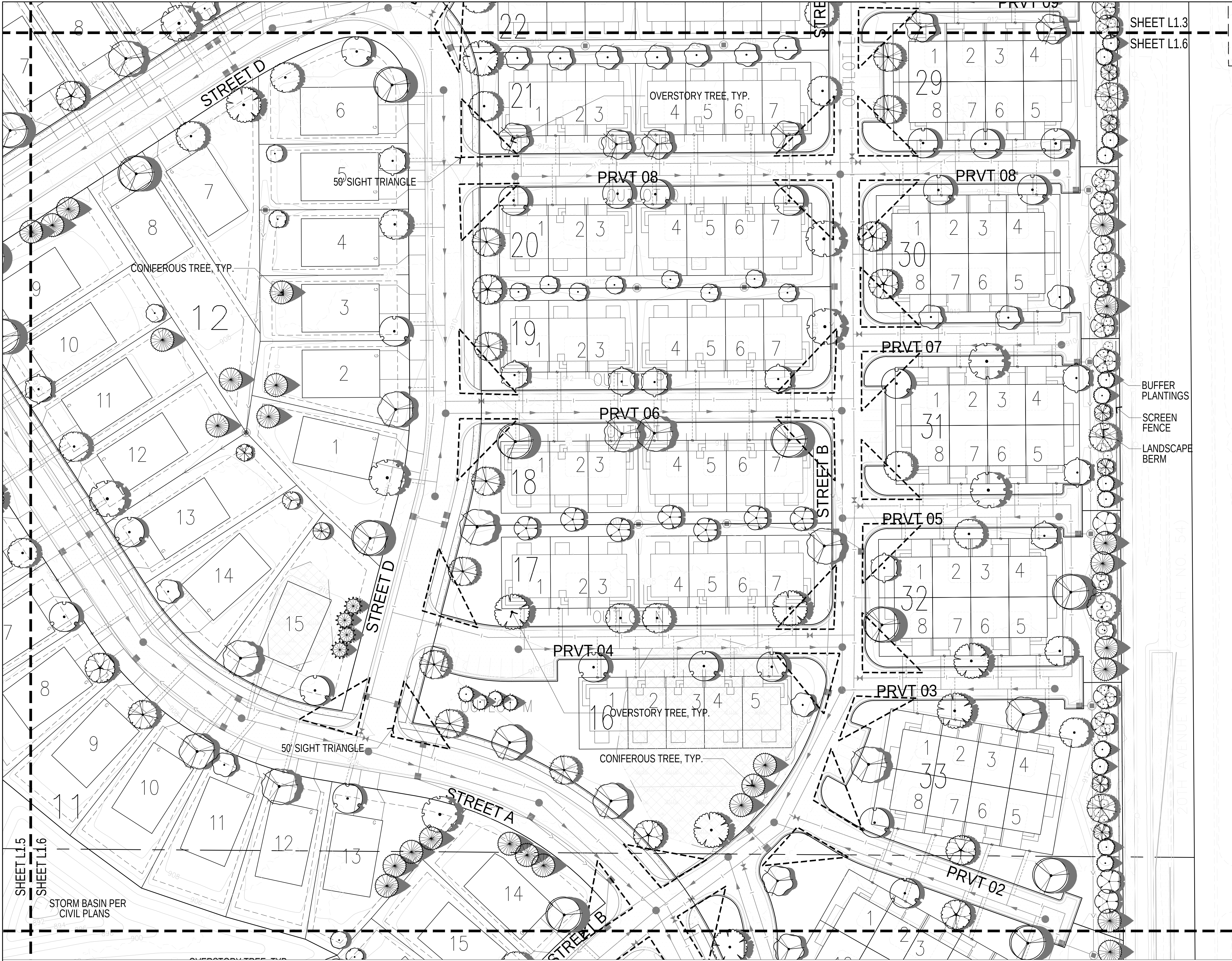
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LINO LAKES, MINNESOTA
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LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



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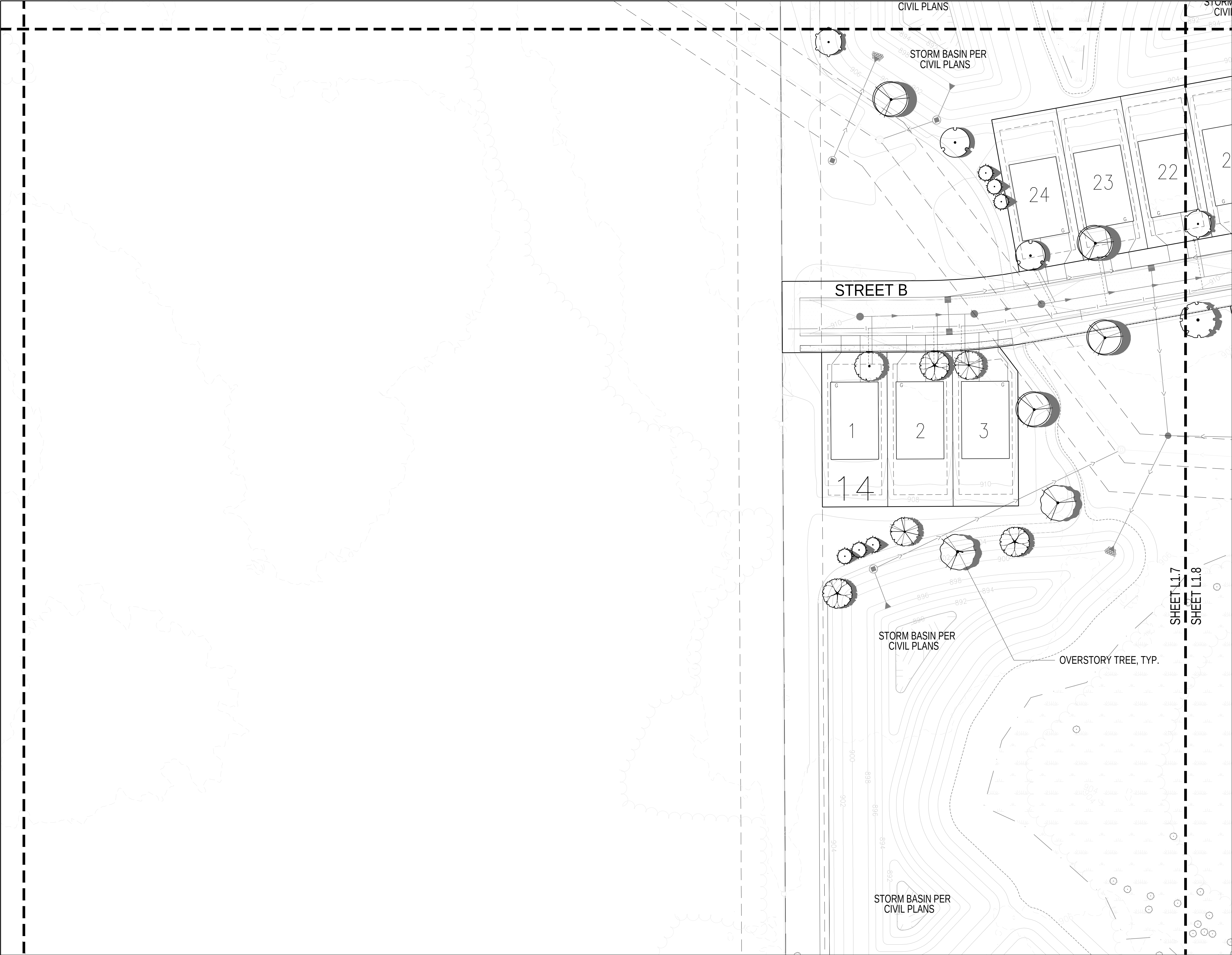
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LINO LAKES, MINNESOTA
LANDSCAPE PLAN
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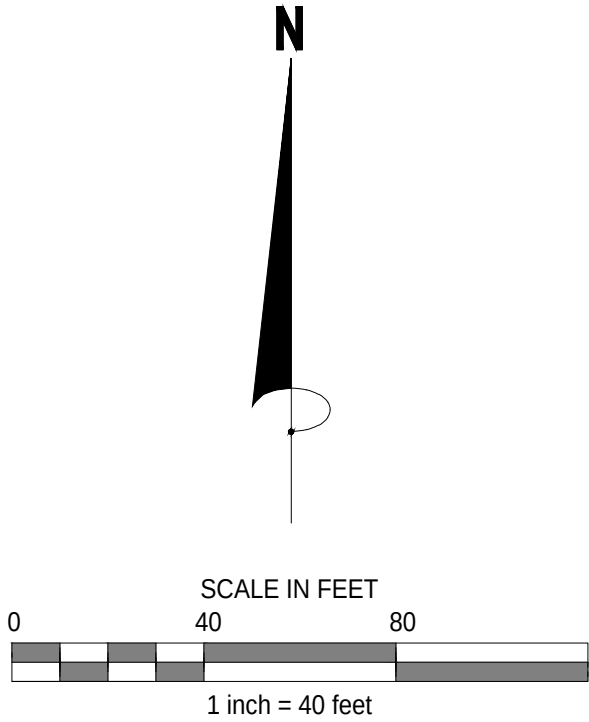
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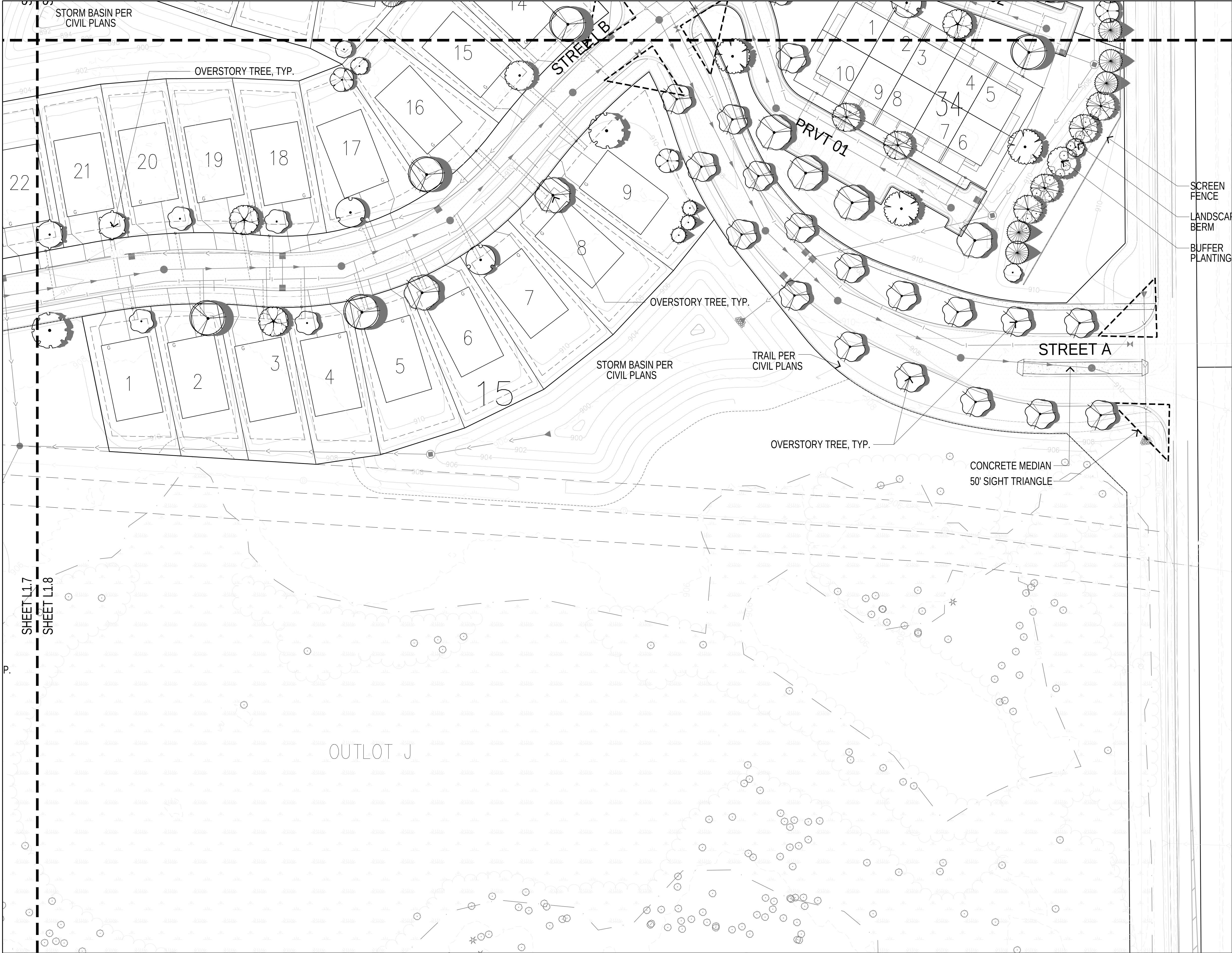
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 5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
 6. See Sheet L1.9 for Landscape Details & Plant Schedule.
 7. See Sheet L1.10-12 for Townhome Foundation Plantings.



LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements



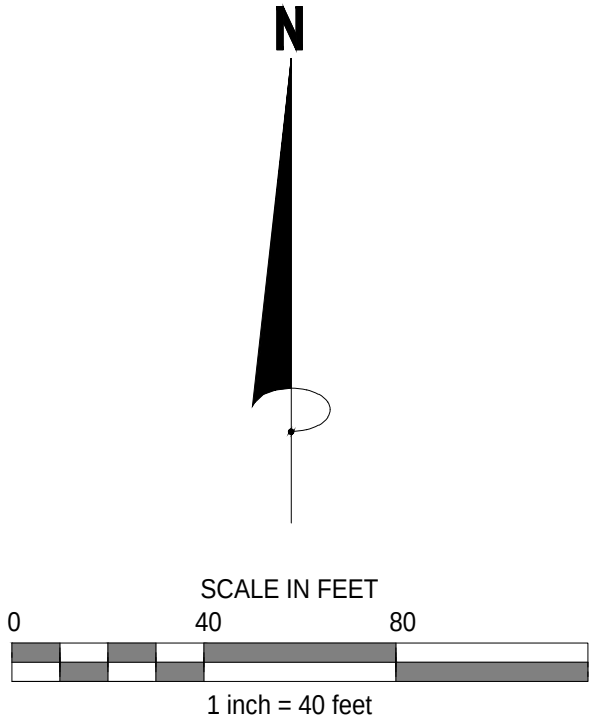
CALYX
CALYX DESIGN GROUP
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475 Cleveland Ave. N Suite 101A
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HILL INCORPORATED
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
PRELIMINARY
Print Name: [Signature]
Signature: [Signature]
Title: [Title]

PELTIER PONDS
LINO LAKES, MINNESOTA
LANDSCAPE PLAN
FOR
LENNAR

- General Notes:**
1. Actual locations of trees may vary, depending on final location of driveways and utilities.
 2. See Civil Engineer's plans for grading layout and requirements
 3. Contractor to coordinate all work in the city right-of-way with City of Lino Lakes Public Works Department.
 4. Sod all disturbed areas except plant beds and areas noted to receive seed.
 5. Place a minimum of 6" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
 6. See Sheet L1.9 for Landscape Details & Plant Schedule.
 7. See Sheet L1.10-12 for Townhome Foundation Plantings.



LANDSCAPE LAYOUT PLAN:

See Sheet L1.9 for Planting Details, Notes, and Requirements

DRAWN BY BH
DATE 04/11/25
REVISIONS 04/15/2025 CITY COMMENTS 05/09/2025 REV SITE PLAN 11/03/2025 REV SITE PLAN
CAD FILE 24205-L
PROJECT NO. 24205
L1.8

	Min. Building Footprint, minus garage	Garage Width	Garage Square Footage	Porch Depth	Porch Façade	Garage Protrusion from Front Porch		Garages					
						2-story home	1-story home	2-story home		1-story home			
CITY STANDARD	Rambler: 1,050 sf Split-level: 980 sf 2-story: 850 sf	20 feet	520 sf	min. 6-feet	100% remaining façade	no protrusion allowed	no protrusion allowed	50% garage façade max. unless 2nd story above	2nd floor extends over 2-car portion of garage	50% garage façade max. unless 2nd story above	2nd floor extends over 2-car portion of garage	garage doors contain windows	garages over 2 stalls have 2-foot recess
PELTIER PONDS STANDARD	Rambler: 1,050 sf Split-level: 980 sf 2-story: 780 sf	20 feet	445 sf	min. 6-feet	100% remaining façade	6 feet	2 feet	50% garage façade max. unless 2nd story above	complies with standard	67% garage façade max. unless 2nd story above	house will have window in largest gable	complies with standard	garages over 2 stalls have 1-foot recess
WATERMARK STANDARD	N/A	N/A	N/A	min. 6-feet	100% remaining façade	6 feet	no protrusion allowed	50% garage façade max. unless 2nd story above	complies with standard	67% garage façade max. unless 2nd story above	house will have window in largest gable	complies with standard	complies with standard

	Min. Livable Floor Area	Unit Width	Garage Width	Garage Square Footage	Exterior Stone (cumulative all sides)	Max. Singular Exterior Finish Percentage (front)	Max. Singular Exterior Finish Percentage (rear)	Max. Singular Exterior Finish Percentage (side)
CITY STANDARD	1,000 sf	24 feet	20 feet	520 sf	25%	75%	75%	75%
PELTIER PONDS STANDARD (row townhome)	1,804 sf	32 feet	18'-1.5"	379 sf	7%	75%	85% (lap siding)	85% (lap siding)
PELTIER PONDS STANDARD (back-to-back townhome)	1,769 sf	32 feet	18'-7.5"	405 SF	8%	75%	N/A (no rear elevation)	94% (lap siding)
WATERMARK STANDARD (row townhome)	1,804 sf	32 feet	18'-1.5"	379 sf	no City standard (existing 7% stone)	75%	no City standard (existing 85% lap)	no City standard (existing 85% lap)
WATERMARK STANDARD (back-to-back townhome)	1,769 sf	32 feet	18'-7.5"	405 SF	no City standard (existing 8% stone)	75%	N/A (no rear elevation)	no City standard (existing 94% lap)

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 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

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

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

**CITY OF LINO LAKES
RESOLUTION NO. 26-05**

**APPROVING COMPREHENSIVE PLAN AMENDMENT RELATED TO
PELTIER PONDS**

WHEREAS, the City received a land use application for a Comprehensive Plan Amendment related to Peltier Ponds, a master planned residential development, and

WHEREAS, the 125 acre site has three (3) land use designations per the City's 2040 Comprehensive Plan: low density, medium density, and high density. See attached Existing Comprehensive Plan Map and Proposed Comprehensive Plan Map; and

WHEREAS, per the City's 2040 Comprehensive Plan, the areas are not intended to be strict land use and density boundaries but should be considered somewhat flexible to accommodate development; however, the Met Council requires a formal comprehensive plan amendment to adjust the land use boundaries, and

WHEREAS, the proposed land use plan amendment decreases the allowed number of housing units by one; and

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

WHEREAS, the Comprehensive Plan Amendment was emailed on November 18, 2025 to affected jurisdictions for their review and comment. The 60 day comment period ended January 17, 2026. There were no objections.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the 2040 Comprehensive Plan is hereby amended to re-guide property as shown on the attached Proposed Comprehensive Plan Map.

Adopted by the City Council of the City of Lino Lakes this 12th day of January, 2026.

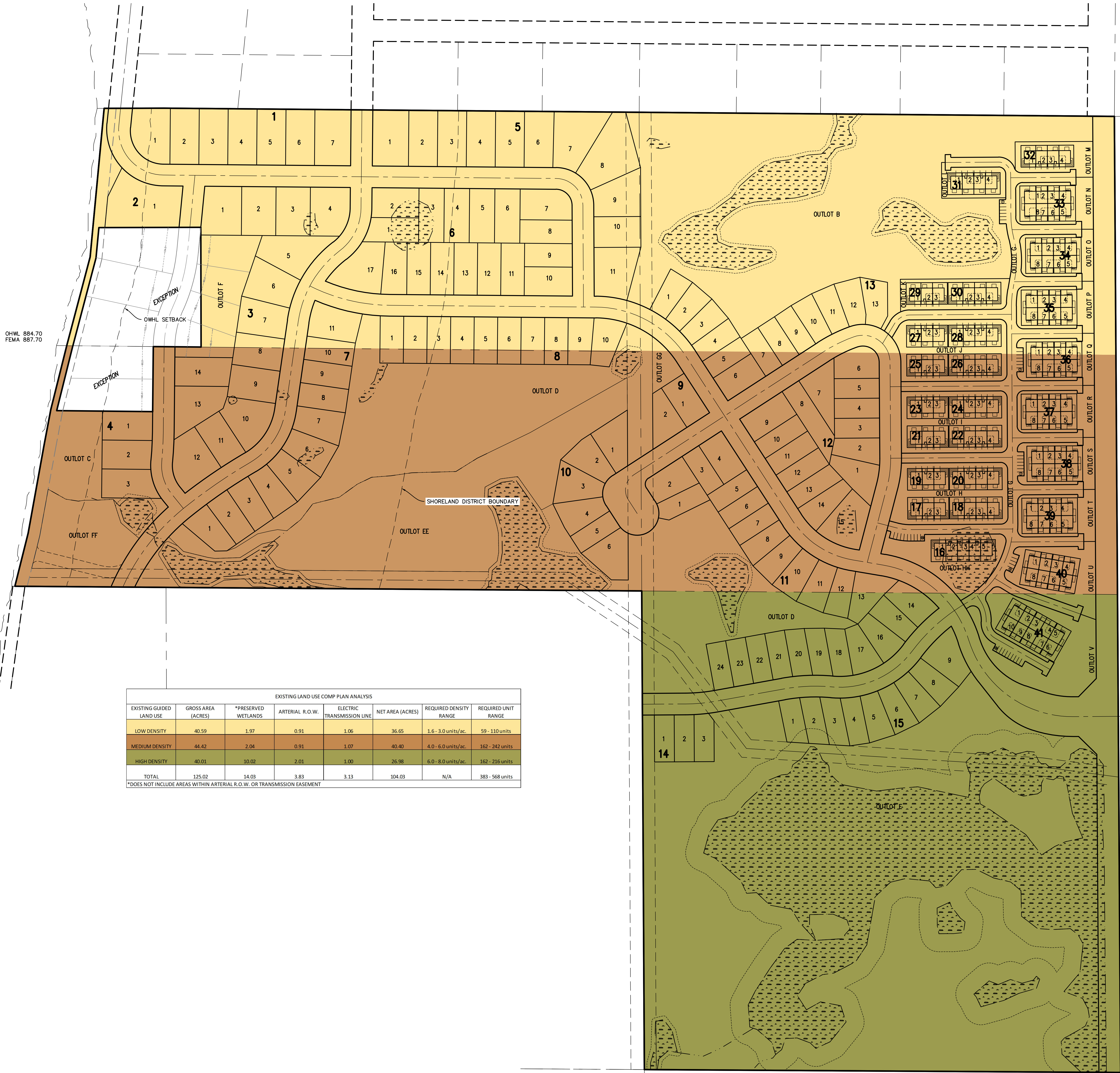
Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

ATTACHMENT A

Existing Comprehensive Plan Map



OWHL 884.70
FEMA 887.70

EXISTING LAND USE COMP PLAN ANALYSIS						
EXISTING GUIDED LAND USE	GROSS AREA (ACRES)	*PRESERVED WETLANDS	ARTERIAL R.O.W.	ELECTRIC TRANSMISSION LINE	NET AREA (ACRES)	REQUIRED DENSITY RANGE
LOW DENSITY	40.59	1.97	0.91	1.06	36.65	1.6 - 3.0 units/ac.
MEDIUM DENSITY	44.42	2.04	0.91	1.07	40.40	4.0 - 6.0 units/ac.
HIGH DENSITY	40.01	10.02	2.01	1.00	26.98	6.0 - 8.0 units/ac.
TOTAL	125.02	14.03	3.83	3.13	104.03	N/A

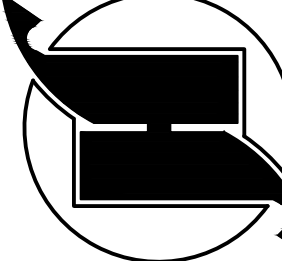
*DOES NOT INCLUDE AREAS WITHIN ARTERIAL R.O.W. OR TRANSMISSION EASEMENT

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

PELTIER PONDS
EXISTING COMP PLAN MAP
FOR
LENNAR



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

DRAWN BY
JHB

DATE
4/4/2025

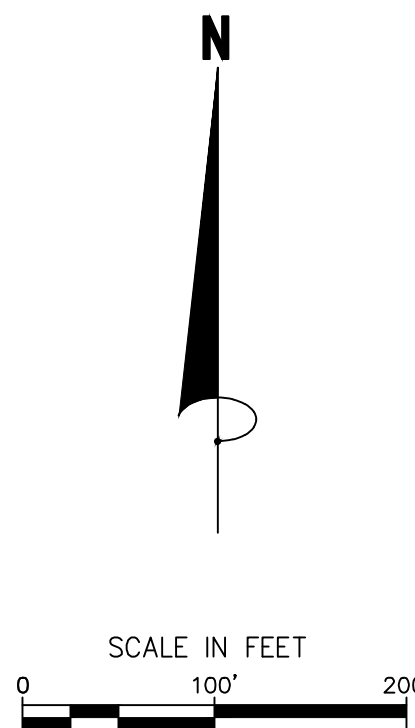
REVISIONS

05/06/2025	CITY COMMENTS
05/21/2025	CITY RESUBMITTAL
07/18/2025	CITY RESUBMITTAL
08/01/2025	CLIENT COMMENTS
08/27/2025	CITY COMMENTS
09/08/2025	CITY COMMENTS
10/04/2025	CITY COMMENTS

CAD FILE
24205 Ex Comp Plan.dwg

PROJECT NO.
24205-00

SHEET 1 OF 1



ATTACHMENT B

Proposed Comprehensive Plan Map

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

**CITY OF LINO LAKES
ORDINANCE NO. 01-26**

**ORDINANCE TO REZONE CERTAIN REAL PROPERTY FROM R,
RURAL TO PUD, PLANNED UNIT DEVELOPMENT FOR
PELTIER PONDS**

The City Council of Lino Lakes ordains:

Section 1: Findings of Fact

1. The City received a Land Use Application to rezone certain property from R, Rural to PUD, Planned Unit Development.
2. The Planning and Zoning Board opened the public hearing on July 9, 2025 and continued the hearing to November 12, 2025.
3. Per City Code Section 1007.015 (4):

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

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

The PUD rezoning is consistent with the 2040 Comprehensive Plan as amended. The development area is guided low density, medium density and high density residential which allows for a variety of housing types and lot sizes.

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

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

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

The proposed master planned development conforms with all performance standards with minor revisions as noted.

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

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.

5. Traffic generation by the proposed action is within capabilities of streets serving the property as described in § [1007.020](#)(4)(d) of this chapter.

Traffic generated by the proposed master planned development is within the capabilities of the streets serving the property.

Section 2: Amendment

The Zoning Ordinance of the City of Lino Lakes is hereby amended to rezone the following described property from R, Rural to PUD, Planned Unit Development.

Section 3: Legal Description

The property is legally described as:

Parcel 1

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 148.88 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 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.

Abstract Property.

Parcel 2

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 12 degrees 21 minutes East, along said road centerline, to aforesaid centerline of Government Lot 1; thence East along said Government Lot centerline for 22 feet to the point of beginning.

Abstract Property

Section 4: Development Regulations

The development shall conform to the plans, requirements, and conditions of approval as listed in Council Resolution No. 26-06. If not otherwise specified, the following City Code Chapter 1007 regulations shall govern:

- City Code Section 1007.110, R-1, Single Family Residential for 80ft wide lots
- City Code Section 1007.112, R-2, Two Family Residential for 55ft and 65ft wide lots
- City Code Section 1007.113, R-3, Medium Family Residential for the townhomes

Section 5: Effect

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

Section 6: Contingency

The rezoning provided for by this ordinance is contingent on the filing of Peltier Ponds final plat.

Should the final plat not be filed, the rezoning provided by this ordinance shall be null and void.

Adopted by the Lino Lakes City Council this ____ day of _____, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

**CITY OF LINO LAKES
RESOLUTION NO. 26-06**

**APPROVING OPENING UTILITY STAGING AREA AND
PELTIER PONDS PUD PRELIMINARY PLAN/PRELIMINARY PLAT**

WHEREAS, the City received a land use application for Peltier Ponds PUD Preliminary Plan/Preliminary Plat, hereinafter referred to as “Development”, and

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

- 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 December 12, 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

WHEREAS, the Planning & Zoning Board opened the public hearing on July 9, 2025 and continued the hearing to December 10, 2025.

WHEREAS, five parcels (PID #14-31-22-12-0002, PID #14-31-22-21-0004, PID #14-31-22-21-0001, PID #14-31-22-21-0002 and PID #14-31-22-21-0003) are located in Utility Staging Area 1B (2025-2030); and

WHEREAS, per the 2040 Comprehensive Plan, prior to reaching the time threshold for the next 10-year staging area, or five-year phase within a 10-year staging area, depicted on the staging plan, the City Council will determine by resolution if the next area is to be opened to development.

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

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

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.

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

Only the above noted five (5) parcels are being opened in Utility Staging Area 1B.

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the above criteria are met and Utility Staging Area 1B is opened for PID #14-31-22-12-0002, PID #14-31-22-21-0004, PID #14-31-22-21-0001, PID #14-31-22-21-0002 and PID #14-31-22-21-0003; and

BE IT FURTHER RESOLVED:

FINDINGS OF FACT

PUD, Planned Unit Development

Per City Code Section 1007.024:

(2) The PUD, by allowing deviation from the strict provisions of this ordinance related to setbacks, heights, lot area, width and depths, yards, etc., may be considered by the City when it would result in one or more of the following public benefits:

(a) Implementation of a master plan consistent with the Planning District objectives of the Comprehensive Plan.

A master plan for this area is not required per the 2040 Comprehensive Plan.

- (b) Innovations in development that address growing demands for all styles of economic expansion, greater variety in lot size, configuration, home type, design, enhanced architectural standards, and siting of structures through the conservation and more efficient use of land in such developments.

The development proposes a variety of housing types and lot sizes from larger single family lots to townhomes that provide life-cycle housing.

The flexible site design configuration allows for the creation of a multi-functional greenway corridor that incorporates storm water management, wetlands, open space, and trails. The development also promotes conservation and a more efficient use of land.

- (c) Preservation and enhancement of desirable site characteristics such as wildlife habitat, unique natural resources, existing vegetation, natural topography, geologic features and reduction of negative impacts on the environment.

The site is within the shoreland districts of Peltier Lake and adjacent to a large wetland complex. The large wetland will be preserved and enhanced into a multi-purpose greenway corridor. The corridor will also be protected by a vegetative buffer that provides additional protection to the natural resources.

A stormwater reuse system will be implemented to the extent feasible to offset the use of municipal water for irrigation.

- (d) Creative use of land and related physical development which allows a phased and orderly transition of varying land uses in close proximity to each other.

The development transitions from larger single family lots near Peltier Lake and to townhomes near the arterial roads.

- (e) Efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments.

Private streets result in efficient, smaller networks of utilities and streets. This lowers development costs and public investments.

- (f) Mix of land use types.

The development proposes a variety of housing types and lot sizes.

- (g) Provision of a housing type or target housing price that is desirable to the City.

The development proposes a variety of housing types consisting of single family lots and townhomes. This variety in housing types supports life-cycle housing that is desirable to the City.

- (h) Other public benefits and values as recognized in the City's Comprehensive Plan.

Per the 2040 Comprehensive Plan, page 3-3 of the Land Use Plan: Goal 1, Policy e. details the following additional public values that will be achieved in the Peltier Ponds development:

- Preserving open space, providing park dedication and trails, and/or providing stormwater management areas, in excess of minimum standards to implement the Greenway System
- Restoring/enhancing ecological systems
- Managing stormwater using natural filtration and other ecologically based approaches
- Providing life-cycle and affordable housing

Preliminary Plat

Per City Code Section 1001.013, Premature Subdivision:

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

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

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

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

Peltier Ponds is consistent with the Comprehensive Plan.

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

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

c. The cost of regional and/or oversized trunk utility lines can be financed with available city trunk funds; and

d. The cost and timing of the expenditure of city funds are consistent with the city's capital improvement plan.

3. The cost, operation and maintenance of the utility system are consistent with the normal costs as projected by the water and sewer rate study; and

4. The developer payments will offset additional costs of utility installation or future operation and maintenance.

Peltier Ponds is consistent with infill policies. One hundred percent of the street and utility costs are privately financed by the developer. The cost, operation and maintenance of the utility system is consistent with the normal costs projected by the water and sanitary system plans. No future utility costs are proposed.

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

1. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade;

2. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C;

3. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D;

4. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better;

5. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies;

6. The traffic generated from a proposed subdivision shall not require city street improvements that are inconsistent with the Lino Lakes capital improvement plan. However, the city may, at its discretion, consider developer-financed improvements to correct any street deficiencies;

7. The LOS requirements in divisions (2)(c)1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At city discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Department of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange; and

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

Peltier Ponds with proposed road improvements meets the requirements for level of service (LOS). The developer will pay for required roads and intersections improvements. No street improvements are proposed that are inconsistent with the City's capital improvement plan. The city does not relinquish any rights of local determination.

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

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

Peltier Ponds will have an adequate water supply.

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

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

Peltier Ponds will be served with an adequate waste disposal system.

BE IT FURTHER RESOLVED the following PUD, Planned Unit Development flexibility is provided for Peltier Ponds:

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

BE IT FURTHER RESOLVED the Peltier Ponds PUD Preliminary Plan/Preliminary Plat is approved subject to 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. A trail easement shall be recorded over the trails and corridors after the trails have been constructed.
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. The Peltier Ponds Community PUD Master Plan Booklet shall provide additional development guidance.
9. Outlots A, B, and C shall be deeded to the City.
10. The other Outlots shall be deeded to a Homeowners Association (HOA).
11. Maximum impervious surface coverage for each single family lot shall be 48%.
12. 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.
13. A temporary roadway easement from Street G to existing Peltier Lake Drive shall be recorded.
 14. 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.
 15. Outlot A and B shall be dedicated as public park with the Phase 2 development.
 16. The timing of trail construction shall be evaluated with each phase.
 17. Only land that is reasonably suitable for park use and location shall be credited for parkland dedication.
 18. Conservation easements and wetland buffers shall be recorded over the applicable open space outlots.
 19. The developer shall grade in the trail located on the Public Parks.
 20. The turf trail on Outlot E shall be open to the public but maintained by the HOA.

BE IT FURTHER RESOLVED the following items shall be addressed prior to City Council approval of the final plat:

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 work with Anoka County Highway Department and demonstrate that a roundabout fits within the proposed road right-of-way shown on the preliminary plat.
10. Land Use & Density Plan:
 - a. The lots, blocks and outlots shall match the preliminary plat.
 - b. Add Street letters to match the preliminary plat.
11. 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.
12. Sheet C2.4, Preliminary Plat:
 - a. The Base Flood Elevation shall be shown on the preliminary plat.
13. Sheet C4.4, Grading & Drainage Plan:
 - a. A temporary cul de sac shall be installed at the north end of Street H.
14. Sheet C7.1, Phasing Plan – U&S:
 - a. Outlot A and Outlot B shall be shown in Phasing Plan-2nd Addition.
15. 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.

Adopted by the City Council of the City of Lino Lakes this 12th day of January, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY COUNCIL
WORK SESSION STAFF REPORT
ITEM NO. 10**

STAFF ORIGINATOR: Michael Grochala

WORK SESSION DATE: January 5, 2026

TOPIC: Town Center South Master Plan Update Process

BACKGROUND

In December, the City Council approved a professional services agreement with Tushie Montgomery Architects (TMA) to update the master plan for the Town Center Area, south of I-35W. As part of the approved scope, TMA will facilitate an initial visioning session to launch the master planning process.

The purpose of this session is to establish project goals, priorities, and measurable outcomes that will guide the development of the updated master plan. The meeting is expected to last approximately 2–3 hours and will be facilitated by TMA.

To prepare for scheduling, staff is requesting Council direction on the preferred composition of the initial planning group. Options include:

- City Council only
- City Council, Planning and Zoning Board, and Economic Development Advisory Committee
- A smaller group composed of selected representatives from each body

Staff will proceed with scheduling once the Council identifies its preferred approach

REQUESTED COUNCIL DIRECTION

Staff is requesting direction from the City Council regarding planning group composition.

ATTACHMENTS

1. Project Area Map

